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

City Manager Scott Adams
City Attorney Bradford R. Jerbic
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 20, 2020
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.

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, and are Closed Captioned for our hearing impaired viewers. Please note customers of Centurylink and Cox Communications can view this program in High Definition on Channel 1002. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The 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 Council Meeting.

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Reverend Bonnie Polley, Christ Episcopal Church
4. Pledge of Allegiance

BUSINESS ITEMS - 9 A.M. SESSION

PUBLIC COMMENT

5. 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 A.M. Session

6. For Possible Action - Any items from the 9 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.

7. For possible action to approve the Final Minutes by reference of the April 15, 2020 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.

FINANCE - PURCHASING AND CONTRACTS - CONSENT

8. For possible action to approve award of Modification No. One to Contract No. 200010-JL, Public Attorneys for Indigent Defendants Department 3 - Las Vegas Municipal Court - Award recommended to: MATSUDA LAW, LTD. (Not-to-Exceed $83,400 Annually - General Fund)

9. For possible action to approve award of Amendment No. 3 to Contract No. 150119-TF, Flow Monitoring Services - Department of Public Works - Award recommended to: ADS ENVIRONMENTAL SERVICES (Not-to-Exceed $251,800 Annually - Sanitation Enterprise Fund) - All Wards

10. For possible action to approve award of Modification No. Three to Contract No. 120098-CW, Contract for Benefits Producer and Consultant Services - Department of Human Resources - Award recommended to: MOUNTAIN WEST SERIES OF LOCKTON COMPANIES, LLC dba LOCKTON COMPANIES, LLC (Not-to-Exceed $360,000 Annually - Employee Benefit Internal Service Fund)

11. For possible action to approve award of Bid No. 19.53441.01-DD, Water Pollution Control Facility Biological Nutrient Removal Facility Rehabilitation, located at 6005 East Vegas Valley Drive, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: MMC, INC. ($10,543,657 - Sanitation Enterprise Fund) - Clark County

12. For possible action to approve award of Modification No. 1 to Contract No. 20.75156-JH, 215 Beltway Channel - Durango Drive to Grand Montecito Parkway, Department of Public Works - Award recommended to: MEADOW VALLEY CONTRACTORS, INC. DBA ACC SOUTHWEST ($870,900.05 - Road and Flood Capital Projects Fund) - Ward 6 (Fiore) and Clark County

PLANNING - BUSINESS LICENSING - CONSENT

13. For possible action to approve a Tavern License for a Change of Ownership FROM: SACKLEY FAMILY TRUST TO: KICKERS, LLC dba KICKERS at 931 North Las Vegas Boulevard [Jennifer Metzger, Managing Member] - Ward 5 (Crear)

14. For possible action to approve a Restaurant with Alcohol License for HONG DA, INC. dba OHJAH JAPANESE STEAKHOUSE SUSHI & HIBACHI at 7480 Oso Blanca Road [Zhi Gang Wang, President, Secretary, Treasurer, Director, Shareholder] - Ward 6 (Fiore)

15. For possible action to approve a Non-Operational Restaurant with Alcohol License for a Change of Ownership FROM: BRAVO BRIO RESTAURANT GROUP, INC. TO: FOODFIRST GLOBAL RESTAURANTS, INC. dba BRIO TUSCAN GRILLE at 420 South Rampart Boulevard, Suite #180 - Ward 2 (Seaman)

16. For possible action to approve a Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: RAINBOW RANCHO, LLC TO: TERRIBLE HERBST, INC. dba TERRIBLE'S #417 at 5001 North Rainbow Boulevard - Ward 4 (Anthony)

17. For possible action to approve a One-Day Opening for a Non-Restricted Gaming License for UNITED COIN MACHINE CO dba CENTURY GAMING TECHNOLOGIES db at MOULIN ROUGE at 840 West Bonanza Road - Ward 5 (Crear)

18. For possible action to approve a One-Day Opening for a Non-Restricted Gaming License FIFTH STREET GAMING, LLC dba FIFTH STREET GAMING, LLC db at WESTERN at 899 Fremont Street - Ward 3 (Diaz)

19. For possible action to approve the extension of a Temporary Banquet or Event Establishment License (No. G67-08237) for MANSION FIFTY-FOUR LAS VEGAS, LLC dba MANSION 54 at 1044 South 6th Street [John Cartoscelli, Managing Member] - Ward 3 (Diaz)

PUBLIC WORKS - CONSENT

20. For possible action to approve Cooperative (Local Public Agency) Agreement P421-17-063 - Amendment No. 1 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to increase project funding for construction for the Roland Wiley Intersections Improvements Project located at Roland Wiley Road and Westcliff Drive and Roland Wiley Road and Silver Sky Circle Intersections ($422,105 - Traffic Improvements Capital Project Fund [CPF]) - Ward 2 (Seaman)

21. For possible action to approve Cooperative (Local Public Agency) Agreement P420-17-063 - Amendment No. 1 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to increase project funding for construction for the Pennwood Avenue Safe Routes to School Project located along Pennwood Avenue from Decatur Boulevard to Valley View Boulevard ($172,632 - Traffic Improvements Capital Project Fund [CPF]) - Ward 1 (Knudsen)

22. For possible action to approve Cooperative (Local Public Agency) Agreement P283-17-063 - Amendment No. 1 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to increase project funding for construction for the 28th Street Safe Routes to School Project located on 28th Street from Bonanza Road to Charleston Boulevard ($189,474 - Traffic Improvements Capital Project Fund [CPF]) - Ward 3 (Diaz)

23. For possible action to approve Cooperative (Local Public Agency) Agreement P284-17-063 - Amendment No. 1 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to increase project funding for construction for the Lone Mountain Trail at Alexander Road Project located at Alexander Road and Pioneer Way ($147,368 - Traffic Improvements Capital Project Fund [CPF]) - Ward 4 (Anthony)

24. For possible action to approve an Air Rights Easement Agreement between the City of Las Vegas (CLV) and 220 North 4th Street LV, LLC to accommodate the Downtown Grand's second story slab that encroaches into the CLV's right-of-way along Ogden Avenue and Stewart Avenue, APNs 139-34-514-009 and 139-34-599-018 - Ward 5 (Crear)

YOUTH DEVELOPMENT AND SOCIAL INNOVATION - CONSENT

25. For possible action to approve a grant award from AmeriCorps VISTA to the City of Las Vegas (City) in the amount of $74,940 which will be matched with City funding in the amount of $12,490 to support various focus areas of City programing (General Fund) - All Wards

DISCUSSION/ACTION ITEMS

COMMUNITY SERVICES - DISCUSSION

26. Discussion for possible action regarding the City of Las Vegas Amended FY2019-2020 Action Plan that secures Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funds totaling $4,900,673 from the Department of Housing and Urban Development (HUD) to prevent, prepare for, and respond to the Coronavirus pandemic - All Wards

ECONOMIC AND URBAN DEVELOPMENT - DISCUSSION

27. Discussion for possible action regarding an Exclusive Negotiation Agreement (ENA) between City Parkway V, Inc. (CPV) and Nevada Test Site Historical Foundation (Developer) for property located in Symphony Park, a portion of APN 139-34-211-005, generally bounded by South City Parkway to the West, West Bridger Avenue to the North, UPRR to the East, and Robin Leach Lane to the South - Ward 5 (Crear)

HUMAN RESOURCES - DISCUSSION

28. Discussion for possible action regarding the review of and selection from various processes for the recruitment of a City Attorney, including possible authorization to the Acting Human Resources Director to execute a contract with an executive search firm (Not-to-Exceed $50,000 - General Fund) - All Wards

RESOLUTIONS - DISCUSSION

29. R-22-2020 - Discussion for possible action regarding a Resolution approving and ratifying actions authorized by the City Manager regarding business license fees, business license status, land use status, sewer fees, special

improvement district liens, and Economic and Urban Development agreements for commercial business tenants - All Wards

30. R-23-2020 - Discussion for possible action regarding a Resolution establishing the CARES Act Special Revenue Fund to be used to account for funds received pursuant to Section 601(b) of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act, Public Law No. 116-136, Division A, Title V (March 27, 2020) - All Wards

BOARDS AND COMMISSIONS - DISCUSSION

31. Discussion for possible action regarding the reappointment of Joseph Throneberry to the Audit Oversight Committee

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

32. Bill No. 2020-14 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2021); 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

33. Bill No. 2020-15 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2021 (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

NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

34. Bill No. 2020-17 - Amends LVMC 6.74.050 and 19.12.070 relating to the permissible locations for secondhand dealers.

HEARINGS - DISCUSSION

35. ABEYANCE ITEM - Public hearing and discussion for possible action to consider a request for a waiver and/or reduction of fees totaling $18,334.59 in out of pocket costs and $90,000 in civil penalties for a total of $108,334.59 recorded against the property located at 1614 EAST OGDEN AVENUE - PROPERTY OWNER: M T REAL ESTATE INVESTMENT, INC. - Ward 5 (Crear)

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. All public hearing and non-public hearing 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.

36. MOD-78461 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Master Development Plan TO ADD THE SUMMERLIN AA (ACTIVE ADULT), SETBACK AND WALL/FENCE DEVELOPMENT STANDARDS TO THE SUMMERLIN DEVELOPMENT STANDARDS MANUAL (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

37. MDR-78464 - DEVELOPMENT PLAN REVIEW RELATED TO MOD-78461 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Development Plan Review for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and

137-21-101-002), P-C Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

38. GPA-77994 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

39. ZON-77995 - REZONING RELATED TO GPA-77994 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

40. SNC-78411 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC. - For possible action on a request for a Street Name Change FROM: SKYE HILL STREET TO: SKYE PEAK STREET, generally located north of Eagle Canyon Avenue, east of Shaumber Road, Ward 6 (Fiore) [PRJ-78395]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

41. VAC-78428 - VACATION - PUBLIC HEARING - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL - For possible action on a Petition to Vacate portions of Bureau of Land Management right-of-way grants, U.S. Government Patent Easements and a City of Las Vegas public drainage easement generally located north of West Skye Canyon Park Drive and west of North Skye Canyon Park Drive (APNs multiple), Ward 6 (Fiore) [PRJ-78226]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PLANNING - DISCUSSION

42. ROC-78317 - ABEYANCE ITEM - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC - For possible action on a request for a Review of Condition of an approved Petition to Vacate (VAC-75859) the north half of Darling Road east of Hualapai Way TO REMOVE CONDITION NUMBER 2, WHICH STATES, "A CLARK COUNTY ORDER OF VACATION TO REMOVE ADJACENT CLARK COUNTY RIGHTS-OF-WAY AND PATENT EASEMENTS SO THAT NO 'ORPHAN' DEDICATION OR PATENT EASEMENT IN CLARK COUNTY REMAINS SHALL RECORD CONCURRENT WITH THIS ORDER OF VACATION UNLESS SPECIFICALLY ALLOWED IN WRITING BY CLARK COUNTY," Ward 6 (Fiore) [PRJ-78275]. Staff recommends DENIAL.

43. VAR-78229 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH - For possible action on an Appeal of the Approval by the Planning Commission on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A TWO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED, TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED; AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING on 0.14 acres at 717 South Mallard Street (APN 138-36-316-012), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-78063]. Staff recommends DENIAL. The Planning Commission (6-0 vote) APPROVED. NOTE: THE PLANNING COMMISSION APPROVED AN AMENDED REQUEST TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING.

44. SDR-77943 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAP INVESTMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713]. The Planning Commission (7-0 vote) and Staff recommend DENIAL.

45. GPA-77939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a

General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

46. ZON-77940 - REZONING RELATED TO GPA-77939 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-TH (SINGLE FAMILY ATTACHED) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

47. VAR-78565 - VARIANCE RELATED TO GPA-77939 AND ZON-77940 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Variance TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQURED AND A CONNECTIVITY RATIO OF 0.83 WHERE 1.30 IS REQUIRED on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

48. TMP-78559 - TENTATIVE MAP RELATED TO GPA-77939, ZON-77940 AND VAR-78565 - DURANGO & GOWAN - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

49. GPA-78218 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a General Plan Amendment to amend portions of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: FBC (FORM-BASED CODE) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477]. The Planning Commission (5-2 vote) and Staff recommend APPROVAL.

50. ZON-78219 - REZONING RELATED TO GPA-78218 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL), C-D (DESIGNED COMMERCIAL), O (OFFICE), P-R (PROFESSIONAL OFFICE AND PARKING), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E (RESIDENCE ESTATES) TO: T4-C (T4 CORRIDOR), T5-C (T5 CORRIDOR), T5-MS (T5 MAIN STREET), T3-N (T3 NEIGHBORHOOD) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477]. The Planning Commission (6-1 vote) and Staff recommend APPROVAL.

51. ZON-78454 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [MXU (MIXED USE) GENERAL PLAN DESIGNATION)] TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APN 163-01-103-001), Ward 1 (Knudsen) [PRJ-78379]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

52. VAR-78455 - VARIANCE RELATED TO ZON-78454 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 128 ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

53. VAR-78456 - VARIANCE RELATED TO ZON-78454 AND VAR-78455 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A TRASH RECEPTACLE WHERE 50 FEET IS REQUIRED AND A 21-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A BUILDING WHERE 63 FEET IS

REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

54. SDR-78460 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-78454, VAR-78455 AND VAR-78456 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,010 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW THE SOUTH FACADE TO NOT BE DESIGNED AND TREATED COHERENTLY WHERE ALL SIDES OF THE BUILDING ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

55. VAR-78434 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a request for a Variance TO ALLOW A NONSTANDARD RIGHT-OF-WAY TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-78357]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

56. VAC-78436 - VACATION RELATED TO VAR-78484 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a request for a Petition to Vacate public right-of-way generally located at the terminus of Stephen Avenue and the terminus of Ruffian Road, Ward 6 (Fiore) [PRJ-78357]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

57. SUP-78250 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 373-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED, AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 5950 West Charleston Boulevard, Suite #110 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78221]. The Planning Commission (6-1 vote) and Staff recommend DENIAL.

58. SUP-78466 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,010 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

59. SDR-78465 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-78466 - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16,192 SQUARE-FOOT HOTEL WITH POOL DECK on 1.15 acres at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

60. EOT-78630 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: FREMONT PROPERTIES, LLC - For possible action on a request for a tenth Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 1930 Fremont Street, Suite A (APN 139-35-803-005), T4-C (T4 Corridor) Zone, Ward 3 (Diaz) [PRJ-78621]. Staff recommends DENIAL.

61. SDR-78441 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SPRING LT APT 1, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER TO ALLOW 10 PARKING SPACES WHERE 28 ARE REQUIRED on 0.34 acres at 405 South 10th Street (APN 139-34-712-124), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-78340]. The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL.

REPORTS AND PRESENTATIONS

62. Report from Scott D. Adams, City Manager, on Emerging Issues - All Wards

63. Report by Ted Olivas, Chief of Staff, regarding an overview of passed and pending federal legislation related to the COVID-19 Pandemic - All Wards

SET DATE

64. 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

65. 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 MEMBER RECOGNITION

66. 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.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT DECLARATION OF EMERGENCY DIRECTIVE 006

The City of Las Vegas Website – www.lasvegasnevada.gov

and

The Nevada Public Notice Website – notice.nv.gov

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
1

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Call to Order

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

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 20, 2020

Agenda Item No.:
3

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Invocation - Reverend Bonnie Polley, Christ Episcopal Church

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
4

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Pledge of Allegiance

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
5

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.

BACKUP DOCUMENTATION:
1. Submitted at Meeting - Photo of Dr. Robert E. Fowler and Councilman Crear Submitted by Staff



AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
6

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
For Possible Action - Any items from the 9 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 20, 2020

Agenda Item No.:
7

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
For possible action to approve the Final Minutes by reference of the April 15, 2020 Regular City Council Meeting

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
8

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Modification No. One to Contract No. 200010-JL, Public Attorneys for Indigent Defendants Department 3 - Las Vegas Municipal Court - Award recommended to: MATSUDA LAW, LTD. (Not-to-Exceed $83,400 Annually - General Fund)

FISCAL IMPACT:
Budget Funds Available
Amount: Not-to-Exceed $83,400 Annually
Funding Source: General Fund
Dept./Division: Municipal Court

PURPOSE/BACKGROUND:
City Council approved award of this Contract on August 21, 2019 in the amount of $83,400. The Las Vegas Municipal Court Indigent Defense Administrative Plan requires the Court to appoint Public Attorneys to represent indigent defendants in all Court departments, as required by the Nevada Supreme Court. This contract modification adds two one-year renewal options to the contract at existing billing rates. Matsuda Law, Ltd. is located in Las Vegas.

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

BACKUP DOCUMENTATION:
1. Modification No. One to Contract No. 200010-JL
2. Certificate - Disclosure of Ownership/Principals

CONTRACT MODIFICATION NO. ONE
PUBLIC ATTORNEY SERVICES FOR INDIGENT DEFENDANTS
LAS VEGAS MUNICIPAL COURT DEPARTMENT 3

THIS MODIFICATION NO. ONE is being entered into this 16th day of April, 2020, by and between the CITY OF LAS VEGAS (hereinafter, "City"), a municipal corporation within the State of Nevada having its principal office at 495 South Main Street, Las Vegas, Nevada 89101, and MATSUDA LAW, LTD., (hereinafter the "Company"), a professional limited liability corporation organized and existing under the laws of the State of Nevada, having its principal office located at 228 South Fourth Street, Las Vegas, Nevada 89101.

The purpose of this Modification is to add renewal options to the Contract term.

The Contract between the City and the Company dated September 5, 2019 is hereby modified as follows:

1. **Section A-2 Performance Period**

ADD: (e) The City may, at its sole option, extend the performance period for up to two (2) one-year periods beyond June 30, 2020. The City shall provide written notice to the Company of such extension(s), and the Company may not assume an automatic renewal. Exercise of a one-year option does not commit the City to exercise further options.

2. **General**

In the event of any conflict between the Contract and this modification, the provisions of this Modification No. ONE take precedence. All other Contract terms and conditions remain unchanged.

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

CITY OF LAS VEGAS

Date

MATSUDA LAW, LTD.

JESS Y. MATSUDA
Esquire

4/16/20
Date

ATTEST:

LUANN D. HOLMES, MMC
City Clerk

Date

APPROVED AS TO FORM:

Dimitri P. Dalacas
Deputy City Attorney

3/25/2020

Deputy City Attorney

Date

ATTACHMENT 1 - CERTIFICATE - DISCLOSURE OF OWNERSHIP/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: MATSUDA Law	
Address: 228 S. 4th St., 3rd FL.	**City / ST / Zip:** Las Vegas, NV 89101
Telephone: 702-383-0506	**EIN or DUNS :** 26-3018783
Block 2: Description / Subject Matter of Contract	
Services for: Public Attorneys for Indigent Defendants – Dept. 3	**Project Number:** 200010-JL

Block 3: **Type of Business**

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

CERTIFICATE – DISCLOSURE OF OWNERSHIP/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	JESS MATSUDA	228 S. 4th St., 3rd Fl. LV, NV 89101	(702) 383-0506
2			
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/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: N/A

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.

_____
Signature

7/18/19
Date

Subscribed and sworn to before me this 18th day of July, 2019

_____
Notary Signature

ASHTON LINDSAY
Notary Public, State of Nevada
Appointment No. 16-4456-1
My Appt. Expires Sep 30, 2020

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
9

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Amendment No. 3 to Contract No. 150119-TF, Flow Monitoring Services - Department of Public Works - Award recommended to: ADS ENVIRONMENTAL SERVICES (Not-to-Exceed $251,800 Annually - Sanitation Enterprise Fund) - All Wards

FISCAL IMPACT:
Budget Funds Available
Amount: Not-to-Exceed $251,800 Annually
Funding Source: Sanitation EF
Dept./Division: Public Works / City Engineer

PURPOSE/BACKGROUND:
This contract provides for replacement, data management, reporting and monthly maintenance of underground devices, including flow meters and depth meters and emergency services at various sewer monitoring sites throughout the City, and was awarded by Council on June 3, 2015 in the amount of $362,800, with annual renewals not to exceed $181,044. Subsequent amendments for additional services and new meter locations increased the not-to-exceed annual amount to $192,280 and were approved by the Purchasing Manager pursuant to R-20-2017. This amendment increases costs on two line items and extends the Contract for one year. ADS Environmental Services is located in Huntsville, Alabama.

RECOMMENDATION:
Approve award as recommended for one year, with signature authority granted to the Purchasing Manager per R-20-2017.

BACKUP DOCUMENTATION:
1. Amendment No. 3 to Contract No. 150119-TF
2. Certificate - Disclosure of Ownership/Principals

CONTRACT AMENDMENT NO. 3

150119-TF Flow Monitoring Services

THIS AMENDMENT NO. 3 is being entered into this _____ day of _____, 2020, by and between the CITY OF LAS VEGAS (hereinafter, "City"), a municipal corporation within the State of Nevada having its principal office at 495 South Main Street, Las Vegas, Nevada 89101, and ADS ENVIRONMENTAL SERVICES, (hereinafter the "Company"), a Delaware limited liability company, having its principal office located at 340 The Bridge Street, Huntsville, Alabama 35806.

The purpose of this Amendment is to update pricing on Line Item Nos. 2 and 9, and extend the Contract expiration date for one (1) year.

The Contract between the City and the Company dated June 4, 2015, and revised on April 19, 2017 pursuant to Amendment No. 1, and May 15, 2018 pursuant to Amendment No. 2, is hereby amended as follows:

1. Section B-3 Prices/Costs

REFERENCE: B-3

DELETE: In its entirety

ADD: (a) The City will pay the Company the following amounts, which shall include all incidental expenses:

Item	Description	Price
1	Flow Meter Replacement of 31 meters (listed in Exhibit B)	No charge
2	Monthly maintenance, data processing, on-line data reporting, including labor to maintain 90% raw depth and final data uptime, equipment and spare parts to maintain 90% uptime, software, data review, analysis and finalization and monthly wireless fees	$650/meter/month
3	Meter removal & reinstallation (same location with 2-week notice)	$800/site
4	Temporary Monitoring (1 week for 1-5 meters)	$3,000/meter
5	Temporary Monitoring – weekly extensions (up to 1 month)	$1,200/meter/week
6	Emergency removal and installation (same location with 48-hour notice)	$1,200/site
7	Installation of flow meter at a new site, including permit fee; Company shall comply with all applicable provisions of Section C - Statement of Work. Meters installed shall only be "ADS Triton +" and/or City approved equal, and be in accordance with Section C - Statement of Work, Provision C-1 Scope of Services, Task 2: Flow Meter Equipment	$2,000/meter
8	Installation of depth meter at a new site, including permit fee; Company shall comply with all applicable provisions of Section C - Statement of Work. Meters installed shall only be "ADS Echo" and/or City approved equal, and be in accordance with Section C - Statement of Work, Provision C-1 Scope of Services, Task 2: Flow Meter Equipment	$1,300/meter
9	Depth meter monthly Maintenance and Operation	$300/meter/month

(b) The Company will invoice the City for monthly monitoring services and the City will reimburse Company $20,150 per month, if uptime requirements are met. The Company will invoice the City monthly by the 10th of each month, for the previous month. When the City requests that a meter be moved, the Company will be allowed to pro-rate the monthly rate (meter uptime requirements will not apply to this situation).

(c) The total contract amount for a one-year period will not exceed $241,800, which does not include emergency removal and installation costs or temporary monitoring. In the event emergency removal and installation services are required, payment for additional services will be at the rates established in B-3(a), will be in addition to the monthly maintenance fee, and will not exceed $10,000 annually.

2. Section B-5 Performance Period

REFERENCE: B-5(a)

DELETE: The performance period commences effective June 1, 2015 and continues for two years, with three 1-year options to renew.

ADD: The performance period commences effective June 1, 2015 and expires on May 31, 2021. The City reserves the right to extend this Contract under its existing terms, for up to 180 days beyond the expiration date, for any reason.

3. General

In the event of any conflict between the Contract, any previous amendment, and this Amendment No. 3, the provisions of this Amendment No. 3 take precedence. All other Contract terms and conditions remain unchanged.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK

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

CITY OF LAS VEGAS

DENISE MARCELLA Date
Acting Manager, Purchasing and Contracts

ADS ENVIRONMENTAL SERVICES

JOE GOUSTIN Date
Treasurer

ATTEST:

LUANN D. HOLMES, MMC Date
City Clerk

APPROVED AS TO FORM:

John S. Ridilla 4/30/2020
Deputy City Attorney Date

John S. Ridilla
Deputy City Attorney

CERTIFICATE - DISCLOSURE OF OWNERSHIP/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 Resolution 79-99 and 105-99 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: ADS LLC	
Address: 340 The Bridge Street, Suite 204	**City / ST / Zip:** Huntsville, AL 35806
Telephone: (256)430-3366	**EIN or DUNS :** 80-0355 805
Block 2: Description / Subject Matter of Contract	
Services for: Flow Monitoring	**Project Number:** 150119-TF

Block 3: **Type of Business**

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

CERTIFICATE – DISCLOSURE OF OWNERSHIP/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	Brian Truesdale, President	IDEX Corporation, 1925 West Field Court, Suite 200, Lake Forest, IL 60045	(847)498-7070
2	Hal Kimbrough, Vice President	ADS LLC, 340 The Bridge Street, Suite 204, Huntsville, AL 35806	(256)430-3366
3	Bret A. Prybylski, VP & Treasurer	IDEX Corporation, 1925 West Field Court, Suite 200, Lake Forest, IL 60045	(847)498-7070
4	Denise R. Cade, VP & Secretary	IDEX Corporation, 1925 West Field Court, Suite 200, Lake Forest, IL 60045	(847)498-7070
5	Lisa M. Anderson, VP & Asst. Sec.	IDEX Corporation, 1925 West Field Court, Suite 200, Lake Forest, IL 60045	(847)498-7070
6	Joseph J. Goustin, Asst. Treasurer	ADS LLC, 340 The Bridge Street, Suite 204, Huntsville, AL 35806	(256)430-3366
7	Ramona Fether, Asst. Treasurer	ADS LLC, 340 The Bridge Street, Suite 204, Huntsville, AL 35806	(256)430-3366
8	Jenna M. Myszak, Asst. Treasurer	IDEX Corporation, 1925 West Field Court, Suite 200, Lake Forest, IL 60045	(847)498-7070
9	Abhishek Khandelwal, Asst. Treas.	IDEX Corporation, 1925 West Field Court, Suite 200, Lake Forest, IL 60045	(847)498-7070
10	Benjamin G. Krajcir, Asst. Treasurer	IDEX Corporation, 1925 West Field Court, Suite 200, Lake Forest, IL 60045	(847)498-7070

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Ownership/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.

_____
Signature

4/30/20
Date

Subscribed and sworn to before me this 30th day of April, 2020

Katherine L. McAuley
Notary Signature

KATHERINE LYNN MCAULEY
MY COMMISSION EXPIRES
AUGUST 23, 2022
NOTARY PUBLIC
STATE OF ALABAMA

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
10

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Modification No. Three to Contract No. 120098-CW, Contract for Benefits Producer and Consultant Services - Department of Human Resources - Award recommended to: MOUNTAIN WEST SERIES OF LOCKTON COMPANIES, LLC dba LOCKTON COMPANIES, LLC (Not-to-Exceed $360,000 Annually - Employee Benefit Internal Service Fund)

FISCAL IMPACT:
Budget Funds Available
Amount: Not-to-Exceed $360,000 Annually
Funding Source: Employee Benefit ISF
Dept./Division: Human Resources / Risk Compensation and Benefits

PURPOSE/BACKGROUND:
City Council approved award of this Contract on July 18, 2012 in the amount of $236,000, to provide broker and consulting services for the City's group insurance program, with renewal options through June 30, 2017. Fees are paid directly to the company by the insurance carriers, based on a contractually agreed upon commission percentage. Modification No. 1 was awarded by the Purchasing & Contracts Manager, extending the contract term through June 30, 2019. Modification No. 2 was approved by City Council, increasing the annual not-to-exceed amount to $360,000 and extending the contract term through June 30, 2020. This modification will extend the contract for one additional year, through June 30, 2021, with one additional option year available. There is no change to commission percentages. Mountain West Series of Lockton Companies, LLC is located in Colorado.

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

BACKUP DOCUMENTATION:
1. Modification No. Three to Contract 120098-CW
2. Certificate - Disclosure of Ownership/Principals

DocuSign Envelope ID: 8B962F81-D5B9-4FBC-8EAB-C9A97CF45CC8

CONTRACT MODIFICATION NO. THREE
CONTRACT FOR BENEFITS PRODUCER AND CONSULTANT SERVICES

THIS MODIFICATION NO. THREE is being entered into this _____ day of _____, 2020, by and between the CITY OF LAS VEGAS (hereinafter, "City"), a municipal corporation within the State of Nevada having its principal office at 495 South Main Street, Las Vegas, Nevada 89101, and MOUNTAIN WEST SERIES OF LOCKTON COMPANIES, LLC (f.k.a. LOCKTON COMPANIES, LLC) (hereinafter the "Company"), an Illinois corporation having its principal office located at 8110 E Union Avenue, Suite 700, Denver, Colorado 80233.

This Modification revises the Performance Period set forth in that certain Contract No. 120098-CW for Benefits Producer and Consultant Services dated August 6, 2012, as subsequently modified on April 19, 2017 and September 23, 2019.

The Contract is hereby modified as follows:

1. Section B-5 Performance Period

REFERENCE: Section B-5

DELETE: In its entirety

REPLACE WITH: The Performance Period shall be from the Award Date through June 30, 2021. The City may, at its option, extend the Performance Period for up to one (1) one-year period beyond June 30, 2021. The City shall provide written notice to the Company of such extension, and the Company may not assume an automatic renewal.

2. General

In the event of any conflict between the Contract and this modification, the provisions of this Modification No. THREE take precedence. All other Contract terms and conditions remain unchanged.

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

CITY OF LAS VEGAS

_____ Date

MOUNTAIN WEST SERIES OF LOCKTON COMPANIES, LLC

DocuSigned by:
Mark Bundy
EF96A1DBC730408...
May 4, 2020 | 9:44 AM MDT

MARK BUNDY
EVP & COO
Date

ATTEST:

_____

LUANN D. HOLMES, MMC
City Clerk
Date

APPROVED AS TO FORM:

Dimitri P. Dalacas
Deputy City Attorney
4/14/2020

Deputy City Attorney Date

CERTIFICATE - DISCLOSURE OF OWNERSHIP/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: Mountain West Series of Lockton Companies, LLC	
Address: 8110 E Union Ave Ste 700	**City / ST / Zip:** Denver, CO 80237
Telephone: 303-414-6000	**EIN or DUNS :** 20-3354970
Block 2: Description / Subject Matter of Contract	
Services for: Insurance and Risk Management Services	**Project Number:** 120098--CW

Block 3: Type of Business

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

CERTIFICATE – DISCLOSURE OF OWNERSHIP/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	Thomas F McCoy / President-CEO	8110 E Union Ave Ste 700 Denver, CO 80238	303-414-6000
2	Marc A Beasley / Executive VP	8110 E Union Ave Ste 700 Denver, CO 80238	303-414-6000
3	Stephen A Barlow / Executive VP	8110 E Union Ave Ste 700 Denver, CO 80238	303-414-6000
4	John S Lockton / Executive VP	8110 E Union Ave Ste 700 Denver, CO 80238	303-414-6000
5	Mark Bundy / EVP-COO	8110 E Union Ave Ste 700 Denver, CO 80238	303-414-6000
6			
7			
8			
9			
10			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Ownership/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.

Signature

9/6/19
Date

Subscribed and sworn to before me this 6th day of September, 20 19

Carol L Parsons
Notary Signature

CAROL L PARSONS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954002422
MY COMMISSION EXPIRES FEBRUARY 13, 2023

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
11

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Bid No. 19.53441.01-DD, Water Pollution Control Facility Biological Nutrient Removal Facility Rehabilitation, located at 6005 East Vegas Valley Drive, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: MMC, INC. ($10,543,657 - Sanitation Enterprise Fund) - Clark County

FISCAL IMPACT:
Budget Funds Available
Amount: $10,543,657
Funding Source: Sanitation EF
Dept./Division: Public Works

PURPOSE/BACKGROUND:
The work to be performed includes the construction, rehabilitation, and upgrade of multiple and supporting systems associated with the Biological Nutrient Removal Facility Rehabilitation. MMC, Inc. is located in Las Vegas, Nevada.

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

BACKUP DOCUMENTATION:
1. Bid Abstract

BID ABSTRACT
19.53441.01-DD WPCF Biological Nutrient Removal Facility Rehabilitation
Bid Date: 4/8/2020

City of Las Vegas - Finance Department
Puchasing & Contracts Division
495 S. Main Street, 4th Floor
Las Vegas, Nevada 89101

DESCRIPTION	MMC, Inc.	Sletten Construction of Nevada, Inc.	J.A. Tiberti Construction Company, Inc.
BASE BID: All Work indicated in the Drawings and Specifications in accordance with the General Conditions of the Contract.	**$10,543,657.00**	$10,665,000.00	$10,672,600.00
Total Base Bid Amount	**$10,543,657.00**	**$10,665,000.00**	**$10,672,600.00**
% Greater than Low Base Bid		1.2%	
Bidder's Preference Received	**No**	No	
Responsive Bidder	**Yes**		
Responsible Bidder	**Yes**		
Department Evaluation Complete	**Yes**		
Award to Low Bidder Recommended	**Yes**		
Base Bid Estimate: $ $8,600,000			

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
12

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Venetta Appleyard

SUBJECT:
For possible action to approve award of Modification No. 1 to Contract No. 20.75156-JH, 215 Beltway Channel - Durango Drive to Grand Montecito Parkway - Department of Public Works - Award recommended to: MEADOW VALLEY CONTRACTORS, INC. DBA ACC SOUTHWEST ($870,900.05 - Road and Flood Capital Projects Fund) - Ward 6 (Fiore) and Clark County

FISCAL IMPACT:
Budget Funds Available
Amount: $870,900.05
Funding Source: Road and Flood CPF
Dept./Division: Public Works

PURPOSE/BACKGROUND:
On January 15, 2020, City Council awarded the contract to construct a concrete channel and reinforced concrete box culvert from Durango Drive to Grand Montecito Parkway. This Modification No. 1 will revise the scope of work to install a Reinforced Concrete Box (RCB) in lieu of a concrete channel. The contract will increase by $870,900.05, from $3,295,451 to $4,166,351.05. Meadow Valley Contractors, Inc. dba ACC Southwest is located in Las Vegas Nevada.

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

BACKUP DOCUMENTATION:
1. Modification No. 1 to Contract No. 20.75156-JH

CITY OF LAS VEGAS CONTRACT MODIFICATION

DATE: April 27, 2020

BID 20.75156-JH PURCHASE ORDER #: 419038

MODIFICATION #1

NAME AND ADDRESS OF CONTRACTOR:
Meadow Valley Contractors, Inc. dba ACC Southwest
4615 North Lamb Blvd, Suite A
Las Vegas, Nevada 89115

CONTRACT DESCRIPTION: The work to be performed under this contract consists of constructing a concrete channel along the north side of the CC215 Beltway from Durango Drive to Grand Montecito Parkway. Improvements include 14-foot wide by 7-foot high rectangular concrete channel with access ramps, 14-foot wide by 7-foot wide reinforced concrete box, transition structures, reinforced concrete pipe, manholes, drop inlets, fencing, and gates. Work shall also include designated demolition and removals, construction surveying, dust control, traffic control, and permitting.

DESCRIPTION AND REASON FOR MODIFICATION: Work to install RCB in lieu of Concrete Channel

PRICE OF THIS MODIFICATION (WRITTEN): **Eight Hundred Seventy Thousand Nine Hundred Dollars and Five Cents**

DOLLARS: **$870,900.05**

TOTAL TIME EXTENSION FOR THIS MODIFICATION (WRITTEN): **Zero** # DAYS: **0**

ORIGINAL COMPLETION DATE: November 24, 2020 NEW COMPLETION DATE: November 24, 2020

PRICE OF ORIGINAL CONTRACT:	**$3,295,451.00**	
PRICE OF ALL PREVIOUS MODIFICATIONS:	**$ 0**	(#_____through _____)
PRICE OF THIS MODIFICATION:	**$ 870,900.05**	
PRICE OF CONTRACT (INCLUDING THIS MODIFICATION):..	**$4,166,351.05**	

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.

John S. Ridilla 4/27/2020
APPROVED AS TO FORM:
John S. Ridilla
Deputy City Attorney

Contractor
BY _____ 4/27/2020
NAME Shane Haycock DATE
Vice-President
TITLE

_____
(SIGNATURE)

_____
(DATE)

ATTEST: _____
(CITY CLERK) (DATE)

_____
PURCHASING AND CONTRACTS MANAGER

CLV 7042 P&C 6/8/94 1210-020-6/94

American Civil Constructors Southwest

RCO #: 2

SUBMITTED TO: City of Las Vegas
ATTENTION: Anita Marquez
DATE: 4/15/2020
JOB NAME: 215 Beltway Channel
CONTRACT No. 20.75156-JH
PWP No. CL - 2020-59

ITEM No 502.01		QUANTITY	UNIT	PRICE	TOTAL COST
	Installation of RCB in lieu of Concrete Channel				
502.01	14 x 7 RCB (Entire Length of Project Sta "CHAN" 1+10 to 23+35)	2,225	LF	$ 975.00	$ 2,169,375.00
				Mark-Up 10% =	$ 216,937.50
				RCB Change Order Subtotal =	**$ 2,386,312.50**
	Additional cost				
616.03	72" CHAIN LINK FENCE unit cost increase (Price adjusted due to Quantity reduction)	3,415	LF	$ 0.97	$ 3,312.55
	Fencing Specialist lost profit(Post and cable/Chain Link fence)	1	LS	$ 7,500.00	$ 7,500.00
502.01	CMC lost profit cost(detailing, fabricated material, shipped material, buyouts,field labor)	1	LS	$ 99,000.00	$ 99,000.00
502.01	Demo (80LF Sta."CHAN" 1+36 to 2+24) Concrete channel invert poured on 4/3/2020	1	LS	$ 4,000.00	$ 4,000.00
502.01	Regrade Channel to finish grade for RCB	1	LS	$ 6,000.00	$ 6,000.00
				Additional Cost Subtotal =	**$ 119,812.55**
	Total cost to place RCB (including additional costs)				**$ 2,506,125.05**
	Credit Back for items not constructed				
502.03	Concrete Rectangular Channel	-1,970	LF	$ 625.00	$ (1,231,250.00)
502.04	Open Channel Transition Structure	-1	LS	$ 30,000.00	$ (30,000.00)
502.05	Rectangular Concrete Channel w/Ramp Sta. 1+36	-1	LS	$ 152,000.00	$ (152,000.00)
502.06	Rectangular Concrete Channel w/Ramp Sta. 21+80	-1	LS	$ 152,000.00	$ (152,000.00)
616.03	72" CHAIN LINK FENCE	-2,225	LF	$ 15.00	$ (33,375.00)
616.04	Post and Cable Railing	-2,440	LF	$ 15.00	$ (36,600.00)
				Credit Subtotal =	**$ (1,635,225.00)**

RCB Change order Total = $ 2,506,125.05
Credit total = $ (1,635,225.00)
SubTotal = $ 870,900.05

Increase to original contract Total = $ 870,900.05

Original Contract Value = $ 3,295,451.00
Adjusted Contract Value with RCB Change Order = $ 4,166,351.05

Submitted By: _____ **Date:** 4/15/2020

Mike Terril - Project Manager
Meadow Valley Contractors, Inc. dba ACC Southwest

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
13

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

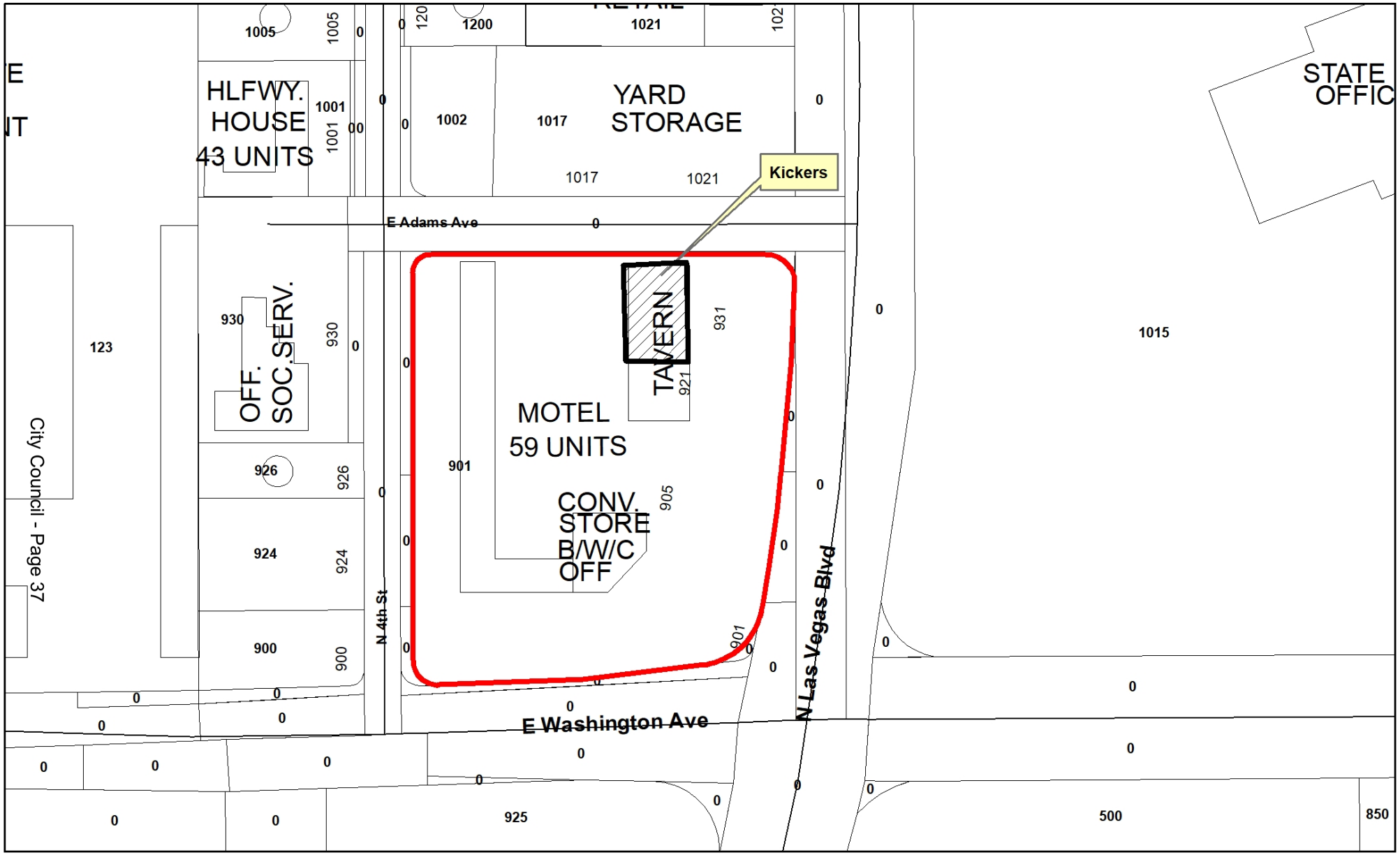
SUBJECT:
For possible action to approve a Tavern License for a Change of Ownership FROM: SACKLEY FAMILY TRUST TO: KICKERS, LLC dba KICKERS at 931 North Las Vegas Boulevard [Jennifer Metzger, Managing Member] - Ward 5 (Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Tavern License for a Change of Ownership.

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Submitted at Meeting - Signed Review of Declaration of Emergency for COVID-19 - Directive 003 from Jennifer Metzger Submitted by Staff



Kickers
931 North Las Vegas Boulevard
Ward 5

Freeways
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: Monday, February 24, 2020

To City of Las Vegas Business Licensing:

I have reviewed the Declaration of Emergency for COVID-19 - Directive 003. I understand that under this declaration I would not be able to conduct business under this license until that emergency declaration is rescinded or lifted.

Signature

Jennifer Metzger

Jennifer Metzger, Managing Member

Kickers LLC dba Kickers

Submitted at City Council
Date 5/20/20 Item 13
By: STAFF

AGENDA ITEM #13
RECEIVED 05.19.20

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
14

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

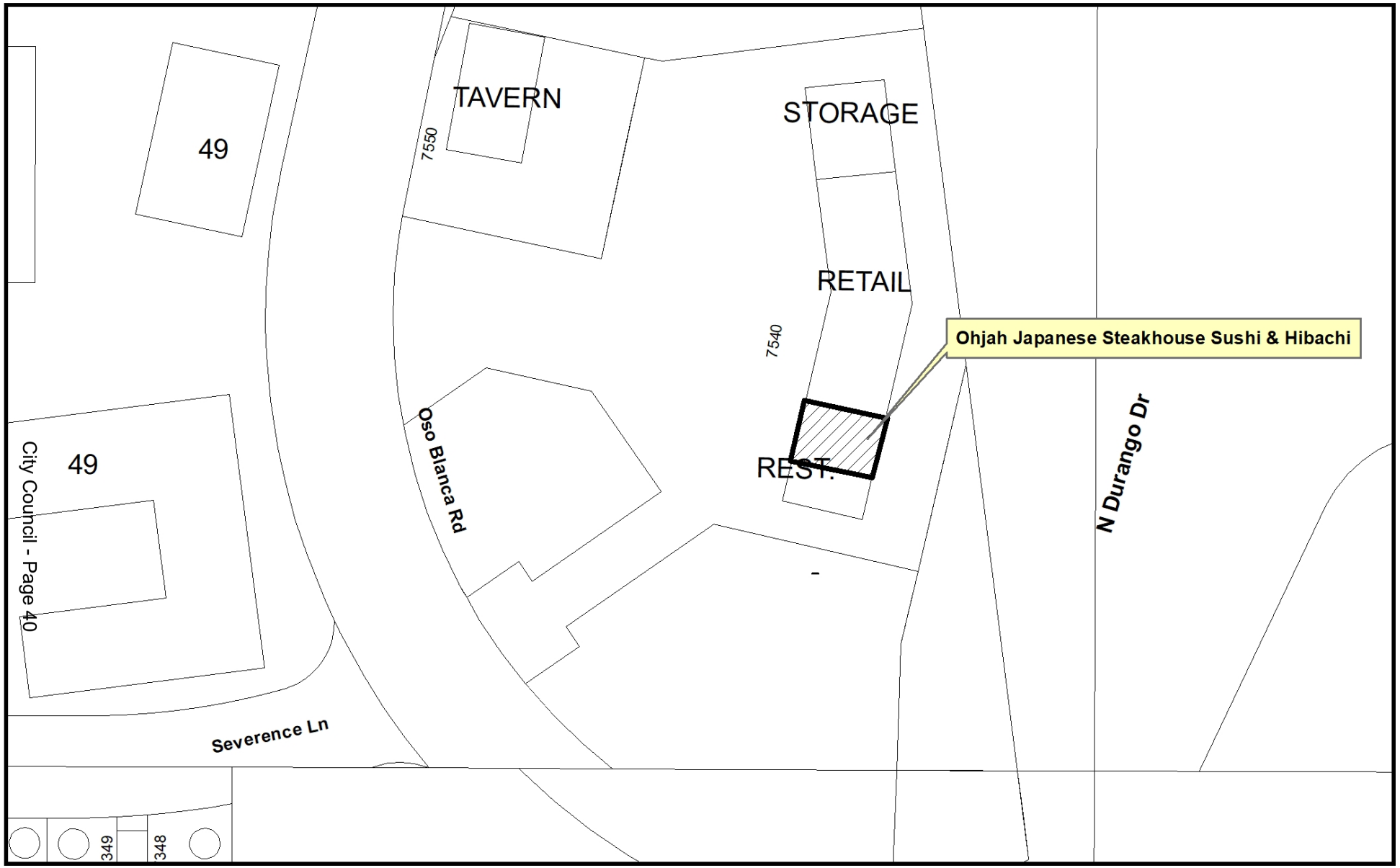
SUBJECT:
For possible action to approve a Restaurant with Alcohol License for HONG DA, INC. dba OHJAH JAPANESE STEAKHOUSE SUSHI & HIBACHI at 7480 Oso Blanca Road [Zhi Gang Wang, President, Secretary, Treasurer, Director, Shareholder] - Ward 6 (Fiore)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Restaurant with Alcohol License.

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map



Ohjah Japanese Steakhouse Sushi & Hibachi

7480 Oso Blanca Road

WARD 6

Freeways

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: Tuesday, March 17, 2020

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
15

DEPARTMENT: Planning **CONSENT**

DIRECTOR: Robert Summerfield

SUBJECT:
For possible action to approve a Non-Operational Restaurant with Alcohol License for a Change of Ownership FROM: BRAVO BRIO RESTAURANT GROUP, INC. TO: FOODFIRST GLOBAL RESTAURANTS, INC. dba BRIO TUSCAN GRILLE at 420 South Rampart Boulevard, Suite #180 - Ward 2 (Seaman)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Non-Operational Restaurant with Alcohol License for a Change of Ownership.

RECOMMENDATION:
Staff recommends APPROVAL, subject to the following condition:

1. Prior to this license being placed in operational status, the principal(s) must meet suitability under Las Vegas Municipal Code 6.06.

BACKUP DOCUMENTATION:
1. Ownership
2. Location Map

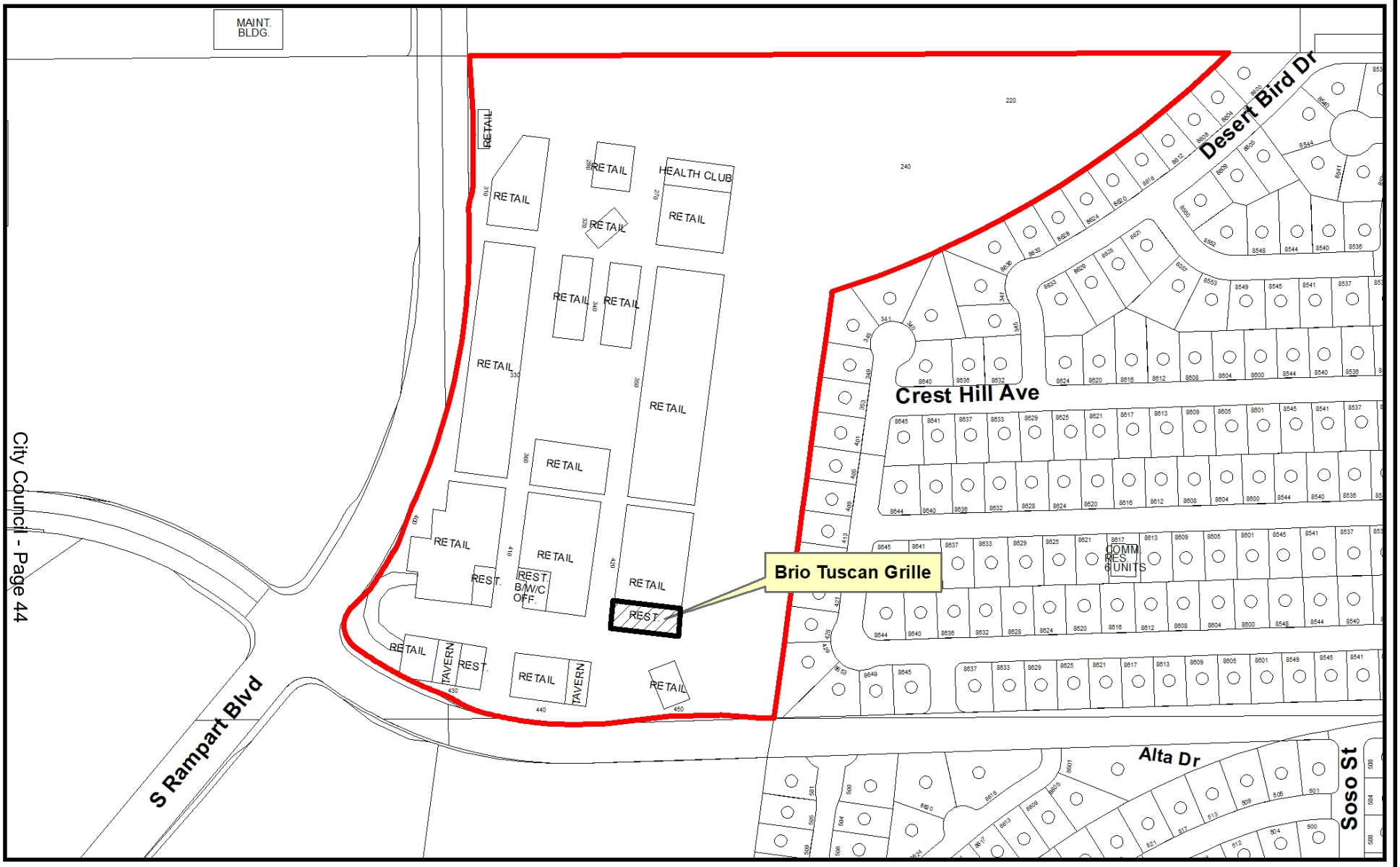
AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action to approve a Non-Operational Restaurant with Alcohol License for a Change of Ownership FROM: BRAVO BRIO RESTAURANT GROUP, INC. TO: FOODFIRST GLOBAL RESTAURANTS, INC. dba BRIO TUSCAN GRILLE at 420 South Rampart Boulevard, Suite #180 - Ward 2 (Seaman)

OWNERSHIP:

FOODFIRST GLOBAL RESTAURANTS, INC.
Bradley Blum, President, Chief Executive Officer, Director
Brian Grusi, Treasurer, Secretary, Chief Financial Officer
FoodFirst Global Holding, Inc., Shareholder
Bradley Blum, Director, Chairman, Chief Executive Officer
Danilo Gamboa, Director
Antonio Bonchristiano, Vice Chairman, Director
Rodrigo Boscolo, Director
FoodFirst Global Intermediate 2, Inc., Shareholder
Bradley D. Blum, President, Director
Brian Grusi, Chief Financial Officer
Danilo Gamboa, Director
Fersen Lambranho, Director
Antonio Bonchristiano, Director
FoodFirst Global Intermediate 1, Inc., Shareholder
Bradley Blum, President, Director
Brian Grusi, Chief Financial Officer
Danilo Gamboa, Director, Secretary
Fersen Lambranho, Director
Antonio Bonchristiano, Shareholder
FoodFirst Global, LP, Shareholder
GP Investments, LTD, General Partner
Fersen Lambranho, Director
Antonio Bonchristiano, Director
Danilo Gamboa, Director
Brad Blum, Director
John Wong, Director
Felipe Ohanian, Director
Spice Private Equity (Bermuda) Ltd., Limited Partner
UV Fund SPC – Tuscany SP, Limited Partner
UV Fund SPC – Maple SP, Limited Partner
UV Fund SPC – Vidigon SP, Limited Partner
Nyhaven, Inc., Limited Partner
AMBI Fund, Limited Partner
Faro Cap International Fund, LTD, Limited Partner
ABLC Corporation, Limited Partner

St. Catherine International, LTD, Limited Partner
MDRSA Corporation, Limited Partner
Mulberry Vine Limited, Limited Partner
BTGP WM International Portfolio SPC Evora Limited Partner
Jose Carlos A.R. Bonchristiano, Limited Partner
Bradley Blum, Limited Partner
John Wong, Limited Partner



Brio Tuscan Grille

420 South Rampart Boulevard, Suite #180

WARD 2

Freeways

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: Monday, April 27, 2020

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
16

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

SUBJECT:
For possible action to approve a Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: RAINBOW RANCHO, LLC TO: TERRIBLE HERBST, INC. dba TERRIBLE'S #417 at 5001 North Rainbow Boulevard - Ward 4 (Anthony)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Beer/Wine/Cooler Off-Sale License for a Change of Ownership.

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Ownership
2. Location Map

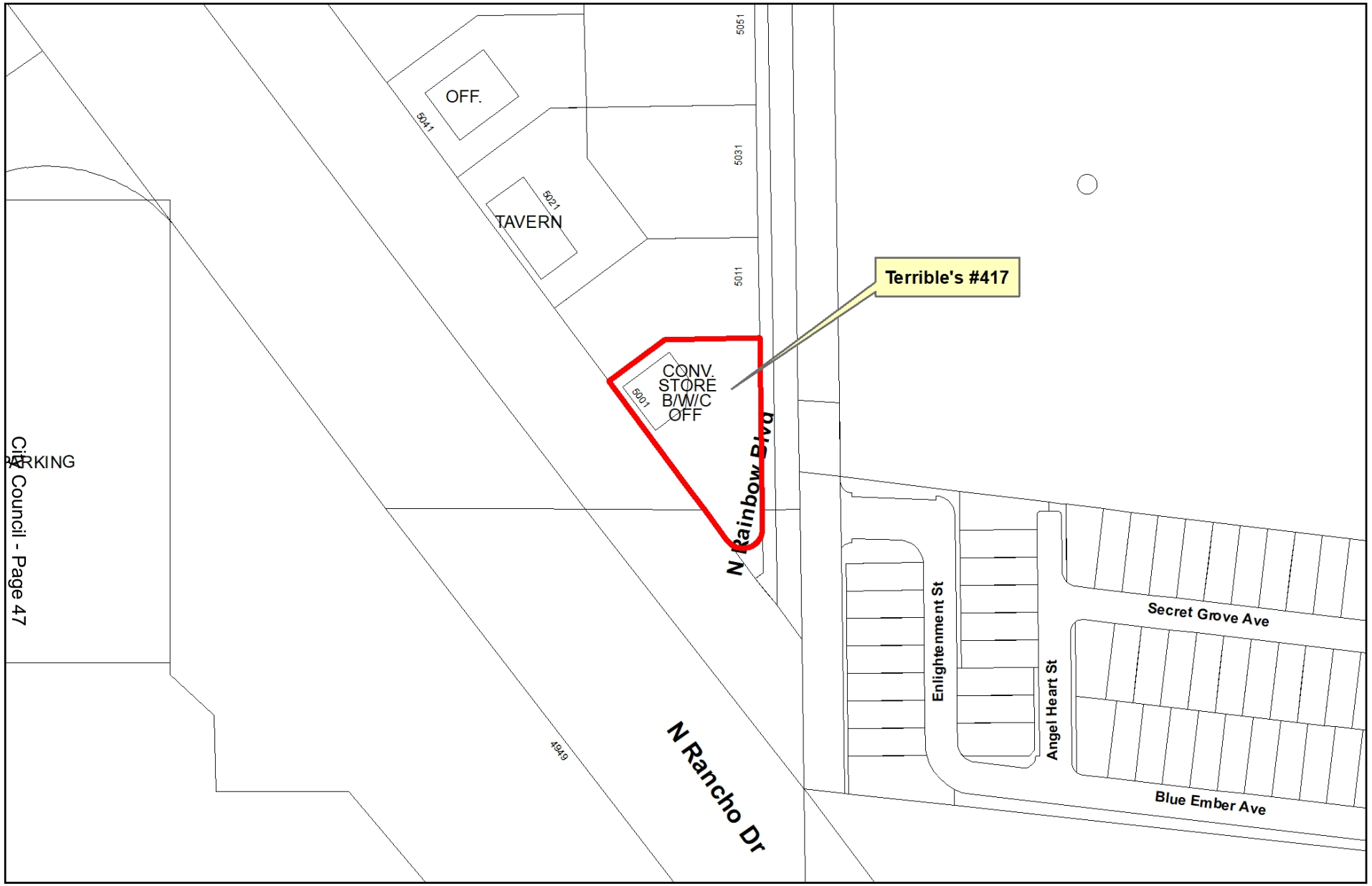
City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action to approve a Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: RAINBOW RANCHO, LLC TO: TERRIBLE HERBST, INC. dba TERRIBLE'S #417 at 5001 North Rainbow Boulevard - Ward 4 (Anthony)

OWNERSHIP:

TERRIBLE HERBST, INC.
Maryanna Herbst, Director
Timothy Herbst, President, Secretary
Troy Herbst, Treasurer
Michael Roop, Director
Herbst Family Trust, dated December 17, 2002, Shareholder
Timothy Paul Herbst, Trustee
Maryanna Herbst, Beneficiary



Terrible's #417
5001 North Rainbow Blvd

Ward 4

Legend

CITY LIMITS

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, April 6, 2020

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
17

DEPARTMENT: Planning **CONSENT**

DIRECTOR: Robert Summerfield

SUBJECT:
For possible action to approve a One-Day Opening for a Non-Restricted Gaming License for UNITED COIN MACHINE CO dba CENTURY GAMING TECHNOLOGIES db at MOULIN ROUGE at 840 West Bonanza Road - Ward 5 (Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a One-Day Opening on May 26, 2020 from 6:00am to 6:00pm to retain Non-Conforming Land Use Rights for Moulin Rouge for 16 Slots.

RECOMMENDATION:
Staff recommends APPROVAL, subject to Nevada Gaming Commission approval.

BACKUP DOCUMENTATION:
1. Ownership
2. Location Map
3. Submitted at Meeting - Signed Review of Declaration of Emergency for COVID-19 - Directive 003 from Deborah Richardson Submitted by Staff

City of Las Vegas

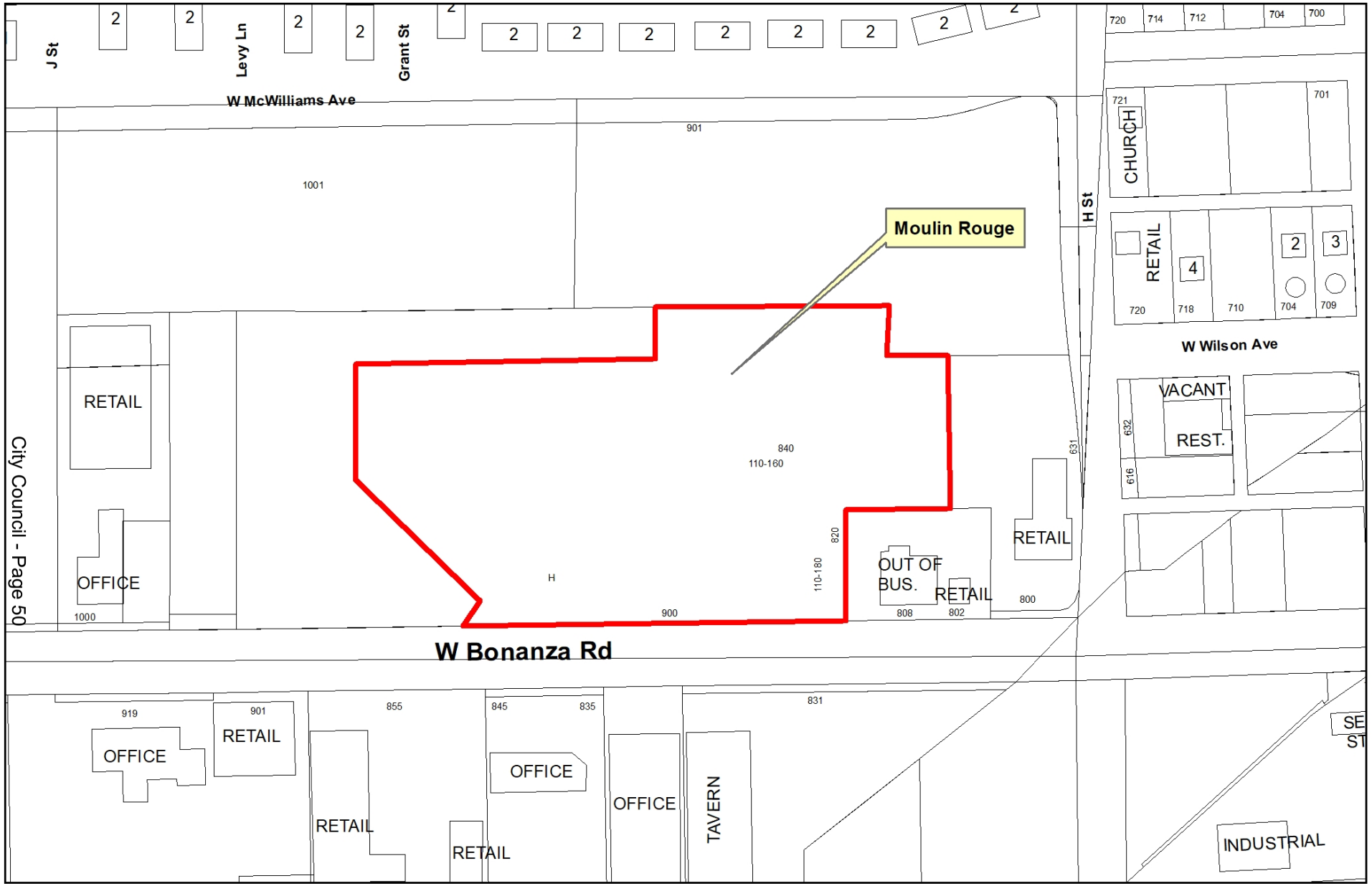
AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action to approve a One-Day Opening for a Non-Restricted Gaming License for UNITED COIN MACHINE CO dba CENTURY GAMING TECHNOLOGIES db at MOULIN ROUGE at 840 West Bonanza Road - Ward 5 (Crear)

OWNERSHIP:

UNITED COIN MACHINE CO

Steven W. Arntzen, President, Chief Executive Officer, Director
Heidi H. Schmalz, Secretary, Treasurer, Chief Financial Officer, Director
Timothy W. Cogswell, Vice President, General Manager
Century Gaming, Inc., Shareholder
Steven W. Arntsen, President, Director, Chief Executive Officer, Shareholder
Heidi H. Schmalz, Secretary, Treasurer, Director, Shareholder



Moulin Rouge
840 West Bonanza Rd

Ward 5

Legend

CITY LIMITS

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, April 6, 2020

To City of Las Vegas Business Licensing:

I have reviewed the Declaration of Emergency for COVID-19 – Directive 003. I understand that under this declaration I would not be able to conduct business under this license until that emergency declaration is rescinded or lifted.

Deborah Richardson

Signature

Deborah Richardson, Director of Compliance

Print Name, Relationship to Business

Century Gaming Technologies db at Moulin Rouge

Submitted at City Council
Date 5/20/20 Item 17
By: STAFF

AGENDA ITEM #17
RECEIVED 05.19.20

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
18

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

SUBJECT:
For possible action to approve a One-Day Opening for a Non-Restricted Gaming License FIFTH STREET GAMING, LLC dba FIFTH STREET GAMING, LLC db at WESTERN at 899 Fremont Street - Ward 3 (Diaz)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a One-Day Opening on June 4, 2020 from 9:00am to 5:00pm to retain Non-Conforming Land Use Rights for Western for 16 Slots.

RECOMMENDATION:
Staff recommends APPROVAL, subject to Nevada Gaming Commission approval.

BACKUP DOCUMENTATION:
1. Ownership
2. Location Map
3. Submitted at Meeting - Signed Review of Declaration of Emergency for COVID-19 - Directive 003 from Jeffrey Fine Submitted by Staff

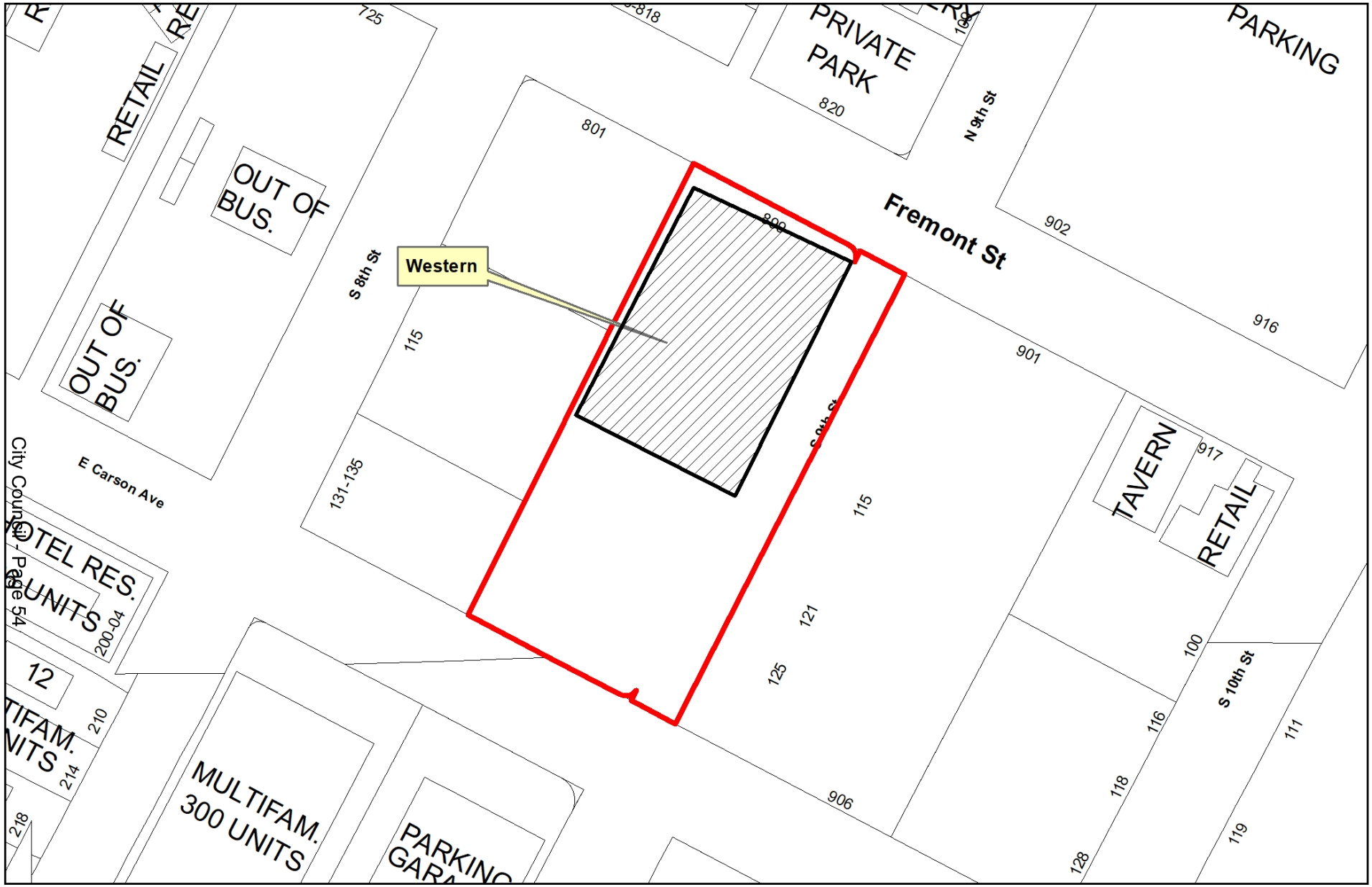
City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action to approve a One-Day Opening for a Non-Restricted Gaming License FIFTH STREET GAMING, LLC dba FIFTH STREET GAMING, LLC db at WESTERN at 899 Fremont Street - Ward 3 (Diaz)

OWNERSHIP:

FIFTH STREET GAMING, LLC
Seth Schorr, Managing Member
Jeffrey Aaron Fine, Managing Member



Western
899 Fremont Street

Ward 3

Legend

- CITY LIMITS
- SUBJECT PROPERTY
- 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: Monday, April 6, 2020

To City of Las Vegas Business Licensing:

I have reviewed the Declaration of Emergency for COVID-19 – Directive 003. I understand that under this declaration I would not be able to conduct business under this license until that emergency declaration is rescinded or lifted.



Signature

Jeffrey Fine, Manager of Fifth Street Gaming LLC

Print Name, Relationship to Business

Fifth Street Gaming LLC db at Western

Submitted at City Council
Date 5/20/20 Item 18
By: SM

AGENDA ITEM #18
RECEIVED 05.19.20

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
19

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

SUBJECT:
For possible action to approve the extension of a Temporary Banquet or Event Establishment License (No. G67-08237) for MANSION FIFTY-FOUR LAS VEGAS, LLC dba MANSION 54 at 1044 South 6th Street [John Cartoscelli, Managing Member] - Ward 3 (Diaz)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to extend a Temporary Banquet or Event Establishment License (No. G67-08237).

RECOMMENDATION:
Staff recommends APPROVAL of a temporary banquet or event establishment license with the authority of the Director or designee to issue a permanent license upon receipt of a favorable investigative report, subject to conditions:

BACKUP DOCUMENTATION:
1. Conditions of Approval
2. Location Map
3. Submitted at Meeting - Signed Review of Declaration of Emergency for COVID-19 - Directive 003 from John Cartoscelli Submitted by Staff

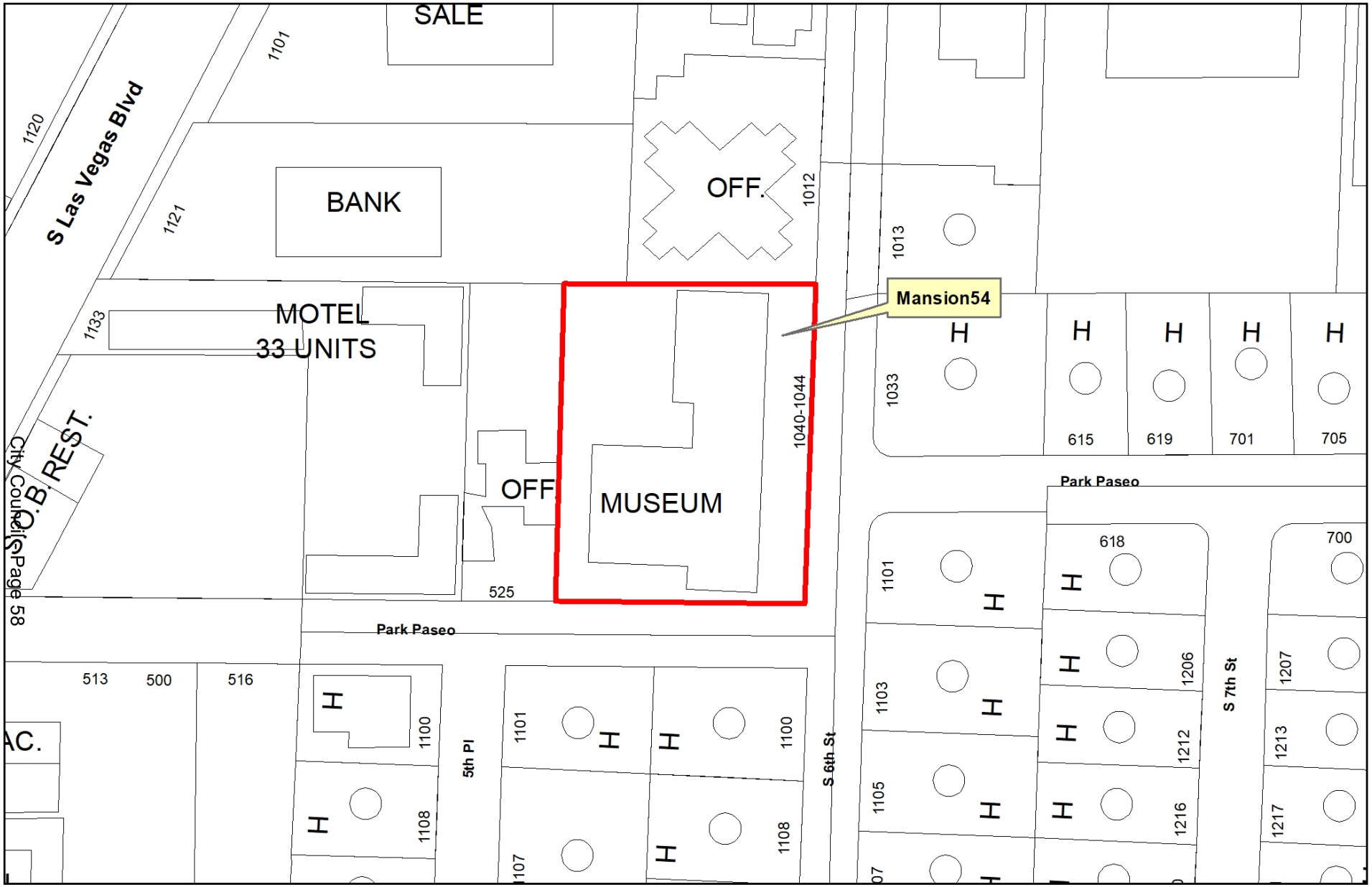
City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action to extend a Temporary Banquet or Event Establishment License (No. G67-08237) for MANSION FIFTY-FOUR LAS VEGAS, LLC dba MANSION 54 at 1044 South 6th Street [John Cartoscelli, Managing Member] - Ward 3 (Diaz)

CONDITIONS OF APPROVAL:

1. Hours of operation are restricted to 8:00am-10:00pm Sunday-Thursday and 8:00am-Midnight Friday and Saturday.
2. Residential and lodging activity is prohibited.
3. Provide parking for the use as required by the Zoning Ordinance, 50 parking spaces are required of which 28 spaces must be onsite parking to be in compliance.
4. Street parking is prohibited. All persons invited to functions at this facility shall be provided with a map, which identifies approved parking locations.
5. If agreement for parking at 330 East Charleston Boulevard and 550 East Charleston Boulevard is terminated, a new satellite parking facility contract/agreement must be submitted to the City Council for approval.
6. A minimum of two professional security people shall be on 6th Street and Park Paseo to ensure parking compliance during all functions and events.
7. The maximum occupancy, including employees, staff and patrons, shall not exceed the maximum occupancy established by the City of Las Vegas Fire Prevention Inspector. City approved occupancy limits must be posted at all times.
8. No noise shall be audible beyond the property line.
9. All deliveries must be made to the rear access of this site from the property at 1111 Las Vegas Boulevard South.
10. No alcohol may be served, consumed, or sold at the premises unless a city alcohol beverage-catering permit is approved for the specific event.
11. Trash and refuse shall not be left or stored in public view, except in proper containers for the purpose of collection in accordance with the requirements of Las Vegas Municipal Code Chapter 9.08.
12. The collection and removal of litter and solid waste produced by or arising out of an event at the establishment on to city sidewalks and streets must be completed immediately after each event.
13. No public events or nightclub activities may be conducted on the premises.
14. City Council review must take place prior to issuance of the permanent license.
15. Owner or key employee must be on site during all events.
16. All outstanding code enforcement issues under building permit C19-01579 must be in full compliance as noticed by City Code Enforcement by August 31, 2020.



Mansion54
1044 South 6th Street

Ward 3

Legend

CITY LIMITS

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, April 6, 2020

To City of Las Vegas Business Licensing:

I have reviewed the Declaration of Emergency for COVID-19 – Directive 003. I understand that under this declaration I would not be able to conduct business under this license until that emergency declaration is rescinded or lifted.

John Cartoscelli

Signature

John Cartoscelli, Managing Member

Mansion Fifty-Four Las Vegas LLC dba Mansion 54

Submitted at City Council
Date 5/20/20 Item 19
By STAFF

AGENDA ITEM #19
RECEIVED 05.19.20

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
20

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Cooperative (Local Public Agency) Agreement P421-17-063 - Amendment No. 1 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to increase project funding for construction for the Roland Wiley Intersections Improvements Project located at Roland Wiley Road and Westcliff Drive and Roland Wiley Road and Silver Sky Circle Intersections ($422,105 - Traffic Improvements Capital Project Fund [CPF]) - Ward 2 (Seaman)

FISCAL IMPACT:
Budget Funds Available
Amount: $422,105
Funding Source: Traffic Improvements CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The CLV entered into a cooperative agreement with NDOT for construction of the Roland Wiley Intersection Improvements Project. This Amendment No. 1 will provide an additional $401,000 from Federal Transportation Alternatives Program (TAP) funds and $21,105 from Federal Match funds. The total amount of funding for the project shall not exceed $642,105 of which $610,000 is in Federal funds and $32,105 in local funds.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Agreement P421-17-063 - Amendment No. 1

Amendment No.1 to
Cooperative (LPA) Agreement No. P421-17-063

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, 333 N. Rancho Drive, Las Vegas, Nevada 89106, hereinafter referred to as the "CITY".

WITNESSETH:

WHEREAS, on April 2, 2018, the parties entered into Agreement No. P421-17-063 for the construction of curb extensions (bulb outs), ADA ramps, new marked crosswalks, and new Rectangular Rapid Flashing Beacons (RRFD's); and

WHEREAS, the amount to be paid to the CITY must be increased by Four Hundred Twenty-Two Thousand One Hundred Five and No/100 Dollars ($422,105.00) due to the DEPARTMENT's approval of additional Transportation Alternatives Program (TAP) Statewide funds for the CITY; and

WHEREAS, the Agreement shall be amended from a payable agreement to a payable/receivable agreement to allow for the Agreement to include the required five percent (5%) match of the Federal CMAQ funding.

WHEREAS, the parties hereto desire to make certain amendments to Agreement No. P421-17-063.

NOW, THEREFORE, the Parties agree as follows:

A. Article I, Paragraph 3, is amended by deleting it in its entirety and inserting in its place:
"To obligate Federal TAP (Statewide) funding for a maximum amount of Six Hundred Ten Thousand and No/100 Dollars ($610,000.00)."

B. Article II, Paragraph 21, is amended by deleting it in its entirety and inserting in its place:
"To be responsible for the five percent (5%) match of Federal funds in an amount not to exceed Thirty-Two Thousand One Hundred Five and No/100 Dollars ($32,105.00) and for one hundred percent (100%) of all costs exceeding the obligated Federal funds subject to the CITY's budgeted appropriations and the allocation of sufficient funds by the governing body of the CITY. The CITY agrees the DEPARTMENT and the State of Nevada are not responsible for any costs exceeding the obligated Federal funds."

C. Article III, Paragraph 5, is amended by deleting it in its entirety and inserting in its place:
"The following is a summary of TOTAL ESTIMATED PROJECT COSTS and available funds:

TOTAL ESTIMATED PROJECT COSTS:

DEPARTMENT Construction Engineering Costs:	$ 5,000.00
Construction Costs:	$ 637,105.00
TOTAL ESTIMATED PROJECT COSTS:	$ 642,105.00

AVAILABLE FUNDING SOURCES:

95% Federal TAP Funds:	$ 610,000.00
CITY Match Funds:	$ 32,105.00
TOTAL PROJECT FUNDING:	$ 642,105.00"

D. Article III, Paragraph 14, is amended by deleting it in its entirety and inserting in its place:
"All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile or electronic mail with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth below:

FOR DEPARTMENT:
Kristina L. Swallow, P.E., Director
Attn: Jason Tyrrell, P.E.
Local Public Agency Coordinator
Nevada Department of Transportation
Roadway Design
123 E. Washington Avenue
P.O. Box 170
Las Vegas, Nevada 89125
Phone: (702) 671-8852
Fax: (702) 671-8850
E – mail address: jtyrrell@dot.nv.gov

FOR CITY:
Greg McDermott
City of Las Vegas
333 North Rancho Drive, 7th Floor
Las Vegas, Nevada 89106
Phone: (702) 229-2143
Fax: (702) 382-8551
E – mail: gmcdermott@lasvegasnevada.gov"

E. The Agreement shall be renamed from "P421-17-063" to "PR421-17-063". This change allows for the inclusion of the required five percent (5%) match of the Federal CMAQ funding.

F. All of the other provisions of Agreement No. P421-17-063 dated April 2, 2018 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 4/30/2020
Deputy City Attorney

John S. Ridilla
Deputy City Attorney

STATE OF NEVADA, acting by and through its DEPARTMENT OF TRANSPORTATION

Director

Approved as to Legality and Form:

Deputy Attorney General

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
21

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Cooperative (Local Public Agency) Agreement P420-17-063 - Amendment No. 1 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to increase project funding for construction for the Pennwood Avenue Safe Routes to School Project located along Pennwood Avenue from Decatur Boulevard to Valley View Boulevard ($172,632 - Traffic Improvements Capital Project Fund [CPF]) - Ward 1 (Knudsen)

FISCAL IMPACT:
Budget Funds Available
Amount: $172,632
Funding Source: Traffic Improvements CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The CLV entered into a cooperative agreement with NDOT for construction of the the Pennwood Avenue Safe Routes to School project. This Amendment No. 1 will provide an additional $164,000 from Federal Transportation Alternatives Program (TAP) funds and $8,632 from Federal Match funds. Total amount of funding for the project shall not exceed $852,632 of which $810,000 is in Federal funds and $42,632 in local funds.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Agreement P420-17-063 - Amendment No. 1

Amendment No.1 to
Cooperative (LPA) Agreement No. P420-17-063

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, 333 N. Rancho Drive, Las Vegas, Nevada 89106, hereinafter referred to as the "CITY".

WITNESSETH:

WHEREAS, on April 2, 2018, the parties entered into Agreement No. P420-17-063 for the construction of slurry seal, signage, striping, and buffered bicycle lanes on Pennwood Avenue; and

WHEREAS, the amount to be paid to the CITY must be increased by One Hundred Seventy-Two Thousand Six Hundred Thirty-Two and No/100 Dollars ($172,632.00) due to the DEPARTMENT's approval of additional Transportation Alternatives Program (TAP) Statewide funds for the CITY; and

WHEREAS, the Agreement shall be amended from a payable agreement to a payable/receivable agreement to allow for the Agreement to include the required five percent (5%) match of the Federal CMAQ funding.

WHEREAS, the parties hereto desire to make certain amendments to Agreement No. P420-17-063.

NOW, THEREFORE, the Parties agree as follows:

A. Article I, Paragraph 3, is amended by deleting it in its entirety and inserting in its place:
"To obligate Federal TAP (Statewide) funding for a maximum amount of Eight Hundred Ten Thousand and No/100 Dollars ($810,000.00)."

B. Article II, Paragraph 21, is amended by deleting it in its entirety and inserting in its place:
"To be responsible for the five percent (5%) match of Federal funds in an amount not to exceed Forty-Two Thousand Six Hundred Thirty-Two and No/100 Dollars ($42,632.00) and for one hundred percent (100%) of all costs exceeding the obligated Federal funds subject to the CITY's budgeted appropriations and the allocation of sufficient funds by the governing body of the CITY. The CITY agrees the DEPARTMENT and the State of Nevada are not responsible for any costs exceeding the obligated Federal funds."

C. Article III, Paragraph 5, is amended by deleting it in its entirety and inserting in its place:
"The following is a summary of TOTAL ESTIMATED PROJECT COSTS and available funds:

TOTAL ESTIMATED PROJECT COSTS:

DEPARTMENT Construction Engineering Costs:	$ 5,000.00
Construction Costs:	$ 837,632.00
TOTAL ESTIMATED PROJECT COSTS:	$ 842,632.00

AVAILABLE FUNDING SOURCES:

95% Federal TAP Funds:	$ 810,000.00
CITY Match Funds:	$ 42,632.00
TOTAL PROJECT FUNDING:	$ 852,632.00"

D. Article III, Paragraph 14, is amended by deleting it in its entirety and inserting in its place:
"All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile or electronic mail with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth below:

FOR DEPARTMENT:
Kristina L. Swallow, P.E., Director
Attn: Jason Tyrrell, P.E.
Local Public Agency Coordinator
Nevada Department of Transportation
Roadway Design
123 E. Washington Avenue
P.O. Box 170
Las Vegas, Nevada 89125
Phone: (702) 671-8852
Fax: (702) 671-8850
E – mail address: jtyrrell@dot.nv.gov

FOR CITY:
Greg McDermott
City of Las Vegas
333 North Rancho Drive, 7th Floor
Las Vegas, Nevada 89106
Phone: (702) 229-2143
Fax: (702) 382-8551
E – mail: gmcdermott@lasvegasnevada.gov"

E. The Agreement shall be renamed from "P420-17-063" to "PR420-17-063". This change allows for the inclusion of the required five percent (5%) match of the Federal CMAQ funding.

F. All of the other provisions of Agreement No. P420-17-063 dated April 2, 2018 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 4/30/2020
Deputy City Attorney

John S. Ridilla
Deputy City Attorney

STATE OF NEVADA, acting by and through its DEPARTMENT OF TRANSPORTATION

Director

Approved as to Legality and Form:

Deputy Attorney General

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
22

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Cooperative (Local Public Agency) Agreement P283-17-063 - Amendment No. 1 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to increase project funding for construction for the 28th Street Safe Routes to School Project located on 28th Street from Bonanza Road to Charleston Boulevard ($189,474 - Traffic Improvements Capital Project Fund [CPF]) - Ward 3 (Diaz)

FISCAL IMPACT:
Budget Funds Available
Amount: $189,474
Funding Source: Traffic Improvements CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The CLV entered into a cooperative agreement with NDOT for construction of the 28th Street Safe Routes to School Project. This Amendment No. 1 will provide an additional $180,000 from Federal Transportation Alternatives Program (TAP) funds and $9,474 from Federal Match funds. The total amount of funding for the project shall not exceed $389,474 of which $370,000 is in Federal funds and $19,474 in local funds.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Agreement P283-17-063 - Amendment No. 1

Amendment No. 1 to
Cooperative (LPA) Agreement No. P283-17-063

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, 333 N. Rancho Drive, Las Vegas, Nevada 89106, hereinafter referred to as the "CITY."

WITNESSETH:

WHEREAS, on June 31, 2017, the parties entered into Agreement No. P283-17-063 to construct pedestrian improvements along 28th Street, from Bonanza Road to Charleston Boulevard; and

WHEREAS, the amount to be paid to the CITY must be decreased by Three Hundred Ninety Thousand Five Hundred Twenty-Six and No/100 Dollars ($390,526.00) due to the DEPARTMENT's approval of Transportation Alternatives Program (TAP) Statewide funds for the CITY; and

WHEREAS, the parties hereto desire to make certain amendments to Agreement No. P283-17-063.

NOW, THEREFORE, the parties agree as follows:

A. Article I, Paragraph 3, is amended by deleting it in its entirety and inserting in its place:
"To obligate Federal TAP (Statewide) funding for a maximum amount of Three Hundred Seventy Thousand and No/100 Dollars ($370,000.00)."

B. Article II, Paragraph 21, is amended by deleting it in its entirety and inserting in its place:
"To be responsible for the five percent (5%) match of Federal funds in an amount not to exceed Nineteen Thousand Four Hundred Seventy-Four and No/100 Dollars ($19,474.00) and for one hundred percent (100%) of all costs exceeding the obligated Federal funds subject to the CITY's budgeted appropriations and the allocation of sufficient funds by the governing body of the CITY. The CITY agrees the DEPARTMENT and the State of Nevada are not responsible for any costs exceeding the obligated Federal funds."

C. Article III, Paragraph 5, is amended by deleting it in its entirety and inserting in its place:
"The following is a summary of TOTAL ESTIMATED PROJECT COSTS AND available funds:

TOTAL ESTIMATED PROJECT COSTS:

DEPARTMENT Construction Engineering Costs:	$ 5,000.00
Construction Costs:	$384,474.00
TOTAL ESTIMATED PROJECT COSTS:	$389,474.00

AVAILABLE FUNDING SOURCES:

95% Federal TAP Funds:	$370,000.00
CITY Match Funds:	$ 19,474.00
TOTAL PROJECT FUNDING:	$389,474.00"

D. Article III, Paragraph 14, is amended by deleting it in its entirety and inserting in its place:
"All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile or electronic mail with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth below:

FOR DEPARTMENT:
Kristina L. Swallow, P.E., Director
Attn: Jason Tyrrell, P.E.
Local Public Agency Coordinator
Nevada Department of Transportation
Roadway Design
123 E. Washington Avenue
P.O. Box 170
Las Vegas, Nevada 89125
Phone: (702) 671-8852
Fax: (702) 671-8850
E – mail address: jtyrrell@dot.nv.gov

FOR CITY:
Greg McDermott
City of Las Vegas
333 North Rancho Drive, 7th Floor
Las Vegas, Nevada 89106
Phone: (702) 229-2143
Fax: (702) 382-8551
E – mail: gmcdermott@lasvegasnevada.gov"

E. All of the other provisions of Agreement No. P283-17-063 dated June 31, 2017, 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
Deputy City Attorney

John S. Ridilla 4/30/2020
Deputy City Attorney

STATE OF NEVADA, acting by and through its DEPARTMENT OF TRANSPORTATION

Director

Approved as to Legality and Form:

Deputy Attorney General

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
23

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Cooperative (Local Public Agency) Agreement P284-17-063 - Amendment No. 1 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to increase project funding for construction for the Lone Mountain Trail at Alexander Road Project located at Alexander Road and Pioneer Way ($147,368 - Traffic Improvements Capital Project Fund [CPF]) - Ward 4 (Anthony)

FISCAL IMPACT:
Budget Funds Available
Amount: $147,368
Funding Source: Traffic Improvements CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The CLV entered into a cooperative agreement with NDOT for construction of the Lone Mountain Trail at Alexander Road project. This Amendment No. 1 will provide an additional $140,000 from Federal Transportation Alternatives Program (TAP) funds and $7,368 from Federal Match funds. The total amount of funding for the project shall not exceed $347,368 of which $330,000 is in Federal funds and $17,368 in local funds.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Agreement P284-17-063 - Amendment No. 1

Amendment No. 1 to
Cooperative (LPA) Agreement No. P284-17-063

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, 333 N. Rancho Drive, Las Vegas, Nevada 89106, hereinafter referred to as the "CITY."

WITNESSETH:

WHEREAS, on February 31, 2017, the parties entered into Agreement No. PR284-17-063 for the construction of curb extensions and installation of a Rectangular Rapid Flashing Beacon (RRFB) with associated signs and striping at the intersection of Lone Mountain Trail at Alexander Road; and

WHEREAS, the termination date must be amended due to a delay in the final design of the PROJECT; and

WHEREAS, the amount to be paid to the CITY must be increased by One Hundred Forty-Seven Thousand Three Hundred Sixty-Eight and No/100 Dollars ($147,368.00) due to the DEPARTMENT's approval of additional Transportation Alternatives Program (TAP) Statewide funds for the CITY; and

WHEREAS, the Agreement shall be amended from a payable agreement to a payable/receivable agreement to allow for the Agreement to include the required five percent (5%) match of the Federal CMAQ funding.

WHEREAS, the parties hereto desire to make certain amendments to Agreement No. P284-17-063.

NOW, THEREFORE, the parties agree as follows:

A. Article I, Paragraph 3, is amended by deleting it in its entirety and inserting in its place:
"To obligate Federal TAP (Statewide) funding for a maximum amount of Three Hundred Thirty Thousand and No/100 Dollars ($330,000.00)."

B. Article II, Paragraph 21, is amended by deleting it in its entirety and inserting in its place:
"To be responsible for the five percent (5%) match of Federal funds in an amount not to exceed Seventeen Thousand Three Hundred Sixty-Eight and No/100 Dollars ($17,368.00) and for one hundred percent (100%) of all costs exceeding the obligated Federal funds subject to the CITY's budgeted appropriations and the allocation of sufficient funds by the governing body of the CITY. The CITY agrees the DEPARTMENT and the State of Nevada are not responsible for any costs exceeding the obligated Federal funds."

C. The termination date referenced in Article III, Paragraph 1, shall be changed from July 30, 2020 to June 30, 2023.

D. Article III, Paragraph 5, is amended by deleting it in its entirety and inserting in its place:
"The following is a summary of TOTAL ESTIMATED PROJECT COSTS AND available funds:

TOTAL ESTIMATED PROJECT COSTS:

DEPARTMENT Construction Engineering Costs:	$ 5,000.00
Construction Costs:	$342,368.00
TOTAL ESTIMATED PROJECT COSTS:	$347,368.00
AVAILABLE FUNDING SOURCES:	
95% Federal TAP Funds:	$330,000.00
CITY Match Funds:	$ 17,368.00
TOTAL PROJECT FUNDING:	$347,368.00"

E. Article III, Paragraph 14, is amended by deleting it in its entirety and inserting in its place:
"All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile or electronic mail with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth below:

FOR DEPARTMENT:
Kristina L. Swallow, P.E., Director
Attn: Jason Tyrrell, P.E.
Local Public Agency Coordinator
Nevada Department of Transportation
Roadway Design
123 E. Washington Avenue
P.O. Box 170
Las Vegas, Nevada 89125
Phone: (702) 671-8852
Fax: (702) 671-8850
E – mail address: jtyrrell@dot.nv.gov

FOR CITY:
Greg McDermott
City of Las Vegas
333 North Rancho Drive, 7th Floor
Las Vegas, Nevada 89106
Phone: (702) 229-2143
Fax: (702) 382-8551
E – mail: gmcdermott@lasvegasnevada.gov"

F. The Agreement shall be renamed from "P284-17-063" to "PR284-17-063". This change allows for the inclusion of the required five percent (5%) match of the Federal CMAQ funding.

G. All of the other provisions of Agreement No. P284-17-063 dated February 31, 2017, 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 4/30/2020
Deputy City Attorney

John S. Ridilla
Deputy City Attorney

STATE OF NEVADA, acting by and through its DEPARTMENT OF TRANSPORTATION

Director

Approved as to Legality and Form:

Deputy Attorney General

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
24

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve an Air Rights Easement Agreement between the City of Las Vegas (CLV) and 220 North 4th Street LV, LLC to accommodate the Downtown Grand's second story slab that encroaches into the CLV's right-of-way along Ogden Avenue and Stewart Avenue, APNs 139-34-514-009 and 139-34-599-018 - Ward 5 (Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This Air Rights Easement Agreement is being granted by the CLV to North 4th Street LV, LLC to accommodate the Downtown Grand's second story slab that encroaches into the CLV's right-of-way along Ogden Avenue and Stewart Avenue. During the design, the second floor slab was not overlaid properly with the civil drawing that showed the property lines, resulting in an encroachment of the building slab into the CLV's right-of-way along Ogden Avenue and Stewart Avenue. The encroaching areas are non-accessible and non-occupied areas that are structural in nature and covered by architectural finish materials. The portion of the building slab that is encroaching contains post-tensioned steel cables that structurally support the building tower above.

RECOMMENDATION:
Approval. If approved, the Public Works Director or designee is hereby authorized to execute any documents, as approved as to form by the City Attorney, related to the Air Rights Easement Agreement.

BACKUP DOCUMENTATION:
1. Air Rights Easement Agreement

DocuSign Envelope ID: FEF59E80-9EA0-4C27-A6F9-2CC614F36DC1

APNs: 139-34-514-009 and
139-34-599-018

Recording Requested by &
Return Documents to:

Attn: City Clerk
City of Las Vegas
City Hall, Second Floor
495 South Main Street
Las Vegas, NV 89101

AIR RIGHTS EASEMENT AGREEMENT

THIS AIR RIGHTS EASEMENT AGREEMENT ("**Agreement**"), effective as of the date of the last party to sign on the signature page hereto, is made by and between the CITY OF LAS VEGAS, a Nevada municipal corporation ("**Grantor**"), and 220 NORTH 4TH STREET LV, LLC, a Nevada limited liability company ("**Grantee**"). Grantor and Grantee are sometimes collectively referred to herein as the "**Parties**".

RECITALS

Grantee is the sole owner of the real property, Assessor Parcel Number 139-34-514-009, addressed as 220 North 4th Street, Las Vegas, Clark County, Nevada, respectively (the "**Benefited Parcel**"), as legally described and depicted on **Exhibit A** attached hereto; and

Grantor holds Assessor's Parcel Number 139-34-599-018, a portion of which is commonly known as Stewart Avenue and Ogden Avenue, each in trust for the public as right-of-way and located adjacent to the Benefited Parcel (collectively, the "**Burdened Parcels**"); and

Grantee desires to acquire an easement appurtenant to the Benefited Parcel comprising the Easement Area (as defined below) for the purposes set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agrees as follows:

EASEMENT

1. GRANT OF EASEMENT. Grantor hereby grants to Grantee an air rights easement (the "**Easement**") over a portion of the Burdened Parcels (the "**Easement Area**") as legally described and depicted on **Exhibit B** attached hereto, subject to the terms and conditions set forth in this Agreement. The Easement is appurtenant to and for the benefit of the Benefited Parcel and shall be an encumbrance on the Burdened Parcels. All of the covenants, obligations, and agreements of the Parties contained herein shall be covenants running with the land, benefiting and burdening, as applicable, the Benefited Parcel and the Burdened Parcels, and shall be binding upon the Parties and their respective successors and assigns who acquire fee title to any portion of any of the parcels. Any Person accepting a deed to any portion of the Benefited Parcel or the Burdened Parcels, as the case may be, shall be irrefutably presumed

DocuSign Envelope ID: FEF59E80-9EA0-4C27-A6F9-2CC614F36DC1

to have agreed to be bound by each agreement, obligation and/or covenant contained herein. As used herein, "**Person**" means a natural individual or any entity with the legal right to hold title to real property.

2. PURPOSE OF EASEMENT. The purpose of the Easement is for the (i) construction, installation, operation, use, maintenance, repair, replacement and reconstruction of post-tensioned structural slabs, façade finishes and related improvements for Grantee's hotel expansion project on the Benefited Parcel and associated improvements, structural components, columns, piers, conduits, wires, building components, utility facilities (including, without limitation, plumbing, electrical, telephone, water, heating, ventilating, air conditioning, cooling, gas, heating and communication cables), and all other facilities serving or intended to serve the foregoing (collectively, the "**Improvements**") and (ii) the limited right to use the Burdened Parcels and its airspace outside of the limits of the Easement Area for the maintenance, repair, and replacement of the Improvements, (together with the Improvements, the "**Grantee's Project**").

3. EASEMENT AREA USE LIMITATIONS. Grantee agrees that at all time herein the design, construction and operation of the Grantee's Project shall (a) be subject to all applicable laws, as well as all reviews and approvals required by Grantor's Municipal Code, and (b) not unreasonably interfere with the use of the Burdened Parcels as a public right-of-way, including, without limitation, minimum clearance requirements established by the Easement Area. Grantee agrees to maintain the Grantee's Project, if and when built, in good condition, repair, and appearance and with reasonable promptness, make all repairs and replacements of every kind and nature that may be required. Grantor acknowledges that work within the Easement Area that may be performed by Grantee and its contractors and/or agents from time to time in connection with the initial construction and/or maintenance or repair of Grantee's Project may temporarily interfere with and/or temporarily block the use of the Easement Area as a public right-of-way, and that Grantor and Grantee shall reasonably cooperate to minimize such interference and/or blockage but allowing for all reasonably appropriate and necessary work to be completed in a timely and effective manner.

4. TERMINATION. This Easement shall be perpetual and run with the land and be binding upon the Parties and their respective successors and assigns who acquire fee title to any portion of any of the parcels. The Grantee may terminate this Easement by providing written notice to Grantor, and no later than 180 (one hundred and eighty) days thereafter, Grantee shall remove the Improvements and restore the condition of the Burdened Parcels to the reasonable satisfaction of Grantor. If the Improvements are removed by Grantee or otherwise cease to exist, this Easement shall immediately and automatically terminate and the Grantor may, but is not obligated to, record a Termination of Air Rights Easement document in the public records of Clark County, Nevada.

5. INSURANCE. Grantee may in its sole discretion purchase and maintain insurance policies to protects its interests hereunder. Grantee's decision to purchase and maintain insurance under this Agreement shall in no way relieve the Grantee of its obligations of to indemnify, defend, and hold harmless the Grantor for any Liabilities pursuant to Section 6 below.

6. INDEMNITY. The Grantee (the "**Grantee Indemnifying Party**"), shall protect, indemnify and hold harmless the Grantor, its officers, employees, agents, consultants, successors, and assigns (joint and severally herein, the "**Grantor Indemnified Parties**") from any and all claims, liabilities, damages, losses, suits, actions, decrees, 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 Grantor Indemnified Parties, as a result of, by reason of, or as a consequence of, any act or omission, negligent or otherwise, on the part of the Grantee, its officers, employees, vendors, contractors, suppliers, customers, or agents in the performance of the terms, conditions and covenants of this Agreement, except for those Liabilities cause by the negligent or willful misconduct of the Grantor Indemnified Parties.

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This indemnification obligation shall be binding upon Grantee, its successors and assigns, joint and severally. It is expressly agreed that the Grantee shall defend the Grantor Indemnified Parties against the Liabilities and in the event that the Grantee fails to do so, the Grantor Indemnified Parties shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs, including reasonable attorney's fees and court costs, to the Grantee. In no event shall the language in this Section constitute or be construed as a waiver or limitation of the Grantor'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.

In addition, Grantee hereby agrees to pay all damages incurred by Grantor caused by Grantee's employees, agents, licensees, and construction equipment and also agrees to restore the surface of the land of the Burdened Parcels after the initial construction and any reconstruction, maintenance, repair, replacement, or removal of the Improvements, as near as practicable, to the condition found prior to each such operation.

7. MISCELLANEOUS.

A. This Agreement may be executed in counterparts, each of which shall be deemed an executed original and all of which together shall constitute one and the same instrument.

B. Each exhibit referred to herein and attached hereto is an integral part of this Agreement and is incorporated herein by this reference.

C. This Agreement, together with the Exhibits attached hereto, constitutes the entire Agreement between the Parties with respect to the subject matter hereof, and supersedes all prior agreements and negotiations between the Parties with respect thereto.

D. Any litigation related to this Agreement shall be brought and prosecuted exclusively in the Eighth Judicial District Court of Clark County, Nevada. The governing law shall be the laws of the State of Nevada. In the event that at any time this Agreement is in full force and effect, either party institutes any action or proceeding against the other relating to the provisions of this Agreement or any default hereunder, then the unsuccessful party shall be responsible for the reasonable expenses of such action including reasonable attorney's fees, incurred therein by the successful party.

E. This Agreement is entered into for the sole benefit of Grantor and Grantee and their respective successors and assigns who acquire fee title to any portion of any of the parcels and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under, or to this Agreement.

F. This Agreement may be executed in counterparts, all such counterparts will constitute the same instrument and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart, each of which shall be an original and all of which shall together constitute one and the same instrument.

[LEFT BLANK INTENTIONALLY AND SIGNATURES ON NEXT PAGES]

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IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed on the date set forth under their signatures below, and effective as of the date of the last party to sign.

CITY OF LAS VEGAS

"Grantor"

By: _____
Carolyn G. Goodman, Mayor

Date: _____

ATTEST:

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

APPROVED AS TO FORM:

By: John S. Ridilla 4/7/2020
Deputy City Attorney Date

STATE OF NEVADA)

)ss.

COUNTY OF CLARK)

This instrument was acknowledged before me on the _____ day of _____, 2020, by Carolyn G. Goodman as Mayor of the City of Las Vegas, a Nevada municipal corporation.

By: _____
Notary Public

[SIGNATURES CONTINUED ON NEXT PAGE]

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220 NORTH 4TH STREET, LLC

By: DTG LAS VEGAS, LLC
Its Manager

"Grantee"

By: DocuSigned by: Shaul Kuba 81AFEDC44E6A459...

Printed Name: Shaul Kuba

Title: Vice President

Date: April 1, 2020

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the _____ day of _____, 2020_, by

_____ as _____ of

18 Fremont Street Acquisition, LLC.

By: _____
Notary Public

DocuSign Envelope ID: FEF59E80-9EA0-4C27-A6F9-2CC614F36DC1

EXHIBIT A

LEGAL DESCRIPTION OF BENEFITTED PARCEL

[SEE ATTACHED]

BENEFITTED PARCEL

DOWNTOWN GRAND HOTEL PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

APN: 139-34-514-009:

A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN IN THAT CERTAIN FINAL MAP ENTITLED "LADY LUCK", A COMMERCIAL SUBDIVISION AS SHOWN IN BOOK 131, PAGE 25 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STEWART AVENUE AND FOURTH STREET; THENCE ALONG THE CENTERLINE OF STEWART AVENUE NORTH 62°14'29" WEST (RECORDED) [NORTH 62°14'13" WEST (MEASURED)],39.99 FEET (RECORDED) [40.00 (MEASURED)]; THENCE DEPARTING SAID CENTERLINE SOUTH 27°45'31" WEST (RECORDED) [SOUTH 27°45'47" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00 (MEASURED)] TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STEWART AVENUE BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF FOURTH STREET, SOUTH 27°44'55" WEST (RECORDED) [SOUTH 27°45'25" WEST (MEASURED)], 389.77 FEET (RECORDED) [389.79 (MEASURED)] TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'18" (RECORDED) [89°59'48" (MEASURED)], AN ARC LENGTH OF 15.71 FEET (RECORDED) [15.71 (MEASURED)] TO THE NORTHERLY RIGHT-OF-WAY OF OGDEN AVENUE; THENCE NORTH 62°14'47" WEST (RECORDED) [NORTH 62°14'47" WEST (MEASURED)], ALONG SAID RIGHT-OF-WAY 139.97 FEET (RECORDED) [139.99 (MEASURED)]; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 27°44'57" EAST (RECORDED) [NORTH 27°45'24" EAST (MEASURED)], 152.91 FEET (RECORDED) [152.93 (MEASURED)]; THENCE NORTH 62°14'39" WEST (RECORDED) [NORTH 62°14'34" WEST (MEASURED)], 10.00 FEET (RECORDED) [10.00 (MEASURED)]; THENCE NORTH 27°44'57" EAST (RECORDED) [NORTH 27°44'24" EAST (MEASURED)], 99.96 FEET (RECORDED) [99.96 (MEASURED)]; THENCE NORTH 62°14'36" WEST (RECORDED) [NORTH 62°14'34" WEST (MEASURED)], 179.97 FEET (RECORDED) [179.99 (MEASURED)]; THENCE SOUTH 27°45'00" WEST (RECORDED) [SOUTH 27°45'24" WEST (MEASURED)], 3.00 FEET (RECORDED) [3.00 (MEASURED)]; THENCE NORTH 62°14'19" WEST (RECORDED) [NORTH 62°14'37" WEST (MEASURED)], 40.00 FEET (RECORDED) [40.00 (MEASURED)]; THENCE NORTH 27°45'00"

EAST (RECORDED) [NORTH 27°45'24" EAST (MEASURED)], 149.92 FEET (RECORDED) [149.94 (MEASURED)] RETURNING TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STEWART AVENUE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 62°14'30" EAST (RECORDED) [SOUTH 62°14'13" EAST (MEASURED)], 379.93 FEET (RECORDED) [379.98 (MEASURED)] TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS IN GRANT DEED RECORDED SEPTEMBER 07, 2011 IN BOOK 20110907 AS INSTRUMENT NO. 02868 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED October 8, 2007 IN BOOK 20071008 AS INSTRUMENT NO. 0000658, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

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EXHIBIT B

EASEMENT AREA
EXHIBIT AND LEGAL DESCRIPTION

[SEE ATTACHED]

JEMISON SURVEYING & SERVICES
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA 89128

A LEGAL DESCRIPTION FOR
NON-OCCUPIABLE EXTENDED STRUCTURAL SLAB "OGDEN AVE"

EXPLANATION

THE PURPOSE OF THIS DOCUMENT IS TO DEFINE AN AIRSPACE EASEMENT TO BE GRANTED BY THE CITY OF LAS VEGAS

LEGAL DESCRIPTION

A PORTION OF THE LANDS SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF OGDEN AVENUE AND FOURTH STREET AS SHOWN ON MAP ON FILE IN BOOK 67 OF SURVEYS, PAGE 79, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, THENCE ALONG SAID CENTERLINE OF OGDEN AVENUE, NORTH 62°04'36" WEST, 151.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 27°55'24" EAST, 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OGDEN AVENUE (40' FROM CENTERLINE) AS SHOWN IN BOOK 0000, DOCUMENT NO. 15305, RECORDED MAY 10, 1905, OF OFFICIAL RECORDS, CLARK COUNTY NEVADA, ALSO BEING THE **POINT OF BEGINNING.**

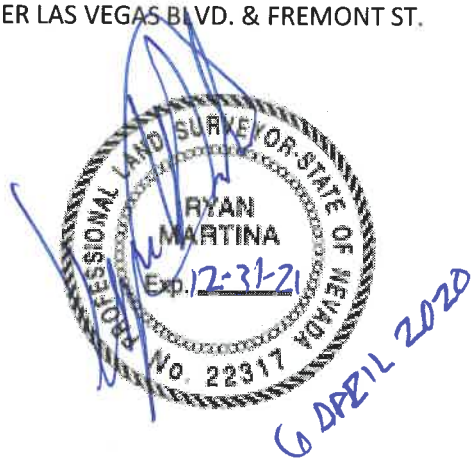
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 62°04'36" EAST, 75.50 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 27°55'24" WEST, 2.10 FEET; THENCE NORTH 62°04'36" WEST, 75.50 FEET; THENCE NORTH 27°55'24" EAST, 2.10 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE **POINT OF BEGINNING**.

CONTAINING 158.63 SQUARE FEET MORE OR LESS, AND THE ASSOCIATED AIRSPACE WHICH IS CONTAINED WITHIN A HORIZONTAL BASE PLANE WHICH BEGINS AT ELEVATION (BOTTOM OF FACIA AND SIGNAGE) OF 2027.10' AND IS LIMITED TO 4.10 FEET ABOVE THIS BASE PLANE.

THE ABOVE DESCRIBED PARCEL IS SHOWN AS EXHIBIT "1" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

BASIS OF BEARING
SOUTH 62°04'45" EAST - BEING THE CENTERLINE OF STEWART AVE. AS SHOWN BY MAP THEREOF IN FILE 67, PAGE 79 OF SURVEYS, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK
8LV0134N6 - BEING A RIVET AND PLATE IN TOP OF CURB SW CORNER LAS VEGAS BLVD. & FREMONT ST.
2007.32 US SURVEY FEET (NAVD88 2008)



6 APRIL 2020

PREPARED BY:
RYAN MARTINA, PLS NO. 22317
JEMISON SURVEYING AND SERVICES, INC.
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA 89128

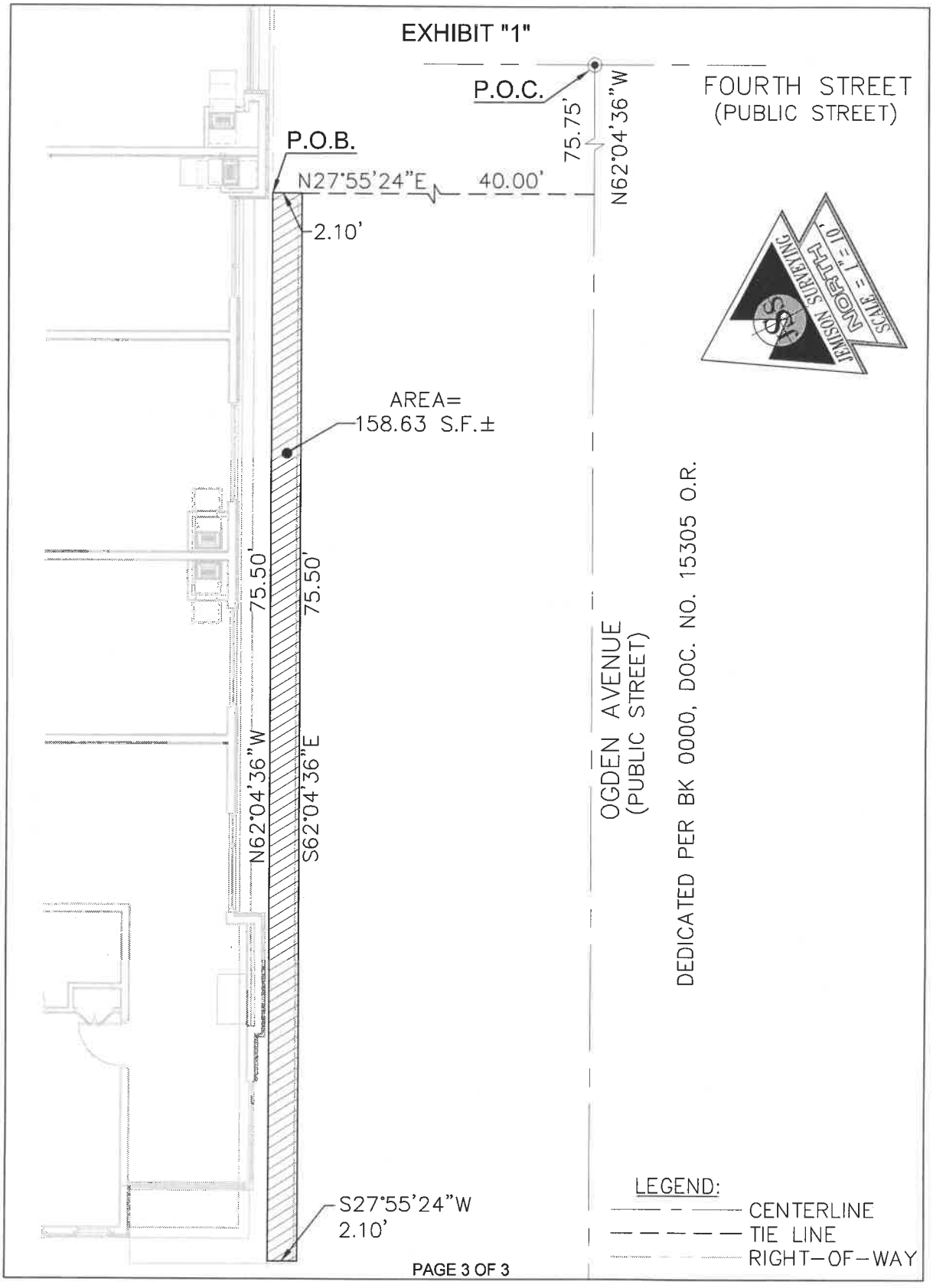


EXHIBIT "1"
P.O.C.
P.O.B.
FOURTH STREET
(PUBLIC STREET)
N62°04'36"W
75.75'
N27°55'24"E
40.00'
2.10'
AREA=
158.63 S.F.±
75.50'
75.50'
N62°04'36"W
S62°04'36"E
OGDEN AVENUE
(PUBLIC STREET)
DEDICATED PER BK 0000, DOC. NO. 15305 O.R.
S27°55'24"W
2.10'
JENNISON SURVEYING, INC.
1" = 10'
LEGEND:
CENTERLINE
TIE LINE
RIGHT-OF-WAY
PAGE 3 OF 3

JEMISON SURVEYING & SERVICES
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA 89128

A LEGAL DESCRIPTION FOR A
NON-OCCUPIABLE EXTENDED STRUCTURAL SLAB "STEWART AVE"

EXPLANATION

THE PURPOSE OF THIS DOCUMENT IS TO DEFINE AN AIRSPACE EASEMENT TO BE GRANTED BY THE CITY OF LAS VEGAS

LEGAL DESCRIPTION

A PORTION OF THE LANDS SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STEWART AVENUE AND FOURTH STREET AS SHOWN ON MAP ON FILE IN BOOK 67 OF SURVEYS, PAGE 79, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, THENCE ALONG SAID CENTERLINE OF STEWART AVENUE, NORTH 62°04'45" WEST, 93.33 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 27°55'15" WEST, 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STEWART AVENUE (40' FROM CENTERLINE) AS SHOWN IN BOOK 0000, DOCUMENT NO. 15305, RECORDED MAY 10, 1905, OFFICIAL RECORDS, CLARK COUNTY NEVADA, ALSO BEING THE **POINT OF BEGINNING.**

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 62°04'45" WEST, 13.50 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 27°55'15" WEST, 1.30 FEET; THENCE SOUTH 62°04'45" EAST, 13.50 FEET; THENCE SOUTH 27°55'15" WEST, 1.30 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE **POINT OF BEGINNING**.

CONTAINING 17.51 SQUARE FEET MORE OR LESS, AND THE ASSOCIATED AIRSPACE WHICH IS CONTAINED WITHIN A HORIZONTAL BASE PLANE WHICH BEGINS AT ELEVATION (BOTTOM OF FACIA) OF 2029.30' AND IS LIMITED TO 1.90 FEET ABOVE THIS BASE PLANE.

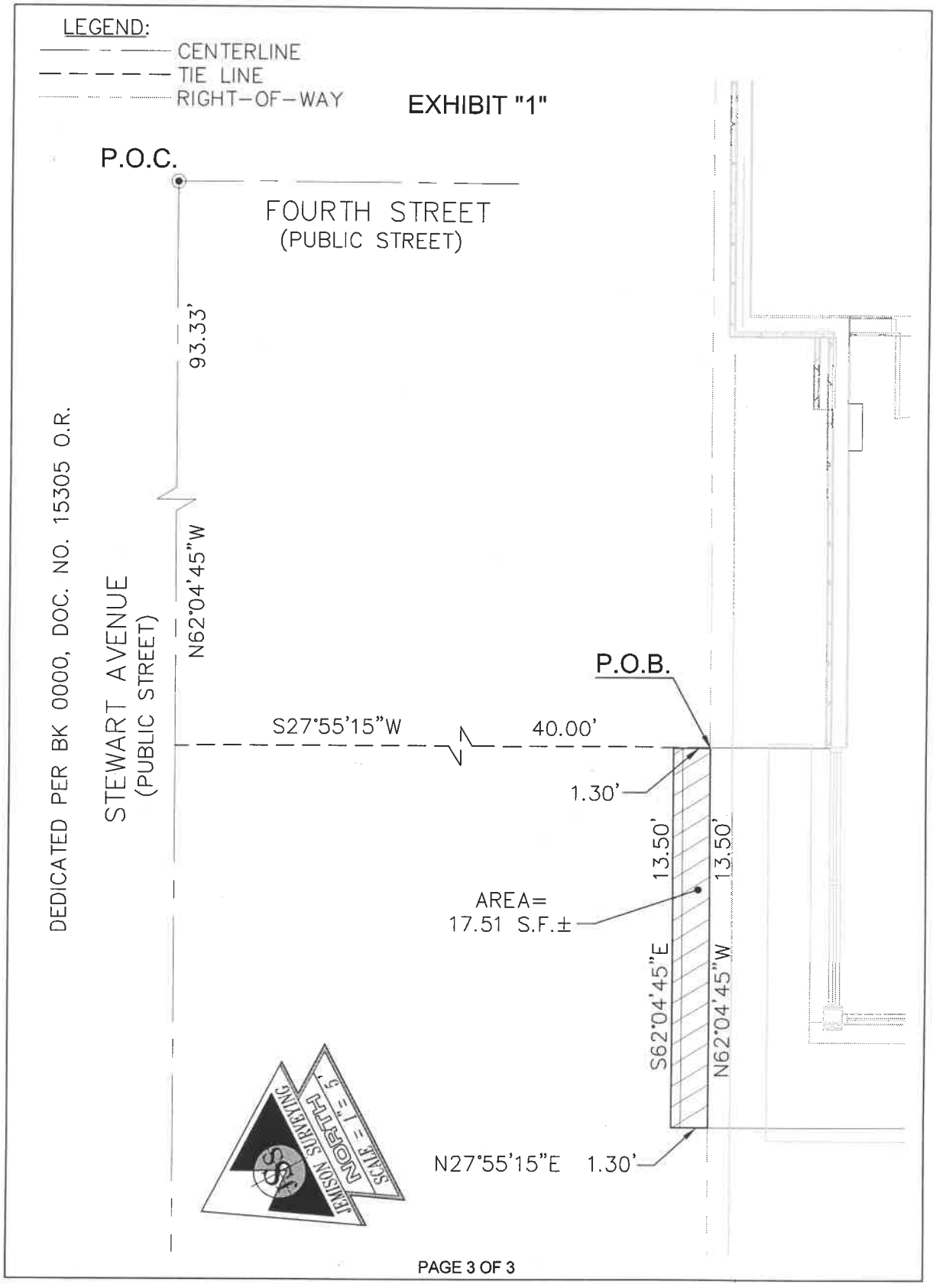
THE ABOVE DESCRIBED PARCEL IS SHOWN AS EXHIBIT "1" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

BASIS OF BEARING
SOUTH 62°04'45" EAST - BEING THE CENTERLINE OF STEWART AVE. AS SHOWN BY MAP THEREOF IN FILE 67, PAGE 79 OF SURVEYS, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK
8LV0134N6 - BEING A RIVET AND PLATE IN TOP OF CURB SW CORNER LAS VEGAS BLVD. & FREMONT ST.
2007.32 US SURVEY FEET (NAVD88 2008)



PREPARED BY:
RYAN MARTINA, PLS NO. 22317
JEMISON SURVEYING AND SERVICES, INC.
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA 89128


LEGEND:
CENTERLINE
TIE LINE
RIGHT-OF-WAY
EXHIBIT "1"
P.O.C.
FOURTH STREET
(PUBLIC STREET)
93.33'
N62°04'45"W
STEWART AVENUE
(PUBLIC STREET)
DEDICATED PER BK 0000, DOC. NO. 15305 O.R.
P.O.B.
S27°55'15"W
40.00'
1.30'
13.50'
13.50'
AREA=
17.51 S.F.±
S62°04'45"E
N62°04'45"W
N27°55'15"E
1.30'
SCALE 1" = 5'
JEMISON SURVEYING
NORTH

PAGE 3 OF 3

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
25

DEPARTMENT: Youth Development & Social Innovation **CONSENT**
DIRECTOR: Tammy Malich

SUBJECT:
For possible action to approve a grant award from AmeriCorps VISTA to the City of Las Vegas (City) in the amount of $74,940 which will be matched with City funding in the amount of $12,490 to support various focus areas of City programing (General Fund) - All Wards

FISCAL IMPACT:
Budget Funds Available
Amount: 12,490
Funding Source: General Fund
Dept./Division: Youth Development & Social Innovation

PURPOSE/BACKGROUND:
The city of Las Vegas received a grant from AmeriCorps VISTA in the amount of $74,940. For 7 VISTA members that will support Workforce Development, Chronic Absenteeism, Veteran and Service Member Suicide Prevention/ Mental Health, Las Vegas My Brother's Keeper Alliance, and Neighborhood Revitalization. The AmeriCorps VISTA grant investment of $74,940 will be matched with City funding in the amount of $12,490. The project and budget period are for a one-year cycle, based on AmeriCorps VISTA Grant Award from the Corporation of National and Community Service.

RECOMMENDATION:
Staff recommends the City Council accept the grant award and authorize the Mayor to sign all related agreements following approval of City Attorney.

BACKUP DOCUMENTATION:
1. 2020-2021 AmeriCorps VISTA MOA
2. Signed Notice of Grant Award 2020

CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
AmeriCorps VISTA

MEMORANDUM OF AGREEMENT

Between

City of Las Vegas
495 S. Main Street
5th Floor
Las Vegas, NV 89101-0000
EIN: 886000198

and

Corporation for National and Community Service
Nevada State Office
Corp. for National and Community Service
250 E Street SW
Washington, DC 20525-3249

Pursuant to Title I, Pub.L. 93-113, the Domestic Volunteer Service Act of 1973, as amended, 87 Stat. 394 hereinafter, the "Act"

This Memorandum of Agreement, hereinafter referred to as "the Agreement", between the two above-captioned parties: 1) Corporation for National and Community Service, hereinafter referred to as "CNCS"; and 2) City of Las Vegas, hereinafter referred to as the "Sponsor", sets forth the parties' understanding concerning the establishment and operation of a local project under the AmeriCorps VISTA program, pursuant to Title I, Part A of the Domestic Volunteer Service Act, as amended, (42 U.S.C.§§ 4950 et seq.), hereinafter may be referred to as "the Act". The primary purpose of this agreement is for CNCS to provide the Sponsor with up to seven (7) AmeriCorps VISTA members and up to zero (0) Summer Associates to perform volunteer service to strengthen and supplement efforts to eliminate poverty and poverty-related human, social, and environmental problems as specified in the Project Application The Project Application is incorporated in this Agreement by reference.

The project shall be cost-shared between CNCS and the Sponsor. Accordingly, the Agreement provides for the Sponsor's funding of up to $12,490.00 to cost-share up to one (1) AmeriCorps VISTA member(s) and up to zero (0) Summer Associates and the assignment of up to six (6) AmeriCorps VISTA members(s) and up to zero (0) Summer Associates supported by CNCS. The Sponsor's cost-share of up to one (1) VISTAs and Summer Associates is subject to annual review and renewal. The final numbers of AmeriCorps VISTA members and/or Summer Associates placed may be less than the number listed above due to considerations, such as those related to the management, resources and budget of the VISTA program. Specific details regarding cost-share payment roles and responsibilities associated with this Agreement are set forth in the linked Provisions.

This Agreement shall become effective on the date of 04/26/2020 or the execution of this Agreement, whichever is later. The date of execution of this agreement is the date that the final signatory for either party signs and dates this Agreement. This Agreement is subject to performance of the terms as set forth in this Agreement and the linked Provisions. Activity on the project shall be deemed to have begun on 04/26/2020 and shall end thereafter on 04/24/2021, unless terminated sooner by either or both of the parties.

Click below to view:
General Provisions of the Cost Share MA

In witness whereof, the parties whose signatures appear below attest to having the authority to enter into this Agreement and agree that this Agreement will become effective on the aforementioned date. (The Sponsor and Corporation for National and Community Service staff must sign the Memorandum of Agreement even though single signatures only are required for grant agreements.)

Sponsor

Electronically
Signed By: Malich, Tammy

Title:

Date: 02-APR-20

City of Las Vegas

Address: 495 S. Main Street
5th Floor
Las Vegas, NV 89101-0000

Phone: (702) 229-1836

Sponsor Location Code Number: 61509

Sponsor DUNS Number: 030381610

Corporation for National and Community Service

Electronically
Signed By: Johnson, Matthew E

Title: State Program Director

Date: 02-APR-20

Corporation for National and Community Service

Address: Nevada State Office
Corp. for National and Community Service
250 E Street SW
Washington, DC 20525-3249

Phone: (775)784-7474

Electronically
Signed By: Weiss, Kira

Title: Management and Program Analyst

Date: 02-APR-20

Corporation for National and Community Service

Address: 250 E Street SW
Suite 300
Washington, DC 20525-0001

Phone: 202-606-6626

Notice of Grant Award

Corporation for National and Community Service
601 Walnut Street, Suite 876 E
Philadephia, PA 19106-3323

VISTA State Grantee

City of Las Vegas
495 S. Main Street 5th Floor Las Vegas NV 89101-0000

EIN: 886000198
DUNS: 030381610

Award Information

Agreement No.:	**19VSPNV001**	Performance Period:	**04/26/2020 - 04/24/2021**
Amendment No.:	**0**	Budget Period:	
CFDA No.:	**94.013**	Grant Year:	**2**

Award Description

Purpose

The purpose of this award is to assist the Project Sponsor in carrying out an anti-poverty AmeriCorps VISTA project as authorized under Title I, Part A of the Domestic Volunteer Service Act of 1973, as amended (Pub. L. 93–113).

Funding Information

Year 2	Previously Awarded This Year	This Award/ Amendment	Total Current Year
Total Obligated by CNCS	$0	$0	$0
Grantee's Unobligated Balance (Carryover)	$0	$0	$0
Total Available	$0	$0	$0

Cumulative Funding for Project Period

Total Awarded in Previous Amendments	$0
Total CNCS Funds Awarded to Date	

Funding Source and Amount

Not applicable to this award.

Terms of Acceptance: 2020: The Sponsor agrees to comply with all terms and conditions (T&C) of the Memorandum of Agreement and all federal statutes, regulations and guidelines applicable to the VISTA program. CNCS T& Cs are binding on grantees receiving cash awards. By accepting VISTA funds, the grantee agrees to comply with (1) the FY2020 CNCS General T&Cs; (2) the FY2020 VISTA Program Grant T&Cs (if receiving a VISTA Program Grant); (3) FY2020 VISTA Support Grant T&Cs (if receiving a VISTA Support Grant); and (4) updates to (1)-(3) made during the award period. All terms and conditions are found at: http://www.nationalservice.gov/resources/terms-and-conditions-cncs-grants Grantee agrees to operate in accordance with the approved application and budget.

Corporation for National and Community Service:

04/02/2020

Signature — Award Date

City of Las Vegas

Legal Applicant

Approved as to form
John S. Ridilla 4/9/2020
John Ridilla — Date
Deputy City Attorney

Notice of Grant Award

601 Walnut Street, Suite 876 E
Philadephia, PA 19106-3323

VISTA State

Grantee

City of Las Vegas
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AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
26

DEPARTMENT: Community Services **DISCUSSION**
DIRECTOR: Kathi Thomas-Gibson

SUBJECT:
Discussion for possible action regarding the City of Las Vegas Amended FY2019-2020 Action Plan that secures Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funds totaling $4,900,673 from the Department of Housing and Urban Development (HUD) to prevent, prepare for, and respond to the Coronavirus pandemic - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The supplemental grant funds are referred to as CV funds and the city of Las Vegas received the following program allocations: CDBG-CV $3,082,302; ESG-CV $1,537,579; and HOPWA-CV $280,792. In order to accept the CARES Act supplemental federal funds to prevent, prepare for, and respond to COVID-19, the city of Las Vegas must submit an Amended FY2019-2020 Action Plan to U.S. Department of Housing and Urban Development (HUD). The Draft Amended FY2019-2020 Action Plan outlines activities that may be undertaken by the city of Las Vegas to prevent, prepare for, and respond to COVID-19 until the funds expire on September 30, 2021.

RECOMMENDATION:
Staff recommends that the City Council approve the submittal of the city of Las Vegas Amended FY2019-2020 Action Plan to HUD including consideration of public comment as required by HUD and receipt of the supplemental CDBG-CV, ESG-CV, and HOPWA-CV CARES Act funds. Staff also recommends that the Director of Office of Community Services be authorized to execute any related agreements, award unallocated funds, and reprogram unspent funds in the event that funds are recaptured.

BACKUP DOCUMENTATION:
1. Amended FY2019-2020 Action Plan (HUD) - Draft
2. Submitted after Final Agenda - Request to Strike Submitted by Staff

Amended Sections:

AP-05 Executive Summary
AP-15 Expected Resources
AP-20 Annual Goals and Objectives
AP-35 Projects

The inclusion of CARES Act funding has been highlighted throughout the Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Las Vegas is amending its 2019 - 2020 HUD Action Plan to include the utilization of funds received through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19).

The City has received: CDBG-CV $3,082,302.00, ESG-CV $1,537,579.00, and HOPWA-CV $280,792.00. HUD has provided the following flexibilities:

CDBG-CV: HUD is waiving the requirements at 42 U.S.C. 12705(a)(2) to the extent it requires updates to the housing and homeless needs assessment, housing market analysis, and strategic plan and 24 CFR 91.220 and 91.320 to the extent the action plan is limited to a specific program year to permit grantees to prepare substantial amendments to their most recent annual action plan, including their 2019 annual action plan. Also, HUD is waiving 24 CFR 91.505 to facilitate the use of CDBG-CV funds to the extent necessary to require submission of the substantial amendment to HUD for review under 24 CFR 91.500.

ESG-CV: HUD allows for certain flexibilities and conditions for use of these funds given the immediate needs faced by our communities: 1) The funds may be used to cover or reimburse allowable costs incurred by a State or locality before the award of funding (including prior to signing the CARES Act); 2) The funds are not subject to the spending cap on emergency shelter and outreach; 3) The funds are exempt from ESG Matching requirements; 4) The funds may be used to provide homelessness prevention assistance to any individual or family who does not have income higher that HUD's Very Low-Income Limit for the area and meets criteria of the "at risk homelessness" definition in 24CFR 576.3; 5) Recipients may deviate from applicable procurement standards when using these funds to procure goods and services; 6) While HUD encourages offering of treatment and supportive services when necessary to assistant vulnerable homeless populations, individuals and families experiencing homelessness must not be required to receive treatment or perform any other prerequisite activities as a condition for receiving shelter, housing, or other services for which these funds are used, notwithstanding 24 CFR 576.401(e).

HOPWA-CV: Funds may be used as support to maintain operations and for rental assistance, supportive services, and other necessary actions. HUD has provided additional flexibility to program participants to prevent the spread of COVID-19 and to facilitate assistance to eligible communities and households economically impacted by the virus.

The submission of the Annual Action Plan meets the United States Department of Housing and Urban Development (HUD) requirements for consolidating several grant programs into one proposal. These programs include Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership Act (HOME), and Housing Opportunities for Persons with AIDS (HOPWA), and Lead Hazard Control and Healthy Homes. HUD released the 2019-2020 allocation amounts for CDBG, ESG, HOPWA, and HOME in May 2019.

- CDBG $5,074,650
- ESG $441,833
- HOME $2,019,021
- HOPWA $1,712,967

Besides, the City of Las Vegas (CLV) leverages funding to provide additional valuable services to our most vulnerable citizens, below are estimated 2019-2020 funding amounts which may change once State of Nevada allocations are announced:

- Low Income Housing Trust Fund (LIHTF) $922,150
- State HOME $408,025
- General Funds

In this proposal, the City of Las Vegas intends to describe its July 1, 2019 – June 30, 2020 initiatives for providing adequate housing and education, promoting safe and livable communities, and creating self-sustaining opportunities for the homeless, low and moderate-income households using the aforementioned aggregate funds.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City will use its allocation of CARES Act funds for homeless prevention, economic development assistance, and to serve the HIV/AIDS population. A Request for Proposal will be published for agencies who serve the HIV/AIDS community that will carry out services that allow for access to essential services and supplies, education on ways to reduce the risk of getting sick or spreading infectious diseases, provide transportation services including costs for privately-owned vehicle transportation when needed

to access medical care, supplies, food and commute to places of employment, provide nutritious meals and lodging at hotels and motels to quarantine, and provide short-term rent, mortgage, and utility assistance.

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Our community outreach modalities and initiatives are multifaceted; all with the ultimate goal of reducing homelessness, providing adequate housing and education, promoting safe and livable communities, and creating self-sustaining opportunities for low and moderate-income households. The City of Las Vegas, along with its many community partners, intends on implementing the following strategies in order to achieve its objectives:

Neighborhood Revitalization

- Implement measures to prevent neighborhood blight
- Improve Neighborhood Empowerment
- Enhance Senior Services

Continuum of Care

- Develop partnerships to provide assessment, case management and job connections
- Bridge gaps in services for veterans, service members, and their families
- Connect released prisoners to community resources

Prevention and Reduction of Homelessness

- Expand access to homeless services and housing placement by filling existing service gaps in the City's urban core.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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The full range of public services, HOME, and Lead Hazard Control and Healthy Home activities are priorities of the OCS FY19 Strategic Plan to Reduce Homelessness, Preserve Neighborhoods, and Improve Quality of Life.

In order to assess the efficacy in which OCS delivers those services through our community partnerships, OCS conducts onsite-monitoring visits, performs desk audits, and recently implemented an electronic performance metrics dashboard. These tools also assist the City in strengthening its community partnerships and facilitate technical assistance as necessary.

Public Services: The City's onsite-monitoring visits of its CDBG and HOPWA programs for the 2017-2018 highlighted the critical services our community partners provide to the City's most vulnerable citizens and the efficiency and effectiveness of carrying out those services. The City partnered with twenty-one CDBG and seven HOPWA subrecipients. Of the twenty-one CDBG recipients monitored, the monitoring team issued three findings. The findings addressed recordkeeping and intake requirements. The results of the HOPWA visits revealed the opportunity for greater collaboration with our agencies to improve health and housing management between Ryan White and HOPWA.

CDBG, HOPWA, and ESG subrecipients have an aggregate total, as of January 31, 2019, of 2,838 new clients, 1,274 existing enrollees, and 3,083 participants who either have exited or been discharged from the programs.

HOME: As previously mentioned, reducing homelessness is a City priority that requires adequate affordable housing. Currently the City of Las Vegas is considering two future projects, the rehabilitation of 125 units at 1720 Searles and the construction of 43 new units of affordable housing at 4445 Diamond Drive. OCS conducted onsite monitoring visits of its 41 projects which revealed excellent compliance with the exception of two. The monitoring team issued findings as a result using incorrect rent limits table and failure to renew leases upon expiration. Each recipient received recommendations as to how to resolve the findings.

Lead Hazard Control and Healthy Home: OCS is in its second program year of its Lead Hazard Control and Healthy Homes program and has completed multiple lead based paint hazard evaluations on several eligible properties, conducted extensive outreach, and hired a contractor for lead hazard construction.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

HUD has waived the requirements for jurisdictions to follow its original Citizen Participation Plans in response to the immediate needs of the community. Correspondingly, the City has updated its Citizen Participation Plan to define "reasonable notice and opportunity" as it pertains to HUD's waiver of no less than 5 days for public comment for any substantial amendment related to COVID-19. Such amendments are time-limited to June 30, 2021. The updated Citizen Participation Plan and amended HUD 2019-2020 Action Plan were published for public comment from April 28, 2020, through May 3, 2020.

The City of Las Vegas follows its Citizen Participation Plan to provide all citizens the opportunity to participate in the planning, implementation, and assessment of the CDBG, ESG, HOPWA, and HOME

programs. This process is led by the Community Development Recommending Board (CDRB) which is appointed by the City Council to obtain input from citizens in their respective wards. It is a committee of up to thirteen (13) members who review the applications, attend presentations the applicants and discuss recommendations for funding.

The grant selection process differed this year as the CDRB was installed to evaluate whether second-year funding would be granted to those agencies that applied and that were awarded a two-year grant in 2018. In addition to the participation of the CDRB, the evaluation and deliberation meeting agenda was advertised in accordance with Open Meeting Law and posted in various locations around the city and on the City of Las Vegas' website beginning on Tuesday, March 19, 2019, for the Tuesday, March 26, 2019 meeting. Agencies that did not meet their established performance measures were invited to address the CDRB and provide reasons for their performance. The meeting was open to all agencies and to all interested parties and was conducted in two adjoining handicapped accessible rooms in Las Vegas City Hall. Additionally, City Council voted to approve the CDRB recommendations in an open meeting held on May 15, 2019, which allowed for citizen participation.

On Monday, April 8, 2019, the City publicized the availability of the 2019-2020 Action Plan in the Las Vegas Review-Journal media outlet for comment. It included how the public could access the Action Plan. In addition, the City uploaded a copy on its website, provided hard copies upon request, and invited the public to submit their written comments to the Office of Community Services. The Public Review and Comment period ended Tuesday, May 14, 2019. The City held a subsequent public hearing at the June 5, 2020, City Council meeting.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received in regards to the FY 2019-2020 Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments were received in regards to the FY 2019-2020 Action Plan.

7. Summary

The City is amending its HUD 2019-2020 Annual Action Plan and Citizen Participation Plan to include the use of its CARES Act CDBG-CV, ESG-CV, and HOPWA-CV distributions to prevent, prepare for, and respond to COVID-19.

The City's 2019-2020 Annual Action Plan describes the anticipated programs and services that will be provided during the year. These programs and services will address the following community needs:

safe, suitable and affordable housing, safe and livable communities, community and individual enrichment and growth opportunities, and opportunities for low and moderate-income households. The program goals in the FY 2019-2020 Action Plan target community needs and focus on City Council priorities for addressing homelessness.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	LAS VEGAS	Office of Community Services (OCS)
HOPWA Administrator	LAS VEGAS	Office of Community Services (OCS)
HOME Administrator	LAS VEGAS	Office of Community Services (OCS)
ESG Administrator	LAS VEGAS	Office of Community Services (OCS)

Table 1 – Responsible Agencies

Narrative (optional)

CLV, OCS is responsible for the administration of CDBG, ESG, HOME, and HOPWA programs in addition to other funding sources. It administers programs that align with City Council Priorities and community needs; as well as, partners with local agencies and jurisdictions to broaden the reach of programs and services accessible to Low/Mod income residents.

Consolidated Plan Public Contact Information

Arcelia Barajas, Community Services Administrator

City of Las Vegas, Office of Community Services

495 S. Main Street

Las Vegas, Nevada 89101

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Las Vegas, Office of Community Services is a part of a multi-agency network whose mission is to address the special needs that plague our communities and eliminate homelessness. While the City's partnerships include participation in statewide outreach efforts, it also partners with non-profit organizations to provide invaluable and varied social services to low to moderate income residents, at risk youth, senior citizen advocacy, and homeless citizens using CDBG, ESG, HOME, and HOPWA Funds.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

In an effort to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies, the City of Las Vegas opened a Request for Qualifications for the building and operation of two health and wellness centers in Las Vegas. The process began with two meetings of Federally Qualified Health Centers (FQHC) representatives where subject matter experts in community health and other interested stakeholders convened to discuss the potentiality of launching health and wellness centers and to seek input on the project. The Request for Qualifications opened Monday, July 16, 2018 and closed Thursday, November 15, 2018.

In its effort to select a private partner for the health and wellness center, the City of Las Vegas hosted a review process for the applicants of the Health and Wellness Center funding on Tuesday, December 18, 2018. The panel included subject matter experts of the following fields: county government/social services; mental and behavioral health; facility building and rehabilitation; non-profit management, homelessness, and medical clinic programming and operations. Panel members were asked specific questions relative to the support of patients who are homeless, low and very low income as well as to the support of patients who have diagnosed and undiagnosed mental illnesses.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Las Vegas coordinates with the Southern Nevada Homelessness Continuum of Care (SNH CoC) by requiring all of CLV ESG sub recipients to participate in the Homeless Management Information System (HMIS), per the HEARTH Act and the ESG and SNH CoC Interim Rules. Through the coordinated entry process, all persons experiencing homelessness in the SNH CoC are assessed for vulnerability/need, prioritized for housing/services on that basis, and matched/referred to appropriate homeless and mainstream resources. All sub recipients are required to assist homeless individuals and families to obtain other Federal State, local and private assistance available to assist the participants in

obtaining and maintaining housing stability, including but not limited to the following: Medicaid, SNAP, WIC, SSDC, SSI, TANF etc.

Although, Clark County Social Service provides the staff support for much of the activities of the SNH CoC. Such as yearly strategic planning, inclement weather shelter, Homeless Management Information System, and HEARTH ACT implementation and compliance. The SNH CoC is comprised of local stakeholders, including the City of Las Vegas. The City participates in the annual homeless census (Point-In-Time Count), identification of homeless issues and gaps in services, coordination of HUD entitlement funds, and the development and support of homeless services. City of Las Vegas staff also participates in several of the SNH CoC working groups on an ongoing basis to collaborate on regional efforts. The City specifically participates in the Evaluation Working group (EWG), which is responsible for leading efforts as it relates to funding priorities, collaborative application process, RFPs and evaluations associated with homeless efforts and ESG coordination.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Las Vegas is an active member of Southern Nevada's CoC Evaluation Committee. ESG is a standing item on the SNH CoC EWG monthly meeting agenda, where ESG grantees including the City of Las Vegas provide information on the allocation of ESG funds, discuss ESG application process, and develop written standards and reports on sub recipient monitoring. The SNH CoC EWG also reviews and approves the ESG written standards and HMIS administration policies. All ESG sub recipients are required to participate in HMIS and data gathered is shared with the SNH CoC. The City of Las Vegas in conjunction with other ESG grantees work with the SNH CoC to ensure collaboration, non-duplication of services and maximum use of resources.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Las Vegas works with the Southern Nevada Regional Housing Authority to provide single family housing and to rehabilitate multi-family housing units through a continued partnership to increase the availability of affordable housing in the communities.
2	**Agency/Group/Organization**	Silver State Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Las Vegas has a continued partnership with Silver State Fair Housing to provide fair housing resources to City of Las Vegas residents. In addition it provides on-going training and education to city staff and community partners to ensure current guidelines and regulations pertaining to fair housing are being upheld.
3	**Agency/Group/Organization**	Ryan White Planning Council
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city has a seat on the Ryan White Planning Council. The planning council meets monthly to discuss opportunities for service enhancement and coordination among the HIV/AIDS continuum.

4	**Agency/Group/Organization**	City of Las Vegas Homeless Advisory Committee
	Agency/Group/Organization Type	Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Las Vegas Homeless Advisory Committee meets quarterly to discuss specific strategies to help address homelessness throughout the community, particularly to discuss and strategize regarding the specific issues which prevent individuals from obtaining services.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Clark County, NV	The Southern Nevada Homelessness CoC Board is the official board acting on behalf of the CoC to take care of all related business requiring direction and/or formal actions and furthering the mission to end homelessness in Southern Nevada. The goals of the CoC to address homeless and the prevention of homeless are adopted in full by the City of Las Vegas. HYPERLINK: helphopehome.org/

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Services Strategic Business Plan	City of Las Vegas, Office of Community Services	This plan is updated annually to reflect the Office of Community Services' goals and measures for all its initiatives including homelessness, housing, and community and neighborhood revitalization.
HUNDRED Plan	City of Las Vegas	This plan was developed for the Westside Neighborhood and is a vital step in identifying the opportunities to link with the past and create a familiar bridge to the future. Presented within the Plan is a strong vision with practical projects, the stories of stakeholders and community members, improvement program ideas, and proposed regulation and zoning that together, will transform the Westside into a vibrant neighborhood.
Innovations in Education	City of Las Vegas	The City aspires to facilitate transformational change in a small group of 16 schools by coordinating efforts across multiple systems to achieve its overarching vision of Las Vegas schools in the impact zone to becoming a national model of school improvement and community engagement.
Las Vegas 2020 Master Plan	City of Las Vegas	The Master Plan provides in-depth policy direction for future land use decisions and related aspects of corporate planning in the city of Las Vegas as well as addresses housing, parks, and transit.
Reinvent Schools	City of Las Vegas	This program has been a beneficial resource in the community valuing and supporting boys and young men of color. It is about changing community conditions to ensure all young people reach their fullest potential. The ultimate result of empowering youth, investing in our shared future, and collective prosperity.
So. NV Comprehensive Economic Development Strategy	Las Vegas Global Alliance (LVGEA)	The strategy is the result of a joint effort between LVGEA and over 300 stakeholders in Southern Nevada with the purpose of diversifying Southern Nevada's economy and laying the foundations for long-term economic stability.
So. NV Strong Regional Plan	Southern Nevada Strong	SNS is a collaborative regional planning effort funded by a $3.5MIL grant from HUD, DOT, and the EPA. Projects include comprehensive research and community engagement efforts to look at issues facing our community and propose collaborative solutions. The collaborative initiative worked to integrate housing, land use, economic and workforce development, transportation options, and infrastructure to support and empower local communities. HYPERLINK: sns.rtcsnv.com/

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
So. NV Regional Housing Authority Plan	SNRHA	This plan spans FY2015-FY2019 and identifies the PHA's quantifiable goals and objectives that will enable the SNRHA to serve the needs of low-income, very low-income, and extremely low income families for the next five years; also including a report on their progress in meeting those goals and objectives.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The Community Development Recommending Board (CDRB) was established as a mechanism to support citizen participation in the allocation of federal (entitlement) funding to Las Vegas agencies that provide services to low, very low, and moderate income households. The CDRB is comprised of thirteen members selected by the Las Vegas Mayor and City Council and installed to represent the six wards and an all-inclusive area of the city. Additionally, the city wards that have a concentrated number of low, very low and moderate income households have a higher number of members on the Board to ensure the welfare of those targeted wards are addressed.

The grant selection process differed this year as the CDRB was installed to evaluate whether second-year funding would be granted to those agencies that applied and that were awarded a two-year grant in 2018. In addition to the participation of the CDRB, the evaluation and deliberation meeting agenda was advertised in accordance with Open Meeting Law and posted in various locations around the city and on the City of Las Vegas' website beginning on Tuesday, March 19, 2019 for the Tuesday, March 26, 2019 meeting. Agencies that did not meet their established performance measures were invited to address the CDRB and provide reasons for their performance. The meeting was open to all agencies and to all interested parties and was conducted in two adjoining handicapped accessible rooms in Las Vegas City Hall.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community		The City's Community Development Recommending Board recommended continued funding at 2018-2019 levels for each of the City's 32 partnering agencies.		
2	Newspaper Ad	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City has received CDBG-CV ($3,082,302.00), ESG-CV ($1,537,579.00) and HOPWA-CV ($280,792.00) supplemental funds to be used to prevent, prepare for, and respond to COVID-19. These funds were allocated through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

In order to receive HUD funding, the City of Las Vegas must develop and submit a Consolidated Plan every five years and an Annual Action Plan that addressed the city's anticipated use for federal funds. HUD announced the following allocations for FY 2019/2020:

- CDBG $5,074,650
- ESG $441,833
- HOME $2,019,021
- HOPWA $1,712,967

In addition, the City of Las Vegas (CLV) leverages funding to provide additional valuable services to our most vulnerable citizens, below are estimated 2019-2020 funding amounts which may change once State of Nevada allocations are announced:

- Low Income Housing Trust Fund (LIHTF) $922,150
- State HOME $408,025
- General Funds

In this proposal, the City of Las Vegas intends to describe its July 1, 2019 – June 30, 2020 initiatives for providing adequate housing and education, promoting safe and livable communities, and creating self-sustaining opportunities for the homeless, low and moderate income

households using the aforementioned aggregate funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,074,650	0	133,578	5,208,228	0	These funds will be used to fund capital improvement projects as well as public service activities that directly benefit low to moderate-income residents.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,019,021	0	0	2,019,021	0	HOME funds are leveraged by State of Nevada HOME and Low Income Housing Trust Funds. They will be used to fund the development and retention of affordable housing units throughout the community.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,712,967	0	0	1,712,967	0	The City partners with its community agencies who use these funds to provide housing and supportive services to individuals living with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	441,833	0	0	441,833	0	The City partners with its community agencies by issuing funds to non-profit providers who deliver essential services and shelter to homeless families and individuals. Additionally, providers deliver rapid rehousing financial assistance and stabilization services to homeless families and individuals, and prevention services to families and individuals at risk of homelessness.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - federal	Acquisition Admin and Planning Economic Development Public Services Rental Assistance Supportive services	3,082,302	0	0	3,082,302	3,082,302	The CDBG-CV funds are to be used to prevent, prepare for, and respond to COVID-19. These supplemental grant funds were allocated to the City through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). Teh City will implement an Emergency Rental Assistance program, provide small businesses with economic development assistance, and/or pay the medical and clinicians contract for services delivered at the Isolation/Quarantine Complex (ISO-Q). The ISO-Q is a recently constructed facility that receives citizens experiencing homelessness who have been exposed too or have contracted the virus.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - federal	Admin and Planning Public Services Supportive services	280,792	0	0	280,792	280,792	The HOPWA-CV funds are to be used to prevent, prepare for, and respond to COVID-19. These supplemental funds were allocated to the City through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The City will publish an RFP to agencies who serve the HIV/AIDS community that can provide essential services and access to supplies.
Other	public - federal	Admin and Planning STRMU	1,537,579	0	0	1,537,579	1,537,579	The ESG-CV funds are to be used to prevent, prepare for, and respond to COVID-19. The supplemental grant funds were allocated through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The City will implement an in-house homeless prevention program and target households whose incomes are at or below 50% AMI.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - state	Acquisition Conversion and rehab for transitional housing Housing Multifamily rental new construction Multifamily rental rehab Permanent housing in facilities Rental Assistance Short term or transitional housing facilities TBRA Transitional housing	408,025	0	0	408,025	0	The State allocates a portion of their HOME funds to the City of Las Vegas which plans to use the allocation toward affordable housing projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - state	Acquisition Conversion and rehab for transitional housing Housing Multifamily rental new construction Multifamily rental rehab Permanent housing in facilities TBRA Transitional housing	912,315	0	0	912,315	0	These non-federal funds are received from the State of Nevada for use as HOME match and will be used toward affordable housing initiatives. Expected amount is :$922,150

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City is committed to supporting sustainability and affordability in our neighborhoods. During this FY the City has committed over 1 Million in general fund money to support the city-funded MORE Teams who provide daily outreach in the community and connect homeless individuals to immediate services. The city also committed over 2 Million in Redevelopment Set-Aside funding through the Office of Community Services to

support initiatives that serve homeless individuals through case management, workforce development, and bridge and transitional housing. In addition, the City has raised over $100,000 through the Mayor's Fund to pay for workforce development and the Ticket to Home Program that allows homeless individuals the opportunity to reunite with family members in other states who are willing and able to support them as they become independent. Lastly, the City satisfies matching requirements for the HOME Investment Partnership Program by leveraging State and Private Activity Bond dollars to HOME Projects; and ESG matching requirements are passed on to the awarded agencies and monitored during monthly requests for funds and/or annual compliance audits.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Currently, the City owns several parcels of land recently purchased with CDBG dollars which have been slated for Housing and Economic Development in one of the most deteriorated neighborhoods in the City. One of the deteriorating neighborhoods the City will focus on economic redevelopment through the submission of its NRSA Plan is the Historic Westside, CT3.01, Block Group 3. The City purchased several parcels in the area for mixed use, income housing and business development. Also, they City is pursuing the implementation of two (2) Health and Wellness Centers.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Prevent and End Homeless	2015	2019	Homeless	CITY LIMITS	Homelessness	CDBG: $200,667 ESG: $392,665 **CDBG-CV: $1,004,242** **ESG-CV: $1,537,579**	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted Homeless Person Overnight Shelter: 206 Persons Assisted Homelessness Prevention: 700 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Educational enrichment services & supportive prgms	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	CITY LIMITS	Educational Enrichment	CDBG: $111,317	Public service activities other than Low/Moderate Income Housing Benefit: 107 Persons Assisted
3	HIV/AIDS Homeless Prevention	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	CITY LIMITS	Homelessness Special Needs and Low/Mod Income Public Services Affordable Housing	HOPWA: $1,237,794 **HOPWA-CV: $280,792**	HIV/AIDS Housing Operations: 925 Household Housing Unit
4	Provide Community and Supportive Services	2015	2019	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CITY LIMITS	Special Needs and Low/Mod Income Public Services	CDBG: $582,244 **CDBG-CV: $2,078,060**	Public service activities other than Low/Moderate Income Housing Benefit: 522 Persons Assisted Homeowner Housing Rehabilitated: 40 Household Housing Unit Homelessness Prevention: 154 Persons Assisted Businesses assisted: 30 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Decent & Affordable Hsg (Rental & Owner)	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	CITY LIMITS	Affordable Housing	HOME: $1,300,000	Rental units constructed: 80 Household Housing Unit
6	Community Facilities/Infrastructure/Neigh. Revital	2015	2019	Non-Housing Community Development	CITY LIMITS	Homelessness Educational Enrichment Special Needs and Low/Mod Income Public Services Affordable Housing Community Facilities, Infrastructure, Improvements	CDBG: $2,002,906	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Prevent and End Homeless
	Goal Description	The City has received an allocation of CDBG-CV and ESG-CV funds to be used to prevent, prepare for, and respond to COVID-19. Specifically, the City will utilize $1,004,241.60 its CDBG-CV funds towards homeless prevention through an emergency rental assistance program for households between 50%-80% AMI. Also, the ESG-CV funds of $1,537,579 (excluding 10% Admin) will be used to provide rent and utility assistance to households at or below 50% AMI. The City will focus a large portion of its FY 19/20 ESG, HOPWA, and CDBG funds to prevent and reduce homelessness by working with many qualified agencies and dedicating internal resources to the construction and management of the Homeless Courtyard. Services that will be provided during the FY 19/20 include supportive wrap-around services, case management, shelter operations, rapid-rehousing, permanent supportive housing, and emergency rental and utility assistance. In addition, the city will use General Fund and Redevelopment Set-Aside funds to support bridge housing and the Homeless Courtyard.
2	**Goal Name**	Educational enrichment services & supportive prgms
	Goal Description	These funds will be used to provide educational supportive services for low/mod income families and individuals to improve literacy and early childhood education in the community.
3	**Goal Name**	HIV/AIDS Homeless Prevention
	Goal Description	The City has received $280,792.00 in HOPWA-CV funds to be used to prevent, prepare for, and respond to COVID-19. While 6% or $16,847.52 will be dedicated toward Administration and Planning, an RFP will be published for the remaining amount of $263,944.48 for agencies that serve the HIV/AIDS community and can provide essential services and access to supplies. The city will dedicate FY 19/20 funds to support individuals and families affected by HIV/AIDS with supportive services, homeless prevention and short-term rental, mortgage, and utility assistance. In addition, the city will support local agencies in the operation of dedicated units to house individuals and families affected by HIV/AIDS.

4	**Goal Name**	Provide Community and Supportive Services
	Goal Description	The City will utilize $2,078,060.40 of its CDBG-CV funds toward administration and planning and payment for the clinicians and medical providers at the ISO-Q or economic development activities that sustain small businesses impacted by COVID-19. The City is exploring a program similar to that of the 'Pay Check Protection' Program for small businesses through forgivable loans or grants for up to $25,000. 2019/2020 funds will support community agencies that provide essential services to low/mod individuals and families with special needs including senior services, mental health services, and job readiness.
5	**Goal Name**	Provide Decent & Affordable Hsg (Rental & Owner)
	Goal Description	Wardelle Street Townhouses will construct 80 townhouse-style units with one, two and three bedrooms for mixed-income families. The amenities will include a community center and outdoor recreation area. In addition, the city will support critical home repairs for eligible individuals and families to help them maintain decent and affordable housing.
6	**Goal Name**	Community Facilities/Infrastructure/Neigh. Revital
	Goal Description	The city will support economic development and neighborhood revitalization with 2019/2020 capital funds.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has incorporated several projects into the existing plan to show how it will deploy its allocation of CDBG-CV, ESG-CV, and HOPWA-CV CARES Act funds to prevent, prepare for, and respond to COVID-19.

The grant selection process differed this year as the CDRB was installed to evaluate whether second-year funding would be granted to those agencies that applied and awarded a two-year grant in 2018. Partnering agencies were informed of the new process and funding depended on their ability to meet desired outcomes. There were 18 agencies who met their performance goals, financial metrics, and reporting standards as outlined in their agreement: ESG (5), HOPWA (3), and CDBG (10). These agencies were required to present before CDRB, public meeting to discuss a plan of action toward meeting their performance goals. Those agencies were funded at their FY18 levels. There were 14 agencies who experienced some challenges with meeting the criteria set forth in their agreement. The City and CDRB recognized this as an opportunity to conduct technical assistance and additional training as needed: ESG (1), HOPWA (4), and CDBG (9). Each of the agencies was funded at FY18 levels with conditions for mandatory training, cross-programming/collaboration with other agencies as appropriate, create an Action Plan with the City to address issues. Overall, the agencies' appearances resulted in a great deal of discussion that resulted in strengthening our partnerships.

Projects

#	Project Name
1	CDBG Administration 19/20
2	Homeless Courtyard Bond Payment 2019/2020
3	Rebuilding Together - Rehabilitation
4	St. Jude's Ranch for Children - New Crossings Homeless Youth Families
5	Boys Town Nevada Inc
6	Family Promise of Las Vegas
7	Tech Impact
8	Salvation Army
9	HELP of Southern Nevada
10	Catholic Charities of Southern Nevada - Meals on Wheels
11	Helping Hands of Vegas Valley Inc
12	Jewish Family Service Agency
13	Lutheran Social Services of Nevada

#	Project Name
14	Nevada Partnership for Homeless Youth
15	St. Jude's Ranch - Therapeutic Residential Foster Care
16	Foster Kinship
17	Clark County Law Foundation
18	Clark County Public Education Foundation, DBA The Public Education Foundation
19	Catholic Charities of Southern Nevada - Moving Homeless Closer to Self Sufficiency
20	Community Counseling Center - Adolescent Mental Health
21	Grant A Gift Autism Foundation
22	HESG 2019-2020
23	Community Counseling Center - Case Management Program
24	Community Counseling Center - Community Health Program
25	Women's Development Center
26	HELP of Southern Nevada - No Place Like Home
27	Aid for AIDS Nevada
28	Golden Rainbow - Living With AIDS Housing Program
29	Golden Rainbow - Support Services
30	HOPWA Administration 2019/2020
31	HOME Program Administration 2019/2020
32	2019-2020 HOME CHDO
33	Future CDBG Capital
34	2019-2020 Future HOPWA Programming
35	2019-2020 Future CDBG Public Service Programming
36	Future Affordable Housing HOME 2019-2020
37	2019-2020 CDBG-CV Emergency Rental Assistance
38	2019-2020 CDBG-CV ISO-Q Medical and Clinicians Staff
39	2019-2020 CDBG-CV Small Business Assistance
40	2019-2020 ESG-CV Homeless Prevention
41	2019-2020 HOPWA-CV

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City will utilize its CARES Act funds to prevent homelessness, provide medical care to the homeless community, and stabilize the small business community.

Reducing homelessness, community education, and engagement are amongst the top priorities for the City and the Office of Community Services (OCS). Since OCS redesigned its grant cycle from one year to every two years, the partnering agencies were selected upon the population of applicants that were

best aligned with the City's and OCS' strategic priorities.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Administration 19/20
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless Educational enrichment services & supportive prgms Provide Community and Supportive Services Provide Decent & Affordable Hsg (Rental & Owner) Community Facilities/Infrastructure/Neigh. Revital HIV/AIDS Homeless Prevention
	Needs Addressed	Homelessness Educational Enrichment Special Needs and Low/Mod Income Public Services Affordable Housing Community Facilities, Infrastructure, Improvements
	Funding	CDBG: $1,014,930
	Description	For the administration of the Community Development Block Grant for FY 2018/2019
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	These funds will be used to support the administration of the Community Development Block Grant Program.
2	**Project Name**	Homeless Courtyard Bond Payment 2019/2020
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless Educational enrichment services & supportive prgms Provide Community and Supportive Services Provide Decent & Affordable Hsg (Rental & Owner) Community Facilities/Infrastructure/Neigh. Revital HIV/AIDS Homeless Prevention

	Needs Addressed	Homelessness Educational Enrichment Special Needs and Low/Mod Income Public Services Affordable Housing Community Facilities, Infrastructure, Improvements
	Funding	CDBG: $1,145,616
	Description	Annual Bond Payment to support the Construction of the Homeless Resource Center.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	This bond payment will be used to obtain funding to support the construction of the Homeless Courtyard
3	**Project Name**	Rebuilding Together - Rehabilitation
	Target Area	CITY LIMITS
	Goals Supported	Provide Decent & Affordable Hsg (Rental & Owner)
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $150,000
	Description	The program will provide low-income homeowners with emergency repair services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Agency will assist 40 low-income seniors with emergency repairs.
	Location Description	City Limits
	Planned Activities	Agency will provide low-income senior citizen homeowners with repairs that may otherwise not be afforded such as faucet replacement, hot water repairs, appliances, windows, toilets, etc.

4	**Project Name**	St. Jude's Ranch for Children - New Crossings Homeless Youth Families
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: $44,500
	Description	The program provides housing, intensive case management, independent living skills, job search assistance, and other supportive services to homeless youth (ages 18-24)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	New Crossings will provide services to approximately 25 homeless youth (ages 18-24).
	Location Description	City Limits
	Planned Activities	Individuals will work one-on-one with the staff career coach to help them identify barriers to employment and learn how they can obtain successful employment. During the program, individuals will learn employer expectations, how to build resumes, search for job opportunities and apply for jobs. The career coach acts as an “employer liaison” between employer and client, which helps the individual find the best opportunities that lead to sustainable employment.
5	**Project Name**	Boys Town Nevada Inc
	Target Area	CITY LIMITS
	Goals Supported	Educational enrichment services & supportive prgms
	Needs Addressed	Educational Enrichment
	Funding	CDBG: $82,018
	Description	Boys Town Nevada Care Coordination Services Plus Comprehensive case management delivered in the home, school, and in the community. The program links families to critical services to enhance their ability to provide safe, stable, and nurturing the home environment.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Boys Town Nevada will provide case management in the home, school, and in the community to approximately 18 low-moderate income families.
	Location Description	City Limits
	Planned Activities	Provide family-centered case management services to homeless families, whose household incomes are 80% or below Area Median Income. By providing case management services to eligible families, Boys Town Nevada will assist parents in navigating community, public, social and mental health services. Services aid in equipping families to successfully transition from homelessness to a home of their own, building protective factors and accessing health services, thereby increasing their self-sufficiency, well-being and safety.
6	**Project Name**	Family Promise of Las Vegas
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: $19,500
	Description	The Bridge Home - Provides intense case management services including an assessment of needs, development of a responsibility plan for each family, monitoring of all goals set and assistance and advocacy for the families.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The Bridge Home will provide intense case management services to approximately 19 families.
	Location Description	City Limits
	Planned Activities	The Bridge Home - Provides intense case management services to include an assessment of needs, development of a responsibility plan for each family, monitoring of all goals set and advocacy for the families' accomplishment of their identified goals thereby helping homeless families with children return to sustainable housing.
	Project Name	Tech Impact

7	**Target Area**	CITY LIMITS
	Goals Supported	Educational enrichment services & supportive prgms
	Needs Addressed	Educational Enrichment
	Funding	CDBG: $17,000
	Description	CXWorks Customer Service Call Center Training for Young Adults & Veterans at Risk for Lifelong Poverty - Provides young adults and veterans with the needed skills, experience, and support to secure and retain full-time employment in in-demand entry-level call center customer service positions (Call Center Customer Representative).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	In Fiscal Year 2019-2020, 36 CLV eligible students will graduate from three cohorts.
	Location Description	City Limits
	Planned Activities	The program provides customer service and technical skills training and professional/soft skills training. Every Friday, corporate volunteers present topics including Financial Management, Resume Writing, Interviewing, Leadership, and Professionalism. Students are paired with a mentor, typically a call center professional, for the full 8-week program to improve their chances for success. Throughout the program, the students have numerous opportunities to network with industry professionals. Each student graduates with a career toolkit: a resume, cover letters, references, and thank you letters, a LinkedIn account, and over 100 professional contacts. Our staff cultivates relationships with recruiters and hiring organizations and distributes job opportunities to graduates through email and social media. Our local Career Development Associate cultivates partnerships with regional organizations to increase job opportunities for our students and to facilitate networking among alumni.
8	**Project Name**	Salvation Army
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: $99,500

	Description	Career Corner - Supports the Vocational Training Program to serve homeless, at-risk homeless, and low-income adults. The program provides essential employment skills, job readiness, life skills and financial management training, on-the-job training, occupational training, job search, job placement, case management, and supportive services to homeless, at risk of homeless and low-income adults.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Career Corner will provide services to approximately 50 homeless, at-risk homeless and low-income adults.
	Location Description	City Limits
	Planned Activities	Providing employment services to eligible clients, the Salvation Army will assist them in accessing employment resources and opportunities to develop the skills needed to secure employment. Services aid in equipping the homeless population to secure employment that pays a living wage and permanent housing, thereby increasing their self-sufficiency.
9	**Project Name**	HELP of Southern Nevada
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: $34,500
	Description	Emergency Resources Center - Provides services to homeless, at-risk, and low-income households and includes housing assistance, homeless prevention, rapid rehousing, permanent supportive housing, and No Place Like Home, a housing program for people living with HIV/AIDS.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This funding will serve approximately 7 clients.
	Location Description	City Limits

	Planned Activities	Provide short to medium term rental assistance to eligible households. Rental assistance will not exceed 12 months. Participants meet with their Intensive Case Manager a minimum of once a week and in some situations up to 2-3 times weekly. The ICM and participants work together as a team to address presenting issues such as a lack of income, needed medical care, food, identification, etc. Help families re-enter the workforce, establish dependability, and move towards independence. Participate in educational services that help to improve literacy levels, obtain GEDs, and improve computer skills. Behavioral health services support the participant in their recovery and addressing mental health issues, which in turn, improves their ability to secure and retain employment.
10	**Project Name**	Catholic Charities of Southern Nevada - Meals on Wheels
	Target Area	CITY LIMITS
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $52,000
	Description	The program will deliver seven nutritious meals, fruit and milk to approximately 37 home-bound seniors. In addition to the weekly delivery, a wellness check is provided along with pet food if requested. This has allowed home-bound seniors to remain living independently in their homes.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Meals on Wheels - delivers seven nutritious meals, fruit and milk to approximately 15 homebound seniors. In addition to the weekly delivery, a wellness check is provided along with pet food if requested. This has allowed homebound seniors to remain living independently in their homes.
	Location Description	City Limits
	Planned Activities	Include but is not limited to nutritionally balanced frozen meals, fresh fruit, and milk. If a senior requires a modified textured meal or has a special dietary restriction, accommodations will be made to meet their individual needs
11	**Project Name**	Helping Hands of Vegas Valley Inc
	Target Area	CITY LIMITS

	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $49,500
	Description	Senior Coordinated Transportation Program - The goal of the proposed project is to serve an additional 200 low-income seniors through the currently existing transportation program. The program currently provides between 15,000-20,000 safe rides to 900 seniors per year as they travel to medical appointments and other necessary errands.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The goal of the proposed project is to serve an additional 200 low-income seniors through the currently existing transportation program.
	Location Description	City Limits
	Planned Activities	Take clients to medical appointments, grocery shopping, and other necessary errands. Clients are assessed with an in-home visit and then can start to schedule rides with our scheduling department.
12	**Project Name**	Jewish Family Service Agency
	Target Area	CITY LIMITS
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $37,000
	Description	Senior Lifeline - Provides services and assistance for low-income vulnerable seniors. The Las Vegas Senior Lifeline Program is a case management driven, support service program for low-income seniors of all faiths and cultural traditions.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Senior Lifeline will provide services and assistance to approximately 120 low-income vulnerable seniors. The Las Vegas Senior Lifeline Program is a case management driven, support service program for low-income seniors of all faiths and cultural traditions.
	Location Description	City Limits

	Planned Activities	Assist low- and moderate-income seniors with no-cost supportive services in an effort to increase their ability to age in place. Services provided include Access to Nutritious Food, Medical Support, Homemaking Services, Case Management and Resource Referrals.
13	**Project Name**	Lutheran Social Services of Nevada
	Target Area	CITY LIMITS
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $21,727
	Description	Heart of the City Senior Meal Program - Provides free meals five days per week at two locations to seniors aged 60 and older. In addition to receiving meals, the clients served through this program avoid isolation and keep their independence by having the opportunity to socialize, make friends, and have access to other supportive services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Heart of the City Senior Meal Program will provide free meals five days per week at two locations to approximately 75 seniors aged 60 and older. In addition to receiving meals, the clients served through this program avoid isolation and keep their independence by having the opportunity to socialize, make friends, and have access to other supportive services.
	Location Description	City Limits
	Planned Activities	The Program will reduce food insecurity and increase independence for seniors aged 62 and older by providing free and nutritious meals five days per week.
14	**Project Name**	Nevada Partnership for Homeless Youth
	Target Area	CITY LIMITS
	Goals Supported	Educational enrichment services & supportive prgms
	Needs Addressed	Educational Enrichment
	Funding	CDBG: $54,217
	Description	Safe Place: Youth Outreach & Intervention Program - An outreach, education, and referral program that provides easily accessible crisis intervention services to abused, neglected, abandoned, and other children and teens in need of immediate help and safety.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Safe Place Youth Outreach & Intervention Program will provide easily accessible crisis intervention services to abused, neglected, abandoned, and other children and teens in need of immediate help and safety. This will serve approximately 55 youth.
	Location Description	City Limits
	Planned Activities	Provide mobile crisis intervention services and a crisis hotline to eligible youth in crisis with immediate support and link them to services that meet their unique needs and circumstances. Services aid in equipping youth with tools and resources to address their immediate needs, thereby increasing their safety and stability.
15	**Project Name**	St. Jude's Ranch - Therapeutic Residential Foster Care
	Target Area	CITY LIMITS
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $23,750
	Description	This program will provide shelter, emergency services, and therapy to foster children who are removed from their homes in Las Vegas.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Therapeutic Residential Foster Care will provide shelter, emergency services, and therapy to approximately 7 foster children who are removed from their homes in Las Vegas.
	Location Description	City Limits
	Planned Activities	Each child lives in an onsite Family Home with their siblings and each Family Home is staffed by a Youth Care Provider and assistant. Youth Care providers are responsible for the daily supervision of the children and ensuring that each child is learning the new needed skill to become a productive member of the home. Youth care providers also ensure that each child attends therapy, goes to school and attends court meetings and family visitation.
16	**Project Name**	Foster Kinship
	Target Area	CITY LIMITS

	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $24,200
	Description	Kinship Navigator Program - services include the kinship resource center, telephone helpline, resource locator tool, application assistance, case management, emergency resources, financial support, support groups, parenting classes, and family events.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Kinship Navigator Program will provide services including access to the kinship resource center, telephone helpline, resource locator tool, application assistance, case management, emergency resources, financial support, support groups, parenting classes, and family events. It will serve approximately 200 families.
	Location Description	City Limits
	Planned Activities	Provide support, information, and resources to eligible kinship families to improve the quality of life for children in kinship care and minimize the number of children who enter the foster care system. Services aid in equipping kinship caregivers with the tools and resources needed to provide safe, permanent and nurturing homes for children in their care, thereby increasing safety, permanency and well-being outcomes for children in out-of-home placement.
17	**Project Name**	Clark County Law Foundation
	Target Area	CITY LIMITS
	Goals Supported	Educational enrichment services & supportive prgms
	Needs Addressed	Educational Enrichment
	Funding	CDBG: $18,000
	Description	Teen Court - TRIAL BY PEERS - Allows first time juvenile offenders charged with misdemeanors to be tried, defended, and sentenced by their peers and the only participating adult in the proceedings is the judge. Based on the principles of restorative justice, TBP teaches youth about accountability, community involvement, and our judicial process.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Teen Court - TRIAL BY PEERS will serve approximately 63 first time juvenile offenders charged with misdemeanors to be tried, defended, and sentenced by their peers and the only participating adult in the proceedings is the judge. Based on the principles of restorative justice, TBP teaches youth about accountability, community involvement, and our judicial process.
	Location Description	City Limits
	Planned Activities	CCLF will engage eligible youth in one of three program activities: the defendant, peer counselor and/or juror. CCLF will provide youth defendants with court diversion services and an opportunity to serve as a juror and will receive training to become peer counselors. All youth will also engage in community service activities.
18	**Project Name**	Clark County Public Education Foundation, DBA The Public Education Foundation
	Target Area	CITY LIMITS
	Goals Supported	Educational enrichment services & supportive prgms
	Needs Addressed	Educational Enrichment
	Funding	CDBG: $24,067
	Description	Family Learning for Academic Success and Economic Stability - Supports children's sustained educational outcomes by teaching parents how to use home literacy and numeracy strategies, positive parenting skills, and leadership, advocacy, and employability skills to create a stable, academically supportive home and an actively engaged parent-school relationship.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will support 24 families
	Location Description	City Limits

	Planned Activities	The Public Education Foundation will provide parents and guardians with no-cost services which include: the 32-week Family Learning Program and access to Andson's financial literacy workshops to increase financial literacy and career skills. Services must be provided to the City of Las Vegas residents and parents/guardians must have a student that attends on the following elementary schools: Crestwood Elementary School and J.T McWilliams Elementary School.
19	**Project Name**	Catholic Charities of Southern Nevada - Moving Homeless Closer to Self Sufficiency
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: $40,000
	Description	This program will engage with clients through homeless outreach. Clients will be engaged in services and programs such as Renewing Hope for Men. Renewing Hope is an intensive case management program designed to break the cycle of homelessness by introducing life skills and job readiness education. During the process, clients will be enabled the opportunity to eliminate barriers to employment such as lack of birth certificates, identification, and social security cards.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The Program will provide homeless outreach and intensive case management for 50 clients, 50 ID's/Birth Certificates
	Location Description	City Limits
	Planned Activities	Services to be provided include Homeless Outreach, Intensive Case Management, Education and purchasing of bus passes, identification and/or birth certificates.
20	**Project Name**	Community Counseling Center - Adolescent Mental Health
	Target Area	CITY LIMITS
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $33,500

	Description	This program promotes the healthy functioning of individuals, families, and communities through professional behavioral health services in a safe environment. Provides mental health and substance abuse counseling, psychiatry and medication management, case management, HIV supportive services, free rapid HIV testing and support/wellness groups.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Adolescent Mental Health - promotes the healthy functioning of individuals, families, and communities through professional behavioral health services in a safe environment. Provides mental health and substance abuse counseling, psychiatry and medication management, case management, HIV supportive services, free rapid HIV testing and support/wellness groups. This program will serve approximately 12 individuals.
	Location Description	City Limits
	Planned Activities	Community Counseling Center staff will conduct intake assessments, provide crisis intervention and support, and provide both group and individual therapy sessions to disadvantaged and at-risk adolescents. Clients will receive mental health counseling, substance abuse treatment, and referrals based on their individual needs. Licensed counselors will utilize evidence-based practices to assist clients in developing strategies and techniques to manage mental health symptoms and stress caused by the disease. Clients will remain enrolled in the program for ongoing individual and/or group therapy until a discharge decision is made between the client and counselor.
21	**Project Name**	Grant A Gift Autism Foundation
	Target Area	CITY LIMITS
	Goals Supported	Educational enrichment services & supportive prgms
	Needs Addressed	Educational Enrichment
	Funding	CDBG: $69,250
	Description	TeenWORKS Vocational Program - Vocational/Transition program serving individuals 13-22 years of age, on the autism spectrum, that are currently enrolled in middle/high school. Along with helping young adults gain vocational work skills in multiple settings, individuals in the program have the potential to gain the social and life skills required for a successful transition into paid working positions and other areas of adulthood.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	TeenWORKS Vocational Program - Vocational/Transition program serving individuals 13-22 years of age, on the autism spectrum, that are currently enrolled in middle/high school. Along with helping young adults gain vocational work skills in multiple settings, individuals in the program have the potential to gain the social and life skills required for a successful transition into paid working positions and other areas of adulthood. This program will serve approximately 20 individuals.
	Location Description	City Limits
	Planned Activities	Teens and young adults with autism will gain the job readiness skills required for a successful transition into paid working positions and other areas of adulthood. The TeenWORKS program runs in 3-month sessions, wherein teens are assigned to a partnered community site with the support of a Job Coach. At the end of the 3-months, and based off client progress, teens will then rotate through a different community site (totaling 4 different work placements) to have exposure and master a comprehensive amount of working skills.
22	**Project Name**	HESG 2019-2020
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	ESG: $441,833
	Description	Administration: $33,137 Rapid Re-housing: $213,088 Emergency Shelter: $104,577.00 Homeless Prevention: $75,000 Future Programming: 16,031
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 259 clients will be served with ESG funding. ESG dollars will fund the following agencies for FY 2019/2020: HELP of Southern Nevada - Emergency Resource Services - 5 clients. Help of Southern Nevada - Shannon West Homeless Youth Center - 44 clients. Lutheran Social Services - H.O.M.E. - 15 clients. Salvation Army - Rapid Rehousing - 18 clients. Shade Tree - Emergency Shelter - 162 clients. St Jude's Ranch for Children - Crossings - 15 clients.
	Location Description	City Limits
	Planned Activities	
23	**Project Name**	Community Counseling Center - Case Management Program
	Target Area	CITY LIMITS
	Goals Supported	HIV/AIDS Homeless Prevention
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	HOPWA: $60,000
	Description	Case Management Program - Promotes the healthy functioning of individuals, families, and communities through and professional behavioral health services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will serve approximately 200 individuals and families affected by HIV/AIDS.
	Location Description	City Limits
	Planned Activities	Case Management Program – Provides essential case management services to ensure that all HOPWA-eligible clients are receiving the appropriate linkages to services and housing-related assistance in a timely manner
24	**Project Name**	Community Counseling Center - Community Health Program
	Target Area	CITY LIMITS

	Goals Supported	Educational enrichment services & supportive prgms HIV/AIDS Homeless Prevention
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	HOPWA: $40,000
	Description	Community Health Program - Promotes the healthy functioning of individuals, families, and communities through affordable, sensitive, and professional behavioral health services in a safe environment. CCC will staff 1 FTE Counselor to conduct intake assessments, provide crisis intervention and support, and provide both group and individual therapy sessions to disadvantaged and at-risk individuals who are infected or affected by HIV/AIDS.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will serve approximately 17 individuals and families affected by HIV/AIDS.
	Location Description	City Limits
	Planned Activities	Community Health Program - To conduct intake assessments, provide crisis intervention and support, and provide both group and individual therapy sessions to disadvantaged and at-risk individuals who are infected or affected by HIV/AIDS.
25	**Project Name**	Women's Development Center
	Target Area	CITY LIMITS
	Goals Supported	HIV/AIDS Homeless Prevention
	Needs Addressed	Homelessness Special Needs and Low/Mod Income Public Services
	Funding	HOPWA: $200,000
	Description	HOPWA Housing Opportunities - Provides affordable housing to low-income people in the local HIV Care Continuum. Helps to prevent homelessness through housing counseling efforts.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	This program will provide housing to approximately 30 individuals and families affected by HIV/AIDS
	Location Description	City Limits
	Planned Activities	HOPWA Housing Opportunities – Provides safe, sanitary, and habitable affordable housing to low-income people in the local HIV Care Continuum.
26	**Project Name**	HELP of Southern Nevada - No Place Like Home
	Target Area	CITY LIMITS
	Goals Supported	Provide Community and Supportive Services HIV/AIDS Homeless Prevention
	Needs Addressed	Homelessness Special Needs and Low/Mod Income Public Services
	Funding	HOPWA: $387,794
	Description	No Place Like Home - The program goal is to help improve health outcomes for People Living With HIV/AIDS (PLWHA) by providing safe, sanitary, and habitable housing, that allows the participant to remain and/or engage in medical care and other needed supportive services
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will provide housing to approximately 30 individuals and families affected by HIV/AIDS and who are homeless or at-risk of being homeless.
	Location Description	City Limits
	Planned Activities	No Place Like Home - The program goal is to help improve health outcomes for people living with HIV/AIDS by providing safe, sanitary, and habitable housing that allows the participant to remain and/or engage in medical care and other needed supportive services.
27	**Project Name**	Aid for AIDS Nevada
	Target Area	CITY LIMITS
	Goals Supported	HIV/AIDS Homeless Prevention
	Needs Addressed	Special Needs and Low/Mod Income Public Services

	Funding	HOPWA: $400,000
	Description	AFAN Housing Project - Provides short and long-term housing assistance, emergency financial assistance, supportive services, and mental health services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will providing housing and services to approximately 245 individuals and families affected by HIV/AIDS.
	Location Description	City Limits
	Planned Activities	AFAN Housing Project - Provides the following services to support clients in obtaining and maintaining stable, safe and affordable housing: short and long-term housing assistance, emergency financial assistance, supportive services, mental health services, and case management.
28	**Project Name**	Golden Rainbow - Living With AIDS Housing Program
	Target Area	CITY LIMITS
	Goals Supported	HIV/AIDS Homeless Prevention
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	HOPWA: $100,000
	Description	Living With AIDS Housing Program - Provides financial assistance in the form of one-time payments of rent to prevent eviction due to their medical condition. Additionally, the program provides clients with permanent housing placement assistance, housing operations, and support services
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will provide housing assistance to approximately 87 individuals and families affected by HIV/AIDS.
	Location Description	City Limits

	Planned Activities	Living With AIDS Housing Program - Provides financial assistance in the form of security deposits, first and last month's rent, and move-in expenses to support people living HIV/AIDS to secure permanent long-term housing
29	**Project Name**	Golden Rainbow - Support Services
	Target Area	CITY LIMITS
	Goals Supported	HIV/AIDS Homeless Prevention
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	HOPWA: $50,000
	Description	Living With AIDS Support Services - Provides financial assistance in the form of checks to assist clients with public transportation to get to job interviews, covers fees for mandatory background checks, Sheriff, health and TAM cards, legal records retrieval and continuing education and extension courses. Also, the program helps pay for necessary work uniforms, specialty work shoes, basic tools, and job-specific supplies
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will provide services to approximately 216 individuals and families affected by HIV/AIDS.
	Location Description	City Limits
	Planned Activities	Golden Rainbow provides financial assistance in the form of checks to assist clients with public transportation to get to job interviews, covers fees for mandatory background checks, Sheriff, health and TAM cards, legal records retrieval and continuing education and extension courses. Also the program provides assistance to clients who land a new job but have an inability to pay for necessary work uniforms, specialty work shoes, basic tools and job-specific supplies.
30	**Project Name**	HOPWA Administration 2019/2020
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless Provide Community and Supportive Services
	Needs Addressed	Homelessness Special Needs and Low/Mod Income Public Services

	Funding	HOPWA: $51,389
	Description	For the Administration of the HOPWA program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Aid for AIDS Nevada – 246 individuals and families affected by HIV/AIDS Community Counseling Center (Case Management) – 200 Community Counseling Center (Community Health) – 17 Golden Rainbow (Housing Program) – 87 Golden Rainbow (Supportive Services) – 216 HELP of Southern Nevada (No Place Like Home) – 30 Women's Development Center - 30
	Location Description	City Limits
	Planned Activities	The Housing Opportunities for Persons with AIDS program is administered by the Office of Community Services City of Las Vegas department (OCS).
31	**Project Name**	HOME Program Administration 2019/2020
	Target Area	CITY LIMITS
	Goals Supported	Provide Decent & Affordable Hsg (Rental & Owner)
	Needs Addressed	Affordable Housing
	Funding	HOME: $201,902
	Description	To administer the HOME Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will support the administration of the HOME Program.
32	**Project Name**	2019-2020 HOME CHDO
	Target Area	CITY LIMITS
	Goals Supported	Provide Decent & Affordable Hsg (Rental & Owner)
	Needs Addressed	Affordable Housing

	Funding	HOME: $302,853
	Description	Funds will be used for affordable housing projects awarded to the city's CHDO, currently Nevada Hand
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
33	**Project Name**	Future CDBG Capital
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: $2,136,484
	Description	These funds will support future CDBG eligible construction projects
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This funding will support future CDBG eligible construction projects.
34	**Project Name**	2019-2020 Future HOPWA Programming
	Target Area	CITY LIMITS
	Goals Supported	HIV/AIDS Homeless Prevention
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	HOPWA: $423,784
	Description	To be allocated to future HOPWA projects
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To be allocated to future HOPWA projects
35	**Project Name**	2019-2020 Future CDBG Public Service Programming
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless Educational enrichment services & supportive prgms Provide Community and Supportive Services Provide Decent & Affordable Hsg (Rental & Owner)
	Needs Addressed	Homelessness Educational Enrichment Special Needs and Low/Mod Income Public Services
	Funding	CDBG: $16,969
	Description	These funds will be provided to public service programming identified during the 2019-2020 FY.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Future CDBG Public Services
36	**Project Name**	Future Affordable Housing HOME 2019-2020
	Target Area	CITY LIMITS
	Goals Supported	Provide Decent & Affordable Hsg (Rental & Owner)
	Needs Addressed	Affordable Housing
	Funding	HOME: $1,514,266 LIHTF: $912,315 State HOME: $408,025

	Description	Funding for future affordable housing projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding for future affordable housing projects.
37	**Project Name**	2019-2020 CDBG-CV Emergency Rental Assistance
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	CDBG-CV: $1,004,242
	Description	The CDBG Emergency Rental Assistance Program provides assistance to the City of Las Vegas residents who are in danger of becoming homeless due to their inability to pay their monthly rent due to a financial hardship associated with the COVID-19 health crisis. Assistance is up to three months of rent payable to the landlord.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates servicing up to 203 households whose incomes are between 50%-80% AMI. The average rent and utilities in Las Vegas are $1200 and $200 respectively.
	Location Description	
	Planned Activities	The CDBG Emergency Rental Assistance Program provides assistance to the City of Las Vegas residents who are in danger of becoming homeless due to their inability to pay their monthly rent due to a financial hardship associated with the COVID-19 health crisis. Assistance is up to three months of rent payable to the landlord.
38	**Project Name**	2019-2020 CDBG-CV ISO-Q Medical and Clinicians Staff
	Target Area	CITY LIMITS
	Goals Supported	Provide Community and Supportive Services

	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG-CV: $1,616,460
	Description	The City will utilize $616,460.00 of its CDBG-CV allocation toward admin and planning and may use $1,000,000 for the ISO-Q facility provides isolation and quarantine facilities for 350-500 homeless people who have either contracted the coronavirus or who have come in contact with someone who has tested positive. The medical and clinicians staff screen the patients and provide medical care to those on the site.The City may redistribute the $1MIL toward homeless prevention such as expanding the Emergency Rental Assistance program and/or towards the stabilization of the small business community.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The facility houses between 300-500 citizens experiencing homelessness who have been referred by a medical facility and have either contracted the coronavirus or who have come in contact with someone who has tested positive.
	Location Description	Cashman Field located at 850 Las Vegas Blvd N, Las Vegas, NV 89101
	Planned Activities	Provide medical care for 350-500 homeless people who have either contracted the coronavirus or who have come in contact with someone who has tested positive.
39	**Project Name**	2019-2020 CDBG-CV Small Business Assistance
	Target Area	CITY LIMITS
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Special Needs and Low/Mod Income Public Services
	Funding	CDBG-CV: $461,600
	Description	The City of Las Vegas is exploring using a portion of its funds to assist small businesses impacted by COVID-19
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City may assist up to 30 small businesses through a paycheck protection program for those impacted by COVID-19 through forgivable loans or grants up to $25,000
	Location Description	

	Planned Activities	Provide businesses that employ low-income persons and/or meet federal funding guidelines that have been impacted by COVID-19 up to $25,000 in forgivable loans or grants. Similar to the program offered by the Small Business Administration, the forgivable loans or grants will be designed to provide a direct incentive for small businesses to keep their workers on the payroll and rent, mortgage interest, or utilities.
40	**Project Name**	2019-2020 ESG-CV Homeless Prevention
	Target Area	CITY LIMITS
	Goals Supported	Prevent and End Homeless
	Needs Addressed	Homelessness
	Funding	ESG-CV: $1,537,579
	Description	The City will use its allocation of ESG-CV funds toward planning and administration as well as a homeless prevention program to provide up to 24 months of rental and utility assistance to eligible households.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The average rent and utilities per household is $1400.00. The City anticipates helping up to 150 households whose incomes are at or below 50% who are impacted by COVID-19.
	Location Description	
	Planned Activities	Assist individuals and families who have been impacted by COVID-19 who are at or below 50% AMI maintain housing stability in permanent housing in order to prevent households from moving into an emergency shelter or another place described in paragraph (1) of the “homeless” definition in 576.2.
41	**Project Name**	2019-2020 HOPWA-CV
	Target Area	CITY LIMITS
	Goals Supported	Educational enrichment services & supportive prgms Provide Community and Supportive Services HIV/AIDS Homeless Prevention
	Needs Addressed	Homelessness Educational Enrichment Special Needs and Low/Mod Income Public Services
	Funding	HOPWA-CV: $280,792

	Description	The City will partner with an agency to utilize its HOPWA-CV funds to assist HOPWA eligible households in accessing essential services and supplies in response to COVID-19. Essential services and supplies that may be provided are:- accessing food, water, medications, medical care- educating assisted households on the way to reduce the risk of getting sick or spreading infectious diseases such as COVID-19 to others- providing transportation services for eligible households, including costs for privately owned vehicle transportation when needed, to access medical care, supplies, food or to commute to places of employment- providing nutrition services for eligible households in the form of food banks, groceries, and meal deliveries- providing lodging at hotels, motels, or other locations to quarantine HOPWA-eligible persons or their household members- providing short-term rent, mortgage, and utility assistance payments to prevent homelessness of a tenant or mortgagor of a dwelling for a period of up to 24 months.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City will publish an RFP in order to partner with an agency to provide much-needed services to the HIV/AIDS community as outlined above.
	Location Description	

	Planned Activities	The City will partner with an agency to utilize its HOPWA-CV funds to assist HOPWA eligible households in accessing essential services and supplies in response to COVID-19. Essential services and supplies that may be provided are: - accessing food, water, medications, medical care - educating assisted households on the way to reduce the risk of getting sick or spreading infectious diseases such as COVID-19 to others - providing transportation services for eligible households, including costs for privately owned vehicle transportation when needed, to access medical care, supplies, food or to commute to places of employment - providing nutrition services for eligible households in the form of food banks, groceries, and meal deliveries - providing lodging at hotels, motels, or other locations to quarantine HOPWA-eligible persons or their household members - providing short-term rent, mortgage, and utility assistance payments to prevent homelessness of a tenant or mortgagor of a dwelling for a period of up to 24 months. Maintain operations for tenant-based rental assistance, facility-based housing, permanent housing placement, and other non-housing supportive services.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

City of Las Vegas funded projects are primarily located in traditional low-income census tracts and areas that document a higher percentage of low and moderate income citizens; however, certain projects are available throughout the City. New construction HOME projects are located in areas with a diverse population and have vacant land or the ability to be converted to the proper zoning and use. The city supports the rehabilitation of existing substandard affordable housing in areas of minority concentration. HOPWA funds are used countywide while ESG funds will support individuals who meet eligibility criteria.

Geographic Distribution

Target Area	Percentage of Funds
CITY LIMITS	80

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Las Vegas will purpose its CDBG and ESG funds for homelessness prevention and housing services, youth enrichment, and special needs services. A greater emphasis will be on Historic West Las Vegas, the Corridor of HOPE, and the Meadows Community. However, homeless citizens' city-wide will have the opportunity to receive assistance and services.

The City will use HOPWA funds to target the Paradise EMSA as the city is the entitlement agency for those funds in Southern Nevada.

The City remains committed to applying for Neighborhood Revitalization Strategy Areas as mentioned in the Consolidated Plan

Discussion

The city of Las Vegas' geographic priorities were established based upon the analysis of the current community needs, the characteristics of the overall market, the ability of low income households to afford, locate, and maintain housing and the availability of resources to address the identified needs. The City will continue to rely on low income census tracts and block groups in addition to other data supplied by HUD and city data to determine the areas of greatest need. Currently, funds are allocated citywide providing low income residents the opportunity to apply for much needed services.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Las Vegas will utilize CDBG, ESG, HOME and LIHTF funds to increase and sustain the number of affordable housing units, as well as help low-income residents, maintain their housing. The City monitors recipients of rental housing and inspections are conducted to ensure units meet the required standards. The City's affirmative marking policies and procedures mirror HUD's HOME affirmative marketing requirements and the city monitors recipients affirmative marking activates.

One Year Goals for the Number of Households to be Supported	
Homeless	18
Non-Homeless	80
Special-Needs	87
Total	185

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	105
The Production of New Units	80
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	185

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will continue to work toward providing and maintaining affordable housing stock by assisting low-income residents with affordable units and rehabilitation programs, rental assistance, including placement is also provided through funding from our Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA)

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The Southern Nevada Regional Housing Authority (SNRHA) continues to utilize its Capital Fund Program (CFP) for the required capital improvements. The SNRHA CFP Funds is one of the financing tools to fund comprehensive modernization and new construction under the Rental Assistance Demonstration (RAD) Program and Mixed Finance Program.

Following the ECT Master Plan the SNRHA submitted in May 2018 a 9% Low Income Housing Tax Credits Application and a Mixed-Finance Proposal to HUD and the NV Housing Division to develop one of the vacant lots. The proposed Wardelle Street Townhouses Project entails the financing for the new construction of approximately (57) family units, and a Community Center/Management Office/Maintenance.

Building to be located on a portion of the site of the former Ernie Cragin Terrace (NV210/AMP305portion off) public housing development located at the corner of Wardelle and Bonanza APN Nos 139-25-410-039/139-25-410-040 /139-25-410-041 totaling 7.73 acres. Approximately 1.5 acres fronting Bonanza Road or Harris Street will be available for future construction of the City of Las Vegas proposed Early Childhood Education Center. The City of Las Vegas has recently named this future center as the Strong Start Academy at Wardelle. The proposed unit mix will be 20-1 bedroom units, 27 2-bedroom units and 10 3-bedroom units which includes 20 public housing at <30% AMI, 22 project based vouchers (9 at <30% & 13 at <50% AMI), 15 tax credits (3 at <50% & 9 at <60% AMI) and 3 unrestrictive apartments targeted to low-income families continuing on their path to self-sufficiency. The creation of these townhomes will help meet the need for affordable housing in the City of Las Vegas and will complement the City's proposed plan for an early childhood educational facility and the County's new East Las Vegas Branch public library which is currently under construction on the adjacent parcel. The proposed Wardelle Street townhomes will serve as a stimulus for other developments in the vicinity and promote a more vibrant neighborhood environment. SNRHA will self-develop this project

A Request For Proposal was issued in February 2019 for General Contractor Construction Management Contract for the Comprehensive Modernization of a 200 Unit Senior Housing Complex at James Down Towers. The RFP closes the Spring of 2019. An architectural firm will be assigned by the SNRHA to work

in conjunction with the General Contractor in providing a design to upgrade this facility.

The SNRHA has issued a Request For Qualifications for a Master Developer For Mixed Income Re-Development of Marble Manor. The developer will be required to provide a master plan, entitlement and environmental assessment for the redevelopment of the Marble Manor public housing site consistent with the UNLV HUNDRED YEAR Plan for the Historic Westside Community final report dated May 2016 and the City of Las Vegas Downtown Master Plan Vision 2045. This proposed redevelopment will occur on a site over 35 acres and introduce mixed-income housing and related facilities adjacent to the downtown of the City of Las Vegas.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Through 2018, the grant funded Resident Opportunities Self Sufficiency – Family Self Sufficiency (ROSS-FSS) program served 404 voluntary participants alongside 42 Housing Choice Voucher (HCV) mandatory participants. Escrow disbursements through that period totaled $299,088 to 41 graduates.

Southern Nevada Regional Housing Authority (SNRHA) partners with over 50 agencies through the Program Coordinating Committee (PCC) empowering residents to gain resources and referrals for workforce development and employment training, financial literacy, education, social services, life skills training, healthcare, and more. The purpose of the PCC is to obtain and provide resources to address the challenges faced by FSS participants. Partnerships arrive through letters of agreement and Memorandums of Understanding (MOU). SNRHA expects to expand its Community Partners program with public, private, and faith-based agencies.

Some highlights in employment skill opportunities come through resident participation in the H.U.D. program titled “Section 3”. SNRHA residents are given opportunity to gain employable skill as they’re hired by local contractors providing services to SNRHA properties in the areas of construction and pest control. Skills obtained through this opportunity allow SNRHA residents to increase income breaking down a major barrier to home ownership.

T-Mobile partners with SNRHA to provide internet services and tablet computers to 600 residents allowing access to work search, training, personal financial transactions, and

SNRHA utilizes two programs allowing residents to access home ownership: Housing Choice Voucher Program; and, the Public Housing Program. Each program continues to assist low-income families to reach the dream of owning a home. The Section 8 Homeownership Program allows FSS Households to use Section 8 vouchers towards a home mortgage payment. Seminars are provided on home purchasing

and staff provide credit counseling.

In the future SNRHA hopes to expand promote self-sufficiency and homeownership for residents, families, and the seniors served utilizing greater support from the private sector and community. The Southern Nevada Regional Housing Authority partners with

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Southern Nevada Regional Housing Authority is not designated as troubled by HUD.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The following sections describe how the City plans to address Homeless and Other Special Needs through its ongoing participation in Regional Homeless Coordination efforts and community partnerships.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City utilizes its ESG funds to support agencies who provide case management services; services include assessing the needs of homeless persons and assisting them with applying for mainstream public benefits including TANF, Food Stamps, Medicaid, SSI, SSD, and Veterans benefits. In addition, the City's ESG allocation will support eligible costs for engagement, case management, emergency health and mental health services, transportation, and services for special populations.

The City also contracts the Multi Agency Outreach Resources Engagement (MORE) Team who provides mobile intervention and outreach to individuals and families experiencing homelessness, including those who are living on the streets, in outlying uninhabited areas, and in the flood control tunnels. The team assesses individuals and families for service referrals; thereby connecting them with emergency shelter, housing or critical services, and providing them with urgent, non-facility based care. The team uses the Community Housing Assessment Tool to assess the extent of issues and then place the individuals on the community queue for housing placement.

Nevada Partnership for Homeless Youth, a City CDBG subrecipient and community partner, will provide crisis intervention services to vulnerable youth ages 12-18. Their services include mobile crisis intervention, a crisis hotline, linkages to services that meet their unique needs and circumstances. These services aid in equipping youth with tools and resources to address their immediate needs, thereby increasing their safety and stability. In addition, at the May 15, 2019 City Council Meeting the Las Vegas City Council adopted the Southern Nevada Plan to end Homelessness in which the City of Las Vegas was a collaborative partner.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funds two shelters with ESG funding, HELP of Southern Nevada's Shannon West Homeless Youth Center which provides emergency shelter, transitional housing to homeless and at-risk youth ages 16 to 24; and The Shade Tree which provides safe and sanitary accommodations to homeless women, children and youth. ESG funds for the 2019-2020 PY will also continue to support both HELP of Southern

Nevada and The Salvation Army's rapid rehousing programs, which are designed to rehouse participants who have recently become homeless due to an unforeseen crisis.

The Courtyard was established as a safe environment for homeless individuals to access services and a safe place to sleep at night. As of August 2018, the Courtyard has stayed open 24 hours a day, 7 days a week. The City of Las Vegas also plans to expand the Courtyard, which will include a day center, showers, toilets and laundry facilities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City is an active member of the Southern Nevada Homelessness(SNH) CoC Board and is involved in the regional strategic planning efforts to reduce chronic homelessness. The SNH CoC Board has adopted the HELP HOPE HOME Plan that provides guidance for regional planning efforts and reports progress toward regional establishes goals. The plan defines core strategies and details an implementation schedule to reduce homelessness. Those strategies and their objectives, along with the activities that support them, form our local agenda to reduce homelessness in Southern Nevada. Along with the agencies previously mentioned, the City also supports homeless prevention programs by funding Lutheran Social services and St. Jude's in providing serving homeless and at-risk individuals with rental assistance and permanent supportive housing.

Boys Town Nevada, a CDBG subrecipient and community partner, will provide family-centered case management services to homeless families. Services include assisting parents in navigating community, public, social and mental health services. These critical interventions aid in equipping families to successfully transition from homelessness to a home of their own, building protective factors and accessing health services, thereby increasing their self-sufficiency, well-being and safety. In working towards these goals, Boys Town Nevada will contribute to the city of Las Vegas' strategic priorities of reducing homelessness, increasing housing stability and improving access to supportive services.

Educational and skill supplementation for the City's homeless citizens is the objective of our CDBG recipient and community partner, The Salvation Army. They will provide vocational training services to homeless individuals and assist in accessing employment resources and opportunities to develop the skills needed to secure employment. These services aid in equipping the homeless population to secure employment that pays a living wage and permanent housing, thereby increasing their self-sufficiency. Program participants will be referred to an agency owned apartment or other permanent

housing programs after securing employment.

As the City focuses on reducing homelessness, its ongoing partnership with Help of Southern Nevada remains an invaluable alliance for providing rapid rehousing for at risk homeless. Their services include short to medium term rental assistance and intensive case management. Their program also provides homeless prevention assistance to households at imminent risk of homelessness, which also includes short-term rental assistance and intensive case management.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City works in conjunction with the multijurisdictional Continuum of Care team to implement a strategic and comprehensive response to the challenges of those with medical and behavioral health impairments in our community. This coalition comprises government agencies, the housing authority, Workforce Connections, law enforcement, faith-based organizations, business owners, social service providers, mental health agencies, hospitals, fire and rescue and homeless advocates.

Moreover, plans are underway for the City to expand its public outreach efforts and partnerships that service and bring awareness of reoccurring substance abuse, PTSD, access to mental health services and treatment, housing for citizens re-entering the community after incarceration and discharge from mental health and treatment facilities. Further, the City joined efforts with the Southern Nevada Adult Mental Health Coalition and is a part of Operation Deep Dive, a community-based Veteran Suicide Prevention Study.

The SNH CoC and City will continually explore the adverse impact incarceration has upon the homeless. Studies illustrate incarceration leads to disrupted families, limited economic prospects and criminal activity. In addition, the SNH CoC, in alliance with the Clark County Criminal Justice Coordinating Council and the NV Interagency Council on Homelessness, addresses issues amongst the homeless including mental health and substance abuse issues.

Clark County Law Foundation (CCLF) assists low- and moderate-income youth, ages 12-17 with opportunities to increase their knowledge of the legal system and create positive relationships with those involved. CCLF will engage eligible youth in one of three program activities: the defendant, peer counselor and/or juror. CCLF will provide youth defendants with court diversion services and an opportunity to serve as a juror and receive training to become peer counselors. All youth will also engage in community service activities. By providing hands-on experience with the legal system to eligible youth participants, the Clark County Law Foundation will reduce the playground to prison

pipeline and divert youth from entering the juvenile justice system. Services aid in reducing the number of non-violent offenders entering the juvenile justice system and strengthening the relationship between officers/legal professionals and youth, thereby creating a community-centered approach to diversion.

Discussion

The City of Las Vegas is keenly aware of the complexity of homelessness, at-risk homeless, and the limited access to services they and very low, low and moderate-income families may encounter. Hence, with the overarching mission to reduce homelessness, it is imperative that self-sufficiency, vocational training, educational development, nutritional needs, senior advocacy, and the ill are connected to community resources that stabilize their conditions. Several of the agencies the City has and will continue to partner with provide intensive case management, independent living skills, job search assistance, development of a responsibility plan for families that helps homeless families with children return to sustainable housing, financial management, job placement, utilities assistance, and much more. All of these special services feed into the mission of reducing homelessness and promoting self-sufficiency.

AP-70 HOPWA Goals– 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	50
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	35
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	185

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's housing programs seek to increase affordable housing opportunities for low-income households. This is done in part by providing gap financing to create affordable rental housing and decreasing energy costs for low-income households through weatherization and energy conservation improvements.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

See attachment for measures used to assist in maintain and developing affordable housing as required by NRS 278.235

The City will continue its partnership with unincorporated Clark County, City of North Las Vegas, and City of Henderson to conduct a planning process of the Assessment of Fair Housing. The City also provides both ESG & HOPWA funds for programs to assist low-income households with rent and homeowner rehabilitation services.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City's longstanding goals to meet the needs of the underserved have been amplified due to COVID-19. Many of the City's citizens' employment has been reduced or terminated which leads to greater housing instability, economic distress, and food insecurity - especially among extremely low to moderate-income households. Since the vitality of the Las Vegas economy thrives on tourism, which was halted in March due to the pandemic, the City's allocation of CARES Act funds will be used to support the City's efforts to help its citizens maintain housing stability, receive much needed medical services, stabilize the small business community, and serve the special needs of its HIV/AIDs community.

Actions planned to address obstacles to meeting underserved needs

The City will engage in the regional dialogue with the Southern Nevada Homelessness CoC, neighboring communities and service providers to identify and address the needs of the underserved. The SNH CoC is responsible for the regional implementation and evaluation of the HELP HOPE HOME plan to reduce homelessness; while, the City's Homelessness Advisory Committee focuses on connecting street homeless in the urban core to housing and services that provide safety, health and wellness.

The City is also operating The Courtyard 24 hours a day, 7 days a week and fills many major service gaps such as homeless services, housing assistance, medical and mental health, and employment and benefit assistance. The City will continue providing the Ticket to Home and homeless outreach program.

Catholic Charities will provide homeless outreach, intensive case management, and financial assistance to eligible citizens to help them obtain their identification and/or birth certificates which are items required for obtaining employment, housing or supportive services.

NPHY runs a Safe Place program that maintains and offers a crisis hotline available 24 hours a day, 7 days a week, 365 days a year with a staff of qualified individuals to serve at-risk youth on-call 24-7-365 for crisis response. When called, NPHY will dispatch staff to arrive at Safe Place sites, over 100 in Southern Nevada, within 30 minutes of a youth's arrival. Safe Place addresses many unserved youth with transportation, a means to immediately flee their unsafe situation, connect them to critical services and increase their sense of safety and stability.

Actions planned to foster and maintain affordable housing

Currently, the City is considering two future projects, the rehabilitation of 125 units at 1720 Searles and the construction of 43 new units of affordable housing at 4445 Diamond Drive. The City is working diligently to expand its pool of available Community Housing Development Organizations and is working to identify other projects that will expand and maintain the affordable housing stock in the City of Las

Vegas.

Also, the City has continued to contract with Silver State Fair Housing Council to assist with fair housing education and outreach to housing providers and the community as a whole. Silver State will provide resources to residents, provide training for social service providers, and work individually with clients who may encounter inadequate housing, illness or disability.

Actions planned to reduce lead-based paint hazards

The Las Vegas Lead Hazard Control and Healthy Homes Program (LVLHCHHP) is a 36-month collaborative effort between the City of La Vegas and sub-grantee, the University of Nevada, Las Vegas, Department of Environmental and Occupational Health (DEOH). The program is citywide but is targeting four key zip codes (89101, 89106, 89107, and 89108) in Las Vegas that are known to contain the oldest housing stock as well as underserved households with low income. The primary goal of the LVLHCHHP is to create lead-safe and healthy housing in Las Vegas and reduce the incidence of childhood lead poisoning. Over the next 12 months, the program is projected to evaluate 57 units for lead-based paint hazards and complete lead hazard control and healthy homes activities in 35 homes. Three staff members and five construction workers have received Environmental Protection Agency (EPA) training. The program will continue to provide community education concerning protecting their families from lead in housing and lead-safe work practices.

Actions planned to reduce the number of poverty-level families

The City's continuous efforts to address poverty include funding of educational opportunities, employment training and other programs that assist low and moderate income families in achieving economic independence and self-sufficiency. The City has allocated over 1.5 million in ESG and HOPWA funding to reduce the number of poverty-level families and anti-poverty activities including but not limited to homeless prevention, rapid-rehousing, supportive services and case management to address the issues that are preventing families from moving towards independence. The City will continue to support Reinvent Schools Las Vegas that aims to increase academic achievement and provides wraparound services and family and community engagement at underperforming urban core schools. Another program aligned with reducing the number of poverty-level families is ESG sub recipient, Shannon West Homeless Youth Center. The predominant goal of the Center is to assist homeless and at-risk youth become productive and self-sufficient members of the community. They work to achieve their goals through multi-faceted services including, independent living, education and employment training and financial literacy.

Tech Impact, a City CDBG sub recipient, CXWorks' program purpose is to increase access to education, technical training, and employment opportunities for young adults and veterans who are underemployed or unemployed, disconnected from work and school, and face significant economic or social barriers to advancing in their careers and in life. The training program will provide 8 weeks of

intensive customer service and computer skills training, soft skills development, mentorship, and job preparation and placement assistance to help our students secure and retain in-demand jobs in a call center environment.

Another community partner and CDBG subrecipient is the Public Education Foundation. The will assist low and moderate-income parents and guardians with a no-cost 32-week Family Learning Program and access to financial literacy workshops to increase financial literacy and career skills. Services assist in equipping parents and guardians with the skills to assist their child with key educational concepts and advocate for their children academically, thereby increasing literacy rates and decreasing their achievement gap.

Actions planned to develop institutional structure

The City collaborates and coordinates services and initiatives with a wide range of public and community social service agencies to meet and address the various needs of the community in the upcoming 2019-2020 program period. For instance, the City will continue to facilitate Technical Assistance workshops, providers' training, CDBG training, non-profit symposiums, and Silver State for Housing training. Moreover, the City will use CDBG funds to provide funding to agencies that service low and moderate-income residents with various different needs in the community. The City will also continue its active participation in the Consortium and Southern Nevada CoC meetings.

The City of Las Vegas is dedicated to allocating all grants funding in a manner that is socially responsible and efficient. Recently, the Office of Community Services has extended its grant cycle from one year to two years to allow for continued, uninterrupted support; existing grantees will be re-evaluated at the end of year one to determine if additional funding will be awarded which eliminates the need for a second round of competitive funding and creates a more efficient funding process; agencies can allocate more time and resources to continually improving the service delivery rather than starting and stopping each year; allows agencies to use the more stable funding pattern to better plan for multi-year efforts.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to be an active member of the Southern Nevada Homelessness Continuum of Care, whose primary responsibility is the overall planning effort for the SNH CoC on homeless issues, and the Southern Nevada Consortium Meetings. These collaborative groups bring together local government jurisdictions along with the Regional Transportation Commission, the Clark County School District, the Metropolitan Police Department, Southern Nevada Adult Mental Health Services, and the Southern Nevada Regional Housing Authority, among others. Coordination with non-profit service providers and among governments takes place consistently through meetings held in the community to work together on grant applications for funding, the Emergency Food and Shelter Program and the State

of Nevada Housing Advisory Committee.

The city will continue coordination with the Homeless Advisory Committee in efforts to bring together local social service agencies, business providers, and local governments to discuss initiatives on homelessness and stakeholder concerns.

In addition to the aforementioned actions, the City will participate in various housing roundtables at local, state and federal levels to explore and address impediments to affordable housing.

Discussion:

The City is dedicated to allocating all grants funding in a manner that is socially responsible and efficient. Recently, the Office of Community Services has extended its grant cycle from one year to two years to allow for continued, uninterrupted support; existing grantees will be re-evaluated at the end of year one to determine if additional funding will be awarded which eliminates the need for a second round of competitive funding and creates a more efficient funding process; agencies can allocate more time and resources to continually improving the service delivery rather than starting and stopping each year; allows agencies to use the more stable funding pattern to better plan for multi-year efforts.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	133,578
5. The amount of income from float-funded activities	0
Total Program Income:	**133,578**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The City will not use any forms of investment beyond those identified in 92.205

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   The City's homebuyer program activity only uses recapture provisions of 24 CFR 92.254 (a)(4)(ii). It is believed this approach is the closest to normal market approaches to financing, the easiest for borrowers to understand, enables the deed restriction requirements of the alternative option to be avoided (which we believe constitutes a barrier to private financing participation), and better enables HOME funds to be marketed in coordination with other private lending. The recapture approach essentially results in the ongoing commitment to maintain a homeownership program because of regulatory requirement concerning the reuse of recaptured HOME funds for homebuyer assistance activity has been the City's goal and is in keeping with the basic HOME Program Descriptions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   The City utilizes recapture revisions to recoup all or a portion of the direct HOME subsidy to ensure the unit or units remain affordable. These requirements are detailed in the City's HOME program Manual and included as conditions in HOME funding agreements.

   All guidelines and requirements that address resale or recapture, as required in 92.254 of the HOME rule, are outlined in the City of Las Vegas' HOME Program Manual.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City of Las Vegas has no plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

   Included as Attachment

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   Service providers who receive HUD funding through the Southern Nevada Continuum of Care and ESG through the CLV are required to participate in the Coordinated Intake (CI) process. Homeless individuals are assessed using the Community Housing Assessment Tool (CHAT) during intake. CHAT is a standard assessment that evaluates the household's situation and identifies types of housing intervention to address the situation. Households are assigned a vulnerability score based on the CHAT and placed in the community queue of eligible households in ranked order. Community programs with housing availability retrieve households from the list in the community queue. There are two major hubs for the intake process: Clark County Social Services and the Veterans Administration Administrative Community Resource & Referral Center (CRCC) for homeless single veterans.

   Client re-assessment takes place at the participant level and at the service provider level. Clients meet with case managers throughout their participation in the program, and have regular progress evaluations.

   Clients assisted with ESG funds are entered into HMIS during client intake and agency must maintain a minimum HMIS data quality of 90%. Agencies who solely provide emergency shelter to victims of domestic violence, stalking, sexual abuse, and trafficking are exempt. In those cases, a comparable database is used that protects the identity and safety of clients.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

   The City utilizes a Notice for Applications (NFA) process to aid in identifying the best organizations and projects to provide ESG services and uses ZoomGrants, an online application process for submissions, tracking and monitoring of grant awards. There are two opportunities for ESG applications workshops to provide technical assistance for those interested in applying for ESG funding.

The selection process involves the Community Development Recommending Board (CDRB) comprised of 13 members appointed by the City Council. The CDRB members represent the concerns and opinion of the community in advising the City on the allocation of ESG and other federal funds. Office of Community Services staff review the applications for eligibility and completeness prior to review by the CDRB.

Through a series of open public meetings, and with the assistance of the Office of Community Services staff, the CDRB reviews applications, applicants, and makes recommendations based upon their perception of the community's needs. The CDRB uses a review process that includes a careful evaluation of each eligible applicant proposal within the context of program design and against program criteria and current objective, both nationally and those outlined in the City's Consolidated Plan. CDRB recommendations are presented to the Las Vegas City Council, a Public Hearing is held before the Las Vegas City Council and afterwards, a final selection of projects for application submission to HUD.

The following planning activities are the same each year although the timing may vary:

1. Identification of community development issues, needs, and concerns through community meetings and citizen input;
2. Formulation of community development goals and preliminary strategies, i.e. staff and citizens;
3. Dissemination of Grant Funds information to agencies and individuals
4. Submission of Project applications; and
5. Project Selection:

    i. Review of project applications by review committee and CDRB

    ii. Present recommendations of CDRB to the Las Vegas City Council

    iii. Public Hearing before the Las Vegas City Council and final selection of projects for application submission to HUD

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

The City participates in quarterly Consortium meetings where local jurisdictions confer on issues related to the Consolidated Plan and community trends, and issues surrounding regional homelessness. The City is also part of the Southern Nevada Homelessness CoC, which has a process in place for regional collaboration on homeless issues that includes discussion related to ESG funding, while respecting each individual political jurisdiction. The City will continue to provide a forum for citizens to contribute information, ideas, and input on service ideas and strategies on how residents can benefit from existing grant programs and services.

5. Describe performance standards for evaluating ESG.

The City evaluates the success of ESG programs by reviewing regional performance standards established by the SNH CoC that are captured and reported in the Southern Nevada Homeless Management Information System (HMIS). Agencies routinely enter homeless information in HMIS, data is recorded in real-time, and is reviewed by staff. Reports from the system assist staff in ensuring ESG compliance with regulations, local written standards, and that program goals are being met.

ESG programs are also subject to "on-site monitoring." The SNH CoC has hired an External Monitoring Group to monitor the SNH CoC programs as well as ESG programs. This group has participated in over 30 federal grant evaluation designs, evaluation projects, and implementation of evaluation plans and evaluation of federally funded agencies. The basis for monitoring is to address findings and provide recommendations for program improvements.

The City of Las Vegas follows the same process for CDBG, ESG, and HOPWA grants. The City provides ongoing information for all grant programs at the following website: https://www.lasvegasnevada.gov/Residents/Grants. The City also encourages local non-profits, churches, and interested parties to sign up to an email notification list where agencies are notified of application enrollment and obtain a greater understanding of the process and requirements for available funding.

The City starts by using a Notice for Applications (NFA) process to help identify the best organizations and projects to provide HOPWA services. ZoomGrants is an online application portal utilized to submit and score applications. The City requires each applicant to attend a HOPWA application workshop, which provides technical assistance for those applying for HOPWA funds. The City works with the Community Development Recommending Board (CDRB) which is an advisory citizen group, appointed by

City Council. The CDRB represents the concerns and opinions of the community. They score applications and make recommendations to City Council on the allocation of grant funding. Through a series of open public meeting and with the assistance of the Office of Community Services department, the CDRB reviews potential projects. The review process consists of examining changes in community need, exploring trends, and includes a careful evaluation of each eligible application proposal within the context of the grant. CDRB project recommendations are presented to the Las Vegas City Council during a public hearing. The final selection of projects is submitted to HUD.

The City continues to work with the local Ryan White office to encourage other agencies to apply for HOPWA funds. The City's coordinator is also a member of the Ryan White Planning Council in efforts to collaborate with other providers who assist people living with HIV/AIDS.

From: Kathi Thomas-Gibson <kgibson@LasVegasNevada.GOV>
Sent: Monday, May 18, 2020 2:42 PM
To: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Cc: Lisa Morris Hibbler <LMorris@LasVegasNevada.GOV>; Arcelia Barajas <abarajas@LasVegasNevada.GOV>
Subject: Re: Item #26? RE: strike or abey

Correct. Strike.

Sent from my iPhone

On May 18, 2020, at 2:11 PM, LuAnn D. Holmes <ldholmes@lasvegasnevada.gov> wrote:

This is it, this is all you need to do. Just to be clear, you are talking about striking Item #26, right?

26. Discussion for possible action regarding the City of Las Vegas Amended FY2019-2020 Action Plan that secures
Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funds totaling $4,900,673 from the Department
of Housing and Urban Development (HUD) to prevent, prepare for, and respond to the Coronavirus pandemic -
All Wards

Thank you,

LuAnn Holmes, MMC, MAOM City Clerk
Office of the City Clerk
495 South Main Street, 2nd Fl.
Las Vegas, Nevada 89101
702-229-2456

Please note, due to Covid-19 restrictions, our office is operating Monday thru Thursday, 7 AM – 5:30 PM, and closed on Fridays as well as major holidays. However, if you need

Submitted after final agenda

Date 5/18/20 Item 26

to conduct in-person business with us, please contact us at (702) 229-6311 for an appointment.

<image001.jpg>

From: Kathi Thomas-Gibson <kgibson@LasVegasNevada.GOV>
Sent: Monday, May 18, 2020 11:31 AM
To: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Cc: Lisa Morris Hibbler <LMorris@LasVegasNevada.GOV>; Arcelia Barajas <abarajas@LasVegasNevada.GOV>
Subject: strike or abey

Greetings Luann!

I need to strike or abey the Community Services agenda item from the May 20th meeting. What do I need to do?

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
27

DEPARTMENT: Economic & Urban Development **DISCUSSION**
DIRECTOR: Bill Arent

SUBJECT:
Discussion for possible action regarding an Exclusive Negotiation Agreement (ENA) between City Parkway V, Inc. (CPV) and Nevada Test Site Historical Foundation (Developer) for property located in Symphony Park, a portion of APN 139-34-211-005, generally bounded by South City Parkway to the West, West Bridger Avenue to the North, UPRR to the East, and Robin Leach Lane to the South - Ward 5 (Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The ENA will allow the Developer to conduct a feasibility analysis of the site to develop overall programing, site plans and elevations and fundraising timelines. The Developer and CPV shall negotiate in good faith the form of a Disposition and Development Agreement during the term of the ENA.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Exclusive Negotiation Agreement

EXCLUSIVE NEGOTIATION AGREEMENT

THIS EXCLUSIVE NEGOTIATION AGREEMENT (this "Agreement") is entered into as of the ____ day of _____, 2020 by and between CITY PARKWAY V, INC., a Nevada nonprofit corporation ("CPV"), and Nevada Test Site Historical Foundation ("Developer"). CPV and Developer may be referred to herein singularly as a "party" and collectively as the "parties".

WITNESSETH:

A. WHEREAS, CPV and Developer have previously engaged in discussions regarding Developer's interest in developing the National Atomic Testing Museum on the Site (as hereinafter defined), which is located in that certain development in downtown Las Vegas, Nevada commonly known as "Symphony Park", which is depicted on Exhibit A attached hereto and hereby made a part of this Agreement.

B. WHEREAS, Developer and CPV have entered into this Agreement in order for CPV and Developer to enter into exclusive negotiations regarding due diligence investigations of the Site by Developer and the potential acquisition and development of the Site by Developer, all on the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual agreements, which are hereinafter contained, the parties do hereby agree as follows:

1. Term. The Effective Date of this Agreement will be the date of execution by CPV. The term of this Agreement shall commence on the Effective Date and automatically expire six (6) months after the Effective Date (the "Term"). The Term may be extended by mutual agreement of the parties; provided, however, that such agreement shall be at each party's respective sole discretion. CPV agrees that during the Term they shall not negotiate, directly or indirectly, with any person or entity any matters regarding development, sale, lease or other disposition of the Site or any portion thereof. Such exclusivity shall apply to the Site only and shall not apply to any other portion of Symphony Park. CPV agrees that, until the expiration of the Term, CPV shall negotiate exclusively with Developer with respect to the Site and the Project.

2. Site. The "Site" consists of approximately 1.5 acres, a portion of APN 139-34-211-005, located in the Symphony Park District which is depicted as Parcel L North and M4 on Exhibit A. The actual legal description of the Site will be finalized by a survey provided by Developer during the Term and approved by CPV, which approval shall not be unreasonably withheld, conditioned or delayed.

3. Project. Attached as Exhibit B is a description of the Atomic Museum project (the "Project").

4. Feasibility Analysis.

(a) Developer agrees to conduct during the Term all activities Developer deems necessary to determine the acceptability of the Site and the feasibility of the Project. Such due diligence activities shall include, but not be limited to, the following, to be accomplished or acquired, as applicable, at Developer's sole cost and expense:

(i) An overall program of development of the Project on the Site, including a site plan, conceptual renderings, and floor plans, budget for the major project improvements; as well as a clear development timeline for the pre-development activity and construction of the Project, a copy of which will be provided to CPV.

(ii) A report prepared by a third-party reasonably acceptable to Developer and CPV establishing the feasibility and market analysis to support the development of the Project, a copy of which will be provided to CPV.

(iii) No later than sixty (60) days after the Effective Date, Developer shall submit to CPV (i) an initial budget for the both the construction and operation of the Project and (ii) a plan for the raising of the funds for both the development of the Project and for the continued operation of the Project, including an estimated operating endowment. The initial fund raising plan is as set forth on Exhibit B. During the Term, the Parties will work together to refine both the scope of the Project, the budget and the fund raising plan with the goal of a mutually acceptable scope, budget and plan for the Project and fund raising plan. Developer will submit to CPV a third party review of both the budgets and the plan of fund raising.

(iv) Prior to the expiration of the Term, Developer shall deliver a completed geotechnical and environmental report for the Site, which will include a Site-specific risk assessment for review by CPV. Developer agrees that the development of the Project will have to comply with the Symphony Park Soil and Groundwater Management Plan updated by the Nevada Department of Environmental Protection, a copy of which has been or will be provided by CPV to Developer pursuant to Section 5(a).

(v) Completion by Developer of the Due Diligence Investigations (as defined in Section 5(a) below).

In the event a DDA (defined below) is not executed by the parties prior to the expiration or earlier termination of this Agreement, CPV may retain copies of all non-proprietary reports and studies pertaining to the Site which have been provided to CPV by Developer or its agents pursuant to this Agreement, including surveys, geotechnical and environmental reports and related studies; provided, however, all copies of reports, renderings, studies, and information relating to the development and market feasibility of the Project provided to CPV by Developer or its agents pursuant to this Agreement shall be returned to Developer within thirty (30) days after the expiration or earlier termination of this Agreement; provided, however, all such reports and studies shall be provided to

CPV without any warranty or representation as to the accuracy or completeness of any kind and without recourse to Developer.

(c) CPV shall cooperate fully, but at no material cost to CPV, in providing Developer with information and assistance to support Developer's implementation of the feasibility analysis. In particular, CPV shall, promptly after the Effective Date or as soon as they become available to CPV, provide Developer with copies of all reports, plans, drawings and other documents pertaining to the Site. CPV's designated representative for all matters under this Agreement is the Director of the Office of Economic and Urban Development of the City of Las Vegas, Nevada, a political subdivision of the State of Nevada (the "City"). Developer and CPV agree to meet or participate in a conference call, no less than two times a month in connection with the feasibility analysis of the Site and Project.

5. Developer Site Access.

(a) CPV authorizes Developer and its employees, agents, representatives, architects, engineers, consultants and contractors to access the Site to conduct surface and subsurface engineering, geotechnical and environmental investigations, studies and assessments and boundary and topographic surveys as Developer deems necessary ("Due Diligence Investigations") for the potential development of the Project. CPV and/or its authorized and designated agent(s) shall have the right to be present upon any entry of the Site by Developer. This Agreement does not authorize Developer to access or otherwise use any property not included within the Site, unless Developer does not have reasonable access to the Site from a public right of way for ingress into and egress from the Site for purposes of completing the Due Diligence Investigations, in which case Developer shall have the right to use such other property within Symphony Park which is owned by CPV as is reasonably necessary for ingress into and egress from the Site. Developer will have the right to enter upon and conduct Due Diligence Investigations at any time during the Term. Developer shall conduct Due Diligence Investigations in accordance with standards customarily employed in the real estate industry and in compliance with all applicable governmental laws, rules, and regulations. If Developer undertakes any boring or other disturbance of the soils on the Site, CPV must be notified one (i) week prior to any boring or other disturbance of soils to allow CPV time to notify its environmental consultant and to direct its environmental consultant to be present during the process, if desired by CPV. Following Developer's Due Diligence Investigations on the Site, Developer will promptly restore the Site to substantially the same condition as existed immediately prior to Developer conducting the applicable Due Diligence Investigations, normal wear and tear and normal weather related conditions excepted. If Developer undertakes any boring or other disturbance of the soils on the Site, the soils so disturbed will be recompacted to substantially their condition as of the date immediately prior to such boring or other disturbance (the "Restoration"), and Developer will obtain at its own expense a certificate from a soils engineer certifying that the disturbed soils have been recompacted to substantially their condition as of the date immediately prior to the soil disturbance. This Agreement shall extend to soil borings with drilling rigs and hand augers and groundwater sampling with bailers or comparable equipment, but shall not be construed to authorize

Developer to install groundwater monitoring wells or excavate soils with earth moving equipment. To assist Developer in its environmental due diligence, CPV has provided Developer with a copy of the documents identified in Exhibit C attached hereto and incorporated herein by reference. CPV makes no warranty regarding any statement or data contained in or referred to by such documents.

(b) If Developer should discover any hydrocarbon substances or any other hazardous substances, asbestos or asbestos-containing materials, waste or materials subject to legal requirements or corrective action under any applicable Environmental Laws ("Hazardous Materials") during the Term, Developer will promptly notify CPV in writing of such discovery. Developer shall not use disturbed contaminated soils for the Restoration, and instead shall work with CPV to have stored or otherwise handle (through use of a properly licensed contractor), at CPV's sole cost and expense, any disturbed contaminated soils in compliance with all applicable governmental laws, rules, and regulations until such time as CPV takes possession of such materials. Developer shall not bear any responsibility or liability under this Agreement whatsoever for any discovery, investigation, risk assessment, removal, treatment, corrective action, remediation, cleanup or permitting relating to any such Hazardous Materials. For the purposes of this Agreement, the phrase "Hazardous Substances" shall include any product, byproduct, compound, substance, chemical, material or waste, including, without limitation, asbestos, solvents, degreasers, heavy metals, refrigerants, nitrates, urea formaldehyde, polychlorinated byphenyls, dioxins, petroleum and petroleum products and derivatives, fuel additives, and any other solid, liquid, gaseous or thermal irritant, chemical or waste material, whose presence, characteristics, nature, quantity, intensity, existence, use, manufacture, possession, handling, disposal, transportation, spill, release threatened release, treatment, storage, production, discharge, emission, remediation, cleanup, abatement, removal, migration, or effect, either by itself or in combination with other materials is or is allegedly: (a) injurious, dangerous, toxic, hazardous to human or animal health, aquatic or biota life, safety or welfare or any other portion of the environment; (b) regulated, defined, listed, prohibited, controlled, studied or monitored in any manner by any governmental authority or Environmental Laws; or (c) a basis for liability to any government entity or agency or third party under any regulatory, statutory or common law theory. For purposes of this Agreement, the phrase "Environmental Laws" means any past, present or future federal, state or local law, statute, rule, regulation, code, ordinance, order, decree, judgment, injunction, notice, policy, or binding agreement, and all amendments thereto, issued, promulgated, or entered into by any governmental authority, relating in any way to the environment, the preservation, degradation, loss, damage, restoration, replacement or reclamation of natural resources, waste management, health, industrial hygiene, safety, environmental conditions or hazardous substances.

(c) Developer shall promptly deliver to CPV, without charge therefor and without warranty of or recourse to Developer, any lab or field environmental data, environmental reports, environmental compilations, environmental correspondence, or other documents or information which is generated by or as a result of Due Diligence Investigations and which is reasonably related to the environmental condition of the Site; provided, however, that Developer need not disclose any communication, regardless of the nature of such

communication, between Developer and its legal counsel or its legal counsel and Developer's consultant to the extent the same is reasonably deemed by Developer to be protected by attorney-client privilege. By delivering such reports and studies to CPV, Developer shall not be deemed to be making any representations with respect to the accuracy or completeness of the information contained in such reports or information.

(d) Developer covenants and agrees to (i) pay in full the costs for all materials, if any, supplied, used, joined, or affixed to the Site by or for Developer in connection with the Due Diligence Investigations, (ii) pay in full all persons who perform labor upon the Site in connection with Developer's Due Diligence Investigations, and (iii) not permit any mechanic's or materialman's lien of any kind or nature relating to Developer's Due Diligence Investigations to be enforced against the Site. Developer shall, at Developer's sole cost and expense, take any action reasonably necessary to promptly remove any lien filed against the Site for work performed or materials delivered to the Site in connection with the Due Diligence Investigations.

(e) Developer hereby agrees to indemnify and hold CPV, the City, and their officers, employees and agents (collectively, the "Related Parties"), harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, reasonable attorneys' fees and court costs, which the Related Parties may suffer or which may be sought against or are recovered or obtainable from the Related Parties as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, in connection with the Due Diligence Investigations at the Site, of Developer or its officers employees, contractors, subcontractors, agents, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, Developer, its officers, its employees, contractors, subcontractors, volunteers or agents in connection with this Agreement. Notwithstanding anything to the contrary in this Agreement, this Section 5(e) shall not be construed to require Developer to indemnify or hold harmless the Related Parties from (a) any liabilities for pre-existing matters or conditions with respect to the premises merely discovered by Developer (e.g., latent environmental contamination, etc.) or (b) any such claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, reasonable attorneys' fees and court costs to the extent caused by any act or omission on the part of the Related Parties.

(f) Developer agrees to obtain and to furnish to CPV prior to or concurrent with execution of this Agreement, a certificate showing that there is in effect a policy of a minimum of $2,000,000.00 combined single limit bodily injury and broad form property damage coverage, including broad form contractual liability. Such coverage shall be on an "occurrence" basis and not on a "claims made" basis. Required limits of coverage may be met utilizing a combination of primary and excess/umbrella policies written in "blanket" form. CPV and the City, each shall be named as an additional insured party and such notation shall appear on the Certificate of Insurance furnished by the Developer's insurance company. The certificates for each insurance policy are to be signed by a person authorized by that insurance carrier. The insurance supplied by the Developer shall be from an insurance carrier that maintains a Best's Key rating of "A VII" or higher. The Certificate shall indicate that neither the insurance company nor Developer can cancel the insurance

without at least 10 days prior written notice to CPV. Any exclusion to the effect that the insurance company or surety company will "endeavor to inform" must be stricken from the certificate of insurance. The parties agree that the specified coverage or limits of insurance in no way limit the liability of the Developer. Developer will not do or permit to be done anything in or upon any portion of the Site, or bring or keep anything thereon which will in any way conflict with the conditions of any insurance policy upon the Site. All deductibles and self-insurance retentions shall be fully disclosed in such certificates of insurance. No deductible or self-insured retention may exceed $10,000.00 without the prior written approval of CPV.

(g) In connection with this Agreement, Developer expressly agrees, at its sole cost and expense, to defend the Related Parties in any suit or action that may be brought against it or them, or any of them by reason of any act or omission, negligent or otherwise, in connection with the Due Diligence Investigations at the Site, against which Developer has agreed to indemnify the Related Parties pursuant to Section 5(e). If Developer fails so to do, CPV and the City shall have the right, but not the obligation, to defend the same and to obtain reimbursement from Developer all of the direct and incidental costs of such defense, including reasonable attorneys' fees and court costs.

The obligations and covenants of Developer under this Section 5 shall survive any expiration of the Term or other termination of the Agreement for a period of one (1) year following the date of such expiration or other termination.

6. Disposition and Development Agreement; Purchase Price; Effect of Agreement.

(a) Developer and CPV agree to negotiate in good faith during the Term a form of Development and Disposition Agreement whereby CPV agrees to sell and Developer agrees to purchase the Site for the development of the Project (the "DDA").

(b) Developer shall have ninety (90) days from the Effective Date to propose a purchase price for the Site for CPV's review. The final purchase price, as mutually agreed in writing by the parties (the "Purchase Price"), shall be set forth in the DDA.

(c) The DDA will require that Developer meet fund raising goals agreed to under this Agreement in the form of binding commitments earmarked solely to the construction and operation of the Project, including, without limitation, an operating endowment based on the agreed scope of the Project and the final budgets. The DDA will require Developer to meet agreed thresholds fund raising in the form of binding commitments as a condition of CPV conveying the Site

(c) The parties acknowledge that, in compliance with the provisions of NRS 268.063, CPV, at its cost, will obtain and rely upon an independent appraisal of the Site prepared within six (6) months of the effective date of the DDA and that the City Council will address the adoption of a formal resolution finding that it is in the best interests of the public to sell the Site to Developer for the Purchase Price without offering such real property to the public. The adoption of such resolution will be at the discretion of the

City Council. Notwithstanding the foregoing, the parties agree that any such appraisal may be subject to public records laws or ordinances of the City of Las Vegas or the State of Nevada.

(d) Developer and CPV agree and acknowledge (i) that this Agreement creates no obligation on either party to enter into the DDA or any other agreement related to the Site or Symphony Park, (ii) the decision to enter into a DDA will be at each party's respective sole and absolute discretion and (iii) the approval of the City Council will be a condition to CPV's obligation to enter into any DDA or other agreement (excluding this Agreement) relating to the Site or Symphony Park. Developer agrees and acknowledges that, except as expressly provided for in this Agreement, this Agreement creates no rights, title or interest in Developer whatsoever, legal, equitable or otherwise, in the Site or in Symphony Park, including, without limitation, any rights to purchase, lease, option or otherwise. By its execution of this Agreement, CPV is not committing itself to or agreeing to undertake disposition of land to Developer or any other acts or activities requiring the subsequent independent exercise of discretion by the City or any governmental authority with authority over the resulting development. This Agreement does not constitute an agreement for disposition of property or the exercise of control over property by Developer. Execution of this Agreement by CPV is merely an agreement to enter into a period of exclusive, good faith negotiations with Developer according to the terms hereof. In the event the parties do not enter into a DDA during the Term, this Agreement shall automatically expire and be of no further force and effect from and after the expiration of the Term.

7. RESERVED.

8. RESERVED.

9. Real Estate Commission. No party shall be liable to any other party for any real estate commission or brokerage fees that may arise as a result of or pursuant to this Agreement. Each party represents to the other party that it has not engaged any broker, agent or finder in connection with this Agreement, and agrees to indemnify and hold the other party harmless from any claim by any broker or finder retained by, or claiming through, such party. The provisions of this Section 9 shall survive any termination or expiration of this Agreement.

10. Conflict of Interest.

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

pertaining to this Agreement.

(b) Each party represents that it has no actual knowledge of any financial or economic interest of any public officer or employee of CPV relating to this Agreement. Notwithstanding any other provision of this Agreement, if such interest becomes known, CPV may immediately terminate this Agreement.

(c) Developer represents and warrants that it has disclosed the ownership and principals of Developer on that certain "Certificate – Disclosure of Ownership/Principals" attached as Exhibit D hereto, and that it has a continuing obligation to update this disclosure whenever there is a material change in the information.

11. Default.

(a) In the event Developer is in material default of its obligations under this Agreement, including any failure of Developer to proceed in good faith with the due diligence activities required in order to complete the feasibility analysis of the Project, and such default is not cured within fifteen (15) days after written notice delivered by CPV specifying the precise nature of the default, then CPV shall have the right to immediately terminate this Agreement upon written notice to Developer.

(b) In the event CPV or the City is in default of its obligations under this Agreement, Developer's sole and exclusive cumulative remedy will be to terminate this Agreement.

12. Notices. All notices required pursuant to the terms and conditions of this Agreement shall be in writing, unless an emergency situation dictates otherwise. Any notice required to be given under the terms of this Agreement shall be deemed to have been given when (i) received by the party to whom it is directed by hand delivery or personal service, all fees pre-paid, (ii) transmitted by facsimile with confirmation of transmission (an original signed copy, via first-class U. S. Mail, shall follow facsimile transmissions), (iii) sent by U.S. mail via certified mail – return receipt requested, postal fees pre-paid or (iv) sent by email, each at the following addresses:

Notice to Developer:	Nevada Test Site Historical Foundation 755 East Flamingo Road Las Vegas, Nevada 89119 Attn: Michael Hall, Executive Director Email: Michael.Hall@ntshf.org
Notice to CPV:	City of Las Vegas c/o Office of Economic and Urban Development 495 South Main St., 6th Floor Las Vegas, Nevada 89101 Attn. William Arent

Fax: (702) 385-3128
Email: barent@lasvegasnevada.gov

With a copy to:

City Attorney Office
City Hall
495 South Main, 6th Floor
Las Vegas, Nevada 89101
Attention: John Ridilla
Fax: (702) 386-1749
Email: jridilla@lasvegasnevada.gov

13. Publicity. The parties agree that neither party shall make any public announcement or any press release with respect to this Agreement or the Project without the consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed. Nothing in this Section 13 shall limit or prevent CPV or the City from undertaking any actions required by Nevada's open meeting laws or from causing or allowing the release of information or dissemination of documents as may be required in connection with any administrative hearings or proceedings pertaining to the City's approval or implementation of this Agreement. Furthermore, Developer acknowledges that CPV is subject to the public records laws of the State of Nevada as set forth in Chapter 239 of the Nevada Revised Statutes ("Public Records Act") and all information in physical or electronic form or other form provided by Developer to CPV will be subject to disclosure under the Public Records Act; provided, however, CPV will not disclose any such information to any governmental authority unless specifically requested pursuant to the Public Records Act.

Notwithstanding the foregoing, Developer shall have the right to disclose any and all information to a governmental body or law enforcement agency which has been properly designated to collect information from the Developer about its planned Project and to Developer's consultants, agents, representatives, advisors, attorneys and potential lenders.

14. Assignment. Developer may not assign or transfer all or any part of its interest in this Agreement without first obtaining the written consent of CPV which consent may be granted or withheld at CPV's sole and unfettered discretion. Any transfer or assignment in violation of this Section 14 shall be null and void and constitute a default of this Agreement. Notwithstanding the foregoing, Developer shall have the right to assign its interest in this Agreement to an entity formed to develop the Project so long as the principals of Developer are the majority owners of such entity and control, directly or indirectly, such entity and such entity assumes Developer's obligations under this Agreement. Any such assignee shall provide a Certificate – Disclosure of Ownership/Principals in the format of Exhibit C attached hereto.

15. Time of the Essence. Time is of the essence in this Agreement and each and every term and provision hereof.

16. Interpretation; Governing Law. This Agreement shall be construed as if prepared by both parties. This Agreement shall be construed, interpreted and governed by the laws of the State of Nevada.

17. Entire Agreement; Amendments. This Agreement is intended by the parties to be the final expression of their agreement with respect to the subject matter hereof, and is intended as the complete and exclusive statement of the terms of the agreement between the parties. As such, this Agreement supersedes any and all prior understandings between the parties, whether oral or written. Any amendments to this Agreement shall be in writing and shall be signed by both parties hereto.

18. No Waiver. A waiver by either party hereto of a breach of any of the covenants or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions hereof.

19. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors and permitted assigns.

20. Headings; Exhibits; Cross References. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All Exhibits attached to this Agreement and the Recitals at the beginning of this Agreement are incorporated herein by the references thereto. All references in this Agreement to Articles, Sections and Exhibits shall be to Articles, Sections and Exhibits of or to this Agreement, unless otherwise specified.

21. Severability. In the event that any phrase, clause, sentence, paragraph, section, article or other portion of this Agreement shall become illegal, null or void, or against public policy for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void, or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in force and effect to the full extent permitted by law.

22. Performance of Acts on Business Days. Unless specifically stated to the contrary, all references to days herein shall be deemed to refer to calendar days. In the event that the final date for payment of any amount or performance of any act hereunder falls on a Saturday, Sunday or holiday, such payment may be made or act performed on the next succeeding business day.

23. No Third Party Beneficiaries. This Agreement is intended for the exclusive benefit of CPV and Developer and their respective permitted assigns and is not intended and shall not be construed as conferring any benefit on any third party or the general public.

24. Counterpart Signatures; Facsimile or Email Transmission. This Agreement

may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one agreement. Delivery of this Agreement may be accomplished by facsimile or email transmission of this Agreement to the other party. In such event, the parties hereto shall promptly thereafter deliver to each other executed counterpart originals of this Agreement.

25. CPV Obligations Limited. No obligation assumed by or imposed upon CPV by this Agreement or remedy granted or otherwise arising in, under or pursuant to this Agreement against CPV shall require the payment of money by CPV, or the performance of any action by CPV, the performance of which requires money from CPV, except to the extent that funds are available for such payment or performance from the City, appropriations therefor lawfully made by the City. This Agreement shall not be construed as obligating the City Council to make future appropriations for the payment of monies or for the performance of any obligations of CPV under this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date set forth beneath their respective signatures below.

CPV:

CITY PARKWAY V, INC.,
a Nevada corporation

By _____
Scott D. Adams, President

Date of Execution: _____

Approved as to Form:

Michael Niarchos 5-4-20
_____

DEVELOPER:

NEVADA TEST SITE HISTORICAL FOUNDATION

By _____
Michael Hall, Executive Director

Date of Execution: _____

LIST OF EXHIBITS

EXHIBIT A - SITE DEPICTION

EXHIBIT B - PROJECT DESCRIPTION

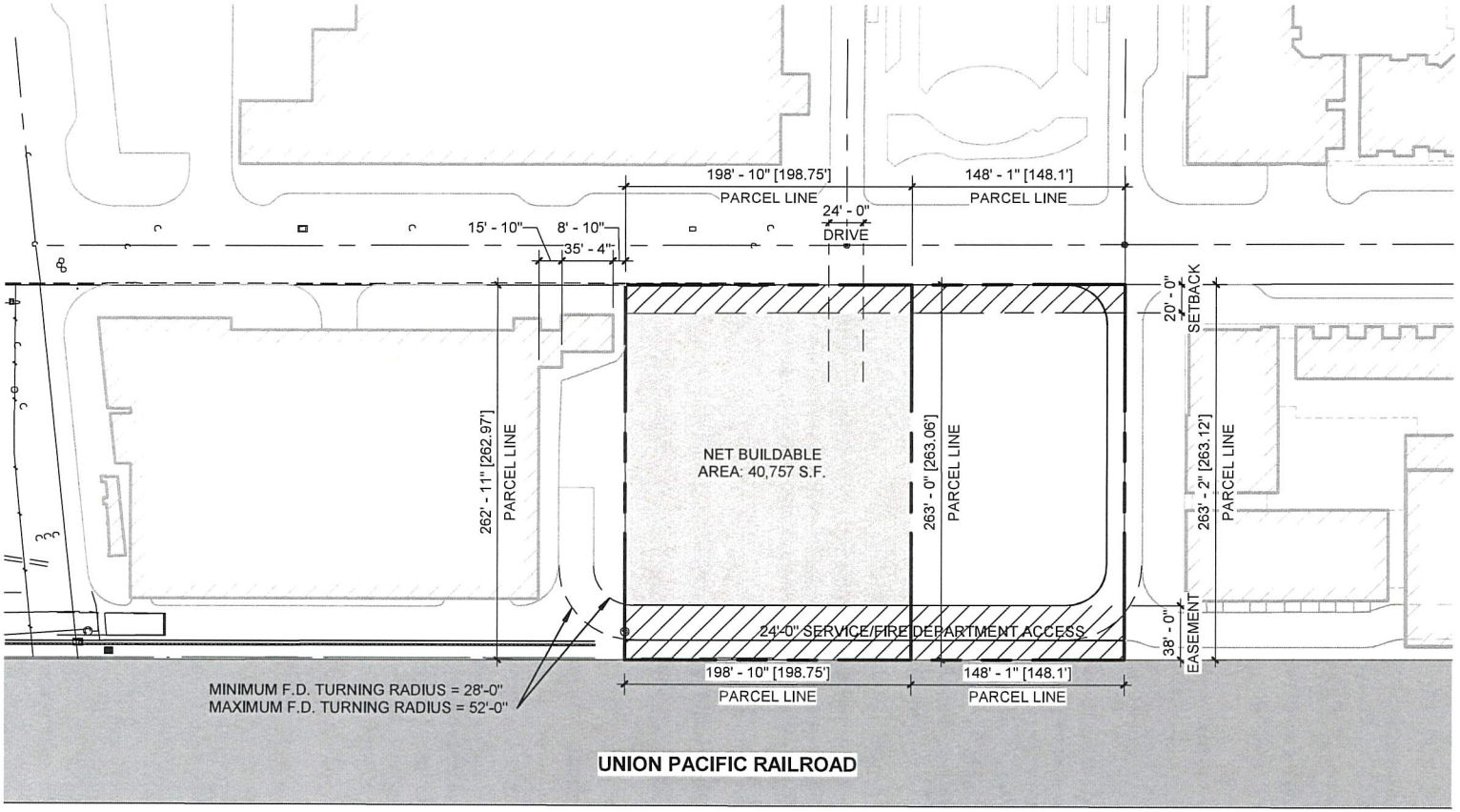
EXHIBIT C - LIST OF ENVIRONMENTAL INFORMATION

EXHIBIT D - DISCLOSURE OF PRINCIPALS

EXHIBIT A

SITE DEPICTION

EXHIBIT A



APN: 139-34-211-005
ZONING: PLANNED DEVELOPMENT [PD]
CITY OF LAS VEGAS

GROSS BUILDABLE AREA: 52,265.3 S.F.
NET BUILDABLE AREA: 40,757 S.F.

REQUIRED SETBACKS AND EASEMENTS:
- 38'-0" EASEMENT AT EXISTING UPRR
- 20'-0" SETBACK AT CITY PARKWAY
- UNDETERMINED SETBACK FROM EXISTING GARAGE LOT L

NOTE:
ANY ADDITIONAL SETBACK FROM THE EXISTING GARAGE TO THE SOUTH WILL FURTHER REDUCE THE NET BUILDABLE AREA

NOTE:
ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE CLIENT AND THE CITY OF LAS VEGAS. ALL DIMENSIONS AND AREAS WILL REQUIRE VERIFICATION BY CITY OF LAS VEGAS SURVEY.

A SITE PLAN
SCALE: 1" = 80'-0"

NORTH

CARPENTER SELLERS DEL GATTO ARCHITECTS
8882 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148 (702) 251-8896 - FAX (702) 251-8876 - WWW.CSDARCHITECTURE.COM

SITE PLAN
NATIONAL ATOMIC TESTING MUSEUM

04.28.2020 **SD1.01**

EXHIBIT B

Scope, Scale, and Lot Coverage Document
Nevada Test Site Historical Foundation Agreement
with CITY PARKWAY V, INC.
in support of the Exclusive Negotiating Agreement
for developing Parcels L North and M 4

The Nevada Test Site Historical Foundation (NTSHF) seeks to relocate the National Atomic Testing Museum (NATM) from 755 East Flaming Road, Las Vegas, NV to Symphony Park, Las Vegas, NV on Parcel L North and a portion of Parcel M4.

The NTSHF would construct a new expanded NATM in Symphony Park on parcels L North and a portion of M4 (as parcels now described).

Preliminary plans and pre-site due diligence are for the NATM to construct the following on the parcels (see attached site plan):

-A building with a first-floor footprint of 35,000-39,000 square feet

-Two floors above the first-floor footprints of similar square footage for a total of three floors

-The total anticipated size of the museum is estimated at 55K to 77K square feet. The nuclear testing archives is anticipated to add an additional estimated 19K square feet

-The museum design will include permanent and traveling exhibit galleries, lecture hall, education spaces/classrooms, nuclear testing archives and retail sales gallery

-An exhibit interpretive courtyard area with important artifacts extending into parcel M4, determination and placement of artifacts will follow Symphony Park design standards

Initial planning for the Project:

Full funding for capital expenses estimated to be $46 to $60 million raised over four years, with core fundraising in 2021 and 2022. The fundraising plan is based on investments through multiple channels, i.e., private, foundation and corporate philanthropy as well as government sources. Additionally, an evaluation will be undertaken regarding the use of not-for-profit bond funding and New Market Tax Credits.

As part of preliminary planning, key fundraising milestones are set for December 31, 2021 and December 31, 2022, and will be reviewed regularly by the NTSHF Trustees.

Targeted completion and opening of the Museum is in 2024.

Design for the building construction and exterior pavilion areas would be consistent with CITY PARKWAY V, INC and Symphony Park design standards and guidelines.

The development partner will be The Molasky Group of Companies. The building exterior will be designed by Carpenter, Sellers, and Del Gatto Architects, in consultation with the NTSHF.

EXHIBIT C

Symphony Park Environmental Disclosure Documents

Identifier	Title/Text Reference
01	Remedial Action Plan

DamesMooreReports
FinalReport.TIF
Off-Site Evaluation 09-29-1998 Appendices A-H.TIF
SummaryReportPhaseI&II Site Characterization 11-11-1987.TIF

Site Characterization Investigation and Recommended Remedial Action Plan, July 29, 1989
-Appendices
Appendices.tif,
Appendix A - Summary of Buried Disposal Area Investigation.tif
Appendix B - Investigative Procedures.tif
Appendix C - Chain-of-Custody Records.tif
Appendix D - Field and Laboratory QA&QC Program.tif
Appendix E - Health and Safety Plan.tif
Appendix F - Regional Geology and Hydrogeology.tif
Appendix G - Exploratory Boring Logs.tif
Appendix H - Soil and Hydrogeoloic Conditions By Area.tif
Appendix I - Gauging Data and Hydrographs.tif
Appendix J - Soil Laboratory Data Reports.tif
Appendix K - Ground-Water Laboratory Data Reports.tif
Appendix L - Maps of Approx Dist of Soils Containing PH.tif
Appendix M - Observed Versus Actual Thickness of Liquid Hydrocarbon.tif
Appendix N - Liquid Hydrocarbon Volume Estimates.tif
Appendix O - Air Quality Monitoring Report.tif
Appendix P - Report of Industrial Hygiene Evaluation.tif
Appendix Q - Desert Research Institute Report.tif
Appendix R - Health Risk Assessment.tif
Appendix S - USPCI Report of Oil Recovery Operations.tif
OIL RECOVERY SYSTEM.TIF

-1) Table of Contents and Executive Summary.tif
- Sect 1 Introduction.tif
- Sect 2 Purpose & Scope.tif
- Sect 3 Site Background.tif
- Sect 4 Hydrocarbon Contamination.tif
- Sect 5 Lead Contamination.tif
- Sect 6 Assessment of Potential Mobility and Fate of Contaminants.tif
- Sect 7 Health Risk Assessment.tif
- Sect 8 Site Remediation Criteria.tif
- Sect 9 Recommended Remedial Action.tif
PLATE 01.TIF, PLATE 02.TIF, PLATE 03.TIF, PLATE 04.TIF, PLATE 05.TIF, PLATE 06.TIF, PLATE 07.TIF, PLATE 08.TIF, PLATE 09.TIF, PLATE 10.TIF, PLATE 11.TIF, PLATE 12.TIF, PLATE 13.TIF, PLATE 14.TIF

01) Final Remedial Action Plan 06-5-1992.pdf
02) Addendum I to RAP 08-18-1992.pdf
03) Request For Final Closure 10-06-1997.pdf
04) Depart of the Army Letter 12-09-2003.pdf
05) Interim Closure Report of Rem Action 09-27-93.pdf
06) NDEP Letter 03-26-1998.pdf

07) NDEP Remediation Requirements Sept 10, 1991.pdf
08) Phase 1 Env Site Assess Northern Tract 11-10-2000.pdf
09) Phase 1 Env Site Assess Southern Tract 11-10-2000.pdf
10) Conditional Closure for the Eastern Portion of wash track area 5-12-1993

02 Plystadium Agreement
- 01) Plystadium Agreement.pdf
- 02) Amended and Restated Mem of Rights.pdf
- 03) Estoppel Certificate.pdf
- 04) Termination of Mem of Repurchase Option.pdf
- 05) Trusetee's Deed - Lehman to PAMI.pdf
- 06) GBSD UPRR Ply Stadium.pdf

03 Pollution Legal Liability Select
- Pollution Insurance PLS 8194919.pdf

04 Environmental Risk Management – Converse Consultant, August 23, 2000
- 01) Environmental Risk Management 08-23-2000.pdf
- 02) Risk-Based Evaluation 09-24-2002.pdf
- 03) Hydrocarbon Free Product Plumes Map.pdf
- 04) Soil Impact Map.pdf
- 05) Kleinfelder Extension Proposal – 03-23-2010.pdf

05 Trenching Exercise – Converse Consultants.pdf, Sept 11, 2002

06 Terracon Phase I & Phase II Environmental Site Assessment.pdf – March 26, 2003 & April 2, 2003
- Exhibit 12 - Terracon Phase I & II Environmental Site Assessment.pdf
- Phaselexec.pdf
- PhaseIIexec.pdf

07 Preliminary Geotechnical Studies – Converse Consultants
- Northern Prelim. Geotech.pdf
- Southern Prelim. Geotech.pdf

08 Groundwater Monitoring Reports
- 2nd Half 2005 Groundwater Report
  - Cover 2nd Half 2005 Groundwater Report.tif; DOC060509-003.tif; DOC060509-004.tif; DOC060509.pdf; DOC060509.tif; DOC060509a.tif; DOC060509b.tif; DOC060509c.tif; DOC060509d.tif; DOC060509e.tif; DOC060509f.tif
- Abandoned Wells July 2004
  - -Abandoned Wells July 2004.pdf
  - -Completion of Well Plugging Abandonment Former Las Vegas Rail Yard.htm
- 01) 2nd Quarter 1991 Groundwater Report.pdf
- 02) 2nd Quarter 2001 Groundwater Report.pdf
- 03) 3rd Quarter 2001 Groundwater Report.pdf
- 04) 4th Quarter 2001Groundwater Report.pdf
- 05) 1st Quarter 2002 Groundwater Report.pdf
- 06) 2nd Quarter 2002 Groundwater Report.pdf
- 07) 1st Half 2002 Semi-annual Compliance Report.pdf
- 08) 3rd Quarter 2002 Groundwater Report.pdf
- 09) 4th Quarter 2002 Groundwater Report.pdf
- 10) 1st Half 2003 Groundwater Report.pdf
- 11) 1st Half 2003 Semi-annual Compliance Report.pdf
- 12) 2nd Half 2003 Groundwater Report.pdf
- 13) 2nd Half 2003 Semi-annual Compliance Report.pdf
- 13a) UP letter Jan 7 2004.tif
- 14) 1st Half 2004 Groundwater Report.pdf
- 15) 1st Half 2004 Semi-annula Compliance Report.pdf
- 15a) Well Monitoring Modification Plan 05-06-2004.tif

16) 2nd Half 2004 Groundwater Report.pdf
16a) TABLE 2 Groundwater Analytical Data 06-16-2004.xls
17) 2nd Half 2004 Semi-annual Compliance Report.pdf
18) 1st Half 2005 Groundwater Report.pdf
19) 1st Half 2005 Semi-annual Compliance Report.pdf
20) NDEP letter on Groundwater monitoring 08-13-2008.pdf
21) Monitoring Well MW-47 A & B abandonment.msg
22) UPRR letter on Wells Abandonment and sampling.msg
23) FW Waste Water Discharge Permit MSC-0002.msg
Forrester letter Well Abandonment 02-04-2004.tif
2nd Quarter 2010 Groundwater Monitoring Report.pdf
24)

09 Maps

01) Remediation Depth.jpg
02) Uphcfreeprod.pdf
03) upenvscan012803ssm.pdf
04) Environmental vs architectural.pdf
05) Master Plan Remaining Contamination.JPG
06) Master Plan Depth.JPG

10 Union Park Master Planning

BRT

BRT - Grand Central borings 06-09-2007.pdf
BRT Stockpile Samples 08-27-2007 thru 09-07-2007.pdf
BRT Stockpile Samples 09-08-2007 thru 09-24-2007.pdf
BRT Stockpile Samples 09-25-2007 thru 10-05-2007.pdf
BRT Stockpile Samples 10-06-2007 thru 10-23-2007.pdf
BRT Stockpile Samples 10-24-2007 thru 11-12-2007.pdf
BRT Stockpile Samples 11-13-2007 thru 11-30-2007.pdf
BRT Stockpile Samples 12-1-2007 thru 12-31-2007.pdf

Phase 1 Infrastructure

Phase 1 Stockpile Samples 01-01-2009 thru 01-31-2009.pdf
Phase 1 Stockpile Samples 02-01-2009 thru 03-03-2009.pdf
Phase 1 Stockpile Samples 04-15-2008 thru 5-6-2008.pdf
Phase 1 Stockpile Samples 05-7-08 thru 6-10-08.pdf
Phase 1 Stockpile Samples 06-11-2008 thru 6-19-2008.pdf
Phase 1 Stockpile Samples 06-20-2008 thru 7-3-2008.pdf
Phase 1 Stockpile Samples 07-4-08 thru 8-8-08.pdf
Phase 1 Stockpile Samples 08-9-2008 thru 8-31-2008.pdf
Phase 1 Stockpile Samples 09-1-08 through 9-30-08.pdf
Phase 1 Stockpile Samples 10-1-2008 thru 10-31-2008.pdf
Phase 1 Stockpile Samples 11-1-2008 thru 11-30-2008.pdf
Phase 1 Stockpile Samples 12-1-2008 thru 12-31-2008.pdf
Soil Samples-Buried Drum- 04-21-09.pdf
Stockpile Soil Sampling Results Ph 1 Roadways 01-01-2009 thru 01-31-2009

Phase IIA Roadways Construction

Phase IIA Stockpile Sampling 10-28-2011 thru 06-08-2012

PAC Temp Parking and Box Culvert Construction

Temp Parking and Box Culvert Construction Parcels K, L, N4, N, O1, O2 and a portion of P/Q 10-18-11 thru 7-3-12

1) Sampling and Analysis Plan Revision No. 1 02-14-17
2) Soil and Groundwater Management Plan Revision No. 1 02-14-17
NDEP Conditional Exempt Small Quantity Generator letter 03-04-2010.pdf
NDEP Grant approval letter.pdf
NDEP RCRA Waste Compliance Inspection 01-09-2015.pdf
NDEP Grant Application CP5.pdf
Kleinfelder Phase I Environmental Site Assessment Update_Union Park 03-15-2007.pdf
Un Park Roadway and Drain Geotech LVE7R220 Complete 06-15-2007.pdf
Un Park Street Borings 06-15-2007.pdf

Declaration of Perpetual Environmental Covenant and Release of Claims Recorded 6-6-2016.pdf
Results of Geotechnical Exploration – Roadway and Storm Drain 06-15-2007.pdf
Environmental Sampling for Geotechnical Exploration Off Site Improvements 6-15-2007
Results of Geotechnical Exploration Roadway and Storm Drains 6-15-2007
Technical Drainage Study Draft Report 5-25-07
Addendum No. 1 to Geotechnical Exploration Report 12-15-11
Addendum No. 2 to Geotechnical Exploration Report 12-19-11
Data Review and PCE Remediation System Design 02-26-2001
Use of Earth Moving Scraper Equipment 07-08-2008

11 Additional Disclosures – Inaccessible "Ghost" files
Depart of the Army Letter 12-09-2003.pdf
NDEP Letter 03-26-1998.pdf
Phase 1 Env Site Assess Northern Tract 11-10-2000.pdf
Phase 1 Env Site Assess Southern Tract 11-10-2000.pdf
Vapor Mitigation System 08-19-2008

Parcel A1 - Ruvo
01) Ruvo Pre-excavaton Sampling Summary 03-27-2007.pdf
1a) Ruvo Presampling 03-23-2007pf
02) Ruvo Mass Excavation Soil Report 05-10-2007- .pdf
03) Ruvo Sewer excavation report 06-07-2007.pdf
04) Ruvo Power Trench 06-29-2007.pdf
05) Ruvo Environmental Services 07-07-2006.pdf
06) LV Paving Job Ticket 07-19-2007.pdf
07) Ruvo Stockpile Testing Results 11-7-07.pdf
08) LV Paving Remediation Certificates 2008.pdf
09) Kleinfelder letter for Ruvo Site Excavation 02-13-2009.pdf

Parcel B – Temp Parking
1) Parcel B, Temp Parking 3-D test results 06-17-2013
2) Parcel B Temp Parking Pre-Grading Sampling and Analysis 06-18-2013
3) Soil Management Activities, Temporary Parking Area – Symphony Park Parcel B 08-19-2014
Soil Sampling Results 5 13 2009

Parcel E - WJC
01) WJC Terracon limited site investigation 4-5-07.pdf
02) DRAFT Impacted Soil and Groundwater Work Plan WJC 07-19-2007.pdf
03) 2007-08-01_UP_3P_WJC_Remediation Cost Estimate.pdf
04) Soil Drillings for Advertisement Sign 6-1-11 through 7-29-11
05) No Further Action Determination (Helldorado Rodeo) 08-25-2014

Parcel G - City Core
01) Charlie Palmer - City Core Prelim Geotech 08-27-2007.pdf
02) CITY CORE Phase 1 ESA 09-20-2007.pdf
03) City Core -soil cutting report Sept 2007.pdf
03a) City Core Pictures -soil cutting.pdf
04) City-Core Geotech 01-02-2008.pdf
04) Phase II ESA 12-13-2007.pdf
05) Site specific risk assessment - Sage Solutions 01-11-2008.pdf

Parcel H/I – PAC
Lied Children Museum
Mass Excavation Photos
December 20 and 31 2010
111 Photos
December 23 2010
102 Photos
December 27 2010
45 Photos

LIED Museum and PAC Garage Pre Excavation Soil Samples.pdf
LIED Museum and PAC Garage Soils Report 11-1-10 thru 12-31-10
LIED Museum Soil Remediation Weigh Tickets 01-04-11
LIED Museum Soils Report 1-1-11 through 2-28-11
LIED Museum Soils Report 3-1-11 through 3-31-11
LIED Pier Drillings 1-5-11 thru 1-18-11
Pre-Excavation Samples 12-16-10
CH2M Hill PAC Boring Report to UPRR – May 2009.pdf
CH2M Hill Pac Soil and Groundwater Study 04-10-2009.pdf
Groundwater Smiths Center 10-23-2007.pdf
Kleinfelder Scope of Work – NDEP funds transfer 02-22-2010.pdf
PAC Garage Soil Excavations 04-01-2011 thru 06-30-2011.pdf
PAC Kleinfelder Risk Assessment 09-25-2006.pdf
PAC Observation of Existing Fill During Excavation 12-21-09
PAC Remediation Cost Cap- Final 05-04-2007.pdf
PAC Soil Excavations 01-01-2010 thru 01-31-2010.pdf
PAC Soil Excavations 02-01-2010 thru 04-30-2010.pdf
PAC Soil Excavations 05-01-2010 thru 06-29-2010.pdf
PAC Soil Excavations 05-27-09 thru 6-12-09.pdf
PAC Soil Excavations 06-13-09 thru 09-18-09
PAC Soil Excavations 07-01-11 thru 08-31-11
PAC Soil Excavations 09-11-10 thru 10-31-10
PAC Soil Excavations 09-19-09 thru 10-30-09.pdf
PAC Soil Excavations 11-1-09 thru 11-30-09.pdf
PAC Soil Excavations 12-1-09 thru 12-31-09.pdf
PAC Soil Management 12-15-2009
PAC Soil Samples- 05-13-2009.pdf
PAC Stockpile Sampling Results – Oct 7 2009
PAC Terracon Geotech Report 05-23-2008.pdf
Soil Samples-Buried Drum- 04-16-09.pdf

Parcel J - 2007-11-19_UP-3P-Final Report Plates.pdf
2007-11-19_UP-3P-Parcel J - Final Subsurface Assessment Report.pdf
Soil Drillings for Advertisement Sign 6-1-11 through 7-29-11
Force Main Connection Project 8-21-12 thru 8-27-12 and Storage Stockpile Area Dismantlement 9-17-12

Parcel K, L, M4, N, O1, O2 – Temporary Parking
Stockpile Soil Sampling Results - Oct 18, 2011 through July 3, 2012 - dated 7-11-12

Parcel M1 & M2 - Soil Clean up and Soil Management Activities Parcel M1 and M2 04-16-2012
Site Cleanup and Soil Management Plan Parcels M1 and M2 10-17-2011
Phase I Environmental Site Assessment Report 9-30-2010
Observation of Monument Sign Foundation Construction 12-19-2011
Addendum No. 1 Geotechnical Exploration Report 12-16-11

Parcel M3 - Parcel M3 Pre Excavation Soils Report 4-19 thru 4-22 and 4-25 thru 4-28-11
Prelim Cost Estimate for Remediation 10-6-11

Parcel PQ – LiveWork Plate 1 041608.pdf
LAS15$18742 Enviro Geo Report 04-27-2015

Parcels C, D, F, L, N, O1 & O2 Newland Communities –

Kleinfelder Prelim Geotech Report on Parcel C 04-23-2007.pdf
Kleinfelder Prelim Geotech Report on Parcel D 04-23-2007.pdf
Kleinfelder Prelim Geotech Report on Parcel F 04-23-2007.pdf
Kleinfelder Prelim Geotech Report on Parcel L 07-10-2007.pdf
Kleinfelder Prelim Geotech Report on Parcel O1 04-23-2007.pdf

Kleinfelder Prelim Geotech Report on Parcel O2 04-23-2007.pdf
Kleinfelder Vapor Survey of Parcels C,D,F, and O.pdf
Kleinfelder - Newland Parcels N & L Rem Cost 06-29-2007
Kleinfelder - Newland ParcelsC,D,F &O Rem Cost 06-29-2007
Soil Drillings for Advertisement Sign 6-1-11 through 7-29-11
Soil Sampling Results and Soil Management for Buried Drum 4 16 2009
Storage Stockpile Area Dismantled Parcels O1_O2 08-17-11 thru 08-25-11
Soil Vapor Laboratory Analysis Reports 03-15-07
Soil Vapor Survey and Human Health Risk Assessment Parcels C, D, F and O 8-31-07
Soil Vapor Survey and Human Health Risk Assessment Parcels L and N 8-31-07

Pedestrian Bridge –

Ped Bridge Pre Excavation Soils Report 8-24-12
Ped Bridge Excavation Soils Report 8-22-12 thru 9-11-12
Geotechnical Evaluation 02-14-2011

EXHIBIT D

CERTIFICATE DISCLOSURE OF OWNERSHIP/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 or agreement 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 Resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements 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 or agreement.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion and execution 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. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

4. Incorporation

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting entity. Upon execution of such contract or agreement, 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 or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1 Contracting Entity
Nevada Test Site Historical Foundation
Address : 755 East Flamingo Road Las Vegas, Nevada 89119
Telephone 702.409. 7366
EIN or DUNS 88 039 2763

Block 2 Description
Exclusive Negotiation Agreement for Parcel L North and portion of Parcel M4 in Symphony Park, Las Vegas, Nevada.

CERTIFICATE – DISCLOSURE OF OWNERSHIP/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.	John Longenecker, Chairman	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas, Nevada, 89119	702.409. 7366
2.	Nelson Cochrane, Vice Chairman	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas, Nevada, 89119	702.409. 7366
3.	Linda M Smith, President	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas, Nevada, 89119	702.409. 7366
4.	Linda M Rakow, Secretary	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas, Nevada, 89119	702.409. 7366
5.	Patrick Arnold, Treasurer	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas, Nevada, 89119	702.409. 7366
6.	Charles F Costa, Vice President	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas, Nevada, 89119	702.409. 7366
7.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: 3.

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

DISCLOSURE OF PRINCIPALS (Cont'd)

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	Robert J. Agonia, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
2.	Nick C. Aquilina, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
3.	John C. Benner, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
4.	John Browne, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
5.	Bruce W. Church, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
6.	Jack Doyle, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
7.	Dale Fraser, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
8.	Mark Hall-Patton, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
9.	Peggy Hallerberg, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
10.	Jim Holt, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
11.	Thomas O. Hunter, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
12.	Mark W. Martinez, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
13.	Cory Mazzola, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
14.	Michael F. Mohar, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
15.	Mary E. Pike, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
16.	Harry Steinke, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
17.	Robert Stoldal, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
18.	David W. Swindle, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
19.	Alvin Trivelpiece, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
20.	Ernest B. Williams, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366
21.	Peter Zavattaro, Trustee	Nevada Test Site Historical Foundation 755 East Flamingo, Las Vegas. Nevada, 89119	702.409. 7366

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: NA

Date of Attached Document: NA Number of Pages: NA

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.

Name Linda M. Rakow

Linda M Rakow, Secretary

Date 05/01/2020

State of Nevada
County of Clark

Subscribed and sworn to before me this 1st day of May, 2020

Elizabeth S. Borngesser
Notary Public

ELIZABETH S. BORNGESSER
Notary Public-State of Nevada
APPT. NO. 19-1414-1
My Appt. Expires 01-31-2023

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
28

DEPARTMENT: Human Resources **DISCUSSION**
DIRECTOR, Acting: Vince Zamora

SUBJECT:
Discussion for possible action regarding the review of and selection from various processes for the recruitment of a City Attorney, including possible authorization to the Acting Human Resources Director to execute a contract with an executive search firm (Not-to-Exceed $50,000 - General Fund)

FISCAL IMPACT:
Budget Funds Available
Amount: Not-to-Exceed $50,000
Funding Source: General Fund
Dept./Division: City Attorney's Office

PURPOSE/BACKGROUND:
The current City Attorney has announced his retirement as of July 1, 2020. In order to source candidates to fill this position, staff is seeking direction and approval on the method of this recruitment. Options may include an appointment to the position, an internal recruitment, or an external recruitment to include the use of an executive search firm to coordinate this process with Human Resources.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
29

DEPARTMENT: City Manager **DISCUSSION**
DIRECTOR: Scott Adams

SUBJECT:
RESOLUTIONS:

R-22-2020 - Discussion for possible action regarding a Resolution approving and ratifying actions authorized by the City Manager regarding business license fees, business license status, land use status, sewer fees, special improvement district liens, and Economic and Urban Development agreements for commercial business tenants - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This Resolution will approve and ratify actions authorized by the City Manager regarding business license fees, business license status, land use status, sewer fees, special improvement district liens, and Economic and Urban Development agreements for commercial business tenants. The actions are intended to give relief to businesses and individuals impacted by the COVID-19 virus, particularly in the form of fee deferrals, waiver of penalties, preservation of rights, etc. Some of these actions have been authorized by the City Manager already and others will be implemented following approval of this Resolution.

RECOMMENDATION:
Recommendation for the City Council to adopt the Resolution and authorize its execution on behalf of the City

BACKUP DOCUMENTATION:
1. Resolution No. R-22-2020
2. Submitted at Meeting - Support Documentation Not Vetted - E-comments

RESOLUTION APPROVING AND RATIFYING ACTIONS AUTHORIZED BY THE CITY MANAGER REGARDING BUSINESS LICENSE FEES, BUSINESS LICENSE STATUS, LAND USE STATUS, SEWER FEES, SPECIAL IMPROVEMENT DISTRICT LIENS, AND ECONOMIC AND URBAN DEVELOPMENT AGREEMENTS FOR COMMERCIAL BUSINESS TENANTS

WHEREAS, current conditions related to the COVID-19 virus have resulted in a number of negative impacts on businesses and individuals; and

WHEREAS, in an effort to provide affected businesses and individuals some relief from these impacts, the City Manager desires to take action, or has taken action, to authorize a number of measures regarding business license fees, other items pertaining to business license and land use status, sewer fees, special improvement district liens, and Economic and Urban Development agreements for commercial business tenants operating in office and retail locations; and

WHEREAS, the measures are described in the attached document; and

WHEREAS, the City Manager desires to have the Council authorize the actions so listed, including ratification of any such actions already taken.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS to authorize and ratify the actions described in the attached document. In the event of any conflict or inconsistency between the terms of the attached document to this Resolution and the attached document to Resolution R-19-2020, the terms of the attached document to this Resolution shall prevail.

PASSED, ADOPTED, AND APPROVED this _____ day of _____, 2020.

CITY OF LAS VEGAS

BY _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM

_____ 5/11/2020
Jeff Dorocak, Date
Deputy City Attorney

ATTACHMENT
to
RESOLUTION APPROVING AND RATIFYING ACTIONS AUTHORIZED BY THE CITY MANAGER REGARDING BUSINESS LICENSE FEES, BUSINESS LICENSE STATUS, LAND USE STATUS, SEWER FEES, SPECIAL IMPROVEMENT DISTRICT LIENS, AND ECONOMIC AND URBAN DEVELOPMENT AGREEMENTS FOR COMMERCIAL BUSINESS TENANTS

BUSINESS LICENSE FEES AND STATUS

- **Grace period for March 1, April 1, May 1 and June 1 renewals**
  - **General & Privilege (excluding gaming)**

General & Privilege Licenses

- Essential businesses that had license renewal cycles March 1, April 1, and May 1 can pay their renewal fees by June 1 without penalty.
- Non-essential businesses that had renewal cycles March 1, April 1, May 1, and June 1 can pay their renewal fees by July 1 without penalty.

6.02.240 - Renewal—Notice—Due date.

(B) The due date shall be the first day of the first month of a licensing period.

6.02.250 - Delinquency—Expiration—Reinstatement.

(A) All license fees other than gaming, alcoholic beverage, medical marijuana establishment, and marijuana establishment license fees shall become delinquent if not received within fifteen days after the due date. If full payment is not made within fifteen days after the due date, fifteen percent of the entire license fee shall be assessed as a penalty, payable in addition to the license fee;

Pursuant to LVMC 6.02.250 (B), after 60 days of nonrenewal, licenses are deemed expired and assessed a $50 reinstatement fee. This current administrative order will extend the 60 day period to June 1 or July 1 based on whether the business is essential or non-essential.

(B) Except as otherwise provided in Subsection (E) with respect to ice cream truck, medical marijuana establishment and marijuana establishment licenses, all licenses for which fees and assessed penalty charges have not been paid within sixty days after the license fee due date are deemed expired and shall not be reinstated until the license fees, assessed penalty charges and a reinstatement fee of fifty dollars have been paid. A license is eligible for reinstatement only within the four-month period following its expiration.

Ice Cream Trucks

Ice cream truck renewals are all due on April 1. They follow LVMC 6.02.250 (A) and receive a penalty of 15% if not paid by April 15. Ice cream trucks have been allowed to operate as an essential business. If payment is not made by June 1, they will be deemed out of business and are not eligible for a reinstatement. Payments received on or before June 1 will not be penalized.

6.47.030 - License—Application—Conditions of issuance. (ICE CREAM TRUCKS)

(4) Are deemed expired and are marked "out of business" if not renewed by May 1, and thereafter are not eligible for reinstatement.

Liquor Establishments

Liquor establishments are due on April 1. They are delinquent, with a 10% penalty if payment is not received on or before the due date and will receive a second penalty of 25% if payment is not received on or before the due date; for a total of 35%. As a non-essential business, alcohol renewal fees have been extended until July 1 without penalty, suspension or revocation.

6.50.370 - Semiannual fee—When due.

(A) Each semiannual fee is due in advance on April 1st and October 1st in each year except that the applicant for a new alcoholic beverage license who starts business between April 1st and October 1st or between October 1st and April 1st shall have its semiannual fees prorated on a monthly basis.

(B) Any semiannual fee which is not received by the Department on or before the due date shall be assessed a late-payment penalty in an amount equal to ten percent of the amount of such semiannual fee. If the semiannual fee and penalty is not received by the Department within fifteen days after the due date, an additional penalty in an amount equal to twenty-five percent of such semiannual fee shall be assessed. If the semiannual fee and all penalties are not received by the Department within sixty days after the due date, the license shall be automatically suspended.

Marijuana Establishments

Marijuana establishments, unlike the general and privilege licenses mentioned above, renew every July 1 and are an essential business. Their renewal fees are due on July 1 as scheduled.

Resort Hotel

The City of Las Vegas Department of Planning does hereby suspend until July 15, 2020, the provisions in Chapter 6.40, if any, of the Las Vegas Municipal Code that would suspend or revoke a privileged business license or negatively affect the business license status of a privileged business caused by the COVID-19 declared state of emergency. The suspension described in the preceding sentence is renewable beyond July 15, 2020, by approval of the Director of the Department of Planning. Requirements such as minimum number of rooms, minimum required square footage of usable floor space, maintaining certain amenities, such as a 24-hour restaurant or bar, could affect the current status of and the ability to reopen many privileged license establishments in City of Las Vegas. The minimum operating requirements of a gaming establishment can be suspended upon submitting an updated operational plan of changes to the Director of Planning.

LAND USE STATUS

In response to the force majeure precipitated by COVID-19 pandemic, the Department of Planning will toll the date in which a use has ceased to operate till the day after the State of Emergency has been lifted by the State of Nevada.

Uses prior to the State of Emergency

If a use ceased prior to the March 20, 2020 declaration of State of Emergency by the Governor, the amount of time the business was closed will not include the duration in which the declaration of State of Emergency was in effect. Specifically, the duration of time in which a use ceased will equal the time before the use had ceased prior to the declaration of a State of Emergency, as well as the time in which the use continued to cease after the termination of the declared State of Emergency.

Uses during the State of Emergency

Special Use Permits (SUP) exercised, Sexually Oriented Business and Marijuana uses: For land use rights that cannot be extended by Planning Commission or City Council action, pursuant to Title 19.12, Title 19.14.030(A), and/or Title 19.16, those land use rights being sought to be preserved will not be harmed. For any land owner or applicants seeking to preserve certain land use rights, the Department of Planning will toll the date in which a use

has ceased to operate till the day after the termination of the declared State of Emergency. The land use right will then be subject to the applicable code provisions for re-establishment.

SUPs not exercised and nonconforming uses: For land use rights that can be extended by Planning Commission or City Council action, pursuant to Title 12, Title 19.14.030(A), and/or Title 19.16, property owners and applicants shall file an Extension of Time application with the City of Las Vegas Department of Planning prior to the entitlement expiration date, the end of the abandonment period, or no later than 30 days of the termination of the declared State of Emergency, whichever is later.

SEWER FEES

To assist businesses and citizens experiencing hardships during this time, late fees, penalties and liens will not be assessed on Sewer billing, if the account is past due, from March 16 through thirty days following the Mayor's Declaration of an end to the current COVID-19 emergency. If you wish to be placed on a payment plan, please email sewerservices@lasvegasnevada.gov to arrange.

SPECIAL IMPROVEMENT DISTRICTS (SIDs) LIEN SALES

The Department of Finance has delayed the July lien sale until September 2020 for special improvement districts; these SIDs were established for the benefit of the development community. In addition, the Department of Finance has elected to reduce any associated penalty from 2% to 0% during that same period.

ECONOMIC AND URBAN DEVELOPMENT AGREEMENTS FOR COMMERICAL BUSINESS TENANTS

General Office and Retail Space: City of Las Vegas and Redevelopment Agency Business Tenants

The list below delineates Economic and Urban Development Department tenant agreements and license/use agreements for commercial business tenants operating in office and retail locations. For the businesses listed, April rent was waived given the business closures mandated by the Governor's Directive.

Location	Tenant	April Rent
City Hall	Jimmy Johns	$3,268
City Hall	Mto	$3,193
HWS	Tech Impact	$3,535
HWS	Eob	$1,260
HWS	Eob	$1,247
HWS	Npf	$556
IIC - Bank of America	Terbine	$4,600
IIC - Bank of America	Ntt	$2,500
IIC - Bank of America	Ubicquia	$1,500
IIC - Bank of America	Encryptics	$1,500
IIC - Bank of America	Pam	$1,200
IIC - Bank of America	Red Eye	$500
IIC - Bank of America	Zenspace	$300
IIC - Bank of America	Premium Media 360	$250
IIC - Bank of America	3Di	$190
IIC - Bank of America	Ai-Rgus	$1
Medical District	Clark County Credit Union	$2,580

Public Comment for City of Las Vegas City Council Meeting of May 20, item 29

Dawn Christensen <dawn@nevadaresorts.org>

Tue 5/19/2020 9:00 PM

To: City Council Live <citycouncillive@lasvegasnevada.gov>
Cc: Virginia Valentine <valentine@nevadaresorts.org>; Mary McElhone <mmcelhone@lasvegasnevada.gov>

1 attachments (15 KB)

CLV 5.20.2020 Public comment letter.docx;

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.**

Madam Clerk,

On behalf of Virginia Valentine, president of the Nevada Resort Association, I'm submitting the attached public comments on item 29 of the May 20 City Council agenda.

Please let me know if you have any questions.

Best,
Dawn Christensen
Vice President of Communications and Corporate Responsibility
Nevada Resort Association
702-735-4888

Submitted at City Council
Date 5/20/20 Item 29
By: E Comments

Mail to: citycouncillive@lasvegasnevada.gov

May 20, 2020

Mayor Goodman and Members of the City Council:

I write today in support of agenda item #29 and respectfully ask on behalf of our members that you pass and adopt Resolution R-22-2020.

After more than two months of closure and with the next phase of business reopenings on the horizon, Nevada's largest industry has already begun preparing for the day when its operations can safely resume, employees can return to work and our members can once again generate much needed economic activity and tax revenue.

Vital to the business community's recovery is flexibility and consistency from local governments through the phased-in reopening process. Resolution R-22-2020 provides relief to businesses and individuals impacted by the COVID-19 virus by waiving or deferring certain penalties and requirements. The flexibility outlined in this resolution allows resort operators to gradually reopen amenities when permitted and demand returns. Without these waivers, resorts would be faced with the difficult business decision of either having to open all of their operations or remain completely closed to be in compliance rather than be guided by safety and what makes economic sense.

This measure also protects licensees by preserving their license and entitlement status. No business should be in jeopardy of losing their licenses as a result of communitywide circumstances beyond their control.

The resolution also provides for consistency across all of the local jurisdictions in Southern Nevada. This action will prevent other local entities that allow a phased-in reopening approach from having a competitive advantage and attracting gaming business away from the city of Las Vegas.

We ask that you adopt Resolution R-22-2020 and support businesses and their employees by providing the flexibility needed to recover from this crisis as quickly and safely as possible.

I would like to recognize and thank City Manager Scott Adams and Deputy Planning Director Mary McElhone for collaborating with the business community on this item. We appreciate their work as it will help expedite Las Vegas' recovery efforts. Thank you for your consideration on this matter.

Sincerely,
Virginia Valentine
President of the Nevada Resort Association

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
30

DEPARTMENT: Finance **DISCUSSION**
DIRECTOR: Venetta Appleyard

SUBJECT:
RESOLUTIONS:

R-23-2020 - Discussion for possible action regarding a Resolution establishing the CARES Act Special Revenue Fund to be used to account for funds received pursuant to Section 601(b) of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act, Public Law No. 116-136, Division A, Title V (March 27, 2020) - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On March 27, 2020, Congress passed a critical stimulus bill to help fight the impacts of the Coronavirus Disease 2019 (COVID-19) pandemic. With that legislation, cities with populations of 500,000 or more qualify for stimulus funds of which the City of Las Vegas (City) received $118,944,279.90. The City's proposed uses of the funds provided as direct payment under Section 601(b) of the Social Security Act will be used only to cover those costs that are necessary expenditures incurred due to the public health emergency with respect to COVID-19; were not accounted for in the budget most recently approved as of March 27, 2020, for the City; and were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020. This fund may also be used for supplemental revenues that may be legislatively approved.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Resolution No. R-23-2020

RESOLUTION ESTABLISHING THE CARES ACT SPECIAL REVENUE FUND

WHEREAS, the City has received $118,944,279.90 pursuant to Section 601(b) of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act, Public Law No. 116-136, Division A, Title V (March 27, 2020), legislation commonly known as the CARES Act; and

WHEREAS, NRS 354.570 defines a "special revenue fund" as a fund used to account for specific revenue sources, other than sources for major capital projects, which are restricted by law to expenditure for specified purposes.

NOW, THEREFORE, in light of the foregoing and in accordance with NRS Chapter 354, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS to establish a special revenue fund, to be known as the "CARES Act Special Revenue Fund" (the "Fund"). The Fund will be used as follows:

1. For revenues already received pursuant to the CARES Act, only in connection with direct payment under the CARES Act to cover costs that are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19); were not accounted for in the budget most recently approved as of March 27, 2020, for the City of Las Vegas; and were incurred during the period that begins March 1, 2020, and ends on December 30, 2020.

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2. For revenues received in the future pursuant to supplementary legislation, only for the purposes set forth in the supplementary legislation and in accordance with any corresponding statutory limitations.

PASSED, ADOPTED, AND APPROVED this _____ day of _____, 2020.

CITY OF LAS VEGAS

BY _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM

Val Steed 5-11-2020
_____
Val Steed, Date
Deputy City Attorney

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
31

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS & COMMISSIONS:

Discussion for possible action regarding the reappointment of Joseph Throneberry to the Audit Oversight Committee

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The City of Las Vegas Audit Oversight Committee was created by City Council Resolutions R-49-98 and R-117-98 for the purpose of overseeing various aspects of the City's internal audit function. Two members must be specifically identified members of the City Council and three members must be from the community at large. There is no City residency requirement and no limit to the number of two-year terms which may be served. Mr. Throneberry has the recommendation of the City Auditor and he wishes to continue to serve.

RECOMMENDATION:
Procedure for this Committee requires appointment/reappointment by the Mayor with ratification by the City Council. Options are to reappoint Mr. Throneberry or direct staff to bring forward an item to a future meeting to appoint a new nominee.

BACKUP DOCUMENTATION:
1. Current Listing and Authority

AUDIT OVERSIGHT

	MEMBERS	ORIGINAL APPT.	TERM EXPIRES
1.	**COUNCILMAN BRIAN KNUDSEN**	7-17-2019	7-17-2021
2.	**COUNCILWOMAN VICTORIA SEAMAN**	7-17-2019	7-17-2021
3.	**ERIC PREISS** Director Nevada Film Office	5-15-2019	5-15-2021
4.	**MELANIE ROLLO** CPA/Auditor Ellsworth & Stout, CPAs	12-7-2016 (Reapp. 12-5-2018)	12-7-2020
5.	**JOSEPH THRONEBERRY, CFE, CFCI** Manager, Security & Investigations Cox Enterprises, Inc Enterprise Security & Investigations Team	4-6-2016 (Reapp. 5-16-2018)	4-6-2020

AUTHORITY: Created by Resolution R-49-98, 5-26-98 (Member Amendment - Resolution R-117-98,12-7-98). (By-Laws Amended 8-17-2004 by Audit Oversight Committee; removed term limits.)

MEMBERS: 5 MEMBERS appointed by the Mayor subject to ratification by the City Council (Two specifically identified members of the City Council and three members of the community-at-large)

TERM: Members shall each serve a term of two years, or until a successor is appointed. No limit to number of terms. Members may be removed and replaced by the Mayor, subject to Council ratification

NOTES: NO CITY RESIDENCY REQUIREMENT
NO FINANCIAL DISCLOSURE REQUIRED

PURPOSE: The Committee shall have responsibility and authority to perform the following:

- Review and evaluate public reports generated by the internal audit function;
- Evaluate the general effectiveness of the audit program no less often than annually;
- Discuss potential audit assignments and give direction to the City Manager and City Auditor concerning current assignments and anticipated assignments for the upcoming twelve months;
- As individual Committee members and as deemed appropriate, interview applicants for the position of City Auditor and, as a Committee, provide recommendations with regard to the appointment;
- Provide recommendations concerning potential changes to the City Charter concerning the audit function;
- Oversee and reinforce compliance to the City's Internal Audit Policy; and
- Provide such other guidance as necessary in promoting the effectiveness of the audit function.

MEETINGS: The Committee shall meet with the City Auditor and City Manager not less than once per quarter; meetings are subject to the provisions of the Open Meeting Law.

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
32

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

Bill No. 2020-14 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2021); 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 referenced assessments reflect the estimated maintenance costs from July 1, 2020 through June 30, 2021.

RECOMMENDATION:
ADOPTION at the 5/20/2020 City Council Meeting pursuant to the 5/4/2020 Recommending Committee Meeting.

First Read – 4/15/2020 First Publication – 5/7/2020

BACKUP DOCUMENTATION:
1. Bill No. 2020-14

BILL NO. 2020-14

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1485 – ALTA DRIVE (LANDSCAPE MAINTENANCE FY2021); 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 FY2021 (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 1, 2020, 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 1, 2020, 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 4, 2020; and

WHEREAS, the City Clerk, by publication and by mail, gave the requisite notice of the time and place of such hearing on April 1, 2020, 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 (FY2021) Assessment Protest Resolution; and

WHEREAS, by the District No. 1485 (FY2021) 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 (FY2021) 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 (FY2021) 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 4, 2020, and as modified and confirmed by the District No. 1485 (FY2021) Assessment Protest Resolution duly adopted by the City Council on April 15, 2020.

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, 2020, October 1, 2020, January 1, 2021 and April 1, 2021. Failure to pay any installment when due shall cause the whole amount of the unpaid principal to become due and payable immediately, at the option of the City, the exercise of said option to be indicated by the commencement of foreclosure proceedings by the City; and the whole amount of the unpaid principal shall, after such delinquency, whether said option is or is not exercised, bear penalty interest 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 sale or until paid, but at any time prior to the date of the sale the owner may pay the amount of all delinquent installments originally becoming due on or before the date of said payment, and all penalty interest accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if 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 24, 2020) 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 FY2021)

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 (FY2021) Levy Ordinance (the "Levy Ordinance") was duly passed, adopted, signed and approved by the City Council of the City of Las Vegas on May 20, 2020. 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 FY2021)," (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 23, 2020, 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, 2020, October 1, 2020, January 1, 2021, and April 1, 2021. 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 to be indicated by the commencement of foreclosure proceedings by the City, and the whole amount of the unpaid principal shall, after such delinquency, whether said option is or is not exercised, bear penalty interest 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 sale or until paid, but at any time prior to the date of the sale, the owner may pay the amount of all delinquent installments originally becoming due on or before the date of said payment, and all penalty interest accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if 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 24, 2020, (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 20, 2020.

_____
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 20, 2020, 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 FY2021) 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 15th day of April, 2020, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas on the 20th day of May, 2020.

/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 FY2021); 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 15, 2020, and was passed at a regular meeting held on May 20, 2020, by the following vote of the City Council of the City of Las Vegas, Nevada:

Those Present:	Carolyn G. Goodman Michele Fiore Stavros S. Anthony 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 24, 2020, 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 20th day of May, 2020.

/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 15, 2020, PASSED, ADOPTED AND APPROVED May 20, 2020.

CAROLYN G. GOODMAN
Mayor

Attest:

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:

3/31/20
Date

Assistant 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 15, 2020, and finally adopted and approved on May 20, 2020.

2. The following members of the City Council were present at the April 15, 2020, Council meeting:

Mayor:	Carolyn G. Goodman
Councilmembers:	Michele Fiore
	Stavros S. Anthony
	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 15, 2020, and referred to a committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said Ordinance on May 20, 2020, 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 20, 2020, and their votes upon the adoption of the Ordinance were as follows:

Those Present:	Carolyn G. Goodman
	Michele Fiore
	Stavros S. Anthony
	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 15, 2020, and May 20, 2020. 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 (3) working days before the meetings at the principal office of the City Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the City Council, to wit:

(i) City Hall
495 South Main Street
Las Vegas, Nevada

(ii) City of Las Vegas Development Services Center
333 N. Rancho Drive
Las Vegas, Nevada

(iii) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada

(iv) The City of Las Vegas website

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 15, 2020, 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 20, 2020, 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 20, 20120

LUANN D. HOLMES, MMC
City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of April 15, 2020 Meeting)

EXHIBIT B

(Attach Copy of Notice of May 20, 2020 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 20, 2020

Agenda Item No.:
33

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

Bill No. 2020-15 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2021 (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:
The District provides annual funding for the maintenance of the Fremont Street Neighborhood Improvement Project. The property owners will be billed in four (4) quarterly installments without interest. The fiscal amount reflects the estimated costs of the SID from July 1, 2020 through June 30, 2021. The maintenance of the Neighborhood Improvement Project is funded 100% by the property owners through this SID.

RECOMMENDATION:
ADOPTION at the 5/20/2020 City Council Meeting pursuant to the 5/4/2020 Recommending Committee Meeting.

First Read – 4/15/2020 First Publication – 5/7/2020

BACKUP DOCUMENTATION:
1. Bill No. 2020-15

BILL NO. 2020-15

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2021 (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 FY2020 (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 1, 2020, 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 1, 2020 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 4, 2020; and

WHEREAS, the City Clerk, by publication and by mail, gave the requisite notice of the time and place of such hearing on April 1, 2020, 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 (FY2021) Assessment Protest Resolution; and

WHEREAS, by the District No. 1516 (FY2021) 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 (FY2021) 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 (FY2021) 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 4, 2020, and as modified and confirmed by the District No. 1516 (FY2021) Assessment Protest Resolution duly adopted by the City Council on April 15, 2020.

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, 2020, October 1, 2020, January 1, 2021 and April 1, 2021. Failure to pay any installment when due shall cause the whole amount of the unpaid principal to become due and payable immediately, at the option of the City, the exercise of said option to be indicated by the commencement of foreclosure proceedings by the City; and the whole amount of the unpaid principal shall, after such delinquency, whether said option is or is not exercised, bear penalty interest 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 sale or until paid, but at any time prior to the date of the sale the owner may pay the amount of all delinquent installments originally becoming due on or before the date of said payment, and all penalty interest accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if 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 24, 2020) 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 FY2021 (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 (FY2021) Levy Ordinance (the "Levy Ordinance") was duly passed, adopted, signed and approved by the City Council of the City of Las Vegas on May 20, 2020. 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 FY2021 (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 23, 2020, 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, 2020, October 1, 2020, January 1, 2021, and April 1, 2021. 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 to be indicated by the commencement of foreclosure proceedings by the City; and the whole amount of the unpaid principal shall, after such delinquency, whether said option is or is not exercised, bear penalty interest 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 sale or until paid, but at any time prior to the date of the sale the owner may pay the amount of all delinquent installments originally becoming due on or before the date of said payment, and all penalty interest accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if 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 24, 2020 (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 20, 2020.

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 20, 2020, 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 FY2021 (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 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 15th day of April, 2020, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas on the 20th day of May, 2020.

/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 FY2021 (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 15, 2020, and was passed at a regular meeting held on May 20, 2020, by the following vote of the City Council of the City of Las Vegas, Nevada:

Those Present :	Carolyn G. Goodman Michele Fiore Stavros S. Anthony 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 24, 2020, 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 20th day of May, 2020.

/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 15, 2020, PASSED, ADOPTED AND APPROVED May 20, 2020.

CAROLYN G. GOODMAN
Mayor

Attest:

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:
3/31/20
Date Assistant 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 15, 2020, and finally adopted and approved on May 20, 2020.

2. The following members of the City Council were present at the April 15, 2020 Council meeting:

Mayor:	Carolyn G. Goodman
Councilmembers:	Michele Fiore
	Stavros S. Anthony
	Cedric Crear
	Brian Knudsen
	Victoria Seaman
	Olivia Diaz

The foregoing Ordinance was first proposed and read by title to the City Council on April 15, 2020, and referred to a committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said Ordinance on May 20, 2020, 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 20, 2020, and their votes upon the adoption of the Ordinance were as follows:

Those Present:	Carolyn G. Goodman
	Michele Fiore
	Stavros S. Anthony
	Cedric Crear
	Brian Knudsen
	Victoria Seaman
	Olivia Diaz
Those Voting Aye:	_____
Those Voting Nay:	_____
Those Absent:	_____

3. 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.

4. All members of the City Council were given due and proper notice of the meetings held on April 15, 2020 and May 20, 2020. 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 (3) working days before the meetings at the principal office of the City Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the City Council, to wit:

(i) City Hall
495 South Main Street
Las Vegas, Nevada

(ii) City of Las Vegas Development Services Center
333 N. Rancho Drive
Las Vegas, Nevada

(iii) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada

(iv) The City of Las Vegas website

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.

5. A copy of such notice so given of the meeting of the City Council on April 15, 2020, 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 20, 2020, is attached to this certificate as Exhibit B.

6. 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.

7. Upon request, the City Council 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 20, 2020.

LUANN D. HOLMES, MMC
City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of April 15, 2020 Meeting)

EXHIBIT B

(Attach Copy of Notice of May 20, 2020 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 20, 2020

Agenda Item No.:
34

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Brad Jerbic

SUBJECT:
NEW BILLS:

Bill No. 2020-17 - Amends LVMC 6.74.050 and 19.12.070 relating to the permissible locations for secondhand dealers.

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend LVMC 6.74.050 and 19.12.070 relating to the permissible locations for secondhand dealers. Current provisions prohibit this use on Fremont Street. The effect of this amendment will be to allow such uses on Fremont Street between Las Vegas Boulevard and 8th Street.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
1. Bill No. 2020-17

BILL NO. 2020-17

ORDINANCE NO. _____

AN ORDINANCE TO AMEND LVMC 6.74.050 AND 19.12.070 RELATING TO THE PERMISSIBLE LOCATIONS FOR SECONDHAND DEALERS; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Bradford R. Jerbic, City Attorney

Summary: Amends LVMC 6.74.050 and 19.12.070 relating to the permissible locations for secondhand dealers.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 6, Chapter 74, Section 50, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.74.050: A secondhand dealer's license must not be issued to a location on [Fremont Street or on Las Vegas Boulevard South between Charleston Boulevard and Sahara Avenue.]:

(A) Fremont Street between Main Street and Las Vegas Boulevard;

(B) Fremont Street between 8th Street and Sahara Avenue; or

(C) Las Vegas Boulevard South between Charleston Boulevard and Sahara Avenue.

SECTION 2: 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 Sections 3 to 4, inclusive, of this Ordinance. The amendments are deemed to be amendments to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 3: Title 19, Chapter 12, Section 70, is hereby amended by amending the entry for the use "Secondhand Dealer" so that the Conditional Use Regulations for that use read as follows:

Conditional Use Regulations:

1. No outdoor display or sales of any merchandise shall be permitted, except as allowed pursuant to LVMC 19.16.160 for a Temporary Commercial Permit.

2. The use shall comply with the applicable requirements of LVMC Title 6.

3. No secondhand dealer shall be located on either side of Fremont Street between Main Street and Las

Vegas Boulevard, on either side of Fremont Street between 8th Street and Sahara Avenue, or on Las Vegas Boulevard South[,] between Charleston Boulevard and Sahara Avenue.

4. In the C-1 and C-2 Zoning Districts, the use shall be limited to no more than 5,000 square feet in size.

SECTION 4: Title 19, Chapter 12, Section 70, is hereby amended by amending the entry for the use "Secondhand Dealer" so that the Minimum Special Use Permit Requirements for that use read as follows:

Minimum Special Use Permit Requirements:

*1. No outdoor display or sales of any merchandise shall be permitted, except as allowed pursuant to LVMC 19.16.160 for a Temporary Commercial Permit.

*2. The use shall comply with the applicable requirements of LVMC Title 6.

*3. No secondhand dealer shall be located on either side of Fremont Street between Main Street and Las Vegas Boulevard, on either side of Fremont Street between 8th Street and Sahara Avenue, or on Las Vegas Boulevard South[,] between Charleston Boulevard and Sahara Avenue.

SECTION 5: For purposes of Section 2.100(3) of the City Charter, Section 19.12.070 is deemed to be a subchapter rather than a section.

SECTION 6: The Department of Planning is authorized and directed to incorporate into the Unified Development Code the amendments contained in Sections 3 to 4, inclusive, of this Ordinance.

SECTION 7: 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 8: Whenever in this ordinance any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required

or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than $1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

SECTION 9: 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 _____, 2020.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed for 5-11-2020
_____
Jeff Dorocak, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2020, 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 _____, 2020, 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 20, 2020

Agenda Item No.:
35

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

SUBJECT:
ABEYANCE ITEM - Public hearing and discussion for possible action to consider a request for a waiver and/or reduction of fees totaling $18,334.59 in out of pocket costs and $90,000 in civil penalties for a total of $108,334.59 recorded against the property located at 1614 EAST OGDEN AVENUE - PROPERTY OWNER: M T REAL ESTATE INVESTMENT, INC. - Ward 5 (Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Today's hearing is a request from MT Real Estate Investments Inc, to consider a request for a waiver and/or reduction of fees that have been assessed for failed inspection fees and penalties.

The first case originated April 2, 2011 by a citizen complaint of vagrant activity. The condition of the property was a public hazard and an attractive nuisance. The Department of Planning declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Planning hired Weaver to board all doors, windows, and openings; remove all trash and debris; remove weeds, apply herbicide; and remove vehicles. A total of 6 inspections were completed before the case was closed July 28, 2011.

The second case originated January 30, 2013 by a citizen complaint of vagrant activity. The condition of the property was a public hazard and an attractive nuisance. The Department of Planning declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Planning hired Weaver to board all doors windows, and openings; remove all refuse and waste; remove weeds, apply herbicide; remove dead tree. A total of 8 inspections were completed before the case was closed July 9, 2013.

The third case originated September 21, 2016 by an internal complaint that the property was open and accessible. The condition of the property was a public hazard and an attractive nuisance. The Department of Planning declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Planning hired CGI to board all doors, windows and openings; remove sheds; remove all trash and debris; remove dead trees; remove weeds, apply herbicide; remove dead vegetation; and remove graffiti. A total of 9 inspections were completed before the case was closed February 15, 2017.

The fourth case originated January 2, 2019 by a METRO complaint of squatters. The condition of the property was a public hazard and an attractive nuisance. The Department of Planning declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Planning hired Complete Demo Services to remove all trash and debris; remove weeds, apply herbicide; remove all dead vegetation. A total of 10 inspections were completed before the case was closed May 3, 2019.

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
35

Planning received a Request for Waiver and/or Reduction of Civil Penalties Application dated June 16, 2019 from Michael Turner of MT Real Estate Investments Inc, requesting the fees and civil penalties be waived.

On August 6, 2019 a conveyance deed was recorded with the Clark County Recorder's office by MT Real Estate Investment stating a sales price of $157,000.

RECOMMENDATION:
That the City Council deny the request for waiver and/or reduction of fees.

BACKUP DOCUMENTATION:
1. Notification Letter
2. Case Information
3. Backup Information
4. Backup Submitted for the January 15, 2020 City Council Meeting
5. Submitted at Meeting - PowerPoint Presentation Submitted by Staff

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro-Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

December 5, 2019
CASE #CE-101357, CE-124442
#CE-170786, CE-195507

Certified/Regular Mail
Return Receipt Requested

Certified Mail
7019 1120 0000 2577 9285

M T REAL ESTATE INVESTMENT INC
C/O TRUSTEE CLARK COUNTY TREASURER
2545 SOUTH TORREY PINES DR
LAS VEGAS
NV 89146

RE: 1614 E OGDEN AVENUE

Dear Property Owner:

The hearing scheduled on **JANUARY 15, 2020 NOT TO BE HEARD BEFORE 10:00 am** in the City Council Chambers, 495 South Main Street, Las Vegas, NV 89101, will be a hearing for possible action regarding a request for waiver and/or reduction of fees totaling $18,334.59 in out of pocket costs and $90,000 in civil penalties for a total of $108,334.59 recorded against the property located at 1614 E OGDEN AVENUE.

You may be present at the hearing. You may be, but need not be, represented by an attorney.

If you have any questions concerning this procedure, please contact the Code Enforcement Division located in the Department of Planning, by telephoning (702) 229-6615.

Sincerely,

Vicki R. Ozuna, Code Enforcement Section Manager
Code Enforcement Division
Department of Planning

GENERAL INFORMATION	
PARCEL NO.	139-35-312-048
OWNER AND MAILING ADDRESS	M T REAL ESTATE INVESTMENT INC C/O TRUSTEE CLARK COUNTY TREASURER 2545 SOUTH TORREY PINES DR LAS VEGAS NV 89146
LOCATION ADDRESS **CITY/UNINCORPORATED TOWN**	1614 E OGDEN AVE LAS VEGAS
ASSESSOR DESCRIPTION	MAYFAIR #03 PLAT BOOK 2 PAGE 42 LOT 8 BLOCK 4
RECORDED DOCUMENT NO.	* 20190806:02386
RECORDED DATE	Aug 6 2019
VESTING	NS
COMMENTS	TAX DEED-20120613:01239

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2019
FISCAL YEAR	2020-21
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2019-20	2020-21
LAND	12250	13650
IMPROVEMENTS	11129	11484
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	23379	25134
TAXABLE LAND+IMP (SUBTOTAL)	66797	71811
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	23379	25134
TOTAL TAXABLE VALUE	66797	71811

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.17 Acres
ORIGINAL CONST. YEAR	1943
LAST SALE PRICE **MONTH/YEAR** **SALE TYPE**	157000 8/2019 R - Recorded Value
LAND USE	20.110 - Single Family Residential
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	1178	**CASITA SQ. FT.**	0	**ADDN/CONV**	

2ND FLOOR SQ. FT.	0	**CARPORT SQ. FT.**	0	**POOL**	NO
3RD FLOOR SQ. FT.	0	**STYLE**	One Story	**SPA**	NO
UNFINISHED BASEMENT SQ. FT.	0	**BEDROOMS**	3	**TYPE OF CONSTRUCTION**	Frame-Stucco
FINISHED BASEMENT SQ. FT.	0	**BATHROOMS**	3 FULL	**ROOF TYPE**	Composition Shingle
BASEMENT GARAGE SQ. FT.	0	**FIREPLACE**	0		
TOTAL GARAGE SQ. FT.	0				

Code Enforcement Agenda Item Information Sheet

Ward 5 (Cedric Crear)

Case # CE-101357

Address: 1614 E OGDEN AVE

Description:

Major Cross Street: Bruce & Ogden

Zip Code: 89101

Forclosure: Y

Registration Status:
Meets Registration Status: Y
Property Registrered: Claimed
Lender Notified: Y

Property Owner: ZEPEDA JOSE

Since: 11/29/2001

Case Opened: 5/2/2011
Notice & Order Issued: 3/24/2013
Case Closed: 7/28/2011
City Council Approved Lien: 9/21/2011

Certified Mail Receipt Sent to: ZEPEDA JOSE, 1614 E OGDEN AVE LAS VEGAS, NV 89101-4446

# of Inspections Completed: TOTAL (6), Fail (5); Passed (1)

Abatement Started: 7/19/2011

Abatement Completed: 7/21/2011

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
CC TAXROLL FEE	$1,434.62	$0.00	$1,434.62
ADMINISTRATIVE	$419.25	$0.00	$419.25
CLV INTEREST FOR TAXROLL	$425.33	$0.00	$425.33
NUISANCE ABATEMENT FEE	$2,795.00	$0.00	$2,795.00
INSPECTION COST RECOVERY FEE	$660.00	$0.00	$660.00
LATE FEES	$66.00	$0.00	$66.00
SUB-TOTAL OUT-OF-POCKET COSTS:	$5,800.20	$0.00	$5,800.20
CIVIL PENALTIES			
DAILY CIVIL PENALTIES	$31,500.00	$0.00	$31,500.00
TOTAL ALL COSTS, LATE FEE AND PENALTIES			$37,300.20

Property Value Per Zillow.com: $212,575

As of: 12/5/2019

Staff Recommendation:
DENIAL OF THE WAIVER REQUEST.

Condition of Waiver: Amount to be paid within 30 days or reverts back to original amount due.

Code Enforcement Agenda Item Information Sheet

Ward 5 (Cedric Crear)

Case # CE-124442

Address: 1614 E OGDEN AVE

Description:

Major Cross Street: Bruce & Ogden

Zip Code: 89101

Forclosure: Y

Registration Status:
Meets Registration Status: Y
Property Registrered: Claimed
Lender Notified: Y

Property Owner: ZEPEDA JOSE

Since: 11/29/2001

Case Opened: 1/30/2013

Notice & Order Issued: 3/26/2013

Case Closed: 7/9/2013

City Council Approved Lien: 8/21/2013

Certified Mail Receipt Sent to: ZEPEDA JOSE, 1614 E OGDEN, LAS VEGAS, NV 89101
TRUSTEE CLARK COUNTY TREASURER, 1614 E OGDEN, LAS VEGAS, NV 89101
ONE WEST BANK, PASADENA,CA

# of Inspections Completed: TOTAL (8), Fail (7); Passed (1)

Abatement Started: 7/1/2013

Abatement Completed: 7/2/2013

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
NUISANCE ABATEMENT FEE	$1,140.00	$0.00	$1,140.00
CC TAXROLL FEE	$885.99	$0.00	$885.99
ADMINISTRATIVE	$171.00	$0.00	$171.00
CLV INTEREST FOR TAXROLL	$216.67	$0.00	$216.67
INSPECTION COST RECOVERY FEE	$1,020.00	$0.00	$1,020.00
LATE FEES	$102.00	$0.00	$102.00
SUB-TOTAL OUT-OF-POCKET COSTS:	$3,535.66	$0.00	$3,535.66
CIVIL PENALTIES			
DAILY CIVIL PENALTIES	$19,500.00	$0.00	$19,500.00
TOTAL ALL COSTS, LATE FEE AND PENALTIES			$23,035.66

Property Value Per Zillow.com: $212,575

As of: 12/5//2019

Staff Recommendation:
DENIAL OF THE WAIVER REQUEST.

Condition of Waiver: Amount to be paid within 30 days or reverts back to original amount due.

Code Enforcement Agenda Item Information Sheet

Ward 5 (Cedric Crear)

Case # CE-170786

Address: 1614 E OGDEN AVE

Description:

Major Cross Street: Bruce & Ogden

Zip Code: 89101

Forclosure: N

Registration Status:
Meets Registration Status: N
Property Registrered: Claimed
Lender Notified: N

Property Owner: ZEPEDA JOSE

Since: 11/29/2001

Case Opened: 9/21/2016

Notice & Order Issued: 10/27/2016

Case Closed: 2/15/2017

City Council Approved Lien: 3/29/2017

Certified Mail Receipt Sent to: ZEPEDA JOSE % CLARK COUNTY TREASURER, 1614 E OGDEN, LAS VEGAS, NV 89101
DEUTSCHE BANK NATIONAL TRUST CO, 801 JOHN BARROW RD, LITTLE ROCK, AR 72205

# of Inspections Completed: TOTAL (9), Fail (7); PartPassed (1); Passed (1)

Abatement Started: 1/24/2017

Abatement Completed: 2/15/2017

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
Clark County Taxroll Fee	$1,019.95	$0.00	$1,019.95
CLV Interest for Taxroll	$854.28	$0.00	$854.28
ADMINISTRATIVE	$550.50	$0.00	$550.50
NUISANCE ABATEMENT FEE	$3,670.00	$0.00	$3,670.00
INSPECTION COST RECOVERY FEE	$840.00	$0.00	$840.00
LATE FEES	$84.00	$0.00	$84.00
SUB-TOTAL OUT-OF-POCKET COSTS:	$7,018.73	$0.00	$7,018.73
CIVIL PENALTIES			
DAILY CIVIL PENALTIES	$19,500.00	$0.00	$19,500.00
TOTAL ALL COSTS, LATE FEE AND PENALTIES			$26,518.73

Property Value Per Zillow.com: $212,575

As of: 12/5//2019

Staff Recommendation:
DENIAL OF THE WAIVER REQUEST.

Condition of Waiver: Amount to be paid within 30 days or reverts back to original amount due.

Code Enforcement Agenda Item Information Sheet

Ward 5 (Cedric Crear)

Case # CE-195507

Address: 1614 E OGDEN AVE

Description:

Major Cross Street: Bruce & Ogden

Zip Code: 89101

Forclosure: N

Registration Status:
Meets Registration Status: N
Property Registrered: Claimed
Lender Notified: N

Property Owner: ZEPEDA JOSE

Since: 11/29/2001

Case Opened: 1/2/2019

Notice & Order Issued: 1/30/2019

Case Closed: 5/3/2019

City Council Approved Lien:

Certified Mail Receipt Sent to: ZEPEDA JOSE, 1614 E OGDEN AVE LAS VEGAS, NV 89101-4446
DEUTSCHE BANK NATIONAL TRUST CO, 801 JOHN BARROW RD, LITTLE ROCK, AR 72205
BECK AND ASSOCIATES, 2350 S JONES BLVD STE 101-3C, LAS VEGAS, NV 89146
TITAN TRUSTEE CORPS, 5348 VEGAS DRIVE, LAS VEGAS, NV 89108
INDY MAC FSB, 901 E 104TH ST, KANSAS CITY MO 64131

Abatement Started: 4/25/2019

Abatement Completed: 5/1/2019

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
Lien Released Fee	$40.00	$0.00	$40.00
NUISANCE ABATEMENT FEE	$1,400.00	$0.00	$1,400.00
ADMINISTRATIVE	$210.00	$0.00	$210.00
INSPECTION COST RECOVERY FEE	$300.00	$0.00	$300.00
LATE FEES	$30.00	$0.00	$30.00
SUB-TOTAL OUT-OF-POCKET COSTS:	$1,980.00	$0.00	$1,980.00
CIVIL PENALTIES			
DAILY CIVIL PENALTIES	$19,500.00	$0.00	$19,500.00
TOTAL ALL COSTS, LATE FEE AND PENALTIES			$21,480.00

Property Value Per Zillow.com: $212,575

As of: 12/5//2019

Staff Recommendation:
DENIAL OF THE WAIVER REQUEST.

Condition of Waiver: Amount to be paid within 30 days or reverts back to original amount due.

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
SUB-TOTAL OUT-OF-POCKET COSTS:	$18,334.59	$0.00	$18,334.59
CIVIL PENALTIES			
DAILY CIVIL PENALTIES	$90,000.00	$0.00	$90,000.00
TOTAL ALL COSTS, LATE FEE AND PENALTIES			$108,334.59

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
CODE ENFORCEMENT DIVISION
333 N. Rancho Dr., 6th Floor
Las Vegas, NV 89106

Fax (702) 382-4341
TDD (702) 229-6615
E-mail us at codeenforcement@lasvegasnevada.gov

Request for a Waiver and/or Reduction of Civil Penalties Application

Date of Application: 10/29/2019

Address of Subject Property: 1614 E. Ogden Ave. Las Vegas, NV 89101

Closest Major Intersection: Eastern & Fremont Parcel Number: 139-35-312-048

Applicant Information

Name: M.T. Real Estate Investments Inc. Applicant type: (•) Owner ( ) Purchaser ( ) Agent ( ) Other

Address: 2545 S. Torrey Pines Dr #A. City: Las Vegas State: Nevada Zip: 89146

Phone: 702-876-4098 Fax: 702-876-4099 E-mail: mike@turnerrealtylv.com

Property Owner Information

Name: Michael Turner

Address: 2545 S. Torrey Pines Dr #A. City: Las Vegas State: Nevada Zip: 89146

Phone: 702-274-9200 Fax: 702-876-4099 E-mail: mike@turnerrealtylv.com

Describe the reason for the waiver/reduction request (Additional sheets may be attached if needed)

This home is in very poor condition. Owner is requesting waiver of all civil penalties and agrees to reimburse city for (hard) cost actual expense. Owner agrees to pay all back taxes and cost to cure. If city council grants request owner request 60 - 120 days to complete renovation.

Describe the existing condition/situation of the subject property (Additional sheets may be attached if needed)

Extremely poor = See pictures

Describe the immediate plans for the property, including any planned improvements (Additional sheets may be attached if needed)

Amount of City of Las Vegas Lien on Property: $218,341.50 Amount requested for waiver and/or reduction: $ _____

Property Owners Only

Please review and initial one

M.T. I acknowledge that I am the property owner and understand that I must attend the waiver request hearing.

_____ I as the owner understand that I may only utilize representation by a lawyer if I am not in attendance of the hearing. My legal representation will be _____

_____ I am the legal property owner and am requesting a hearing by conference call. The contact number to reach me is _____

Acknowledgements

Please Initial

M.T. I acknowledge real estate personnel cannot represent my interest.

_____ I acknowledge that paid fees and fines will not be refunded.

Signature of Applicant: _____ Date: Oct 29 `19

Signature of Property Owner: _____ Date: Oct 29`19
(must be notarized)

STATE OF NEVADA

COUNTY OF CLARK

Subscribed and sworn to before me, a Notary Public, on this 29TH day of October, 2019

Gregory J Logan
NOTARY PUBLIC in and for said County and State

GREGORY JOSEPH LOGAN
Notary Public, State of Nevada
No. 93-2154-1
My Appt. Exp. May 3, 2023

Submit application by fax to 702 382-4341 or mail to: **City of Las Vegas / Code Enforcement Division**
333 N. Rancho Dr., 6th Floor
Las Vegas, NV 89106

For Office Use Only

Council Ward: 5 Case/File Number: 101357, 124442, 170780, 193507 Council Action date of Lien: _____

BUILDING & SAFETY
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

Building & Safety
333 North Rancho Drive
Las Vegas, NV 89106

TDD	702-386-9108
Administration	229-6092
Permits	229-6251
Inspections	229-6914
Off-site Inspections	229-6337
Code Enforcement	229-6615
Land Development	229-6371

www.lasvegasnevada.gov

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

September 1, 2011

CASE #101357
Certified/Regular Mail
Return Receipt Requested

Jose Zepeda
1614 East Ogden Avenue
Las Vegas, NV 89101-4446

RE: 1614 East Ogden Avenue

Dear Property Owner:

On July 21, 2011, the City of Las Vegas caused the above-referenced property to be corrected by boarding all open doors and windows, removing two vehicles, removing all trash, debris, dirt piles, high grass and weeds, and applying herbicide.

The Department of Building and Safety has submitted a Report of Expenses to the City Clerk.

At the City Council meeting to be held on September 7, 2011, a date and time for a public hearing will be set to consider the Report of Expenses. A tentative date for the public hearing is September 21, 2011. You will, however, be mailed appropriate notification.

For your information, a copy of the Report of Expenses is enclosed.

If you have any questions concerning this procedure, please contact the Neighborhood Response Division located in the Department of Building and Safety, by telephoning (702) 229-6615.

Sincerely,

Vicki R. Ozuna, Acting Manager
Neighborhood Response Division
Department of Building and Safety

VRO:ld

Memorandum

City of Las Vegas
Building and Safety Department

To: Beverly Bridges, MMC, City Clerk

From: Vicki R. Ozuna, Acting Manager – Neighborhood Response Division

CC: File

Date: August 31, 2011

Re: Report of Expenses for the abatement of nuisance located at 1614 E Ogden Avenue - Ward 3 (Coffin)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Building and Safety caused the above-referenced property to be corrected by boarding all open doors and windows, removing two vehicles, removing all trash, debris, high grass and weeds, and applying herbicide. The abatement was completed by Weaver Construction on July 21, 2011 at a cost of $2,795.00, which was accepted by the Department of Building and Safety.

Contract Amount Breakdown:	
Board all open doors and windows.	$1,445.00
Remove all high grass and weeds, and apply herbicide.	$295.00
Remove all trash and debris.	$855.00
Remove two vehicles.	$200.00
AMOUNT DUE:	$2,795.00
Administrative Processing Fee:	$419.25
Sub-Total:	$3,214.25
Reinspection Fees (w/late fees):	$726.00
TOTAL AMOUNT DUE:	**$3,940.25**
Daily Civil Penalties – 63 days @ $500 a day (including penalty fees already assessed) May 20, 2011 to July 21, 2011	**$31,500.00**
MAXIMUM TOTAL:	**$35,440.25**
OWNER OF RECORD	JOSE ZEPEDA
PROPERTY ABATED:	1614 East Ogden Avenue
	Las Vegas, NV 89101
ASSESSOR PARCEL:	139-35-312-048
LEGAL DESCRIPTION:	MAYFAIR #03
	PLAT BOOK 2 PAGE 42
	LOT 8 BLOCK 4

VRO:ld

Inst #: 201109280003746
Fees: $0.00
N/C Fee: $0.00
09/28/2011 04:07:10 PM
Receipt #: 928687
Requestor:
LAS VEGAS CITY
Recorded By: SCA Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN 139-35-312-048

NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **JOSE ZEPEDA**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-35-312-048
Commonly known as: 1614 East Ogden Avenue
Legal Description: MAYFAIR #03
PLAT BOOK 2 PAGE 42
LOT 8 BLOCK 4

On **July 21, 2011**, as provided in the Title 9, Chapter 4, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due and proper notification.

Expenses costs and fees ("Actual Cost") in the amount of **$3,940.25** were incurred by the City of Las Vegas in the above-referenced nuisance abatement procedure. Additionally, pursuant to Municipal Code 9.04.120, civil penalties in the amount of **$31,500.00** were approved against the property for violations(s) of Municipal Code 9.04.010. The Las Vegas City Council, at a duly noticed public hearing held on **September 21, 2011** ordered the above Actual Cost in the amount of **$3,940.25**, be immediately assessed against the property by means of this Lien of Assessment with the lien duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this Lien of Assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

NOTE: The City Council ordered the above civil penalties in the amount of **$31,500.00** be assessed against the property by recording a Lien of Assessment on or after **May 20, 2012**.

BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this 26th day of September, 2011

NOTARY PUBLIC, in and for said County and State

ARLENE COLEMAN
Notary Public State of Nevada
No. 00-66111-1
My appt. exp. Nov. 13, 2012

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING AND SAFETY
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case No. 101357

Inst #: 201205230001835
Fees: $0.00
N/C Fee: $0.00
05/23/2012 03:19:16 PM
Receipt #: 1173297
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: CDE Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN 139-35-312-048

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **JOSE ZEPEDA**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **139-35-312-048**
Commonly known as: **1614 East Ogden Avenue**
Legal Description: **MAYFAIR #03**
PLAT BOOK 2 PAGE 42
LOT 8 BLOCK 4

On **July 21, 2011**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$31,500.00** were levied against the property as for violation(s) of Municipal Code 9.04.010.

The Las Vegas City Council, at a duly noticed public hearing held on **September 21, 2011** ordered the above charges in the amount of **$31,500.00**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BEVERLY K. BRIDGES, MMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this 26th day of September, 2011

NOTARY PUBLIC, in and for said County and State

ARLENE COLEMAN
Notary Public State of Nevada
No. 00-66111-1
My appt. exp. Nov. 13, 2012

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING AND SAFETY
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case No. 101357

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Case #: CE-101357

1614 E Ogden Ave - Map # 02426-64 Parcel 13935312048

Owner Information:

ZEPEDA JOSE
1614 E OGDEN AVE
LAS VEGAS, NV 89101-4446

Zoning Information: R-1 (SINGLE FAMILY RESIDENTIAL)

Case Comments:

Case Assigned To: ANTHONY R ROGERS (33)
Follow Up Inspection Date: 7/28/2011
Date Case Opened: 5/2/2011
Ward: 3
Source: CITZ
Date Case Resolved: 7/28/2011
Disposition: Abate
Property Info / Status: **Vacant:** Y
Foreclosure: Y
Secure: N

Violations:

AB-006	16.08.010 UDB SEC 403	5/4/2011	Complied
Location:	Entire Property		
Comments:	Secure all structures to City of Las Vegas specifications. Secure all buildings, openings, doors and windows.		
AN-003	9.04.010 (4) REFUSE & WASTE	5/4/2011	Complied
Location:	Entire Propety		
Comments:	Remove all refuse and waste from all areas of property. Maintain at all times.		
AN-006	9.04.010(8)(A) HIGH VEGETATION	5/4/2011	Complied
Location:	Entire Property		
Comments:	Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.		
AN-007	9.04.010(8)(B) DEAD VEGETATION	5/4/2011	Complied
Location:	Entire Property		
Comments:	Remove all dead vegetation from all areas of property. Maintain free of dead debris at all times.		

Chronology of Events:

May 4, 2011 — **Insp# : 437315 (Fail)**

33) Open and accessible residence, refuse, high weeds, green cadillac on jack with weeds growing under around and inside vehicles, same with Red and white Chev P/U in rear yard, All windows broke out in residence will do Notice and order on residence, still in last owners name. Call back set for 05/09/11. Photo's taken.

May 9, 2011 — **Notice And Order Request**

33) Completed Notice and order for 21's review no information on Bank or owner. E-mail sent to Eric Morris and unable to get into MERS.

May 10, 2011 — **Insp# : 437586 (Fail)**

33) Posted Notice on front of house, photo's taken, affadavit completed, failed inspection, call back set for 05/23/11.

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:	
May 11, 2011	**Recorded Document** Ld) Recorded N&O dated 5/10/11
May 23, 2011	**Insp# : 438206 (Fail)** 33) No change will move forward with abatement. photo's taken, assessed fee's checked to see if any changes. Call back set for 06/7/11.
May 24, 2011	**Bid Request By Officer** 21)refer file to office staff-JR for bids
May 24, 2011	**Bid Preperation** Bid prep.
May 24, 2011	**Bid Request Sent** RFQ sent to contractors. Bids due 5/31.
May 26, 2011	**Phone Call** 17) Bank contact for this property is One West Bank - Deena 512-250-2726.
June 2, 2011	**Bid Received** Per #21 proceed with one bid. Recorded & scanned bid received: 1)Weaver=$2795
June 2, 2011	**10 Day Notice Processing** 10 day sent. File given to #33 for posting.
June 6, 2011	**Insp# : 439363 (Fail)** 33) Posted 10 days before abatement, photos taken, assessed fee's, affidavit completed call back set for 06/16/11.
June 22, 2011	**Insp# : 440451 (Fail)** 33) No change in property, photo's taken, move forward with abatement. case forwarded to 21.
June 27, 2011	**Proceed With Abatement** 21)refer file to office staff JR - contractor abatement
June 29, 2011	**Adminstrative** PO requested. Pending DSS approval.
July 7, 2011	**Bid Awarded To Contractor** Bid awarded to Weaver. Award letter sent. Copy given to #21. Pending start date.
July 11, 2011	**Pre-Abatement Video** 21)no video-photos in cc items file
July 12, 2011	**Video Request** Before Video Request given to #21.
July 25, 2011	**Adminstrative** Completion date received from Eaver.
July 25, 2011	**Video Request** After video requested from #21.

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:	
July 27, 2011	**Post-Abatement Video**
	21)no video- photos in cc items file
July 28, 2011	**Adminstrative**
	Scanned & recorded invoice. File given to #21.
July 28, 2011	**City Council Agenda Prep**
	21)refer to office staff LD to place on agenda
July 28, 2011	**Insp# : 442018 (Passed)**
	33) Closed, abated.
September 6, 2011	**City Council Agenda Prep**
	Ld) Set date for 9/21/11 Council, sent ROE letter to owner
September 28, 2011	**Recorded Document**
	Ld) Recorded Lien in the amount of $3,940.25
February 7, 2012	**Correspondence Received/Sent**
	33) Original correction notice returned return to sender, attempted not known, not deliverable as addressed, unable to forward. and noted as vacant.
May 23, 2012	**Recorded Document**
	Ld) Recorded Lien in the amount of $31,500

Fee Information:

Fee Name	Fee Added	Status	Liened	Fee Amount	Fee Paid	Fee Due
Residential Inspection Fee	5/10/2011	U	Y	$120.00	$0.00	$120.00
Residential Reinspection Fee	5/23/2011	U	Y	$180.00	$0.00	$180.00
First Residential Civil Penalty	5/23/2011	U	Y	$150.00	$0.00	$150.00
Residential Reinspection Fee	6/6/2011	U	Y	$180.00	$0.00	$180.00
Second Residential Civil Penalty	6/6/2011	U	Y	$300.00	$0.00	$300.00
Residential Reinspection Fee	6/22/2011	U	Y	$180.00	$0.00	$180.00
Third Residential Civil Penalty	6/22/2011	U	Y	$500.00	$0.00	$500.00
Late Fee	6/24/2011	U	Y	$12.00	$0.00	$12.00
Late Fee	7/7/2011	U	Y	$18.00	$0.00	$18.00
Nuisance Abatement Fee	7/28/2011	U	Y	$2,795.00	$0.00	$2,795.00
Administrative	7/28/2011	U	Y	$419.25	$0.00	$419.25
Late Fee	9/3/2011	U	Y	$18.00	$0.00	$18.00
Late Fee	9/3/2011	U	Y	$18.00	$0.00	$18.00
Residential Daily Civil Penalty Fee	9/29/2011	U	Y	$30,550.00	$0.00	$30,550.00
Cc Taxroll Fee	1/24/2018	U	N	$1,434.62	$0.00	$1,434.62

Clv Interest For Taxroll	1/24/2018	U	N	$425.33	$0.00	$425.33
				Totals $37,300.20	$0.00	$37,300.20

BUILDING & SAFETY
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

Building & Safety
333 North Rancho Drive
Las Vegas, NV 89106

TDD	702-386-9108
Administration	229-6092
Permits	229-6251
Inspections	229-6914
Off-site Inspections	229-6337
Code Enforcement	229-6615
Land Development	229-6371

www.lasvegasnevada.gov

July 31, 2013

CASE #124442
Certified/Regular Mail
Return Receipt Requested

Clark County Treasurer Trustee
c/o Jose Zepeda
1614 East Ogden Avenue
Las Vegas, NV 89101-4446

RE: 1614 East Ogden Avenue

Dear Property Owner:

On July 3, 2013, the City of Las Vegas caused the above-referenced property to be corrected by securing all open doors and windows, removing all trash, debris, dead tree, high and dead vegetation, and applying herbicide.

The Department of Building and Safety has submitted a Report of Expenses to the City Clerk.

A tentative date for the public hearing is August 21, 2013. You will, however, be mailed appropriate notification.

For your information, a copy of the Report of Expenses is enclosed.

If you have any questions concerning this procedure, please contact the Code Enforcement Division located in the Department of Building and Safety, by telephoning (702) 229-6615.

Sincerely,

Michael W. Bouse

Michael W. Bouse, Manager
Code Enforcement Division
Department of Building and Safety

MWB:vo

Mayor
Carolyn G. Goodman

City Council
Stavros S. Anthony
(Mayor Pro Tem)

Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Bob Coffin
Bob Beers

City Manager
Elizabeth N. Fretwell

Memorandum

City of Las Vegas
Building and Safety Department

To: Beverly Bridges, MMC, City Clerk

From: Michael W. Bouse, Manager – Code Enforcement Division

CC: File

Date: July 31, 2013

Re: Report of Expenses for the abatement of nuisance located at 1614 East Ogden Ave. - Ward 5 (Barlow)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than seven hundred fifty ($750.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $750 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Building and Safety caused the above-referenced property to be corrected by boarding all open doors and windows, removing all trash, debris, high and dead vegetation, and applying herbicide. The abatement was completed by Weaver Construction on July 3, 2013 at a cost of $1,140.00, which was accepted by the Department of Building and Safety.

Contract Amount Breakdown:	
Remove high and dead vegetation, and apply herbicide.	$235.00
Remove all trash and debris.	$380.00
Remove dead tree.	$100.00
Board all open doors and windows.	$425.00
AMOUNT DUE:	$1,140.00
Administrative Processing Fee:	$171.00
Sub-Total:	$1,311.00
Reinspection Fees (w/late fees):	$1,122.00
TOTAL AMOUNT DUE:	**$2,433.00**
Daily Civil Penalties – ($500 per day from Notice of Violation until Award of Abatement Contract)	**$19,500.00**
MAXIMUM TOTAL:	**$21,933.00**
OWNER OF RECORD	CLARK COUNTY TREASURER TRUSTEE C/O JOSE ZEPEDA
PROPERTY ABATED:	1614 East Ogden Ave.
	Las Vegas, NV 89101
ASSESSOR PARCEL:	139-35-312-048
LEGAL DESCRIPTION:	MAYFAIR #03
	PLAT BOOK 2 PAGE 42
	LOT 8 BLOCK 4

MWB:vo

Inst #: 201308290004231
Fees: $0.00
N/C Fee: $0.00
08/29/2013 03:06:22 PM
Receipt #: 1752929
Requestor:
CITY OF LAS VEGAS, BUILDING
Recorded By: CDE Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN 139-35-312-048

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **CLARK COUNTY TREASURER TRUSTEE C/O JOSE ZEPEDA**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-35-312-048
Commonly known as: 1614 East Ogden Avenue
Legal Description: MAYFAIR #03
PLAT BOOK 2 PAGE 42
LOT 8 BLOCK 4

On **July 3, 2013**, as provided in the Title 9, Chapter 4, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due and proper notification.

Expenses costs and fees ("Actual Cost") in the amount of **$2,433.00** were incurred by the City of Las Vegas in the above-referenced nuisance abatement procedure. Additionally, pursuant to Municipal Code 9.04.120, civil penalties in the amount of **$19,500.00** were approved against the property for violations(s) of Municipal Code 9.04.010. The Las Vegas City Council, at a duly noticed public hearing held on **August 21, 2013** ordered the above Actual Cost in the amount of **$2,433.00**, be immediately assessed against the property by means of this Lien of Assessment with the lien duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this Lien of Assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

NOTE: The City Council ordered the above civil penalties in the amount of **$19,500.00** be assessed against the property by recording a Lien of Assessment on or after **March 24, 2014**.

BEVERLY K. BRIDGES, MMC, City Clerk
495 South Main Street
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this 29th day of August, 2013

Angela Crolli
NOTARY PUBLIC, in and for said County and State

ANGELA CROLLI
Notary Public State of Nevada
No. 98-0390-1
My appt. exp. Jan. 12, 2014

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING AND SAFETY
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #124442

Inst #: 20140403-0002120
Fees: $0.00
N/C Fee: $0.00
04/03/2014 02:51:58 PM
Receipt #: 1982675
Requestor:
CITY OF LAS VEGAS, BUILDING
Recorded By: JACKSM Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN 139-35-312-048

NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: CLARK COUNTY TREASURER TRUSTEE C/O JOSE ZEPEDA
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-35-312-048
Commonly known as: 1614 East Ogden Avenue
Legal Description: MAYFAIR #03
PLAT BOOK 2 PAGE 42
LOT 8 BLOCK 4

On **July 3, 2013**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$19,500.00** were levied against the property as for violation(s) of Municipal Code 9.04.010.

The Las Vegas City Council, at a duly noticed public hearing held on **August 21, 2013** ordered the above charges in the amount of **$19,500.00**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BEVERLY K. BRIDGES, MMC, City Clerk
495 South Main Street
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY K. BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

BEVERLY K. BRIDGES, MMC, City Clerk

Subscribed and sworn to before me this 29th day of August, 2013

Angela Crolli
NOTARY PUBLIC, in and for said County and State

ANGELA CROLLI
Notary Public State of Nevada
No. 98-0390-1
My appt. exp. Jan. 12, 2014

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING AND SAFETY
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #124442

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Case #: CE-124442

1614 E Ogden Ave - Map # 02426-64 Parcel 13935312048

Owner Information:

Code Enforcement Internal Applicant

Zoning Information: R-1 (SINGLE FAMILY RESIDENTIAL)

Case Comments: Homeless young people keep living in backyard vacant home taking down boards on windows making entry into West side has shopping carts clothing etc smoke marijuana during night mostly

Case Assigned To: ANTHONY GUARINO **Follow Up Inspection Date:** 7/3/2013

Date Case Opened: 1/30/2013 **Ward:** 5 **Source:** WEB

Date Case Resolved: 7/9/2013 **Disposition:** Abate

Property Info / Status: **Vacant:** Y **Foreclosure:** Y **Secure:** N

Violations:

AB-006	16.08.010 UDB SEC 403	2/13/2013	Complied
Location:	Residence / Accessory Structure		
Comments:	Secure all structures to City of Las Vegas specifications. Secure and Board all openings, doors and windows.		
AN-003	9.04.010 (4) REFUSE & WASTE	1/31/2013	Complied
Location:	Entire Property		
Comments:	Remove all refuse and waste from all areas of property. Maintain at all times.		
AN-006	9.04.010(8)(A) HIGH VEGETATION	1/31/2013	Complied
Location:	Entire Property		
Comments:	Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.		
AN-007	9.04.010(8)(B) DEAD VEGETATION	1/31/2013	Complied
Location:	Entire Property		
Comments:	Remove all dead vegetation from all areas of property. Maintain free of dead debris at all times.		
AN-008	9.04.010 (8)(C) GRAFFITI	1/31/2013	Complied
Location:	Entire Property		
Comments:	Remove all graffiti from property and maintain free of graffiti at all times.		
AN-009	9.04.010 (8)(D) DILAPIDATED	3/27/2013	Complied
Location:	awnings		
Comments:	remove damaged, falling metal awnings		

Chronology of Events:

January 31, 2013 **Insp# : 481663 (Fail)**

Chronology of Events:	
	33) Property appears secure is debris through out property, along with dead and high weeds and grass. Also Refuse in all yards. Photo's taken, shows in Clark County Trust, will research and mail certified mail to owner. Call back set for 02/11/13.
February 13, 2013	**Insp# : 481691 (Fail)**
	33) Property is now open and unsecure, both main house and rear accessory structure. Photo's taken, failed inspection will move forward with notice and order. Check found no change from last notice and Order.
March 11, 2013	**Correspondence Email**
	33) Found match in MERS for possible Mortgage Company sent e-mail to possible contact and left voice mail.
March 11, 2013	**Mers Information Research**
	33) Found match in MERS for possible Mortgage Company
March 19, 2013	**Foreclosure Registry Info**
	33) Nothing located in the registry.
March 19, 2013	**Treasurer Information Research**
	33) Still shows the owner. But in the Treasures name now.
March 19, 2013	**Recorders Research**
	33) Nothing listed except liens.
March 19, 2013	**Notice And Order Request**
	33) Case prepared for Notice and Order.
March 20, 2013	**Sewer Information Research**
	33) Attached to case.
March 20, 2013	**Notice & Order Processing**
	33) Cases prepared and information obtained for 21. Case to be forwarded to 21.
March 24, 2013	**Notice & Order Processing**
	21)refer to 17 for posting mailings done to cc`s
March 26, 2013	**Recorded Document**
	Ld) Recorded N&O dated 3/24/13
March 26, 2013	**Insp# : 482439 (Post)**
	17) No change in condition, N&O posted
April 8, 2013	**Insp# : 485377 (Fail)**
	17) Photos, continue with bids,
April 9, 2013	**Proceed With Abatement**
	17) Bid sheet to 21. Emailed new contact from Ocwen bank with request for abatement and N&O.
April 9, 2013	**Bid Preperation**
	bid prep
April 9, 2013	**Bid Request Sent**

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:	
	RFQ sent to contractors. Bids due 4/15
April 9, 2013	**Bid Request By Officer**
	21)refer to office staff for bids to abate
April 29, 2013	**Bid Received**
	Recorded & scanned bids received: 1)Weaver=$1140; 2)CGI=$1245
April 29, 2013	**Adminstrative**
	Bid approval given to #21
April 29, 2013	**10 Day Notice Processing**
	10 day sent. File given to #17 for posting
April 30, 2013	**Insp# : 486382 (Fail)**
	17) 10 day posted, no change in condition,
May 30, 2013	**Photo & Document Elect Mgt**
	eb
May 30, 2013	**Insp# : 487865 (Fail)**
	22)5-30 rear sturcture opened and whole in wall of house failed inspection will check with tony as to where case is. N&O at abatement he will check on status
June 4, 2013	**Proceed With Abatement**
	21) refer to office staff JR for contractor abatement
June 4, 2013	**Adminstrative**
	PO requested. Pending MB approval
June 24, 2013	**Phone Call**
	TIE) OPEN AND ACCESSIBLE HOME; PEOPLE IN AND OUT OF PROPERTY
June 26, 2013	**Bid Awarded To Contractor**
	bid award to weaver
June 26, 2013	**Video Request**
	video requested from #21
June 27, 2013	**Pre-Abatement Video**
	21)photos in f drive
June 27, 2013	**Insp# : 489920 (Fail)**
	21)photos in f drive- large shed in rear- open accessible through door and broken window. small crawlspace access to main house in rear. all other openings secure. weeds all yards, minor debris front and rear yard. Weaver. 7/1
July 1, 2013	**Officer Note**
	21)17 contacted One West & Ocwen we will be moving forward with abatement.
July 2, 2013	**Video Request**
	after video requested from #21
July 3, 2013	**Post-Abatement Video**

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:

	21) photos in f drive
July 3, 2013	**Insp# : 491983 (Passed)**
	21)photos in f drive- rear accessory structure now secure, small crawlspace also secure. debris and weeds abated all yards. close/ WEAVER
July 9, 2013	**Adminstrative**
	recorded & scanned invoice. File given to #19
July 11, 2013	**City Council Agenda Prep**
	19) Reviewed case for City Council. Report prepared, filed to LD for processing for 8/21/2013 meeting.
August 1, 2013	**City Council Agenda Prep**
	Ld) Scheduled to go before Council 8/21/13, sent report of expenses letter to owner
August 8, 2013	**Notice Of Public Hearing Post**
	17
August 29, 2013	**Recorded Document**
	Ld) Recorded Lien in the amount of $2,433.00
April 3, 2014	**Recorded Document**
	Ld) Recorded Lien in the amount of $19,500.00

Fee Information:

Fee Name	Fee Added	Status	Liened	Fee Amount	Fee Paid	Fee Due
Residential Inspection Fee	2/13/2013	U	Y	$120.00	$0.00	$120.00
Residential Reinspection Fee	3/26/2013	U	Y	$180.00	$0.00	$180.00
First Residential Civil Penalty	3/26/2013	U	N	$150.00	$150.00	$0.00
Late Fee	3/31/2013	U	Y	$12.00	$0.00	$12.00
Residential Reinspection Fee	4/8/2013	U	Y	$180.00	$0.00	$180.00
Second Residential Civil Penalty	4/8/2013	U	Y	$300.00	$0.00	$300.00
Residential Reinspection Fee	4/30/2013	U	Y	$180.00	$0.00	$180.00
Third Residential Civil Penalty	4/30/2013	U	Y	$500.00	$0.00	$500.00
Late Fee	5/11/2013	U	Y	$18.00	$0.00	$18.00
Late Fee	5/24/2013	U	Y	$18.00	$0.00	$18.00
Residential Reinspection Fee	5/30/2013	U	Y	$180.00	$0.00	$180.00
Fourth Residential Civil Penalty	5/30/2013	U	Y	$500.00	$0.00	$500.00
Late Fee	6/15/2013	U	Y	$18.00	$0.00	$18.00
Residential Reinspection Fee	6/27/2013	U	Y	$180.00	$0.00	$180.00
Recurring Residential Civil Penalty	6/27/2013	U	Y	$500.00	$0.00	$500.00
Nuisance Abatement Fee	7/9/2013	U	Y	$1,140.00	$0.00	$1,140.00

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Administrative	7/9/2013	U	Y	$171.00	$0.00	$171.00
Late Fee	7/15/2013	U	Y	$18.00	$0.00	$18.00
Late Fee	8/12/2013	U	Y	$18.00	$0.00	$18.00
Residential Daily Civil Penalty Fee	8/22/2013	U	Y	$17,700.00	$0.00	$17,700.00
Cc Taxroll Fee	1/24/2018	U	N	$885.99	$0.00	$885.99
Clv Interest For Taxroll	1/24/2018	U	N	$216.67	$0.00	$216.67
			Totals	$23,185.66	$150.00	$23,035.66

1614 E. Ogden Ave.
Current Status



1614 E. Ogden Ave.
Current Status



1614 E. Ogden Ave.
Current Status



1614 E. Ogden Ave.
Current Status



1614 E. Ogden Ave.

PRE-ABATEMENT



POST ABATEMENT



1614 E. Ogden Ave.

PRE-ABATEMENT



POST ABATEMENT



1614 E. Ogden Ave.

PRE-ABATEMENT



POST ABATEMENT

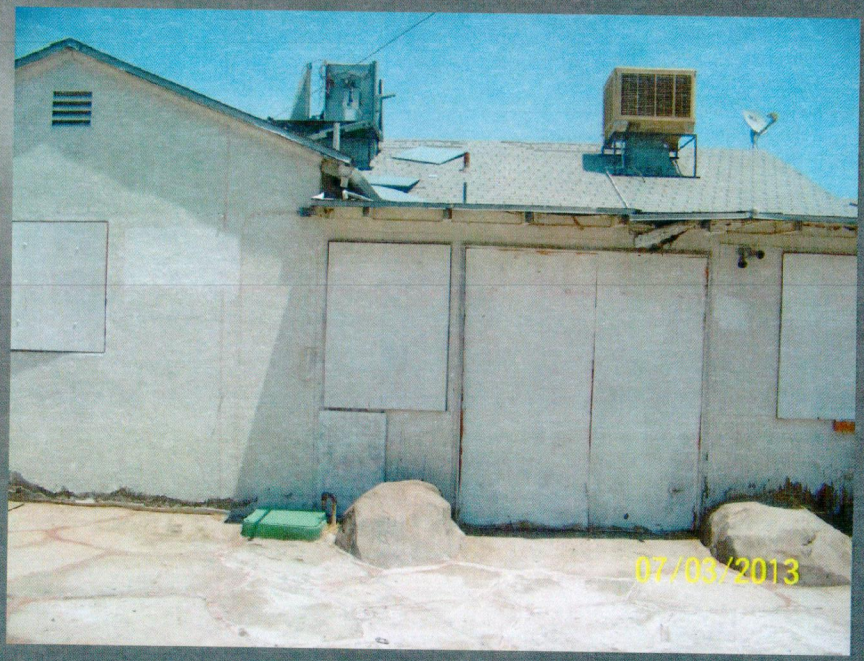


1614 E. Ogden Ave.

PRE-ABATEMENT



POST ABATEMENT



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Planning Department
333 North Rancho Drive
Las Vegas, NV 89106

Code
Enforcement 702-229-6615

www.lasvegasnevada.gov

Marcharch 16, 2017

CASE #170786
Certified/Regular Mail
Return Receipt Requested

Trustee Clark County Treasurer
c/o Jose Zepeda
1614 E Ogden Avenue
Las Vegas, NV 89101-4446

RE: 1614 E Ogden Avenue

Dear Property Owner:

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, MARCH 29, 2017**, at the hour of **8:30 A.M.** in the Code Enforcement Conference Room, 333 North Rancho Drive, 3rd Floor, Las Vegas, NV, the Code Enforcement Hearing Officer will consider the REPORT OF EXPENSES submitted by the Director of Planning for: Abatement of the violations on the property located at **1614 E Ogden Avenue, Las Vegas, NV 89101 - Case No. 170786**. The Director of Planning certifies that the sum of **$5,144.50** was expended and Civil Penalties in the sum of **$19,500.00** may be imposed for a total of **$24,644.50**. For your information, a copy of the Report of Expenses is enclosed.

If the Code Enforcement Hearing Officer is satisfied with the report, he may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with Code Enforcement, 333 N Rancho Drive, 3rd Floor, Las Vegas, NV 89106 or fax (702) 382-4341 any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

If you have any questions concerning this procedure, please contact the Code Enforcement Division located in the Department of Planning, by telephoning (702) 229-6615.

Sincerely,

Karen L. Duddlesten

Karen L. Duddlesten, Deputy Director
Code Enforcement Division
Department of Planning

Memorandum

City of Las Vegas
Planning Department

To: LuAnn Holmes, MMC, City Clerk

From: Karen Duddlesten, Deputy Director – Code Enforcement Division

CC: File

Date: March 9, 2017

Re: Report of Expenses for the abatement of nuisance located at 1614 E Ogden Avenue - Ward 5 (Barlow)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Planning caused the above-referenced property to be corrected by boarding all doors, windows, and openings, repairing hole in block wall, removing all trash, debris, sheds, dead vegetation, dead trees, graffiti, weeds, and applying herbicide. The abatement was completed by Construction Group International on February 15, 2017 at a cost of $3,670.00, which was accepted by the Department of Planning.

Contract Amount Breakdown:	
Board all doors, windows, and openings.	$1,190.00
Remove all trash and debris.	$170.00
Remove shed(s).	$1,460.00
Remove dead vegetation.	$70.00
Remove dead trees.	$120.00
Remove weeds, and apply herbicide.	$80.00
Remove graffiti.	$20.00
Additional dumpster/labor	$560.00
AMOUNT DUE:	$3,670.00
Administrative Processing Fee:	$550.50
Reinspection Fees (w/late fees):	$924.00
TOTAL AMOUNT DUE:	**$5,144.50**
DAILY CIVIL PENALTIES ($500 Residential/$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued until Pre-Abatement Inspection)	**$19,500.00**
TOTAL AMOUNT DUE:	**$24,644.50**
OWNER OF RECORD	TRUSTEE CLARK COUNTY TREASURER C/O JOSE ZEPEDA
PROPERTY ABATED:	1614 E Ogden Avenue
ASSESSOR PARCEL:	139-35-312-048
LEGAL DESCRIPTION:	MAYFAIR #03
	PLAT BOOK 2 PAGE 42
	LOT 8 BLOCK 4

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties are assessed as follows:

2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed;
3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed;
4th re-inspection and additional re-inspections will be assessed a $180 re-inspection fee + a civil penalty. Residential ($500) or Commercial ($750)

If you do not correct the violation within that time, the City may issue a criminal misdemeanor citation for violation for each and every day the violation exists, with a penalty of up to Five Hundred ($500.00) Dollars or fine of up to six (6) months in jail or both for each violation, or the City may direct a licensed contractor to remove the nuisance described below, or both.

Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance:
(1) shall be guilty of a misdemeanor citation;
(2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day for residential properties, or ($750) dollars for commercial properties.

Civil penalties may be assessed for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. Any and all unpaid fees are subject to collection and/or liens.

Inst #: 20170413-0000446
Fees: $0.00
N/C Fee: $0.00
04/13/2017 09:03:53 AM
Receipt #: 3057181
Requestor:
CITY OF LAS VEGAS, BUILDING
Recorded By: RYUD Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN 139-35-312-048

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **TRUSTEE CLARK COUNTY TREASURER**
C/O JOSE ZEPEDA
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: 139-35-312-048
Commonly known as: 1614 E Ogden Avenue
Legal Description: MAYFAIR #03
PLAT BOOK 2 PAGE 42
LOT 8 BLOCK 4

On **February 15, 2017**, as provided in the Title 9, Chapter 4, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due and proper notification.

Expenses costs and fees ("Actual Cost") in the amount of **$5,144.50** were incurred by the City of Las Vegas in the above-referenced nuisance abatement procedure. Additionally, pursuant to Municipal Code 9.04.120, civil penalties in the amount of **$19,500.00** were approved against the property for violations(s) of Municipal Code 9.04.010. The Code Enforcement Hearing Officer, at a duly noticed hearing held on **March 29, 2017** ordered the above Actual Cost in the amount of **$5,144.50**, be immediately assessed against the property by means of this Lien of Assessment with the lien duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this Lien of Assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

NOTE: The Code Enforcement Hearing Officer ordered the above civil penalties in the amount of **$19,500.00** be assessed against the property by recording a Lien of Assessment on or after **November 5, 2017**.

Mary McElhone, Deputy City Clerk
495 South Main Street
Las Vegas, NV 89101

STATE OF NEVADA)
)
COUNTY OF CLARK)

Mary McElhone, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

Mary McElhone, Deputy City Clerk

Subscribed and sworn to before me this 10th day of April, 2017

Laura deArmond
NOTARY PUBLIC, in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA DE ARMOND
Appt. No. 01-66412-1
My Appt. Expires Feb. 5, 2018

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF PLANNING
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #170786

Inst #: 20171116-0000256
Fees: $0.00
11/16/2017 08:33:41 AM
Receipt #: 3250060
Requestor:
CITY OF LAS VEGAS, BUILDING
Recorded By: RYUD Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: MAIL
Ofc: MAIN OFFICE

APN 139-35-312-048

NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **TRUSTEE CLARK COUNTY TREASURER**
C/O JOSE ZEPEDA
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.: **139-35-312-048**
Commonly known as: **1614 E Ogden Avenue**
Legal Description: **MAYFAIR #03**
PLAT BOOK 2 PAGE 42
LOT 8 BLOCK 4

On **February 15, 2017**, as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$19,500.00** were levied against the property as for violation(s) of Municipal Code 9.04.010.

The Code Enforcement Hearing Officer, at a duly noticed hearing held on **March 29, 2017** ordered the above charges in the amount of **$19,500.00**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

Mary McElhone, Deputy City Clerk
495 South Main Street
Las Vegas, NV 89101

STATE OF NEVADA)
)
COUNTY OF CLARK)

Mary McElhone, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

Mary McElhone, Deputy City Clerk

Subscribed and sworn to before me this 10th day of April, 2017

Laura deArmond
NOTARY PUBLIC, in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA DE ARMOND
Appt. No. 01-66412-1
My Appt. Expires Feb. 5, 2018

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF PLANNING
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #170786

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Case #: CE-170786

1614 E Ogden Ave - Map # 02426-64 Parcel 13935312048

Owner Information:

Code Enforcement Internal Applicant

Zoning Information:	R-1 (SINGLE FAMILY RESIDENTIAL)				
Case Comments:	trespasser was inside vacant house It boarded up no trespass signs were				
Case Assigned To:	JOHN T EGAN (38)	**Follow Up Inspection Date:**	2/14/2017		
Date Case Opened:	9/21/2016	**Ward:**	5	**Source:**	CLV
Date Case Resolved:	2/15/2017	**Disposition:**	Abate		
Property Info / Status:	**Vacant:** Y	**Foreclosure:**	N	**Secure:**	N

Violations:

AB-006	16.08.010 UDB SEC 403	9/22/2016	Complied
Location:	Property		
Comments:	Secure all structures to City of Las Vegas specifications.		
AN-003	9.04.010 (4) REFUSE & WASTE	9/22/2016	Complied
Location:	Property		
Comments:	Remove all refuse and waste from all areas of property. Maintain at all times.		
AN-006	9.04.010(8)(A) HIGH VEGETATION	9/22/2016	Complied
Location:	Property		
Comments:	Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.		
AN-008	9.04.010 (8)(C) GRAFFITI	9/22/2016	Complied
Location:	Property		
Comments:	Remove all graffiti from property and maintain free of graffiti at all times.		
AO-002	13.32.020 OBSTRUCTIONS ROW	9/22/2016	Complied
Location:	Sidewalk		
Comments:	Please trim all vegetation blocking the sidewalk.		

Chronology of Events:

September 22, 2016 **Insp# : 586521 (Fail)**

38) Vacant house with high grass, trash and debris. The front door is opne and a window on the east side of the rear of the building. There is graffiti on the west side of the building. A sign on front has property manager as Nora at 877-649-9718. Spoke with Nora, explained violations to her. Correction notice certified mailed to owner of record. Call back 6 October.

October 6, 2016 **Insp# : 586661 (Fail)**

38) No change in property. Correction notice posted and certified mailed to owner of record. Call back 13 October. Took photos.

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:	
October 13, 2016	**Insp# : 587820 (Fail)** 38) All violaiton remain. The left side fance has been tied closed with a small amount of wire. Will start notice and order.
October 18, 2016	**Research** " 41) Internet search complete, no other owner information found. No prior history, case prepared. Checked Assessors link and printed page. Checked Recorders link and printed page. Checked Treasures link and printed page. Checked Sewer account found no record, Checked Foreclosure and printed page. No access to MERS.
October 26, 2016	**Notice & Order Processing** FILE TO 38 FOR POSTING
October 27, 2016	**Insp# : 588340 (Post)** 38) No change in property. Posted notice and order. Call back 9 November.
November 1, 2016	**Phone Call** new complaint via web - #936973 - From iApp - Dangerous Buildings: Vagrants and drug users using house as flip house
November 9, 2016	**Insp# : 589573 (Fail)** 38) No change in property. Will start bid sheet. Took photos.
November 14, 2016	**Bid Preperation** Bid Preparation - awaiting fax receipt
November 15, 2016	**Bid Request Sent** RFQ sent to contractors due 11-17-16 by 5:00 pm
November 29, 2016	**Bid Received** Scanned & recorded - bids received
November 29, 2016	**Adminstrative** Bid approval given to #21
November 29, 2016	**10 Day Notice Processing** 10 Day notice before abatement sent, file given to #38 for posting.
November 30, 2016	**Insp# : 590616 (Fail)** 38) All violaitons still exist. Took photos. Posted 10 day notice. Call back 10 December.
December 14, 2016	**Insp# : 592120 (Fail)** 38) No change in property. Took pre abatement photos. Will recommend moving forward with abatement.
December 19, 2016	**Proceed With Abatement** 21)refer to office staff LD to procced.
December 21, 2016	**Adminstrative** Ld) PO requested
January 9, 2017	**Video Request**

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:

	Ld) PO 369266 approved, sent before abatement video request to #21
January 18, 2017	**Phone Call**
	Complainant of 1621 Ogden called to say that there are vagrants/homeless coming and going here. concerned for safety. 702-960-2157
February 7, 2017	**Insp# : 593272 (PartPassed)**
	38) All trash and debris has been removed. The rear shed has been removed. All doors and windows are secure. There is still a hole in the rear wall. Called CI 307-8002. They took a message for the person handeling this case. Will check back in one week.
February 15, 2017	**Video Request**
	Ld) received invoice & sent after abatement video request to #21
February 15, 2017	**Insp# : 597501 (Passed)**
	38) The wall has been boarded. All violaitons have been abated.

Fee Information:

Fee Name	Fee Added	Status	Liened	Fee Amount	Fee Paid	Fee Due
Residential Inspection Fee	10/6/2016	U	Y	$120.00	$0.00	$120.00
Residential Reinspection Fee	10/13/2016	U	Y	$180.00	$0.00	$180.00
First Residential Civil Penalty	10/13/2016	U	Y	$150.00	$0.00	$150.00
Residential Reinspection Fee	11/9/2016	U	Y	$180.00	$0.00	$180.00
Second Residential Civil Penalty	11/9/2016	U	Y	$300.00	$0.00	$300.00
Late Fee	11/21/2016	U	Y	$12.00	$0.00	$12.00
Late Fee	11/28/2016	U	Y	$18.00	$0.00	$18.00
Residential Reinspection Fee	11/30/2016	U	Y	$180.00	$0.00	$180.00
Third Residential Civil Penalty	11/30/2016	U	Y	$500.00	$0.00	$500.00
Residential Reinspection Fee	12/14/2016	U	Y	$180.00	$0.00	$180.00
Fourth Residential Civil Penalty	12/14/2016	U	Y	$500.00	$0.00	$500.00
Late Fee	12/25/2016	U	Y	$18.00	$0.00	$18.00
Late Fee	1/15/2017	U	Y	$18.00	$0.00	$18.00
Nuisance Abatement Fee	1/24/2017	U	Y	$3,670.00	$0.00	$3,670.00
Administrative	1/24/2017	U	Y	$550.50	$0.00	$550.50
Late Fee	1/29/2017	U	Y	$18.00	$0.00	$18.00
Residential Daily Civil Penalty Fee	3/31/2017	U	Y	$18,050.00	$0.00	$18,050.00
Clv Interest For Taxroll	6/15/2019	U	N	$854.28	$0.00	$854.28
Clark County Taxroll Fee	6/15/2019	U	N	$1,019.95	$0.00	$1,019.95
			Totals	$26,518.73	$0.00	$26,518.73

1614 e. Ogden Ave.

PRE-ABATEMENT



POST ABATEMENT



1614 e. Ogden Ave.

PRE-ABATEMENT



POST ABATEMENT



1614 e. Ogden Ave.

PRE-ABATEMENT



POST ABATEMENT

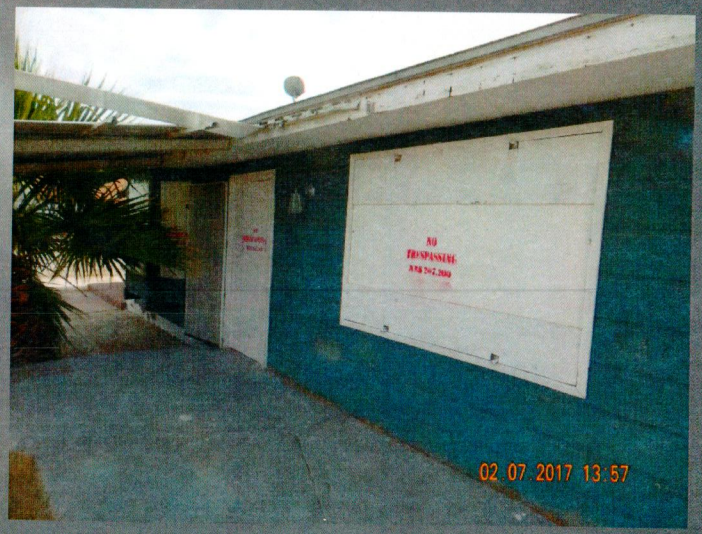


1614 e. Ogden Ave.

PRE-ABATEMENT



POST ABATEMENT



1614 e. Ogden Ave.

PRE- ABATEMENT



POST ABATEMENT



1614 e. Ogden Ave.

PRE - ABATEMENT



POST ABATEMENT



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

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

SCOTT D. ADAMS
City Manager

May 15, 2019

CASE #195507
Certified/Regular Mail
Return Receipt Requested

ZEPEDA JOSE
% TRUSTEE CLARK COUNTY TREASUR
1614 E OGDEN AVE
LAS VEGAS, NV 89101-4446

RE: 1614 E OGDEN AVENUE

Dear Property Owner:

Pursuant to Las Vegas Municipal Code for the Abatement of Dangerous Buildings/Nuisance Code and/or Housing Code, NOTICE IS HEREBY GIVEN THAT ON **Wednesday, May 29, 2019**, at the hour of 1 00pm, in the Code Enforcement Conference Room, 333 North Rancho Drive, 6th Floor, Las Vegas, NV, the City Council Designee will consider the REPORT OF EXPENSES submitted by the Director of Planning for: Abatement of the violations on the property located at **1614 E OGDEN AVENUE – Case #195507**. The Director of Planning certifies that the sum of **$1940** was expended and Civil Penalties in the sum of **$19,500** may be imposed for a total of **$21,440.** For your information, a copy of the Report of Expenses is enclosed.

If the City Council Designee is satisfied with the report, he may order a lien of assessment recorded against the property. Any person affected by the proposed charge may file a written protest with Code Enforcement, 333 N Rancho Drive, 6th Floor, Las Vegas, NV 89106 or fax (702) 382-4341 any time prior to the hearing. Each protest must contain a description of the property and the grounds for the protest.

You may be present at the hearing. You may be, but need not be, represented by an attorney.

If you have any questions concerning this procedure, please contact the Code Enforcement Division located in the Department of Planning, by telephoning (702) 229-6615.

Sincerely,

Vicki R. Ozuna, Code Enforcement Section Manager
Code Enforcement Division
Department of Planning

PLANNING DEPARTMENT
CODE ENFORCEMENT
DIVISION
333 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89106

VOICE 702.229.6615
FAX 702.382-4341
TTY 702.386.9108
www.lasvegasnevada.gov

Memorandum

City of Las Vegas
Planning Department

To: LuAnn Holmes, MMC, City Clerk

From: Vicki R. Ozuna, Code Enforcement Section Manager – Code Enforcement Division

CC: File

Date: May 15, 2019

Re: Report of Expenses for the abatement of nuisance located at 1614 E OGDEN AVENUE - Ward 5 (Crear)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Planning caused the above-referenced property to be corrected by Remove all trash and debris; remove all dead vegetation; remove weeds and apply herbicide The abatement was completed by Complete Demo on May 3, 2019 at a cost of $1,400, which was accepted by the Department of Planning.

Contract Amount Breakdown:	
Remove all trash and debris.	$1000
Remove all dead vegetation	$200
Remove weeds, apply herbicide	$200
AMOUNT DUE:	$1,400
Administrative Processing Fee:	$210
Reinspection Fees (w/late fees):	$330
TOTAL AMOUNT DUE:	**$1940**
DAILY CIVIL PENALTIES ($500 Residential/$750 Commercial- Civil Penalty assessed Per Day From 11th day after Notice of Violation issued until Pre-Abatement Inspection)	**$19,500**
TOTAL AMOUNT DUE:	**$21,440**
OWNER OF RECORD	ZEPEDA JOSE
PROPERTY ABATED:	1614 E OGDEN AVENUE
ASSESSOR PARCEL:	139-35-312-048
LEGAL DESCRIPTION:	MAYFAIR #03
	PLAT BOOK 2 PAGE 42
	LOT 8 BLOCK 4

LVMC 9.04.020 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. Penalties are assessed as follows:

2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed;
3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed;
4th re-inspection and additional re-inspections will be assessed a $180 re-inspection fee + a civil penalty. Residential ($500) or Commercial ($750)

If you do not correct the violation within that time, the City may issue a criminal misdemeanor citation for violation for each and every day the violation exists, with a penalty of up to Five Hundred ($500.00) Dollars or fine of up to six (6) months in jail or both for each violation, or the City may direct a licensed contractor to remove the nuisance described below, or both.

Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance:
(1) shall be guilty of a misdemeanor citation;
(2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day for residential properties, or ($750) dollars for commercial properties.

Civil penalties may be assessed for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. Any and all unpaid fees are subject to collection and/or liens.

APN 139-35-312-048

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **ZEPEDA JOSE**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.:	**139-35-312-048**
Commonly known as:	**1614 E OGDEN AVENUE**
Legal Description:	**MAYFAIR #03**
	PLAT BOOK 2 PAGE 42
	LOT 8 BLOCK 4

On **May 3, 2019** as provided in the Title 9, Chapter 9, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Pursuant to Municipal Code Title 9, including without limitation Sections 9.04.040 and 9.04.100, civil penalties in the amount of **$19,500** were levied against the property as for violation(s) of Las Vegas Municipal Code Title 9, including without limitation Section 9.04.030.

The City Council Designee, at a duly noticed hearing held on **May 29, 2019** ordered the above charges in the amount of **$19,500**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

Mary McElhone, Deputy City Clerk
495 South Main Street
Las Vegas, NV 89101

STATE OF NEVADA)
)
COUNTY OF CLARK)

Mary McElhone, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

Mary McElhone, Deputy City Clerk

Subscribed and sworn to before me this 3 day of June, 2019

NOTARY PUBLIC, in and for said County and State

JENNIFER L. LANCASTER
Notary Public-State of Nevada
Appointment No. 10-1829-1
My Appointment Expires April 1, 2022

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF PLANNING
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #195507

Inst #: 20190612-0000607
Fees: $40.00
06/12/2019 09:51:56 AM
Receipt #: 3735976
Requestor:
CITY OF LAS VEGAS, BUILDING
Recorded By: CDE Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: MAIL
Ofc: MAIN OFFICE

APN 139-35-312-048

NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **ZEPEDA JOSE**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.:	**139-35-312-048**
Commonly known as:	**1614 E OGDEN AVENUE**
Legal Description:	**MAYFAIR #03**
	PLAT BOOK 2 PAGE 42
	LOT 8 BLOCK 4

On **May 3, 2019** as provided in the Title 9, Chapter 4, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due and proper notification.

Expenses costs and fees ("Actual Cost") in the amount of **$1940** were incurred by the City of Las Vegas in the above-referenced nuisance abatement procedure. Additionally, pursuant to Municipal Code 9.04, civil penalties in the amount of **$19,500** were approved against the property for violations(s) of Municipal Code 9.04. The City Council Designee, at a duly noticed hearing held on **May 29, 2019** ordered the above Actual Cost in the amount of **$1940**, be immediately assessed against the property by means of this Lien of Assessment with the lien duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this Lien of Assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

NOTE: The City Council Designee ordered the above civil penalties in the amount of **$19,500** be assessed against the property by recording a Lien of Assessment on or after **February 9, 2020**.

Mary McElhone, Deputy City Clerk
495 South Main Street
Las Vegas, NV 89101

STATE OF NEVADA)
)
COUNTY OF CLARK)

Mary McElhone, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

Mary McElhone, Deputy City Clerk

Subscribed and sworn to before me this 3 day of June, 2019

NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF PLANNING
333 N RANCHO DRIVE, LAS VEGAS, NV 89106 Case #195507

JENNIFER L. LANCASTER
Notary Public-State of Nevada
Appointment No. 10-1829-1
My Appointment Expires April 1, 2022

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Case #: CE-195507

1614 E Ogden Ave - Map # 02426-64 Parcel 13935312048

Owner Information:

ZEPEDA JOSE
1614 E OGDEN AVE
LAS VEGAS, NV 89101-4446

Zoning Information: R-1 (SINGLE FAMILY RESIDENTIAL)

Case Comments: DTAC COP reports code violations to include possible squatters

Case Assigned To: LIDIA M MCKENZIE-WHITE (13) **Follow Up Inspection Date:** 4/15/2019

Date Case Opened: 1/2/2019 **Ward:** 5 **Source:** CEO

Date Case Resolved: 5/3/2019 **Disposition:** Abate

Property Info / Status: **Vacant:** U **Foreclosure:** N **Secure:** N

Violations:

AN-003	9.04.010 (4) REFUSE & WASTE	1/3/2019	Complied
Location:	Throughout property.		
Comments:	Remove all refuse and waste from all areas of property. Maintain at all times.		
AN-004	9.04.010 (5) ZONING VIOLATION	1/3/2019	Complied
Location:	Property.		
Comments:	This property is not zoned for camping, remove encampment in rear yard of property.		
AN-005	9.04.010 (8) GENERAL NUISANCE	1/17/2019	Complied
Location:	Rear		
Comments:	Homeless are camping on property in rear yard. Post NO TRESPASSING signs and monitor property for activity. Do not allow persons to camp anywhere on property.		
AN-006	9.04.010(8)(A) HIGH VEGETATION	1/3/2019	Complied
Location:	Throughout property.		
Comments:	Remove all high grass or weeds over 8" inches from all visible areas of property and maintain.		
AN-007	9.04.010(8)(B) DEAD VEGETATION	1/3/2019	Complied
Location:	Throughout property.		
Comments:	Remove all dead vegetation from all areas of property. Maintain free of dead debris at all times.		
AN-015	9.12.030 STORED MATERIALS	1/3/2019	Complied
Location:	Throughout property.		
Comments:	Remove all stored items throughout property to include but not limited to the encampment in the rear yard.		

Chronology of Events:

January 3, 2019	**Homeless Encampment Verified**
	43] During inspection, encampment observed in rear yard of property.
January 3, 2019	**Insp# : 657219 (Fail)**

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:	
	43] Observed property to be boarded and secured with NRS no trespassing on boards at all entries. Rear yard is is accessible at both east and west sides, homeless encampment throughout rear yard, high weeds, refuse and waste. Failed notice, photos taken for notice and order. CB 1/17
January 28, 2019	**Lexis Nexis Report**
	43] Submitted request to GF.
January 28, 2019	**Foreclosure Registry Info**
	43] Property is unregistered per registry site. Printed and added to NnO folder.
January 28, 2019	**Sewer Information Research**
	43] No additional contact info found in sewer records.
January 28, 2019	**More Team Contact Request**
	43] Called and left message for Jason Arroyo 702-229-6824 requesting call back for assistance at property.
January 28, 2019	**Officer Note**
	43] Compiled all property records for this address to include county recorders tresurer. All have been added to NnO folder for review.
January 28, 2019	**Notice And Order Request**
	43] Submitted to 25 for review.
January 28, 2019	**Notice & Order Processing**
	25] Reviewed file. File to EW for N&O.
January 28, 2019	**Lexis Nexis Report**
	43] Called numbers found in report, 702-736-7772 comes back to Air Design Systems and they did not have any info regarding the listed owner of this property, 702-444-3073 came back to Aravada Springs and they had no info, 702-380-8349 is out of service. Unable to make contact per numbers listed in report.
January 28, 2019	**Lexis Nexis Report**
	Advanced Person and RealTime phones search-results found-referred to CE officer#43
January 30, 2019	**Insp# : 657459 (Post)**
	43] POSTED NOTICE AND ORDER. Observed at property all violations remain to include stored items, encampment, dilapidated fence, weeds, dead veg, refuse and waste. Photos. CB 2/
February 4, 2019	**Phone Call**
	TERESA WITH ARVEST CENTRAL MORTGAGE COMPANY CALLED 501-716-4684 TO ADVISE THAT THE NOTICE IS ADDRESSES TO DEUTSCHE BANK NOT ARVEST. IF YOU HAVE ANY QUESTIONS PLEASE CALL;WRONG ADDRESS.
February 13, 2019	**Insp# : 659423 (Fail)**
	43] Observed at property all violations remain to include encampment in rear yard, refuse and waste, stored items. Dwelling remains boarded and secured. Failed inspection. Photos taken, will advise to PROCEED WITH ABATEMENT. CB 2/27
February 21, 2019	**Recorders Research**
	43] No change in recorders records since NnO request. Submitting to 25 for review and proceed with abatement.

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:	
February 21, 2019	**Bid Preperation** Bid Preparation - awaiting fax receipt & email
February 21, 2019	**Bid Request Sent** RFQ sent to contractors due 2-26-2018 by 5:00 pm - *NO 10 day<abatement mail out.
February 21, 2019	**Review** 25] Reviewed bid missing
February 21, 2019	**Directive** 25] No bids accomplished. Created bid sheet submitted to GF. There will be a delay in enforcment. Will need extra time to process bid approx 7-10 days
February 27, 2019	**Bid Received** Scanned & recorded - bids received
February 27, 2019	**Adminstrative** Bid Approval & file given to # 25, NOTE: NO 10 DAY<ABATEMENT MAILOUT-Winter Case
February 27, 2019	**Insp# : 660661 (Fail)** 43] Observed at property all violations remain to include refuse and waste, stored items to include encampment at rear, dwelling remains boarded and secured. Awaiting abatement. Failed inspection. Photos. CB 3/6
March 5, 2019	**Review** 25] BID REVIEW Complete Demo $1,400.oo
March 5, 2019	**Officer Note** 25] file to officer
March 6, 2019	**Insp# : 661798 (PartPassed)** 43] Observed at property all violations remain. Awaiting abatement. Partial pass pending abatement. CB 3/13
March 13, 2019	**Insp# : 662438 (PartPassed)** 43] Awaiting abatement, all violations still present. Partial pending abatement. CB 3/20
March 21, 2019	**Insp# : 662926 (PartPassed)** 43] Observed at property all violations remain to include encampment in rear yard. Awaiting abatement. Partial CB 3/28
March 28, 2019	**Insp# : 663853 (PartPassed)** 43] Observed at property all violations remain. Awaiting abatement. Partial CB 4/4
April 8, 2019	**Insp# : 664643 (PartPassed)** 43] Observed at property all violations remain, property ready for abatement. Will consult with 25 to see where we are at. CB 4/15
April 12, 2019	**Proceed With Abatement** 25] Revied file 1 month of inspections (March) without action ?? WINTER program so no 10 DAY yet bid was missing. Errors have cause long delay. Proceeding with abatement file to JL. E-mail to JL to get PO

City of Las Vegas
Department of Planning
Code Enforcement Case Report

Chronology of Events:

April 15, 2019	**Adminstrative** request for PO submitted for abatement awarded to complete demo for 1400. requisition# 306205- JLancaster
April 22, 2019	**Adminstrative** PO 405949 recieved. awarded to Complete Demo for 1400. Email to LMW to call & schedule with contractor - JLancaster
April 23, 2019	**Adminstrative** award of bid letter/packet sent to complete demo with a start date of 4/25 per LMW. Gave LMW pre/post abatement sheets- JLancaster
April 23, 2019	**Adminstrative** 13) Scheduled abatement cleanup with COMPLETE DEMO for Thursday 4/25/19 & sent confirmation email to completedemoservices@yahoo.com w/cc to #25, #40 & J.Lancaster. LMW. *metro may be needed COMPLETE DEMO reports squatters in tent; CE officer #43 notified via email**
April 24, 2019	13) took pre-abatement photos of property; Front security door appears to be open; observed high vegetation/weeds; lots of refuse/waste in front side and back yards. 2-tents and a makeshift shed, all appeared to be occupied. **called COMPLETE DEMO and advised via voicemail, that METRO is espected on property tomorrow (4/24) at approximately 7:30 AM to remove homeless encampment**. Filed pre-abatement pictures in EB & in pre/post abatement file under address. LMW
April 30, 2019	13) took POST-abatement pictures; observed all windows/doors are boarded, including a section of block wall in rear yard; all trash debris removed; all dead vegetation & weeds removed; graffiti on boarded up front door (after clean up) and gates are broken down (not included in scope); pictures filed in EB and PRE/POST abatement picture files. Pre/Post sheets to #25 for review and/or closing. LMW
May 3, 2019	**Correspondence Email** 25] Per 13 observations. The work has been completed per bid. New violations now on proeprty 1] Graffiti and 2] Gate knocked down were not on orginal bid and were done after contractor abated property. E-mail to JL to pay contractor.
May 3, 2019	**Insp# : 666066 (Passed)** 25] Per 13 observations. The work has been completed per bid. New violations now on proeprty 1] Graffiti and 2] Gate knocked down were not on orginal bid and were done after contractor abated property. E-mail to JL to pay contractor.
May 6, 2019	**Adminstrative** email from 25 to pay contractor. uploaded reciepts to AR- reciept# 505443- file to EW- JLancaster
May 22, 2019	**Affidavit And Report** 43] POSTED HEARING AFFIDAVIT OF POSTING, photos to be filed to EB.

Fee Information:

Fee Name	Fee Added	Status	Liened	Fee Amount	Fee Paid	Fee Due
Residential Inspection Fee	2/13/2019	U	Y	$120.00	$0.00	$120.00

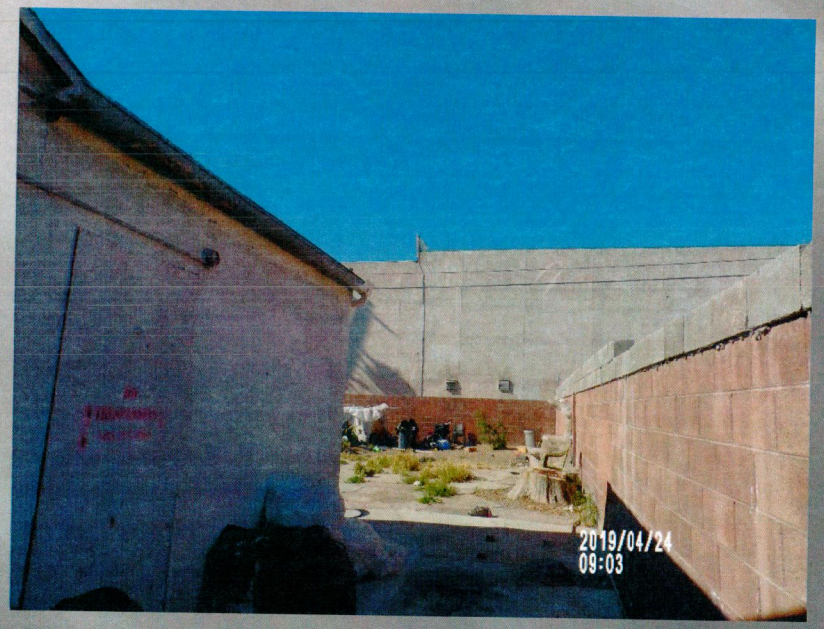
City of Las Vegas
Department of Planning
Code Enforcement Case Report

Residential Reinspection Fee	2/27/2019	U	Y	$180.00	$0.00	$180.00
First Residential Civil Penalty	2/27/2019	U	N	$150.00	$0.00	$150.00
Late Fee	3/31/2019	U	Y	$12.00	$0.00	$12.00
Late Fee	4/14/2019	U	Y	$18.00	$0.00	$18.00
Nuisance Abatement Fee	5/6/2019	U	Y	$1,400.00	$0.00	$1,400.00
Administrative	5/6/2019	U	Y	$210.00	$0.00	$210.00
Residential Daily Civil Penalty Fee	5/31/2019	U	N	$19,350.00	$0.00	$19,350.00
Lien Released Fee	6/19/2019	U	Y	$40.00	$0.00	$40.00
				Totals $21,480.00	$0.00	$21,480.00

1614 E Ogden Ave

Case 195507

PRE- ABATEMENT



POST ABATEMENT



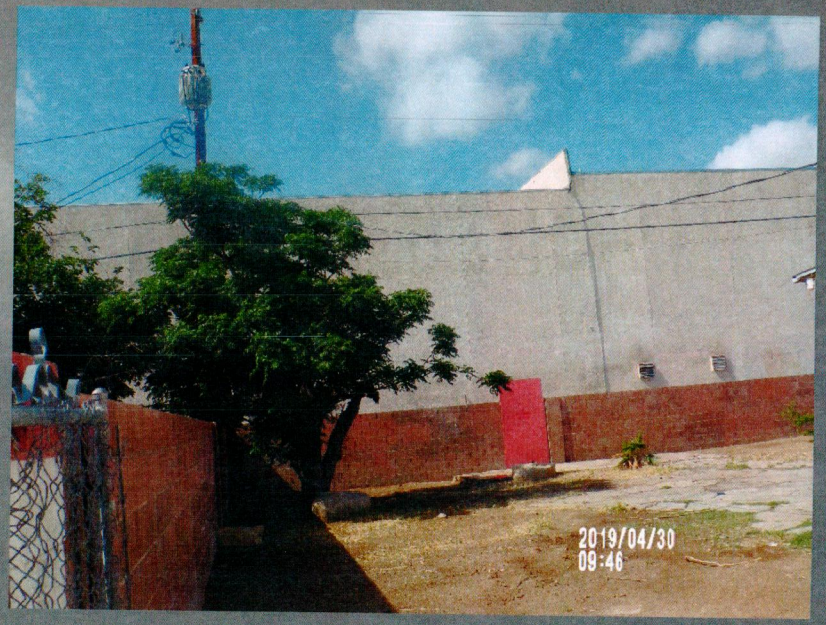
1614 E Ogden Ave

Case 195507

PRE-ABATEMENT



POST ABATEMENT



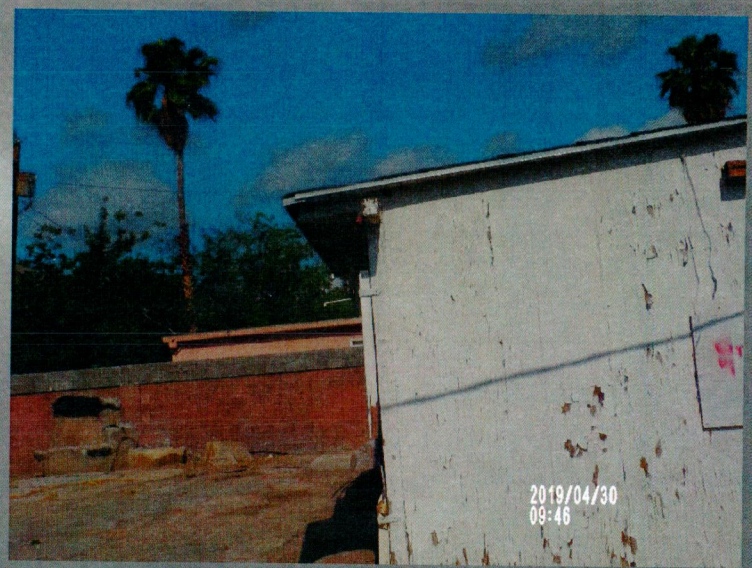
1614 E Ogden Ave

Case 195507

PRE-ABATEMENT



POST ABATEMENT



1614 E Ogden Ave

Case 195507

PRE - ABATEMENT



POST ABATEMENT



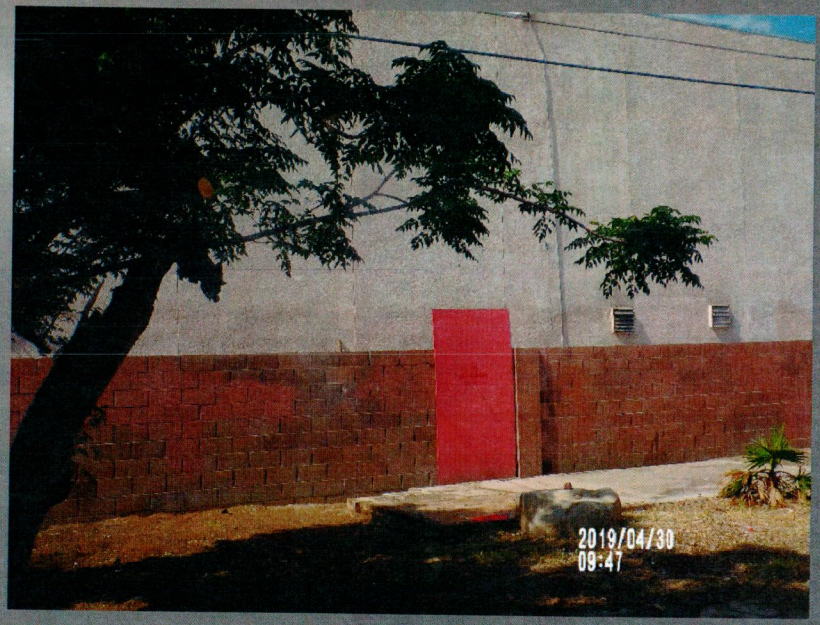
1614 E Ogden Ave

Case 195507

PRE - ABATEMENT



POST ABATEMENT



City of Las Vegas
Department of Planning
Code Enforcement Division
333 N. Rancho Dr. 3rd Floor
Las Vegas, NV 89106

ABATEMENT HEARING AND LIEN APPROVAL DECISION

CASE#: 195507

SCHEDULED DATE OF HEARING: May 29, 2019

TIME SCHEDULED: 8:30 a.m.

PROPERTY OWNER'S NAME: ZEPEDA JOSE

ADDRESS: 1614 E OGDEN AVENUE
APN #: 139-35-312-048

I certify that on the date set forth below, I heard the above matter as Council Designee for the City of Las Vegas, Clark County, Nevada, pursuant to Las Vegas Municipal Code, Title 9 Nuisances.

After hearing/consideration, the decision is entered as follows:

- [x] Approved lien for all out-of-pocket costs in the amount of $1940
- [x] Approved lien for proposed daily civil penalties in the amount of $19,500
- [ ] Approved lien for reduced daily civil penalties in the amount of $

2/9/20

Property Owner: [ ] Appeared [x] Failed to appear after being duly notified.

City Council Designee

5-29-19
Date

Comments:

1614 E. Ogden Request of Waiver- Current Status



Submitted at Meeting
Date: 1/15/2020 Item: 79

1614 E. Ogden Request of Waiver- Current Status



1614 E. Ogden Request of Waiver- Current Status



1614 E. Ogden Request of Waiver- Current Status



1614 E. Ogden Request of Waiver- Current Status



1614 E. Ogden Request of Waiver- Current Status



1614 E. Ogden Request of Waiver- Current Status



1614 E. Ogden Request of Waiver- Current Status



1614 E. Ogden
Request of Waiver

4/8/2015



5/18/2020



Submitted at City Council
Date 5/20/20 Item 35
Submitted by Staff

1614 E. Ogden
Request of Waiver

4/8/2015



5/18/2020



1614 E. Ogden
Request of Waiver

4/8/2015



5/18/2020



1614 E. Ogden
Request of Waiver

4/8/2015



5/18/2020



1614 E. Ogden
Request of Waiver

4/8/2015



5/18/2020



1614 E. Ogden
Request of Waiver

4/8/2015



5/18/2020



Pictures Provided by Owner

- Exterior Improvements:
  - Decorative stone & Concrete Painted and resurfaced
  - Desert Rock installed
  - Repair/Replaced all Broken Windows
  - Replaced Roof Shingles
  - Replaced Electrical Service (Permit Obtained & Finaled)
  - Replaced AC/Heating Unit (Permit Obtained & Finaled)
  - Resurfaced Stucco and Repainted House



Pictures Provided by Owner





Pictures Provided by Owner





- Interior Improvements
  - Repaired drywall and painted walls
  - Replaced cabinets, countertops, appliances
  - Replaced trim and damaged doors
  - Renovated bathrooms
  - Replaced all flooring with tile and carpet.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
36

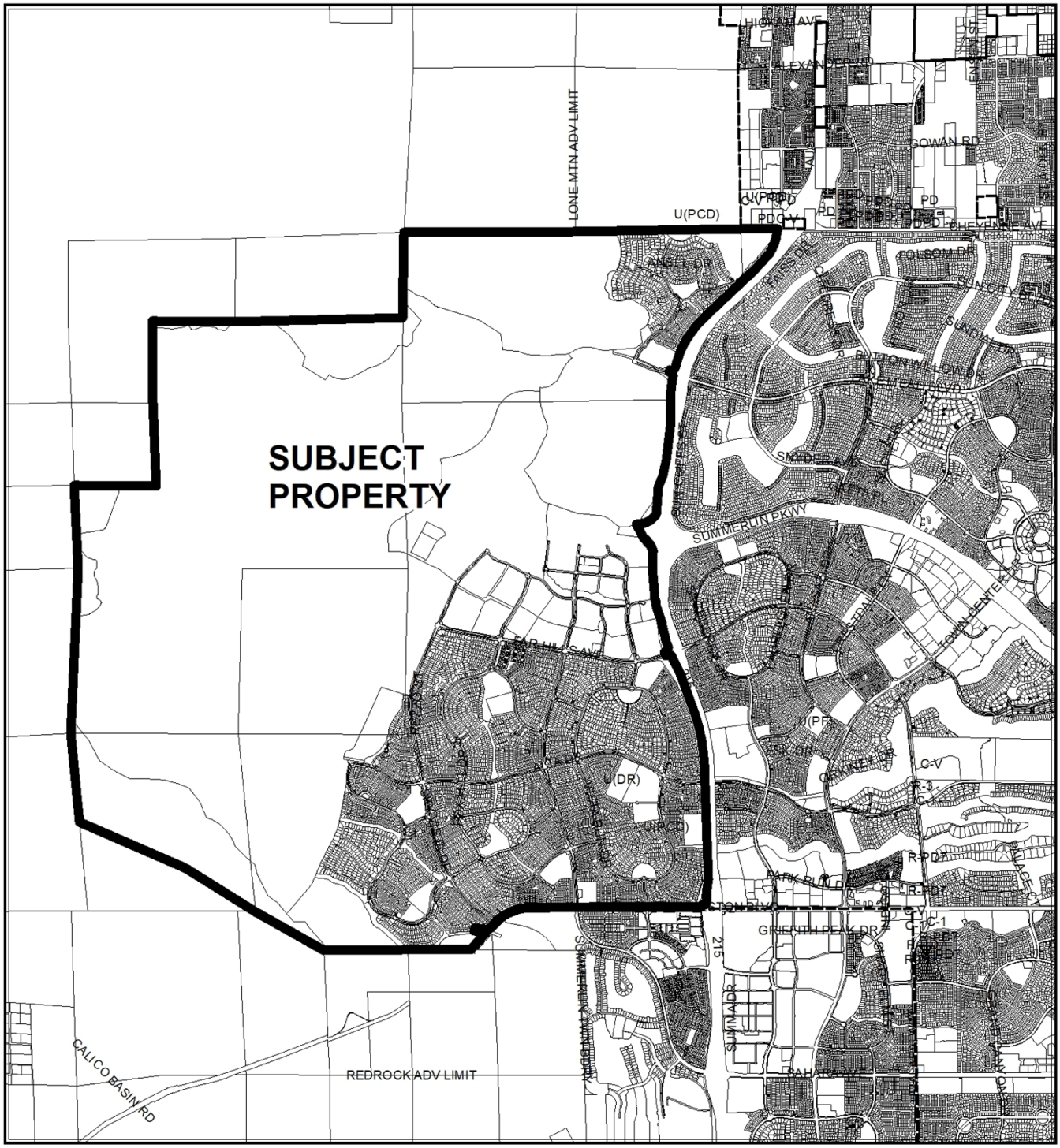
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
MOD-78461 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Master Development Plan TO ADD THE SUMMERLIN AA (ACTIVE ADULT), SETBACK AND WALL/FENCE DEVELOPMENT STANDARDS TO THE SUMMERLIN DEVELOPMENT STANDARDS MANUAL (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. 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

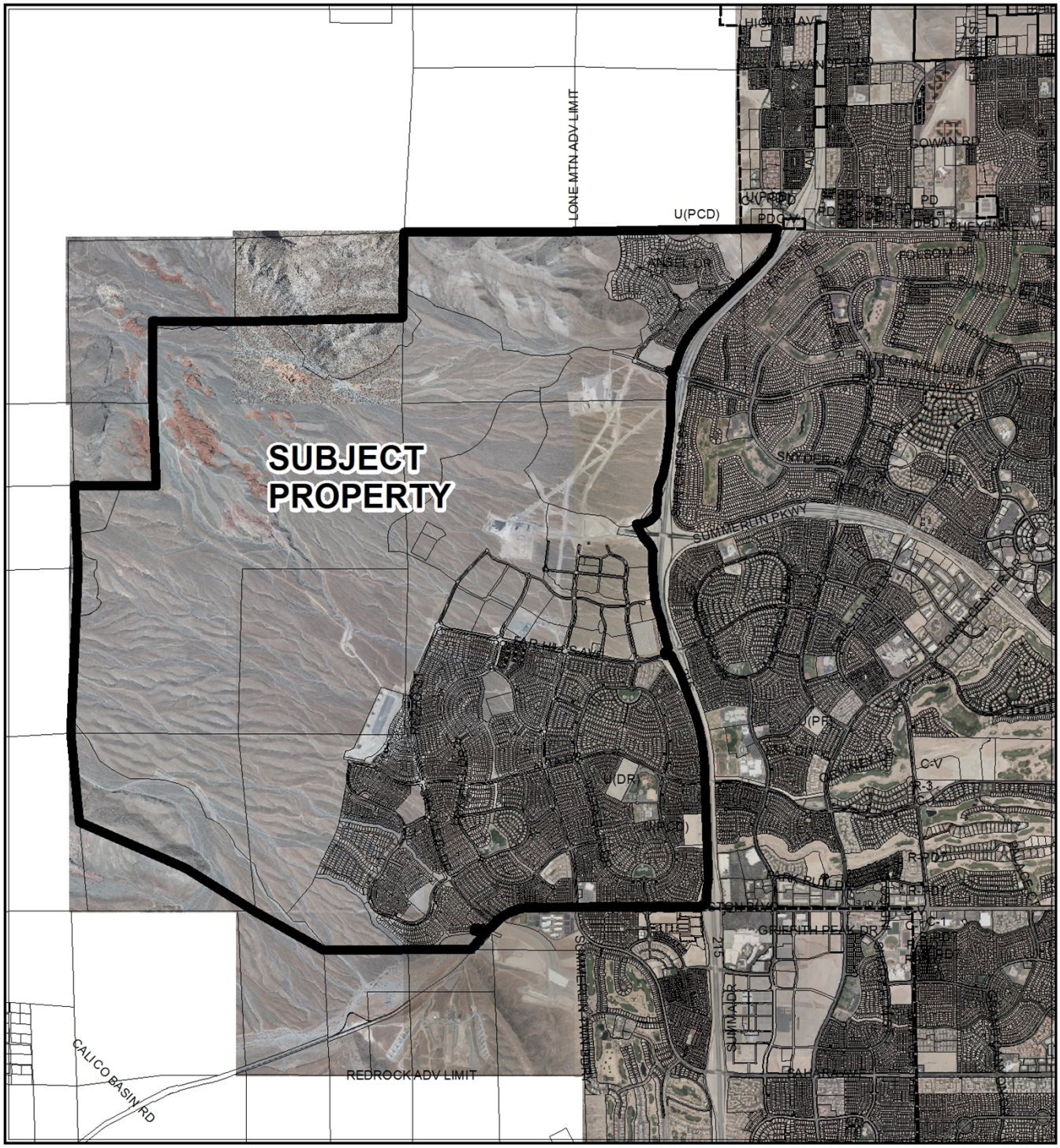
RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-78461 and MDR-78464 [PRJ-78287]
3. Supporting Documentation
4. Photo(s) - MOD-78461 and MDR-78464 [PRJ-78287]
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. Backup Submitted for the April 14, 2020 Planning Commission Meeting



CASE: **MOD-78461 (PRJ-78287)**

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



0 3,625 7,250 Feet

CASE: **MOD-78461 (PRJ-78287)**

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-78461	Staff recommends APPROVAL.	
MDR-78461	Staff recommends APPROVAL, subject to conditions:	MOD-78461

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 61 - MOD-78461
5 - MDR-78464

NOTICES MAILED Newspaper Notification Only - MOD-78461 (By City Clerk)
192 - MDR-78464 (By City Clerk)

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

MDR-78464 CONDITIONS

Planning

1. A Parcel Map, such as PMP-78534, shall be recorded prior to public notification of a Tentative Map corresponding to the area of the proposed Village 27.

2. Conformance with the Summerlin Village 27 Development Plan, date stamped 03/19/20, except as amended by conditions herein.

3. All development shall be in conformance with the Summerlin Development Standards and this Development Plan.

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

Public Works

5. Prior to or concurrent with development of each parcel/village, appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc.) as required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

6. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

7. Development of this site shall substantially conform to Summerlin Improvement Standards. Approval of deviations to the Summerlin Improvement Standards may be approved through the approval of a Master Tentative Map. Street lighting shall be per the approved lighting study. Public parking shall meet the approval of the City Traffic Engineer.

8. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. A License Agreement shall be obtained prior to installation of any private improvements or landscaping within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

9. Comply with the approved Summerlin Wastewater Collection System Master Plan.

10. The submitted Village Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. 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.

11. A Village Master 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, or the recordation of Final Maps, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

** STAFF REPORT **

PROJECT DESCRIPTION

As required by the Summerlin Development Standards, a Development Plan Review (MDR-78464) is requested to establish land uses and densities related to a large parcel of land within Summerlin West (Summerlin Village 27), generally located on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. In addition, the applicant has requested an associated Major Modification (MOD-78461) to add the Summerlin AA (Active Adult) special land use designation and revise setback and wall/fence development standards to the Summerlin Development Standards Manual.

ISSUES

- Summerlin Development Standards Section V requires City Council approval of a plan for development of each village identifying the location and size of interior development parcels, uses and density ranges, community facilities and other amenities that will direct future development of the village.
- The Master Developer reviewed and approved the submitted Development Plan on 02/18/20.
- Prior to notification of a tentative map over this site, a parcel map, such as PMP-78534, shall be recorded that delineates the village boundaries.

DETAILS OF DEVELOPMENT PLAN

Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
A	SF2	6.00	21.36	128
B	SF2	6.00	31.90	191
C	SF1	3.50	32.47	113
D	ER	2.00	47.73	95
E	ER	2.00	47.87	95
F	SF3	10.00	21.80	218
G	SF3	10.00	19.58	195
H	SFSD	18.00	14.75	265
I	SFSD	18.00	14.97	269
K	VC	-	14.92	-
L	AA	5.00	93.61	468*
M	ER	2.00	75.20	150
N	NF	-	3.04	-

Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
COS-1	COS	-	14.21	-
COS-2	COS	-	6.37	-
COS-3	COS	-	18.53	-
COS-4	COS	-	9.82	-
COS-5	COS	-	4.42	-
COS-6	COS	-	2.91	-
COS-7	COS	-	9.93	-
COS-8	COS	-	25.56	-
COS-9	COS	-	5.10	-
COS-10	COS	-	2.96	-
COS-11	COS	-	1.60	-
COS-12	COS	-	5.83	-
COS-13	COS	-	6.07	-
Project Totals			552.51	2,187**

*The developer has indicated that density for this parcel will be capped at 5.00 units per acre, which is less than the 7.00 units per acre allowed for the AA (Active Adult) land use.
**For each developer parcel, fractions on the maximum number of dwelling units are rounded down to the whole unit.

ANALYSIS

The designation of this site as Village 27 was reestablished by the General Development Plan (MDR-72841) for the undeveloped portions of Summerlin West on 05/16/18. A Parcel Map (PMP-78534) has been submitted that defines the legal boundary of Village 27. This map must be recorded prior to notification for a tentative map for Village 27. Village 22 and 25 are located to the east, future Village 30A is located to the south, and future Village 31 is located to the west of the subject village.

Per Section V of the Summerlin Development Standards, a Development Plan is required for each village which identifies general location and size of development parcels, establishes uses and density ranges for each parcel, locates community facilities, amenities and open space, establishes major pedestrian pathways and classifies roadways in the vehicular circulation system. The development plan includes the following:

1. A narrative that briefly describes the project, restates previous actions on the property, provides information about all planned phases of the village, and provides information regarding amenities, services and open space not indicated on the land use plan; and

2. A land use plan showing all development parcels in the village, along with their respective land uses, densities and acreages; and pedestrian and vehicular circulation systems.

The Master Developer has submitted the above materials and provided staff with a letter of approval from the Summerlin Design Review Committee. Development standards for this village are determined by the Summerlin Development Standards through the authority of the Summerlin West Development Agreement. Development of streets and other offsite improvements are subject to the Summerlin Improvement Standards. Deviations to such standards may be submitted for review by the city as part of the village parent tentative map, which will establish the individual developer parcels within the village. No deviations are proposed at this time.

Up to 2,187 residential dwelling units are proposed within three main residential dwelling categories: Estate Residential, Single Family Detached and Single Family Special Lot Development. One hundred percent of allowable units per the Master Developer's maximum density criteria are classified as single or multi-family. The maximum number of units allowed within Summerlin West per the development agreement is 30,000. About one-third of these units have already been built or proposed.

Of the commercial land use categories described by the Summerlin Development Standards, Neighborhood Focus (NF) and Village Commercial (VC) are represented within Village 27. The NF category allows commercial facilities designed for use primarily by neighborhood residents such as convenience retail stores and offices, and can include day care centers, elementary schools, houses of worship, playgrounds, playing fields and other recreational facilities such as clubhouses. In addition, the VC category allows a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center may include a grocery store, a drugstore and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. Village Centers may also include recreational facilities and business and professional offices.

The development plan is appropriately notated for the type of residential units planned for each parcel. Village 27 is located on the northern perimeter of the planned Summerlin West area; as such, it is intended to provide primarily additional single family residential uses for the larger community. One new feature of Village 27 is a 93.61-acre developer parcel which has been designated as Active Adult (AA) and is intended to be developed as a deed restricted, single family and multi-family residential land use with a maximum density of seven units per acre. A trail system will link the residential neighborhoods throughout the village to adjacent villages.

The village will contain a network of major streets connecting both the parcels within the village and Village 27 to the surrounding villages. The primary east-west vehicular connector to Village 27 is Lake Mead Boulevard, which continues on a westward alignment to future Village 31. Lake Mead Boulevard will feature a multi-use trail along the roadway alignment throughout Village 27. Public Works will evaluate the street sections and placement of major streets during review of the tentative map, which will be submitted at a later date. Some street types may require deviations from the Summerlin Improvement Standards in order to satisfy the needs of the Master Developer to accommodate the residents of the village.

A Development Notice and Impact Assessment (DINA) is not required to accompany this request, as "projects of significant impact" that are located on property subject to a Development Agreement effective prior June 8, 1999 (such as Summerlin West) are exempt from the requirements of LVMC 19.16.010(E), which otherwise would require a DINA for such projects.

In addition, the Major Modification (MOD-78461) proposes to make the following amendments to the Summerlin Development Standards Manual:

1. Add a new special land use designation entitled Active Adult (AA) – standards and criteria
2. Revise Section 2 – Development Standards pertaining to setbacks, fences and walls.

The proposed Active Adult (AA) land use is limited to development for an Active Adult market segment, which is known by several terms including Age-Restricted, Age-Targeted, Age-Qualified, 55-Plus or terms that may be intended for residents of a certain age and as allowed by law. Property within this District will be deed restricted to a minimum age requirement. Development patterns for this market segment include all types of housing, including Single-Family Detached, Single-Family Attached and Multi-Family. Various types of housing are often mixed within a single parcel to meet emerging market trends and recreational expectations. Therefore, the Active Land Use District has been established to create a land use district and to provide flexibility of housing types within a single parcel. The maximum density may not exceed 7.0 dwelling units per acre (gross), which may be blended across the entire parcel. The submitted development standards indicate a combination of Single Family Detached (SF3), Single Family Special Lot Development (SFSD) and Low Density Multi-Family (MF1) development standards will be utilized throughout the land use designation as follows:

Active Adult (AA) – Development Standards		
Land Use District	***Unit Type***	***Setbacks***
Single Family Detached (SF3)	Single Family Residential	Front: 18 Feet (See Notes 1 & 2) Side: 5 Feet Rear: 15 Feet Corner: 15 Feet
Single Family Special Lot Development (SFSD)	Single Family Residential	Refer to Special Lot Development Standards
Low Density Multi-Family (MF1)	Multi-Family Residential	20 Feet from the exterior property lines of the development and 10 feet between buildings

In addition, applicant has proposed to revise "General Residential Setback Standards" 2(B) located on Page 2-21 to state, "Setbacks shall be measured from the exterior wall of a building or garage face to the setback line. The front setback line shall be to the back of sidewalk, or back of curb if no sidewalk exists, or edge of pavement if no curb exists."

Also, the applicant has proposed to revise "Wall and Fence" development standards located on page 2-24 to add the following language listed below:

- The following standards apply to areas west of the 215 Beltway: Perimeter village walls, including retaining walls, may be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure); see Exhibit "Conditions 1a & 1b". Internal builder parcel walls, including retaining walls, may be built up to 12 feet high (as measured from the side of the wall with the maximum vertical exposure); see Exhibit "Conditions 2a & 2b". Fences and pilasters, up to 6 and 7 feet high respectively, may be built on top of perimeter village walls and internal builder parcel walls; see Conditions Exhibit "1b and 2b". Rockery retaining walls, when used as perimeter village walls, may be built up to 12 feet high; see Exhibit "Conditions 3a, 3b". Rockery retaining walls, when used as internal builder parcel walls, may be built up to 15 feet high; see Exhibit "Conditions 4a, 4b". Fences or non-retaining screen walls, up to 6 feet high, may be built directly behind rockery walls; see Exhibits "Conditions 3a, 3b, 4a, 4b". Multiple walls may be used with a 4-foot minimum horizontal separation to achieve additional retaining. A major deviation is required for any element that does not comply with the above criteria."

The proposed amendments to the Summerlin Development Standards Manual and establishment Summerlin Village 27 Development Plan are consistent with the existing pattern of residential development in the Summerlin West area and previously approved General Development Plan (MDR-72841) for the undeveloped portions of Summerlin West; therefore staff recommends approval of the Major Modification (MOD-78461) and Development Plan (MDR-78464) requests.

FINDINGS – MAJOR MODIFICATION (MOD-78461)

Staff has determined the proposed land use modification to add the new special land use designation entitled Active Adult (AA) – standards and criteria and revise development standards pertaining to setbacks, fences and walls are consistent with existing Summerlin Development Standards have been approved by the Master Developer. Therefore, staff recommends approval of this Major Modification request.

FINDINGS – DEVELOPMENT PLAN REVIEW (MDR-78464)

The proposed Development Plan meets the criteria required by the Summerlin Development Standards and has been approved by the Master Developer. The concentration of commercial uses and residential densities will be harmonious and provide continuity with the surrounding villages. A traffic study will be required to assess the impact of vehicular traffic in this area. Staff therefore recommends approval, subject to conditions.

BACKGROUND INFORMATION

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

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. The proposed Village 22 area is shown as Lot 2.
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
07/18/18	The City Council approved a two-year review (DIR-73621) of the Development Agreement for Summerlin West. Staff recommended approval of the request.
10/17/18	The City Council approved a request for a Development Plan Review (MDR-73901) for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
03/05/20	A Parcel Map (PMP-78534) was submitted for a four-lot parcel map (Villages 27, 29, 30A) on 3,642 acres west of Sky Vista Drive and Far Hills Avenue. The map has not recorded.
04/14/20	The Planning Commission unanimously voted to recommend APPROVAL on the following requests: • Major Modification (MOD-78461) Major Modification of the approved Summerlin Master Development Plan TO ADD THE SUMMERLIN AA (ACTIVE ADULT), SETBACK AND WALL/FENCE DEVELOPMENT STANDARDS TO THE SUMMERLIN DEVELOPMENT STANDARDS MANUAL (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. • Development Plan Review (MDR-78464) Development Plan Review for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287].

JB

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

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
01/28/20	A pre-application meeting was held with the applicant to discuss submittal requirements for a Summerlin Development Review and Major Modification. No major issues were discussed.

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

Field Check	
03/05/20	The site is undeveloped with desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	552.51

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	Multiple	P-C (Planned Community)
North	Undeveloped	N/A – Clark County	P-C (Planned Community)
South	Undeveloped	Multiple	P-C (Planned Community)
East	Undeveloped	Multiple	P-C (Planned Community)
West	Undeveloped	Multiple	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails - trails proposed along Lake Mead Blvd	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

(ER) Estate Residential	***Required/Allowed***
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	2 du/gross acre
Min. Setbacks • Front • Side • Corner • Rear	 30 Feet 15 Feet 25 Feet 20 Feet
Max. Lot Coverage	N/A
Max. Building Height	40 Feet

(SF1) Single Family Detached	***Required/Allowed***
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	3.5 du/gross acre
Min. Setbacks • Front • Side • Corner • Rear	 25 Feet 10 Feet 15 Feet 20 Feet
Max. Lot Coverage	N/A
Max. Building Height	38 Feet

(SF2) Single Family Detached	*Required/Allowed*
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	6 du/gross acre
Min. Setbacks • Front • Side • Corner • Rear	 18 Feet* 5 Feet N/A 15 Feet
Max. Lot Coverage	N/A
Max. Building Height	38 Feet

*The front yard building setback, exclusive of the garage, may be 10 feet, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot front yard setback, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

(SF3) Single Family Detached	*Required/Allowed*
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	10 du/gross acre
Min. Setbacks • Front • Side • Corner • Rear	 18 Feet* 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	N/A
Max. Building Height	45 Feet

*The front yard building setback, exclusive of the garage, may be 10 feet, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot front yard setback, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

(SFSD) Single Family Special Lot Development	*Required/Allowed*
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	18 du/gross acre
Min. Setbacks	Refer to Special Lot Development Standards
Max. Lot Coverage	N/A
Max. Building Height	45 Feet

Active Adult (AA) – Development Standards		
Land Use District	***Unit Type***	***Setbacks***
Single Family Detached (SF3)	Single Family Residential	Front: 18 Feet (See Notes 1 & 2) Side: 5 Feet Rear: 15 Feet Corner: 15 Feet
Single Family Special Lot Development (SFSD)	Single Family Residential	Refer to Special Lot Development Standards
Low Density Multi-Family (MF1)	Multi-Family Residential	20 Feet from the exterior property lines of the development and 10 feet between buildings

Each development is reviewed by the Summerlin Residential Design Review Committee prior to submittal to the City of Las Vegas for review. There may be more restrictive standards for a specific development than required by the Summerlin Development Standards.

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) Summerlin West Village 27

Project Name Summerlin Village 27 Site Development **Proposed Use**

Assessor's Parcel #(s) 137-154-010-002 **Ward #**

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

Additional Information

Property Owner Howard Hughes Company,LLC Contact Kevin Orrock
Address 10845 Griffith Peak Drive-Suite 160 City Las Vegas State NV Zip 89154
E-mail kevin.orrock@howardhughes.com Phone 702-791-4000

Applicant Howard Hughes Company,LLC Contact Kevin Orrock
Address 10845 Griffith Peak Drive-Suite 160 City Las Vegas State NV Zip 89154
E-mail kevin.orrock@howardhughes.com Phone 702-791-4000

Representative Atkins North America, Inc. Contact Carl Anderson
Address 2270 Corporate Circle ,Suite 200 City Henderson State NV Zip 89074
E-mail carl.anderson@atkinsglobal.com Phone 702-551-0333

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

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

City Official **Partner(s)**

Partner(s)

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

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

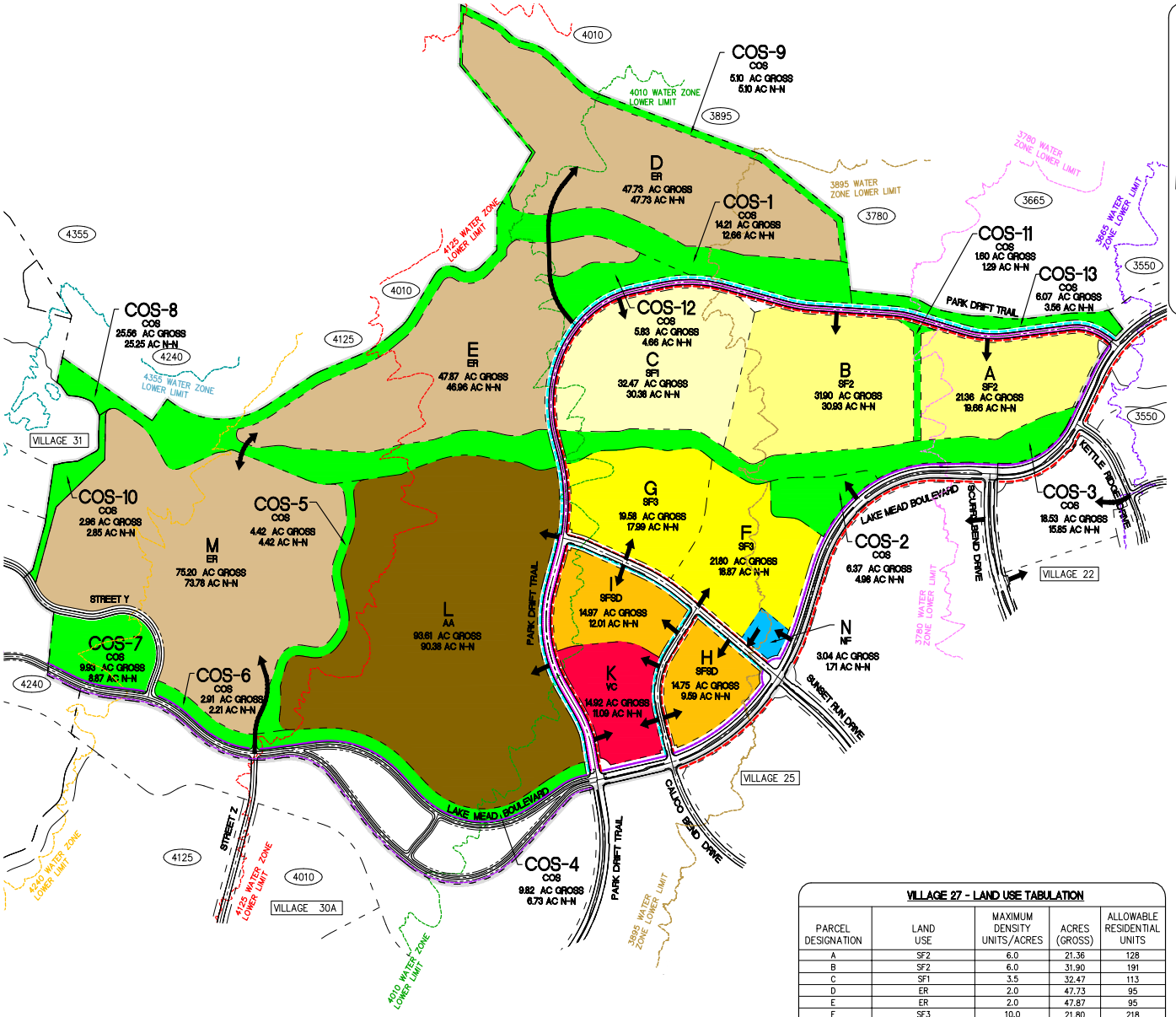
Print Name KEVIN T. Orrock

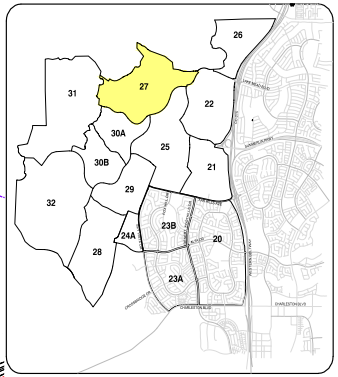
REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

Subscribed and sworn before me
This 14 day of January, 20 20

Rebecca Misty Abasta
Notary Public in and for said County and State

PRJ-78287
02/24/20





VICINITY MAP
(NOT TO SCALE)

N

ATKINS

GRAPHIC SCALE
400 0 200 400 800
HORIZONTAL: 1"= 400'

LEGEND

- SF1 – SINGLE FAMILY DETACHED
- SF2 – SINGLE FAMILY DETACHED
- SF3 – SINGLE FAMILY DETACHED
- ER – SINGLE FAMILY ESTATE
- SFSD – SINGLE FAMILY SPECIAL DEVELOPMENT
- AA – ACTIVE ADULT
- COS – COMMUNITY OPEN SPACE
- VC – VILLAGE CENTER
- NF – NEIGHBORHOOD FOCUS
- A / COS – PARCEL DESIGNATION
- BIKE LANES
- 12' WIDE MULTI-MODAL TRAIL
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- VILLAGE 27 BOUNDARY
- 3665 – WATER ZONE LABEL

VILLAGE 27 - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
A	SF2	6.0	21.36	128
B	SF2	6.0	31.90	191
C	SF1	3.5	32.47	113
D	ER	2.0	47.73	95
E	ER	2.0	47.87	95
F	SF3	10.0	21.80	218
G	SF3	10.0	19.58	195
H	SFSD	18.0	14.75	265
I	SFSD	18.0	14.97	269
K	VC	–	14.92	–
L	AA	5.0	93.61	468
M	ER	2.0	75.20	150
N	NF	–	3.04	–
COS-1	COS	–	14.21	–
COS-2	COS	–	6.37	–
COS-3	COS	–	18.53	–
COS-4	COS	–	9.82	–
COS-5	COS	–	4.42	–
COS-6	COS	–	2.91	–
COS-7	COS	–	9.93	–
COS-8	COS	–	25.56	–
COS-9	COS	–	5.10	–
COS-10	COS	–	2.96	–
COS-11	COS	–	1.60	–
COS-12	COS	–	5.83	–
COS-13	COS	–	6.07	–
PROJECT TOTALS –			552.51	2,187

NOTES

1. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACREAGE MULTIPLIED BY MAXIMUM DENSITY.
2. DEVELOPMENT OF VILLAGE 27 IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES.

DISCLAIMER:

THIS MAP DEPICTS EXISTING AND PROPOSED DEVELOPMENT IN SUMMERLIN. PROPOSED DEVELOPMENTS SHOWN ON THE PLAN ARE CONCEPTUAL AND PRELIMINARY, AND ARE INCLUDED ONLY TO SHOW INTENT AND RELATIONSHIP TO THE EXISTING COMMUNITY. PROPOSED DEVELOPMENTS MAY REQUIRE APPROVALS BY GOVERNMENTAL AGENCIES WHICH MAY NOT BE OBTAINED.

ALL PROPOSED LAND USES AND IMPROVEMENTS ARE SUBJECT TO MODIFICATION OR ELIMINATION WITHOUT NOTICE. THE INFORMATION DEPICTED HEREON SHOULD NOT BE A BASIS FOR A DECISION TO PURCHASE OR LEASE PROPERTY IN SUMMERLIN.

DEVELOPER

Howard Hughes
THE HOWARD HUGHES CORPORATION

THE HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY CORPORATION
10845 GRIFFITH PEAK DRIVE, SUITE 100
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4450

ENGINEER

ATKINS

2829 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone +1.702.933.7200
Fax +1.702.933.7201

SUMMERLIN

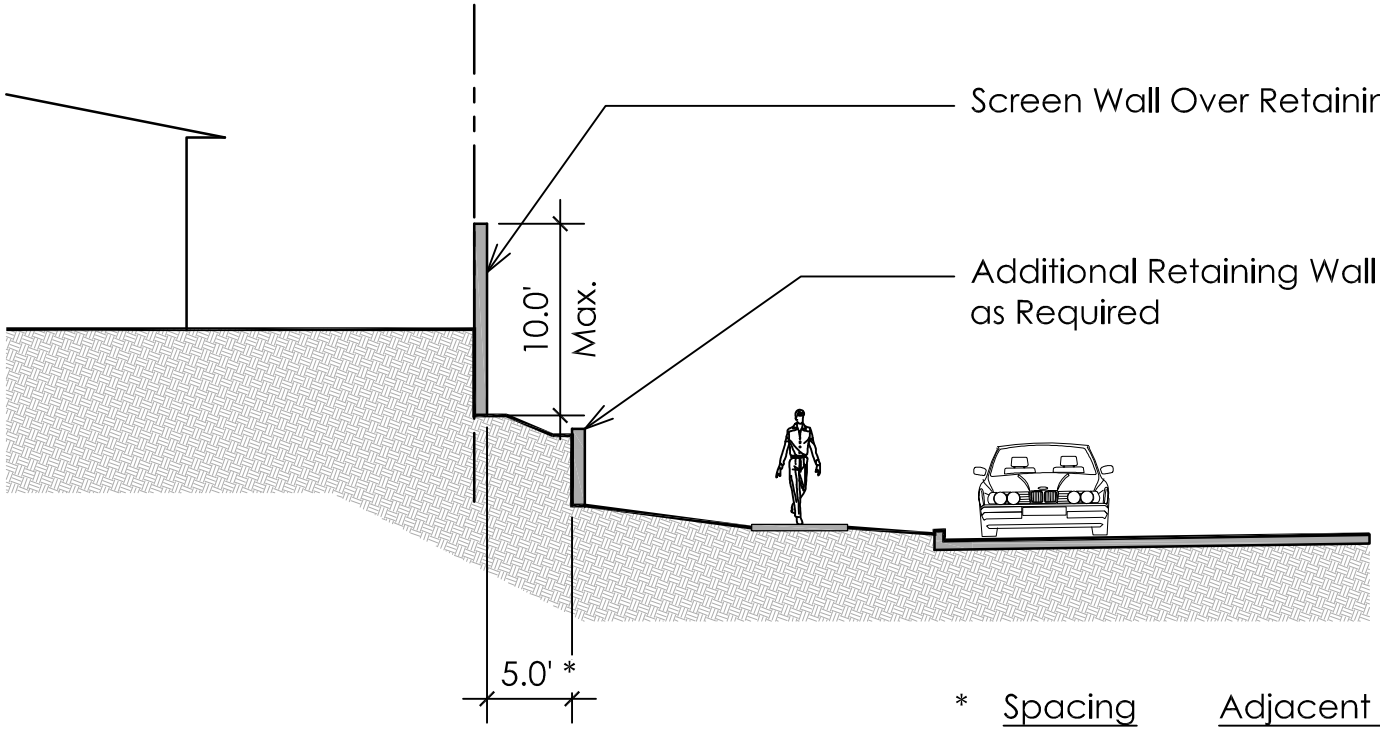
VILLAGE 27 DEVELOPMENT PLAN

MEETING 03/18/20

SHEET 1 of 2

March 18, 2020

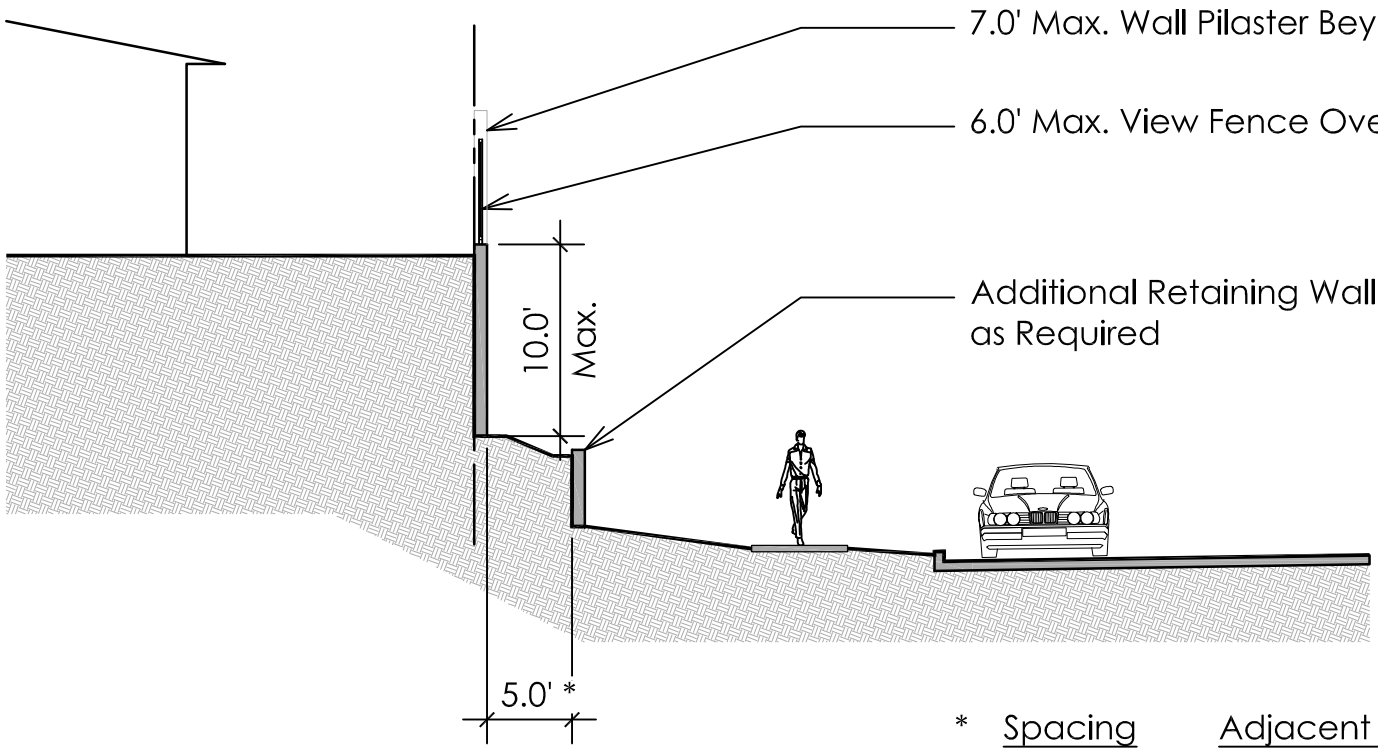
X:\Projects\SummWest\Village 30\Overall DWG_Exhibits\DEVELOPMENT PLAN\V27_V30A –DEVELOPMENT PLAN 1of1.dwg



*	Spacing	Adjacent Wall Height
	5.0'	Greater than 9.0'
	4.0'	9.0' or Less

PRJ-78287
03/19/20

PERIMETER VILLAGE WALL
Condition 1a

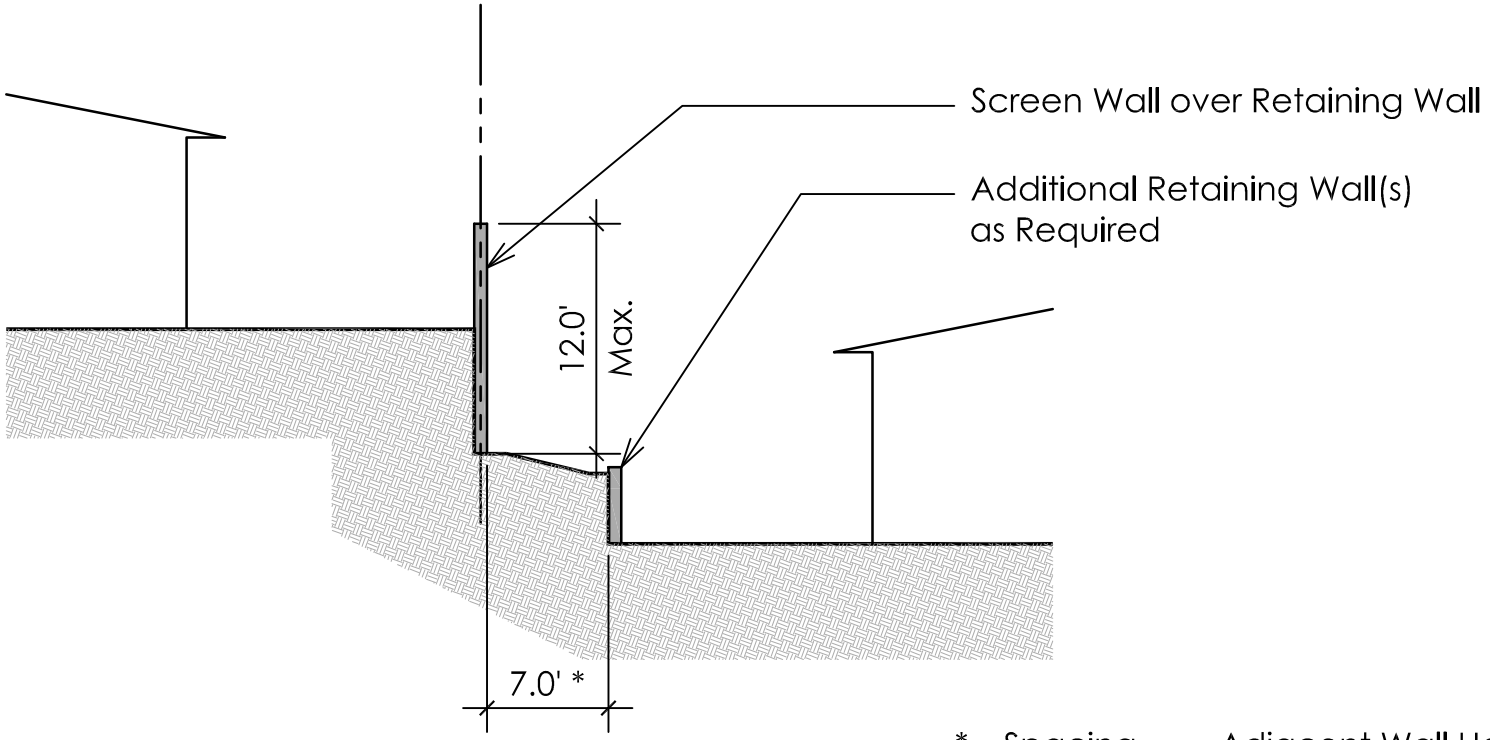


* Spacing	Adjacent Wall Height
5.0'	Greater than 9.0'
4.0'	9.0' or Less

PRJ-78287
03/19/20

PERIMETER VILLAGE WALL WITH VIEW FENCE

Condition 1b

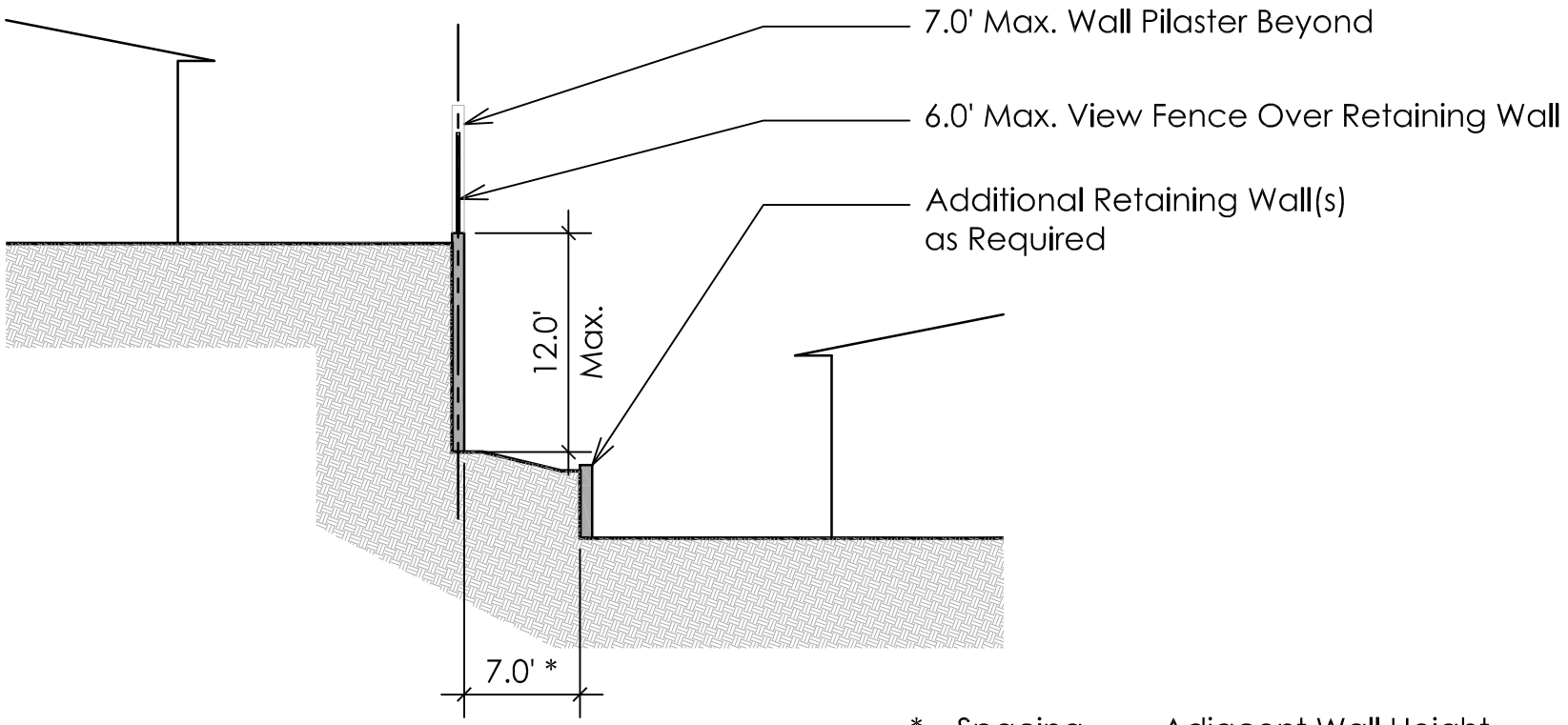


* Spacing	Adjacent Wall Height
7.0'	12.0'
6.0'	10.0' to 11.9'
5.0'	9.1 to 9.9'
4.0'	9.0' or Less

PRJ-78287
03/19/20

INTERNAL BUILDER PARCEL WALL

Condition 2a

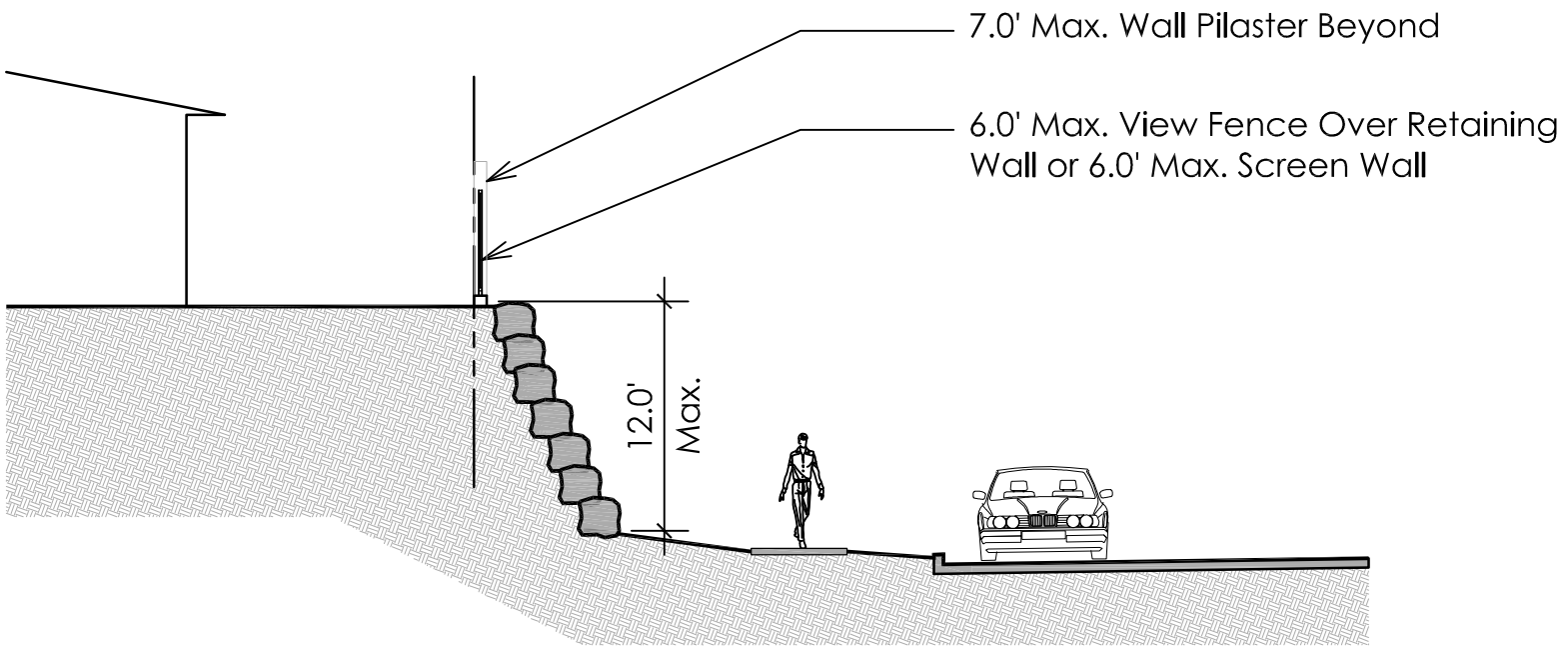


* Spacing	Adjacent Wall Height
7.0'	12.0'
6.0'	10.0' to 11.9'
5.0'	9.1 to 9.9'
4.0'	9.0' or Less

PRJ-78287
03/19/20

INTERNAL BUILDER PARCEL WALL WITH VIEW FENCE

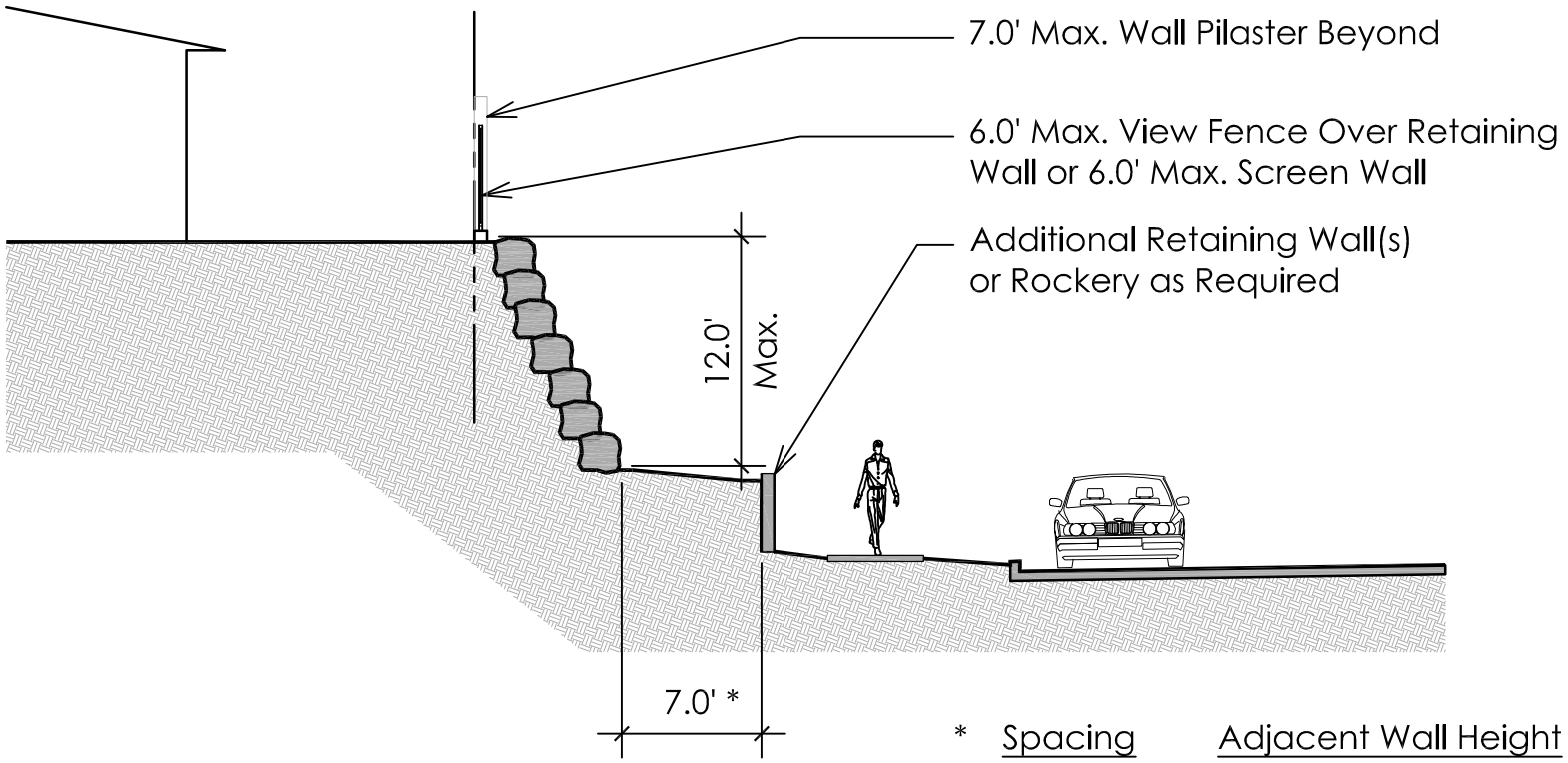
Condition 2b



PRJ-78287
03/19/20

PERIMETER ROCKERY VILLAGE WALL

Condition 3a

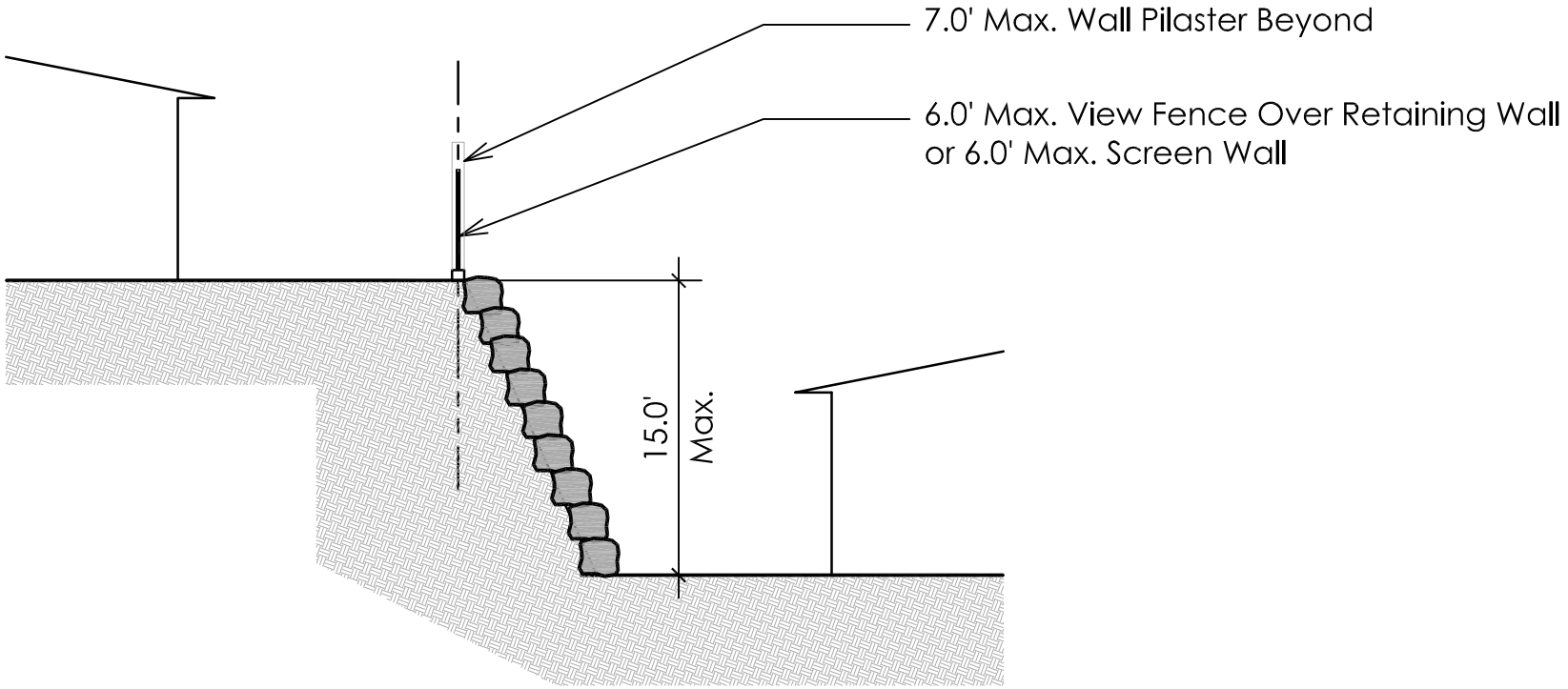


* Spacing	Adjacent Wall Height
7.0'	12.0'
6.0'	10.0' to 11.9'
5.0'	9.1 to 9.9'
4.0'	9.0' or Less

PRJ-78287
03/19/20

PERIMETER ROCKERY VILLAGE WALL WITH ADD'L RETAINING

Condition 3b

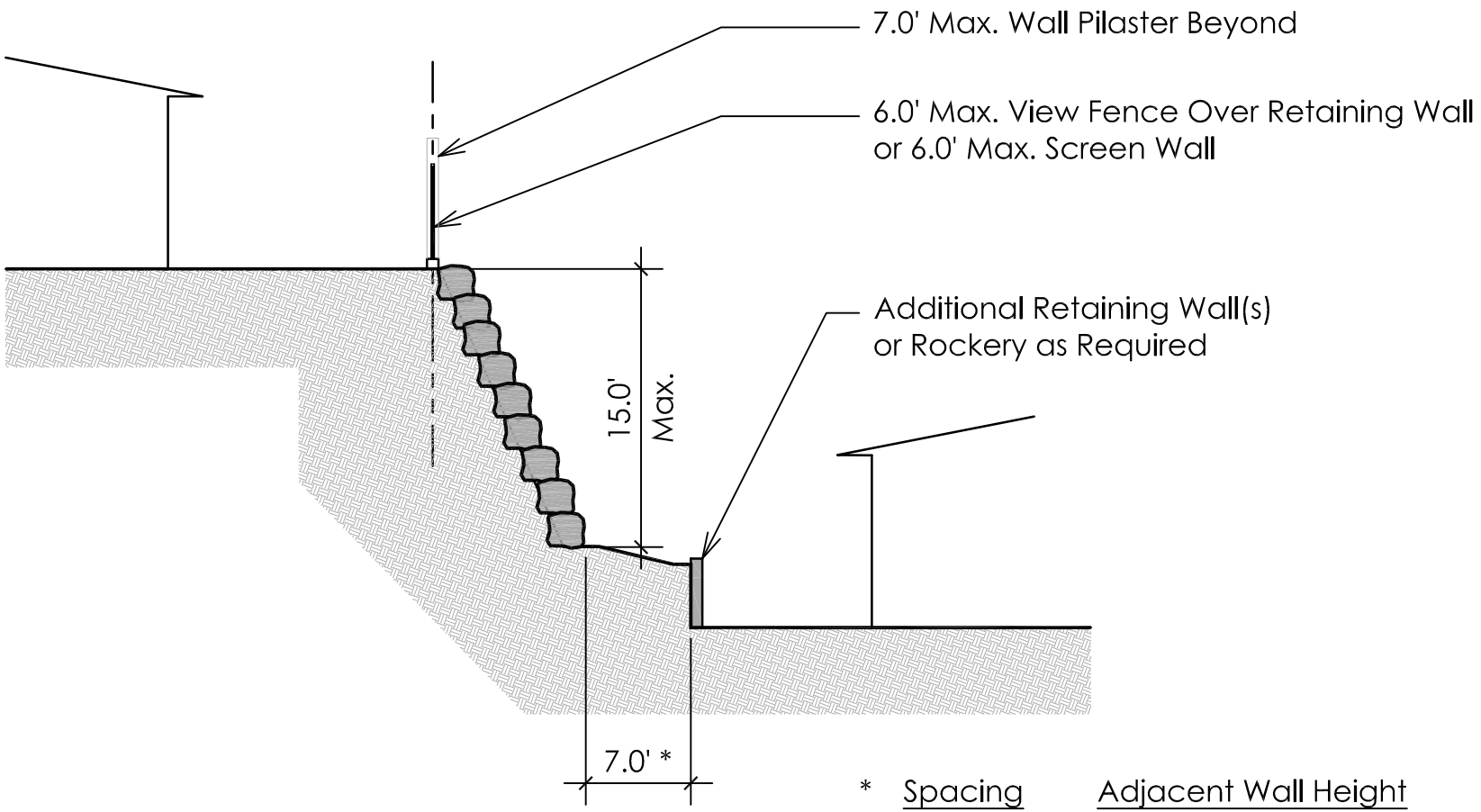


*	Spacing	Adjacent Wall Height
	7.0'	13.0' to 15.0'
	6.0'	10.0' to 12.9'
	5.0'	9.1' to 9.9'
	4.0'	9.0' or Less

PRJ-78287
03/19/20

INTERNAL BUILDER PARCEL ROCKERY WALL

Condition 4a



*	Spacing	Adjacent Wall Height
	7.0'	13.0' to 15.0'
	6.0'	10.0' to 12.9'
	5.0'	9.1 to 9.9'
	4.0'	9.0' or Less

PRJ-78287
03/19/20

INTERNAL BUILDER PARCEL ROCKERY WALL WITH ADD'L RETAINING

Condition 4b

SNC·LAVALIN

ATKINS
Member of the SNC-Lavalin Group

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Carl.Anderson@atkinsglobal.com

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snclavalin.com

RE: CLV Department of Planning [PRJ-7827]
Summerlin Design Standards Modification (MOD-78461)
& Summerlin Village 27 Development Plan (MDR-78464)

Jonathan Boyles
Senior Planner, Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas NV, 89106

18 March 2020

Dear Mr. Boyles,

Comment #1: Please revise Table 2.2 on Pages 2-26 to add the Active Adult (AA) land use designation description and density ranges for the Active Adult Land Use

Example of added row on Table 2.2:

District	Unit/Type	Max Density	Setbacks	Max Height
(AA) Active Adult	Single and Multi-Family Residential	7 Units per Acre	Refer to Active Adult Development Standards	45 Feet

Comment response: The information in the row as shown above, will be added to Table 2.2 of the Summerlin Development Standards.

Comment #2: Please provide architectural wall elevation cross sections which depict the proposed revision to the Fence and Wall development standards. Staff has requested these drawings to provide clarification of the proposed standards.

Comment response: Updated architectural wall elevation cross sections and text are included herein.

Comment #3: Section 3 – "Maximum Density" of the proposed Active Adult (AA) development standards indicates a 7.0 maximum density. However, the submitted Village 27 Land Use Tabulation Table on the Development Plan indicates Parcel L will have a maximum density of 5.0 units per acre. Please revise the table to match the proposed development standards as this will increase the allowable residential units' calculation for that Parcel L from 468 to 655.

Comment response: Per discussion with CLV Planning, maximum density of 5.0 units per acre is to remain on Summerlin Village 27 Development Plan.

Comment #4: Please review Table 2.1 – (Permitted Use) – Neighborhood Residential allowable land uses for compliance with the newly added Active Adult (AA) area. For example, the table refers to "Boat Storage" and "Recreational Vehicle Storage" as separate land uses that each require a Special Use Permit (See Boat and Recreational Vehicle Storage Standards below). However, if you envision these land uses as permitted within the Active Adult area or would like to provide separate standards for these land uses which are specific to the Active Adult (AA) land use area, you may want to consider revising standards for the land uses outlined on pages 2-10 through 2-20 which reads:

BOAT AND RECREATIONAL VEHICLE STORAGE – 2.14

a. The use shall be located a minimum of two hundred feet (200') from any single family and one hundred feet from any multi-family residential property. The distance shall be measured from building to building in a straight line.

b. No vehicles shall be displayed "for sale" on the site.

c. All vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets

COMMERCIAL USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD FOCUS	NBHD RES	COM'TY OPEN SPACE	REFER TO LAND USE STDS
Neighborhood Storage					X		23

Comment response: The information in the row as shown above will be added to Table 2.1 of the Summerlin Development Standards. The following text will also be added to 'SPECIFIC LAND USE STANDARDS' in the Summerlin Development Standards.

23. NEIGHBORHOOD STORAGE

If a storage area is planned as an amenity and is for the sole use of the neighborhood, the following criteria is required:

a. The use shall be located a minimum of one-hundred feet (100') from any residential unit. The distance shall be measured from building to building in a straight line.

b. No vehicles shall be displayed "for sale" on the site.

c. All vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

PRJ-78287
03/19/20

Comment #5: The Department of Public Works has indicated that the Cross sections I, G, H, are not approved as shown and are subject to approval of the required Master Drainage and Master Traffic Studies."

a. Please contact Bart Anderson – Engineering Project Manager - Public Works to discuss required revisions to the cross-section drawings

b. Bart Anderson Contact Information: 702-229-2198 or banderson@lasvegasnevada.gov

Comment response: Noted. Cross sections were provided for reference only. Atkins has reached out to Mr. Anderson to discuss required revisions and will finalize on Summerlin Village 27 Tentative Map.

If you have any questions or require any additional information, please do not hesitate to call me at (702) 551-0333.

Kind regards,

Carl Anderson, PE
Project Manager

PRJ-78287
03/19/20

BUILDING HEIGHTS

Building heights are measured from the finished floor elevation closest to the finished grade to the top of the roof. Top of roof means ridgeline or the highest point of any architectural element concealing roof top equipment, excluding chimneys and vents. The height restrictions are not intended to limit the number of stories. Refer to Table 2.2 for Residential District maximum building heights.

RESIDENTIAL DENSITY

Density shall be determined on a gross area basis. Gross area includes the area within the adjacent right-of-way to the center line of the street. Area within an adjacent freeway or parkway may not be included within the gross density calculation.

Specific allowable densities are permitted as shown in Table 2.2.

FENCES AND WALLS

The following standards apply to areas east of the 215 Beltway: Fences and walls, including retaining walls, or a combination thereof, may be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. This condition shall apply to perimeter village walls and monument walls only. Walls may be built up to 10 feet high, plus 4 feet of retaining next to maintenance facilities, reservoirs, power substations, utility appurtenances, and similar uses without a major deviation. Walls may be built up to 14 feet high, plus 4 feet in retaining, next to the 215 Beltway without a major deviation.

The following standards apply to areas west of the 215 Beltway: Perimeter village walls, including retaining walls, may be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure); see Conditions 1a & 1b. Internal builder parcel walls, including retaining walls, may be built up to 12 feet high (as measured from the side of the wall with the maximum vertical exposure); see Conditions 2a & 2b. Fences and pilasters, up to 6 and 7 feet high respectively, may be built on top of perimeter village walls and internal builder parcel walls; see Conditions 1b & 2b. Rockery retaining walls, when used as perimeter village walls, may be built up to 12 feet high; see Conditions 3a, 3b. Rockery retaining walls, when used as internal builder parcel walls, may be built up to 15 feet high; see Conditions 4a, 4b. Fences or non-retaining screen walls, up to 6 feet high, may be built directly behind rockery walls; see Conditions 3a, 3b, 4a, 4b. Multiple walls may be used with a 4 foot minimum horizontal separation to achieve additional retaining. A major deviation is required for any element that does not comply with the above criteria.

Perimeter Village Walls are walls that are adjacent to roadways and visually define the edges of a parcel from the right-of-way. Internal builder parcel walls are constructed on-site by the parcel developer to separate lots, common elements and retain grade.

Courtyard walls up to 42" in height, and courtyard pilasters up to 48" in height may exist within front and corner side yard setbacks so long as they remain a minimum of 4 feet from the property line. A portion of the courtyard wall may contain a view fence; however, a solid wall base is required for at least 1/3 of the height of the wall. Courtyard walls at the building setbacks or beyond may be a maximum of 6 feet high and may be solid.

GRADING

Grading and clearing of land within the Summerlin Planned Community shall be permitted as provided for under Title 19 of the Las Vegas Municipal Code.

IMPROVEMENT STANDARDS

Standards for the construction of public and private streets, streetlights, traffic signals, regulatory signage, utilities and other miscellaneous public improvements are contained in the Summerlin Improvement Standards on file in the Department of Public Works. These improvement standards are adopted by reference and made a part of these Development Standards, to the same extent as is set out in full herein. This document shall govern the design and construction of all public streets and private right-of-way within the Summerlin Planned Community.

STORAGE

All storage of merchandise and service activities associated with retail commercial and office uses within the NF and VC land use districts must be entirely within an enclosed building. Outside storage and service activities are permitted within the TC and the EC land use districts provided such storage and service is screened from view from adjacent rights-of-way and adjoining properties.

ACCESS

Every structure or use shall have frontage upon a public street or permanent means of access to a public street by way of a public or private easement or recorded reciprocal access agreement.

REFUSE STORAGE/DISPOSAL

Every parcel with a multi-family, commercial or industrial use shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated by the use and must be a minimum of 50 feet from any single family residential property line. The receptacle shall be screened from public view on at least three sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. Trash enclosures shall have a roof. Trash receptacles for single family homes must be stored within the enclosed garage or screen from the public right-of-way behind a fence.

ACTIVE ADULT LAND USE DISTRICT - STANDARDS AND CRITERIA

The Active Adult (AA) Land Use District is established to guide the development of specific parcels within Summerlin. The Active Adult Land Use District is limited to development for an Active Adult market segment, which is known by several terms including Age-Restricted, Age-Targeted, Age-Qualified, 55-Plus or terms that may be intended for residents of a certain age and as allowed by law. Property within this District will be deed restricted to a minimum age requirement.

Development patterns for this market segment include all types of housing, including Single-Family Detached, Single-Family Attached and Multi-Family. Various types of housing are often mixed within a single parcel to meet emerging market trends and recreational expectations. Therefore, the Active Land Use District has been established to create a land use district that provides flexibility of housing types within a single parcel.

The Active Adult Land Use District must conform to the following criteria:

1. REVIEW AND APPROVAL PROCESS

All site plans must be approved by the Summerlin Design Review Committee (SDRC) prior to submittal of a parcel-specific Development Plan and Tentative Map to the City.

A parcel-specific Development Plan shall be submitted concurrently with the Tentative Map to clearly designate housing types, primary circulation, primary open space, and amenities. If a MF1 residential product is incorporated into the AA District, then the entire project is subject to a review by the City Referral Group (CRG), which is an additional review to the Development Plan and Tentative Map review process.

2. DEVELOPMENT STANDARDS

A parcel may be developed using one (1) housing type or a combination of specific housing types. These housing types are typically found within the SF3, SFSD, and MF1 District Development Standards. (Please refer to '**PRODUCT DEFINITION AND STANDARDS'** in this land use district criteria).

3. NEIGHBORHOOD AMENITIES

Neighborhood Amenities are an expectation within each neighborhood. Parks shall have a minimum of 10,000 S.F. of usable area, plus additional area for a higher number of units. An additional 100 S.F. of usable area per dwelling unit shall be provided for neighborhoods over 100 units. Usable area is defined as ground with a 4:1 slope or less; 75% of usable area must have a slope of 2% or less.

Neighborhood paseos and open space that provide connectivity within the community and to adjacent exterior streetscapes and amenities are also encouraged and shall be a minimum of 30' wide. Street side or Paseo Trails shall connect residential units to neighborhood amenities, the recreational facility and to the larger trail system within Summerlin West.

Indoor recreation facilities shall be included as part of the neighborhood program. These buildings shall be a minimum of 10,000 square feet.

4. MAXIMUM DENSITY

The maximum density may not exceed 7.0 du/ac (gross), which may be blended across the entire parcel.

5. PRODUCT DEFINITION AND STANDARDS

Land Use District	Unit Type	Setbacks
(SF3) Single Family Detached	Single Family Residential	Front: 18 Feet (See Notes 1 & 2) Side: 5 Feet Rear: 15 Feet Corner: 15 Feet
(SFSD) Single Family Special Lot Development	Single Family Residential	Refer to Special Lot Development Standards
(MF1) Low Density Multi-Family	Multi-Family Residential	20 Feet from the exterior property lines of the development and 10 feet between buildings

Notes:

1. In the SF3 district, the front building setback, exclusive of the garage, may be 10 feet. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
2. In the SF3 district, side entry garages may have a 10-foot setback. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
3. In the MF1 district, garage door setbacks may be either 5 feet or less or 18 feet or greater from the back of sidewalk, or back of curb, if no sidewalk exists.

6. MAXIMUM HEIGHT

The maximum height for any residential structure shall comply with Table 2.2 of the Summerlin Development Standards.

7. PARKING

Off-street parking is required based on Table 3.3 of the Summerlin Development Standards with the following exceptions:

Land Use District	Required Parking
Single Family Detached (SF3)	1 space for studio/1-bedroom unit; all other Summerlin Development Standards apply
Single Family Detached (SFSD)	1 space for studio/1-bedroom unit; all other Summerlin Development Standards apply
Multi-Family (MF1)	1 space for studio/1-bedroom unit; all other Summerlin Development Standards apply

Spaces may be combined on site to meet the criteria, but such parking areas shall be distributed as evenly as possible throughout the entire project.

Guest parking spaces as follows:
On-street parking is acceptable for guest parking. When off-street guest parking areas are provided in lieu of on-street parking, such parking areas shall be distributed as evenly as possible throughout the entire project.

8. RESIDENTIAL ADJACENCY STANDARDS

Buildings within the same parcel shall have bulk plan setbacks based on building height; not building type. If an adjacent building has a height difference in excess of ten-feet (10'), the bulk plane setback show in Figure 2.1 shall apply.

All other standards outlined on Page 2-23 apply to the Active Adult Land Use District.

9. NEIGHBORHOOD STORAGE

If a storage area is planned as an amenity and is for the sole use of the neighborhood, the following criteria is required:

The use shall be located a minimum of one-hundred feet (100') from any residential unit. The distance shall be measured from building to building in a straight line.

No vehicles shall be displayed "for sale" on the site.

All vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

10. COMMON ELEMENTS

All common area elements, including private streets and drive aisles, shall be maintained by a homeowners association.



MOD-78461 AND MDR-78464 [PRJ-78287] - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
NORTH SIDE OF LAKE MEAD BOULEVARD ALIGNMENT, WEST OF REVERENCE PARKWAY

03/05/2020

Howard Hughes.

February 24, 2020

Mr. Jonathan Boyles, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification for Major Modifications to the Development Standards for Summerlin

Dear Jonathan:

On behalf of the Howard Hughes Corporation (HHC), I am requesting the following major modifications to the Development Standards for Summerlin, adopted by the City of Las Vegas on September 15, 2004.

1. Add a new land use designation entitled **Active Adult Land Use District – Standards and Criteria**, per the attached language.

2. Revise Section 2 – Development Standards, Fences and Walls, per the attached language.

3. Revise Section 2 – Development Standards, Setbacks, per the attached language.

The justification for adding the Active Adult Land Use District to the existing Development Standards for Summerlin is to provide development standards and general criteria for active adult communities, which due to their size and age restriction, live differently than other planned neighborhoods subject to the criteria of other land use districts. Development patterns for this market segment include all types of housing, including Single-Family Detached, Single-Family Attached, and Multi-Family. The Active Adult Land Use District will provide flexibility to mix a variety of these housing types within a single parcel to meet emerging market trends and recreational expectations.

The justification for revising Section 2 – Development Standards, Fences and Walls is to provide an appropriate design solution for transitioning grade west of the Clark County 215 Beltway where the natural slope of the land is higher than the land in Summerlin North. Section 2 – Setbacks was revised to clarify some of the setback standards.

The Howard Hughes Corporation – Summerlin
Julie Cleaver, Senior Vice President of Planning and Design
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

PRJ-78287 1
02/25/20

Howard Hughes.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Julie Cleaver
Senior Vice President, Planning & Design

cc: Peter Lowenstein, City of Las Vegas
Brian Walsh, HHC
Vincent Esposito, HHC
Carl Anderson, Atkins

The Howard Hughes Corporation – Summerlin
Julie Cleaver, Senior Vice President of Planning and Design
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

PRJ-78287
02/25/20
2

Howard Hughes®

February 18, 2020

Jonathan Boyles, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: SDRC Approval of Major Modification to Summerlin Development Standards

Dear Mr. Boyles:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the proposed revisions to the Summerlin Development Standards.

1. Add a new land use designation entitled Active Adult Land Use District – Standards and Criteria
2. Revise Section 2 – Development Standards, Setbacks, Fences and Walls

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Vincent Esposito, AIA
Senior Land Planner

cc: Julie Cleaver, HHC
Carl Anderson, Atkins

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Senior Land Planner
10801 West Charleston Blvd., 3rd Floor
Las Vegas, NV 89135

PRJ-78287 1
02/24/20

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
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: **MOD-78461 [PRJ-78287] - MAJOR MODIFICATION RELATED TO MDR-78464**

SUBJECT: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 14, 2020*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 13, 2020.***



Signature

4-9-2020

Date

KEVIN T. ORROCK

Please Print Name

HOWARD HUGHES COMPANY, LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Date 4/9/20 Item **Item 11**

Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 4, 2020 7:17 AM
To: Planning Comments
Subject: Planning Application Comments Form

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

formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 04/04/20 7:16 AM

Meeting Date:	Tuesday, April 14, 2020
Project Number:	PRJ-78287
Position:	I OPPOSE the project and all related applications.
Name:	Stanley Eng
Residential or Business Address:	12157 Castilla Rain Ave Las Vegas, NV 89138
Phone:	(707) 280-9906
Email:	calbodyguard@yahoo.com
Comments:	We are way over crowded here on the west side around this 215 area. They are already building up along Far Hills to the North and West. At what point can Las Vegas still provide all the water, services for this amount of people living here?? We only have so much water? The area above Far Hill is where local residents hike and bike, now that you allowed them to build we have very limited places to walk and get away from people and the traffic. I think we have way too many homes being built and this needs to stop.

11-12 P

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
37

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

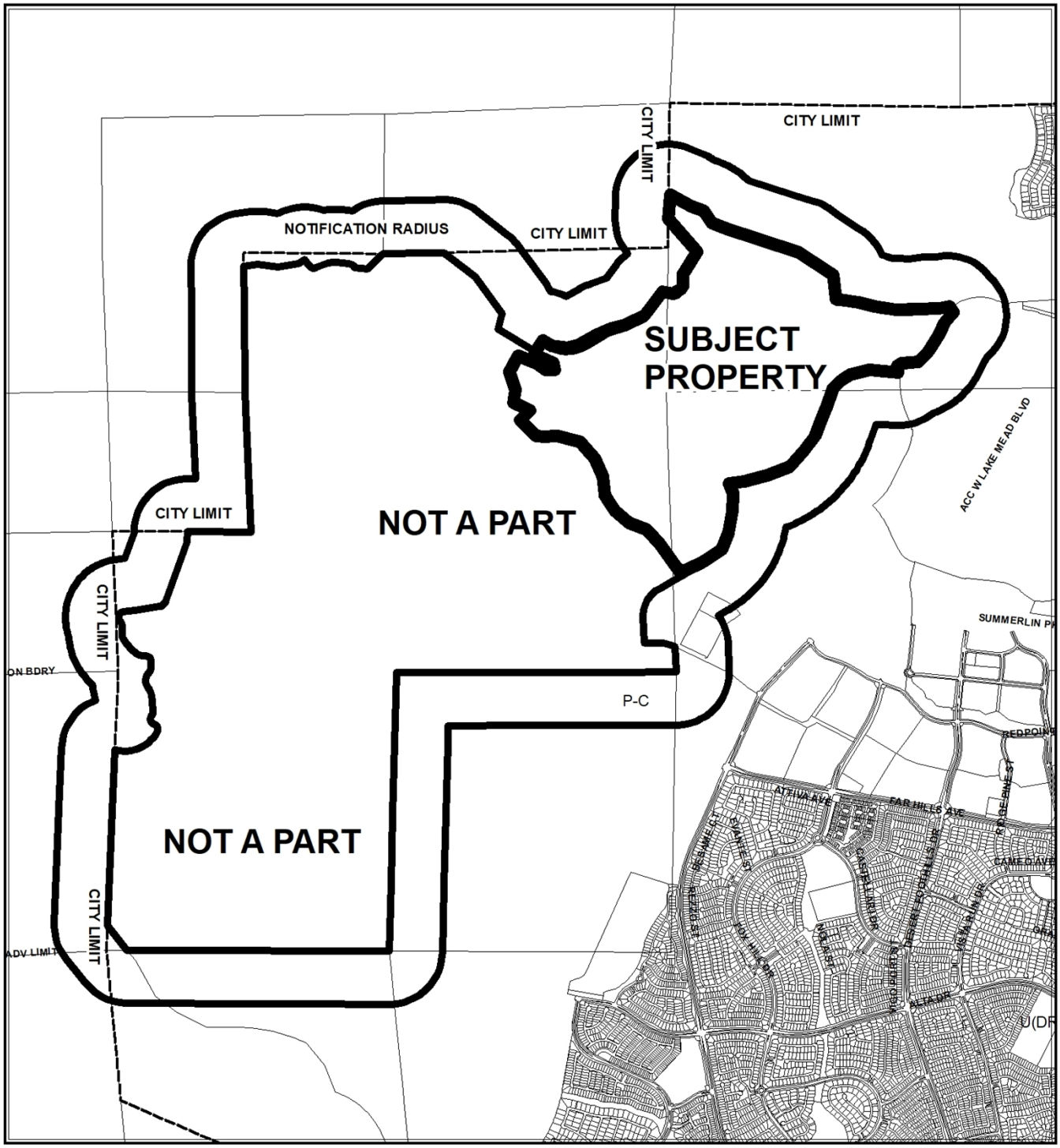
SUBJECT:
MDR-78464 - DEVELOPMENT PLAN REVIEW RELATED TO MOD-78461 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Development Plan Review for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. 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	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter
5. Summerlin Design Review Committee Approval Letter
6. Submitted after Final Agenda - Protest/Support Postcards
7. Backup Submitted for the April 14, 2020 Planning Commission Meeting

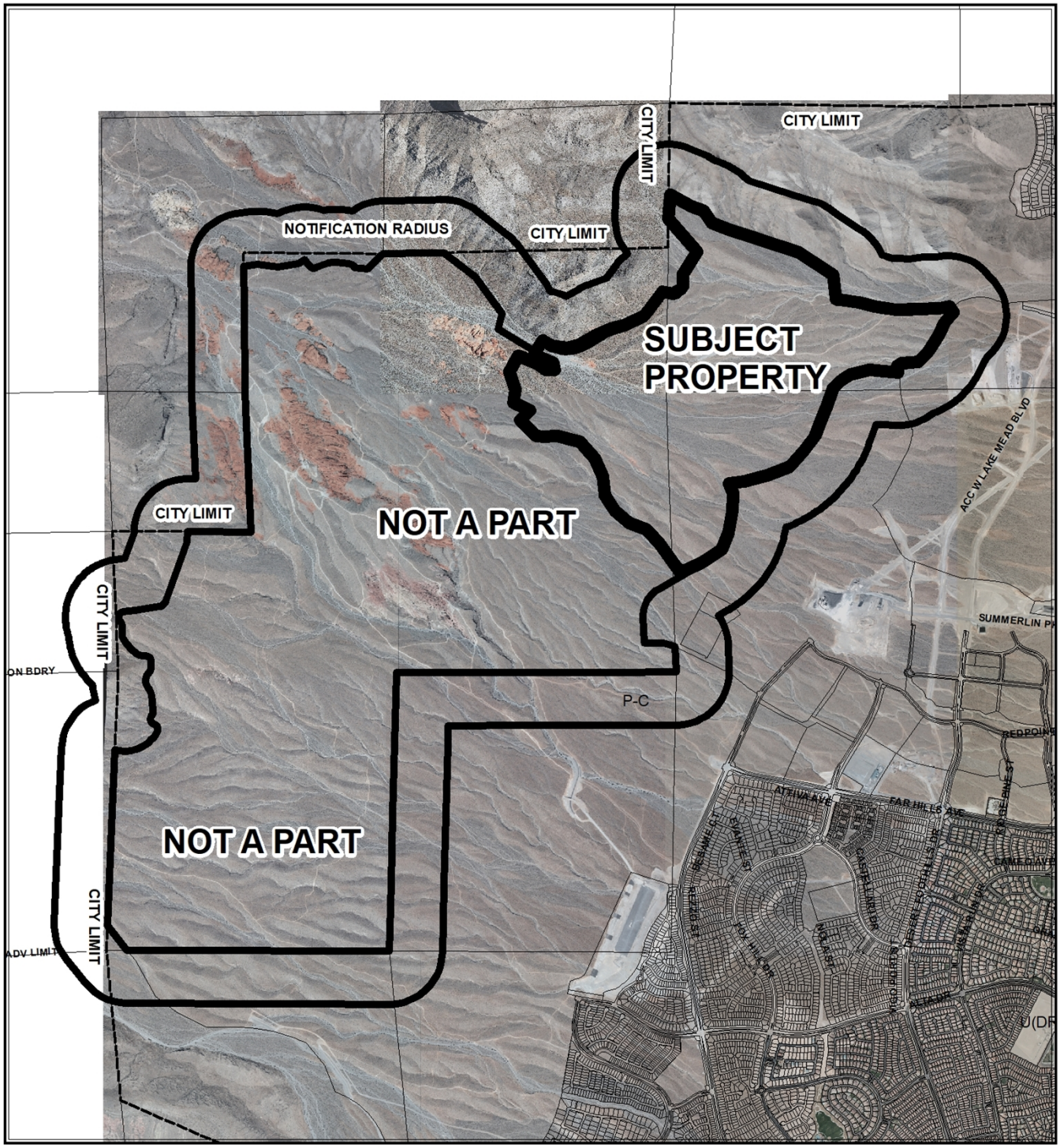
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **MDR-78464 (PRJ-78287)**

RADIUS: 1000 FEET

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



CASE: **MDR-78464 (PRJ-78287)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Summerlin West Village 27

Project Name Summerlin Village 27 Site Development **Proposed Use**

Assessor's Parcel #(s) 137-154-010-002 **Ward #**

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

Additional Information

Property Owner Howard Hughes Company,LLC Contact Kevin Orrock
Address 10845 Griffith Peak Drive-Suite 160 City Las Vegas State NV Zip 89154
E-mail kevin.orrock@howardhughes.com Phone 702-791-4000

Applicant Howard Hughes Company,LLC Contact Kevin Orrock
Address 10845 Griffith Peak Drive-Suite 160 City Las Vegas State NV Zip 89154
E-mail kevin.orrock@howardhughes.com Phone 702-791-4000

Representative Atkins North America, Inc. Contact Carl Anderson
Address 2270 Corporate Circle ,Suite 200 City Henderson State NV Zip 89074
E-mail carl.anderson@atkinsglobal.com Phone 702-551-0333

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name KEVIN T. Orrock

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

Subscribed and sworn before me
This 14 day of January, 20 20

Rebecca Misty Abasta
Notary Public in and for said County and State

PRJ-78287
02/24/20

Howard Hughes.

January 15, 2020

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

Re: **Justification for Village 27 Development Plan in Summerlin West**

Dear Johnathan:

In accordance with the Development Standards for Summerlin West, adopted by the City of Las Vegas on September 15, 2004, and the Summerlin West Development Agreement between the City of Las Vegas ('City') and Howard Hughes Corporation (HHC) dated February 24, 1997 and amended November 19, 2003, I am submitting a Development Plan for Village 27 in Summerlin West for your review and consideration.

Location and Zoning
Village 27 is comprised of approximately 630 acres and is bounded by Village 26 (a.k.a. Reverence) and the Red Rock Conservation Area to the north, Villages 22 and 25 (undeveloped) to the east and southeast, Grand Park and an open space corridor to the south, and Village 31 (undeveloped) to the west. The current zoning for this village, as well as all of Summerlin West, is PC – Planned Community. Per the Summerlin West Development Agreement, development in Village 27 will be guided by the Summerlin West General Development Plan and the Summerlin West Development Standards.

Vision
The overall vision for Summerlin West is to create an urban nature destination, where a deeper connection to the land, its history, and the community can be forged. Village 27 is located at the base of the mountain range that defines the northern boundary of Summerlin West and is characterized by steep topography and wide arroyos that cut through the village from west to east and create unique havens for residential neighborhoods and recreational activities. These natural features also provide a vantage point for stunning views to the surrounding mountain range and Las Vegas Strip as well as a strong connection to the Red Rock Conservation Area along the northern boundary of the village.

Village 27 will be home to a wide variety of residential development. From small lot homes surrounding a neighborhood commercial center northwest of Grand Park to larger estate homes along Park Drift Trail and custom lot neighborhoods tucked into the side of the adjacent mountain range, the architecture will be decidedly rugged contemporary to fit into the natural environs of the site. An active adult community southwest of the custom lot neighborhoods and within walking distance to the grocery store-anchored commercial center will further enhance the diversity and lifestyle of this village.

Development in this village will reinforce the approved General Development Plan for Summerlin West through the following design objectives:

- Incorporate a diversity of compatible land uses, including residential, commercial, office, and civic/institutional uses. These land uses may be vertically or horizontally integrated.

The Howard Hughes Corporation
10845 Griffith Peak Dr., Ste #160
Las Vegas, NV 89135

PRJ-78287
02/24/20

Howard Hughes.

- Provide appropriately scaled buildings that create a smooth transition between the urban core area and residential neighborhoods with appropriate densities, massing, and character.

- Develop a roadway network that provides strong connectivity between mixed-use development, efficiently moves traffic through the use of a one-way couplet, encourages lower traffic speeds, and creates a pedestrian-friendly environment.

- Organize the development so that residents and employees are within close proximity to an interconnected system of pedestrian trails and bike lanes that can carry them efficiently throughout the village and to adjacent neighborhoods and community amenities.

- Activate streetscapes through the delineation of architectural form and character at street level, building orientation to sidewalks, and enhancement of the pedestrian environment (i.e. comfortably shaded walkways with appropriate street furniture and colorful plantings).

- Provide integrated design solutions for residential and commercial development that take their cue from the existing landforms, topography, and vegetation to promote a community harmonious with its environment.

- Provide parks and open spaces that reinforce a strong sense of neighborhood and community. Provide sites for civic uses (i.e. police/fire stations) to further reinforce this sense of community.

These design objectives are compatible with the development standards created for Summerlin West and the City's plans, policies, and regulations. In addition, they illustrate HHC'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 consideration.

Sincerely,

Julie Cleaver
SVP, Planning & Design

cc: Brian Walsh, HHC
Chris Moore, DTJ
Carl Anderson, Atkins

The Howard Hughes Corporation
10845 Griffith Peak Dr., Ste #160
Las Vegas, NV 89135

PRJ-78287
02/24/20

Howard Hughes®

February 18, 2020

Jonathan Boyles, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: SDRC Approval of Village 27 Development Plan in Summerlin West

Dear Mr. Boyles:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Development Plan for Village 27 in Summerlin West.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Vincent Esposito, AIA
Senior Land Planner

cc: Julie Cleaver, HHC
Carl Anderson, Atkins

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Senior Land Planner
10801 West Charleston Blvd., 3rd Floor
Las Vegas, NV 89135

PRJ-78287 1
02/24/20

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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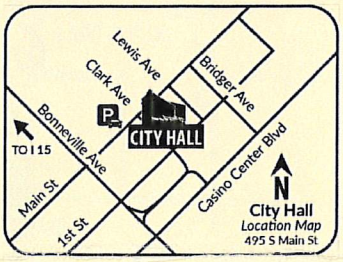
Permit No. 1630

RECEIVED
CITY CLERK
2020 MAY 13 A 10:45

Return Service Requested
Official Notice of Public Hearing



PRJ-78287
13727212002
ENG STANLEY H
YU QIAN
12157 CASTILLA RAIN AVE
LAS VEGAS NV 89138

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

MDR-78464 [PRJ-78287]
City Council Meeting of **05/20/2020**

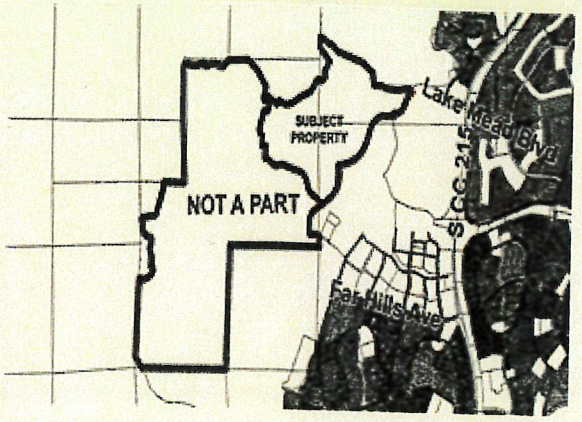
45 DRDFNP1 89139

Application Information

MDR-78464 - DEVELOPMENT PLAN REVIEW RELATED TO MOD-78461 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Development Plan Review for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

WE ARE RUNNING OUT OF RESOURCES IE. WATER. ALSO THE OPEN SPACE IS BEING LOSS. THERE ARE NOT MANY PLACES TO GO FOR A HIKE, WALK YOUR DOG. I'M GOING TO VOTE AGAIST ANY PLANNING COMMISSIONER WHO KEEPS APPROVING THE BUILDING ON THE WEST END.

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	05/20/2020
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:00 a.m.

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncillive@lasvegasnevada.gov, mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101, or fax to (702)382-4803. Online comments can be submitted via the e-mail provided or from the City's website at www.lasvegasnevada.gov/councilcomment. For further information, go to www.lasvegasnevada.gov/meetings (TTY 7-1-1). **Note that 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.**

Submitted after final agenda
Item 37

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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2020 MAY 18 A 11:58

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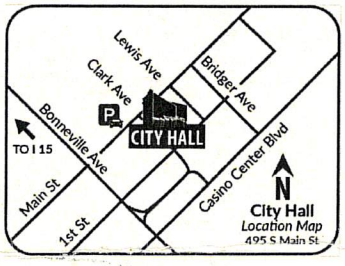
Official Notice of Public Hearing



PRJ-78287
13714214003
MERCER MICHAEL W & MARY ANN V
2951 THE PEAKS LN
LAS VEGAS NV 89138

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

MDR-78464 [PRJ-78287]
City Council Meeting of **05/20/2020**

45 DRDFNP1 89138

Submitted after final agenda
Item 37

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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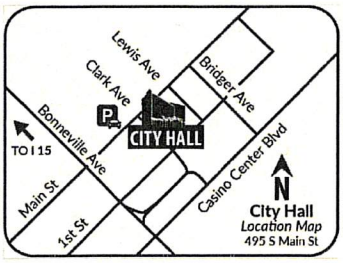
CITY CLERK

2020 MAY 19 P 12:08

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

MDR-78464 [PRJ-78287]
City Council Meeting of **05/20/2020**

PRJ-78287
13714210018
HARRISON PAUL V & RAVEN
11261 WATERSHED CT
LAS VEGAS NV 89138

45 ORDFNP1 89130

Submitted after final agenda
Item 37

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
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

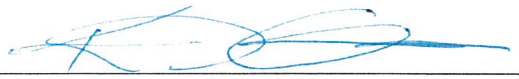
CASE: MDR-78464 [PRJ-78287] - DEVELOPMENT PLAN REVIEW RELATED TO MOD-78461

SUBJECT: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 14, 2020*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 13, 2020.***



Signature

4-9-2020

Date

KEVIN T. ORROCK

Please Print Name

HOWARD HUGHES COMPANY, LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/9/20 Item **Item 12**

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
38

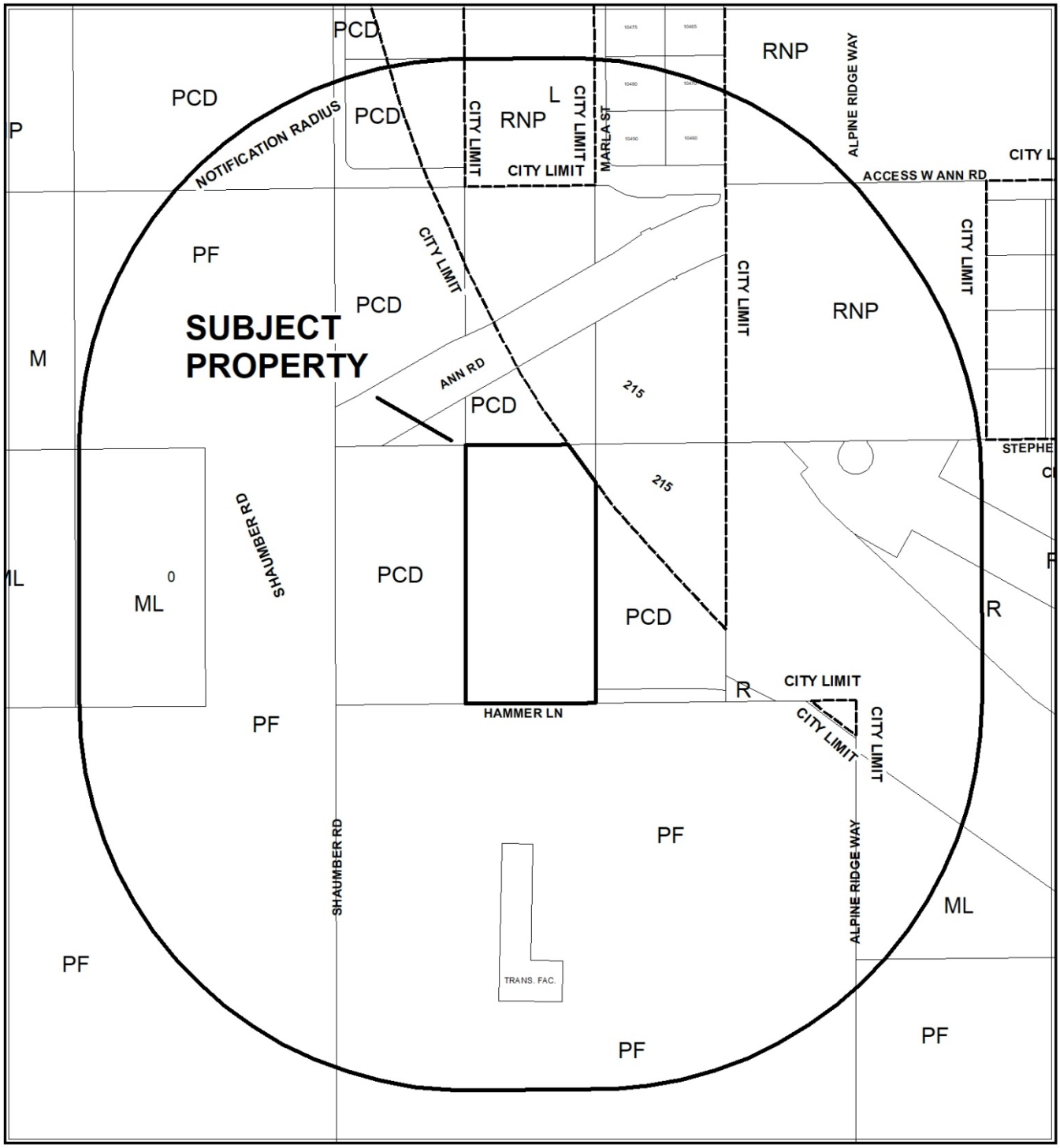
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
GPA-77994 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. 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	1	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report - GPA-77994 and ZON-77995 [PRJ-77918]
4. Supporting Documentation - GPA-77994 and ZON-77995 [PRJ-77918]
5. Photo(s) - GPA-77994 and ZON-77995 [PRJ-77918]
6. Justification Letter - GPA-77994 and ZON-77995 [PRJ-77918]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcard for GPA-77994 and ZON-77995 [PRJ-77918]
8. Backup Submitted for the January 28, 2020 Planning Commission Meeting

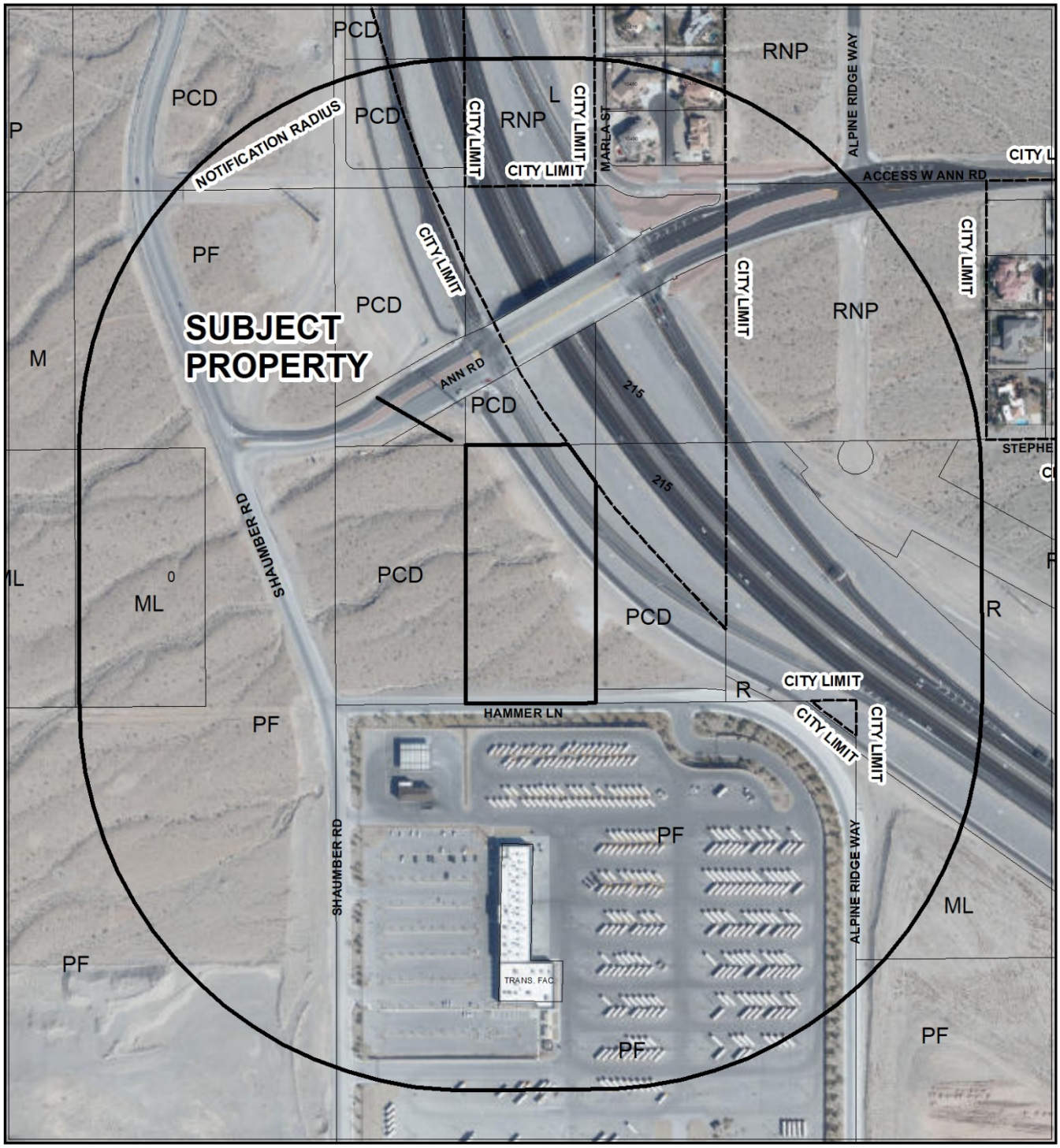


CASE: **GPA-77994 (PRJ-77918)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

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



0 295 590 Feet

CASE: **GPA-77994 (PRJ-77918)**

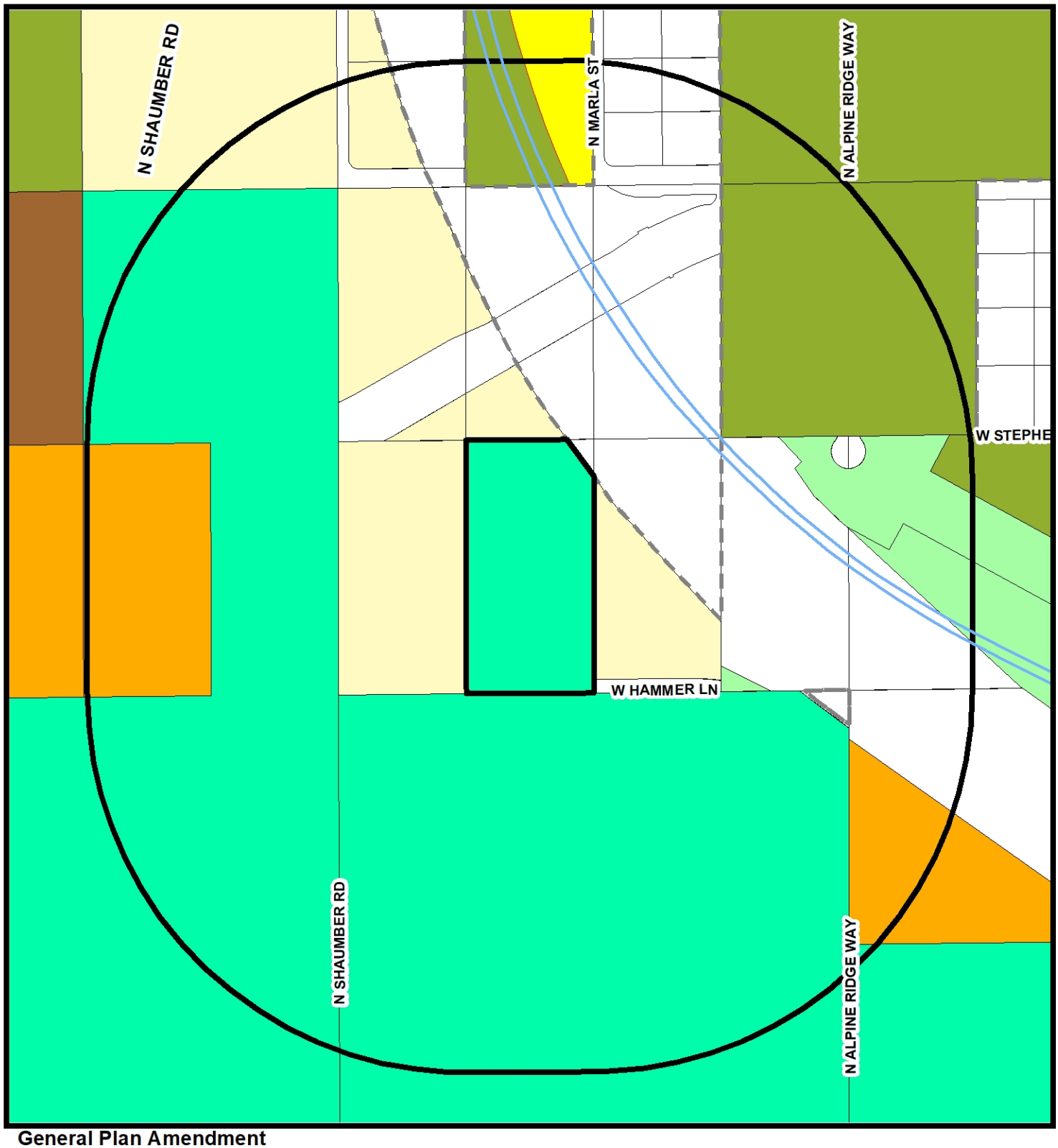
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

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

N

GPA-77994



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM PF TO SC

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Monday, April 20, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77994	Staff recommends APPROVAL.	
ZON-77995	Staff recommends APPROVAL.	GPA-77994

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 24 - GPA-77994 and ZON-77995 (By City Clerk)

PROTESTS 0 - GPA-77994 and ZON-77995

APPROVALS 0- GPA-77994 and ZON-77995

NE

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to amend the General Plan Designation of 4.93 acres located on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road from PF (Public Facilities) to SC (Service Commercial), and to rezone the subject site from C-V (Civic) to C-1 (Limited Commercial).

ANALYSIS

General Plan Amendment

The subject site is currently designated Public Facilities, which allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

The applicant is proposing to amend the General Plan Designation from Public Facilities to Service Commercial. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services.

The adjacent properties to the west, north and east are all designated and zoned similar to the subject property, U (Undeveloped) with a General Plan Designation of PCD (Planned Community Development). Approximately 670 feet west of the subject site adjacent to Hammer Lane is 15 acres rezoned to R-CL (Single Family Compact-Lot) on September 4, 2019. In addition, located approximately 680 feet southeast of the subject site is 11.30 acres with an active Tentative Map approved by the Planning Commission on November 26, 2019 for an 86-lot single-family residential subdivision on a parcel zoned R-1 (Single Family Residential).

The proposed General Plan Amendment is compatible with the existing adjacent land use designations as they are residential, including R-CL (Single Family Compact-Lot), R-1 (Single Family Residential), and U (Undeveloped) with a General Plan Designation of PCD (Planned Community Development) which allows a residential density of eight units per acre. The proposed Service Commercial land use allows low to medium intensity commercial land uses intended to serve the area patrons. Therefore, staff recommends approval of the requested General Plan Amendment.

Rezoning

Consistent with the Public Facilities land use designation, the subject site is zoned C-V (Civic). The purpose of the C-V District is to provide for the continuation of existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities.

The proposed C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services for area patrons. 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. The C-1 (Limited Commercial) District is consistent with the proposed Service Commercial category of the General Plan.

Staff finds the growth and development factors in the area indicate the need or appropriateness of the proposed rezoning, as the proposed C-1 (Limited Commercial) zoning district would provide area patrons the necessary services and goods; therefore, staff recommends approval of the requested Rezoning.

FINDINGS (GPA-77994)

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 SC (Service Commercial) land use designation is compatible with the adjacent properties designated PCD (Planned Community Development), which is intended for residential land uses with a maximum density of eight dwelling units per acre. In addition, properties less than 1,000 feet from the subject site have been designated for residential land uses and have active land entitlements for residential developments. The proposed Service Commercial land use designation allows for low to medium intensity commercial land uses intended to serve area patrons which is appropriate for an area developing as primarily residential.

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

The proposed SC land use designation supports the proposed C-1 (Limited Commercial) zoning district, which allows such uses as Financial Institution, General [Bank]; General Personal Services such as salons and dry cleaners; General Retail Stores; and Restaurants by right. These land uses are compatible with the existing adjacent land use designations and zoning districts.

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

If approved, the applicant will be required to construct street facilities adjacent to the site, which includes Hammer Lane. Hammer Lane is an 80-foot wide Collector Street as defined by the Master Plan of Streets and Highways. A Collector Street is adequate in size to meet the requirements of a C-1 (Limited Commercial) zoned lot and the land uses permitted by right within that district.

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

The proposed amendment conforms to Title 19, which encourages sensitive design and planning of commercial development, which enhances compatibility between the built environment and the natural environment and will not negatively impact the use and enjoyment of adjacent and neighboring properties. In addition, the intent of Title 19 is to reinforce a sense of community and preserve the integrity of neighborhoods and places of business. This amendment will allow commercial land uses that will serve future area patrons.

FINDINGS (ZON-77995)

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

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

   If approved, the proposed C-1 (Limited Commercial) zoning district would conform to the proposed Service 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 uses, which would be allowed on the subject property by right if rezoned to C-1 (Limited Commercial), would include commercial land uses such as restaurants, beauty salons, dry cleaners, and grocery stores, which are all compatible with the surrounding zoning districts, which are residential in nature. These uses are intended to serve area patrons and will be compatible with the surrounding land uses.

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

   Development in the area is primarily residential, including parcels to the west and southeast of the subject site. These growth and development factors do indicate the need for C-1 (Limited Commercial), which would allow low to medium intense land uses that would serve area patrons.

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.**

   Future development on the site would be required to construct street facilities adjacent to the site, which includes Hammer Lane. Hammer Lane is an 80-foot wide Collector Street as defined by the Master Plan of Streets and Highways. A Collector Street is adequate in size to meet the requirements of a C-1 (Limited Commercial) zoned lot and the land uses permitted by right within that district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/20/08	The City Council approved a request for a General Plan Amendment (GPA-25625) to amend a portion of the Centennial Hills Sector Plan from PCD (Planned Community Development) to PF (Public Facilities) on 131.70 acres at the southwest corner of Ann Road and the 215-Beltway. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-25626) from U (Undeveloped) to C-V (Civic) on 131.70 acres at the southwest corner of Ann Road and the 215-Beltway. The Planning Commission and staff recommended approval.
01/28/20	The Planning Commission approved a request for an abeyance of General Plan Amendment (GPA-77994) and Rezoning (ZON-77995) to the April 14, 2020 Planning Commission meeting.
04/14/20	The Planning Commission unanimously voted to recommend APRPOVAL on a request for a General Plan Amendment (GPA-77994) FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918].
04/14/20	The Planning Commission voted to recommend APRPOVAL on a request for a Rezoning (ZON-77995) FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918].

Most Recent Change of Ownership	
08/29/19	The subject parcel was auctioned by the Bureau Land Management.

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

Pre-Application Meeting	
11/18/19	Staff conducted a pre-application discussion over email to inform the applicant of the submittal requirements for a General Plan Amendment and a Rezoning application.

Neighborhood Meeting	
01/16/2020	Meeting Start Time: 6:30 p.m. Meeting End Time: 7:00 p.m. Attendance: 1 representative from the Department of Planning. 3 representatives for the applicant. No members of the public attended the meeting. All representatives waited to see if anyone would attend and the meeting was concluded after no members of the public attended.

Field Check	
12/04/19	Staff observed the undeveloped site during a routine field check. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	4.93

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	Right-of-Way	PCD (Planned Community Development)	U (Undeveloped)
South	Bus Yard	PF (Public Facilities)	C-V (Civic)
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) W. Hammer Lane approx. 330' east of N. Shaumber Road

Project Name Epic Storage @ Ann **Proposed Use** General Commercial

Assessor's Parcel #(s) 126-36-101-017 **Ward #** 6

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

Additional Information

Property Owner EPIC Mountains Edge, LLC & Mountain Sunrise View II Ltd Partnership **Contact** Jeff Thomson

Address 8912 Spanish Ridge Ave, Suite 200 City LV State NV Zip 89148

E-mail jthomson@epicnv.com Phone 702.328.5132

Applicant EPIC Mountains Edge, LLC **Contact** Jeff Thomson

Address 8912 Spanish Ridge Ave, Suite 200 City LV State NV Zip 89148

E-mail jthomson@epicnv.com Phone 702.328.5132

Representative Larry Bitton **Contact** Horrocks Engineers

Address 1401 N. Green Valley Pkwy, Suite 160 City Henderson State NV Zip 89074

E-mail larryb@horrocks.com Phone 702.966.4063

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 JC Jr

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

Print Name Jeff Thomson

MELISSA GUTIERREZ
Notary Public
State of Nevada
Appt. No. 03-85579-1
My Appt. Expires Dec. 11, 2023

Subscribed and sworn before me

This 10th day of February, 20 20

Melissa Gutierrez

Notary Public in and for said County and State

PRJ-77918
03/11/20

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, Waiver & Vacation

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Assessor's Parcel #(s) 126-36-101-017 **Ward #** 6

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Representative Larry Bitton **Contact** Horrocks Engineers

Address 1401 N. Green Valley Pkwy, Suite 160 City Henderson State NV Zip 89074

E-mail larryb@horrocks.com Phone 702.966.4063

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

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

City Official **Partner(s)**

Partner(s)

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- 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 Larry Bitton Manager

Subscribed and sworn before me

This 10th day of February, 20 20

Margaret K Moreno

Notary Public in and for said County and State

MARGARET K. MORENO
Notary Public, State of Nevada
Appointment No. 05-96695-1
My Appt. Expires May 5, 2021

PRJ-77918
03/11/20



GPA-77994 [PRJ-77918] RELATED ZON-77995 - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA
WEST SIDE OF HAMMER LANE EAST OF SHAUMBER ROAD

12/04/2019



GPA-77994 [PRJ-77918] RELATED ZON-77995 - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA
WEST SIDE OF HAMMER LANE EAST OF SHAUMBER ROAD

12/04/2019

HORROCKS
ENGINEERS

1401 N. Green Valley Parkway, Ste. 160
Henderson, NV 89074
702-966-4063
www.horrocks.com

March 10, 2020

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

RE: Revised Zone Change Request
GPA-77994 [PRJ-77918] & ZON-77995
General Plan Amendment & Zone Change

Dear Ms. Eddowes,
On behalf of the Owners (Epic Mountains Edge, LLC and Mountain Sunrise View II Ltd Partnership), we respectfully request that the application for Zone Change be amended to Neighborhood Commercial (C-1) instead of General Commercial (C-2). Furthermore, we request a Special Use Permit to allow development of a self-storage operation with screened RV storage. The proposed storage complex complies with the Minimum Special Use Permit requirements outlined in the Code.

We understand this is a reduction of intensity & impact to the surrounding neighborhood and respectfully request staff support of this application. We are anticipating that the GPA and Zone Change/SUP will be heard at the April 14th Planning Commission in conjunction with the related applications (PRJ77918) consisting of the Site Development Review (SDR-78449), Variances (VAR-78447) and Vacations (VAC-78448).

Please don't hesitate to contact me with any questions or if additional information or documentation is required to continue processing this request.

Sincerely
Horrocks Engineers

Larry Bitton,
Land Development Mgr.

Cc: Jeff Thomson, Epic Mountains Edge, LLC
Ladd Gilbert, Sunrise View II Ltd Partnership

PRJ-77918
03/11/20

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: GPA-77994 [PRJ-77918] – GENERAL PLAN AMENDMENT

SUBJECT: APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II, LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***MAY 20, 2020 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 ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@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 19, 2020.***

Signature MANAGER — 5-15-20 Date

JEFF THOMSON
Please Print Name

EPIC MOUNTAINS EDGE, LLC
Company Name

Sincerely,

Robert Summerfield, AICP
Planning Director
Department of Planning

Submitted after final agenda

AGENDA ITEM #38
RECEIVED 05.18.20

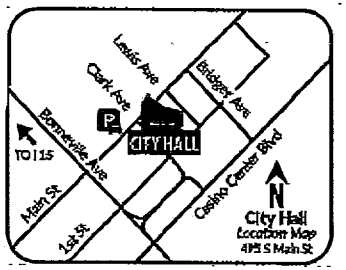
City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2020 MAY 13 A 7:02

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

GPA-77994 and ZON-77995 [PRJ-77918]

City Council Meeting of **05/20/2020**

PRJ-77918
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

39 ORDFNP1 89149

Submitted after final agenda
Items 38-39

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

HORROCKS
ENGINEERS

1401 N. Green Valley Parkway, Ste. 160
Henderson, NV 89074
702-966-4063
www.horrocks.com

January 24, 2020

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

RE: GPA-77994 [PRJ-77918] & ZON-77995
General Plan Amendment & Zone Change

Dear Ms. Eddowes,
On behalf of the Owners (Epic Mountains Edge, LLC and Mountain Sunrise View II Ltd Partnership), we respectfully request that the above referenced GPA application & associate ZON action currently scheduled to be heard at the January 28, 2020 Planning Commission meeting, be abeyed until the April 14th Planning Commission meeting. This is so the GPA will be heard in conjunction with the other project related applications to be submitted prior to the Feb 24th application deadline.

Please don't hesitate to contact me with any questions.

Sincerely
Horrocks Engineers

Larry Bitton,
Land Development Mgr.

Cc: Jeff Thomson, Epic Mountains Edge, LLC
Ladd Gilbert, Sunrise View II Ltd Partnership

GPA-77994 and ZON-77995

Submitted after final agenda

RECEIVED
01/27/2020
Items 15-16

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
39

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

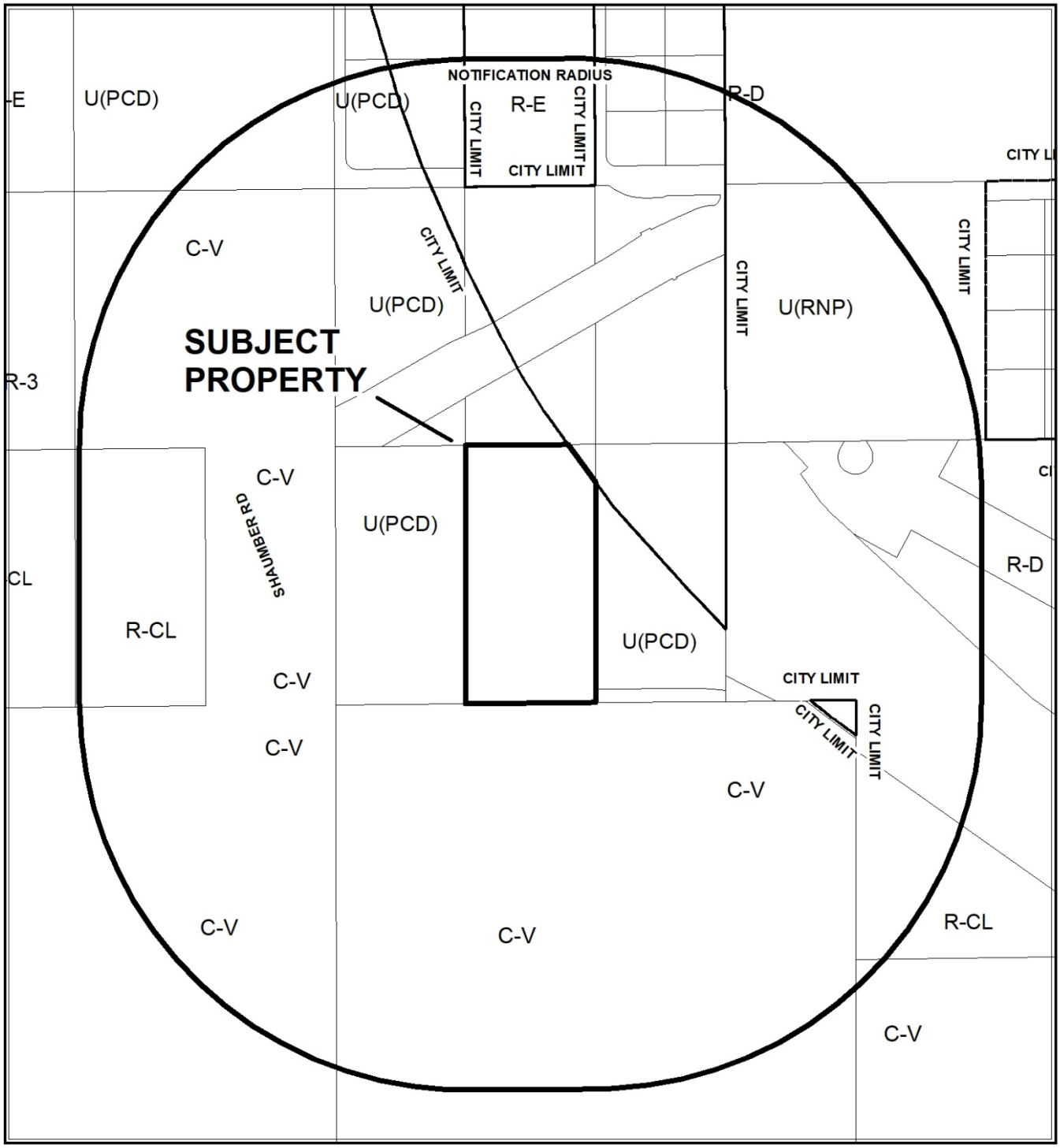
SUBJECT:
ZON-77995 - REZONING RELATED TO GPA-77994 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. 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	1	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation
5. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

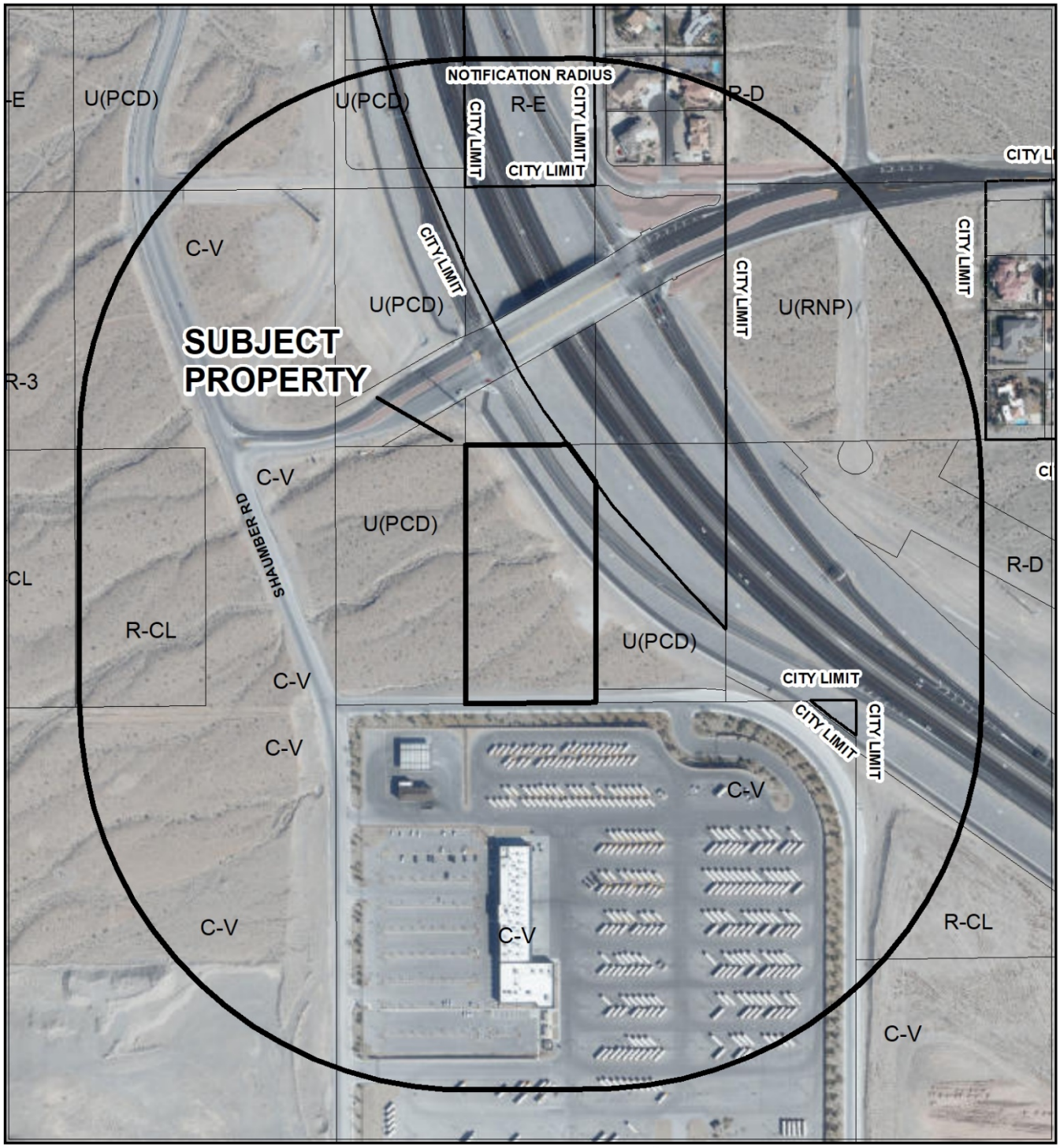


CASE: **ZON-77995 (PRJ-77918)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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



CASE: **ZON-77995 (PRJ-77918)**

RADIUS: 1000 FEET

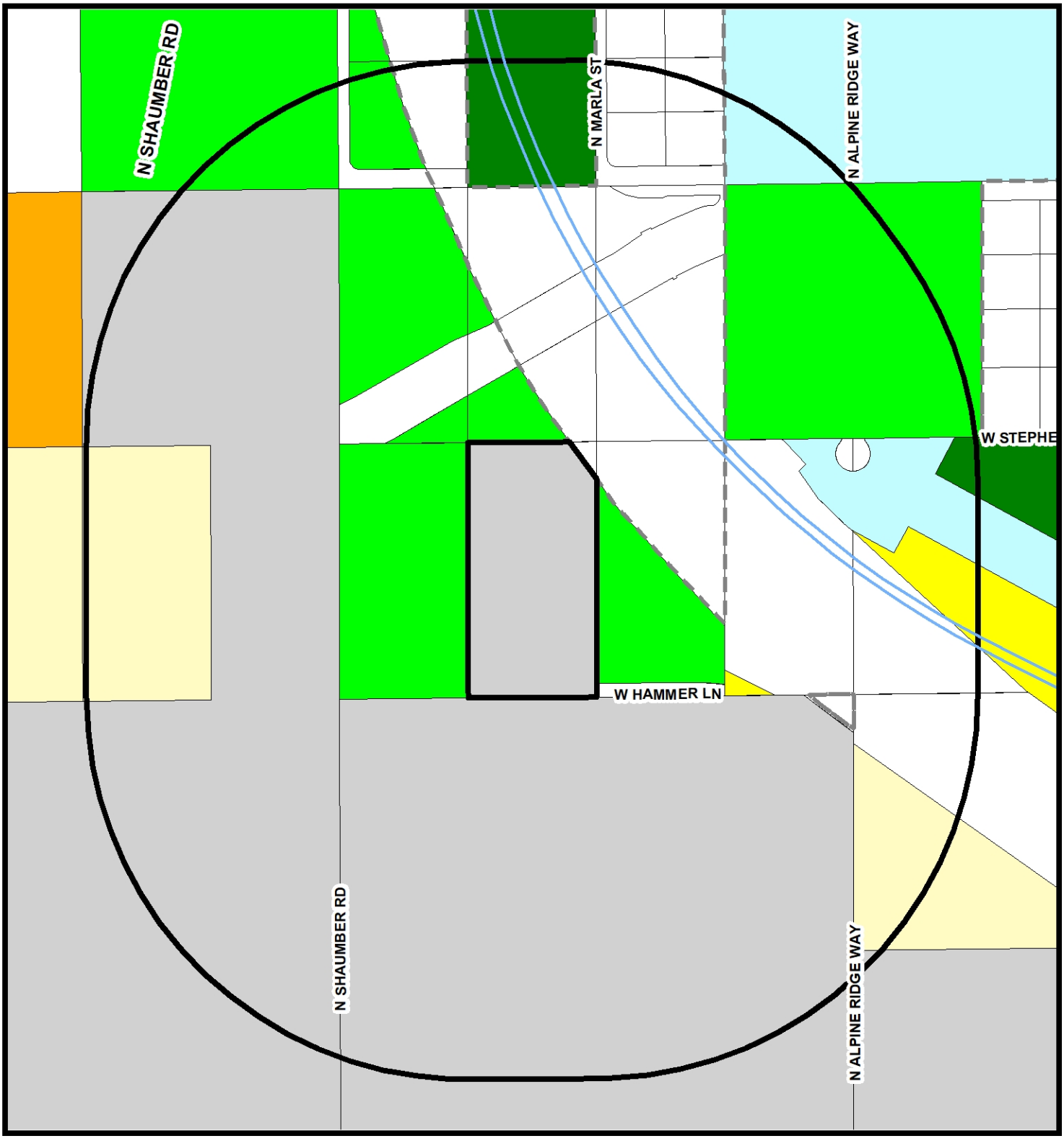
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

0 295 590 Feet

N

ZON-77995



FROM C-V TO C-1

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T4-MS - Main Street
- 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-N - Neighborhood 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

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, April 20, 2020

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
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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.

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

Property Owner Signature JC Jr

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

Print Name Jeff Thomson

MELISSA GUTIERREZ
Notary Public
State of Nevada
Appt. No. 03-85579-1
My Appt. Expires Dec. 11, 2023

Subscribed and sworn before me

This 10th day of February, 20 20

Melissa Gutierrez

Notary Public in and for said County and State

PRJ-77918
03/11/20

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, Waiver & Vacation

Project Address (Location) W. Hammer Lane approx. 330' east of N. Shaumber Road

Project Name Epic Storage @ Ann **Proposed Use** General Commercial

Assessor's Parcel #(s) 126-36-101-017 **Ward #** 6

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

Additional Information

Property Owner EPIC Mountains Edge, LLC & Mountain Sunrise View II Ltd Partnership **Contact** Jeff Thomson

Address 8912 Spanish Ridge Ave, Suite 200 City LV State NV Zip 89148

E-mail jthomson@epicnv.com Phone 702.328.5132

Applicant EPIC Mountains Edge, LLC **Contact** Jeff Thomson

Address 8912 Spanish Ridge Ave, Suite 200 City LV State NV Zip 89148

E-mail jthomson@epicnv.com Phone 702.328.5132

Representative Larry Bitton **Contact** Horrocks Engineers

Address 1401 N. Green Valley Pkwy, Suite 160 City Henderson State NV Zip 89074

E-mail larryb@horrocks.com Phone 702.966.4063

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

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

City Official **Partner(s)**

Partner(s)

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

Subscribed and sworn before me

This 10th day of February, 20 20

Margaret K Moreno

Notary Public in and for said County and State

MARGARET K. MORENO
Notary Public, State of Nevada
Appointment No. 05-96695-1
My Appt. Expires May 5, 2021

PRJ-77918
03/11/20

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: ZON-77995 [PRJ-77918] – REZONING

SUBJECT: APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II, LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***MAY 20, 2020 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 ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@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 19, 2020.***

Signature MANAGER — Date 5-15-20

JEFF THOMSON
Please Print Name

EPIC MOUNTAINS EDGE, LLC
Company Name

Sincerely,

Robert Summerfield, AICP
Planning Director
Department of Planning

Submitted after final agenda

AGEDNA ITEM #39
RECEIVED 05.18.20

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
40

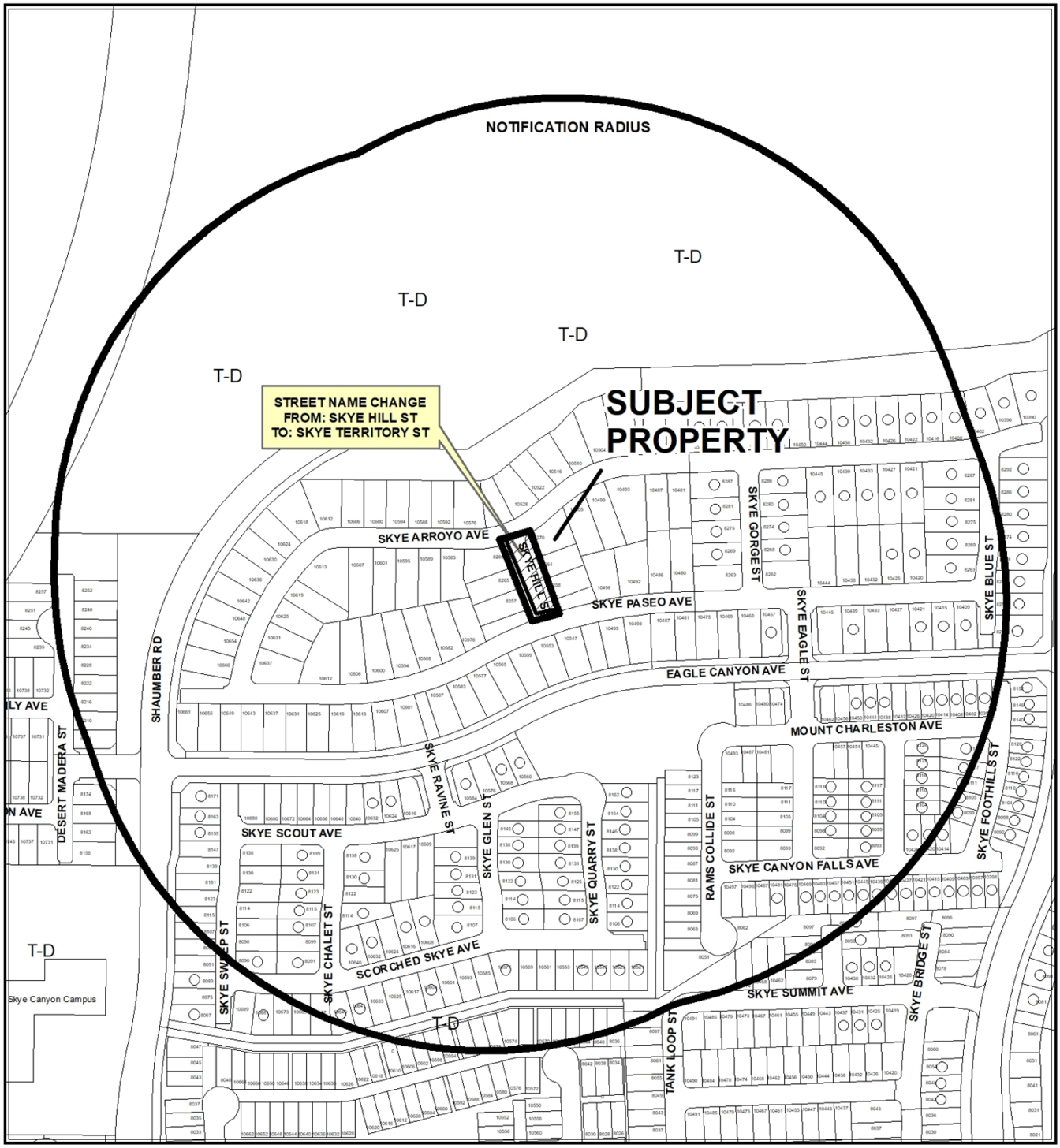
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SNC-78411 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC. - For possible action on a request for a Street Name Change FROM: SKYE HILL STREET TO: SKYE PEAK STREET, generally located north of Eagle Canyon Avenue, east of Shaumber Road, Ward 6 (Fiore) [PRJ-78395]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	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 Submitted for the April 14, 2020 Planning Commission Meeting



CASE: **SNC-78411 (PRJ-78395)**

RADIUS: 1000 FEET

0 280 560

Feet

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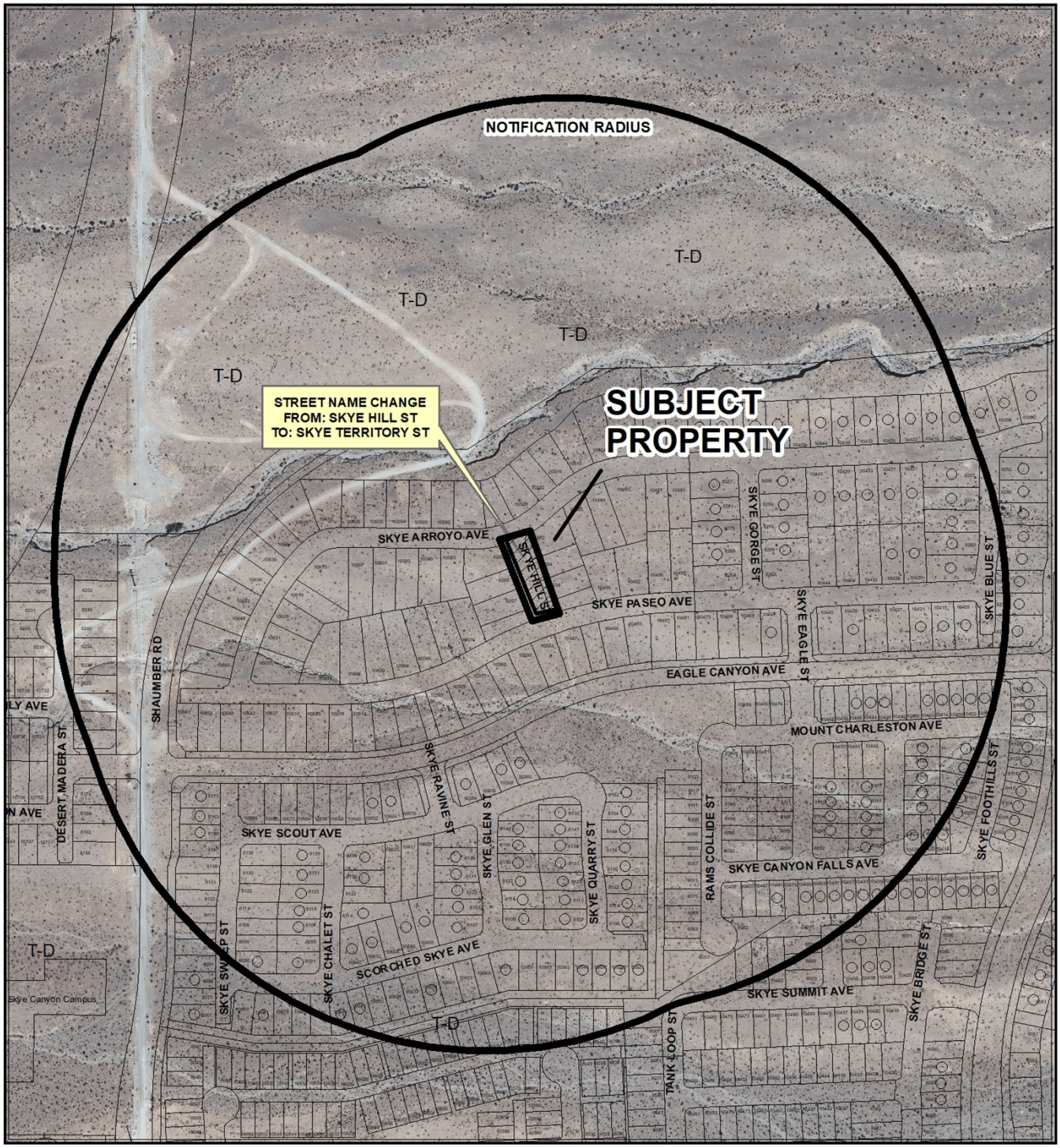

0 280 560 Feet

CASE: **SNC-78411 (PRJ-78395)**

RADIUS: 1000 FEET

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SNC-78411	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 386 (By City Clerk)

PROTESTS 1

APPROVALS 0

SS

**** CONDITIONS ****

SNC-78411 CONDITIONS

Planning

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

Public Works

2. The applicant shall be responsible for all costs related to this Street Name Change, including signage and installation.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has requested to rename a local residential street from Skye Hill Street to Skye Peak Street. The subject street is within a newly developing subdivision within the Skye Canyon Master Plan area generally located north of Eagle Canyon Avenue and east of Shaumber Road. The name change is requested so that the applicant may use the name "Skye Hill" elsewhere.

ISSUES

- All lots adjacent to the subject street are under the same ownership.
- Permits have been issued using the Skye Hill name; if this request is approved, the name can be changed prior to finalization of the permits.

ANALYSIS

Lots 125 through 130 of the Skye Canyon II Parcel 2.17 subdivision and two common lots (I and J) are affected by the request. Within Skye Canyon II Parcel 2.17, Skye Hill Street contains the address range of 8200 to 8299 North from the zero baseline (Westcliff Drive). There are two open building permits for housing units adjacent to this street; the other lots remain unimproved.

The proposed name ("Skye Peak Street") meets the criteria for valid street names per the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. This name was submitted to Las Vegas Fire and Rescue for verification and subsequently approved February 10, 2020.

FINDINGS (SNC-78411)

Staff has no objection to the requested street name change. This is a one-block street segment that has a small number of adjacent lots under the same ownership, and none of the homes on this street have been completed. The Final Map for this subdivision does not need to be amended by the applicant if approved. Staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/16	The Planning Commission approved a Tentative Map (TMP-65803) for an 86-pod mixed-use subdivision (Skye Canyon II) on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive. Staff recommended approval.
11/01/16	The Planning Commission approved a Tentative Map (TMP-65809) for a 65-lot single family residential subdivision (Skye Canyon Parcel 2.16) on 17.09 acres at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive. Staff recommended approval.
01/13/17	A Final Map (FMP-61563) for a 13-pod residential/park subdivision (Skye Canyon II Phase 2) on 214.68 acres at the northwest corner of Grand Teton Drive and Skye Village Road was recorded.
11/08/17	A Final Map (FMP-68528) for a 66-lot single family residential subdivision (Skye Canyon Parcel 2.16) on 17.08 acres at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive was recorded.
05/08/18	The Planning Commission approved a Tentative Map (TMP-72977) for a 79-lot single family residential subdivision (Skye Canyon II Parcel 2.17) on 20.22 acres at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive. Staff recommended approval.
06/05/18	A Final Map (FMP-73165) for a merger and resubdivision of a single family residential subdivision (Skye Canyon II Parcel 2.17 and 2.20) on 47.67 acres at the southwest corner of Eagle Canyon Avenue and Shaumber Road was recorded.
08/29/18	An amended final map (FMP-72926) for an eight-lot portion of a 66-lot single family residential subdivision (Skye Canyon Parcel 2.16) was recorded.
06/19/19	A Final Map (FMP-74466) for a 79-lot single family residential subdivision (Skye Canyon II Parcel 2.17) on 20.22 acres at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive was recorded.
04/14/20	The Planning Commission unanimously voted to recommend APPROVAL on a request for a Street Name Change (SNC-78411) FROM: SKYE HILL STREET TO: SKYE PEAK STREET, generally located north of Eagle Canyon Avenue, east of Shaumber Road, Ward 6 (Fiore) [PRJ-78395].

Most Recent Change of Ownership	
08/24/17	A deed was recorded for a change in ownership on the adjacent APNs 126-12-314-069 thru 074; and 126-12-314-088 and 089.

Related Building Permits/Business Licenses	
09/23/19	A building permit (P19-01439) was issued for a single family dwelling at 8257 Skye Hill Street. A final inspection has not been completed.
09/23/19	A building permit (P19-01440) was issued for a single family dwelling at 8258 Skye Hill Street. A final inspection has not been completed.

Pre-Application Meeting	
02/19/20	A pre-application meeting was held with the applicant by phone to discuss submittal requirements for a Street Name Change application. The applicant stated that a new street name list including Skye Peak was approved by Fire and Rescue and will be included with the submittal.

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

Field Check	
03/05/20	Skye Hill Street is fully improved with sidewalks, utilities and street lights. On the six abutting lots, two single family residential homes are nearing completion; the other four lots are undeveloped.

Details of Application Request	
Site Area	
Net Acres	N/A
Street Segment	all of Skye Hill Street (8200-8299 N)
Parcels directly affected	APNs 126-12-712-007 through 022

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Development Agreement.	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 Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Street Naming and Address Assignment Regulations, 2009 Edition, the following standards are applicable to the proposed street name change:

Code Section	***Requirements***	***Proposed***
IV.B.1	A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name cannot be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.	Skye Peak is a unique name not used on any other alignment or with any other suffix within the Las Vegas Valley.
IV.B.8	Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).	Contains 13 characters including spaces and suffix
IV.C.2	When used, “Street” shall represent a generally north/south street.	The subject street generally has a north/south orientation
V.B.1	A newly developed street shall assume the name of the street with which it aligns unless the street does not and cannot in the future connect to an existing street segment along the alignment.	The subject street does not and cannot in the future connect to an existing street segment along the same alignment.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

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

Project Address (Location) Shaumber Rd and Eagle Canyon Ave

Project Name Skye Canyon II Parcel 2.17 **Proposed Use** _____

Assessor's Parcel #(s) 126-12-314-069, 070, 071, 126-12-314-089, 088, 072, 073, 074 **Ward #** _____

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

Additional Information _____

Property Owner Pulte HOmes of Nevada "PN II Inc" Contact Brenin Anderson

Address 7255 S. Tenaya Way #200 City Las Vegas State NV Zip 89113

E-mail brenin.anderson@pultegroup.com Phone 702-914-4800

Applicant Pulte HOmes of Nevada "PN II Inc" Contact Brenin Anderson

Address 7255 S. Tenaya Way #200 City Las Vegas State NV Zip 89113

E-mail brenin.anderson@pultegroup.com Phone 702-914-4800

Representative Westwood Professional Services Contact Hannah Swan

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

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

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

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

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

Partner(s) _____

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Property Owner Signature _____

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

Print Name Brenin Anderson

Subscribed and sworn before me

This 11th day of FEBRUARY, 20 20

NICOLE BURGUIN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-1297-1
My Appt. Expires Jan. 11, 2022

PR-178395
02/20/20

Notary Public in and for said County and State

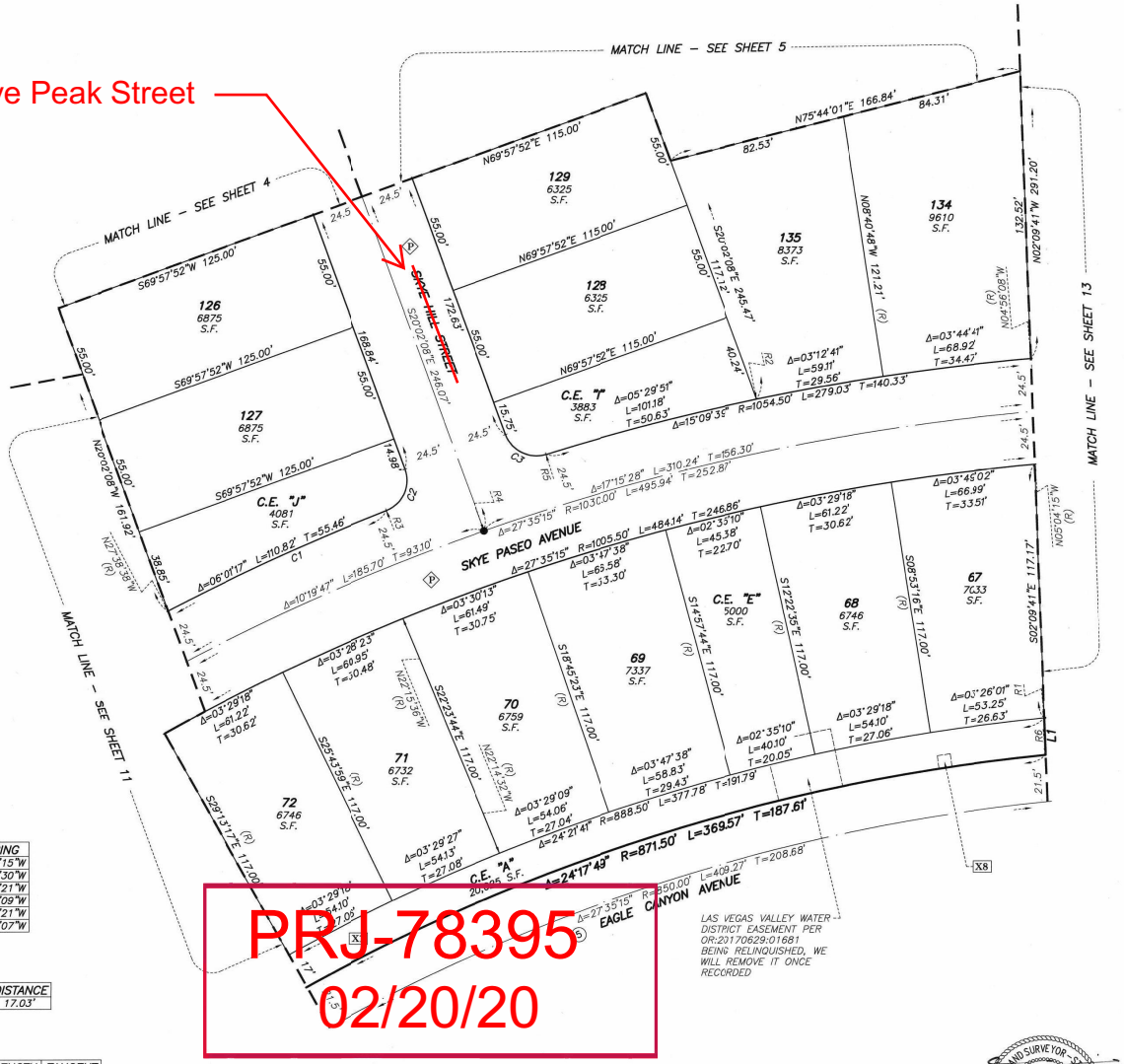
FINAL MAP OF
SKYE CANYON II PARCEL 2.17
A COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS OF 24, 25, 26, 27, 33, 34, 35, 36, AND COMMON LOT "Z" OF "SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 154, PAGE 85 OF PLATS, TOGETHER WITH ALL OF PARCEL 2.17 OF "SKYE CANYON II PARCELS 2.17 AND 2.20" AS SHOWN BY MAP THEREOF IN BOOK 156, PAGE 29 OF PLATS, TOGETHER WITH ALL OF LOTS 28 AND 32 OF THE "AMENDED PLAT OF A PORTION OF SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 5 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTES:
1. FOR SIDE PROPERTY LINES: SET CONCRETE NAIL AND BRASS TAG STAMPED PLS 17827 IN THE REAR WALL ALONG THE PROPERTY LINE PROJECTED. SET SAWCUT IN THE BACK OF CURB AT THE FRONT OF THE LOT ON THE PROPERTY LINE PROJECTED. SET 5/8" REBAR AND 2" ALCAP STAMPED "J. KLINE PLS 17827" WHERE THERE IS NO BLOCK WALL.
2. A PUBLIC DRAINAGE EASEMENT IS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT OVER C.E. "E", C.E. "I" AND C.E. "J" TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. A PUBLIC DRAINAGE EASEMENT IS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT OVER C.E. "A" TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION.
4. DIRECT VEHICULAR ACCESS TO EAGLE CANYON AVENUE FROM ABUTTING LOTS THROUGH COMMON ELEMENTS IS PROHIBITED.

LEGEND

———	SUBDIVISION BOUNDARY LINE
———	RIGHT-OF-WAY LINE
——— · ———	STREET CENTERLINE
———	LOT LINE
- - - - -	EASEMENT LINE
— — — —	MATCH LINE
1	LOT NUMBER
C.E.	COMMON ELEMENT
S.F.	SQUARE FEET
OR:	OFFICIAL RECORDS
(R)	RADIAL LINE
R1	RADIAL LINE SEGMENT
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
(5)	PUBLIC STREET DEDICATED PER BOOK 153, PAGE 24 OF PLATS
(P)	COMMON ELEMENT "Z" (5.93 ACRES) PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
●	SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
X1	PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS, LANDSCAPE AND MAINTENANCE EASEMENT GRANTED TO THE MASTER HOMEOWNER'S ASSOCIATION PER BOOK 153, PAGE 24 OF PLATS TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION
X8	LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER OR:20170629:01682



RADIAL	BEARING
R1	N05°27'15"W
R2	N11°53'30"W
R3	N21°37'21"W
R4	N19°29'09"W
R5	N17°23'21"W
R6	N05°31'07"W

LINE	BEARING	DISTANCE
L1	S02°09'41"E	17.03'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	08°11'35"	1054.50'	150.79'	75.52'
C2	88°24'47"	15.00'	23.15'	14.59'
C3	87°21'13"	15.00'	22.87'	14.32'

PRJ-78395
02/20/20

0 15 30 60
(IN FEET)
1 INCH = 30 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp: 06/30/19
No. 17827

5-28-19

SHG-18142

SHEET 12 OF 14

BOOK 154 , PAGE 44

FINAL MAP OF

SKYE CANYON II PARCEL 2.17

A COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS OF 24, 25, 26, 27, 33, 34, 35, 36, AND COMMON LOT "Z" OF "SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 154, PAGE 85 OF PLATS, TOGETHER WITH ALL OF PARCEL 2.17 OF "SKYE CANYON II PARCELS 2.17 AND 2.20" AS SHOWN BY MAP THEREOF IN BOOK 156, PAGE 29 OF PLATS, TOGETHER WITH ALL OF LOTS 28 AND 32 OF THE "AMENDED PLAT OF A PORTION OF SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 5 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTES:

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4. DIRECT VEHICULAR ACCESS TO EAGLE CANYON AVENUE FROM ABUTTING LOTS THROUGH COMMON ELEMENTS IS PROHIBITED.

LEGEND

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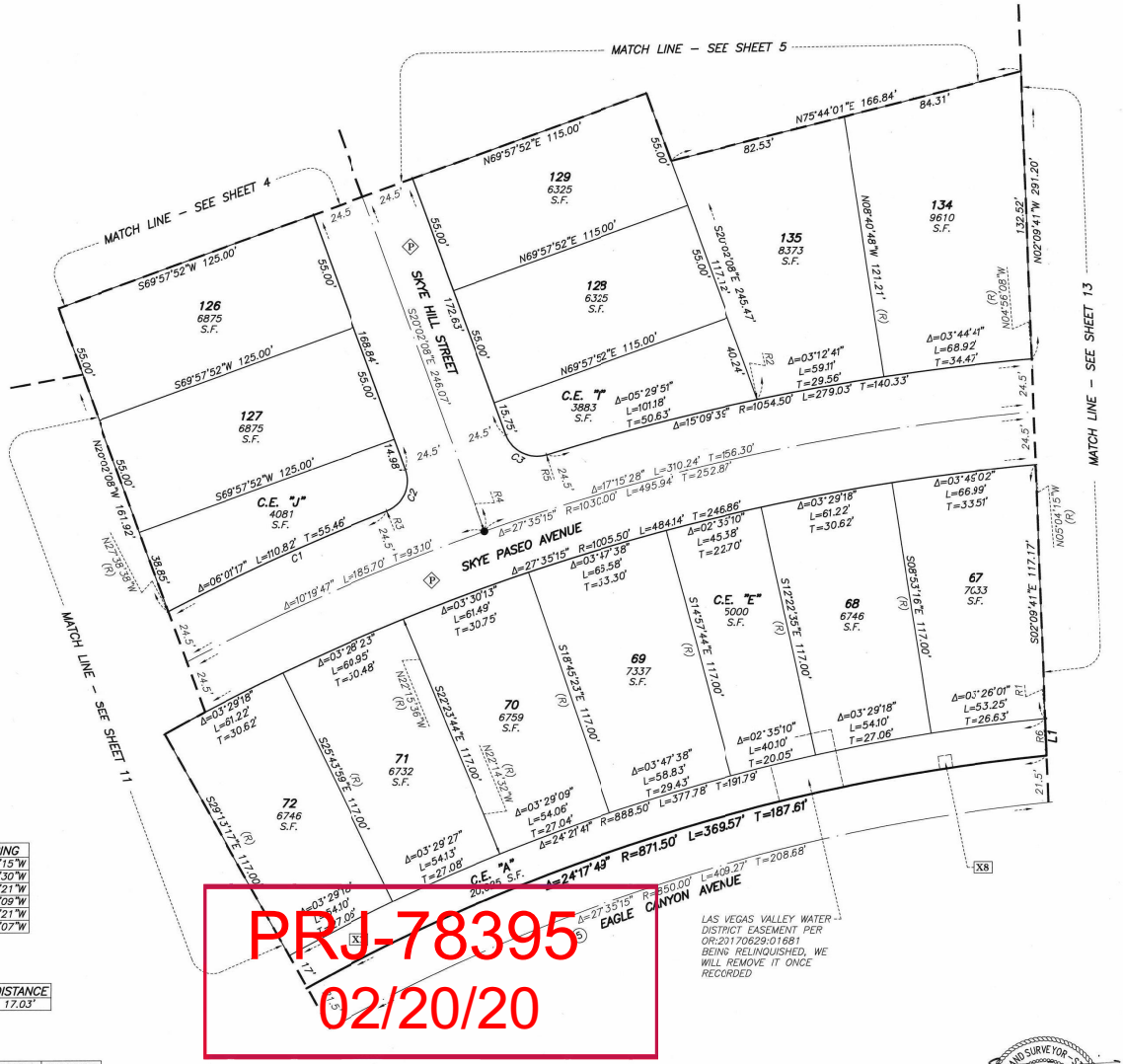

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PRJ-78395
02/20/20

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(IN FEET)
1 INCH = 30 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp: 06/30/19
No. 17827

5-28-19

SHG-18142

SHEET 12 OF 14

BOOK 154 , PAGE 44

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BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS OF 24, 25, 26, 27, 33, 34, 35, 36, AND COMMON LOT "Z" OF "SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 154, PAGE 85 OF PLATS, TOGETHER WITH ALL OF PARCEL 2.17 OF "SKYE CANYON II PARCELS 2.17 AND 2.20" AS SHOWN BY MAP THEREOF IN BOOK 156, PAGE 29 OF PLATS, TOGETHER WITH ALL OF LOTS 28 AND 32 OF THE "AMENDED PLAT OF A PORTION OF SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 5 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTES:

1. FOR SIDE PROPERTY LINES: SET CONCRETE NAIL AND BRASS TAG STAMPED PLS 17827 IN THE REAR WALL ALONG THE PROPERTY LINE PROJECTED. SET SAWCUT IN THE BACK OF CURB AT THE FRONT OF THE LOT ON THE PROPERTY LINE PROJECTED. SET 5/8" REBAR AND 2" ALCAP STAMPED "J. KLINE PLS 17827" WHERE THERE IS NO BLOCK WALL.
2. A PUBLIC DRAINAGE EASEMENT IS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT OVER C.E. "C" TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	LOT LINE
	MATCH LINE
1	LOT NUMBER
C.E.	COMMON ELEMENT
S.F.	SQUARE FEET
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
R1	RADIAL LINE SEGMENT
C1	CURVE LABEL SEGMENT
(P)	COMMON ELEMENT "Z" (5.93 ACRES) PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
●	SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
E1	LANDSCAPE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

RADIAL	BEARING
R1	S22°37'02"E
R2	S13°39'41"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	40°14'48"	225.00'	158.05'	82.44'
C2	23°08'16"	225.00'	90.86'	46.06'
C3	14°10'55"	249.50'	61.76'	31.04'
C4	83°37'33"	15.00'	21.89'	13.42'
C5	40°14'48"	83.50'	58.65'	30.60'
C6	40°14'48"	200.50'	140.84'	73.47'
C7	07°48'22"	200.50'	27.32'	13.68'
C8	07°48'22"	83.50'	11.38'	5.70'



0 15 30 60

(IN FEET)
1 INCH = 30 FT.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp: 06/30/19
No. 17827

5-28-19

SHEET 4 OF 14

SHG-18142

BOOK 159 PAGE 44

PRJ-78595
02/20/20

FINAL MAP OF

SKYE CANYON II PARCEL 2.17

A COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS OF 24, 25, 26, 27, 33, 34, 35, 36, AND COMMON LOT "Z" OF "SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 154, PAGE 85 OF PLATS, TOGETHER WITH ALL OF PARCEL 2.17 OF "SKYE CANYON II PARCELS 2.17 AND 2.20" AS SHOWN BY MAP THEREOF IN BOOK 156, PAGE 29 OF PLATS, TOGETHER WITH ALL OF LOTS 28 AND 32 OF THE "AMENDED PLAT OF A PORTION OF SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 5 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTES:

1. FOR SIDE PROPERTY LINES: SET CONCRETE NAIL AND BRASS TAG STAMPED PLS 17827 IN THE REAR WALL ALONG THE PROPERTY LINE PROJECTED. SET SAWCUT IN THE BACK OF CURB AT THE FRONT OF THE LOT ON THE PROPERTY LINE PROJECTED. SET 5/8" REBAR AND 2" ALCAP STAMPED "J. KLINE PLS 17827" WHERE THERE IS NO BLOCK WALL.
2. A PUBLIC DRAINAGE EASEMENT IS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT OVER C.E. "C" TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION.
3. A PUBLIC DRAINAGE EASEMENT IS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT OVER C.E. "D" AND C.E. "H" TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LEGEND

———	SUBDIVISION BOUNDARY LINE
———	RIGHT-OF-WAY LINE
———	STREET CENTERLINE
———	LOT LINE
- - - - -	MATCH LINE
1	LOT NUMBER
C.E.	COMMON ELEMENT
S.F.	SQUARE FEET
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
(R)	RADIAL LINE
R1	RADIAL LINE SEGMENT
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
P	COMMON ELEMENT "Z" (5.93 ACRES) PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
●	SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
E1	LANDSCAPE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

RADIAL	BEARING
R1	S22°37'02"E
R2	N30°51'05"W

LINE	BEARING	DISTANCE
L1	N87°26'03"E	778.96'
L2	N87°26'03"E	240.27'
L3	N87°26'03"E	280.05'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	40°14'48"	225.00'	158.05'	82.44'
C2	17°06'32"	225.00'	67.19'	33.85'
C3	40°14'48"	200.50'	140.84'	73.47'
C4	08°52'28"	249.50'	38.65'	19.36'
C5	79°11'03"	15.00'	20.73'	12.41'
C6	20°41'52"	83.50'	30.16'	15.25'
C7	11°44'35"	83.50'	17.11'	8.59'
C8	07°58'58"	416.50'	58.03'	29.06'
C9	01°54'55"	416.50'	13.92'	6.96'
C10	08°46'47"	299.50'	45.89'	22.99'





PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp: 06/30/19
No. 17827

5-28-19

SHG-18142

SHEET 5 OF 14

BOOK 20205 PAGE 44

PR-078595
02/20/20



SNC-78411 [PRJ-78395] - APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC.
NORTH OF EAGLE CANYON AVENUE, EAST OF SHAUMBER ROAD

03/05/2020



SNC-78411 [PRJ-78395] - APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC.
NORTH OF EAGLE CANYON AVENUE, EAST OF SHAUMBER ROAD

03/05/2020

Westwood

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

Main (702) 284-5300

westwoodps.com
(888) 937-5150

OLY1721.000

February 19, 2020

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

Subject: **Skye Canyon Parcel 2.17 - Street Name Change**
Skye Hill Street to Skye Peak Street

On behalf of our client, Pulte Homes, we respectfully request your review of the attached Street Name Change application. This request is to change the name of a private residential street from Skye Hill Street to "Skye Peak Street".

The applicant requests to change the name of this street to allow for Skye Hill to be used in some variation in another community.

There are currently two open permits with homes under construction on this street and still owned by Pulte Homes.

Affected APNs, all owned by Pulte Homes:
126-12-314-069
126-12-314-070
126-12-314-071
126-12-314-089
126-12-314-088
126-12-314-072
126-12-314-073
126-12-314-074

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Rhonda Miller
Assistant Project Manager

PRJ-78395
02/20/20

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: SNC-78411 [PRJ-78395] – STREET NAME CHANGE

SUBJECT: APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC.

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***MAY 20, 2020 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 ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@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 19, 2020.***

Signature — 5-18-20 (Date)

Brevin Anderson
Please Print Name

PN II, Inc.
Company Name

Sincerely,

Robert Summerfield, AICP
Planning Director
Department of Planning

AGENDA ITEM #40
RECEIVED 05.18.20

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
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: SNC-78411 [PRJ-78395] - STREET NAME CHANGE

SUBJECT: APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 14, 2020*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 13, 2020.***

Signature

4-8-20
Date

BRENIN ANDERSON
Please Print Name

PN II, INC
Company Name

Sincerely,

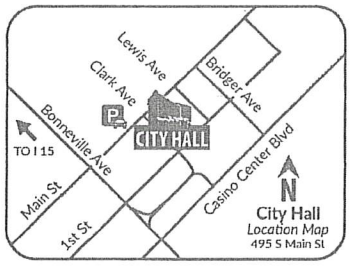
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/8/20 Item **Item 19**

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 13 2020
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SNC-78411 [PRJ-78395]
Planning Commission Meeting of **04/14/2020**

Waste of taxpayers' money

PRJ-78395
12612711013
CHUNG PAUL TCHANG & MARIA HAESUK
8274 SKYE GORGE ST
LAS VEGAS NV 89166

35 BRDFNP1 89166

Submitted after final agenda

19P

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
41

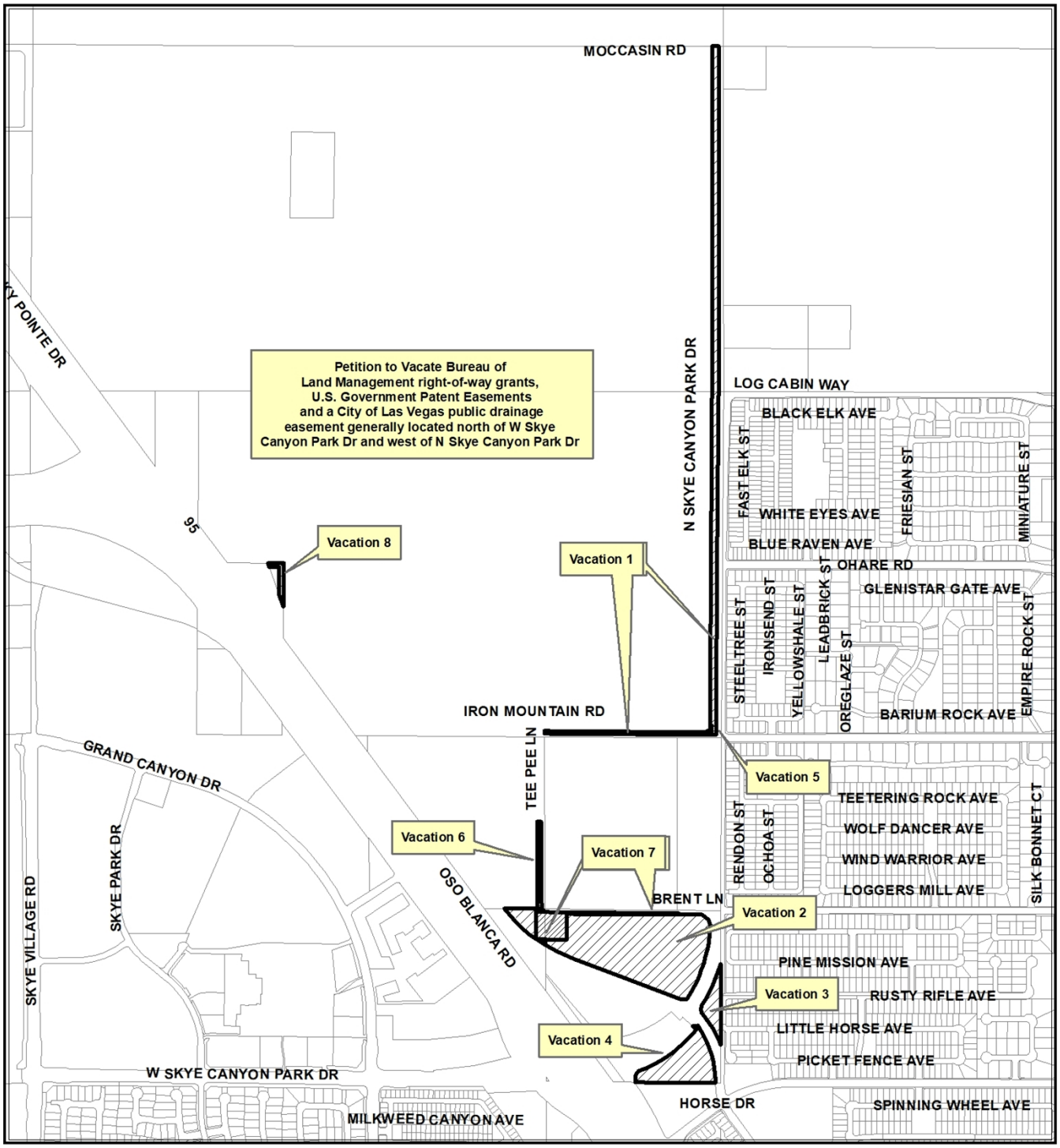
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAC-78428 - VACATION - PUBLIC HEARING - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL - For possible action on a Petition to Vacate portions of Bureau of Land Management right-of-way grants, U.S. Government Patent Easements and a City of Las Vegas public drainage easement generally located north of West Skye Canyon Park Drive and west of North Skye Canyon Park Drive (APNs multiple), Ward 6 (Fiore) [PRJ-78226]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

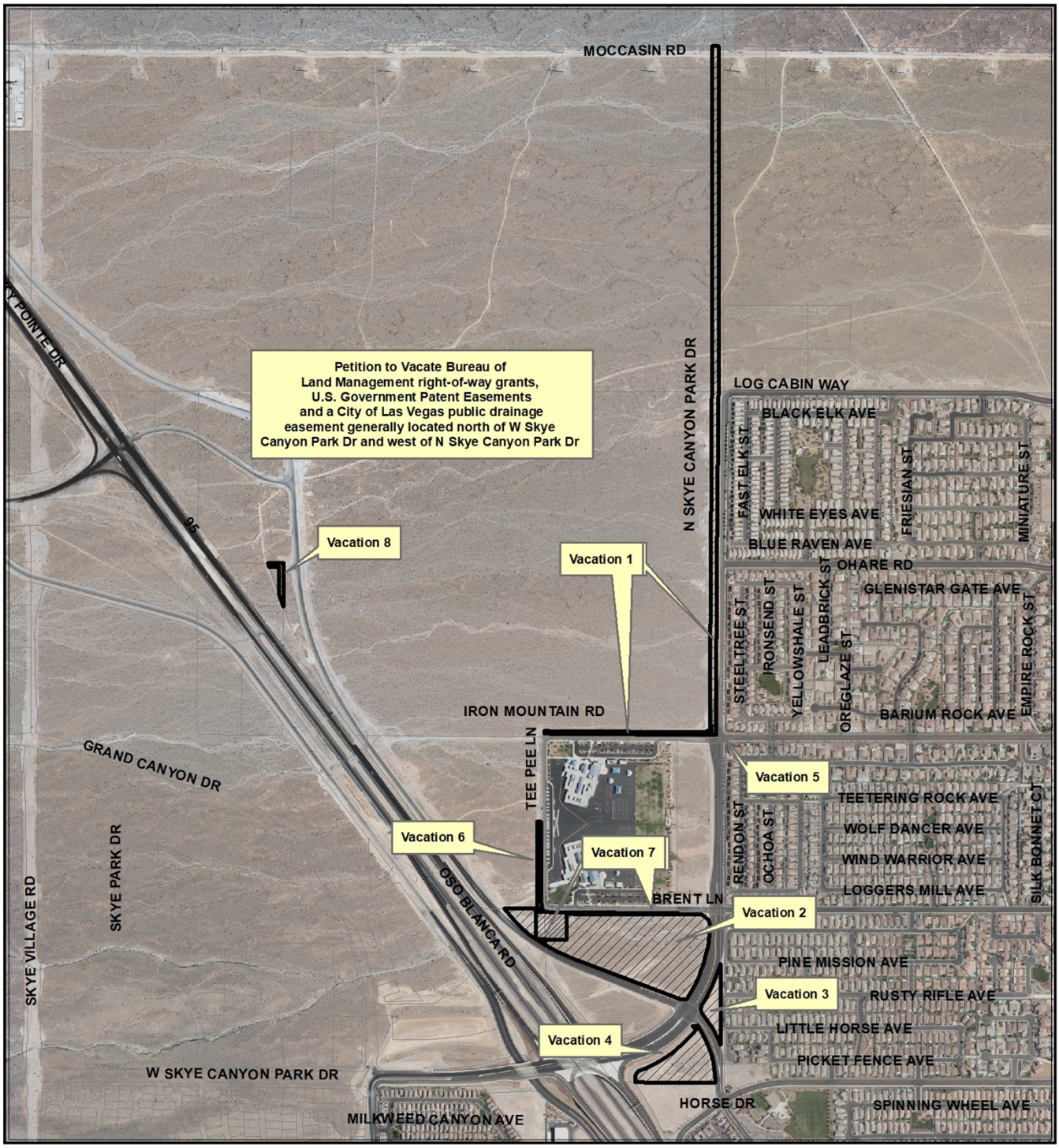
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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 Submitted for the April 14, 2020 Planning Commission Meeting



CASE: VAC-78428 (PRJ-78226)



CASE: VAC-78428 (PRJ-78226)

0 875 1,750 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-78428	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 9 (By City Clerk)

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

VAC-78428 CONDITIONS

1. The limits of this Petition of Vacation shall be per the legal description of the public drainage easement, the U.S. Government Patent Easement and the unused portions of the Bureau of Land Management right-of-way grants granted by N-75757, N-75757A and N-76109 as submitted with the application date stamped February 24, 2020.

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

3. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Moccasin Storm Drain" project and any other public improvement projects adjacent to this site. Appropriate right-of-way or easements shall be retained as recommended by the City Engineer.

4. Appropriate Drainage Plan and Technical Drainage Studies must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Studies.

5. The Order of Vacation/Relinquishment of Interest shall conform to the approved Traffic Impact Analysis. Appropriate traffic easements shall be reserved if recommended by the approved Traffic Impact Analysis.

6. 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.

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

8. The Order of Vacation/Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has petitioned to vacate portions of Bureau of Land Management right-of-way grants, U.S. Government Patent Easements and a City of Las Vegas public drainage easement in favor of development of the Sunstone Master Planned Community, generally located north of W Skye Canyon Park Drive and west of N Skye Canyon Park Drive.

ANALYSIS

There are 10 separate areas requested for vacation. These include the following:

Related Document	***General Description of Land***	***Reference Exhibit***
Portion of BLM Grant N-75757 and N-75757A	Strip of land (width varies) along the west side of N Skye Canyon Park Dr between Moccasin Rd and Log Cabin Wy	A
Portion of BLM Grant N-75757 and N-75757A	Strip of land (width varies) along the west side of N Skye Canyon Park Dr between Log Cabin Wy and Ohare Rd	B
Portion of BLM Grant N-75757 and N-75757A	Strip of land (width varies) along the west side of N Skye Canyon Park Dr between Ohare Rd and Iron Mountain Rd and a strip of land (width varies) along the north side of Iron Mountain Rd	C
Portion of BLM Grant N-76109	North and west of the northwest corner of Iron Mountain Rd and N Skye Canyon Park Dr	D
Portion of BLM Grant N-76109	Strip of land (width varies) west of Tee Pee Lane, north of Brent Lane	E
City of Las Vegas Drainage Easement	Flag-shaped area of land (width varies) on the south side of Brent Lane west of N Skye Canyon Park Dr	F
Portion of BLM Grant N-75757	15.18 acres of land generally bounded by Brent Lane on the north, N Skye Canyon Park Dr on the east and Sky Pointe Dr on the south and	G
Portion of BLM Grant N-75757	0.99 acres of land generally located east of N Skye Canyon Park Dr and north and east of Fort Apache Rd	H
Portion of BLM Grant N-75757	3.37 acres of land generally located south of W Skye Canyon Park Dr and west of Fort Apache Rd	I
U.S. Government Patent Easements	The north and east 33 feet of APN 125-06-401-006 excepting land conveyed by deed to the State of Nevada for public right-of-way	J

SS

The parent Final Map (FMP-77750) for Sunstone recorded on February 10, 2020, which includes the subject areas to be vacated. The reservations and easements are not needed once planned development ensues over those areas.

Public Works has no objection to the vacation of these areas. Appropriate traffic easements shall be reserved if recommended by the approved Traffic Impact Analysis for Sunstone.

FINDINGS (VAC-78428)

The Sunstone Master Planned Community has been approved and mapped for development over the areas in the Petition of Vacation. The easements and reservations are no longer needed in their current configurations. Staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/19/19	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland Development Agreement) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
07/23/19	The Planning Commission approved a Parent Tentative Map (TMP-76718) for a 22-parcel master planned community (Sunstone) on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval.
12/04/19	The City Council approved a request for a General Plan Amendment (GPA-77202) from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development) on 0.46 acres generally located west of Sky Pointe Drive, approximately 635 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-77203) from U (Undeveloped) [PCD (Planned Community Development) and SC (Service Commercial) General Plan designations] to T-D (Traditional Development) on 0.46 acres generally located west of Sky Pointe Drive, approximately 635 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/10/20	A Parent Final Map (FMP-77750) for a 20-parcel master planned community (Sunstone) on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr was recorded.
03/10/20	The Planning Commission approved a Tentative Map (TMP-78149) for a 217-lot single family residential subdivision on 34.21 acres at the southeast corner of Ohare Road and Log Cabin Way. Staff recommended approval.
	The Planning Commission approved a Tentative Map (TMP-78151) for a 199-lot single family residential subdivision on 30.74 acres at the northwest corner of Ohare Road and N Skye Canyon Park Dr. Staff recommended approval.
	The Planning Commission approved a Tentative Map (TMP-78230) for a 15-unit multi-family condominium and 159-lot single family residential subdivision on 39.68 acres at the northeast corner of Log Cabin Way and Skye Pointe Drive. Staff recommended approval.
04/14/20	The Planning Commission unanimously voted to recommend APPROVAL on a Petition to Vacate (VAC-78428) portions of Bureau of Land Management right-of-way grants, U.S. Government Patent Easements and a City of Las Vegas public drainage easement generally located north of West Skye Canyon Park Drive and west of North Skye Canyon Park Dr (APNs multiple), Ward 6 (Fiore) [PRJ-78226].

Most Recent Change of Ownership	
11/07/13	Deeds were recorded for a change in ownership.

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

Pre-Application Meeting	
01/15/20	A pre-application meeting was held with the applicant to discuss submittal requirements for a Petition of Vacation. Public Works asked the applicant to revise its exhibits to not include public right-of-way that has already been dedicated.

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

Field Check	
03/05/20	Each of the areas to be vacated is undeveloped. They are set apart from the adjacent streets in several cases by chain link fencing.

Master and Neighborhood Plan Areas	***Compliance***
Sunstone Development Agreement	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 Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Fort Apache Road / Moccasin Road

Project Name Sunstone **Proposed Use**

Assessor's Parcel #(s) 125-06-501-001 **Ward #**

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

Additional Information

Property Owner Northland LLC Contact Marc Bolduc

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail mbolduc@olympiacompanies.com Phone 702-220-6565

Applicant Northland LLC Contact ROBERT JOHNSON

Address 1141 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail robert.johnson@lennar.com Phone 702-220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail shgprocessing@shg-inc.com Phone 702-284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name ROBERT JOHNSON

Subscribed and sworn before me

This 19 day of June, 20 19

Notary Public in and for said County and State

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

PRJ-78226
02/24/20

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Iron Mountain Road / N Tee Pee Lane

Project Name Sunstone **Proposed Use**

Assessor's Parcel #(s) 125-07-501-005 125-07-602-001 125-07-602-004 125-07-602-005 **Ward #**

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

Additional Information

Property Owner East of 95, LLC Contact Marc Bolduc
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail mbolduc@olympiacompanies.com Phone 702-220-6565

Applicant East of 95, LLC Contact ROBERT JOHNSON
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail robert.johnson@lennar.com Phone 702-220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen
Address 5740 S. Arville St, Suite #216 City Las Vegas State NV Zip 89118
E-mail shgprocessing@shg-inc.com Phone 702-284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name ROBERT JOHNSON

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

Notary Public in and for said County and State

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

PRJ-78226
02/24/20

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Fort Apache / Moccasin Road

Project Name Sunstone **Proposed Use**

Assessor's Parcel #(s) 125-06-701-001 **Ward #**

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

Additional Information

Property Owner Eastland, LLC Contact Marc Bolduc

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail mbolduc@olympiacompanies.com Phone 702-220-6565

Applicant Eastland, LLC Contact Robert Johnson

Address 1141 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail robert.johnson@lennar.com Phone 702-220-6565

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name ROBERT JOHNSON

Subscribed and sworn before me

This 19 day of June, 20 19

Notary Public in and for said County and State

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

PRJ-78226
02/24/20

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-06-501-001

EXHIBIT "A"

EXPLANATION: THIS THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 TOGETHER WITH BLM GRANT N-75757A RECORDED PER OR:20040618:01781 ON PARCELS 2 AND 7 OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 6, SOUTH 89°55'44" WEST, 90.04 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID SECTION 6, SOUTH 00°04'16" EAST, 50.00 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOCCASIN ROAD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MOCCASIN ROAD, THE FOLLOWING TWO (2) COURSES:

1) NORTH 89°55'44" EAST, 14.48 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°02'25", AN ARC LENGTH OF 47.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N SKYE CANYON PARK DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID N SKYE CANYON PARK DRIVE, THE FOLLOWING SEVEN (7) COURSES:

1) SOUTH 00°01'50" EAST, 2025.03 FEET;

2) SOUTH 01°14'33" EAST, 225.06 FEET;

3) SOUTH 00°01'50" EAST, 71.76 FEET;

PRJ-78226
02/24/20

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5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

4) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 71°50'09" EAST;

5) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET;

6) SOUTH 00°01'50" EAST, 150.00 FEET;

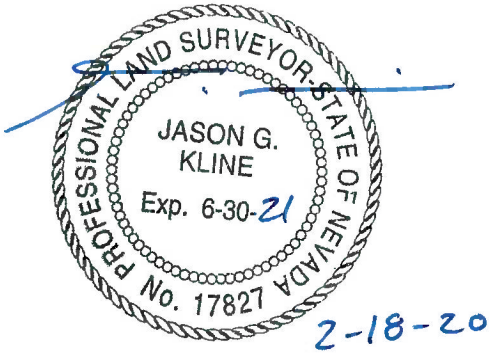
7) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°02'42", AN ARC LENGTH OF 46.62 FEET TO WHICH A RADIAL LINE BEARS SOUTH 00°59'08" EAST;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID N SKYE CANYON PARK DRIVE, NORTH 00°01'50" WEST, 2594.23 FEET TO THE **POINT OF BEGINNING.**

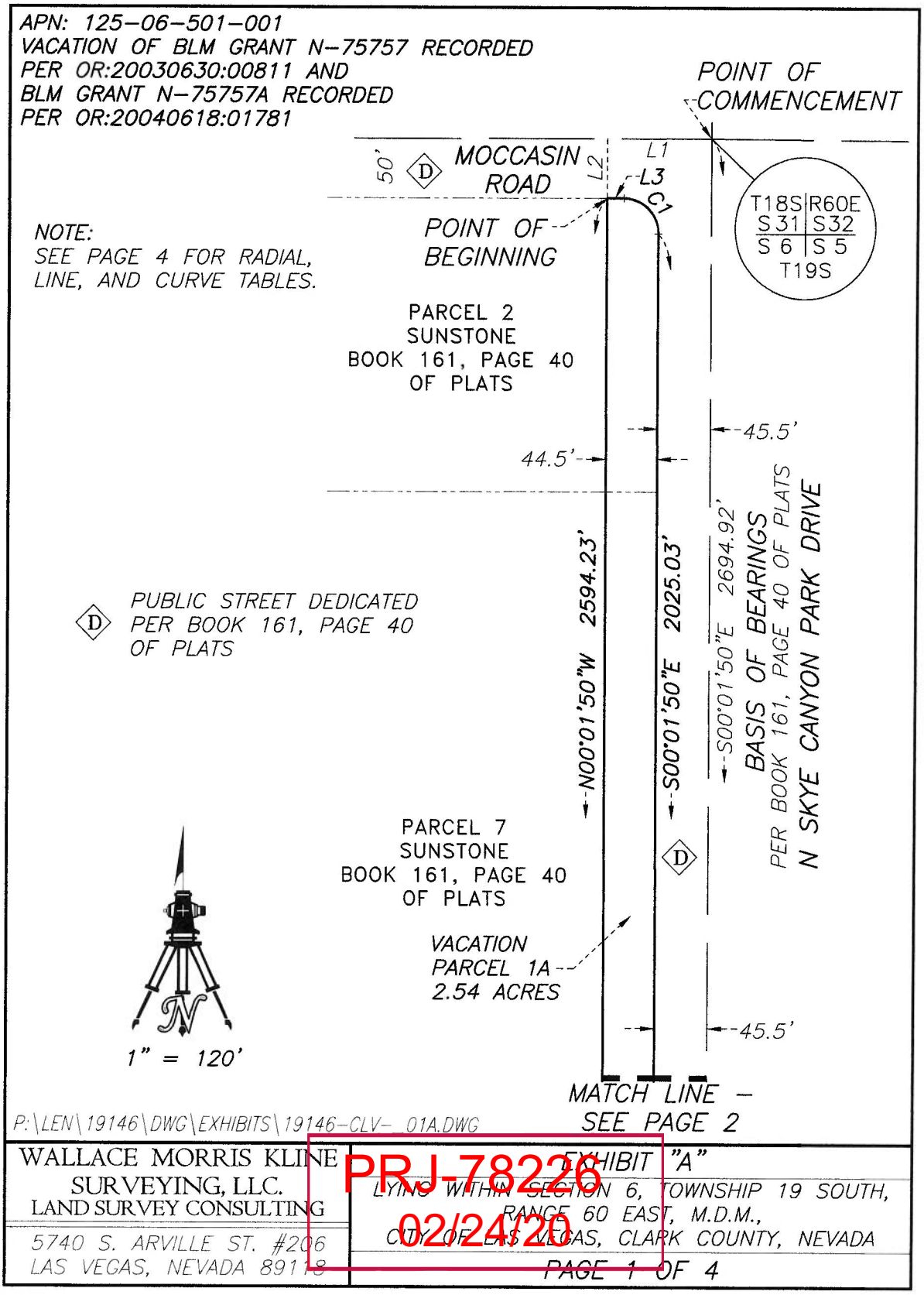
CONTAINING 2.54 ACRES, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



PRJ-78226
02/24/20



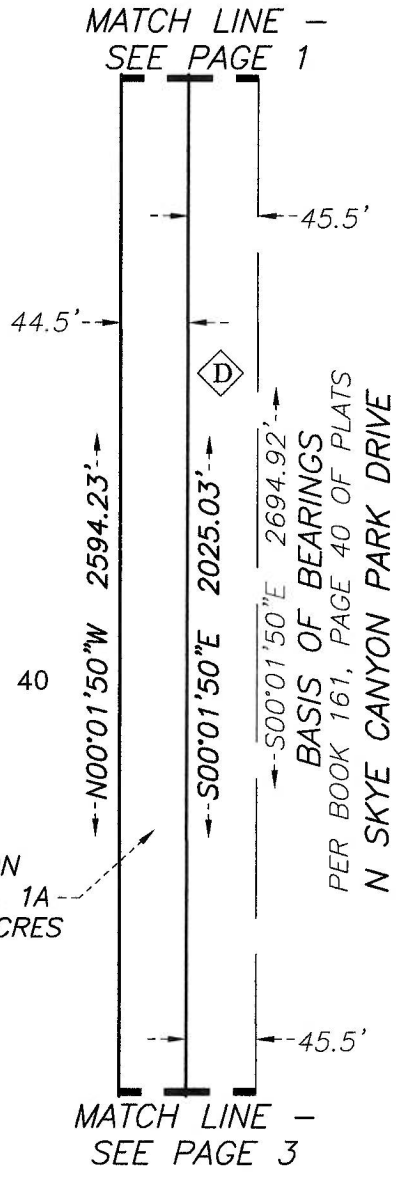
PRJ-78226
02/24/20

APN: 125-06-501-001
VACATION OF BLM GRANT N-75757 RECORDED
PER OR:20030630:00811 AND
BLM GRANT N-75757A RECORDED
PER OR:20040618:01781

(D) PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS



1" = 120'



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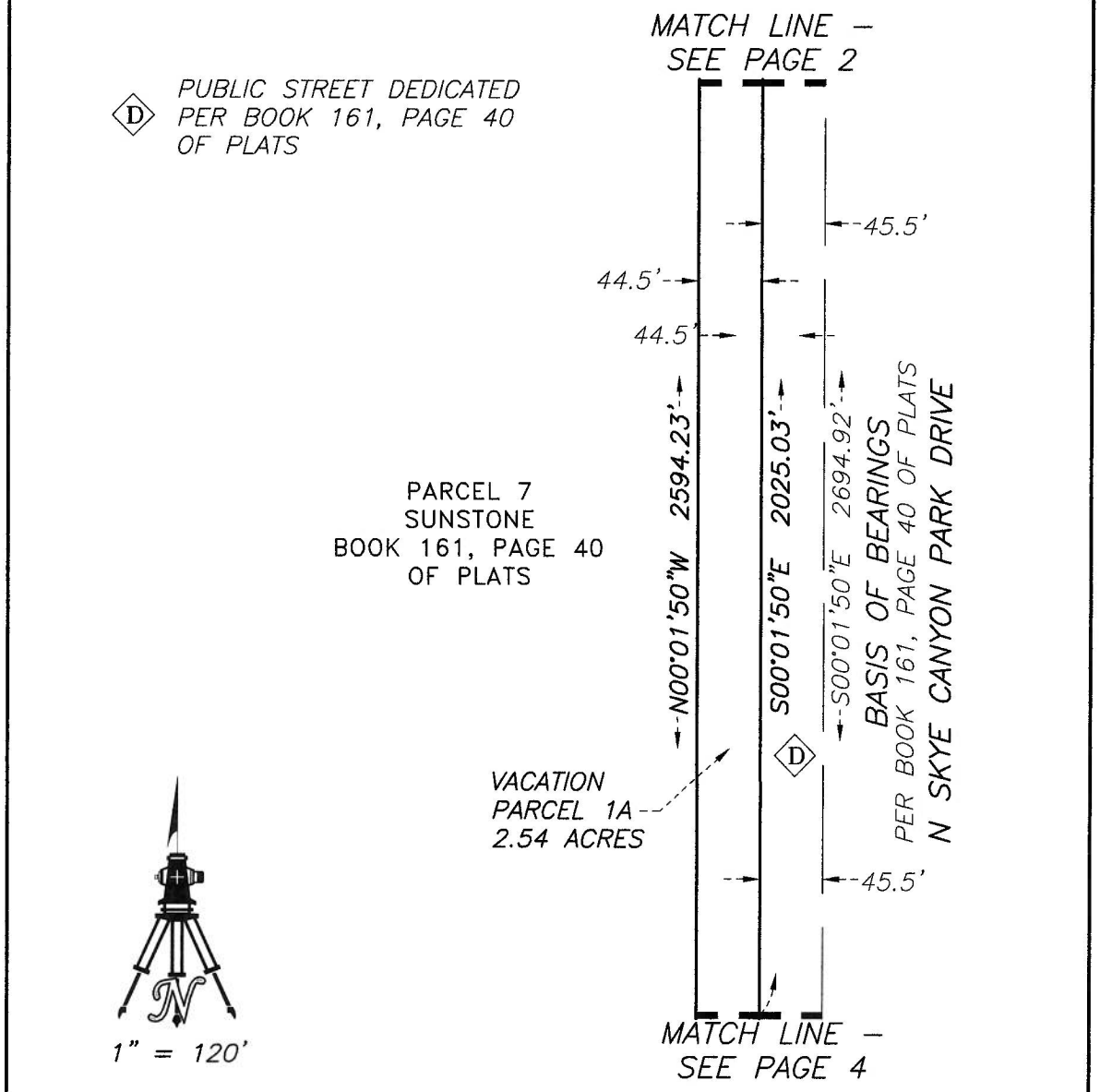
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "A" LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 2 OF 4

PRJ-78226
02/24/26

APN: 125-06-501-001
VACATION OF BLM GRANT N-75757 RECORDED
PER OR:20030630:00811 AND
BLM GRANT N-75757A RECORDED
PER OR:20040618:01781



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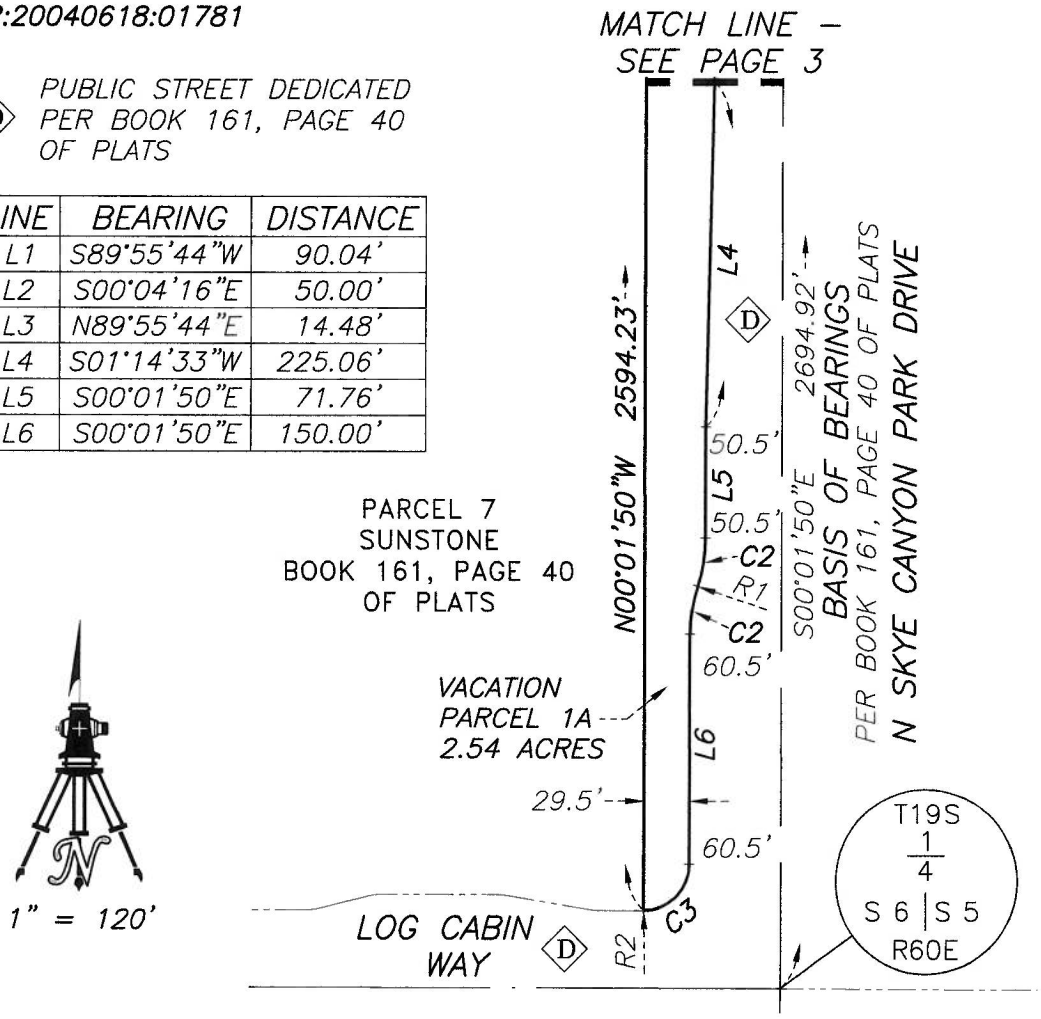
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "A" LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 3 OF 4

PRJ-78226
02/24/20

APN: 125-06-501-001
VACATION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 AND BLM GRANT N-75757A RECORDED PER OR:20040618:01781

(D) PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

LINE	BEARING	DISTANCE
L1	S89°55'44"W	90.04'
L2	S00°04'16"E	50.00'
L3	N89°55'44"E	14.48'
L4	S01°14'33"W	225.06'
L5	S00°01'50"E	71.76'
L6	S00°01'50"E	150.00'



RADIAL	BEARING
R1	S71°50'09"E
R2	S00°59'08"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°02'25"	30.00'	47.15'	30.02'
C2	18°11'42"	100.00'	31.76'	16.01'
C3	89°02'42"	30.00'	46.62'	29.50'

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WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-78226
02/24/26

EXHIBIT "A"
LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 4 OF 4

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-06-701-001

EXHIBIT "B"

EXPLANATION: THIS THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 TOGETHER WITH BLM GRANT N-75757A RECORDED PER OR:20040618:01781 ON PARCEL 13 OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6, SOUTH 00°25'04" WEST, 81.03 FEET;

THENCE DEPARTING THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6, NORTH 89°34'56" WEST, 51.50 FEET TO THE **POINT OF BEGINNING** ON THE WESTERLY RIGHT-OF-WAY LINE OF N SKYE CANYON PARK DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID N SKYE CANYON PARK DRIVE, THE FOLLOWING FIFTEEN (15) COURSES:

1) SOUTH 00°25'04" WEST, 30.00 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 4.45 FEET;

3) THENCE SOUTH 10°37'32" WEST, 51.96 FEET;

4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 4.45 FEET;

5) THENCE SOUTH 00°25'04" WEST, 80.00 FEET;

PRJ-78226
02/24/20

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5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 7.47 FEET;

7) THENCE SOUTH 16°41'48" EAST, 26.46 FEET;

8) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 7.47 FEET;

9) THENCE SOUTH 00°25'04" WEST, 70.97 FEET;

10) THENCE SOUTH 01°41'49" WEST, 649.50 FEET;

11) THENCE SOUTH 00°25'04" WEST, 75.78 FEET;

12) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 71°23'14" EAST;

13) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET;

14) THENCE SOUTH 00°25'04" WEST, 148.70 FEET;

15) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 57°46'09", AN ARC LENGTH OF 30.25 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 31°48'47" EAST;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID N SKYE CANYON PARK DRIVE, NORTH 00°25'04" EAST, 1272.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOG CABIN WAY;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOG CABIN WAY, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 89°57'17" EAST, 8.31 FEET;

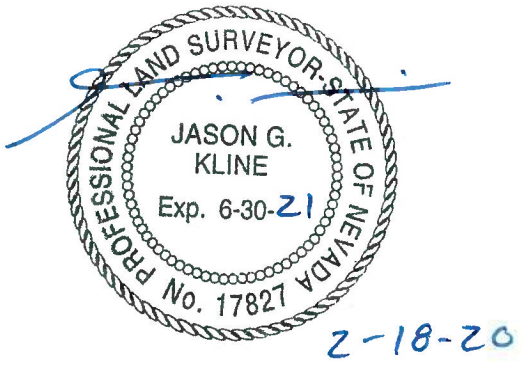
2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°22'21", AN ARC LENGTH OF 47.32 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 36,108 SQUARE FEET, MORE OR LESS.

PRJ-78226
02/24/20

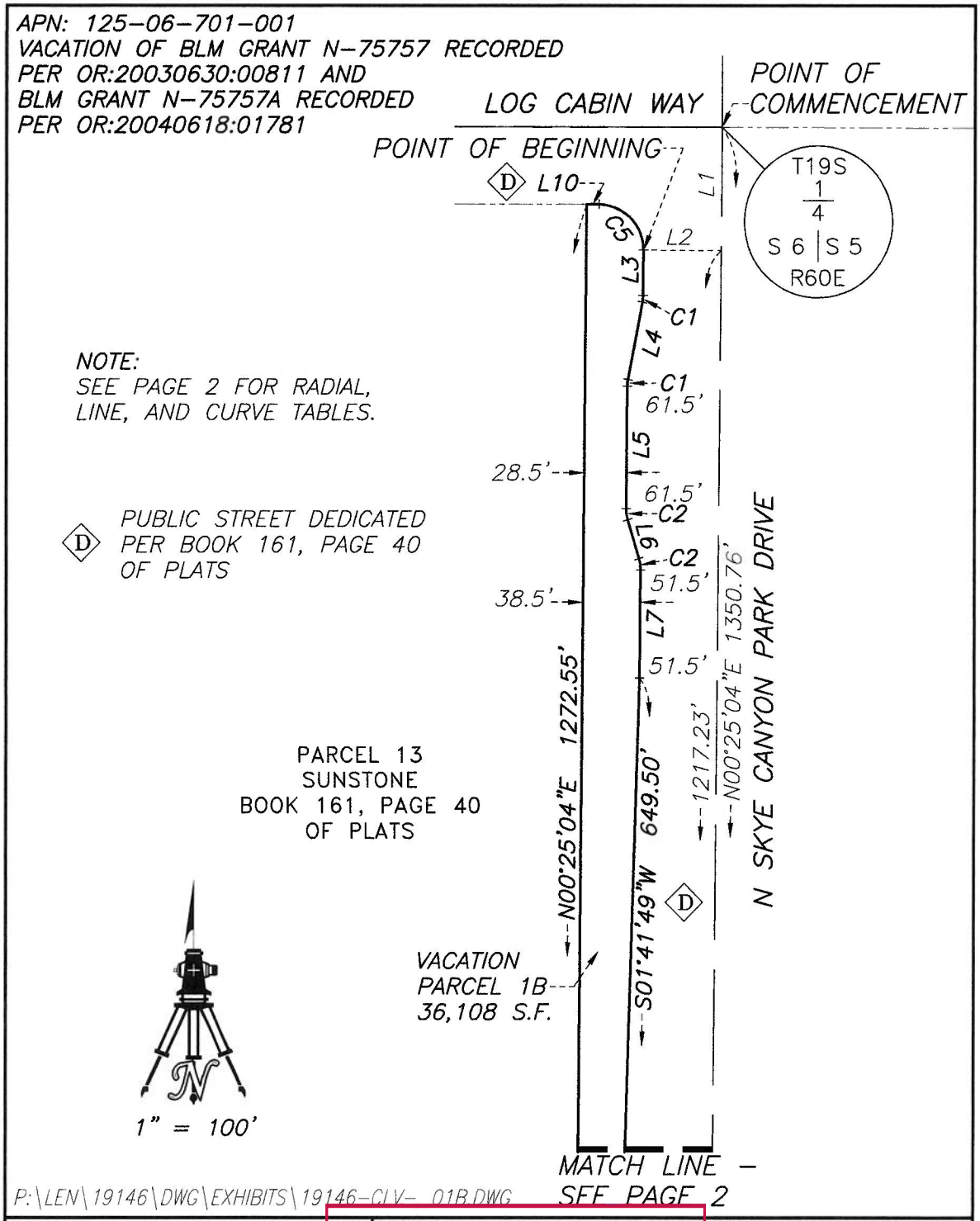
BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



PRJ-78226
02/24/20

APN: 125-06-701-001
VACATION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 AND BLM GRANT N-75757A RECORDED PER OR:20040618:01781



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WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 1 OF 2

PRJ-78226
02/24/20

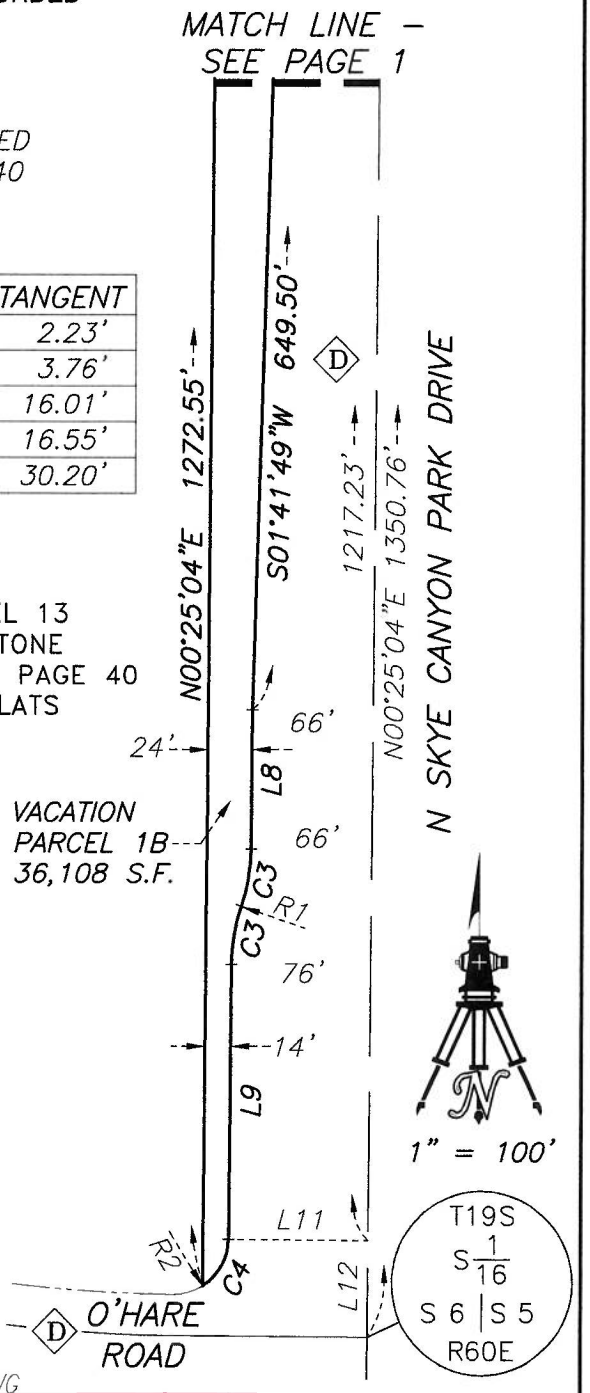
APN: 125-06-701-001
VACATION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 AND BLM GRANT N-75757A RECORDED PER OR:20040618:01781

(D) PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	10°12'28"	25.00'	4.45'	2.23'
C2	17°06'52"	25.00'	7.47'	3.76'
C3	18°11'42"	100.00'	31.76'	16.01'
C4	57°46'09"	30.00'	30.25'	16.55'
C5	90°22'21"	30.00'	47.32'	30.20'

RADIAL	BEARING
R1	S71°23'14"E
R2	S31°48'47"E

LINE	BEARING	DISTANCE
L1	S00°25'04"W	81.03'
L2	N89°34'56"W	51.50'
L3	S00°25'04"W	30.00'
L4	S10°37'32"W	51.96'
L5	S00°25'04"W	80.00'
L6	S16°41'48"E	26.46'
L7	S00°25'04"W	70.97'
L8	S00°25'04"W	75.78'
L9	S00°25'04"W	148.70'
L10	S89°57'17"E	8.31'
L11	S89°34'56"E	76.00'
L12	N00°25'04"E	52.50'



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WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 2 OF 2

PRJ-78226
02/24/20

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-06-701-001

EXHIBIT "C"

EXPLANATION: THIS THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 TOGETHER WITH BLM GRANT N-75757A RECORDED PER OR:20040618:01781 ON PARCELS 16, 17, AND COMMON ELEMENT "C" OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6, SOUTH 00°25'04" WEST, 52.50 FEET;

THENCE DEPARTING THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6, NORTH 89°34'56" WEST, 66.00 FEET TO THE **POINT OF BEGINNING** ON THE WESTERLY RIGHT-OF-WAY LINE OF N SKYE CANYON PARK DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID N SKYE CANYON PARK DRIVE, THE FOLLOWING THIRTEEN (13) COURSES:

1) SOUTH 00°25'04" WEST, 30.00 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 4.45 FEET;

3) THENCE SOUTH 10°37'32" WEST, 51.96 FEET;

4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 4.45 FEET;

PRJ-78226
02/24/20

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5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

5) THENCE SOUTH 00°25'04" WEST, 80.00 FEET;

6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 7.47 FEET;

7) THENCE SOUTH 16°41'48" EAST, 26.46 FEET;

8) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 7.47 FEET;

9) THENCE SOUTH 00°25'04" WEST, 798.31 FEET;

10) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 25°10'36", AN ARC LENGTH OF 43.94 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 64°24'20" EAST;

11) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25°10'36", AN ARC LENGTH OF 43.94 FEET;

12) THENCE SOUTH 00°25'04" WEST, 155.00 FEET;

13) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°55'42", AN ARC LENGTH OF 39.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF IRON MOUNTAIN ROAD;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID IRON MOUNTAIN ROAD THE FOLLOWING SIX (6) COURSES:

1) NORTH 89°39'14" WEST, 290.43 FEET;

2) THENCE SOUTH 87°29'01" WEST, 200.25 FEET;

3) THENCE NORTH 89°39'14" WEST, 686.10 FEET;

4) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 10°23'20", AN ARC LENGTH OF 18.13 FEET;

5) THENCE NORTH 79°15'54" WEST, 40.91 FEET;

PRJ-78226
02/24/20

6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 35°18'28", AN ARC LENGTH OF 36.97 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 24°34'22" WEST;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID IRON MOUNTAIN ROAD, NORTH 00°42'30" EAST, 20.59 FEET;

THENCE SOUTH 89°39'14" EAST, 1290.76 FEET;

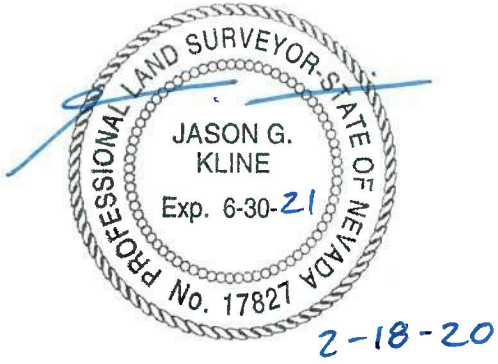
THENCE NORTH 00°25'04" EAST, 1287.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF O'HARE ROAD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID O'HARE ROAD, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 11°57'17" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78°27'47", AN ARC LENGTH OF 41.08 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 53,058 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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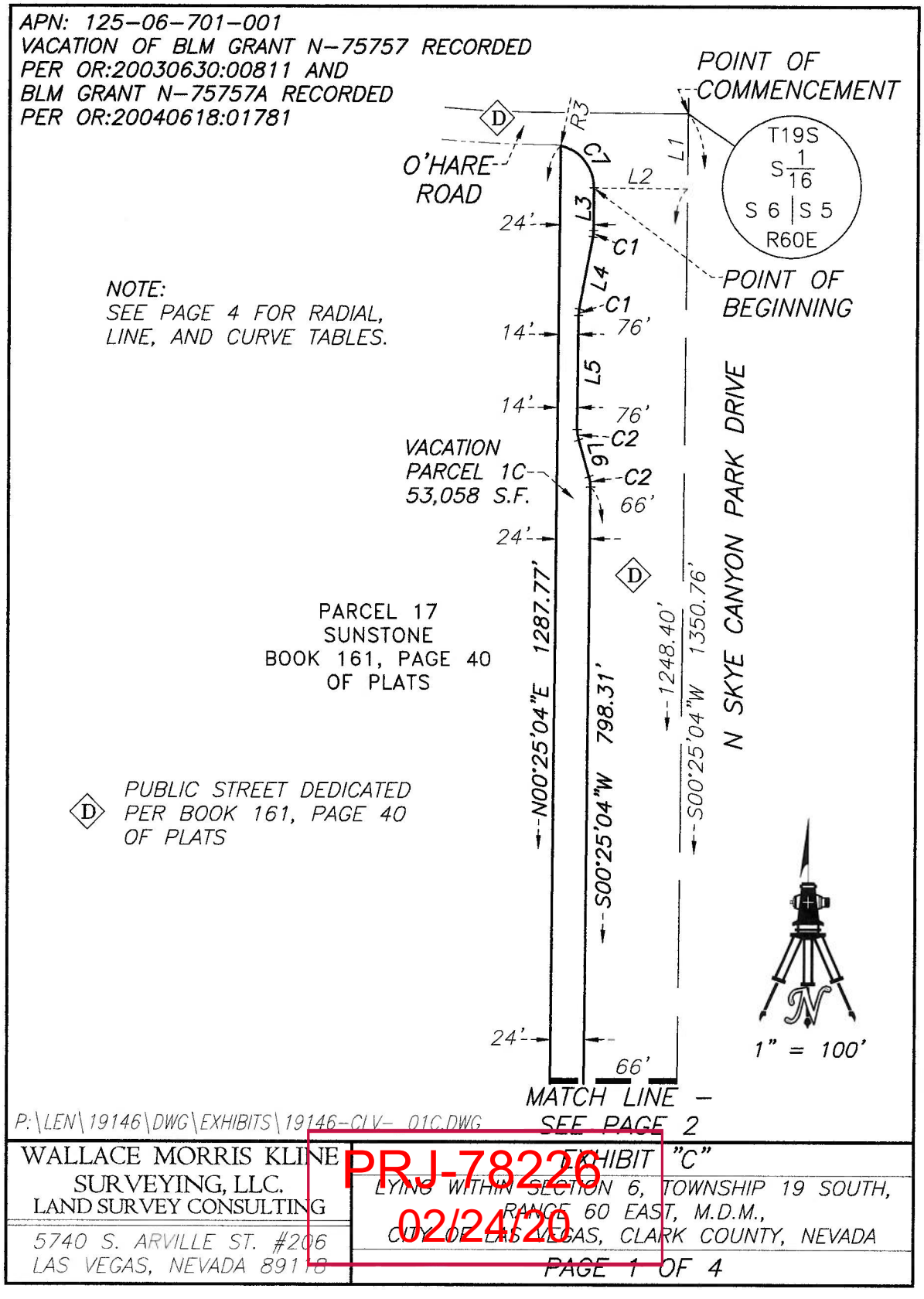

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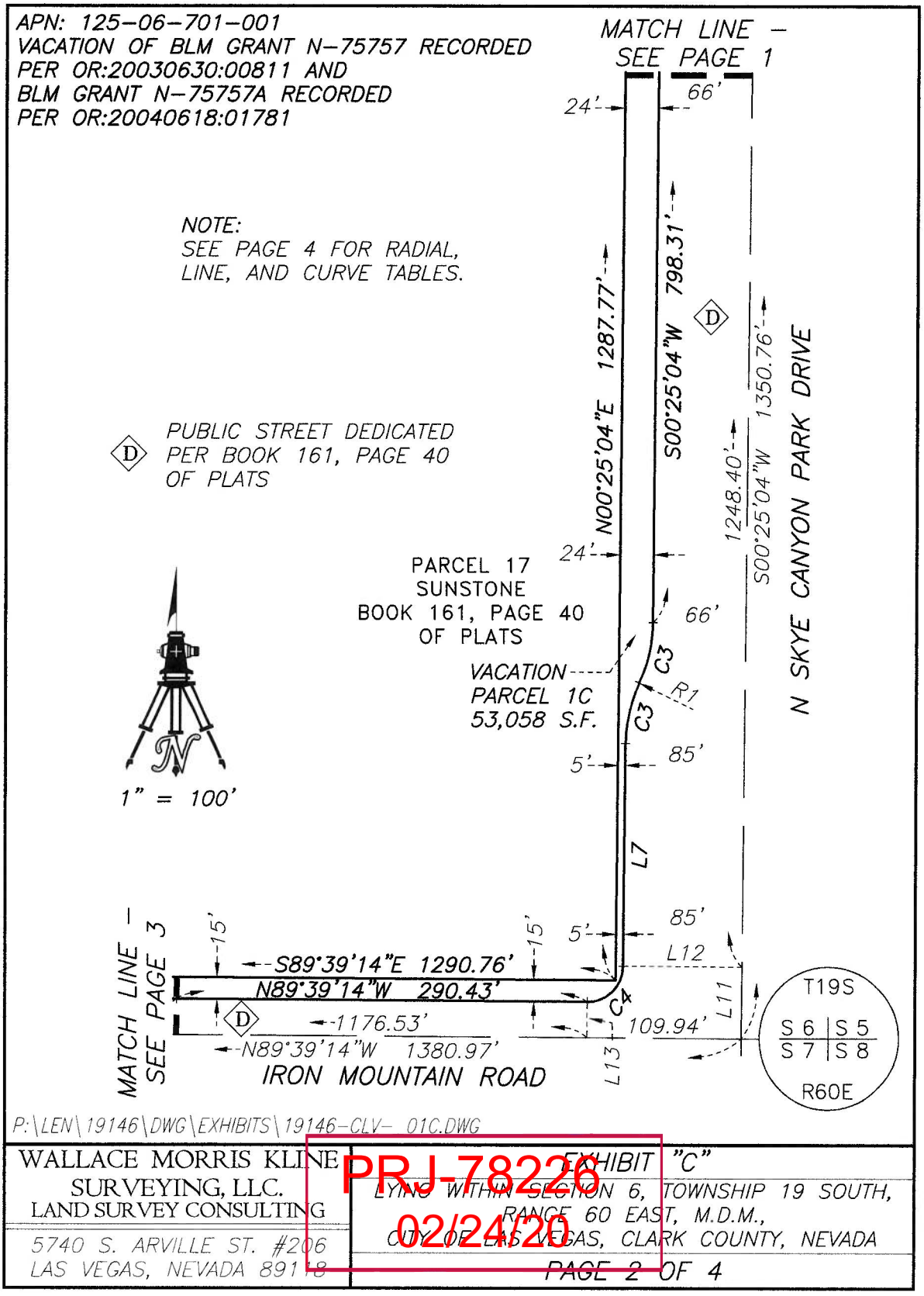

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LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "C"
LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 2 OF 4

PRJ-78226
02/24/20

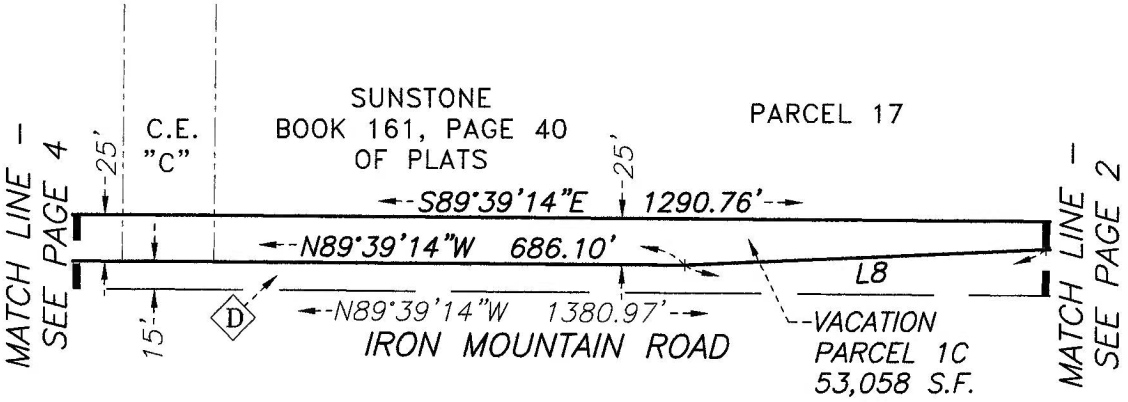
APN: 125-06-701-001
VACATION OF BLM GRANT N-75757 RECORDED
PER OR:20030630:00811 AND
BLM GRANT N-75757A RECORDED
PER OR:20040618:01781

NOTE:
SEE PAGE 4 FOR RADIAL, LINE, AND CURVE TABLES.



1" = 100'

(D) PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "C" LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 3 OF 4

PRJ-78226
02/24/20

APN: 125-06-701-001
VACATION OF BLM GRANT N-75757 RECORDED
PER OR:20030630:00811 AND
BLM GRANT N-75757A RECORDED
PER OR:20040618:01781

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	10°12'28"	25.00'	4.45'	2.23'
C2	17°06'52"	25.00'	7.47'	3.76'
C3	25°10'36"	100.00'	43.94'	22.33'
C4	89°55'42"	25.00'	39.24'	24.97'
C5	10°23'20"	100.00'	18.13'	9.09'
C6	35°18'28"	60.00'	36.97'	19.10'
C7	78°27'47"	30.00'	41.08'	24.49'



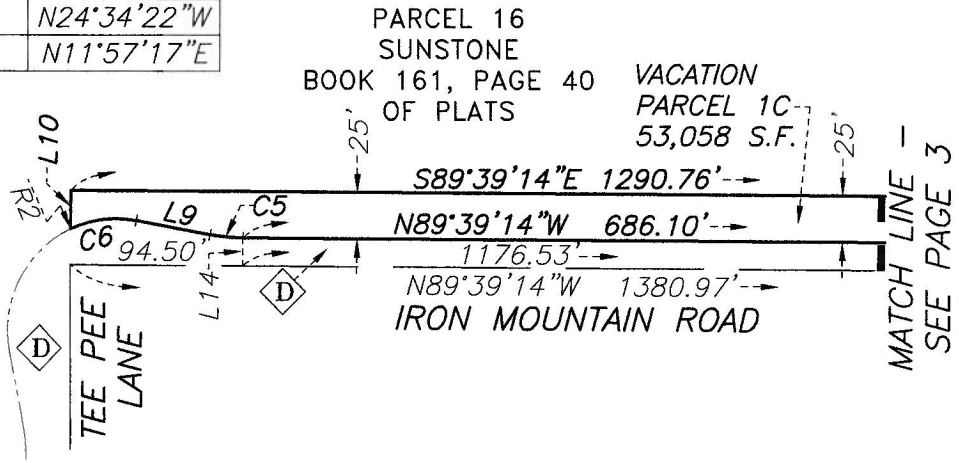
1" = 100'

LINE	BEARING	DISTANCE
L1	S00°25'04"W	52.50'
L2	N89°34'56"W	66.00'
L3	S00°25'04"W	30.00'
L4	S10°37'32"W	51.96'
L5	S00°25'04"W	80.00'
L6	S16°41'48"E	26.46'
L7	S00°25'04"W	155.00'

LINE	BEARING	DISTANCE
L8	S87°29'01"W	200.25'
L9	N79°15'54"W	40.91'
L10	N00°42'30"E	20.59'
L11	S00°25'04"W	49.86'
L12	N89°34'56"W	85.00'
L13	N00°20'46"E	25.00'
L14	N00°20'46"E	15.00'

RADIAL	BEARING
R1	S64°24'20"E
R2	N24°34'22"W
R3	N11°57'17"E

(D) PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS



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LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "C"
LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 4 OF 4

PRJ-78226
02/24/20

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-06-701-001

EXHIBIT "D"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF BLM GRANT N-76109 RECORDED PER OR:20030909:02351 ON PARCEL 17 OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 6, NORTH 00°25'04" EAST, 56.50 FEET;

THENCE DEPARTING THE EASTERLY LINE OF SAID SECTION 6, NORTH 89°34'56" WEST, 85.00 FEET TO THE **POINT OF BEGINNING** ON THE WESTERLY RIGHT-OF-WAY LINE OF N SKYE CANYON PARK DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID N SKYE CANYON PARK DRIVE, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°25'04" WEST, 6.63 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 23°30'23", AN ARC LENGTH OF 10.26 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 66°04'33" EAST;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID N SKYE CANYON PARK DRIVE, NORTH 89°39'14" WEST, 36.86 FEET TO A POINT OF CUSP;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 00°20'46" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 46°09'59", AN ARC LENGTH OF 43.51 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 193 SQUARE FEET, MORE OR LESS.

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02/24/20

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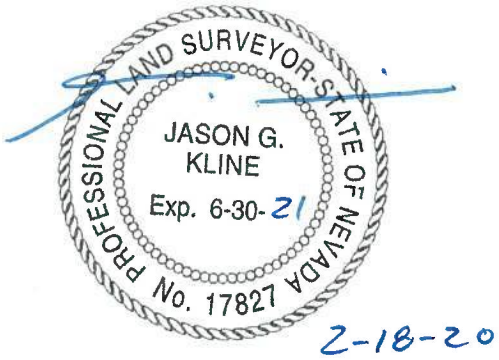
BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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PRJ-78226
02/24/20

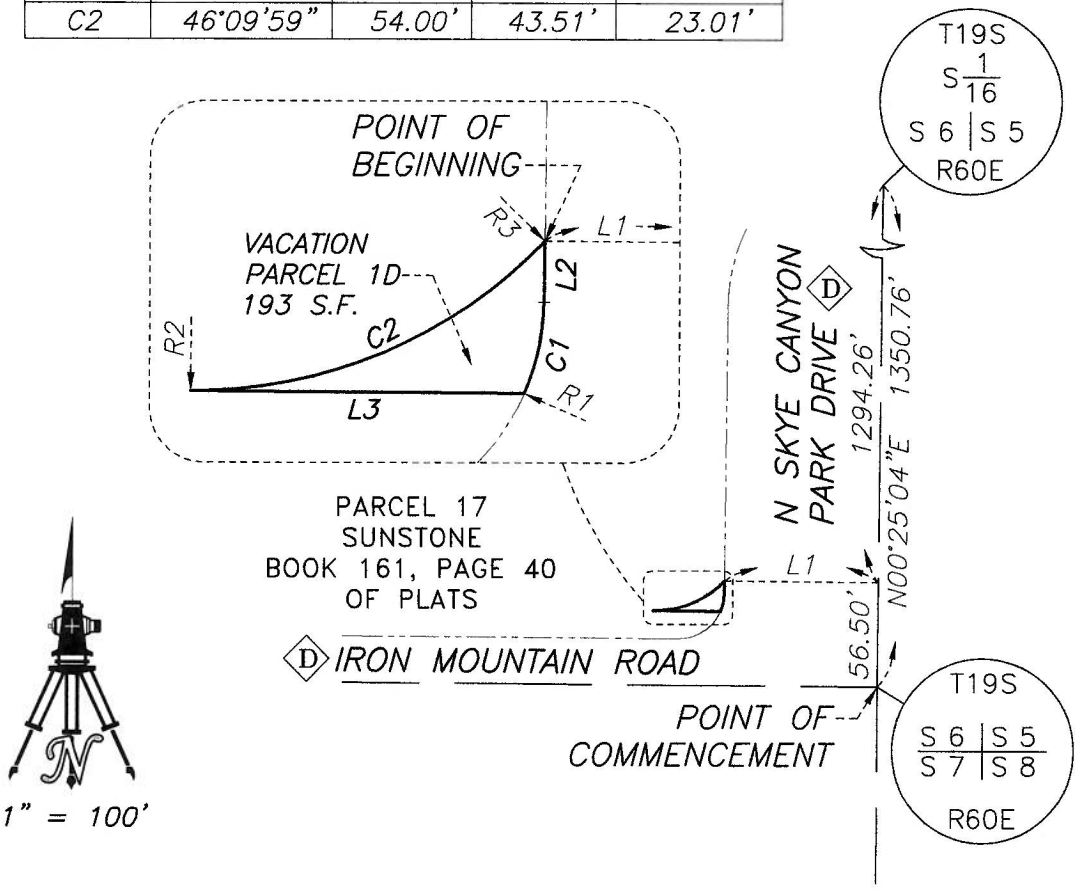
APN: 125-06-701-001
VACATION OF BLM GRANT N-76109
RECORDED PER OR:20030909:02351

(D) PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

LINE	BEARING	DISTANCE
L1	N89°34'56"W	85.00'
L2	S00°25'04"W	6.63'
L3	N89°39'14"W	36.86'

RADIAL	BEARING
R1	S66°04'33"E
R2	S00°20'46"W
R3	S45°49'13"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	23°30'23"	25.00'	10.26'	5.20'
C2	46°09'59"	54.00'	43.51'	23.01'



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02/24/20

EXHIBIT "D"
LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 1 OF 1

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-07-501-005

EXHIBIT "E"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF BLM GRANT N-76109 RECORDED PER OR:20030909:02351 ON PARCEL 16 OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6 OF SAID SECTION 7;

THENCE ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 6, SOUTH 00°18'39" EAST, 670.65 FEET;

THENCE DEPARTING THE EASTERLY LINE OF SAID GOVERNMENT LOT 6, SOUTH 89°41'21" WEST, 25.00 FEET TO THE **POINT OF BEGINNING** ON THE WESTERLY RIGHT-OF-WAY LINE OF TEE PEE LANE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID TEE PEE LANE, THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 00°18'39" EAST, 577.56 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°23'20", AN ARC LENGTH OF 18.13 FEET;

3) THENCE SOUTH 10°04'41" WEST, 40.91 FEET;

4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 34°11'53", AN ARC LENGTH OF 35.81 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 65°52'48" WEST;

PRJ-78226
02/24/20

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THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID TEE PEE LANE, NORTH 89°29'45" WEST, 20.11 FEET;

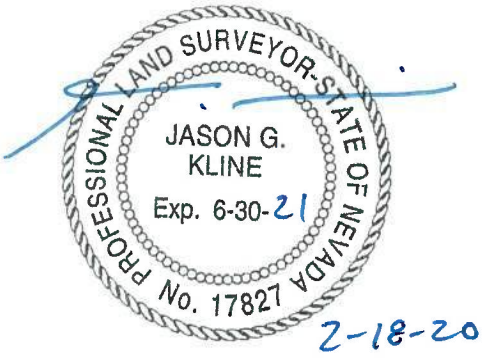
THENCE NORTH 00°18'39" WEST, 670.90 FEET;

THENCE SOUTH 89°34'31" EAST, 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 16,241 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827

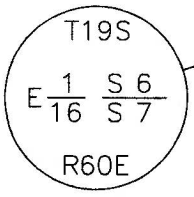


PRJ-78226
02/24/20

APN: 125-07-501-005
VACATION OF BLM GRANT N-76109
RECORDED PER OR:20030909:02351



1" = 100'



POINT OF COMMENCEMENT

670.65'

POINT OF BEGINNING

L4 L1

PARCEL 16
SUNSTONE
BOOK 161, PAGE 40
OF PLATS

N00°18'39"W 670.90'
S00°18'39"E 577.56'
671.30'
S00°18'39"E 1341.95'

TEE PEE LANE

NOTE:
SEE PAGE 2 FOR RADIAL, LINE, AND CURVE TABLES.

VACATION PARCEL 1E
16,241 S.F.

D

MATCH LINE - SEE PAGE 2

D PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

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LAS VEGAS, NEVADA 89118

PRJ-78226
02/24/20

EXHIBIT "E"
LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 1 OF 2

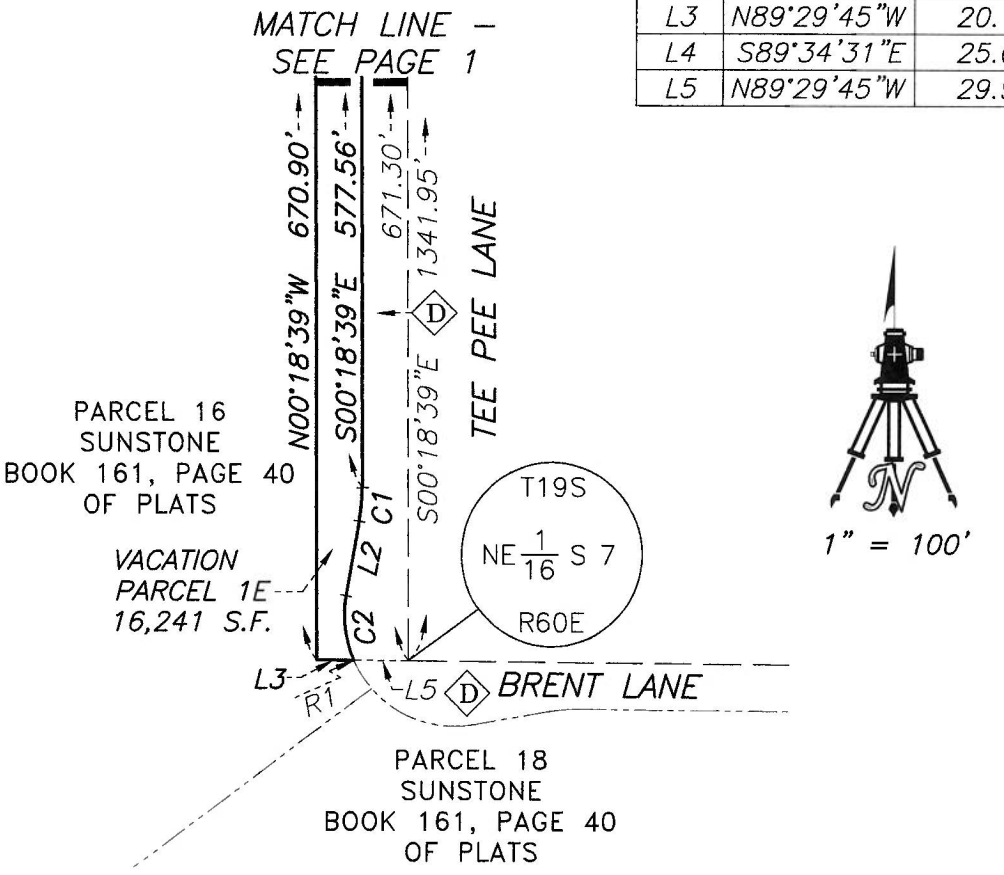
APN: 125-07-501-005
VACATION OF BLM GRANT N-76109
RECORDED PER OR:20030909:02351

RADIAL	BEARING
R1	S65°52'48"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	10°23'20"	100.00'	18.13'	9.09'
C2	34°11'53"	60.00'	35.81'	18.46'

(D) PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

LINE	BEARING	DISTANCE
L1	S89°41'21"W	25.00'
L2	S10°04'41"W	40.91'
L3	N89°29'45"W	20.11'
L4	S89°34'31"E	25.00'
L5	N89°29'45"W	29.90'



1" = 100'

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LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "E"
LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 2 OF 2

PRJ-78226
02/24/20

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-07-602-001 AND 005

EXHIBIT "F"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF A DRAINAGE EASEMENT WITH RIGHT OF INGRESS AND EGRESS RECORDED PER OR:200160518:03874 ON PARCELS 16 AND 18 OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7;

THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7, NORTH 89°29'45" WEST, 387.93 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7, SOUTH 00°30'15" WEST, 25.00 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRENT LANE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRENT LANE, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 00°30'15" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 18°41'57" EAST;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRENT LANE, NORTH 89°29'45" WEST, 847.07 FEET;

THENCE SOUTH 00°30'15" WEST, 209.18 FEET;

THENCE NORTH 89°29'45" WEST, 203.73 FEET;

THENCE NORTH 55°44'53" WEST, 36.41 FEET;

THENCE NORTH 00°30'15" EAST, 188.96 FEET;

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02/24/20

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THENCE SOUTH 89°29'45" EAST, 67.17 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF BRENT LANE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRENT LANE, THE FOLLOWING TWO (2) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 24°03'39" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 33°56'43", AN ARC LENGTH OF 35.55 FEET;

2) THENCE NORTH 80°06'56" EAST, 22.27 FEET;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRENT LANE, SOUTH 89°29'45" EAST, 68.62 FEET;

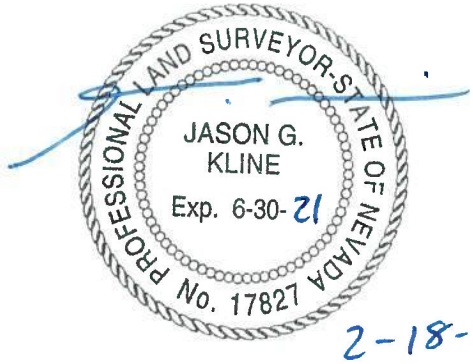
THENCE NORTH 00°30'15" EAST, 5.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRENT LANE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRENT LANE, SOUTH 89°29'45" EAST, 857.34 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 52,859 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



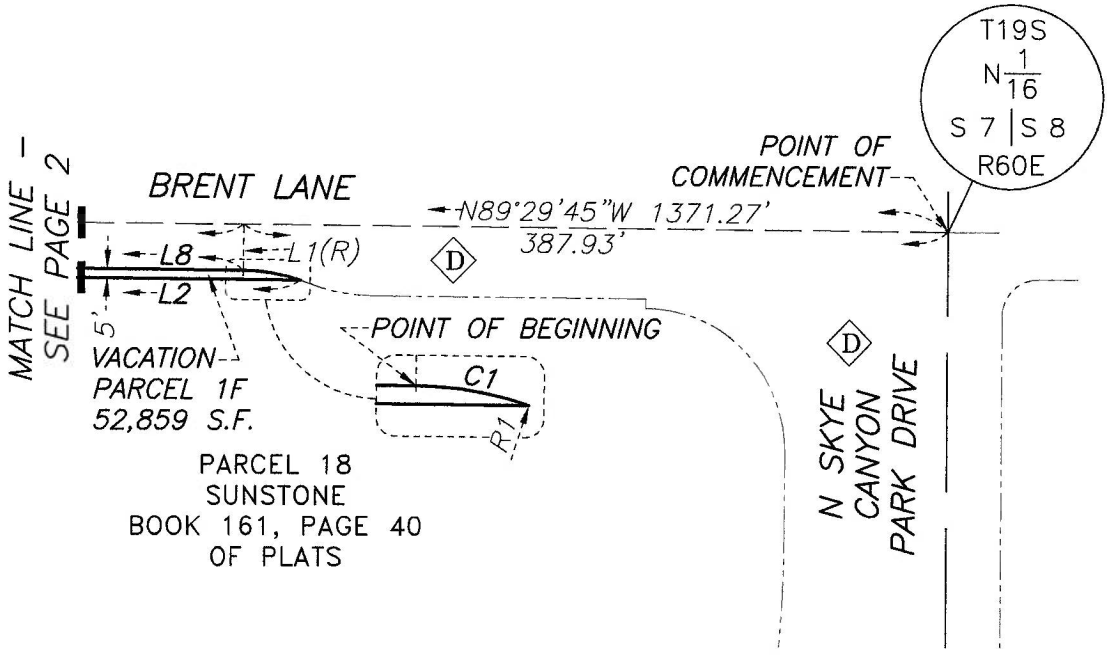
2-18-20

PRJ-78226
02/24/20

APN: 125-07-602-001 AND 005
VACATION OF DRAINAGE EASEMENT
RECORDED PER OR:20160518:03874

NOTE:
SEE PAGE 3 FOR RADIAL, LINE, AND CURVE TABLES.

1" = 100'



D PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "F" LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 3

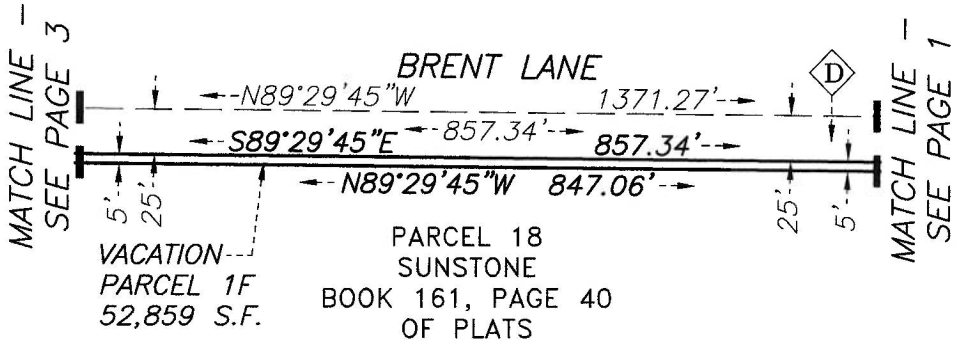
PRJ-78226
02/24/20

APN: 125-07-602-001 AND 005
VACATION OF DRAINAGE EASEMENT
RECORDED PER OR:20160518:03874

NOTE:
SEE PAGE 3 FOR RADIAL, LINE, AND CURVE TABLES.



1" = 100'



D PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

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WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "F"
LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 2 OF 3

PRJ-78226
02/24/20

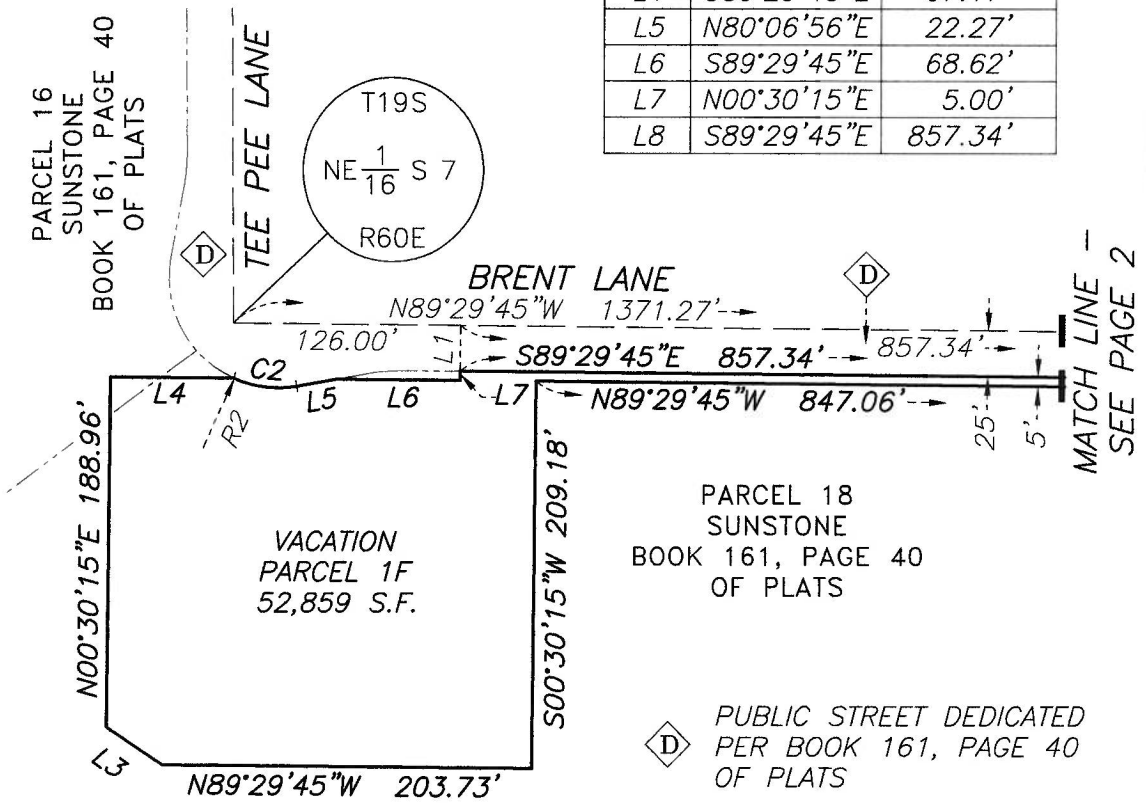
APN: 125-07-602-001 AND 005
VACATION OF DRAINAGE EASEMENT
RECORDED PER OR:20160518:03874

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	18°11'42"	100.00'	31.76'	16.01'
C2	33°56'43"	60.00'	35.55'	18.31'

RADIAL	BEARING
R1	N18°41'57"E
R2	S24°03'39"W

LINE	BEARING	DISTANCE
L1	S00°30'15"W	25.00'
L2	N89°29'45"W	847.06'
L3	N55°44'53"W	36.41'
L4	S89°29'45"E	67.17'
L5	N80°06'56"E	22.27'
L6	S89°29'45"E	68.62'
L7	N00°30'15"E	5.00'
L8	S89°29'45"E	857.34'

1" = 100'



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "F"
LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 3 OF 3

PRJ-78226
02/24/20

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-07-602-001 AND 005

EXHIBIT "G"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 ON PARCELS 16 AND 18 OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7, SOUTH 00°06'14" WEST, 119.83 FEET;

THENCE DEPARTING THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7, NORTH 89°53'46" WEST, 89.81 FEET TO THE **POINT OF BEGINNING** ON THE WESTERLY RIGHT-OF-WAY LINE OF N SKYE CANYON PARK DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID N SKYE CANYON PARK DRIVE, THE FOLLOWING SIX (6) COURSES:

1) SOUTH 00°06'19" WEST, 42.31 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 747.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 19°49'09", AN ARC LENGTH OF 258.39 FEET;

3) THENCE SOUTH 19°55'28" WEST, 58.69 FEET;

4) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 931.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 13°08'08", AN ARC LENGTH OF 213.44 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 56°56'24" EAST;

PRJ-78226
02/24/20

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5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

5) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 61°38'35", AN ARC LENGTH OF 58.10 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 04°42'11" WEST;

6) THENCE SOUTH 28°46'40" WEST, 3.20 FEET;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF N SKYE CANYON PARK DRIVE, NORTH 70°35'38" WEST, 722.68 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1961.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 22°11'42", AN ARC LENGTH OF 759.84 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 41°36'04" EAST;

THENCE NORTH 36°36'24" WEST, 99.18 FEET;

THENCE SOUTH 89°29'45" EAST, 291.30 FEET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRENT LANE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRENT LANE, THE FOLLOWING NINE (9) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 65°52'48" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 75°45'52", AN ARC LENGTH OF 79.34 FEET;

2) THENCE NORTH 80°06'56" EAST, 40.91 FEET;

3) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 10°23'20", AN ARC LENGTH OF 18.13 FEET;

4) THENCE SOUTH 89°29'45" EAST, 889.59 FEET;

5) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 20°46'19", AN ARC LENGTH OF 36.25 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 21°16'34" EAST;

6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20°46'19", AN ARC LENGTH OF 36.25 FEET;

7) THENCE SOUTH 89°29'45" EAST, 150.04 FEET;

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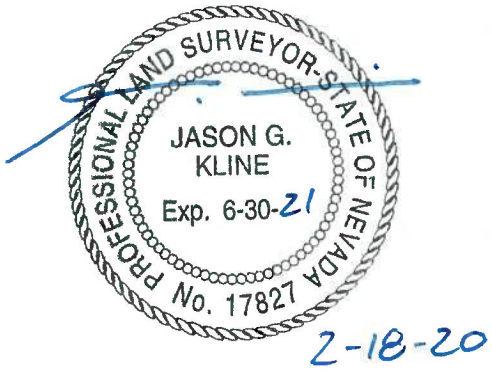
8) THENCE SOUTH 00°30'15" WEST, 5.00 FEET;

9) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 00°30'15" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 78.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°36'04", AN ARC LENGTH OF 121.98 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 15.18 ACRES, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827

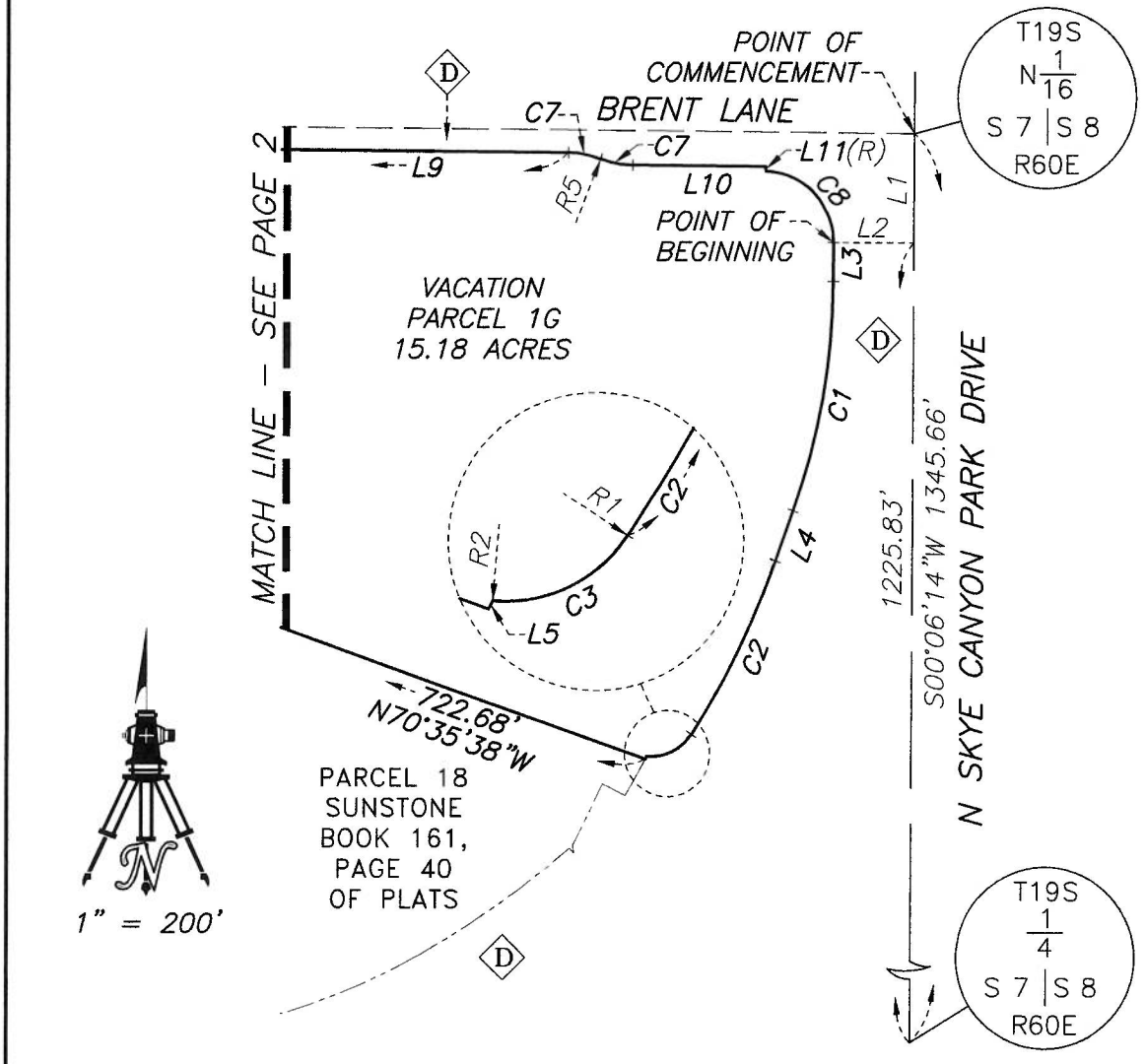


PRJ-78226
02/24/20

APN: 125-07-602-001 AND 005
VACATION OF BLM GRANT N-75757
RECORDED PER OR:20030630:00811

Ⓓ PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

NOTE:
SEE PAGE 3 FOR RADIAL, LINE, AND CURVE TABLES.



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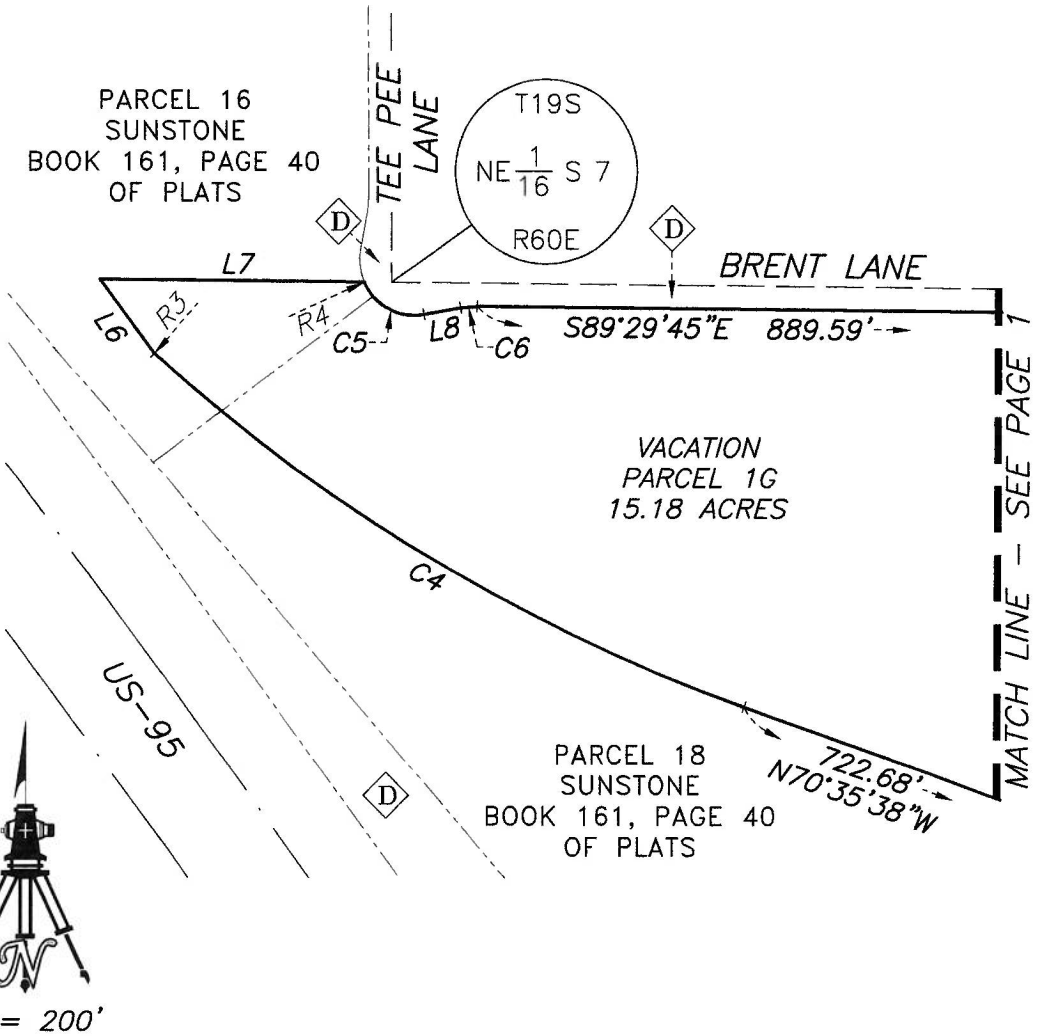
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "G" LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 3

PRJ-78226
02/24/20

APN: 125-07-602-001 AND 005
VACATION OF BLM GRANT N-75757
RECORDED PER OR:20030630:00811

Ⓓ PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

NOTE:
SEE PAGE 3 FOR RADIAL, LINE, AND CURVE TABLES.



1" = 200'

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "G" LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 2 OF 3

PRJ-78226
02/24/26

APN: 125-07-602-001 AND 005
VACATION OF BLM GRANT N-75757
RECORDED PER OR:20030630:00811

RADIAL	BEARING
R1	S56°56'24"E
R2	S04°42'11"W
R3	S41°36'04"W
R4	S65°52'48"W
R5	N21°16'34"E

LINE	BEARING	DISTANCE
L1	S00°06'14"W	119.83'
L2	N89°53'46"W	89.81'
L3	S00°06'19"W	42.31'
L4	S19°55'28"W	58.69'
L5	S28°46'40"W	3.20'
L6	N36°36'24"W	99.18'
L7	S89°29'45"E	291.30'
L8	N80°06'56"E	40.91'
L9	S89°29'45"E	889.59'
L10	S89°29'45"E	150.04'
L11	S00°30'15"W	5.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	19°49'09"	747.00'	258.39'	130.50'
C2	13°08'08"	931.00'	213.44'	107.19'
C3	61°38'35"	54.00'	58.10'	32.22'
C4	22°11'42"	1961.50'	759.84'	384.74'
C5	75°45'52"	60.00'	79.34'	46.68'
C6	10°23'20"	100.00'	18.13'	9.09'
C7	20°46'19"	100.00'	36.25'	18.33'
C8	89°36'04"	78.00'	121.98'	77.46'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-78226
02/24/20

EXHIBIT "G"
LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 3 OF 3

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-07-602-005

EXHIBIT "H"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 ON PARCEL 19 OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°06'14" WEST, 429.73 FEET THE **POINT OF BEGINNING**;

2) THENCE SOUTH 00°06'14" WEST, 615.77 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 19;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 19, THE FOLLOWING FOUR (4) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 71°05'47" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 645.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24°00'04", AN ARC LENGTH OF 270.19 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 47°05'44" EAST;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 74°35'16", AN ARC LENGTH OF 70.30 FEET;

3) THENCE NORTH 31°41'00" EAST, 43.53 FEET;

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02/24/20

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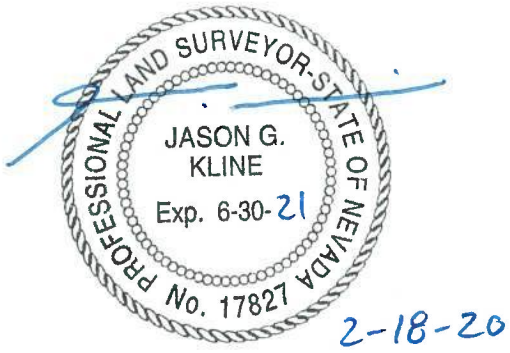
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1066.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 16°39'15", AN ARC LENGTH OF 309.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 42,974 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



PRJ-78226
02/24/20

APN: 125-07-602-005
VACATION OF BLM GRANT N-75757
RECORDED PER OR:20030630:00811

Ⓓ PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°00'04"	645.00'	270.19'	137.10'
C2	74°35'16"	54.00'	70.30'	41.13'
C3	16°39'15"	1066.00'	309.85'	156.03'

RADIAL	BEARING
R1	N71°05'47"E
R2	N47°05'44"E
R3	S74°58'15"E

LINE	BEARING	DISTANCE
L1	N31°41'00"E	43.53'



1" = 200'

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "H" LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

PRJ-78226
02/24/20

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-07-602-005

EXHIBIT "I"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS VACATIONS IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

THAT PORTION OF BLM GRANT N-75757 RECORDED PER OR:20030630:00811 ON PARCEL 20 OF "SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 7, THE FOLLOWING TWO (2) COURSES:

1) NORTH 89°20'43" WEST, 48.29 FEET TO THE **POINT OF BEGINNING**;

2) THENCE NORTH 89°20'43" WEST, 617.70 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 20;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID PARCEL 20, THE FOLLOWING NINE (9) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 77°20'17" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 85.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 82°42'06", AN ARC LENGTH OF 122.69 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 19°57'37" WEST;

2) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 920.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 33°06'29", AN ARC LENGTH OF 531.62 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 53°04'06" EAST;

3) THENCE NORTH 47°14'24" WEST, 39.98 FEET;

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02/24/20

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5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

4) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 11°19'49" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 64°28'47", AN ARC LENGTH OF 60.77 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 53°08'58" EAST;

5) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 555.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 29°38'01", AN ARC LENGTH OF 287.05 FEET;

6) THENCE SOUTH 07°13'01" EAST, 121.41 FEET;

7) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 553.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 00°57'00", AN ARC LENGTH OF 9.17 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 83°43'59" EAST;

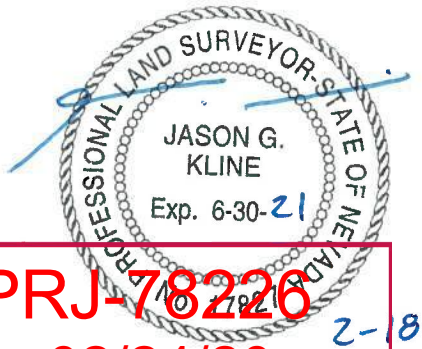
8) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 28°28'28", AN ARC LENGTH OF 24.85 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 67°47'33" EAST;

9) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 07°48'16", AN ARC LENGTH OF 6.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.37 ACRES, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°01'50" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

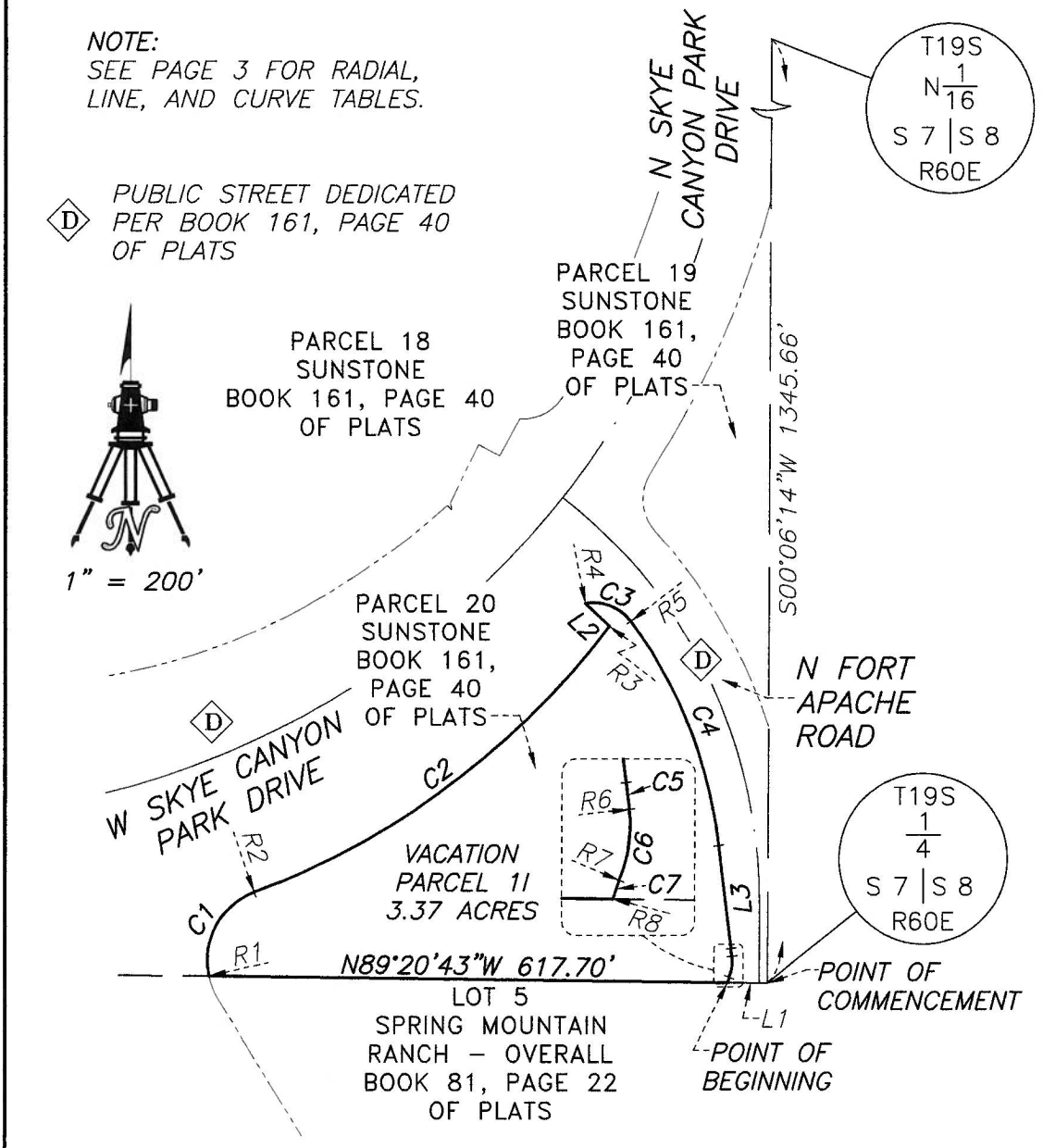
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



PRJ-78226
02/24/20

2-18-20

APN: 125-07-602-005
VACATION OF BLM GRANT N-75757
RECORDED PER OR:20030630:00811



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "I" LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 2

PRJ-78226
02/24/20

APN: 125-07-602-005
VACATION OF A PORTION OF BLM GRANT N-75757
RECORDED PER OR:20030630:00811

RADIAL	BEARING
R1	S77°20'17"W
R2	N19°57'37"W
R3	S53°04'06"E
R4	N11°19'49"W
R5	N53°08'58"E
R6	N83°43'59"E
R7	S67°47'33"E
R8	N75°35'49"W

LINE	BEARING	DISTANCE
L1	N89°20'43"W	48.29'
L2	N47°14'24"W	39.08'
L3	S07°13'01"E	121.41'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	82°42'06"	85.00'	122.69'	74.81'
C2	33°06'29"	920.00'	531.62'	273.46'
C3	64°28'47"	54.00'	60.77'	34.06'
C4	29°38'01"	555.00'	287.05'	146.81'
C5	00°57'00"	553.00'	9.17'	4.58'
C6	28°28'28"	50.00'	24.85'	12.69'
C7	07°48'16"	50.00'	6.81'	3.41'

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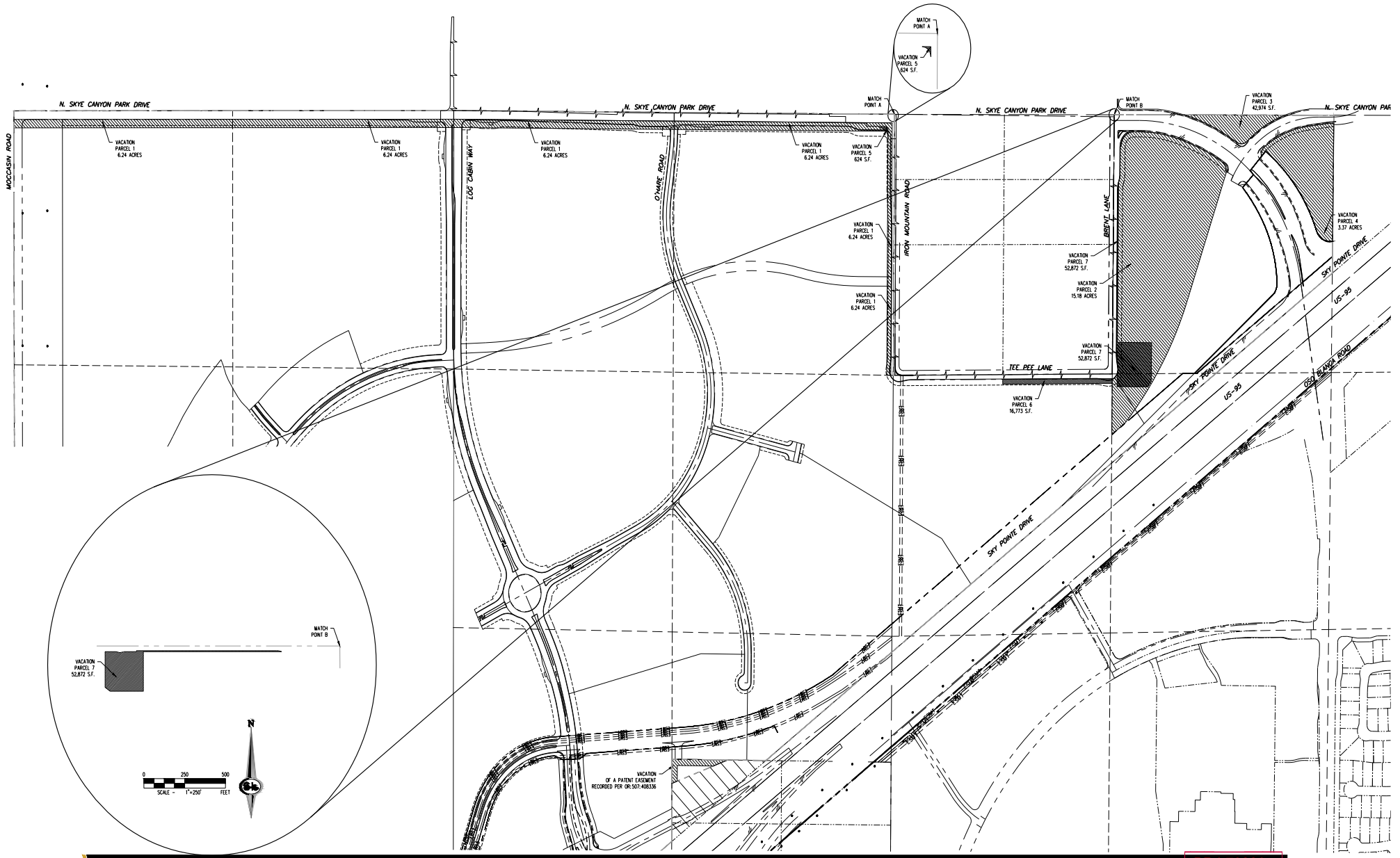
WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-78226
02/24/20

EXHIBIT "I"
LYING WITHIN SECTION 7, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 2 OF 2

EASTLAND LLC
SUNSTONE
VACATION EXHIBIT



SLATER HANIFAN GROUP

PRJ-78226
02/24/20

12/09/2019
PAGE 1 OF 1

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-06-401-006

EXHIBIT "A"

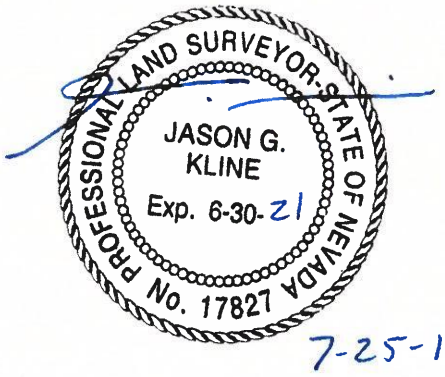
EXPLANATION: THIS DESCRIPTION REPRESENTS A CITY OF LAS VEGAS VACATION IN SUPPORT OF THE "SUNSTONE" PROJECT.

DESCRIPTION

BEING THE NORTH AND EAST 33.00 FEET OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1224835, RECORDED JANUARY 20, 1964, IN BOOK 507 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 408336.

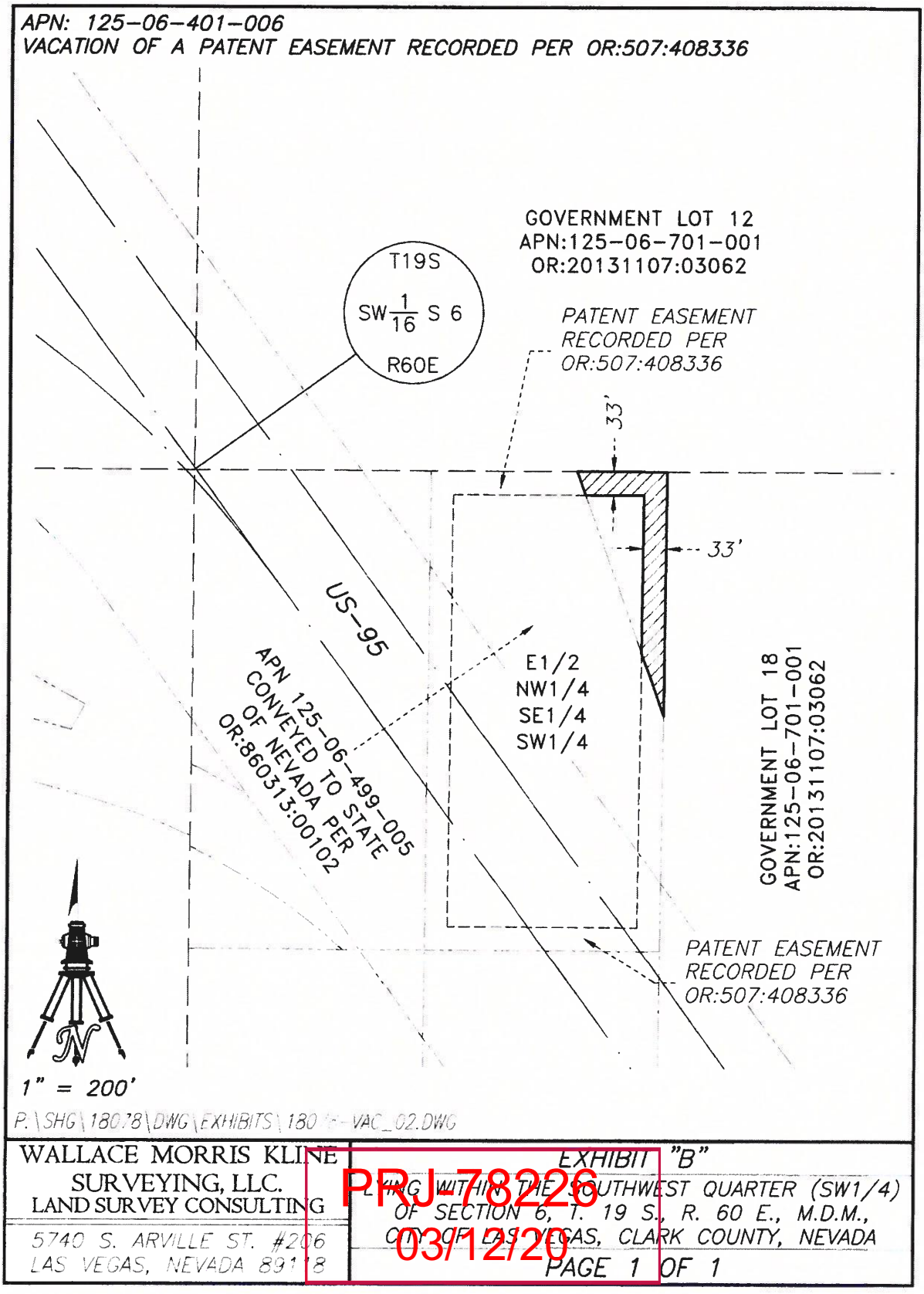
EXCEPTING THEREFROM ALL OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 6, LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED MARCH 13, 1986 IN BOOK 860313 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 00102.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



PRJ-78226
03/12/20

P:\SHG\18078\LEGALS\18078-VAC-02.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph. 702.212.3967 Fx: 702.212.3963



WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 6, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

PRJ-78226
03/12/20



VAC-78428 [PRJ-78226] - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL
NORTH OF WEST SKYE CANYON PARK DRIVE AND WEST OF NORTH SKYE CANYON PARK DRIVE

03/05/2020



VAC-78428 [PRJ-78226] - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL
NORTH OF WEST SKYE CANYON PARK DRIVE AND WEST OF NORTH SKYE CANYON PARK DRIVE

03/05/2020



VAC-78428 [PRJ-78226] - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL
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03/05/2020



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03/05/2020



VAC-78428 [PRJ-78226] - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL
NORTH OF WEST SKYE CANYON PARK DRIVE AND WEST OF NORTH SKYE CANYON PARK DRIVE

03/05/2020



VAC-78428 [PRJ-78226] - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL
NORTH OF WEST SKYE CANYON PARK DRIVE AND WEST OF NORTH SKYE CANYON PARK DRIVE

03/05/2020



VAC-78428 [PRJ-78226] - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL
NORTH OF WEST SKYE CANYON PARK DRIVE AND WEST OF NORTH SKYE CANYON PARK DRIVE

03/05/2020

EST1913.000

March 22, 2019

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

RE: Sunstone APN#'s 125-06-401-006, 125-06-501-001, 125-06-701-001, 125-07-501-005, 125-07-602-001 & 125-07-602-005 – Justification Letter for Vacation of Right of Way, Vacation of BLM Grants, and Vacation of Government Patent Easements.

To whom it may concern:

Slater Hanifan Group, on behalf of our client, SC Eastland Co. LLC. respectfully submit this justification letter for a vacation of right of way. These parcels are located within the Sunstone Master Planned Community northeast of the US 95, south of Moccasin Road, and West of Skye Canyon Park Drive.

Vacation of Right of Way, Grants, and Patent Easements

This request is to vacate existing right of way, BLM grants, and government patent easements as shown on the two attached legal descriptions and exhibits. This right of way is currently no longer needed as shown on the Master Streets and Highways Plan and the approved Sunstone Master Traffic Study Update. The vacation of this right of way will facilitate the development of these areas in the master plan per the current land use plan.

We appreciate all the assistance we have received from the city regarding these applications and look forward to completing a successful community.

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

Sincerely,
Slater Hanifan Group

Josh Johnson, P.E. LEED AP ENV SP
Senior Project Manager

PRJ-78226
02/24/20

Slater Hanifan Group, Inc. | 5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | www.shg-inc.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: VAC-78428 [PRJ-78226] – VACATION

SUBJECT: APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***MAY 20, 2020 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 ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@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 19, 2020.***

DocuSigned by:
David Cornoyer
C500637095C4490...

Signature

5/14/2020

Date

David Cornoyer

Please Print Name

Eastland LLC

Company Name

Sincerely,

Robert Summerfield, AICP
Planning Director
Department of Planning

Submitted after final agenda
Date 5/18/20 Item 41

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
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: VAC-78428 [PRJ-78226] - VACATION

SUBJECT: APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 14, 2020*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 13, 2020.***

Signature

4/9/2020
Date

Efraim Balizan (Sunstone Project Manager)
Please Print Name

Lennar
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/8/20 Item **Item 20**

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
42

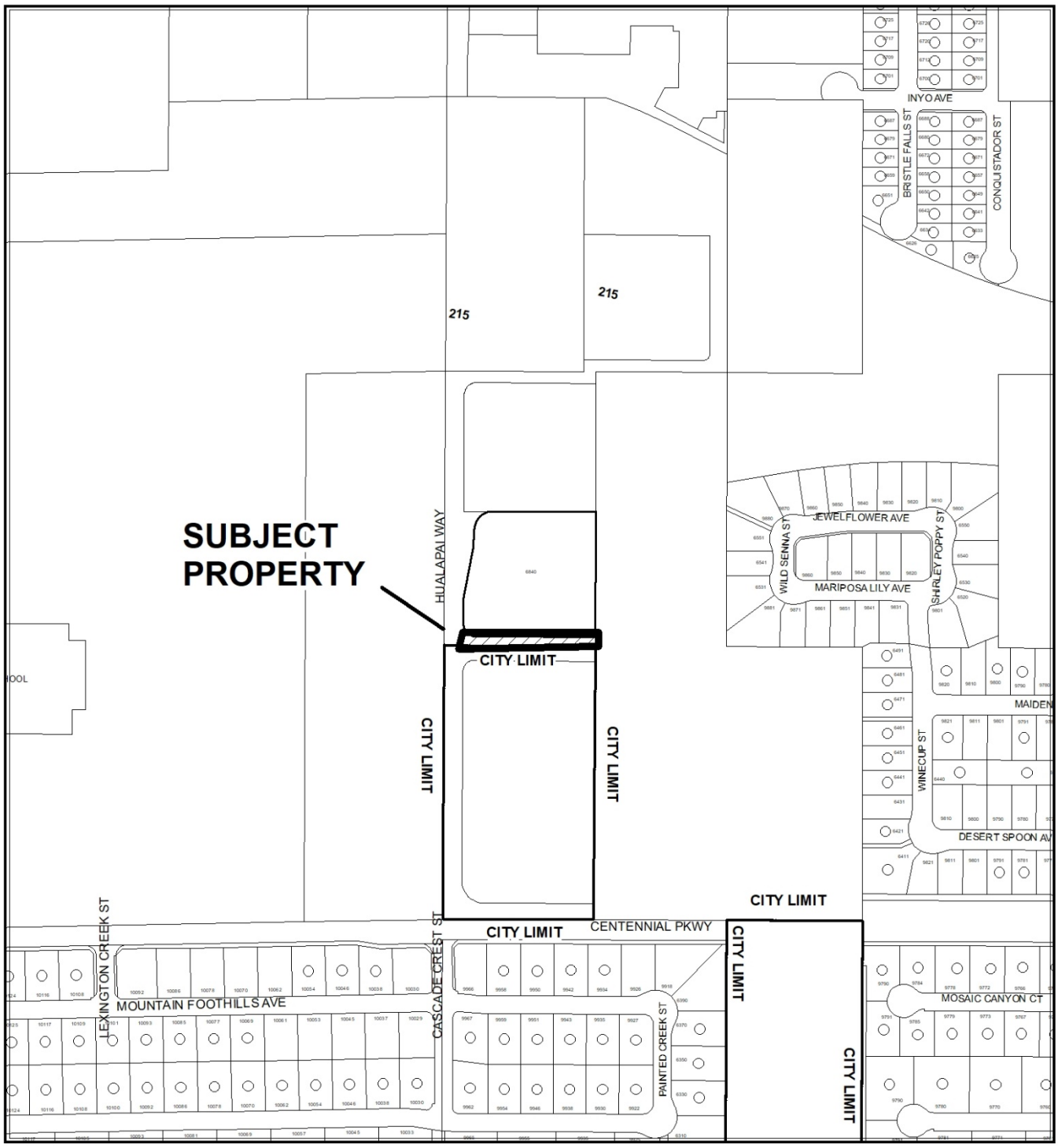
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ROC-78317 - ABEYANCE ITEM - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC - For possible action on a request for a Review of Condition of an approved Petition to Vacate (VAC-75859) the north half of Darling Road east of Hualapai Way TO REMOVE CONDITION NUMBER 2, WHICH STATES, "A CLARK COUNTY ORDER OF VACATION TO REMOVE ADJACENT CLARK COUNTY RIGHTS-OF-WAY AND PATENT EASEMENTS SO THAT NO 'ORPHAN' DEDICATION OR PATENT EASEMENT IN CLARK COUNTY REMAINS SHALL RECORD CONCURRENT WITH THIS ORDER OF VACATION UNLESS SPECIFICALLY ALLOWED IN WRITING BY CLARK COUNTY," Ward 6 (Fiore) [PRJ-78275]. Staff recommends DENIAL.

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.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. City Council Approval Letter - VAC-75859 [PRJ-75736]
6. Justification Letter
7. Submitted after Final Agenda - Request to Withdraw Without Prejudice Submitted by Rupee Chima



CASE: ROC-78317 (PRJ-78275)



CASE: **ROC-78317 (PRJ-78275)**

0 280 560 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: **MAY 20, 2020**
DEPARTMENT: **PLANNING**
ITEM DESCRIPTION: **APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC**

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ROC-78317	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NOTICES MAILED 1 (By Planning)

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

ROC-78317 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-75860) and Vacation (VAC-75859), except as amended herein.

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

Public Works

3. Original Condition #2 of VAC-75859, shall be revised to read as follows:

   The Order of Vacation shall be permitted to Record for the northern half of Darling Road located within jurisdiction of the City of Las Vegas, without regard to the status of adjacent rights-of-way existing within Clark County jurisdiction.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to remove Condition of Approval Number Two (2) of a previously approved Vacation (VAC-75859).

ISSUES

- Condition of Approval Number Two (2) states, “A Clark County Order of Vacation to remove adjacent Clark County rights-of-way and patent easements so that no “orphan” dedication or patent easement in Clark County remains shall record concurrent with this Order of Vacation unless specifically allowed in writing by Clark County.” The Department of Public Works staff imposed this condition.

ANALYSIS

The Vacation application referenced by this Review of Condition, VAC-75859, is associated with the proposed commercial site (reviewed through SDR-75860, which was approved by the City Council on May 15, 2019). Public Works had previously recommended denial of the associated Petition of Vacation due to access concerns for parcels to the east. However, VAC-75859 was approved on May 15, 2019, with the requirement that the south half of Darling Road would also be vacated through Clark County jurisdiction. That Petition of Vacation has since been denied by the County Commission, due to opposition by the owner to the south and access concerns to the east. If the southern half cannot be vacated, Public Works recommends denial of this Review of Condition.

Staff supports the Conditions of Approval imposed upon applicants at the time of approval and is recommending denial of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/07/07	The City Council approved the Annexation (ANX-12215) of 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way. The Planning Commission and staff recommended approval. The annexation became effective on 02/15/07.
09/24/09	Department of Planning staff denied a request for a Minor Site Development Plan Review (SDR-35394) for the installation of an 80-foot tall Wireless Communication Facility, Stealth Design (Monopine) on property located at the northeast corner of Darling Road and Hualapai Way.
06/20/18	A neighborhood meeting was held to discuss a proposed commercial development at the southeast corner of Clark County 215 and Hualapai Way. An application was not submitted for this design of the project
11/21/18	The City Council approved a request for a General Plan Amendment (GPA-73572) from R (Rural Density Residential) to SC (Service Commercial) at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Rezoning (ZON-73573) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial) at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Special Use Permit (SUP-73574) for a proposed 3,043 square-foot Beer/Wine/Cooler Off-Sale Establishment use with a waiver to allow a 385-foot distance separation from a school where 400 feet is required at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval
	The City Council approved a request for Site Development Plan Review (SDR-73576) to allow a proposed 9,043 square-foot commercial development with a waiver to allow buildings to not orient to the corner and street frontages where such is required at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/15/19	The City Council approved a Vacation (VAC-75859) to Vacate a U.S. Government Patent Easement located on the north and east perimeter of the site and a 30-foot portion of the north half of Darling Road located east of Hualapai Way. Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-75860) Major Amendment to a previously approved Site Development Plan Review (SDR-73576) for the proposed expansion of the subject site and parking lot reconfiguration for a 9,043 square-foot commercial development with a Waiver to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required on 2.02 acres at 6840 North Hualapai Way
08/13/19	A Tentative Map Plan (TMP-76890) was approved for a one-lot commercial subdivision at 6840 North Hualapai Way.
08/15/19	Department of Planning staff administratively approved a Minor Amendment (SDR-77123) of an approved Site Development Plan Review (SDR-73576) for the proposed 2,541 square-foot expansion of a 6,000 square-foot building on the north perimeter and parking lot reconfiguration for an approved 9,043 square-foot commercial development on 2.29 acres at the southeast corner of Clark County 215 and Hualapai Way.
12/03/19	The Clark County Planning Commission denied a request to Vacate and Abandon (VS19-0763) a portion of Darling Road between Hualapai Way and Grand Canyon Drive within Lone Mountain Township. Staff recommended approval. The Lone Mountain Town Advisory Board recommended denial.
03/18/20	The City Council voted to hold a request for a Review of Condition (ROC-78317) in abeyance to the April 15, 2020 City Council Meeting.
04/15/20	The City Council voted to hold a request for a Review of Condition (ROC-78317) in abeyance to the May 20, 2020 City Council Meeting.

Most Recent Change of Ownership	
04/18/19	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 this request.

Pre-Application Meeting	
01/28/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Review of Conditions.

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

Field Check	
01/20/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	2.02

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Clark County I-215 Right-of-Way	Clark County I-215 Right-of-Way	Clark County I-215 Right-of-Way
South	Undeveloped	RL (Residential Low – Clark County)	R-E (Residence Estates)
East		R (Rural Density Residential)	U (Undeveloped)
West		PR-OS (Parks/ Recreation/Open Space)	C-V (Civic)

Master Plan Areas	***Compliance***
No Applicable Master Plan Areas	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Special Purpose and Overlay Districts	***Compliance***
Trails	N/A
Rural Preservation Overlay District	N/A
Las Vegas Redevelopment Plan Area	N/A
Development Impact Notification Assessment	N/A
Project of Regional Significance	N/A

AS

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Hualapai Way	Freeway/Expressway	Title 13	80-86	N

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 6840 N. Hualapai Way

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

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

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

Additional Information

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

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

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

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

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

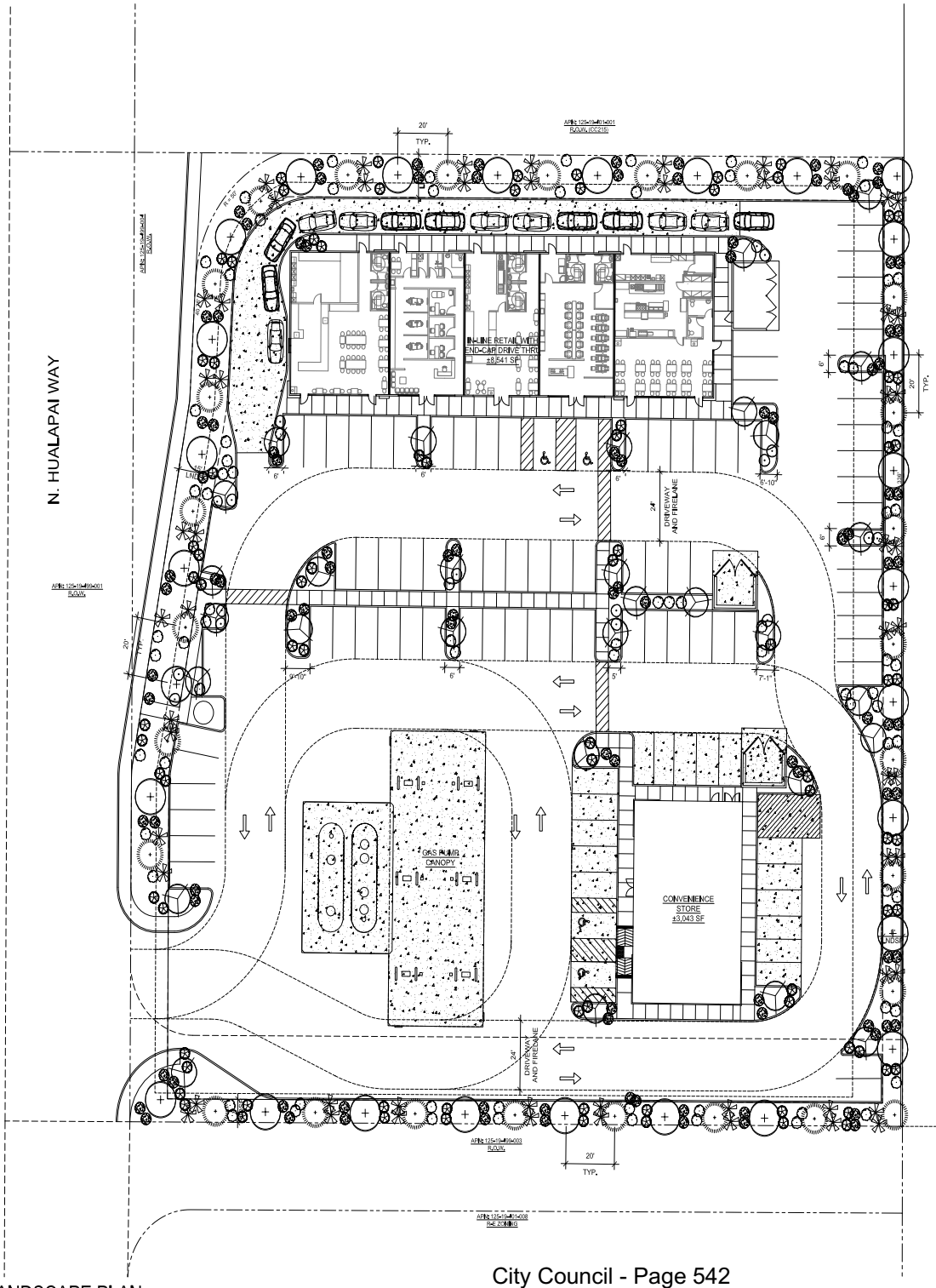
Print Name Jaswinder Grover

Subscribed and sworn before me
This 29th day of January, 20 20

Notary Public in and for said County and State

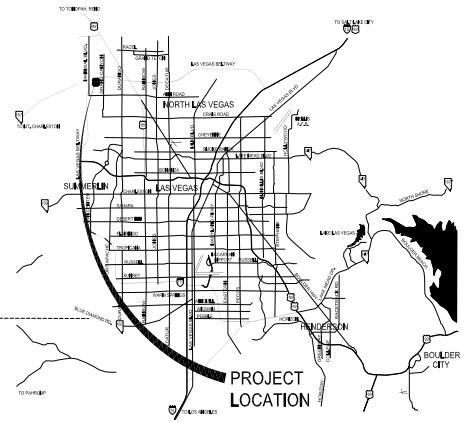
ELIZABETH LOPEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-21-20
Certificate No: 07-1598-1

PRJ-78275
02/04/20



SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	BLUE PALO VERDE	PARKINSONIA FLORIDA	28
	24 INCH BOX	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	31
	24 INCH BOX	SHOESTRING ACACIA	ACACIA STENOPHYLLA	28

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	TRAILING LANTANA-ORANGE	LANTANA MONTEVIDENSIS - ORANGE	104
	5 GALLON	TRAILING LANTANA-YELLOW	LANTANA MONTEVIDENSIS - YELLOW	85
	5 GALLON	AUTUMN SAGE	SALVIA GREGGII	79
	5 GALLON	GREEN DESERT SPOON	DASYLIRION ACROTRICHE	18
	5 GALLON	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM' 'CUPREUM'	58



OVERALL VICINITY MAP
SCALE: NOT TO SCALE

NORTH

A CONCEPTUAL LANDSCAPE PLAN
SCALE: 1"=20'-0"
SCALE 1" = 20'
0 10 20 40

ARCHITECT OF RECORD

1980 Festival Plaza Drive, Suite 420
Las Vegas, NV 89135
702.270.2888
www.PURISdesign.com
PURIS design studio

CLIENT

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JOHN JOSEPH CARROLL JR. REGISTERED No. 7612 ARCHITECT STATE OF NEVADA
07.19.2019

COMMERICAL DEVELOPMENT AT HUALAPAI AND 215
6840 N. HUALAPAI WAY,
LAS VEGAS, NV 89149
APN: 125-19-401-002

Issue	Date	Description

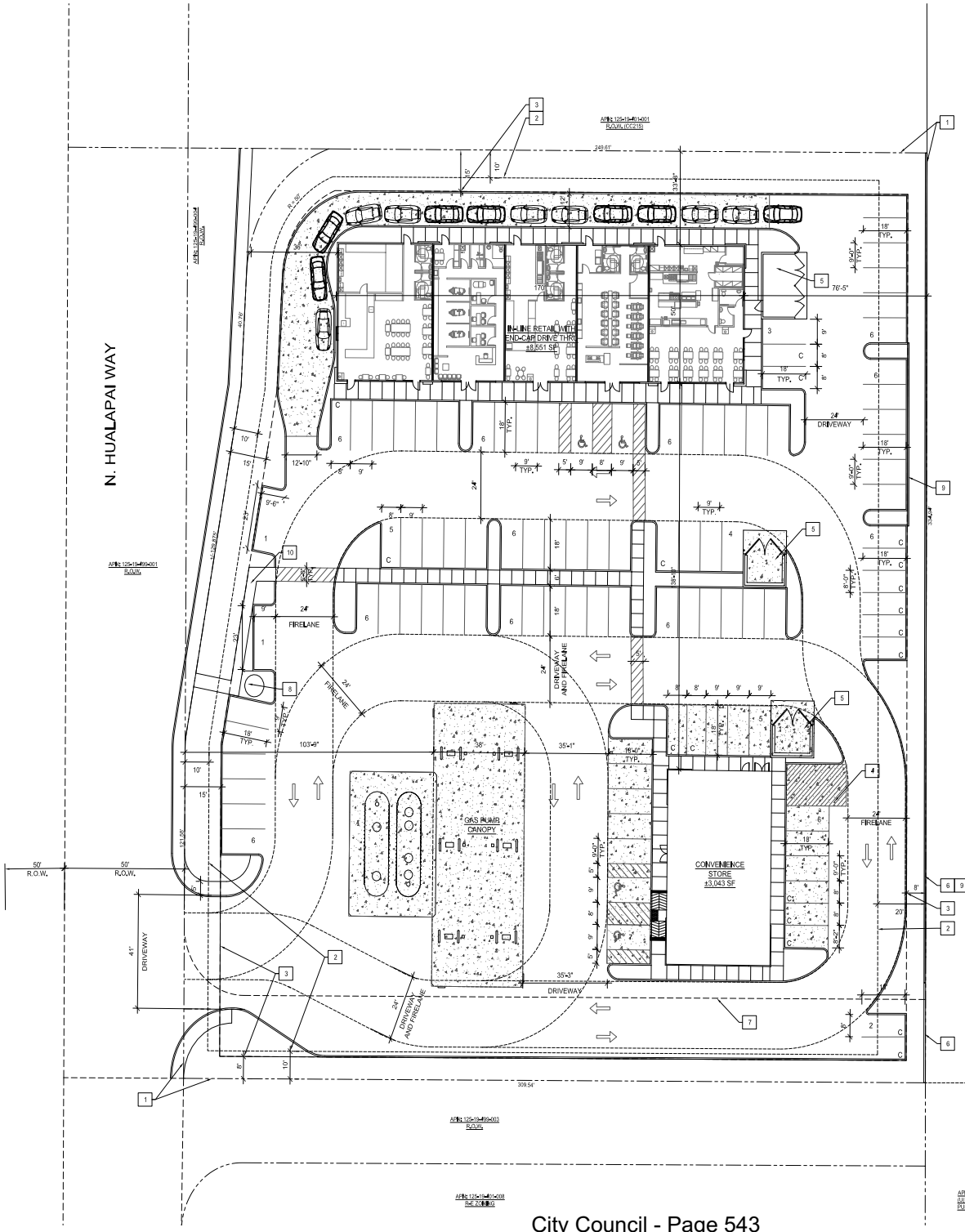
Project No.	18-016
Date:	JULY 16, 2019
Drawn:	A. CARROLL
Reviewed:	J. CARROLL

Drawing Title:
CONCEPTUAL LANDSCAPE PLAN

Sheet No.:
CLP1.01

CONCEPTUAL LANDSCAPE PLAN

PRA-78275
02/04/20



A | CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

SCALE 1" = 20'
0 10 20 40

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	125-19-401-002
CURRENT ZONING CLASSIFICATION:	(C-1) LIMITED COMMERICAL DISTRICT
SITE AREA:	+/- 2.29 ACRES
TOTAL BUILDING AREA:	±11,594 SF THIS APPLICATION (±15,458 SF INCLUDING GAS CANOPY)

SITE PARKING DATA:

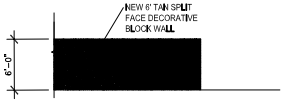
BUILDING NAMES	BUILDING AREA (SF)	PARKING REQUIRED
IN-LINE RETAIL W/ DRIVE-THRU	TOTAL BUILDING SQUARE FOOTAGE: 8,551 S.F. (SEE BREAKDOWN BELOW) TENANT 1 (RESTAURANT) - 2,015 S.F. 403 S.F. SEATING/STANDING 1,612 S.F. REMAINING FL. AREA TENANT 2 (RETAIL) - 1,505 S.F. TENANT 3 (RESTAURANT) - 1,505 S.F. 346 S.F. SEATING/STANDING 1,159 S.F. REMAINING FL. AREA TENANT 4 (RETAIL) - 1,505 S.F. TENANT 5 (RESTAURANT) - 2,021 S.F. 483 S.F. SEATING/STANDING 1,538 S.F. REMAINING FL. AREA	PARKING REQUIRED BY TENANT: TENANT 1 (RESTAURANT): (1:50 SEATING/STANDING=9 STALLS (1:200 REMAINING FL. AREA = 9 STALLS TENANT 2 (RETAIL): (1:175 S.F.)=9 STALLS TENANT 3 (RESTAURANT): (1:50 SEATING/STANDING=7 STALLS (1:200 REMAINING FL. AREA = 6 STALLS TENANT 4 (RETAIL): (1:175 S.F.)=9 STALLS TENANT 5 (RESTAURANT): (1:50 SEATING/STANDING=10 STALLS (1:200 REMAINING FL. AREA = 8 STALLS
CONVENIENCE STORE:	±3,043 S.F.	1:175 S.F. = 18 STALLS
GAS STATION PUMP CANOPY:	NOT APPLICABLE	NOT APPLICABLE
WATER VENDING KIOSK	NOT APPLICABLE	NOT APPLICABLE

TOTAL REQUIRED PARKING = 85 STALLS
TOTAL SITE PARKING (REGULAR STALL): 81
TOTAL SITE PARKING (ACCESSIBLE STALLS): 4

TOTAL PROVIDED PARKING = 100 STALLS
TOTAL SITE PARKING (REGULAR STALL): 76
TOTAL SITE PARKING (COMPACT STALL): 18
TOTAL SITE PARKING (PARALLEL STALL): 2
TOTAL SITE PARKING (ACCESSIBLE STALL): 4

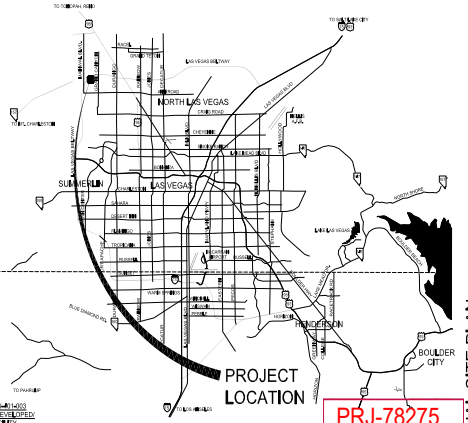
KEYNOTES

1. PROPERTY LINE
2. 10' BUILDING SETBACK LINE
3. LANDSCAPE SETBACK
4. 15'X25' LOADING ZONE
5. TRASH ENCLOSURE
6. 6' HIGH CMU WALL - SEE BCSP.1.01
7. PREVIOUSLY VACATE RIGHT OF WAY LINE
8. WATER VENDING KIOSK
9. 4' RETAINING WALL
10. ACCESSIBLE SIDEWALK TO STREET



B | EAST PROP. DECORATIVE BLOCK WALL

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



OVERALL VICINITY MAP

SCALE: NOT TO SCALE

PRJ-78275
02/04/20

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JOHN JOSEPH CARROLL JR. REGISTERED No. 7612 STATE OF NEVADA ARCHITECT
07.19.2019

COMMERICAL DEVELOPMENT AT HUALAPAI AND 215
6840 N. HUALAPAI WAY,
LAS VEGAS, NV 89149
APN: 125-19-401-002

Issue	Date	Description

Project No.	18-016
Date:	JULY 16, 2019
Drawn:	A. CARROLL
Reviewed:	J. CARROLL

Drawing Title:
CONCEPTUAL SITE PLAN

Sheet No.:
CSP1.01

CONCEPTUAL SITE PLAN



ROC-78317 - APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC
NORTH HALF OF DARLING ROAD, EAST OF HUALAPAI WAY

02/20/20

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
MICHELE FIORE
CEDRIC CREAR
WARD 2 *(Vacant)*

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

May 16, 2019

Mr. David Saltman
VFR Southwest Desert Equities, LLC
8215 South Eastern Avenue, Suite #205
Las Vegas, Nevada 89123

RE: VAC-75859 [PRJ-75736] - VACATION RELATED TO SDR-75860 CITY COUNCIL MEETING OF MAY 15, 2019

Dear Mr. Saltman:

The City Council at a regular meeting held on May 15, 2019 voted to ***APPROVE*** a request for a Petition to Vacate a U.S. Government Patent Easement located on the north and east perimeter of the site and a 30-foot portion of the north half of Darling Road located east of Hualapai Way, Ward 6 (Fiore) [PRJ-75736].

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located along the north and east sides of assessor parcel number #125-19-401-002 and the north half of Darling Road, east of Hualapai Way.

2. A Clark County Order of Vacation to remove adjacent Clark County rights-of-way and patent easements so that no "orphan" dedication or patent easement in Clark County remains shall record concurrent with this Order of Vacation unless specifically allowed in writing by Clark County.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-75860 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

5. 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.

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

PRJ-78275
02/04/20

7. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2019.
Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Joseph Bonifatto
BP Holdings, Inc.
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

Ms. Julia Izzolo
Zenith Engineering
1980 Festival Plaza Drive, Suite #450
Las Vegas, Nevada 89135

PRJ-78275
02/04/20

ZENITH ENGINEERING

January 16, 2020

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

Re: Commercial Development at 215 and Hualapai, Zenith Project No. 181001
Review of Condition VAC-75859 [PRJ-75736]

Dear Sir or Madam:

Zenith Engineering has been retained by Arjun Hualapai, LLC to file a Review of Condition Application to review Condition of Approval Number 2 on VAC-75859 that reads "A Clark County Order of Vacation to remove adjacent Clark County rights-of-way and patent easements so that no "orphan" dedication or patent easement in Clark County remains shall record concurrent with this Order of Vacation unless specifically allowed in writing by Clark County."

We submitted a vacation application to Clark County to vacate the south half of Darling Road per the above condition of approval, and although it was recommended for approval by staff, the Planning Commission denied out application due to the parcel owner affected by the right-of-way vacation (Assessor's Parcel Number 125-19-401-008) not being in agreeance with the application.

Currently, Darling Road is not dedicated to the east of the subject site, and furthermore, the proposed residential development approximately 600-feet to the east of the subject site has previously vacated Darling Road. It is not anticipated that Darling Road will be utilized east of the subject site as there is an existing waterline in Hualapai Way and Centennial Parkway. There is also existing sanitary sewer in Centennial Parkway that would allow for APN 125-19-401-008 to gravity feed any future development. The parcel to the south of our proposed development (APN 125-19-401-008) has public access via Hualapai Way and Centennial Parkway. The parcel to the east of our development (APN 125-19-401-003) has public access via Centennial Parkway.

In order to vacate the south half of Darling Road, we would be impacting a property that we do not hold ownership to, and therefore would be difficult to change the property limits and/or boundary. Also, in order for our proposed project to move forward, we require the north half of Darling Road to be vacated. It would detrimentally impact the project if we were unable to vacate the north half of Darling Road as there would not be sufficient area for the proposed development nor would there be sufficient frontage for a driveway off a main arterial, which is crucial to the successfulness of the development and a stipulation of the proposed end user tenants.

PRJ-78275
02/04/20

ZENITH ENGINEERING

We hereby request that you review Condition of Approval Number 2 on our right-of-way vacation application and allow the condition to be removed from this application in order to move forward with the proposed project.

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

Sincerely,

ZENITH ENGINEERING

Julia Izzolo, PE
Principal

PRJ-78275
02/04/20

From: Robert Summerfield <rsummerfield@LasVegasNevada.GOV>
Sent: Tuesday, May 19, 2020 3:51 PM
To: Drew Dondero <ddondero@lasvegasnevada.gov>
Cc: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Subject: RE: ROC-78317

Perfect, thanks Drew. LuAnn, can we list for withdrawn, w/o prejudice.

Best – Robert

From: Drew Dondero <ddondero@lasvegasnevada.gov>
Sent: Tuesday, May 19, 2020 3:49 PM
To: Robert Summerfield <rsummerfield@LasVegasNevada.GOV>
Cc: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Subject: RE: ROC-78317

It should be withdrawn, he is not pursuing this ROC any further.

Drew Dondero

Chief Of Staff to Mayor Pro Tem Michele Fiore
Las Vegas City Council, Ward 6
Office: (702) 229-6154 Cell: 702-513-8171 Fax: 702-464-7799
495 S. Main St. Las Vegas, NV 89101

lasvegasnevada.gov

From: Robert Summerfield <rsummerfield@LasVegasNevada.GOV>
Sent: Tuesday, May 19, 2020 3:44 PM
To: Drew Dondero <ddondero@lasvegasnevada.gov>
Cc: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Subject: RE: ROC-78317

Drew – sorry, but is this Tabled, Withdrawn, or Held in Abeyance? If an abeyance, then we need a

Submitted after final agenda
Date 5/19/20 Item 42

specific date for a future CC meeting. Depending on which of these they mean by "pull" the item. Procedurally for LuAnn and my team these each have different things we have to do in the background. Please let us know.

Best – Robert

From: Drew Dondero <ddondero@lasvegasnevada.gov>
Sent: Tuesday, May 19, 2020 2:18 PM
To: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>; Robert Summerfield <rsummerfield@LasVegasNevada.GOV>
Subject: FW: ROC-78317

FYI...

Drew Dondero

Chief Of Staff to Mayor Pro Tem Michele Fiore
Las Vegas City Council, Ward 6
Office: (702) 229-6154 Cell: 702-513-8171 Fax: 702-464-7799
495 S. Main St. Las Vegas, NV 89101

lasvegasnevada.gov

From: Rapinder China <rapinderchima@gmail.com>
Sent: Tuesday, May 19, 2020 2:02 PM
To: Drew Dondero <ddondero@lasvegasnevada.gov>
Cc: Julia Izzolo <julia@zenith-lv.com>; John Carroll <john@plirisdesign.com>
Subject: Re: ROC-78317

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.**

Drew,

Please pull my item from tomorrow's agenda, and will keep you posted on what planning says, thank you

Rupee Chima

Sent from my iPad

> On May 19, 2020, at 1:26 PM, Drew Dondero <ddondero@lasvegasnevada.gov> wrote:

Mr. Chima,

Good Afternoon.
Please send me a request to pull this item from tomorrow's agenda.

I look forward to getting your project back on track as soon as possible.

Thank You,

Drew Dondero

Get Outlook for iOS

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
43

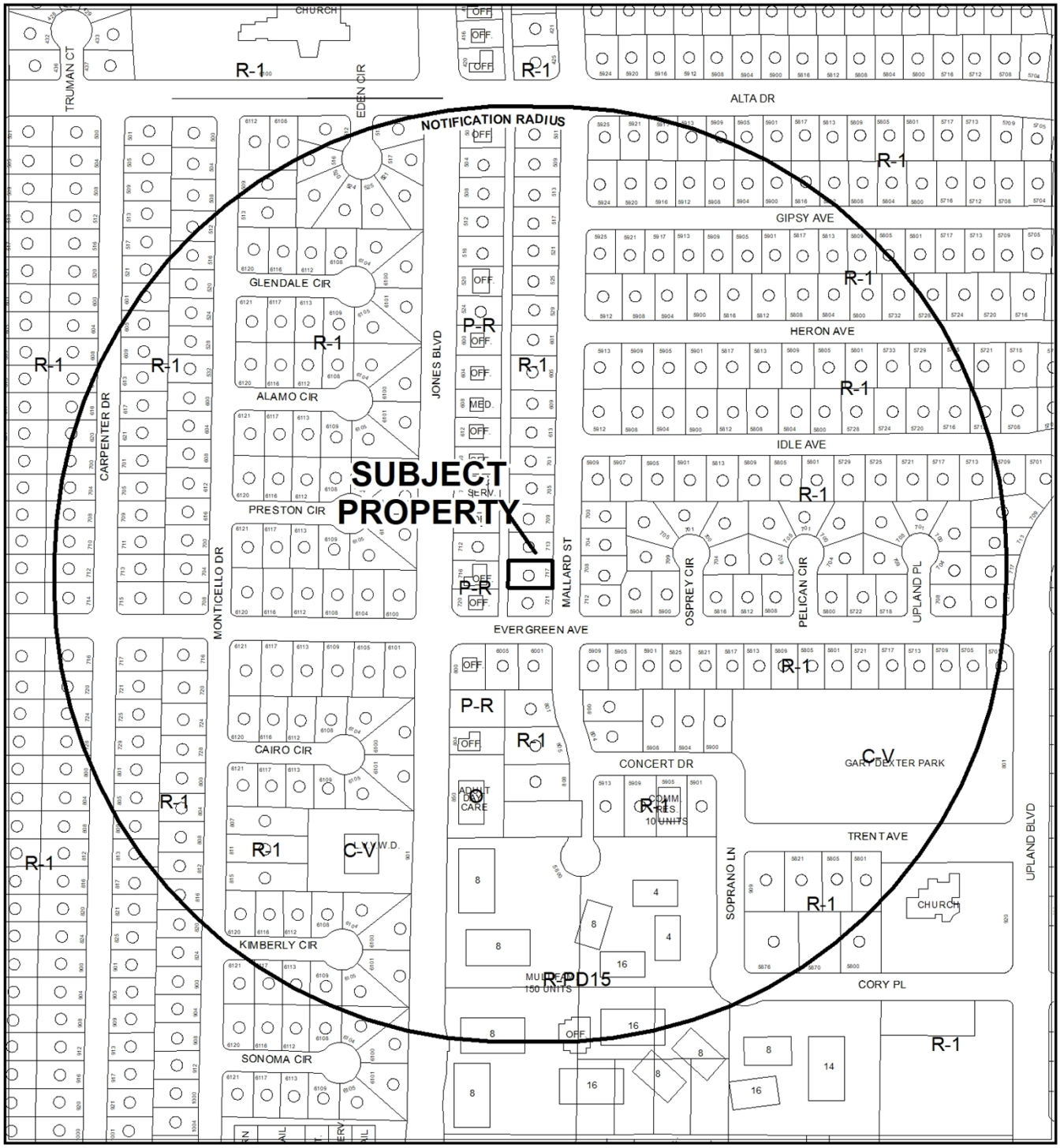
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-78229 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH - For possible action on an Appeal of the Approval by the Planning Commission on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A TWO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED, TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED; AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING on 0.14 acres at 717 South Mallard Street (APN 138-36-316-012), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-78063]. Staff recommends DENIAL. The Planning Commission (6-0 vote) APPROVED. NOTE: THE PLANNING COMMISSION APPROVED AN AMENDED REQUEST TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	3
City Council Meeting	4	City Council Meeting	3

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (6-0 vote) APPROVED, subject to conditions:

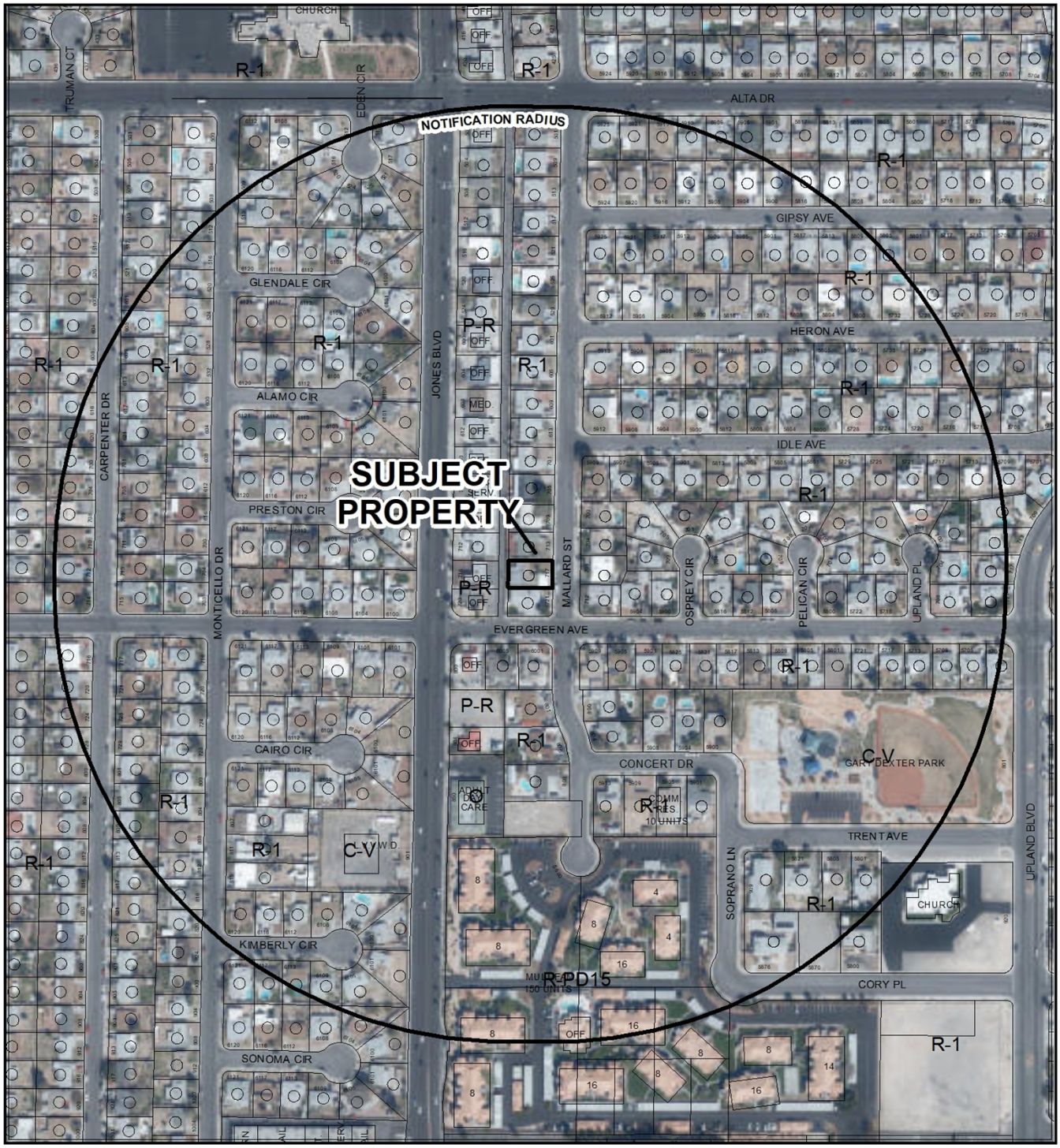
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Appeal Documentation
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Protest and Support Postcards
8. Backup Submitted from the April 15, 2020 City Council Meeting
9. Backup Submitted for the March 10, 2020 Planning Commission Meeting



CASE: **VAR-78229 (PRJ-78063)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **VAR-78229 (PRJ-78063)**

0 250 500 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
MICHELE FIORE
Mayor Pro Tem
STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

OFFICE OF THE
CITY CLERK
LUANN HOLMES
CITY CLERK

March 23, 2020

Mr. Michael Kelsch
717 S. Mallard Street
Las Vegas, Nevada 89107

RE: Planning Commission Appeal Confirmation
VAR-78229

Dear Mr. Kelsch:

The City of Las Vegas has received your request for appeal to the Planning Commission decision on March 10, 2020. The notification fee of $500 has been collected, and the item is scheduled to be heard at the April 15, 2020 City Council Meeting. You will also receive a postcard confirming this date.

Please contact the City Clerk's office at 702-229-6311 or the Planning Department at 702-229-6301 in the event you have any questions.

Sincerely,

Stacey L Campbell

for **LUANN D. HOLMES, MMC**
City Clerk

/jlm

cc: Planning Department

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
702.382.4803 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date
March 23, 2020

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.: **VAR-78229 [PRJ-78063] - VARIANCE**

APPLICANT: APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH

WARD: **Ward 1 (Knudsen)**

Appeal by applicant or any other aggrieved person: (Yes) No

Review requested by City Council: Yes (No)

3/23/2020
DATE

Jacquie Miller
JACQUIE MILLER, SR. DEPUTY CITY CLERK

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action — **March 10, 2020**

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). — **March 23, 2020**

Last day for a review being requested by the City Council. (Review period is 10 days after the date of the PC decision.) — **March 23, 2020**

SET DATE: 4/1/2020
COUNCIL: 4/15/2020

Jacquie Miller

From: Eric McCammond
Sent: Thursday, March 19, 2020 2:16 PM
To: City Clerk, Deputies
Cc: Nora Lares; Carman Burney; mkelsch@hotmail.com
Subject: Appeal Request
Attachments: VAR-78229 Approval Letter.pdf; Appeal Request VAR-78229.pdf

Good afternoon,

Mr. Kelsch brought in the attached appeal request this afternoon. Can you advise him on how to go about submitting and paying for it?

Thanks,

Eric

Eric McCammond
Senior Management Analyst
Department of Planning | Case Planning Division
702.229.6196
333 N. Rancho Dr. 3rd Floor | Las Vegas, NV 89106
emccammond@lasvegasnevada.gov

In re: VAR-78229 17 March 2020

Dear Mr. McCammond:

We thank the Planning Commission and the staff for their assistance as we try to deal with this issue. However, we hereby appeal the decision in case the VAR-78229, of March 10, 2020. We make this appeal pursuant to your letter of March 11, 2020.

Please notify us of the next steps which we need to take and what further information you might need. Thank you for your attention to this matter.

Michael W Kelsch

717 S Mallard St

(702) 210-5960

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
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SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
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LAS VEGAS, NV 89106
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March 11, 2020

Mr. Michael Kelsch
717 S. Mallard Street
Las Vegas, Nevada 89107

RE: VAR-78229 [PRJ-78063] - VARIANCE
PLANNING COMMISSION MEETING OF MARCH 10, 2020

Dear Applicant:

The Planning Commission at a regular meeting held on March 10, 2020 considered a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A TWO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED, TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED; AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING on 0.14 acres at 717 South Mallard Street (APN 138-36-316-012), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-78063].

The Planning Commission voted to ***APPROVE*** only the request TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING

This approval is subject to the following amended conditions:

Planning

1. Applicant will remove carport within 90 days of Approval of application.
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.

This action by the Planning Commission on **March 10, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***March 23, 2020***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

CITY OF LAS VEGAS
DEPARTMENT OF FINANCE

Operator ID: JAMWILLIAMS
Transaction: 365711
Reference #: APPLEAL FEE

Today's Date: 03/23/2020 3:01:05 PM
Posting Date: 03/23/2020

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	1996	393108		$	500.00
			Tendered	$	**500.00**
			Change	$	.00

Customer Information:

MICHAEL KELSCH

Comments:
APPEAL FEE FOR APPLICATION VAR-78229

MARCH 10, 2020 PLANNING COMMISSION MEETING

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAR-78229	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 342 (By City Clerk)

PROTESTS 5

APPROVALS 5

AS

**** CONDITIONS ****

VAR-78229 CONDITIONS

Planning

1. Applicant will remove carport within 90 days of Approval of application.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance for the setback, height, and design requirements to allow an existing Accessory Structure (Class II) [Carport] and room addition at 717 South Mallard Street.

ISSUES

- This application is a result of a Code Enforcement action *[Case Number CE19-02364].*
- The existing accessory structure is not aesthetically compatible with the principal dwelling. Staff does not support this request.
- A Variance is requested to allow a two-foot distance separation from the main building where six feet is required. Staff does not support this request.
- A Variance is requested to allow a zero-foot side yard setback where three feet is required. Staff does not support this request.
- A Variance is requested to allow an accessory structure that is located in front of the principal dwelling where such is not allowed. Staff does not support this request.
- A Variance is requested to allow a 12-foot tall accessory structure that exceeds the height of the principal dwelling where such is not allowed. Staff does not support this request.
- A Variance is requested to allow an 11-foot rear yard setback where 15 feet is required. Staff does not support this request.
- The carport and room addition are existing structures and were built without proper building permits.

ANALYSIS

The subject site is an existing 1,680 square-foot single-family, detached residence that is located within the R-1 (Single Family Residential) zoning district. This zoning district is subject to the development standards listed in LVMC Title 19.06.070.

A code enforcement violation was reported for an accessory structure (Class II) [Carport] in September 2019. The existing 555 square-foot carport was constructed without proper building permits; based on historical imagery provided by Clark County Openweb, the carport was constructed in 2016. The carport does not meet several of the Title 19.06.070 development standards. The carport does not meet the setback requirements from the main dwelling, within the side yard setback, and is located in front of the main dwelling unit. In addition, the carport exceeds the height requirement, as an accessory structure is not to exceed the height of the main dwelling unit. Lastly, the design of the carport is not aesthetically compatible with the main dwelling unit.

A building permit (#101439) was processed in March 2008 for a room addition; however, the permit could not be issued since the addition did not conform with the 15-foot rear yard setback requirement. The 240 square-foot addition was a patio enclosure that was constructed without proper building permits; based on historical imagery provided by Clark County Openweb, an addition to the rear of the property was completed in 2009. The addition has interior access from the main dwelling. A Variance is requested to allow an 11-foot rear yard setback where 15-feet is required. The site plan date stamped 01/15/20, has the room addition labeled as a den.

In addition, a patio cover was constructed adjacent to the room addition. While this patio cover conforms with the patio cover setback requirements, it was also constructed without proper building permits.

No substantial evidence has been presented to warrant the requested Variance. Staff finds that the applicant has created a self-imposed hardship by developing the site without complying with the Title 19 development standards. Therefore, staff recommends denial of this request. If the application is denied, the unpermitted structures shall be removed. If the application is approved, proper building permits would need to be obtained and finalized through an inspection by the Department of Building and Safety.

FINDINGS (VAR-78229)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by developing the site in a way that does not comply with Title 19 development standards pertaining to setbacks, location, and aesthetic compatibility. Removal of the constructed structures would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/03/19	Code Enforcement processed a violation (CE19-02364) for an unpermitted carport in the front yard setback at 717 South Mallard Street. The case is open pending the outcome of this Variance.
03/10/20	The Planning Commission unanimously voted to APPROVE an amended request for a Variance (VAR-78229) TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING on 0.14 acres at 717 South Mallard Street (APN 138-36-316-012), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-78063].
03/23/20	The Office of the City Clerk received an Appeal on the Approval by the Planning Commission on a Variance request (VAR-78229) which will be considered by the City Council on 04/15/20.
04/15/20	The City Council unanimously voted to hold a request on an Appeal on the Approval by the Planning Commission on a Variance request (VAR-78229) in abeyance to the May 20, 2020 City Council meeting.

Most Recent Change of Ownership	
03/30/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1960	A single family, detached dwelling was constructed.
11/16/07	A building permit (#102365) was issued for a foundation for a future room addition at 717 South Mallard Street.
03/04/08	A building permit (#101439) was processed for a 286 square-foot room addition at 717 South Mallard Street. The permit was never issued due to a Variance needed to meet the rear yard setback requirement.
09/29/17	A building permit (R17-04363) was issued for solar panels at 717 South Mallard Street.

Pre-Application Meeting	
12/10/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance.

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

Field Check	
01/30/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres:	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North			
South			
East			
West	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	60 Feet	61 Feet	Y
Min. Setbacks			
• Front	20 Feet	23 Feet	Y
• Rear	15 Feet	11 Feet	N*
Min. Accessory Structure Setbacks			
• Front	20 Feet	7 Feet	N*
• Side	3 Feet	0 Feet	N*
Min. Distance Between Buildings	6 Feet	2 Feet	N*
Max. Lot Coverage	50 %	41 %	Y
Max. Accessory Structure Height	11.66 Feet	12 Feet	N*

*The applicant is requesting a Variance for the listed development standards

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Mallard Street	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 717 S. MALLARD St

Project Name PRJ-78063 **Proposed Use**

Assessor's Parcel #(s) **Ward #** 1

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

Additional Information

Property Owner Michael Kelsch Contact 702-210-5960

Address 717. S. MALLARD St. City LAS VEGA State NV Zip 89107

E-mail MKelsch@Hotmail.com Phone 702-210-5960

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 Michael Kelsch

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

Print Name Michael William Kelsch

Subscribed and sworn before me

This 16th day of December, 20 19

Clark County State of Nevada

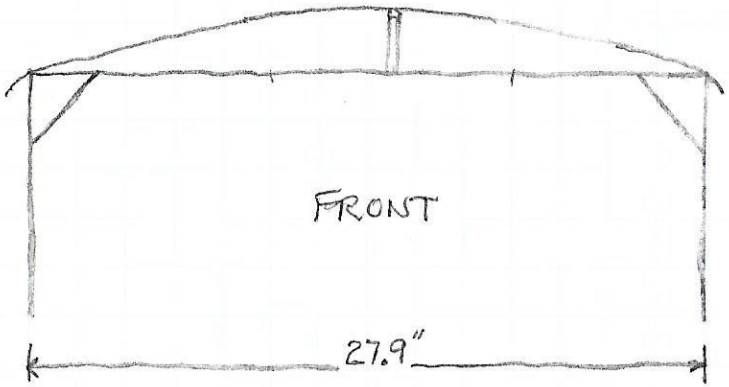
Notary Public in and for said County and State

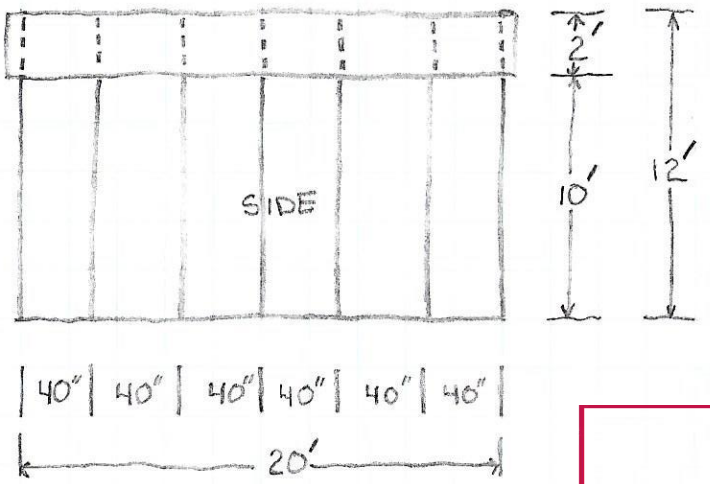
IVONNE MONTANEZ
Notary Public State of Nevada
No. 18-3230-1
My Appt. Exp. June 13, 2020

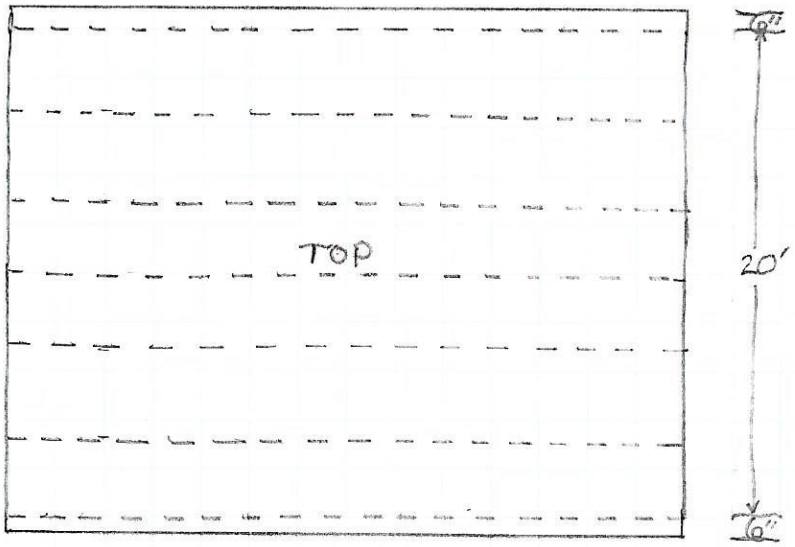
PRJ-78063
01/15/20

PRJ-78063
01/15/20

CARPORT







PRJ-78063
01/15/20



VAR-78229 [PRJ-78063] - VARIANCE - APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH
717 SOUTH MALLARD STREET

01/30/2020



VAR-78229 [PRJ-78063] - VARIANCE - APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH
717 SOUTH MALLARD STREET

01/30/2020



VAR-78229 [PRJ-78063] - VARIANCE - APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH
717 SOUTH MALLARD STREET

01/30/2020

Justification Letter

PRJ-78063

December 14, 2019

To whom it may concern;

We live at 717 S. Mallard St. And have a metal carport structure over our driveway. The structure was erected to provide shade from the summer sun for our automobiles. When my elderly mother came to live with us it was very hard on her to get into the extremely hot car when being transported to her many doctor appointments. Due to her condition it was a lengthy process to get her into and out of the vehicle, so the shade was necessary to prevent her getting burned.

We are requesting that this structure be approved as it provides much needed shade to the front of our house and our vehicles. The shade is necessary to make the conditions in our vehicles bearable and adds protection to the interior as well.

Please let us know if any additional information is necessary.

Thank you for your time and consideration,

Michael and Ruby Kelsch

Michael Kelsch
Ruby M. Kelsch

PRJ-78063
01/15/20

p.1
7028715585
Apr 18 20, 02:17a Dee Gatliff

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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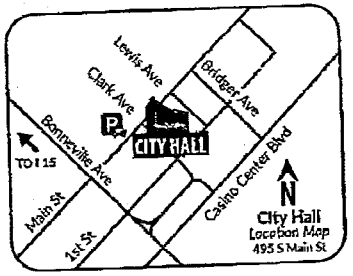

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]
City Council Meeting of **04/15/2020**

PRJ-78063
13836317032
GATLIFF DELORES
5585 W DESERT INN RD
LAS VEGAS NV 89146-6917

97 BRDFHP1 89146

City Council Page 576

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Las Vegas, Nevada 89101

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2020 MAY 11 A 11:29

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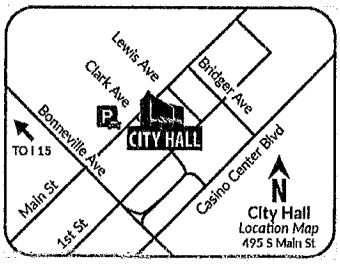

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]
City Council Meeting of **04/15/2020**

PRJ-78063
13836311003
HUDDLE MICHAEL J TRUST
HUDDLE MICHAEL J TRS
5921 ALTA DR
LAS VEGAS NV 89107-3604

Apr 06 2020 2:09 JGM-MD NV DOCS 7028785214 p.1

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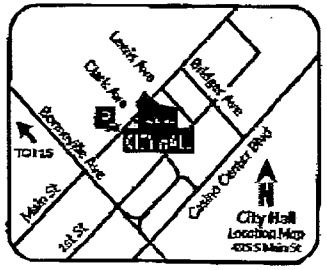

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]

City Council Meeting of **04/15/2020**

PRJ-78063
13836316003
MARX JAMES G & MARCIA K
1501 WINDHAVEN CIR
LAS VEGAS NV 89117-1532

143 BRDFNP1 89117

City Council - Page 578

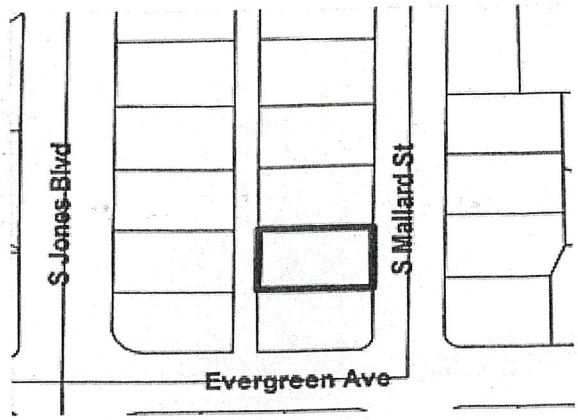
No to this.

Application Information

VAR-78229 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH - For possible action on an Appeal of the Approval by the Planning Commission on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A TWO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED, TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED; AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING on 0.14 acres at 717 South Mallard Street (APN 138-36-316-012), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-78063]. Staff recommends DENIAL. The Planning Commission (6-0 vote) APPROVED. NOTE: THE PLANNING COMMISSION APPROVED AN AMENDED REQUEST TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING.

O.K.

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	04/15/2020
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:00 a.m.

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncillive@lasvegasnevada.gov, mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101, or fax to (702)382-4803. Online comments can be submitted via the e-mail provided or from the City's website at www.lasvegasnevada.gov/councilcomment. For further information, go to www.lasvegasnevada.gov (TTY 7-1-1). **Note that 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.**

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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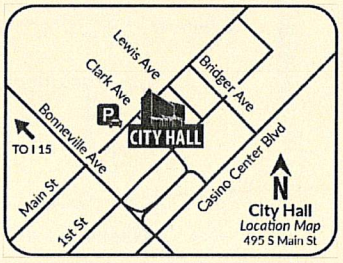

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]
City Council Meeting of **04/15/2020**

AMENDED REQUEST O.K. (SEE OTHER SIDE
REMAINDER NO!!
PERMITS FIRST, THEN BUILD NOT
OTHER WAY AROUND
SEE PROPERTY PICS
THANK YOU

PRJ-78063
13836314012
TITUS LIVING TRUST
TITUS RICHARD L & CAROLYN F TRS
5909 GIPSY AVE
LAS VEGAS NV 89107-3660

Submitted after final agenda
#54

Carolyn F. Titus 4/6/2020

City of Las Vegas
Office of The City Clerk
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Las Vegas, Nevada 89101

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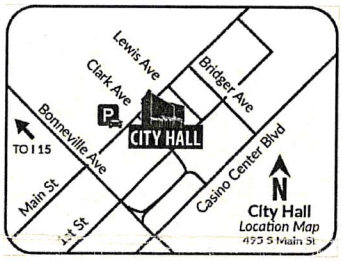

PRJ-78063
13836314007
PETERSON SCOTT
615 CORONA RUN
LAS VEGAS NV 89123-6254

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-78229 [PRJ-78063]
City Council Meeting of **04/15/2020**

95 BRDFNP1 89123

Submitted after final agenda
#54

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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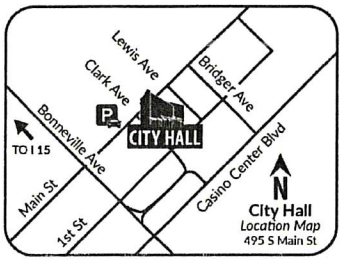

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]
City Council Meeting of **04/15/2020**

PRJ-78063
13836316025
ERTEL LAWRENCE R & LENORE
5808 IDLE AVE
LAS VEGAS NV 89107-3639

97 BRDFNP1 89107

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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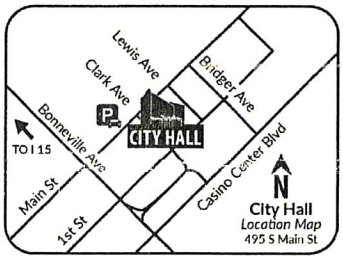
2020 APR -8 P 3:51



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

VAR-78229 [PRJ-78063]
City Council Meeting of **04/15/2020**

PRJ-78063
13836317026
ROCCO LOUIS N LIVING TRUST
701 UPLAND PL
LAS VEGAS NV 89107

Submitted after final agenda
#54

This neighbor was laid out a long time ago. Many homes need variations because of the lack of space.
Connie Story.

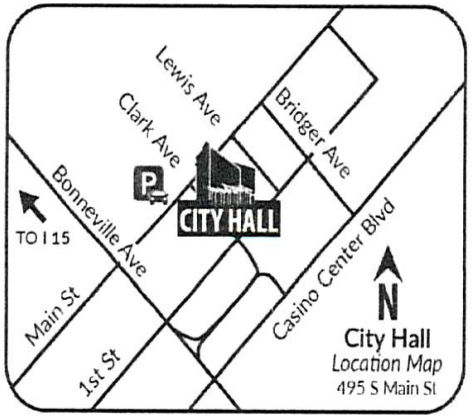
97 BRDFNP1 89107

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
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAR 11 2020
Dept of Planning
City of Las Vegas

City Council - Page 583

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7496 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]

Planning Commission Meeting of **3/10/2020**

VAR-78229
13836401001
ERICKSON FAMILY REVOCABLE TRUST
ERICKSON PETER B & MARJO M TRS
360 GEITNER AVE
NEWTON NC 28658

2 ARDFNP1 28658

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

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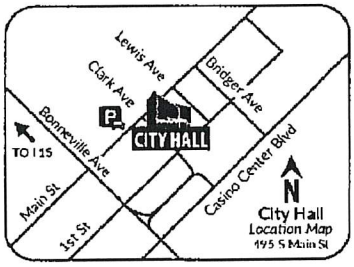
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAR 03 2020
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]

Planning Commission Meeting of **3/10/2020**

VAR-78229
13836316003
MARX JAMES G & MARCIA K
1501 WINDHAVEN CIR
LAS VEGAS NV 89117-1532

143 ARDFNP1 89117

46P

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

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FIRST CLASS MAIL
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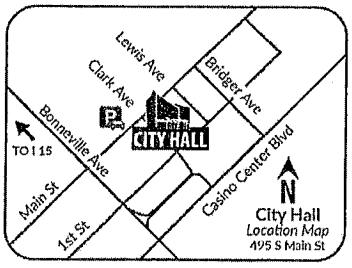
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAR 04 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]

Planning Commission Meeting of **3/10/2020**

VAR-78229
13836317005
LONDON DONNA S
712 S MALLARD ST
LAS VEGAS NV 89107

97 ARDFNP1 89107

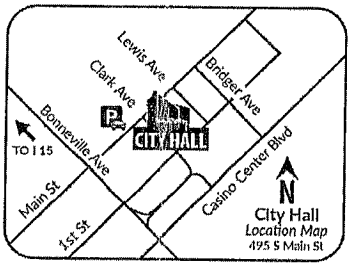
Submitted after final agenda

46P

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

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

Return Service Requested
Official Notice of Public Hearing



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MAR 04 2020
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-78229 [PRJ-78063]
Planning Commission Meeting of **3/10/2020**

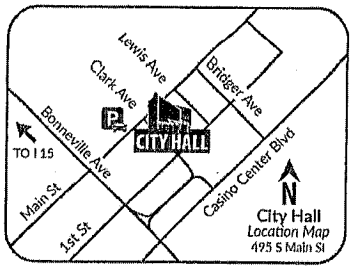
VAR-78229
13836316025
ERTEL LAWRENCE R & LENORE
5808 IDLE AVE
LAS VEGAS NV 89107-3639

97 ARDFNP1 89107

46A

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78229 [PRJ-78063]

Planning Commission Meeting of **3/10/2020**

RECEIVED
MAR 04 2020
Dept of Planning
City of Las Vegas

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

VAR-78229
13836311005
FAGIN TINA B
5913 ALTA DR
LAS VEGAS NV 89107-3604

46 A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
44

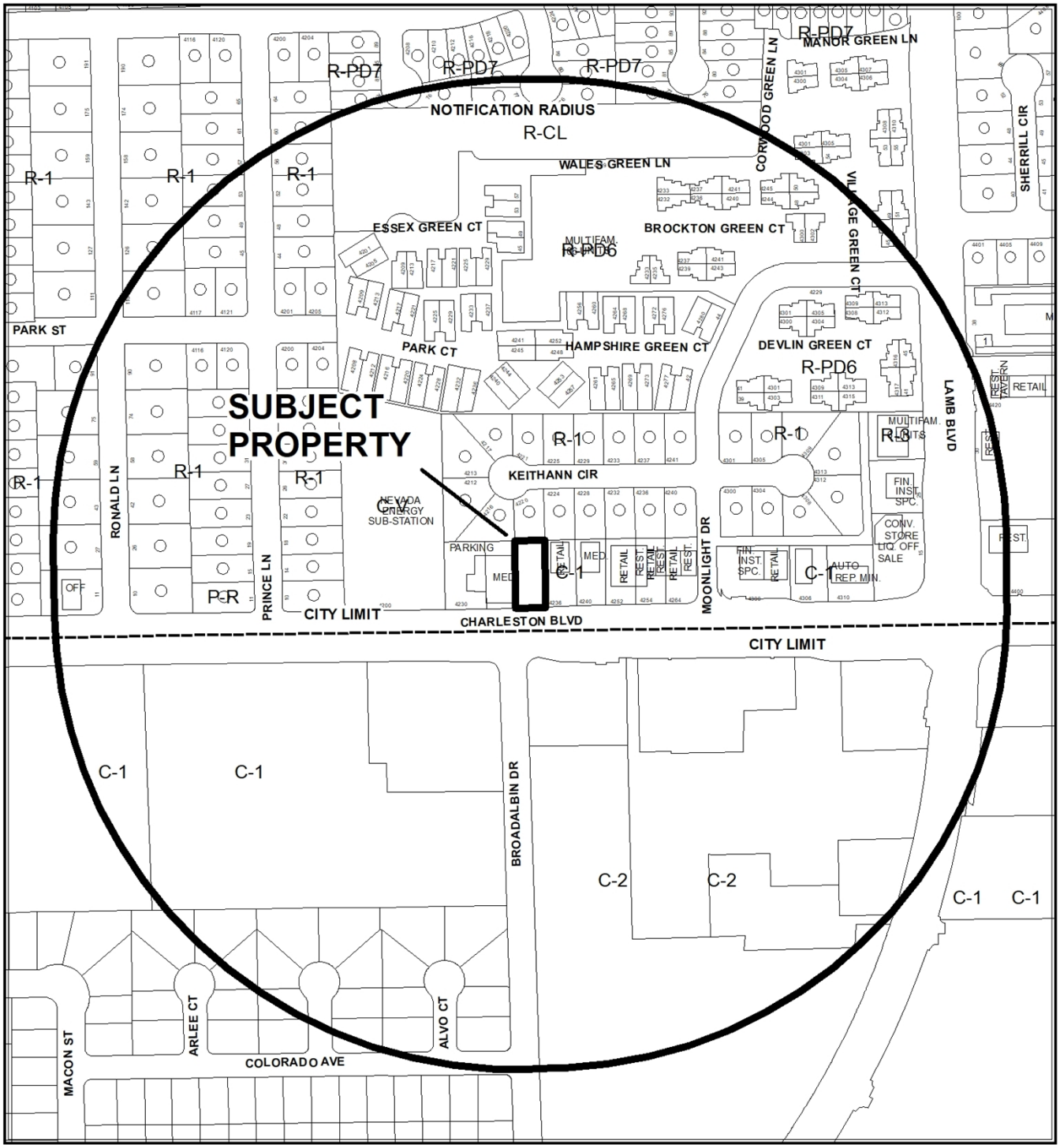
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-77943 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAP INVESTMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713]. The Planning Commission (7-0 vote) and Staff recommend DENIAL.

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL.

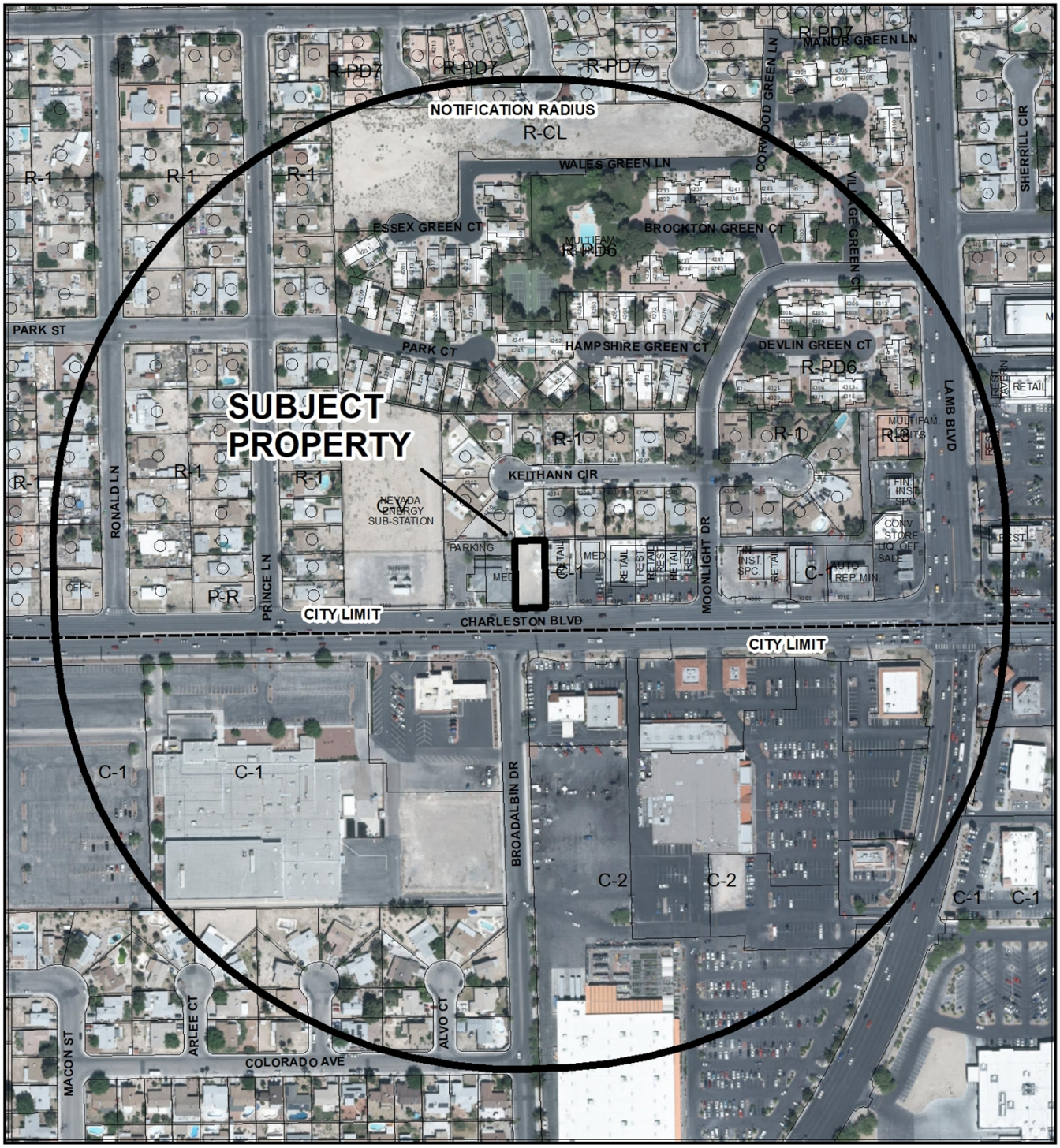
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Submitted from the February 19, 2020 City Council Meeting
7. Backup Submitted from the May 6, 2020 City Council Meeting
8. Submitted after Final Agenda - Abeyance Request Submitted by Denice Bassett
9. Backup Submitted for the January 14, 2020 Planning Commission Meeting



CASE: **SDR-77943 (PRJ-77713)**

RADIUS: 1000 FEET

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



CASE: **SDR-77943 (PRJ-77713)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 6, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LAP INVESTMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77943	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 224 (By City Clerk)

PROTESTS 3

APPROVALS 1

AS

**** CONDITIONS ****

SDR-77943 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 12/04/19, except as amended by conditions herein.

3. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer where eight feet is required adjacent to the northern property line.

4. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer where eight feet is required adjacent to the eastern property line.

5. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer where 15 feet is required adjacent to the southern property line.

6. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer where eight feet is required adjacent to the western property line.

7. An Exception from Title 19.08 is hereby approved, to allow zero trees in the parking lot area where five are required.

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

AS

Public Works

11. The sidewalk along Charleston Boulevard 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.

12. Landscape and maintain all unimproved rights-of-way, if any, 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.

13. Submit a License Agreement for landscaping and private improvements in public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for an existing parking lot located on the north side of Charleston Boulevard, approximately 330 feet west of Moonlight Drive.

ISSUES

- This application is the result of a Code Enforcement action [*Case Number CE-197152*].
- A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to the southern property line where 15 feet is required. Staff does not support this request.
- A Waiver is requested to allow zero-foot wide landscape buffers adjacent to the northern, eastern, and western property lines where eight feet is required. Staff does not support this request.
- An Exception is requested to allow zero trees in the parking lot area where five are required. Staff does not support this request.

ANALYSIS

The applicant constructed a 27-space commercial parking lot adjacent to an existing medical office at 4236 East Charleston Boulevard to provide additional parking for the staff and patients. The parking lot was paved and developed without the necessary Site Development Plan Review and building permits, thus resulting in Code Enforcement action. The Department of Public Works prefers that the site be reconfigured in order to connect with the existing parking lot at 4236 East Charleston Boulevard and eliminate one of the driveway ingress/egress points from Charleston Boulevard.

The parking lot does not meet the minimum development standards set forth by Title 19.08 for vehicular parking lots and the applicant is requesting multiple Waivers of these standards. A minimum eight-foot wide landscape buffer is required adjacent to all interior property lines, with that landscape buffer width increasing to 15 feet when adjacent to right-of-way. In addition to perimeter landscape buffers, parking lot landscape islands are required at a ratio of one for every six uncovered parking spaces. The landscape buffers are to contain one, 24-inch box shade tree every 20 linear feet with four, five-gallon shrubs for

every required tree. Each landscape island is also required to provide shade trees and shrubbery. Landscaping softens the hardscape and provides shade while buffering the view of parking lots from passing motorist and pedestrians alike. The applicant has provided no justification for the landscape Waivers requested other than that the parking lot is now constructed.

Staff does not support the requested Waivers or the overall design of the parking lot, as it utilizes an unnecessary driveway from Charleston Boulevard that creates an additional traffic conflict with pedestrians and motorists alike on Charleston Boulevard, which is a 104-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways. Therefore, staff is recommending denial of this Site Development Plan Review. If approved, the parking lot will remain as constructed and staff has added recommended Conditions of Approval to ensure future compliance.

FINDINGS (SDR-77943)

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 parking lot as constructed is not compatible with adjacent development in the area, as it does not meet the minimum development standards set forth by Title 19.08 and is undesirable and unsightly.

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 19.08.110 Commercial Parking Design Standards. The applicant has overdeveloped the site by failing to meet the minimum landscaping requirements and is requesting multiple Waivers to allow the parking lot to remain without landscaping.

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

Access is provided through Charleston Boulevard via a dual operating drive aisle that provides ingress and egress to and from the parking lot. The Department of Public Works prefers the site to be reconfigured with the parking on the adjacent lot which would allow the elimination of one of the excess driveway accesses to Charleston Boulevard, thus eliminating another point of conflict along Charleston Boulevard.

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

   The applicant constructed the parking lot with zero landscaping, which is not appropriate for the City or the area.

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 project is not aesthetically pleasing for the area due to the lack of minimum landscape being installed. Landscaping softens the hardscape and provides shade and visual breaks to the user. The design characteristics are not harmonious or compatible with development in the surrounding area as it is visually void of interest and creates an additional vehicular and pedestrian point of conflict with the use of an unnecessary driveway.

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

   Appropriate measures were not taken to secure the public health, safety or general welfare as the parking lot was constructed without building permits and/or review by the traffic division of Public Works. If approved, staff has added recommended Conditions of Approval to protect the general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/21/16	A Code Enforcement case (CE-168691) was reported for trash and vagrancy on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 02/22/16.
07/13/16	A Code Enforcement case (CE-162565) was reported for trash and vagrancy on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 08/11/16.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/11/17	A Code Enforcement case (CE-180562) was reported for trash and vagrancy on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 08/08/17.
02/08/18	A Code Enforcement case (CE-186020) was reported for graffiti on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 07/19/18.
07/23/18	A Code Enforcement case (CE-191385) was reported for graffiti and debris on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 01/02/19.
03/11/19	A Code Enforcement case (CE-197152) was reported for unpermitted paving of a vacant lot on Charleston Boulevard, east of Prince Lane. The case is open pending the outcome of this Site Development Plan Review request.
01/14/20	The Planning Commission unanimously voted to recommend DENIAL on a request for a Siet Development Plan Review (SDR-77943) FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713].
02/19/20	The City Council unanimously voted to HOLD IN ABEYANCE a request for a Siet Development Plan Review (SDR-77943) FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713].

Most Recent Change of Ownership	
09/23/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses.

Pre-Application Meeting	
09/14/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review.

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

Field Check	
11/26/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.22

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	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County – General Retail	Clark County – CG (Commercial General)	Clark County – C-2 (General Commercial)
	Clark County – Financial Institution, General		
East	Office, Medical or Dental	SC (Service Commercial)	C-1 (Limited Commercial)
West			

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

AS

DEVELOPMENT STANDARDS

Pursuant to 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	4 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	2 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	8 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	8 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**22 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	0 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	15 Feet		0 Feet	N*
• East	8 Feet		0 Feet	N*
• West	8 Feet		0 Feet	N*

**The applicant is requesting a Waiver of the perimeter landscape buffer requirements.*
***The applicant is requesting an Exception of the parking lot tree requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Title 19.04 Complete Streets	104	Y

AS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Lot	N/A	N/A	N/A				
TOTAL SPACES REQUIRED			N/A		27		N/A
Regular and Handicap Spaces Required			N/A	N/A	27	0	N/A

Waivers		
Requirement	***Request***	***Staff Recommendation***
Landscape buffers adjacent to the right-of-way must be 15' in width.	To allow a zero-foot landscape buffer adjacent to the southern property line.	Denial
Landscape buffers adjacent to interior lot lines must be eight feet in width.	To allow a zero-foot landscape buffer adjacent to the western property line.	Denial
	To allow a zero-foot landscape buffer adjacent to the northern property line.	Denial
	To allow a zero-foot landscape buffer adjacent to the eastern property line.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree shall be planted for every six uncovered parking spaces.	To allow zero trees where five 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) N/A

Project Name Wee Care Pediatrics Parking Lot **Proposed Use** Parking Lot

Assessor's Parcel #(s) 140-31-802-004 **Ward #** _____

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

Additional Information _____

Property Owner Lap Investments, LLC Contact Aitien Chau

Address 29 Stone Pine Dr. City Newport Coast State CA Zip 92657

E-mail aitienchau@yahoo.com Phone (702) 606-2227

Applicant same as above Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Representative same as above 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 _____ 11/18/19

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

SEE ATTACHED JURAT

Print Name Aitien Chau

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

PRJ-77713
12/04/19

California Jurat Certificate

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 Orange } S.S.

Subscribed and sworn to (or affirmed) before me on this 18th day of November (Month),

20 19, by Aitien Chau (Name of Signer (1)) and

_____ (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

Daniela Chavez
Signature of Notary Public

DANIELA CHAVEZ
COMM...2300791
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. August 9, 2023

For other required information (Notary Name, Commission No. etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Department of Planning Application / Petition Form & Statement of Financial Interest

containing _____ pages, and dated _____

Additional Information

Method of Affiant 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:

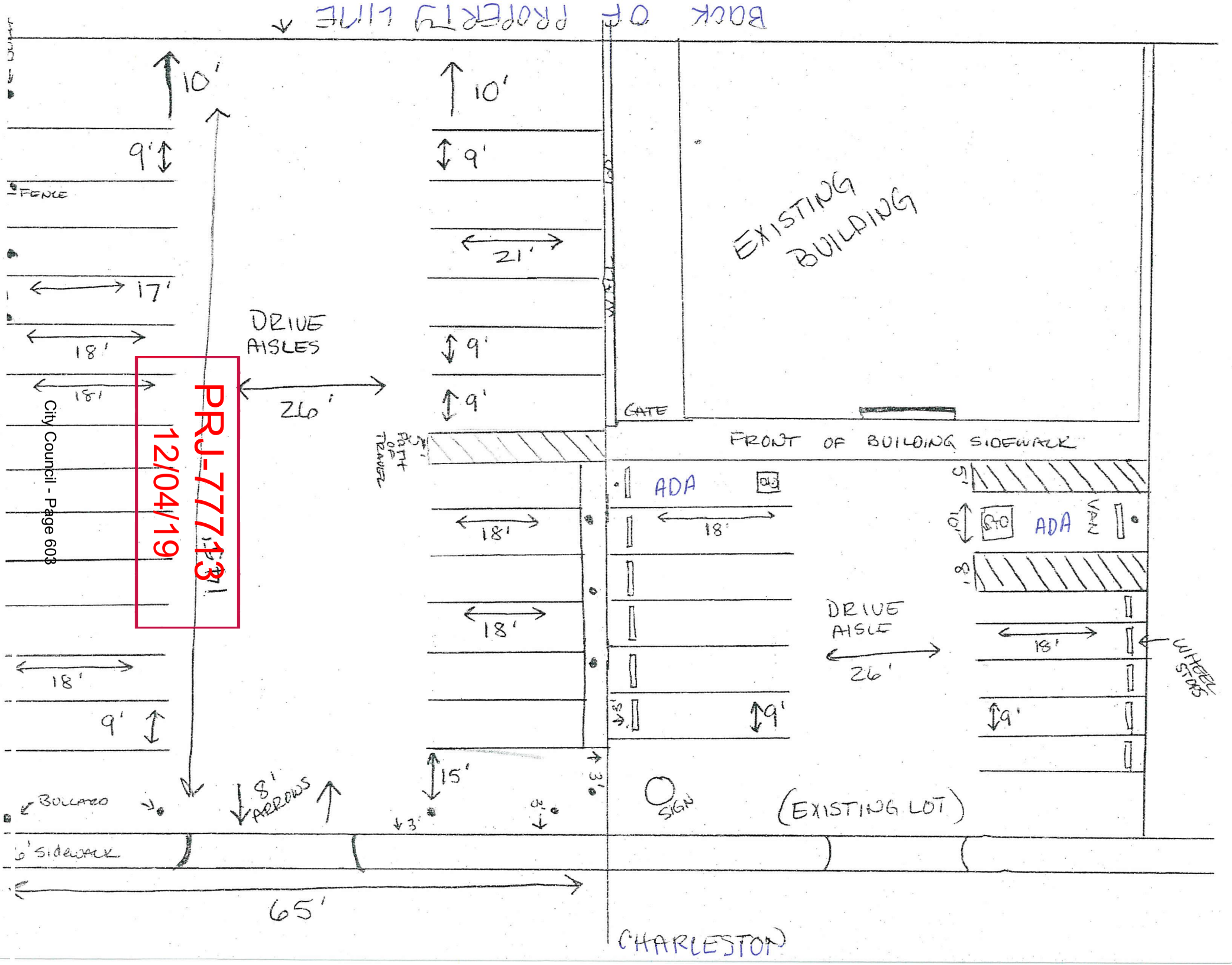
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

PRJ-77713
12/04/19


BACK OF PROPERTY LINE
10'
9'
FENCE
17'
18'
18'
DRIVE AISLES
26'
PRJ-77713
12/04/19
10'
9'
21'
9'
9'
EXISTING BUILDING
GATE
FRONT OF BUILDING SIDEWALK
ADA
18'
ADA
VAN
18'
DRIVE AISLE
26'
18'
WHEEL STOPS
9'
18'
18'
9'
9'
BOLLARD
8' ARROWS
15'
3'
3'
SIGN
(EXISTING LOT)
6' SIDEWALK
65'
CHARLESTON

SCANNER
ODYSSEY APPS



SDR-77943 [PRJ-77713] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LAP INVESTMENT, LLC
NORTH SIDE OF CHARLESTON BOULEVARD WEST OF MOONLIGHT DRIVE

11/26/19



SDR-77943 [PRJ-77713] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LAP INVESTMENT, LLC
NORTH SIDE OF CHARLESTON BOULEVARD WEST OF MOONLIGHT DRIVE

11/26/19



SDR-77943 [PRJ-77713] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LAP INVESTMENT, LLC
NORTH SIDE OF CHARLESTON BOULEVARD WEST OF MOONLIGHT DRIVE

11/26/19

JUSTIFICATION LETTER

October 20, 2019

To Whom it May Concern,

My name is Aitien Chau and I am writing this Justication letter in order to obtain a pre- application meeting with the city to review my request to permit an off-site parking on parcel 140-31-802-004 for parcel 140-31-802-005 which is a commercial building located on 4236 E. Charleston Blvd., Las Vegas, NV, 89104. My husband, Hai Xa, and I are both owners of both parcels.

We are requesting to have this off-site parking permitted because there are not enough parking spaces for a professional medical offices' doctors, staff, and patients. As of right now, there are only 12 parking lot stalls at 4236 E. Charleston. The amount of parking spaces will not be sufficient to accommodate the volume of patients at the medical facility.

We had initially hired a professional paving company called Precision Paving Company at 4075 E, Patrick Ln., Las Vegas, NV 89120. We thought that they did their due diligence in finding out the city's requirements on constructing an off-site parking lot, however, we found out that this wasn't done when Nick Gonzalez from City Code Enforcement came to the medical office.

We are owners of both the properties for parcel 140-31-802-004 and 140-802-005. We are asking for a waiver (SDR) of perimeter buffer studs and an exception to parking lot landscaping. There are 25 parking spaces on Parcel 140-31-802-004 and 10 parking spaces on 140-802-005 where the existing building is with 2 ADA spots.

We wanted to construct this parking lot in order to promote business and beautify the area for our tenant and the tenants around the area. We have had some issues with graffiti and vagrancy for the vacant lot over the past few years so this parking lot has resolved these issues after it's completion.

Best Regards,

Aitien Chau

Owner/ Managing Member

PRJ-77713
12/04/19

Hi Alex,

Please submit my request in for an abeyance until May 6. We live in two states and will be needing the extra time to work with the asphalt company to try to fix the problem. Thank you for your help and for your understanding. Please let me know if there are any problems.

Sincerely,

Aitien

Submitted after Final Agenda
AGENDA ITEM #92 - SDR-77943 [PRJ-77713]
RECEIVED 02.11.20

RECEIVED
CITY CLERK

2020 FEB 10 P 5:44

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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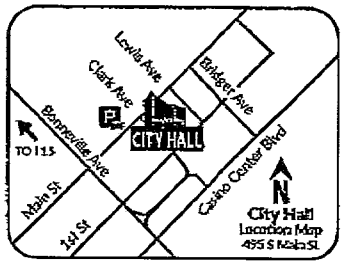
Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

SDR-77943 [PRJ-77713]
City Council Meeting of **02/19/2020**

PRJ-77713
14031802003
M S R CHARLESTON PROPERTY PARTNE
4230 E CHARLESTON BLVD
LAS VEGAS NV 89104

We own two parcels. We have sent cards back for both parcels.

89 LADFNP1 89104

Submitted after final agenda
Item 92

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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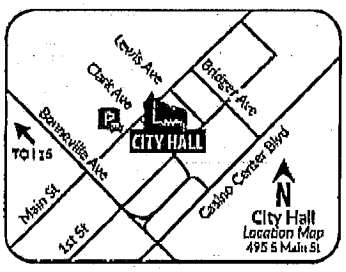
Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

2020 FEB 10 P 4:43

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.

SDR-77943 [PRJ-77713]
City Council Meeting of **02/19/2020**

PRJ-77713
14031802002
M S R CHARLESTON PROPERTY PARTNE
4230 E CHARLESTON BLVD
LAS VEGAS NV 89104

From: Ydo Yturralde <yyturralde@LasVegasNevada.GOV>
Sent: Tuesday, May 5, 2020 11:40 AM
To: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>; Peter Lowenstein <plowenstein@LasVegasNevada.GOV>; Robert Summerfield <rsummerfield@LasVegasNevada.GOV>
Cc: Olivia Diaz <odiaz@lasvegasnevada.gov>; Anastacio Del Real <adelreal@LasVegasNevada.GOV>
Subject: Fwd: 4236 E Charleston

FYI on the below email just received. Please let us know if we can honor the request for an abeyance to May 20.

Thank you,

Ydoleena Yturralde
Special Assistant to Councilwoman Olivia Diaz
Office of City Council
Office: 702-229-2359 | Cell: 702-882-0715
yyturralde@lasvegasnevada.gov
495 S. Main St. | Las Vegas, NV 89101
lasvegasnevada.gov/ward3

Begin forwarded message:

From: Denice Bassett <denicebassett@yahoo.com>
Date: May 5, 2020 at 11:37:53 AM PDT
To: Ydo Yturralde <yyturralde@LasVegasNevada.GOV>
Subject: 4236 E Charleston
Reply-To: Denice Bassett <denicebassett@yahoo.com>

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.**

Good Morning,

I am writing to request a two week abeyance so that I can contact the water district and revise the previous plan for the landscaping of the lot.

Thank you for your time,

Denice Bassett

Submitted after final agenda
Date 5/5/20 Item 149

From: Denice Bassett <denicebassett@yahoo.com>
Sent: Monday, May 18, 2020 11:29 AM
To: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Cc: Ydo Yturralde <yyturralde@LasVegasNevada.GOV>
Subject: Re: Agenda Item #44 - Abey to June 3 (RE: 4236 Charleston)

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.**

Yes please

Sent from my iPhone

On May 18, 2020, at 9:08 AM, LuAnn D. Holmes <ldholmes@lasvegasnevada.gov> wrote:

> Good morning Denice,
>
> I am assuming you are the applicant on Agenda Item #44 for this Wednesday? You want to request an abeyance to June 3rd?
>
> *SDR-77943 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAP INVESTMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713]. The Planning Commission (7-0 vote) and Staff recommend DENIAL.*
>
> If some, please confirm to this email.
>
> Thank you,
>
> **LuAnn Holmes,** MMC, MAOM City Clerk
> Office of the City Clerk
> 495 South Main Street, 2nd Fl.
> Las Vegas, Nevada 89101
> 702-229-2456
>
> *Please note, due to Covid-19 restrictions, our office is operating Monday thru Thursday,*

Submitted after final agenda

Date 5/18/20 Item 44

7 AM – 5:30 PM, and closed on Fridays as well as major holidays. However, if you need to conduct in-person business with us, please contact us at (702) 229-6311 for an appointment.

<image001.jpg>

From: Ydo Yturralde <yyturralde@LasVegasNevada.GOV>
Sent: Monday, May 18, 2020 8:53 AM
To: Denice Bassett <denicebassett@yahoo.com>
Cc: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Subject: Re: 4236 Charleston

Hi Denice,
Please send your email request to reschedule to myself and LuAnn. I've copied her on this email. You'll want to request an abeyance to the first meeting in June, June 3rd.

Thank you,

Ydoleena Yturralde
Special Assistant to Councilwoman Olivia Diaz
Office of City Council
Office: 702-229-2359 | Cell: 702-882-0715
yyturralde@lasvegasnevada.gov
495 S. Main St. | Las Vegas, NV 89101
lasvegasnevada.gov/ward3

On May 15, 2020, at 12:30 PM, Denice Bassett <denicebassett@yahoo.com> wrote:

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.**

Good Afternoon,

Hope everything is good! It was great meeting everyone on Wednesday, I think it was a good meeting :) I'm still working on the layout but will have it sent over on Monday, I wanted to request a abeyance till the June meeting if possible? (Hope that was the correct way to say that.) lol

Thanks again,

Denice Bassett

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
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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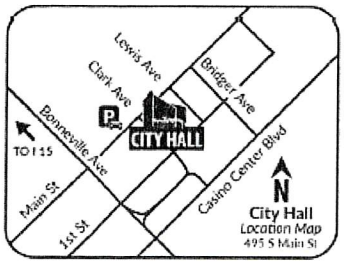
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77943 [PRJ-77713]
Planning Commission Meeting of **01/14/2020**

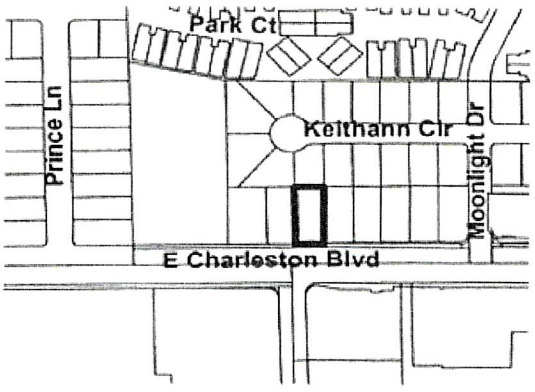
PRJ-77713
14031815043
KAPLAR MARC JOSEPH
4256 HAMPSHIRE GREEN CT
LAS VEGAS NV 89110

Application Information

SDR-77943 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAP INVESTMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713].

The above stated lot has already been paved, Parking spots painted and is being used daily. How does someone apply for a permit "AFTER" the construction has already been completed?

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***01/14/2020***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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

Submitted after final agenda

STP

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

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Las Vegas, NV
Permit No. 1630

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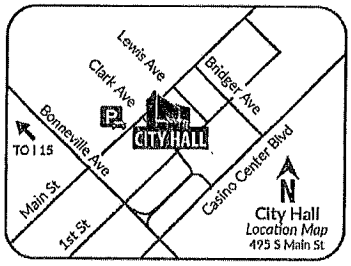


RECEIVED
JAN 07 2020
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77943 [PRJ-77713]
Planning Commission Meeting of **01/14/2020**

PRJ-77713
14031816008
CURTICE DAVID H
4315 DEVLIN GREEN CT
LAS VEGAS NV 89110-4506

103 LRDFNP1 89110

57A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
45

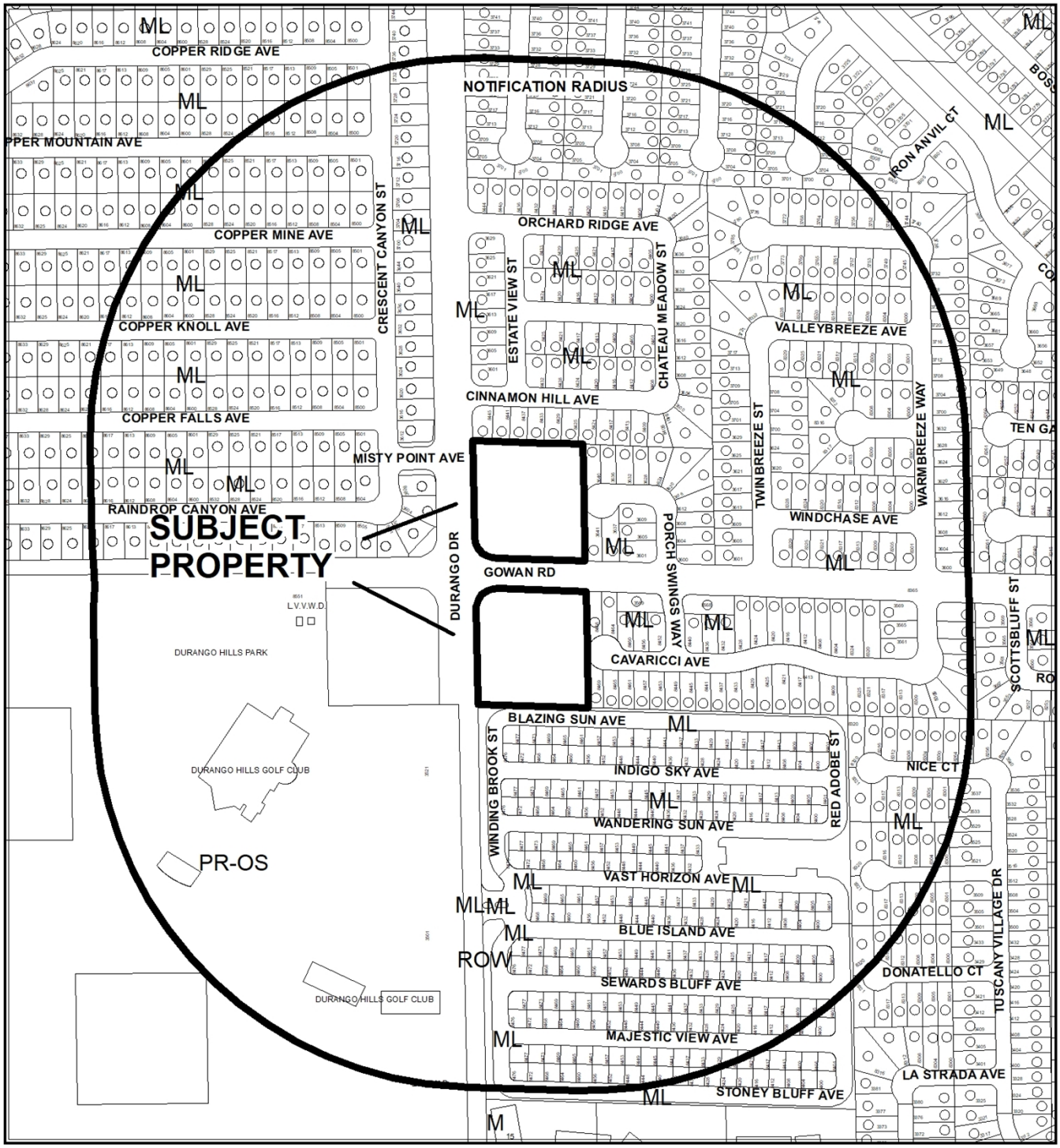
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
GPA-77939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting	9	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-77939, ZON-77940, VAR-78565 and TMP-78559 [PRJ-77867]
4. Supporting Documentation - GPA-77939, ZON-77940, VAR-78565 and TMP-78559 [PRJ-77867]
5. Photo(s) - GPA-77939, ZON-77940, VAR-78565 and TMP-78559 [PRJ-77867]
6. Justification Letter - GPA-77939, ZON-77940, VAR-78565 and TMP-78559 [PRJ-77867]
7. Submitted after Final Agenda - Protest/Support Postcards for GPA-77939 and ZON-77940 [PRJ-77867]
8. Backup Submitted for the January 28, 2020 Planning Commission Meeting
9. Backup Submitted for the April 14, 2020 Planning Commission Meeting



0 295 590 Feet

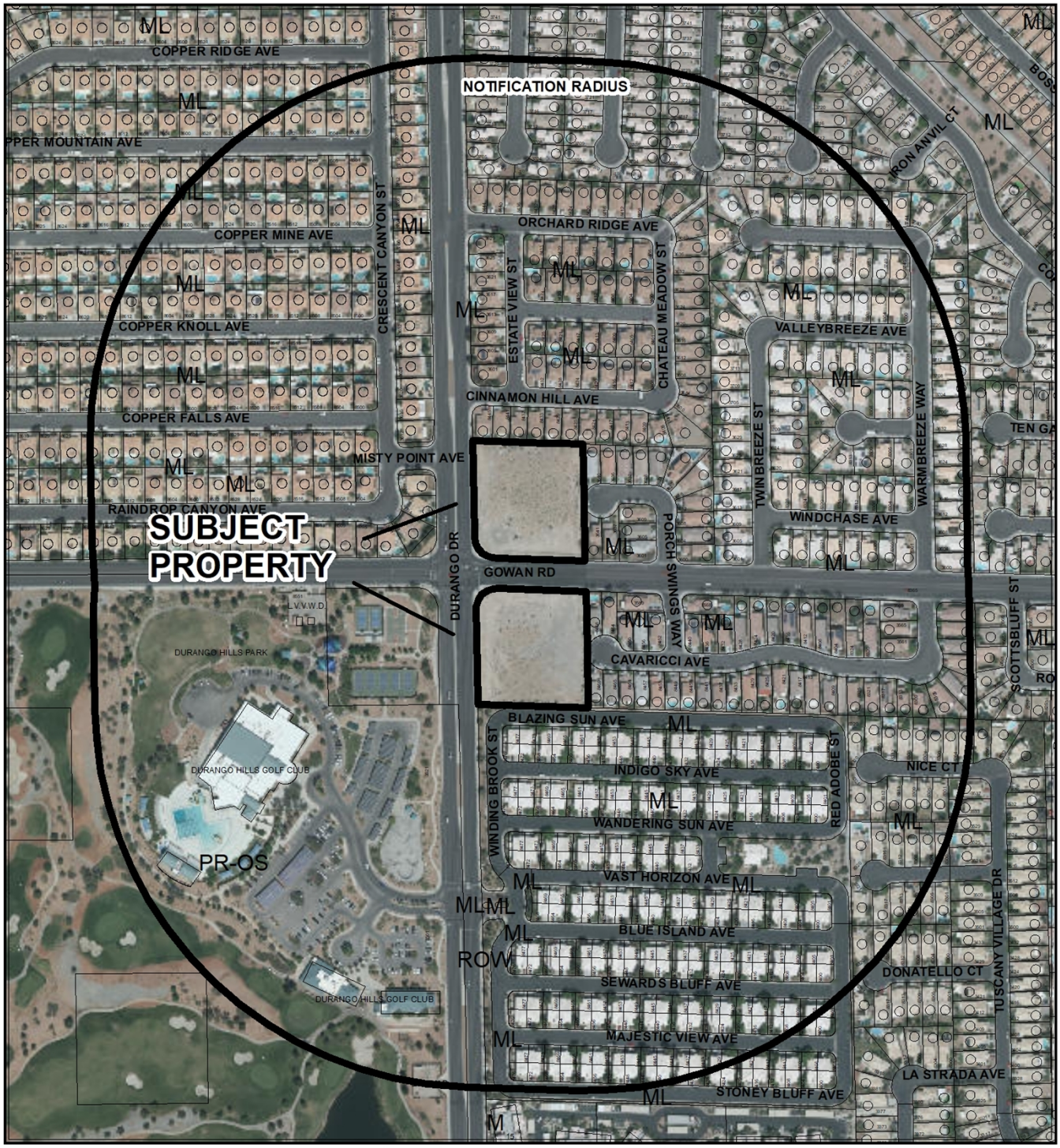
CASE: **GPA-77939 (PRJ-77867)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N



0 295 590 Feet

CASE: **GPA-77939 (PRJ-77867)**

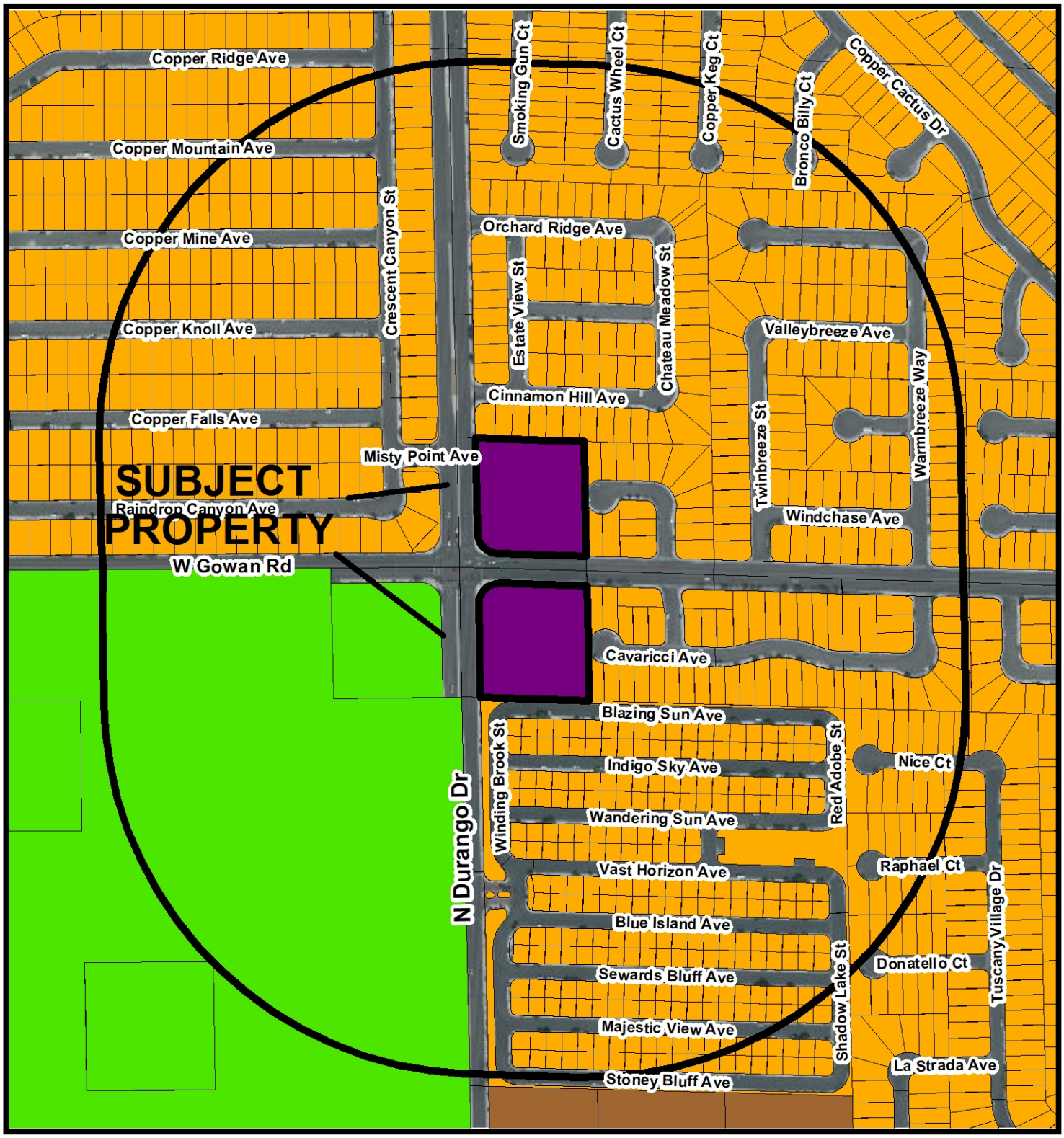
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N

GPA-77939



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM O TO M

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Wednesday, November 20, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77939	Staff recommends DENIAL.	
ZON-77940	Staff recommends DENIAL.	GPA-77939
VAR-78565	Staff recommends DENIAL, if approved subject to conditions:	GPA-77939 ZON-77940
TMP-78559	Staff recommends DENIAL, if approved subject to conditions:	GPA-77939 ZON-77940 VAR-78565

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 724 - GPA-77939 and ZON-77940 (By City Clerk)
724 - VAR-78565 and TMP-78559 (By City Clerk)

PROTESTS 7 - GPA-77939 and ZON-77940
0 - VAR-78565 and TMP-78559

APPROVALS 1 - GPA-77939 and ZON-77940
0 - VAR-78565 and TMP-78559

AS

**** CONDITIONS ****

VAR-78565 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-77939) and Rezoning (ZON-77940) and conformance to the Conditions of Approval for Tentative Map (TMP-78559) shall be required, if approved.

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

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

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

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

TMP-78559 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 (GPA-77939), Rezoning (ZON-77940) and conformance to the Conditions of Approval for Variance (VAR-78565) shall be required, if approved.

AS

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 the issuance of permits for this site, dedicate a bus turnout acceptable by the City Traffic Engineer for a northbound bus stop on Durango Drive. Also, grant a Bus Shelter Pad Easement adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

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.

AS

9. The sidewalk along Durango Drive and Gowan Road adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

10. 30-foot private streets shall have minimum 5-foot wide Public Utility Easements on both sides of the street to allow for dry utilities to be installed under driveways and maintain required separations from sewer and water mains.

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-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 (229-4836).

14. Prior to submittal of construction drawings, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Gated entries will not be allowed unless specifically approved by the City Traffic Engineer.

AS

15. 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.

16. 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.

17. 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 a 58-lot townhouse residential subdivision on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive.

ISSUES

- A General Plan Amendment is requested to amend the land use designation from O (Office) to M (Medium Density Residential).
- A Rezoning is requested from P-O (Professional Office) to R-TH (Single Family Attached Residential).
- A Tentative Map is requested to allow a 58-lot residential subdivision.
- A Variance is requested to allow dead-end stub street terminations where cul-de-sacs are required for public streets.
- A Variance is requested to allow a connectivity ratio of 1.00 where 1.30 is required.

ANALYSIS

The proposed site is two 1.83-acre parcels separated by Gowan Road that are currently zoned as P-O (Professional Office) with an O (Office) land use designation. The applicant is proposing to develop the parcels with a 58-lot townhome development. 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-TH (Single Family Attached Residential).

The M (Medium Density Residential) General Plan land use 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 for the subdivision is 15.84 dwelling units per acre complying with the proposed M (Medium Density Residential) density allowance.

The purpose of the R-TH (Single Family Attached) district is to accommodate single-family attached residences with designs and densities that transition between multi-family and single-family uses. The R-TH district is consistent with the policies of the Medium Density Residential category of the General Plan.

AS

The requested Rezoning would create a situation commonly known as "spot zoning." Spot zoning is defined by Title 19 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, east, and west are all zoned R-CL (Single Family Compact-Lot). Adjacent lots to the south are zoned R-PD10 (Residential Planned Development – 10 Units per Acre), and the parcel on the southwestern corner of Gowan Road and Durango Drive is zoned C-V (Civic). Amending the subject site would create a "spot" of R-TH in an area of primarily R-CL zoned properties located to the north, south, and west of the subject site.

The applicant is proposing a 58-unit townhome subdivision with a minimum lot size of 1,600 square feet. Overall, the lots range in size from 1,602 square feet to 2,246 square feet. The proposed density for the subdivision is 15.84 dwelling units per acre complying with the proposed M (Medium Density Residential) allowance of 25.49 dwelling units per acre.

The applicant has proposed a residential subdivision with public streets. Title 19.04.100 states that public streets that terminate other than at an intersection with another public street, must utilize a cul-de-sac with a minimum radius of 40 feet for termination. The applicant is requesting a Variance to allow a residential subdivision with six streets that terminate in a manner that is not a cul-de-sac with a radius of 40 feet. Staff finds the requested Variance to be a self-imposed hardship, as the subject site is not an irregular shape, exceptionally narrow or shallow, and recommends denial of the request.

The submitted east/west cross-sections depict maximum natural grade less than 2% across this site. Per the Tables in the Unified Development Code 19.06.050, a development with a natural slope less than 2%, is allowed a maximum four-foot retaining wall. A maximum retaining wall over four feet is shown along the east property line of cross-section A.

The submitted north/south cross-section depicts maximum natural grade less than 2% across this site. Per the Tables in the Unified Development Code 19.06.050, a development with a natural slope less than 2%, is allowed a maximum four-foot retaining wall. A maximum of two-foot retaining wall is shown along the north property line of cross-section C.

Staff finds the density of the proposed site to be more intense than the surrounding area and therefore, recommends denial on the General Plan Amendment, Rezoning, Variance, and Tentative Map applications.

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FINDINGS (GPA-77939)

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 density and intensity of the proposed M (Medium Density Residential) designation is not compatible with the surrounding properties, which are designated as ML (Medium Low), and PR-OS (Parks/Recreation/Open Space); the density of the Medium Density land use is more intense than the surrounding residential land use designations.

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

   The M (Medium Density Residential) land use designation allows for R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), and the proposed R-TH (Single Family Attached). While the R-3 zoning would be too intense in density for the adjacent zoning districts, the R-2 and R-TH zoning districts would be compatible with the surrounding area. All of the zoning designations within the M land use designation would result in a spot zoning.

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 uses permitted by the proposed Medium Density General Plan designation.

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

   The proposed amendment does not support the General Plan, as higher density multi-family uses are not appropriate nor compatible with the surrounding area.

FINDINGS (ZON-77940)

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

AS

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

   If the associated General Plan Amendment to M (Medium Density) is approved on this site, the proposed R-TH (Single Family Attached Residential) zoning district would conform to the M 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 R-TH (Single Family Attached Residential) accommodates single-family attached residences with designs and densities that transition between multi-family and single-family uses. The proposed attached residences would be developed in a way that is compatible with the surrounding land uses and zoning districts.

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

   Neither growth nor development factors in the surrounding community indicate a need or appropriateness for this rezoning.

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.**

   Gowan Road and Durango Drive are adequate in size to meet the needs of the proposed R-TH (Single Family Attached Residential) zoning district.

FINDINGS (VAR-78565)

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."

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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 provide the required street terminuses or meet the residential connectivity ratio in compliance with the Title 19 requirements. A less intensive site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (TMP-78559)

Due to the associated Variance request to allow stub street terminuses where a cul-de-sac is required and a design that does not meet the residential connectivity ratio, staff is recommending denial on the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/05/03	City Council approved a petition to annex (A-0038-01) undeveloped properties located in various parts of the city under the provisions of NRS 268.597 No. 1 (b) containing approximately 495 acres. Planning Commission recommended approval.
11/10/16	Code Enforcement processed a Case (#172224) for high weeds and vegetation in a vacant lot at the northeast corner of Gowan Road and Durango Drive which was growing over the wall into 8437 Cinnamon Hill Avenue. The case was resolved on 01/14/17.
02/15/17	City Council approved a General Plan Amendment (GPA-66464) from ML (Medium Low Density Residential) to O (Office) on 1.83 acres at the northeast corner of Gowan Road and Durango Drive. Planning Commission recommended approval, while staff recommended denial.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/15/17	City Council approved a Rezoning (ZON-66465) from U (Undeveloped) to P-O (Professional Office) on 1.83 acres at the northeast corner of Gowan Road and Durango Drive. Planning Commission recommended approval, while staff recommended denial.
	City Council approved a General Plan Amendment (GPA-66474) from ML (Medium Low Density Residential) to O (Office) on 1.83 acres at the southeast corner of Gowan Road and Durango Drive. Planning Commission recommended approval, while staff recommended denial.
	City Council approved a Rezoning (ZON-66475) from U (Undeveloped) to P-O (Professional Office) on 1.83 acres at the southeast corner of Gowan Road and Durango Drive. Planning Commission recommended approval, while staff recommended denial.
11/26/18	Code Enforcement processed a Case (#194888) for high weeds and vegetation in a vacant lot at the northeast corner of Gowan Road and Durango Drive which was growing over the wall into 8437 Cinnamon Hill Avenue. The case was resolved on 01/10/19.
03/26/19	Code Enforcement processed a Case (#197748) for high weeds and vegetation in a vacant lot at the northeast corner of Gowan Road and Durango Drive which was growing over the wall into 8437 Cinnamon Hill Avenue. There were additional complaints regarding homeless people and debris occupying the site. The case was resolved on 05/17/19.
01/28/20	The Planning Commission voted (6-0) to hold in ABEYANCE GPA-77939 and ZON-77940 [PRJ-77867] to the March 10, 2020 Planning Commission meeting.
03/10/20	The Planning Commission voted (6-0) to hold in ABEYANCE GPA-77939 and ZON-77940 [PRJ-77867] to the April 14, 2020 Planning Commission meeting.
04/14/20	The Planning Commission unanimously voted to recommend APPROVAL on the following requests: • General Plan Amendment (GPA-77939) FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) • Rezoning (ZON-77940) FROM: P-O (PROFESSIONAL OFFICE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) • Variance (VAR-78565) TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQURED AND A CONNECTIVITY RATIO OF 0.83 WHERE 1.30 IS REQUIRED • Tentative Map (TMP-78559) FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867].

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Most Recent Change of Ownership	
09/24/98	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 this request.

Pre-Application Meeting	
11/12/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment and a Rezoning.

Neighborhood Meeting	
12/09/19	A neighborhood meeting was held at the Durango Hills Community Center YMCA, 3521 North Durango Drive, Las Vegas. Three members of the public were in attendance, as well as three representatives for the applicant, two representatives from the City of Las Vegas Ward 4 Office, and one Department of Planning staff member. The meeting began with the applicant's giving a presentation of the proposed development. The main points of the presentation included the following: • The applicant stated that the rezoning to R-3 (Medium Density Residential) would allow for the sale of townhomes. • The applicant stated that their intention is for a 64-townhome development. *The application has since been revised for a 58-lot townhome development.* • The applicants said that the proposed development would be 35 feet tall or 3 stories. The 35 feet height is based on the maximum height for neighboring R-CL (Residential Compact Lot) zoned properties. *However, residential adjacency standards would still apply.* • There would not be any road changes (to Durango Drive and Gowan Road) with the application. The following is a summary of the key points the neighbors verbalized at the meeting: • Would the units be for individual sale? *Yes.* • The residents asked about the difference between townhomes versus apartments. *The applicant said that the proposed townhomes would pay homeowner association fees.* • The residents asked when the development would be completed. *The applicants said roughly 1 year after the application.* • The residents had questions over the walls for the development. They stated that they did not want to share the same walls. *The applicant said there would be a separate 6-foot block wall and landscaping for the complex.* Residents in attendance were generally in support of the proposed project.

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Field Check	
12/04/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	3.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	O (Office)	P-O (Professional Office)
North	Single Family, Detached	ML (Medium Low Density)	R-CL (Residential Compact Lot)
South	Single Family, Attached		R-PD10 (Residential Planned Development – 10 Units per Acre)
East	Single Family, Detached		R-CL (Residential Compact Lot)
West	Public Park or Playground	PR-OS (Parks/ Recreation/ Open Space)	C-V (Civic)

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

AS

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	***Required/Allowed***
Min. Lot Size	1,600 SF
Min. Lot Width	20 Feet
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet N/A 10 Feet 5 Feet
Max. Lot Coverage	95%
Max. Building Height	3 Stories / 45 Feet*

**The site is subject to the requirements listed in 19.06.040(I) for residential adjacency due to the adjacent R-CL (Residential Compact Lots).*

Existing Zoning	***Permitted Density***	***Units Allowed***
P-O (Professional Office)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached Residential)	27.23	99
General Plan	***Permitted Density***	***Units Allowed***
O (Office)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49	93

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Gowan Road	Major Collector	Master Plan of Streets and Highways	80	Y
Durango Drive	Primary Arterial	Master Plan of Streets and Highways	100	Y

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19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		12	
Intersection – Internal			6
Cul-de-sac Terminus			
Intersection – External Street or Stub Terminus			6
Intersection – Stub Terminus w/ Temporary Turn Around Easements			
Non-Vehicular Path - Unrestricted			
Total		**12**	**12**
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**	

AS

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) REZONING, GENERAL PLAN AMENDMENT

Project Address (Location) Durango & Gowan

Project Name Durango & Gowan **Proposed Use**

Assessor's Parcel #(s) 138-09-201-020 and 138-09-301-001 **Ward #** 4

General Plan: Existing O Proposed M **Zoning:** Existing P-O Proposed R-3

Additional Information

Property Owner Alexander White and Esther Living Trust Contact

Address City State Zip

E-mail Phone

Applicant The EAB and ELB Family, LLC Contact Emma Burns

Address City State Zip

E-mail emmaburns135@gmail.com Phone 702-688-9588

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone 702-362-8844

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Alexander White

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

Print Name ALEXANDER WHITE

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

See attached CA Jurat - 11/5/19

PRJ-77867 11/19/19

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California

County of Los Angeles

JONATHAN CALVIN BERNARD
Notary Public - California
Los Angeles County
Commission # 2151587
My Comm. Expires Apr 30, 2020

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 5th *Date* day of Nov. *Month*, 20 19 *Year*,

by

(1) Alexander White

(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.

Signature _____
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

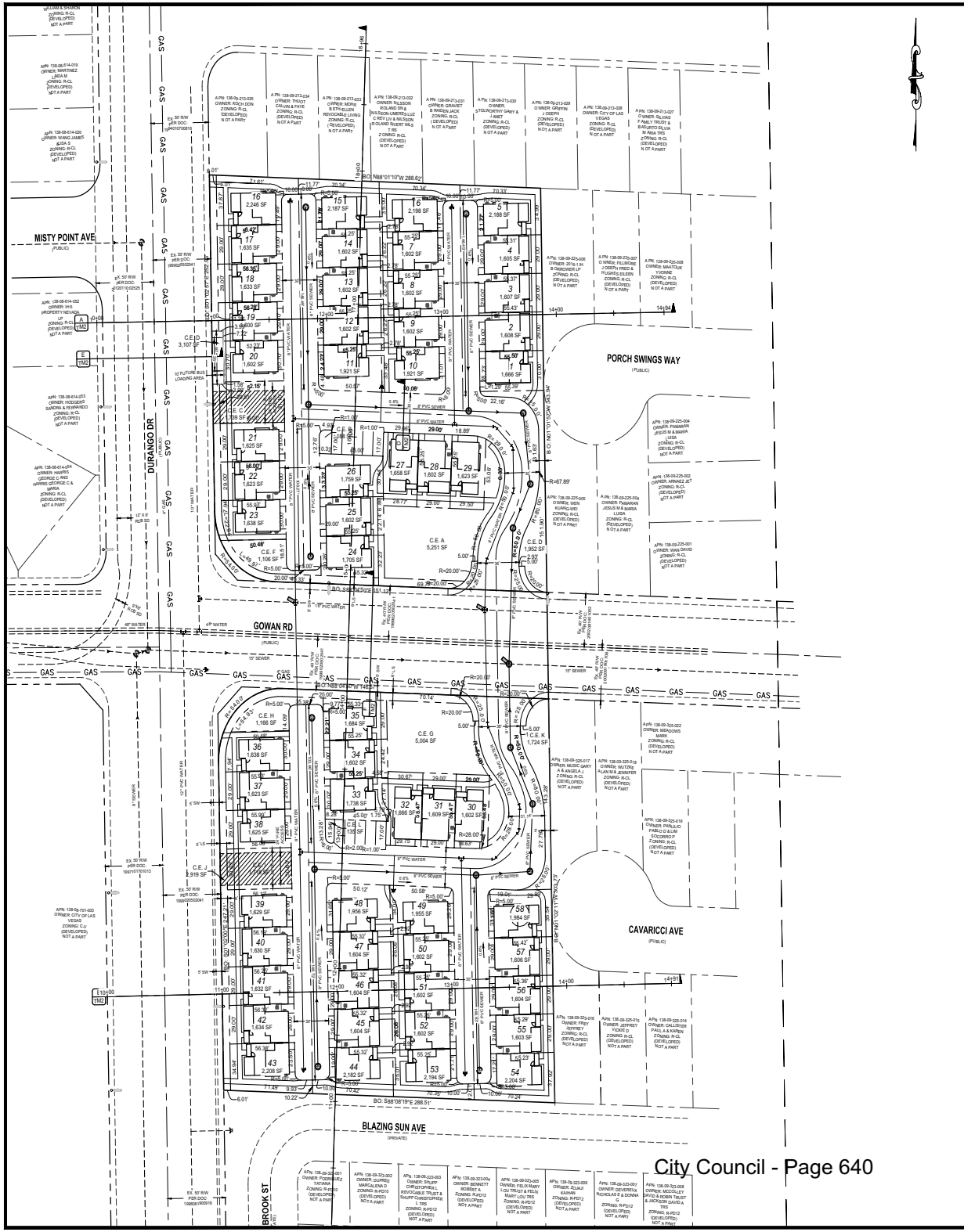
Title or Type of Document: Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2017 National Notary Association

PRJ-77867
11/19/19



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SCALE: 1" = 40'

40' 20' 40' 80' 120'

UTILITIES

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

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

CONNECTIVITY

15 LINKS
11 NODES
RATIO: 15/11=1.36

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:		10 FT
REAR GARAGE:		5 FT
INTERIOR SIDE:		0
CORNER SIDE:		10 FT
REAR:		5 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 DURANGO DRIVE) AND 20 FT ON CENTER (ON GOWAN RD). 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 AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE. LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY'S AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

BENCHMARK

9LV008E4
RIVET & PLATE IN TOP OF CURB AT NW CORNER OF GOWAN & DURANGO
739.09 METERS (2,424.84 FT)

WASTEWATER CALCULATIONS

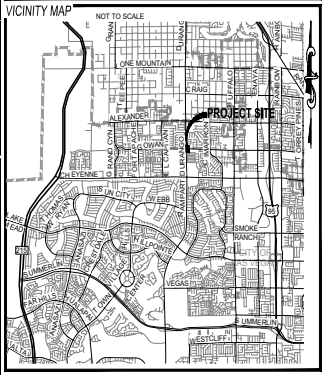
FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 58 HOUSES

AVERAGE FLOW = 0.0143 MGD (58 ERUS)
PEAK FLOW = 0.05005 MGD (58 ERUS)
PEAK + WET WEATHER = 0.0625 MGD (58 ERUS)

CALCULATIONS:
AVG FLOW = 58 X 90.000 GAL X 1 MG = 0.0143 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0143 X 3.5 = 0.05005 MGD
PEAK + WET WEATHER FLOW = 0.05005 MGD X 1.25 = 0.0625 MGD

VICINITY MAP

NOT TO SCALE

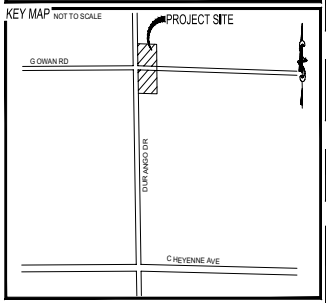


PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-09-201-020 & 138-09-301-001
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	P-O (PROFESSIONAL OFFICE)
PROPOSED ZONING:	R-TH
TOTAL PROPOSED LOTS:	58 LOTS (TYPE) / 11 LOTS (COMMON LOTS)
GROSS ACREAGE:	5.34 ACRES
NET ACREAGE:	3.99 ACRES
DENSITY (BASED ON GROSS ACREAGE):	10.86 LOTS/ACRE
DENSITY ALLOWED:	12.49 LOTS/ACRE
SMALLEST LOT SIZE:	1,602 SF
LARGEST LOT SIZE:	2,246 SF
AVERAGE LOT SIZE:	1,735 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	45 FT
OPEN SPACE PROVIDED:	16,203 SF (COMMON LOTS- A, D, F, G, K, & H)
PARKING REQUIRED:	58 SPACES + 10 GUEST PARKING = 68 SPACES
PARKING PROVIDED:	116 SPACES + 10 GUEST PARKING = 126 SPACES

KEY MAP

NOT TO SCALE



OWNER

138-09-201-020 & 138-09-301-001
WHIE ALEXANDER & ESTHER LIV TR & WHITE ALEXANDER & ESTHER M TRS
3608 N DURANGO DR & 3578 N DURANGO DR
LAS VEGAS, NV 89129

DEVELOPER

THE EAB & ELB FAMILY, LLC
LAS VEGAS
(702) 688-9588

UTILITY DISCLAIMER

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

BASIS OF BEARING

NORTH 88°04'50" WEST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 106 PAGE 15 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.

LEGAL DESCRIPTION

138-09-201-020
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NRTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M

138-09-301-001
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M

ABBREVIATIONS

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

LEGEND

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

PRJ-77867
04/29/20

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISIONS			

THE EAB & ELB FAMILY,LLC
LAS VEGAS, NV 89XXX
(702) 688-9588 EMAIL: EMMABURNS135@GMAIL.COM

NANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

DURANGO & GOWAN
SINGLE FAMILY RESIDENTIAL
SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 16726
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

DATE:	4/22/2020
SCALE:	1"=40'
JOB NO:	BRN-19-002
DESIGNED BY:	EP
CHECKED BY:	RC
SHEET NAME:	SP
SHEET NUMBER:	1 OF 1
	CLV 0000000

LAST PLOT: Robert Cunningham
FILE NAME: S:\ACTIVE\EAB & ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\BIDEVDUE DILIGENCE\SITE PLAN\NGBRN002_SITE PLAN BUS AND GATED.DWG

PRJ-77867
04/29/20



SITE SUMMARY

AREA: ~3.8 AC
UNITS: 64 DU
DENSITY: 16.8 DU/AC

PARKING REQUIRED:

2 Bedroom:	46x1.75/du	= 81 Spaces
3 Bedroom:	18x2/du	= 36 Spaces
Guest:	1/6 du	= 11 Spaces
TOTAL		= 128 Spaces

PARKING PROVIDED:

Garage:	64x2/du	= 128 Spaces
Guest:		= 12 Spaces
TOTAL		= 140 Spaces

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Architecture + Planning
The Leamington Building
1814 Franklin Street # 400
Oakland, CA 94612
510.272.2910
ktgy.com

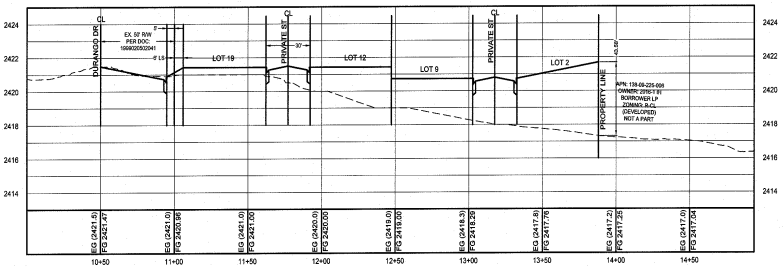
DURANGO & GOWAN
LAS VEGAS, NV #2019-0837

PRE-APPLICATION SUBMITTAL
October 2019

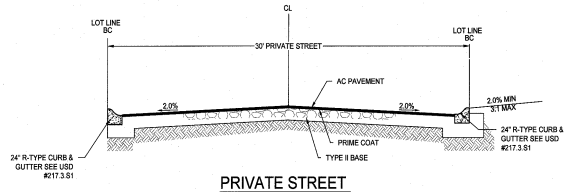
CONCEPTUAL SITE/LANDSCAPE PLAN

PRJ-77867
11/19/19

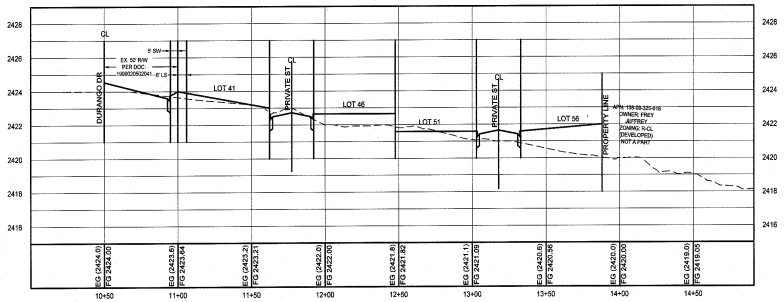
A.01



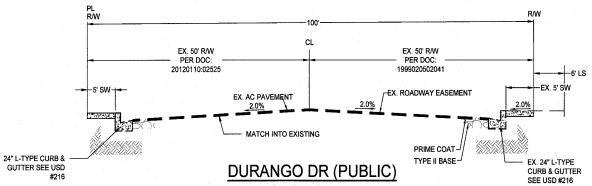
SECTION A



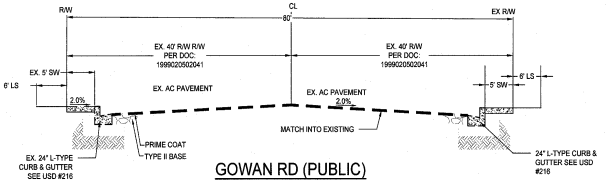
PRIVATE STREET
SECTION D



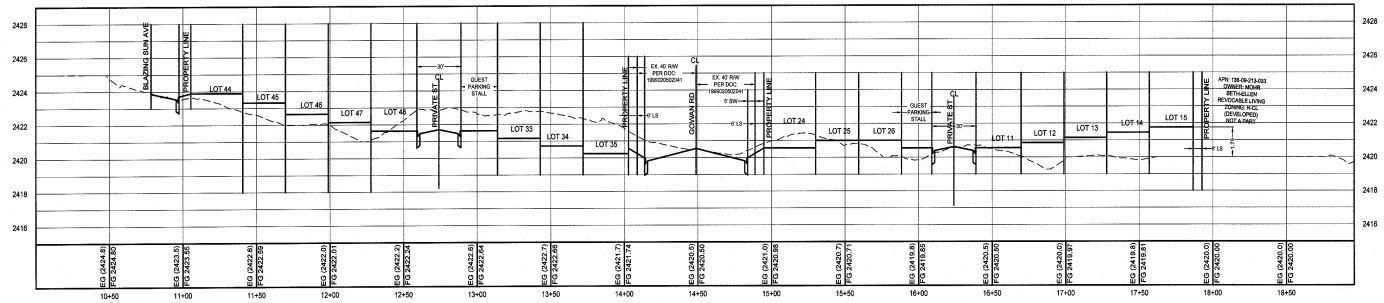
SECTION B



DURANGO DR (PUBLIC)
SECTION E



GOWAN RD (PUBLIC)
SECTION F



SECTION C

THE EAB & ELB FAMILY,LLC
LAS VEGAS, NV 89XXX
(702) 668-9588 EMAIL: EMMABURNS136@GMAIL.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: IW@TANEYCORP.COM

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

REVISIONS

EST. 2000

DURANGO & GOWAN
SINGLE FAMILY RESIDENTIAL

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15176
STATE OF NEVADA

3-5-20

DATE: 3/5/2020
SCALE:
JOB NO: BRN-19-002
DESIGNED BY: EP
CHECKED BY: RC
SHEET NAME: TM2
SHEET NUMBER: 2 OF 2

CLV 0000000

PRJ-77867
03/16/20

LAST PLOT: Elina Pripavel
FILE NAME: S:\ACTIVE\E & E ELB FAMILY, LLC\BRN-19-002 - DURANGO & GOWAN\ENGINEER\TTLEMENTS\CIVIL\SIS\BRN002_TM.DWG



SITE SUMMARY

AREA: ~3.8 AC
UNITS: 64 DU
DENSITY: 16.8 DU/AC

PARKING REQUIRED:

2 Bedroom:	46x1.75/du	= 81 Spaces
3 Bedroom:	18x2/du	= 36 Spaces
Guest:	1/6 du	= 11 Spaces
TOTAL		= 128 Spaces

PARKING PROVIDED:

Garage:	64x2/du	= 128 Spaces
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TOTAL		= 140 Spaces

Architecture + Planning
The Leamington Building
1814 Franklin Street # 400
Oakland, CA 94612
510.272.2910
ktgy.com

DURANGO & GOWAN
LAS VEGAS, NV #2019-0837

PRE-APPLICATION SUBMITTAL
09 December 2019

CONCEPTUAL SITE/LANDSCAPE PLAN

PRJ-77867
11/19/19

A.01

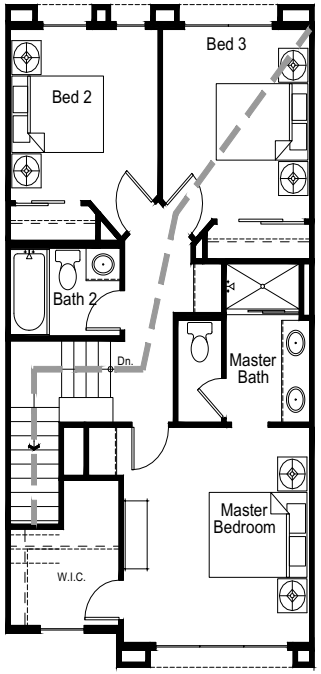




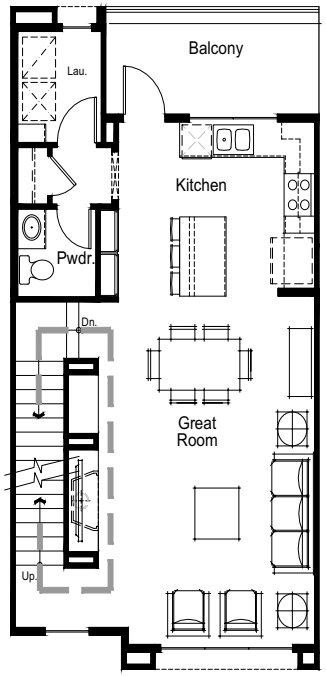






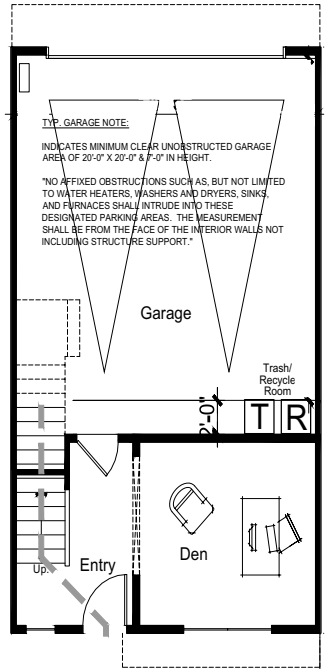



Third Floor
702 SQ. FT.
Path of Egress: 40'-1"



Second Floor
647 SQ. FT.
Path of Egress: 33'-4"

Plan 1
3 Bed, 2.5 Bath + Den
1,577 SQ. FT. Net
Private Open Space: 92 SQ. FT.



First Floor
228 SQ. FT.
Path of Egress: 15'-6"
Overall: 89'-1"

0 2 4 8

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The Leamington Building
1814 Franklin Street # 400
Oakland, CA 94612
510.272.2910
ktgy.com

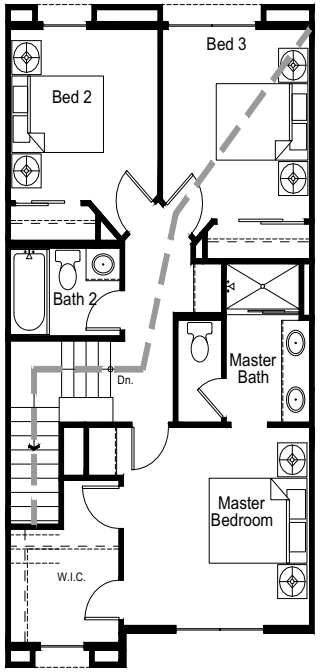
DURANGO & GOWAN
LAS VEGAS, NV #2019-0837

PRE-APPLICATION SUBMITTAL
09 January 2019

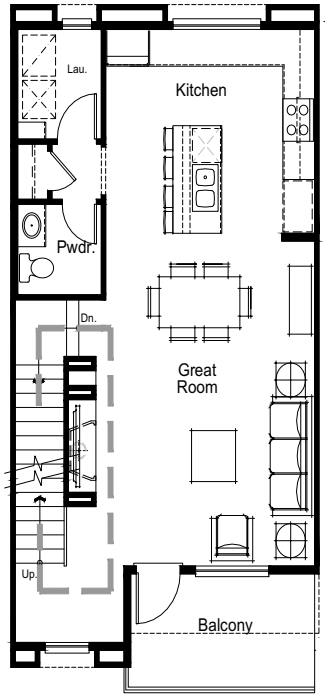
PRJ-77867
11/19/19

CONCEPTUAL FLOOR PLAN

A.02

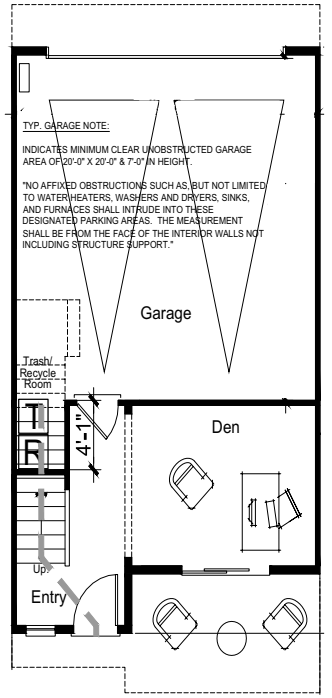


Third Floor
697 SQ. FT.
Path of Egress: 40'-1"



Second Floor
676 SQ. FT.
Path of Egress: 35'-1"

Plan 2
3 Bed, 2.5 Bath + Den
1,592 SQ. FT. Net
Private Open Space: 88 SQ. FT.



First Floor
219 SQ. FT.
Path of Egress: 15'-0"
Overall: 90'-2"

0 2 4 8

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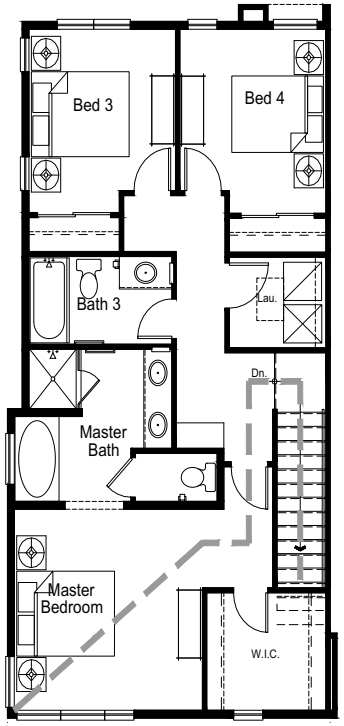
DURANGO & GOWAN
LAS VEGAS, NV #2019-0837

PRE-APPLICATION SUBMITTAL
09 January 2019

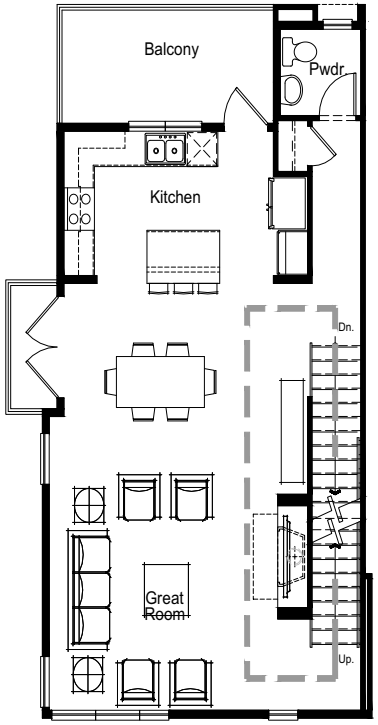
PRJ-77867
1/9/19

CONCEPTUAL FLOOR PLAN

A.03

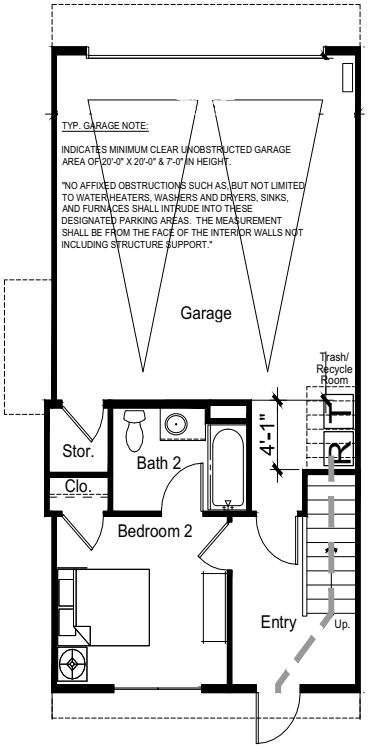


Third Floor
779 SQ. FT.
Path of Egress: 44'-0"



Second Floor
741 SQ. FT.
Path of Egress: 48'-3"

Plan 3
4 Bed, 3.5 Bath
1,829 SQ. FT. Net
Private Open Space: 103 SQ. FT.



First Floor
309 SQ. FT.
Path of Egress: 15'-3"
Overall: 107'-6"

0 2 4 8

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The Leamington Building
1814 Franklin Street # 400
Oakland, CA 94612
510.272.2910
ktgy.com

DURANGO & GOWAN
LAS VEGAS, NV #2019-0837

PRE-APPLICATION SUBMITTAL
09 January 2019

PRJ-77867
11/19/19

CONCEPTUAL FLOOR PLAN

A.04



GPA-77939 [PRJ-77867] - RELATED TO ZON-77940, VAR-78565 AND TMP-78559 - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST
NORTHEAST AND SOUTHEAST CORNERS OF GOWAN ROAD AND DURANGO DRIVE

12/04/2019



GPA-77939 [PRJ-77867] - RELATED TO ZON-77940, VAR-78565 AND TMP-78559 - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST
NORTHEAST AND SOUTHEAST CORNERS OF GOWAN ROAD AND DURANGO DRIVE

12/04/2019



GPA-77939 [PRJ-77867] - RELATED TO ZON-77940, VAR-78565 AND TMP-78559 - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST
NORTHEAST AND SOUTHEAST CORNERS OF GOWAN ROAD AND DURANGO DRIVE

12/04/2019



GPA-77939 [PRJ-77867] - RELATED TO ZON-77940, VAR-78565 AND TMP-78559 - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST
NORTHEAST AND SOUTHEAST CORNERS OF GOWAN ROAD AND DURANGO DRIVE

12/04/2019



GPA-77939 [PRJ-77867] - RELATED TO ZON-77940, VAR-78565 AND TMP-78559 - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST
NORTHEAST AND SOUTHEAST CORNERS OF GOWAN ROAD AND DURANGO DRIVE

12/04/2019

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

March 18, 2020

VIA UPLOAD

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 N. Rancho Drive
Third Floor
Las Vegas, Nevada 89106

Re: Revised Justification Letter
GPA, Zone Change, Variance and Tentative Map
APN's: 138-09-201-020 and 138-09-301-001

To Whom It May Concern:

This firm represents EAB and ELB Family, LLC (the "Applicant") in the above referenced matter. The proposed project is located on two parcels located on the northeast and southeast corners of W. Gowan Road and N. Durango Drive. Each parcel is approximately 1.83 acres totaling approximately 3.8 acres (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 138-09-201-020 and 138-09-301-001.

Both parcels are zoned Professional Office (P-O) and their General Plan is Office (O). The Applicant is requesting a re-zoning to RTH and a General Plan Amendment to M. A 58-unit townhome development with a density of 15.8 units per acre is planned on the site and will be appropriate and compatible with the surrounding area. Because of the Property constraints, the applicant is proposing stub streets and have included a variance application to allow this layout.

A townhome development is compatible with the surrounding area since everything to the south, east and north is zoned residential. Because the intersection at Durango and Gowan is a busy intersection, multi-family is appropriate and will act as a better buffer for the existing, surrounding residential in the area than office would provide. Moreover, residential will provide less traffic than a typical office complex.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

/s/ Stephanie Allen

Stephanie Allen

PRJ-77867
04/01/20

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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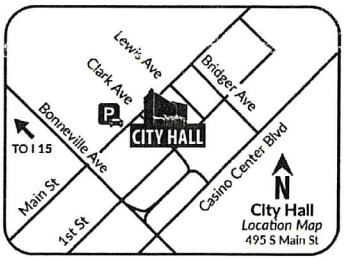
CITY CLERK
2020 MAY 19 P 12:09

Return Service Requested
Official Notice of Public Hearing



NOT IN Residential Area

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.
GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13808614061
MEREDITH RAYMOND A & CARMEN Y
8525 RAINDROP CANYON AVE
LAS VEGAS NV 89129-8314

125 DRDFNP1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 19 P 12:08

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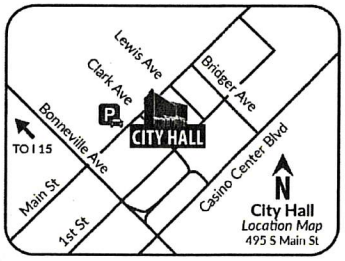
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

Do Not Want Apartments

PRJ-77867
13808612006
SEXTON KEVIN J
MCCULLY-SEXTON DARCY ANN
3636 CRESCENT CANYON ST
LAS VEGAS NV 89129-7633

Submitted after final agenda
Items 45-46

125 DRDFNP1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

LAS VEGAS
NV 890
11 MAY '20
PM 3 L

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CITY CLERK

2020 MAY 19 P 12:13

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Las Vegas, NV
Permit No. 1630

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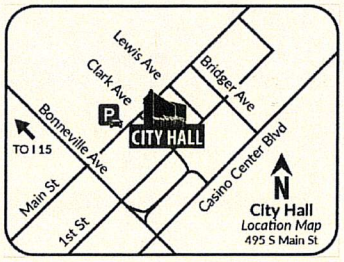
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809213048
SEDENO MONICA A
808 EAGLEWOOD DR
LAS VEGAS NV 89144-1445

131 DRDFMP1 89144

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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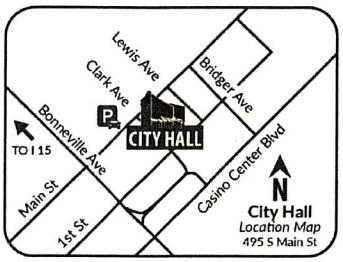
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



CITY CLERK
2020 MAY 13 A 10:44

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809220015
B O A ENTERPRISES L L C
7925 TARA AVE
LAS VEGAS NV 89117

143 DRDFMP1 89117

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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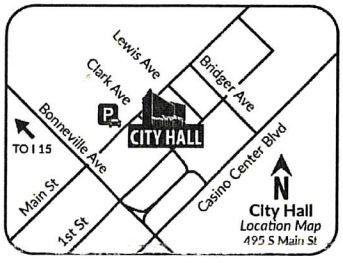

CITY CLERK
2020 MAY 13 A 10:46

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809323087
JAMES FAMILY 2004 REVOCABLE TR
JAMES RICHARD A & JOANN W TRS
8453 WANDERING SUN AVE
LAS VEGAS NV 89129-2190

Submitted after final agenda
Items 45-46

125 DRDFMP1 89129

City of Las Vegas
Office of The City Clerk
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2020 MAY 18 P 12:00

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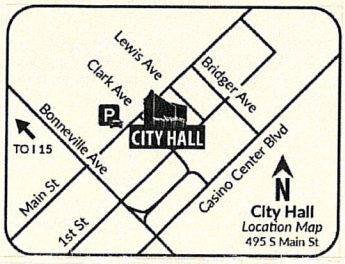

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]

City Council Meeting of **05/20/2020**

PRJ-77867
13809225005
WEN KUANG-WEI
19330 SW 31ST CT
MIRAMAR FL 33029

72 DRDFNP1 33029

Submitted after final agenda
Items 45-46

City of Las Vegas
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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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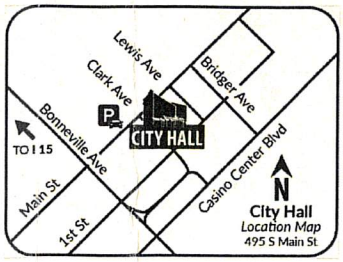
2020 MAY 18 P 12:03



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809323036
TURNER BARBARA G REVOCABLE LIVIN
TURNER BARBARA G TRS
8460 INDIGO SKY AVE
LAS VEGAS NV 89129

125 DRDFNP1 89129

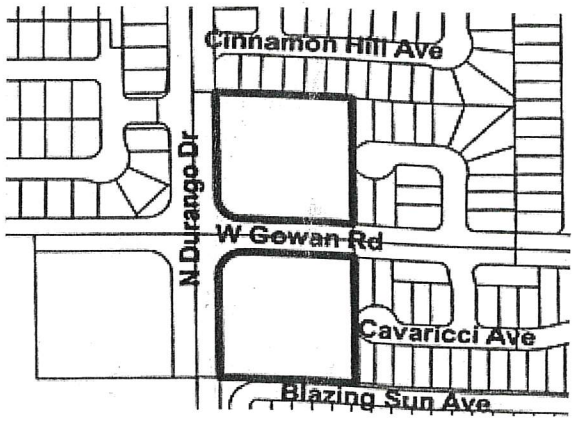
Application Information

GPA-77939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

ZON-77940 - REZONING RELATED TO GPA-77939 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-TH (SINGLE FAMILY ATTACHED) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

Offices would have been o.k.
but NOT residential

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	05/20/2020
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:00 a.m.

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncillive@lasvegasnevada.gov, mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101, or fax to (702)382-4803. Online comments can be submitted via the e-mail provided or from the City's website at www.lasvegasnevada.gov/councilcomment. For further information, go to www.lasvegasnevada.gov/meetings (TTY 7-1-1). **Note that 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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Las Vegas, Nevada 89101

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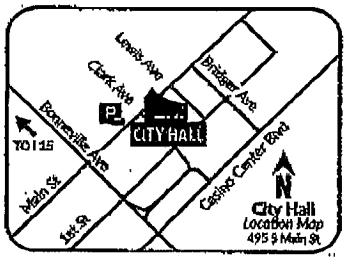
2020 MAY 18 P 4:34

Mailed 5-12-20

USA Forever



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13808614007
CHEUNG JOSEPH HON-TSUEN
YIK-CHEUNG CINDY SHINTING
3694 JULIUS CT
LAS VEGAS NV 89129

120 ORDFNP1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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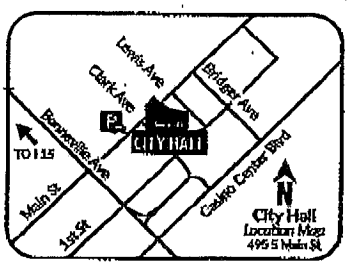
USA Forever



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13808614007
CHEUNG JOSEPH HON-TSUEN
YIK-CHEUNG CINDY SHINTING
3694 JULIUS CT
LAS VEGAS NV 89129

120 ORDFNP1 89129

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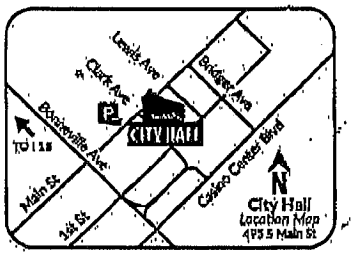

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PRJ-77867
13809325013
STRAIF HEIDI
8457 CAVARICCI AVE
LAS VEGAS NV 89129

☐ I SUPPORT this Request ☒ I OPPOSE this Request — Single family detached and single story only.

Please use available blank space on card for your comments.
VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

1 of 2 DOCUMENT 3 of 28

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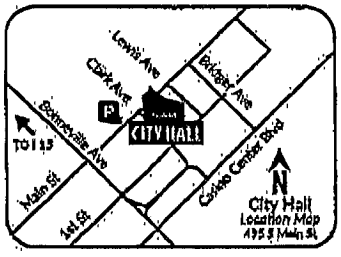

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PRJ-77867
13809325013
STRAIF HEIDI
8457 CAVARICCI AVE
LAS VEGAS NV 89129

☐ I SUPPORT this Request ☒ I OPPOSE this Request — Single family detached + single story only.

Please use available blank space on card for your comments.
GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 12 A 11:27

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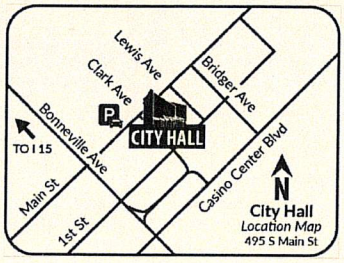

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809313012
BARISHNIKOV ANGELIKA
8433 BLUE ISLAND AVE
LAS VEGAS NV 89129-7382

125 DRDFNP1 89129

Submitted after final agenda
Items 45-46

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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2020 JAN 21 A 7:24

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1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 17, 2020

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 Hold
The EAB and ELB Family, LLC
Durango Drive and Gowan Road
Application Numbers: GPA-77939 / ZON-77940 [PRJ-77867]

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 28, 2020** until the City of Las Vegas Planning Commission hearing of **March 10, 20120.** This would also change the Las Vegas City Council hearing from its presently scheduled hearing date of **March 4, 2020** to the Las Vegas City Council hearing on **April 15, 2020.** This request is to submit changes to the revised plans and allow time for staff to properly review.

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

AGENDA ITEMS #13-14
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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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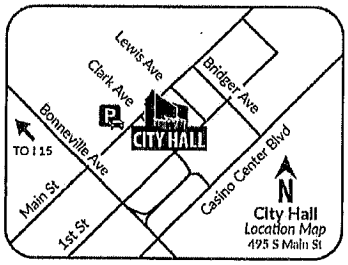

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]
Planning Commission Meeting of **1/28/2020**

Robert Diaz Anaya
1-27-20

PRJ-77867
13809323104
ANAYA ROBERT DIAZ REVOCABLE LIVI
ANAYA ROBERT DIAZ TRS
8476 VAST HORIZON AVE
LAS VEGAS NV 89129-2192

125 LRDCNP1 89129

27-28P

City of Las Vegas
Department of Planning
Development Services Center
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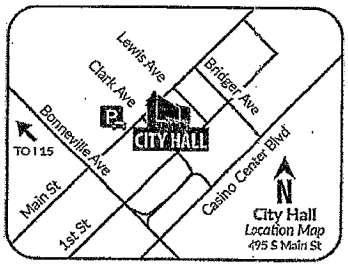

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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GPA-77939 and ZON-77940 [PRJ-77867]
Planning Commission Meeting of **1/28/2020**

PRJ-77867
13809225005
WEN KUANG-WEI
19330 SW 31ST CT
MIRAMAR FL 33029

72 LADCNP1 33029

27-28P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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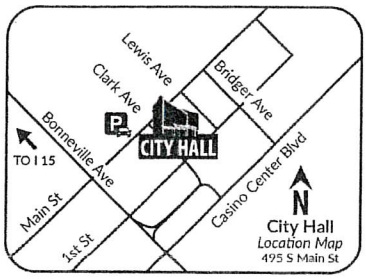

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☒ I OPPOSE this Request

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GPA-77939 and ZON-77940 [PRJ-77867]

Planning Commission Meeting of **1/28/2020**

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JAN 28 2020
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City of Las Vegas

PRJ-77867
13809215027
WIESER WILLIAM L
8313 CLEARBREEZE CT
LAS VEGAS NV 89129-6842

125 LRDCNP1 89129

Submitted after final agenda

BP
14P

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

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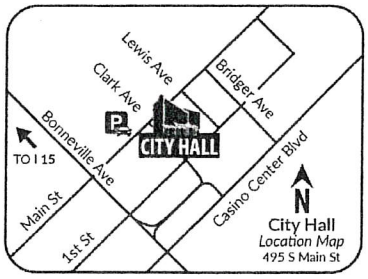

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]

Planning Commission Meeting of **1/28/2020**

PRJ-77867
13809220015
B O A ENTERPRISES L L C
7925 TARA AVE
LAS VEGAS NV 89117

143 LRDGNP1 89117

13 P
14 P

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

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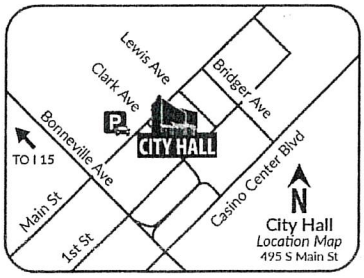

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JAN 22 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]

Planning Commission Meeting of **1/28/2020**

Do Not Want Apartments

PRJ-77867
13808612006
SEXTON KEVIN J
MCCULLY-SEXTON DARCY ANN
3636 CRESCENT CANYON ST
LAS VEGAS NV 89129-7633

125 LADCNP1 89129

13P
14P

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

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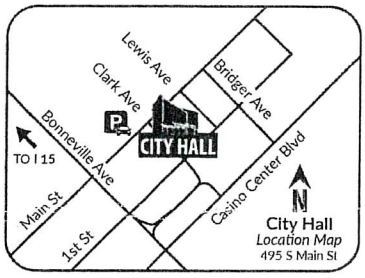

I live right next door in the Mira Vista townhomes. - We were all o.k. with the "office" zoning because they shut down at night, but apartments is not what we want

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]
Planning Commission Meeting of **1/28/2020**

PRJ-77867
13809323036
TURNER BARBARA G REVOCABLE LIVIN
TURNER BARBARA G TRS
8460 INDIGO SKY AVE
LAS VEGAS NV 89129

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JAN 22 2020
Dept of Planning
City of Las Vegas

125 LRDCNP1 89129

13P
14P

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

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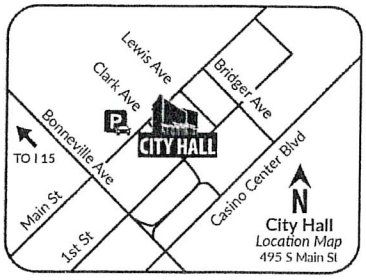

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Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]

Planning Commission Meeting of **1/28/2020**

PRJ-77867
13809325011
CIZ ROBERT A
8449 CAVARICCI AVE
LAS VEGAS NV 89129-7438

125 LADCNP1 89129

13P
14P

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

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

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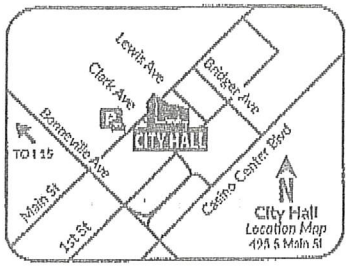

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JAN 2 8 2020
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77939 and ZON-77940 [PRJ-77867]
Planning Commission Meeting of 1/28/2020

PRJ-77867
13809325032
KRUSE PAMELA
8408 CAVARICCI AVE
LAS VEGAS NV 89129-7288

Submitted after final agenda

13-14A

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

Nora Lares

From: noreply@formstack.com
Sent: Friday, April 3, 2020 7:01 PM
To: Planning Comments
Subject: Planning Application Comments Form

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

formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 04/03/20 7:01 PM

Meeting Date:	Tuesday, April 14, 2020
Project Number:	77867
Position:	I SUPPORT the project and all related applications.
Name:	Michael Wisniewski
Residential or Business Address:	8304 Clearbreeze Ct Las Vegas, NV 89129

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

23-26 A

Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 4, 2020 2:53 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 04/04/20 2:53 PM

Meeting Date:	Tuesday, April 14, 2020
Project Number:	77867
Position:	I SUPPORT the project and all related applications.
Name:	Richard A &Jo-Ann W James
Residential or Business Address:	8453 Wandering Sun Ave Las Vegas, NV 89129
Phone:	(702) 339-7171
Email:	rickjameslv68@gmail.com

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

23-26 A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
46

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

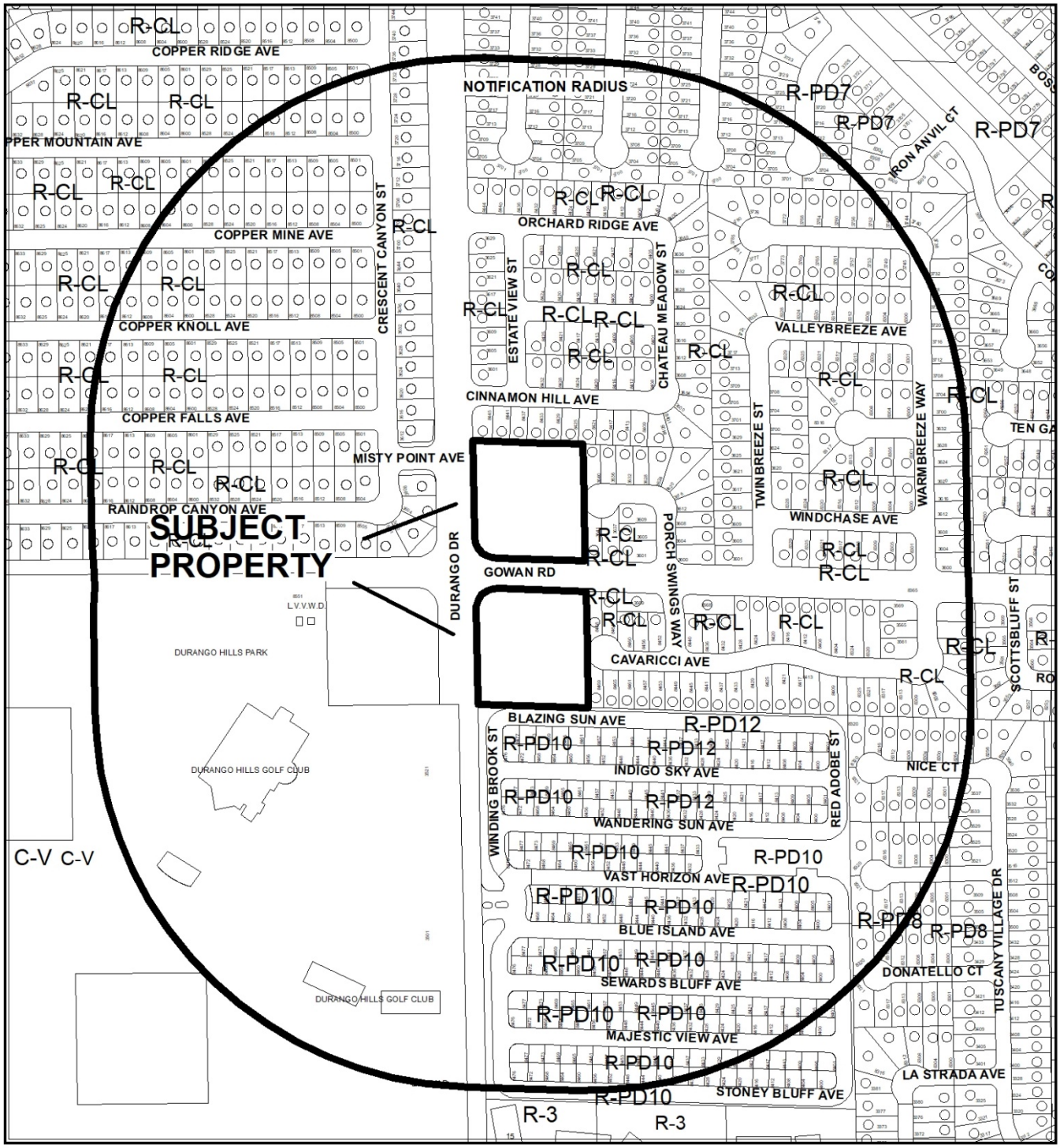
SUBJECT:
ZON-77940 - REZONING RELATED TO GPA-77939 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-TH (SINGLE FAMILY ATTACHED) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting	9	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-77940, VAR-78565 and TMP-78559 [PRJ-77867]
3. Land Use Map
4. Supporting Documentation

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



CASE: **ZON-77940, VAR-78565, TMP-78559 (PRJ-77867)**

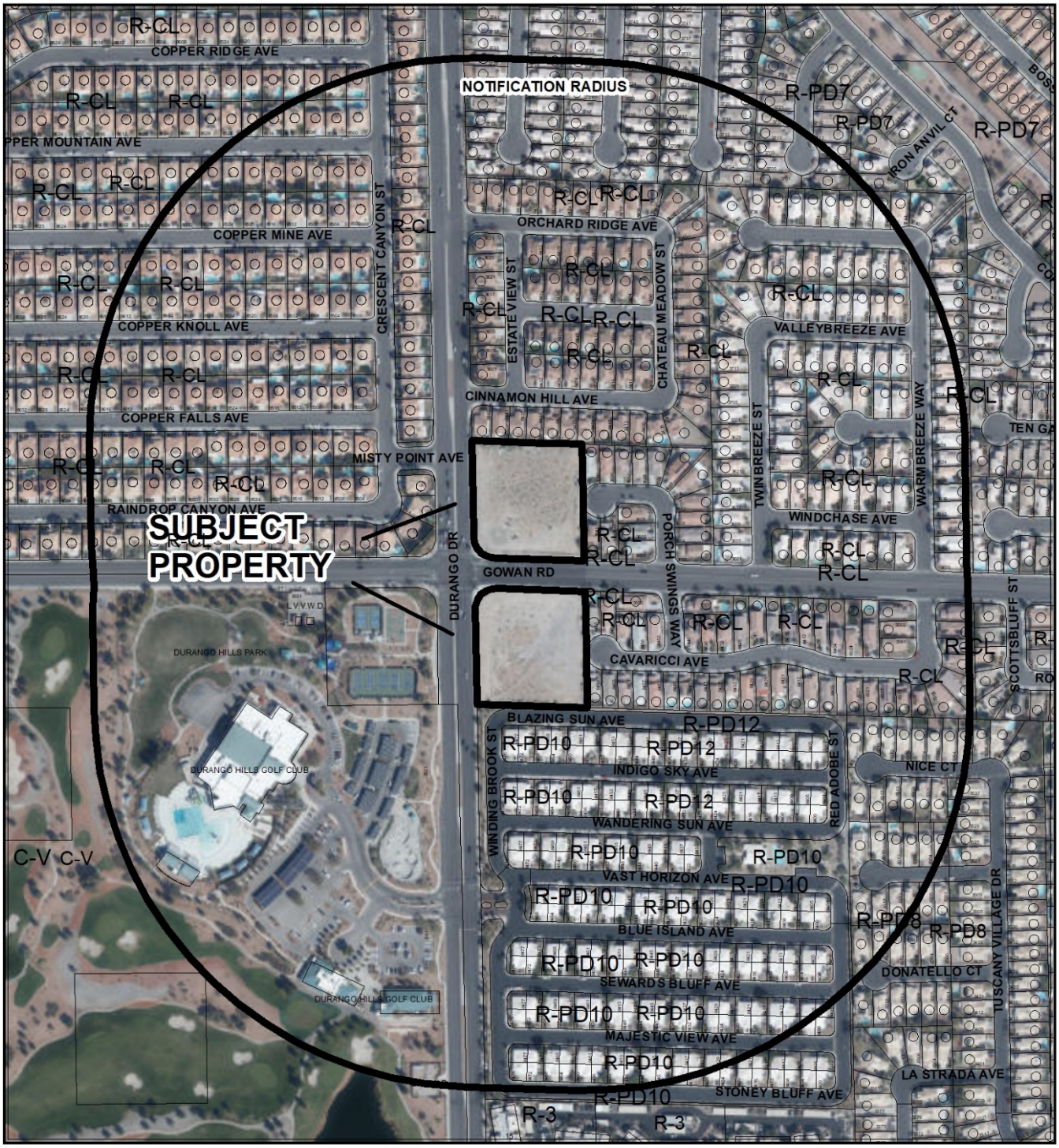
0 295 590 Feet

N

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)



CASE: ZON-77940, VAR-78565, TMP-78559 (PRJ-77867)

0 295 590 Feet

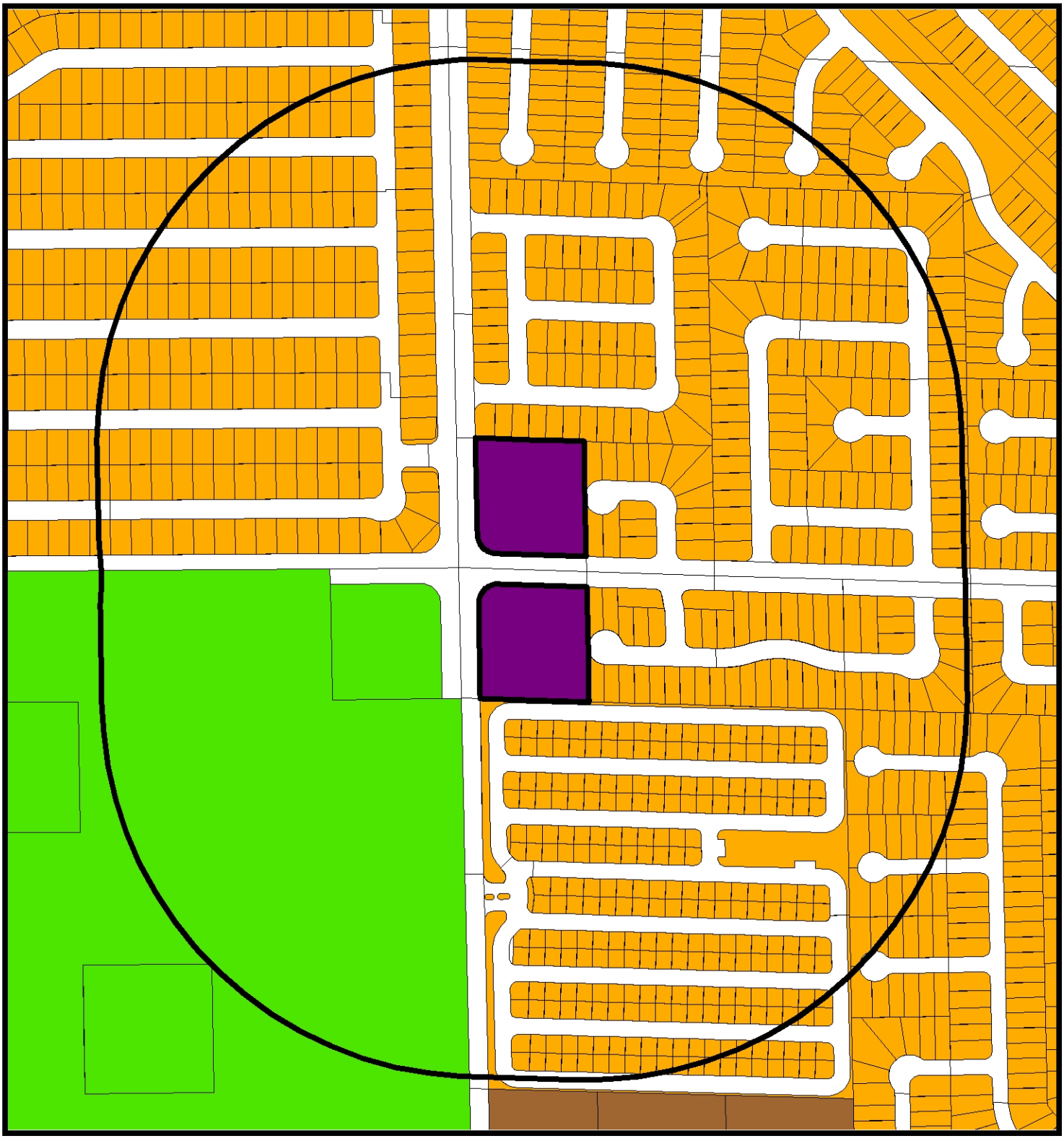
N

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

ZON-77940



FROM P-O TO R-TH

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T4-MS - Main Street
- 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

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, April 20, 2020

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) REZONING, GENERAL PLAN AMENDMENT

Project Address (Location) Durango & Gowan

Project Name Durango & Gowan **Proposed Use**

Assessor's Parcel #(s) 138-09-201-020 and 138-09-301-001 **Ward #** 4

General Plan: Existing O Proposed M **Zoning:** Existing P-O Proposed R-3

Additional Information

Property Owner Alexander White and Esther Living Trust Contact

Address City State Zip

E-mail Phone

Applicant The EAB and ELB Family, LLC Contact Emma Burns

Address City State Zip

E-mail emmaburns135@gmail.com Phone 702-688-9588

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone 702-362-8844

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Alexander White

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

Print Name ALEXANDER WHITE

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

See attached CA Jurat - 11/5/19

PRJ-77867 11/19/19

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California

County of Los Angeles

JONATHAN CALVIN BERNARD
Notary Public - California
Los Angeles County
Commission # 2151587
My Comm. Expires Apr 30, 2020

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 5th day of Nov., 20 19,
by *Date* *Month* *Year*

(1) Alexander White

(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.

Signature _____
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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PRJ-77867
11/19/19

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
47

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

SUBJECT:
VAR-78565 - VARIANCE RELATED TO GPA-77939 AND ZON-77940 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Variance TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQURED AND A CONNECTIVITY RATIO OF 0.83 WHERE 1.30 IS REQUIRED on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	1
City Council Meeting	9	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards for VAR-78565 and TMP-78559 [PRJ-77867]
4. Backup Submitted for the April 14, 2020 Planning Commission Meeting

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

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) REZONING, GENERAL PLAN AMENDMENT

Project Address (Location) Durango & Gowan

Project Name Durango & Gowan **Proposed Use**

Assessor's Parcel #(s) 138-09-201-020 and 138-09-301-001 **Ward #** 4

General Plan: Existing O Proposed M **Zoning:** Existing P-O Proposed R-3

Additional Information

Property Owner Alexander White and Esther Living Trust Contact

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E-mail Phone

Applicant The EAB and ELB Family, LLC Contact Emma Burns

Address City State Zip

E-mail emmaburns135@gmail.com Phone 702-688-9588

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone 702-362-8844

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Alexander White

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

Print Name ALEXANDER WHITE

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

See attached CA Jurat - 11/5/19

PRJ-77867 11/19/19

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1
2
3
4
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6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California

County of Los Angeles

JONATHAN CALVIN BERNARD
Notary Public - California
Los Angeles County
Commission # 2151587
My Comm. Expires Apr 30, 2020

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 5th day of Nov., 20 19,
by *Date* *Month* *Year*

(1) Alexander White

(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.

Signature _____
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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PRJ-77867
11/19/19

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 19 P 12:08

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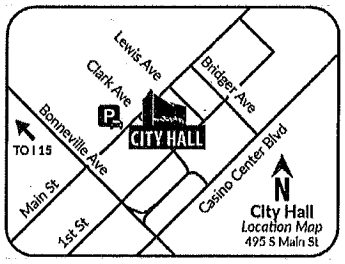

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13808612006
SEXTON KEVIN J
MCCULLY-SEXTON DARCY ANN
3636 CRESCENT CANYON ST
LAS VEGAS NV 89129-7633

Do Not Want Apartments

125 DRDFNP1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 19 P 12:09

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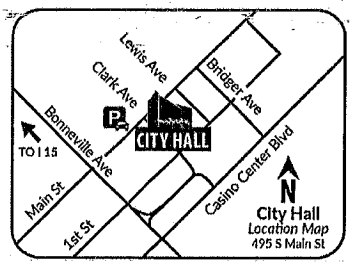
Official Notice of Public Hearing



Not IN Residential area

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13808614061
MEREDITH RAYMOND A & CARMEN Y
8525 RAINDROP CANYON AVE
LAS VEGAS NV 89129-8314

Submitted after final agenda
Items 47-48

125 DRDFNP1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

LAS VEGAS
NEVADA
11 MAY 20
PM 3L

RECEIVED
CITY CLERK

2020 MAY 19 P 12:13

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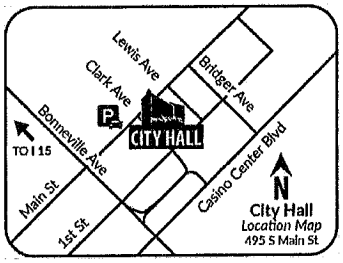
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809213048
SEDENO MONICA A
808 EAGLEWOOD DR
LAS VEGAS NV 89144-1445

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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2020 MAY 13 A 10:46

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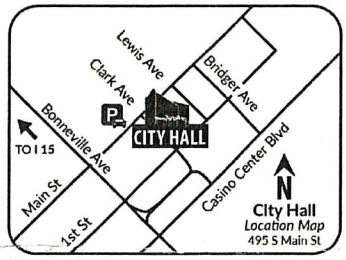
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809323087
JAMES FAMILY 2004 REVOCABLE TR
JAMES RICHARD A & JOANN W TRS
8453 WANDERING SUN AVE
LAS VEGAS NV 89129-2190

125 DROFNP1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
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Las Vegas, NV
Permit No. 1630

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2020 MAY 13 A 10:44

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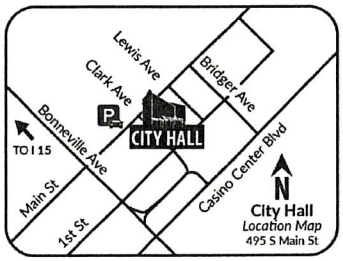
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.
VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809220015
B O A ENTERPRISES L L C
7925 TARA AVE
LAS VEGAS NV 89117

Submitted after final agend
Items 47-48

143 DROFNP1 89117

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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2020 MAY 12 A 11:28

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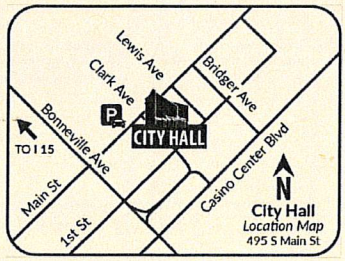
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]

City Council Meeting of **05/20/2020**

PRJ-77867
13809323058
LASTUVKA RUTH A
8409 INDIGO SKY AVE
LAS VEGAS NV 89129-2193

125 DROFNP1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 18 P 12:03

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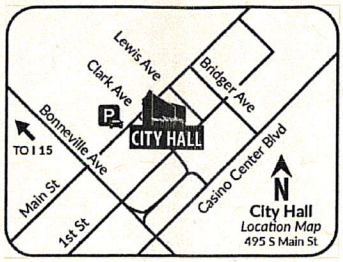

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809323036
TURNER BARBARA G REVOCABLE LIVIN
TURNER BARBARA G TRS
8460 INDIGO SKY AVE
LAS VEGAS NV 89129

125 DRDFNP1 89129

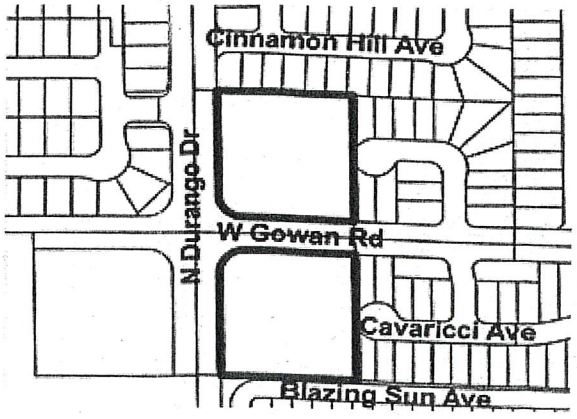
Application Information

VAR-78565 - VARIANCE RELATED TO GPA-77939 AND ZON-77940 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Variance TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQURED AND A CONNECTIVITY RATIO OF 0.83 WHERE 1.30 IS REQUIRED on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

TMP-78559 - TENTATIVE MAP RELATED TO GPA-77939, ZON-77940 AND VAR-78565 - DURANGO & GOWAN - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

Offices would have been o.k. NOT Residential

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	05/20/2020
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:00 a.m.

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncillive@lasvegasnevada.gov, mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101, or fax to (702)382-4803. Online comments can be submitted via the e-mail provided or from the City's website at www.lasvegasnevada.gov/councilcomment. For further information, go to www.lasvegasnevada.gov/meetings (TTY 7-1-1). **Note that 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.**

Submitted after final agenda
Items 47-48

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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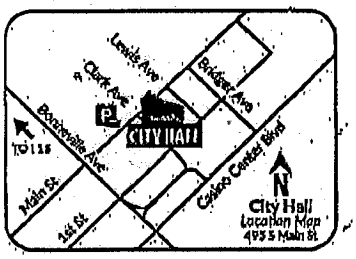

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PRJ-77867
13809325013
STRAIF HEIDI
8457 CAVARICCI AVE
LAS VEGAS NV 89129

☐ I SUPPORT this Request ☒ I OPPOSE this Request — Single family detached and single story only.

Please use available blank space on card for your comments.
VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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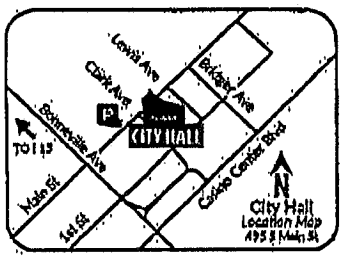

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PRJ-77867
13809325013
STRAIF HEIDI
8457 CAVARICCI AVE
LAS VEGAS NV 89129

☐ I SUPPORT this Request ☒ I OPPOSE this Request — Single family detached + single story only.

Please use available blank space on card for your comments.
GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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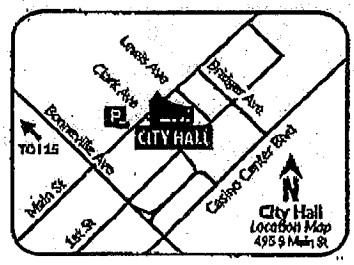
2020 MAY 18 P 4:34

5/12-20

USA Forever



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77939 and ZON-77940 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13808614007
CHEUNG JOSEPH HON-TSUEN
YIK-CHEUNG CINDY SHINTING
3694 JULIUS CT
LAS VEGAS NV 89129

1 2 3 DROPNP 1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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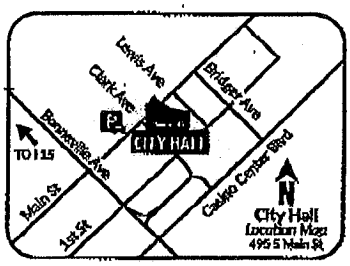
USA Forever



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13808614007
CHEUNG JOSEPH HON-TSUEN
YIK-CHEUNG CINDY SHINTING
3694 JULIUS CT
LAS VEGAS NV 89129

1 2 3 DROPNP 1 89129

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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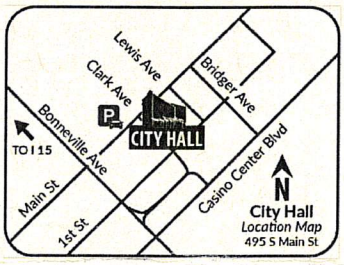

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]
City Council Meeting of **05/20/2020**

PRJ-77867
13809313012
BARISHNIKOV ANGELIKA
8433 BLUE ISLAND AVE
LAS VEGAS NV 89129-7382

125 DRDFNP1 89129

Submitted after final agenda
Items 47-48

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
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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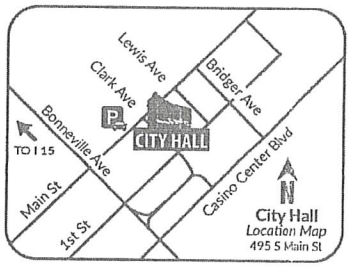

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]

Planning Commission Meeting of **04/14/2020**

PRJ-77867
13809225005
WEN KUANG-WEI
19330 SW 31ST CT
MIRAMAR FL 33029

T2 BRDFNP1 33029

Submitted after final agenda

25-26P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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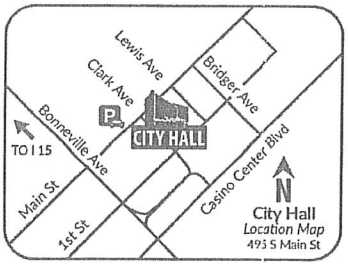

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]
Planning Commission Meeting of **04/14/2020**

PRJ-77867
13809323071
NORMAN PATRICIA E
8440 WANDERING SUN AVE
LAS VEGAS NV 89129-2188

125 BRDFNP1 89129

25-26P

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

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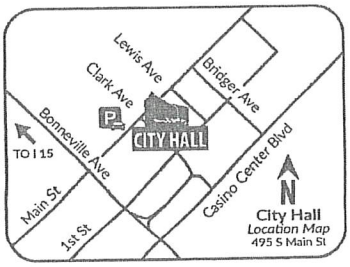

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]

Planning Commission Meeting of **04/14/2020**

PRJ-77867
13809213023
GOODMAN LAURA G LIVING TRUST
GOODMAN LAURA G TRS
615 CORONA RUN AVE
LAS VEGAS NV 89123-6254

95 BRDFNP1 89123

25-26P

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

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]
Planning Commission Meeting of **04/14/2020**

THE REASON WHY WE PURCHASED OUR HOME WAS DUE TO THE FEWER HOMES ON OUR STREET DO NOT CONNECT TO OUR CUL-DE-SAC - SMALLER IS BETTER

PRJ-77867
13809225011
SANTIAGO EDWIN
3620 PORCH SWINGS WAY
LAS VEGAS NV 89129-7896

25-260P

09/12/2026 04:56 FAX

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

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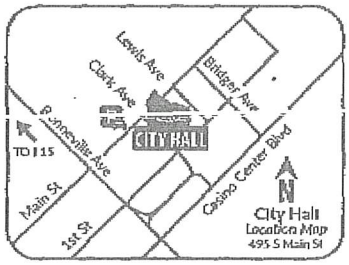

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-78565 and TMP-78559 [PRJ-77867]
Planning Commission Meeting of **04/14/2020**

We oppose !!!!!!!!!!!!!!

PRJ-77867
13808614068
WOLKOWISKY GEORGE & SUSAN
1171 S ROBERTSON BLVD # 134
LOS ANGELES CA 90035

32 BRDFNP1 90035

25-26P

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

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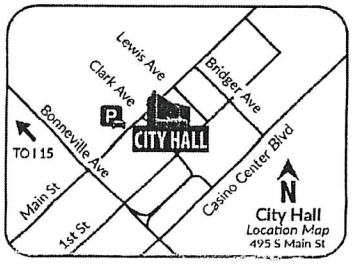
APR 07 2020
Dept of Planning
City of Las Vegas



APR 07 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78565 and TMP-78559 [PRJ-77867]

Planning Commission Meeting of **04/14/2020**

PRJ-77867
13809220015
B O A ENTERPRISES L L C
7925 TARA AVE
LAS VEGAS NV 89117

143 BRDFNP1 89117

25-260P

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

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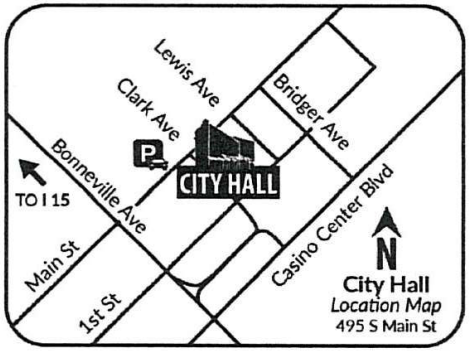

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Dept of Planning
City of Las Vegas

City Council - Page 202

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-78565 and TMP-78559 [PRJ-77867]
Planning Commission Meeting of **04/14/2020**

PRJ-77867
13809225012
GARCIA CLAUDIA CRUZ
3616 PORCH SWINGS WAY
LAS VEGAS NV 89129-7896

125 BRDFNP1 89129

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
48

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

SUBJECT:
TMP-78559 - TENTATIVE MAP RELATED TO GPA-77939, ZON-77940 AND VAR-78565 - DURANGO & GOWAN - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL. Staff recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	0
City Council Meeting	9	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes from City of Las Vegas Department of Public Works Traffic Engineering Division

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

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Durango & Gowan

Project Name Durango & Gowan **Proposed Use**

Assessor's Parcel #(s) 138-09-201-020 and 138-09-301-001 **Ward #** 4

General Plan: Existing O Proposed M **Zoning:** Existing P-O Proposed R-3

Additional Information

Property Owner Alexander White and Esther Living Trust Contact

Address City State Zip

E-mail Phone

Applicant The EAB and ELB Family, LLC Contact Emma Burns

Address City State Zip

E-mail emmaburns135@gmail.com Phone 702-688-9588

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone 702-362-8844

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Alexander White

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

Print Name ALEXANDER WHITE

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

See attached CA Jurat - 11/5/19

PRJ-77867 11/19/19

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California

County of Los Angeles

JONATHAN CALVIN BERNARD
Notary Public - California
Los Angeles County
Commission # 2151587
My Comm. Expires Apr 30, 2020

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 5th day of Nov., 20 19,
by *Date* *Month* *Year*

(1) Alexander White

(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.

Signature _____
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2017 National Notary Association

PRJ-77867
11/19/19

TMP 78559
EAB and ELB Family Trust

NE & SECs of Gowan Road and Durango Drive

Proposed 58 unit single family residential development.

Traffic produced by proposed development:

First Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	58	9.44	**548**
AM Peak Hour			0.74	**43**
PM Peak Hour			0.99	**57**

Existing traffic on all nearby streets:

Gowan Road	
Average Daily Traffic (ADT)	5,623
PM Peak Hour	450

Durango Drive	
Average Daily Traffic (ADT)	22,479
PM Peak Hour	1798

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Gowan Road	16,380
Durango Drive	50,900

This project will add approximately 548 trips per day on Gowan Rd. and Durango Dr. Currently, Gowan is at about 34 percent of capacity and Durango is at about 44 percent of capacity. With this project, Gowan is expected to be at about 38 percent of capacity and Durango to be at about 45 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 57 additional cars, or about one every minute.

S

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
49

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

SUBJECT:
GPA-78218 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a General Plan Amendment to amend portions of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: FBC (FORM-BASED CODE) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477]. The Planning Commission (5-2 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	3
City Council Meeting	8	City Council Meeting	3

RECOMMENDATION:
The Planning Commission (5-2 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Abeyance Request for GPA-78218 and ZON-78219 [PRJ-78477] - Submitted by the Department of Planning
2. Location and Aerial Maps
3. Land Use Map
4. Exhibit A - LVMD Regulation Plan Map
5. Staff Report - GPA-78218 and ZON-78219 [PRJ-78477]
6. Supporting Documentation - GPA-78218 and ZON-78219 [PRJ-78477]
7. Justification Letter - GPA-78218 and ZON-78219 [PRJ-78477]
8. Submitted after Final Agenda - Protest/Support Postcards for GPA-78218 and ZON-78219 [PRJ-78477]
9. Backup Submitted for the April 14, 2020 Planning Commission Meeting

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHEL FIORE
Mayor Pro-Tem

BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ
STAVROS S. ANTHONY
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

Robert Summerfield
Director

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 11, 2020

RE: GPA-78218 and ZON-78219 [PRJ-78477]

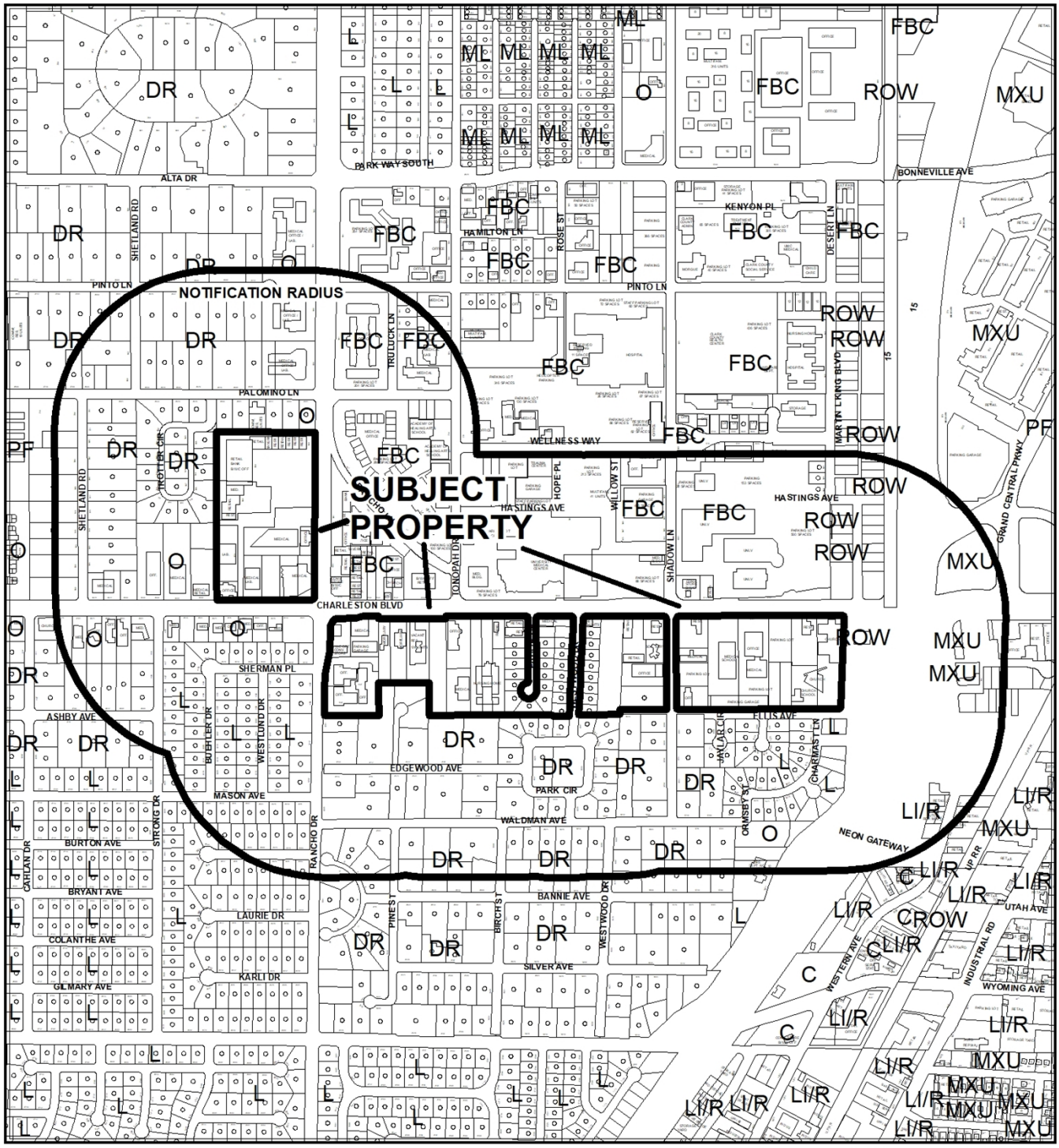
To Whom It May Concern:

The Department of Planning requests that the General Plan Amendment GPA-78218 and Rezoning ZON-78219 [PRJ-78477] scheduled to be heard at the May 20, 2020 City Council be HELD IN ABEYANCE to the July 22, 2020 City Council Meeting.

At the direction of the Ward One Council Office, staff will schedule a neighborhood meeting during this 60-day period to discuss any proposed revisions to the Regulating Plan for the Rezoning request.

Sincerely,

Michael Howe, AICP, LEED-GA
Planning Section Manager | Urban Design Coordinator
Long Range Planning and Office of Sustainability

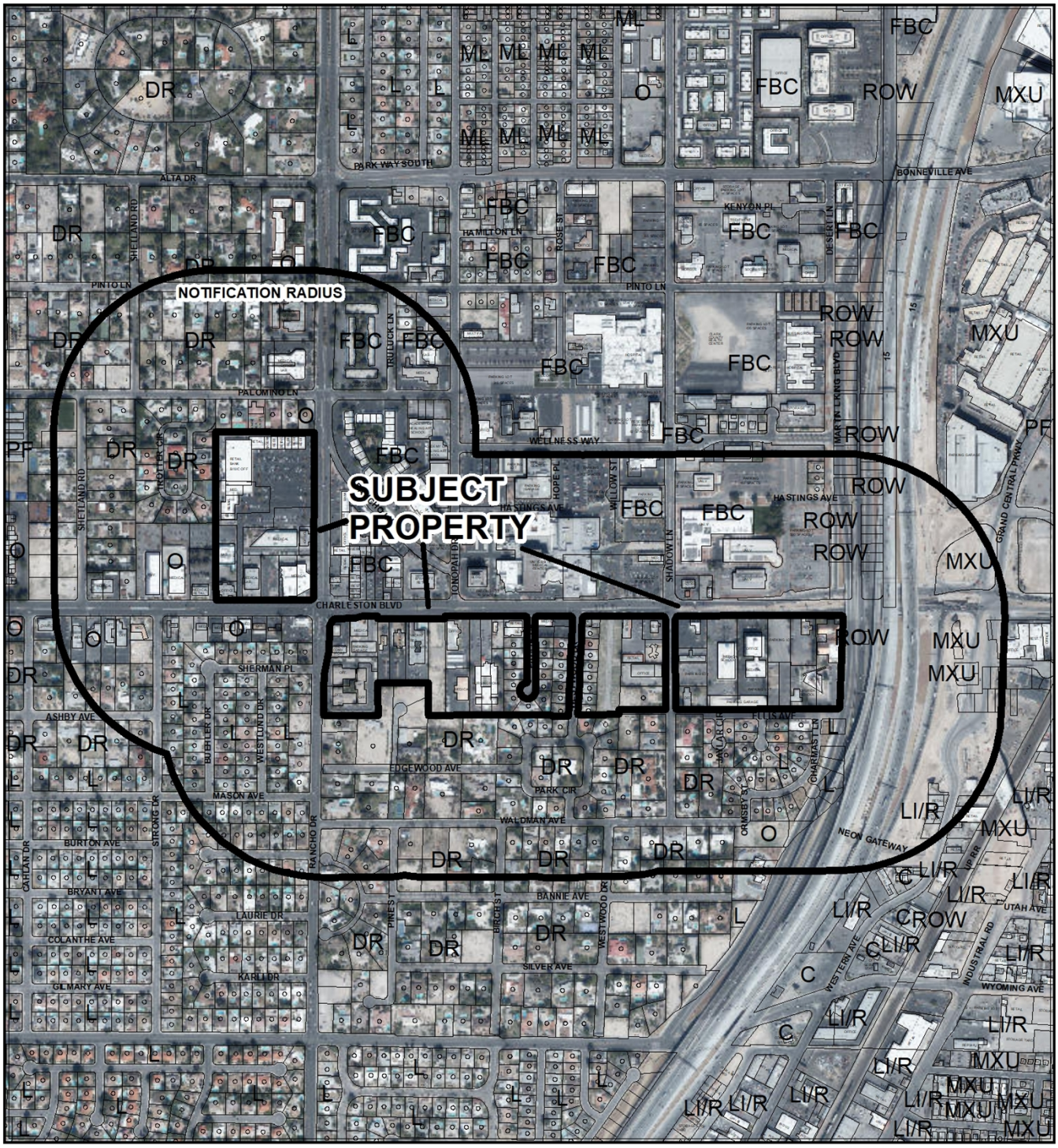


CASE: **GPA-78218 (PRJ-78477)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL), M (MEDIUM DENSITY RESIDENTIAL), AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)



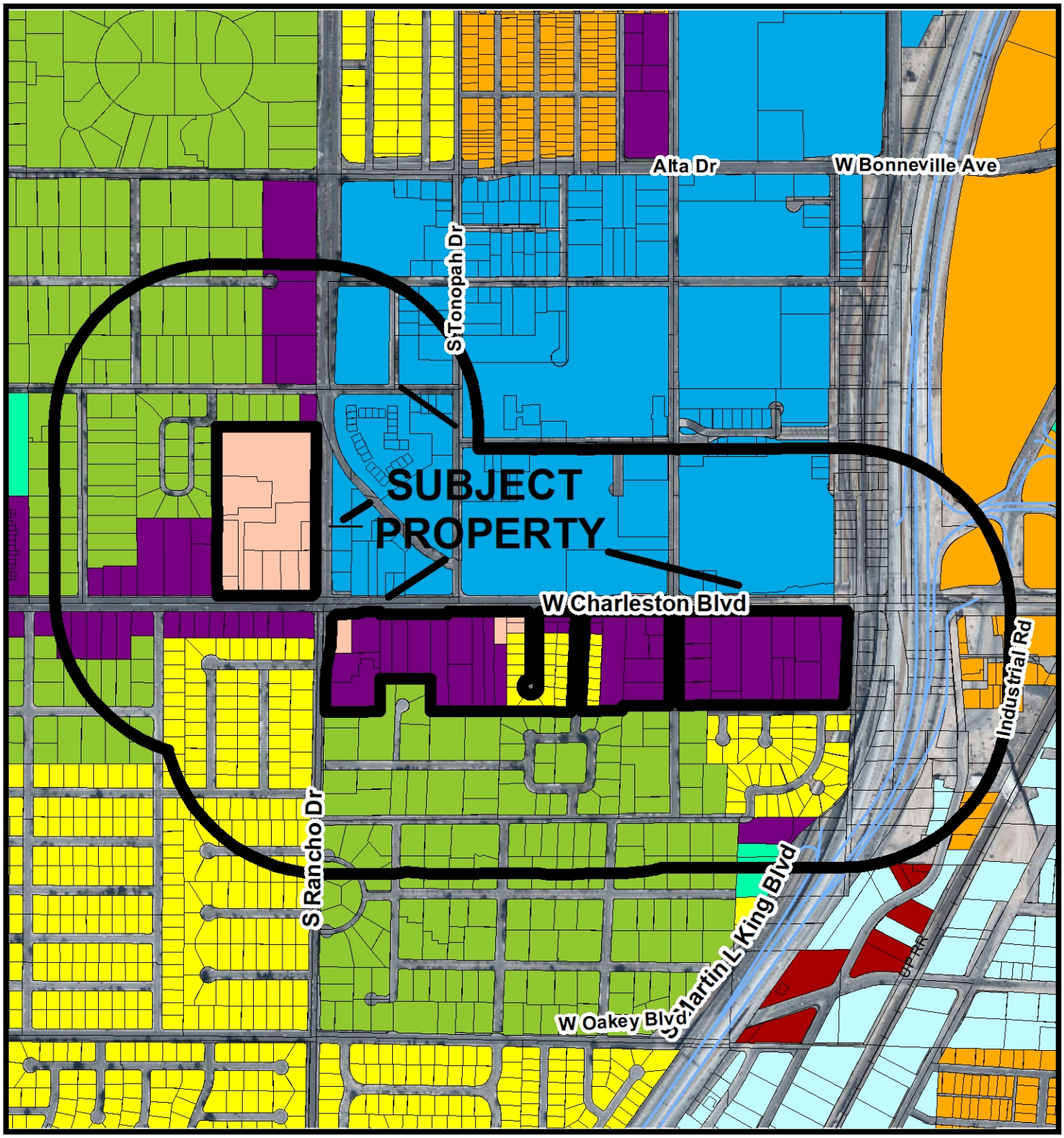
CASE: **GPA-78218 (PRJ-78477)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL), M (MEDIUM DENSITY RESIDENTIAL), AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

GPA-78218



General Plan Amendment

FROM C, M AND SC TO FBC

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

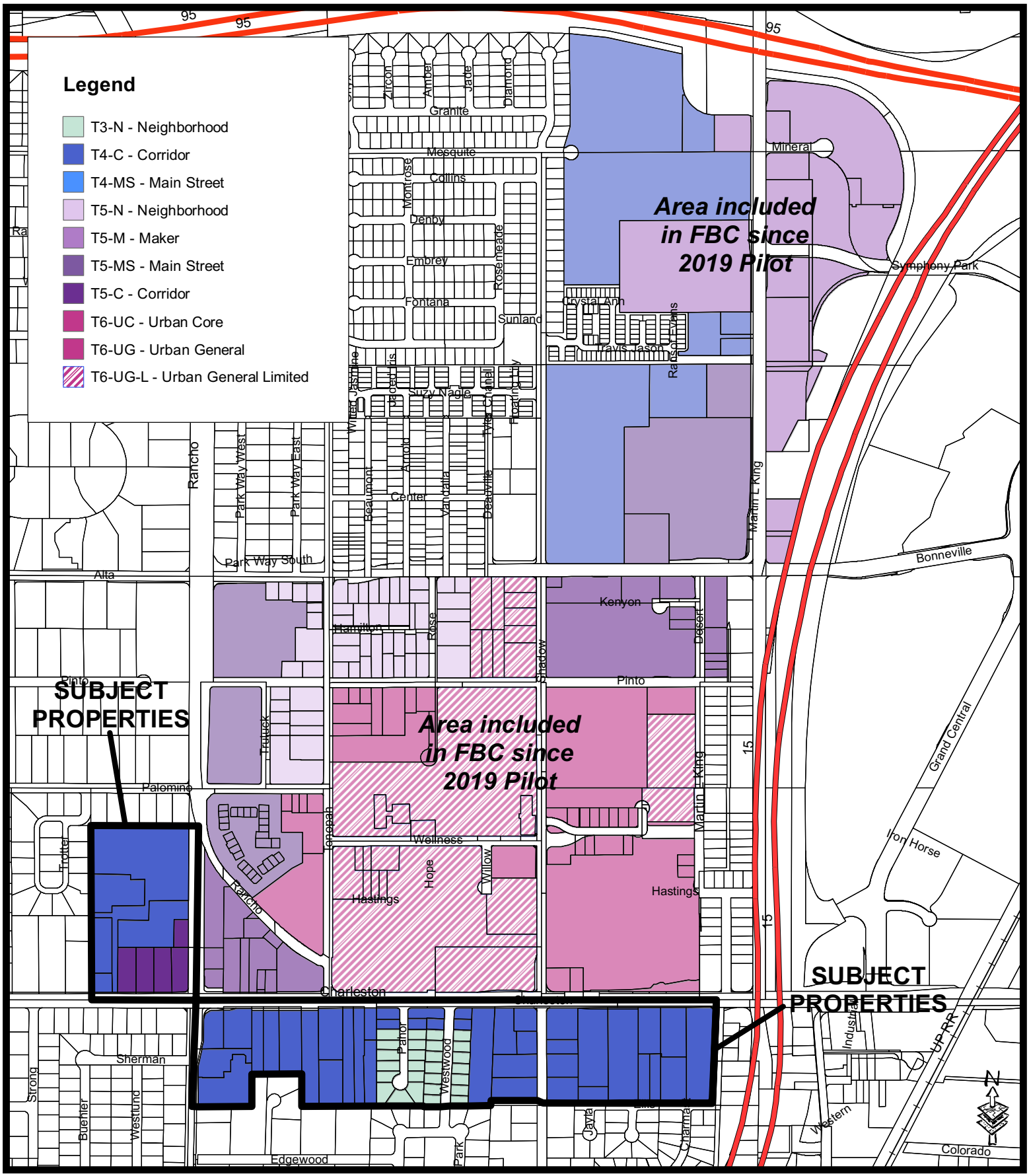
Subject Property

1000ft Buffer

City Limits

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

Date: Wednesday, February 26, 2020



GPA-78218, ZON-78219

Exhibit A - LVMD Regulating Plan

City of Las Vegas

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

Printed: Thursday, March 5, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-78218	Staff recommends APPROVAL.	
ZON-78219	Staff recommends APPROVAL.	GPA-78218

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 42

NOTICES MAILED 588 - GPA-78218 and ZON-78419 (By City Clerk)

PROTESTS 4 - GPA-78218 and ZON-78419

APPROVALS 3 - GPA-78218 and ZON-78419

LM

** STAFF REPORT **

PROJECT DESCRIPTION

This request for a General Plan Amendment and Rezoning for all properties located within the Las Vegas Medical District (LVMD) that had been excluded from the 2019 Las Vegas Medical District Form-Based Code (FBC) pilot area. This General Plan Amendment and Rezoning is an implementation action to the vision and goals as set forth by the Las Vegas community in the Vision 2045 Downtown Las Vegas Masterplan.

ISSUES

- In June 2016, the city of Las Vegas adopted the Vision 2045 Downtown Las Vegas Masterplan. This Plan identified the need to revise the outdated planning and zoning regulations and development standards for downtown. The Plan listed, as the first of twelve key implementation actions, the objective of adopting a Form-Based Code for the downtown districts.
- In January 2019, the City Council approved Form Based Code zoning for the Medical District Pilot Area, which excluded the parcels associated with this item.
- This action will amend/rezone the properties were not included with the Medical District pilot area and provide for Form Based Code land use consistency throughout the Medical District. Staff recommends approval of the request.

ANALYSIS

Two separate areas will be amended and rezoned to the Form Based Code designation and districts so that they are consistent with the remainder of the Las Vegas Medical District. This action will expand on the 2019 Medical District Form Based Code pilot area approved by the City Council and convert the remainder of the Las Vegas Medical District to Form Based Code zoning.

The first area to be amended is generally bounded by Charleston Boulevard to the north, I-15 to the East, Rancho Drive to the west, and Ellis Avenue to the south. The second area consists of the existing shopping center at the northwest corner of Charleston Boulevard and Rancho Drive. The subject area consists of approximately 78 parcels and covers approximately 40 acres.

The land use designations within the subject area: O (Office); L (Low Density Residential; and SC (Service Commercial); will be amended to the FBC (Form Based Code) designation. The Form-Based Code (FBC) land use designation fosters density and intensity of development that is compatible with existing land use designations, and the zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses and zoning districts. The FBC (Form-Based Code) designation allows for specific zoning districts referred to as "transect zones" that are proposed for the subject area after taking into consideration the specific context of the LVMD by conducting surveys, analysis, and outreach to stakeholders.

The existing parcels currently zoned R-1 (Single Family Residential) within the subject area will be rezoned to the T3-N (Neighborhood Zone) transect zone. The T3-N (Neighborhood Zone) district is intended to protect the integrity of existing small to medium lots, detached homes and to reinforce their importance within walkable neighborhoods with medium footprint, low-intensity housing types within short walking distance to public transportation options and neighborhood-serving retail and service uses.

The existing medical center at the northwest corner of Rancho Drive and Charleston Boulevard is currently zoned C-1 (Limited Commercial) and will be rezoned to the T5-C (Corridor Zone) transect zone. The T5-C (Corridor Zone) district is intended to enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types..

The remainder of the parcels within the subject area are zoned C-1 (Limited Commercial), O (Office), P-R (Professional Office), C-D (Designed Commercial) and R-E (Residence Estates). All remaining parcels will be rezoned to the T4-C (Corridor Zone) transect zone, which is intended To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.

The proposed General Plan Amendment and Rezoning is consistent with the City's goals, policies and objectives of the Las Vegas 2020 Master Plan and its related Elements; with the Vision 2045 Downtown Las Vegas Masterplan; and with the City of Las Vegas Redevelopment Plan. It is a key step in moving forward the applicability of updated development standards for downtown in the form of a Form-Based Code.

Staff considers the proposed General Plan Amendment and Rezoning as a compelling amendment to promote the five "Big Ideas" envisioned in the Vision 2045 Downtown Masterplan: 1) Diversify the Economy; 2) Create Mixed-use Hubs; 3) Create Streets for People; 4); A Greener Downtown; and 5) Expedite Implementation. This amendment seeks to make the FBC development standards applicable to the entire Medical District, and by doing so to foster the growth of a "complete neighborhood" with proximity to amenities, services, and a variety of housing options. Staff recommends approval of the request.

FINDINGS (GPA-78218)

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 densities and intensity of the proposed General Plan Amendment is compatible with the existing and adjacent land use designations.

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

   The Form Based Code zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.

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

   There are adequate facilities 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 is consistent with the 2045 Downtown Master Plan, and the action facilitates a key implementation objective of the plan.

FINDINGS (ZON-78219)

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.**

   With the approval of the companion General Plan Amendment (GPA-78218), the proposal will be in conformance with the General Plan.

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

   The uses allowed by the Form Based Code districts are compatible with the surrounding land uses and zoning districts.

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

   The anticipated future growth within the Medical District and the surrounding areas necessitates a need for the rezoning.

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 street network includes Rancho Drive and Charleston Boulevard, and are adequate in size to meet the requirements of the zoning districts.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/15/16	The City Council adopted Resolution R-05-2016, adopting the Vision 2045 Downtown Las Vegas Masterplan, and directing staff to propose revisions that implement the goals of the plan where appropriate.
10/10/17	The Planning Commission (7-0) recommended the approval of TXT-66412 to amend Title 19, replace the Downtown Centennial Plan Overlay District with the updated Downtown Las Vegas Overlay District, and replace the Downtown Centennial Plan with the Interim Downtown Las Vegas Development Standards.
12/06/17	The City Council (7-0) adopted Ordinance #6608, which amended Title 19 to replace references to the Downtown Centennial Plan Overlay District with the updated Downtown Las Vegas Overlay District, and formally adopting the Title 19 Appendix F Interim Downtown Las Vegas Development Standards.
10/17/18	The City Council (6-0) adopted Ordinance #6649, which introduced a new Chapter 19.09 Form-Based Code into the Unified Development Code.
12/05/18	The City Council (5-0) approved a General Plan Amendment (GPA-73548) of the Las Vegas Medical District Pilot Area from multiple General Plan Land Uses to the new Form-Based Code
1/16/19	The City Council (6-0) approved a Rezoning (ZON-73549) of the Las Vegas Medical District Pilot Area from multiple zoning districts to the new Form-Based Code Transect Zones developed as part of the Downtown Code update project.
04/14/20	The Planning Commission voted (5-2) to recommend APPROVAL on a request for a General Plan Amendment (GPA-78218) to amend portions of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: FBC (FORM-BASED CODE) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477].
04/14/20	The Planning Commission voted (6-1) to recommend APPROVAL on a request for a Rezoning (ZON-78219) FROM: C-1 (LIMITED COMMERCIAL), C-D (DESIGNED COMMERCIAL), O (OFFICE), P-R (PROFESSIONAL OFFICE AND PARKING), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E (RESIDENCE ESTATES) TO: T4-C (T4 CORRIDOR), T5-C (T5 CORRIDOR), T5-MS (T5 MAIN STREET), T3-N (T3 NEIGHBORHOOD) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477].

Neighborhood Meeting	
03/09/20	A Neighborhood meeting was held at 2725 W Charleston Blvd. (SGI USA Las Vegas Center). The meeting was notified via letters to all affected property owners and property owners within a 1000-foot radius buffer around the subject properties. Start: 6:00 p.m. End: 8:00 p.m. Attendees: 6 City Staff (Applicant), 27 Members of the Public, Councilman Knudsen, Commissioner Rogan. Meeting results: • Councilman Knudsen spoke about the City's vision for the LVMD in the next 2-10 years, discussing why new standards will foster desired development in the area. • Staff delivered a presentation on the Form-Based Code initiative and its impact on the subject properties. The presentation is available at the project website www.formbasedcode.vegas • Following Staff's presentation, an open Q&A session was held. Following the general Q&A session, staff members were available at two different stations equipped with maps and handouts to answer questions specific to the attendees' properties. • Overall, the public was supportive of an initiative that focuses on complete, walkable neighborhood and provides services and amenities for the current and future residents of the LVMD. A limited number of residents of the area expressed concern over the land use application process because of the fact that under the FBC projects that comply with all applicable standards might not be advertised to individual property owners unless explicitly requested by Council.

Details of Application Request	
Site Area	
Gross Acres	40

Master and Neighborhood Plan Areas	***Compliance***
Downtown Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2	Y
Other Plans or Special Requirements	***Compliance***
Las Vegas Redevelopment Plan Area – Area 2	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) GPA, ZON

Project Address (Location) LVMD AREA SOUTH OF CHARLESTON AND WEST OF RANCHO

Project Name LVMD Form-Based Code pilot completion **Proposed Use** n/a

Assessor's Parcel #(s) Multiple Ward #1

General Plan: Existing SC, O, L Proposed FBC **Zoning:** Existing C1,CD,PR,O,R1,R-E Proposed T3N, T4C, T5C

Additional Information

Property Owner Multiple Contact

Address City State Zip

E-mail Phone

Applicant City of Las Vegas Contact Lorenzo Mastino

Address 333 N Rancho Drive City Las Vegas State NV Zip 89106

E-mail lmastino@lasvegasnevada.gov Phone 702-229-6137

Representative same as above 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 LORENZO MASTINO

Subscribed and sworn before me

This 18TH day of MARCH , 20 20

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2021

PRJ-78477
03/18/20

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro-Tem

STAVROS S. ANTHONY
OLIVIA DIAZ
MICHELE FIORE
CEDRIC CREAR
VICTORIA SEAMAN

SCOTT D. ADAMS
City Manager

February 23, 2020

To Whom it may concern:

This General Plan Amendment and Rezoning of properties within the Las Vegas Medical District (LVMD) is being proposed to implement the Vision 2045 Downtown Masterplan (The Plan) adopted in June 2016.

The Plan envisions the twelve downtown districts as activity centers revolving around ten mixed-use hubs that are strategically located in the heart of several established neighborhoods. To achieve the desired form of the built environment in a downtown area, the Plan proposed a Form-Based Code (FBC). In January 2019, part of the LVMD has been the first city area to be rezoned with this code (Title 19.09 of the Unified Development Code) as a pilot initiative aimed at phasing the new standards to ensure that the new zoning and would effectively induce the development and business attraction envisioned for the area.

Since the beginning of the LVMD FBC pilot, Planning staff has been monitoring the effect of the new applicable standards and gathering feedback of all stakeholders involved in land development process within the area. The findings of such research revealed no negative impacts related to the mapping of Title 19.09 zoning districts in the District and, instead, an increase in development applications and business activity.

For the aforementioned reasons, and to keep advancing the balanced growth of the LVMD and promoting the safety, health and welfare of the LVMD and downtown Las Vegas as a whole, the Department of Planning is requesting to amend the general plan land use designation and zoning of the subject properties to, respectively, the Form-Based Code designation and allowed zoning districts as indicated in the Las Vegas Medical District Regulating Plan.

Sincerely,

Michael Howe, AICP, LEED-GA
Planning Section Manager | Urban Design Coordinator
Long Range Planning and Office of Sustainability

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

PRJ-78477
03/18/20

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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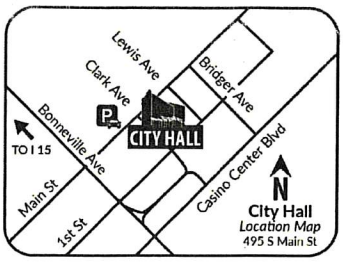
2020 MAY 18 A 11:58

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.
GPA-78218 and ZON-78219 [PRJ-78477]
City Council Meeting of **05/20/2020**

PRJ-78477
16204104007
MORRIS STANFORD 2006 LIVING TR
STANFORD JAMES TRS
1241 SHADOW LN
LAS VEGAS NV 89102-2413

89 DROFNP1 89102

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 18 A 11:58

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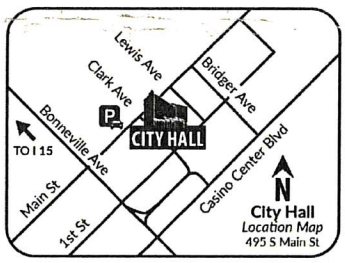
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-78218 and ZON-78219 [PRJ-78477]
City Council Meeting of **05/20/2020**

PRJ-78477
16204104009
MORRIS STANFORD 2006 LIVING TR
STANFORD JAMES TRS
1241 SHADOW LN
LAS VEGAS NV 89102-2413

also 1700 Waldman

Submitted after final agenda
Items 49-50

89 DROFNP1 89102

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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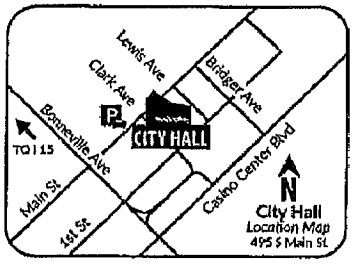
Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-1803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]
City Council Meeting of **05/20/2020**

PRJ-78477
16205513049
CAREY RAYLYN 1994 FAMILY TRUST
CAREY RAYLYN TRS
2325 MASON AVE
LAS VEGAS NV 89102-2172

RECEIVED
CITY CLERK
2020 MAY 15 P 1:14

Submitted after final agenda
Items 49-50

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

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CITY CLERK

2020 MAY 15 P 1:52

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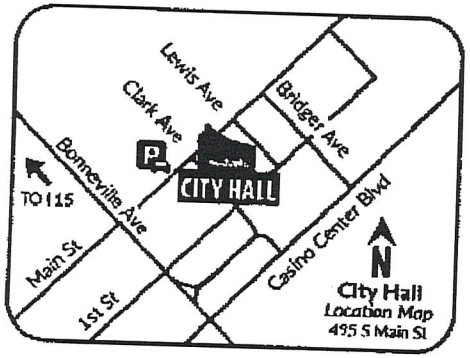
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



City Council Page 7 of 28

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-78218 and ZON-78219 [PRJ-78477]

Planning Commission Meeting of **04/14/2020**

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MAY 14 2020
City of Las Vegas
Department of Planning

PRJ-78477
16204101015
RENTCHLER JOHN M
RAMAGE DANI LEE RENTCHLER
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

89 89DFNP1 89102

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

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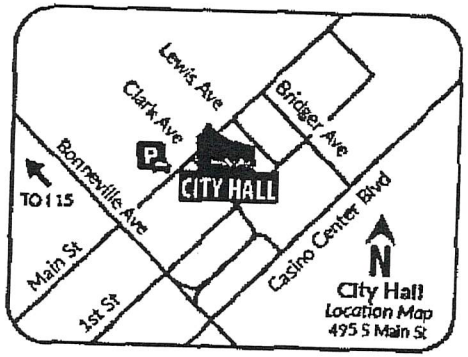

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City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]

Planning Commission Meeting of **04/14/2020**

PRJ-78477
16204101016
RUDIAK GEORGE REVOCABLE LIVING T
RENTCHLER JOHN TRS
C/O J RENTCHLER TRS
1201 S RANCHO DR
LAS VEGAS NV 89102

89 BRDFNP1 89102

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2020 MAY 18 P 4:29

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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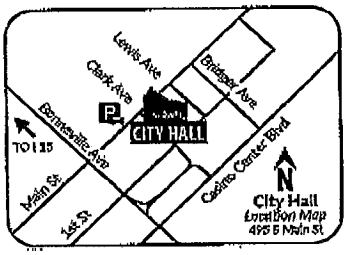

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]
City Council Meeting of **05/20/2020**

PRJ-78477
16204112021
MOORE MICHAEL & DIANA TRUST
MATTHEWS FAMILY TRUST
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

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CITY CLERK

2020 MAY 18 P 4:29

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Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

SCANNED
Emailed 5/15/20

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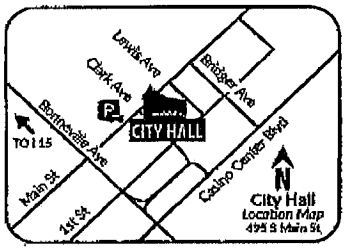

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-78218 and ZON-78219 [PRJ-78477]
City Council Meeting of **05/20/2020**

PRJ-78477
16204112020
JOSEPHS FAMILY L P
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

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2020 MAY 18 P 4:29

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Office of The City Clerk
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Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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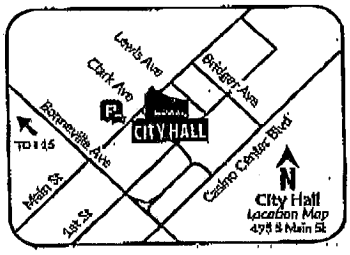

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-78218 and ZON-78219 [PRJ-78477]
City Council Meeting of **05/20/2020**

PRJ-78477
16204112019
J D A REAL ESTATE HOLDINGS L L C
5395 S POLARIS AVE # 100
LAS VEGAS NV 89118-2456

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 13 A 10:45

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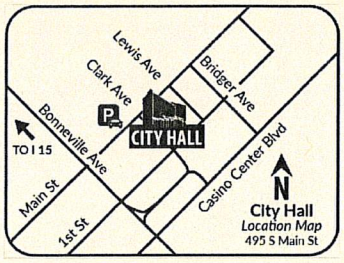

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]
City Council Meeting of **05/20/2020**

PRJ-78477
16205513004
WOODBECK FRANK R SR
HUDSON-WOODBECK SUZAN
1225 STRONG DR
LAS VEGAS NV 89102-2100

89 DRDFNP1 89102

Submitted after final agenda
Items 49-50

05/11/2020 12:03PM FAX 7023846762 LINDA ARLT 0002/0002

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2020 MAY 12 A 8:24

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Las Vegas, Nevada 89101

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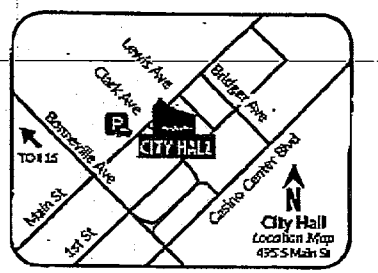

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]

City Council Meeting of **05/20/2020**

PRJ-78477
16204210024
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102

89 DRDFNP1 89102

0001/0002

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CITY CLERK

2020 MAY 12 A 8:24

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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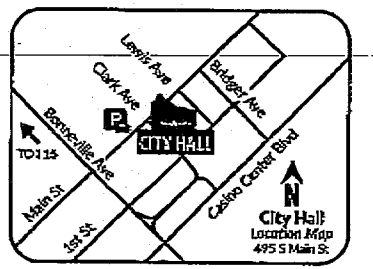

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4809. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]
City Council Meeting of **05/20/2020**

PRJ-78477
16204210026
ARLT FAMILY TRUST
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

05/11/2020 12:03PM FAX 7023846762 LINDA ARLT

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

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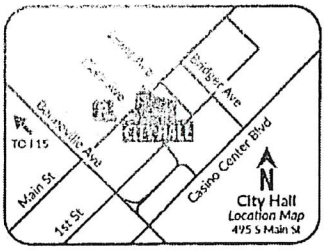

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-78218 and ZON-78219 [PRJ-78477]
Planning Commission Meeting of **04/14/2020**

PRJ-78477
16204102006
LEWIS TERRY R & CAROL J
2021 EDGEWOOD AVE
LAS VEGAS NV 89102-2202

89 89074 1 89102

29-30 P

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Development Services Center
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Las Vegas, Nevada 89106

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]
Planning Commission Meeting of **04/14/2020**

PRJ-78477
16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

69 BROFTHP1 89102

04/03/2020 12:12 17022569688 CDC INC PAGE 01/01

29-30A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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City of Las Vegas

PRJ-78477
16204210024
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-78218 and ZON-78219 [PRJ-78477]
Planning Commission Meeting of **04/14/2020**

29-30A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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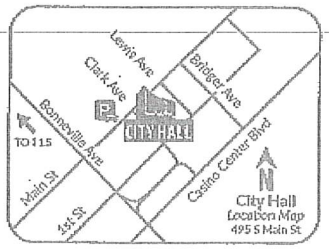
City of Las Vegas



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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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GPA-78218 and ZON-78219 [PRJ-78477]
Planning Commission Meeting of **04/14/2020**

PRJ-78477
16204210026
ARLT FAMILY TRUST
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

89 BRDFNP1 89102

29-30A

April 9, 2020

RECEIVED
APR 09 2020
Dept of Planning
City of Las Vegas

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

RE: Request to Table GPA-78218 & ZON-78219

Dear Robert,

On behalf of our client, John DiBella of DiBella Flowers, we would request the GPA-78218 & ZON-78219 be tabled at the April 14, 2020 Planning Commission meeting.

Mr. DiBella and his consultants have been working with Planning Staff regarding his six properties which are part of the subject General Plan Amendment and Rezoning for inclusion in the new Form Based Code Zoning District. We greatly appreciate the work staff has done to explain and work with Mr. DiBella to expand the T-4 zoning to include five of his six properties from the original proposed rezoning. We wish to continue working with staff on gaining a better understanding of the new Form Based Code (FBC). However, certain conflicts of interest need to be addressed prior to any rezoning efforts by the City. The City of Las Vegas is currently in the process of a right of way taking along Charleston Blvd. which impacts the DiBella Florist Shop located at 2021 W. Charleston Blvd. Mr. DiBella is in negotiations with the City at this time. The addition of a rezoning at this time at the same time as the right of way taking creates greater uncertainties for the future of the Florist Shop.

Our request to table is in order to continue to work with City regarding the Right of Way taking on Charleston and Planning staff on how the FBC will impact the properties for the continued operations of Dibella Flowers. The Covid 19 outbreak has made meeting more difficult and the additional time provided by the tabling the item would be greatly appreciated.

If you have any questions please feel free to contact me at (702) 435-9909.

Sincerely,

Doug Rankin, AICP
Planning Manager

Cc: Stan Parry
John DiBella

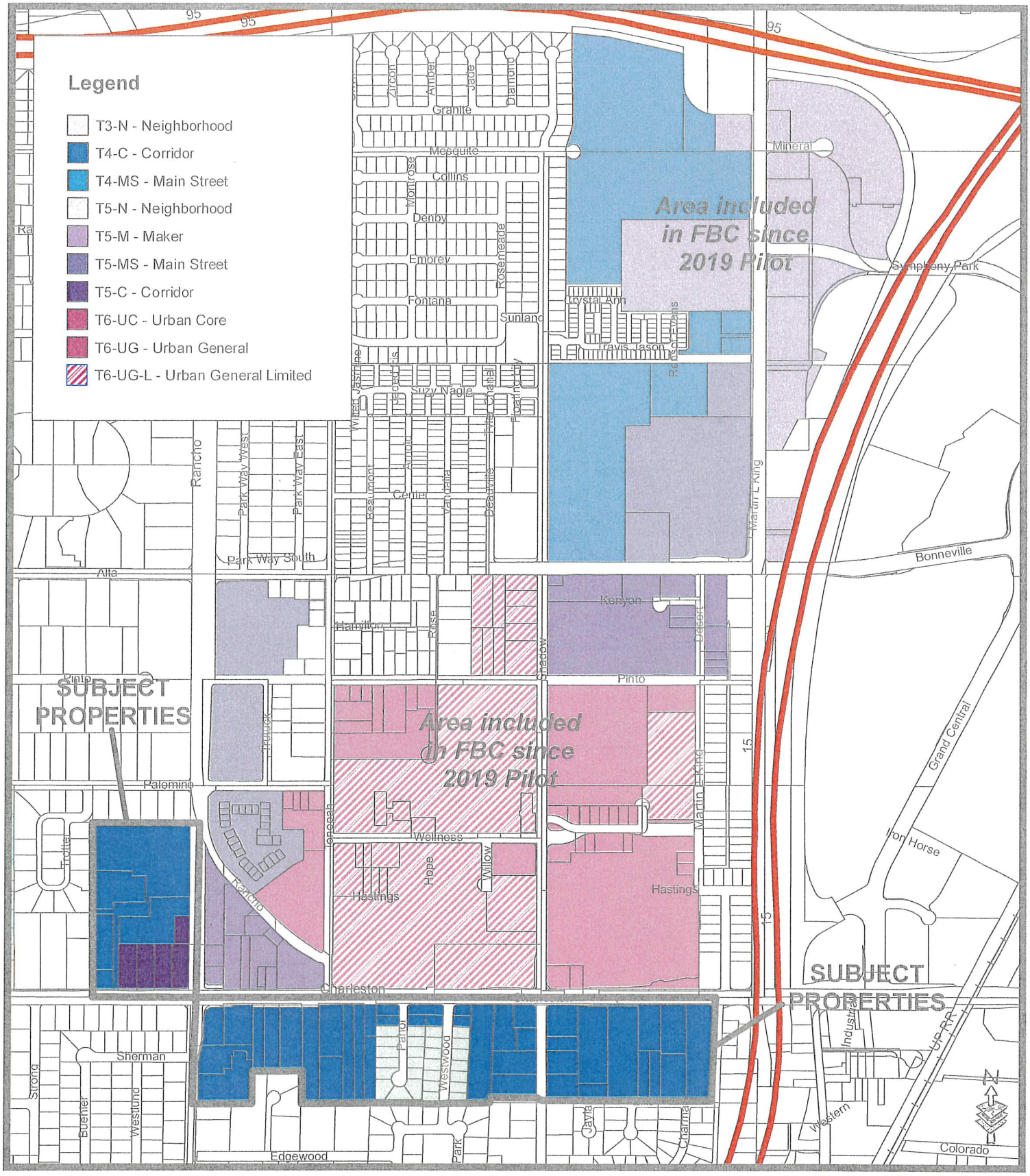
Submitted after final agenda

GARCIA

Submitted after final agenda

A Planning & Development Services Corporation

29-30 C



GPA-78218, ZON-78219

Exhibit A - LVMD Regulating Plan

City of Las Vegas

Submitted after final agenda
Item 29-30
4/14/20

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

Printed: Thursday, March 5, 2020

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

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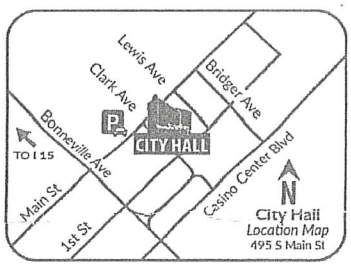

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-78218 and ZON-78219 [PRJ-78477]
Planning Commission Meeting of **04/14/2020**

PRJ-78477
16204210029
ZURAWSKI S M JR & L 1980 FAM TR
ZURAWSKI STANLEY JR & LINDA TRS
1920 BANNIE AVE
LAS VEGAS NV 89102-2419

89 BRDFNP1 89102

Submitted after final agenda

29-30 P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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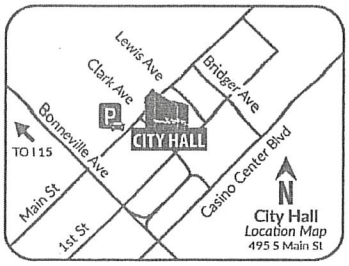

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]
Planning Commission Meeting of **04/14/2020**

PRJ-78477
16204114003
KIFER MARIANNE HICKS TRUST
KIFER MARIANNE HICKS TRS
2020 WALDMAN AVE
LAS VEGAS NV 89102-2441

89 BRDFMP1 89102

29-30P

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

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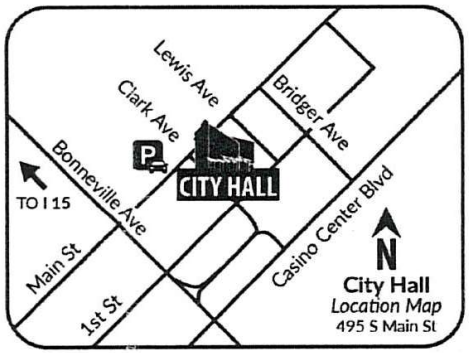

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City of Las Vegas

City Council - Page 243

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-78218 and ZON-78219 [PRJ-78477]

Planning Commission Meeting of **04/14/2020**

PRJ-78477
16204114001
FOX REVOCABLE FAMILY TRUST
FOX HERMAN & KATHRYN TRS
1244 PARK CIR
LAS VEGAS NV 89102-2449

89 BROFNP1 89102

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
50

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

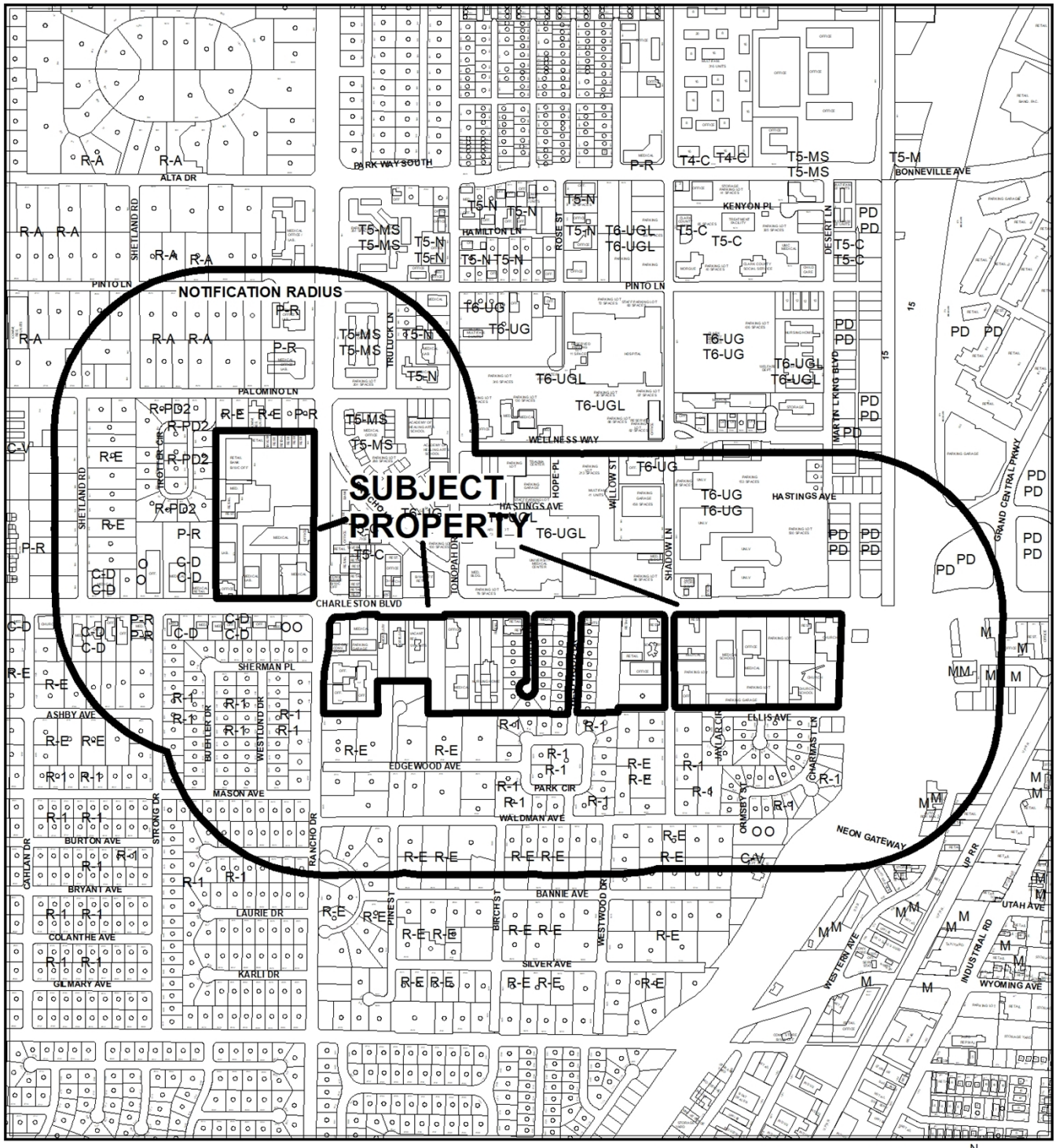
SUBJECT:
ZON-78219 - REZONING RELATED TO GPA-78218 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL), C-D (DESIGNED COMMERCIAL), O (OFFICE), P-R (PROFESSIONAL OFFICE AND PARKING), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E (RESIDENCE ESTATES) TO: T4-C (T4 CORRIDOR), T5-C (T5 CORRIDOR), T5-MS (T5 MAIN STREET), T3-N (T3 NEIGHBORHOOD) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477]. The Planning Commission (6-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	3
City Council Meeting	8	City Council Meeting	3

RECOMMENDATION:
The Planning Commission (6-1 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation

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



CASE: **ZON-78219 (PRJ-78477)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL), C-D (DESIGNED COMMERCIAL) AND O (OFFICE), P-R (PROFESSIONAL OFFICE), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E (RESIDENTIAL ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: T4-C (T4 CORRIDOR), T5-C (T5 CORRIDOR), T5-MS (T5 MAIN STREET), T3-N (T3 NEIGHBORHOOD)



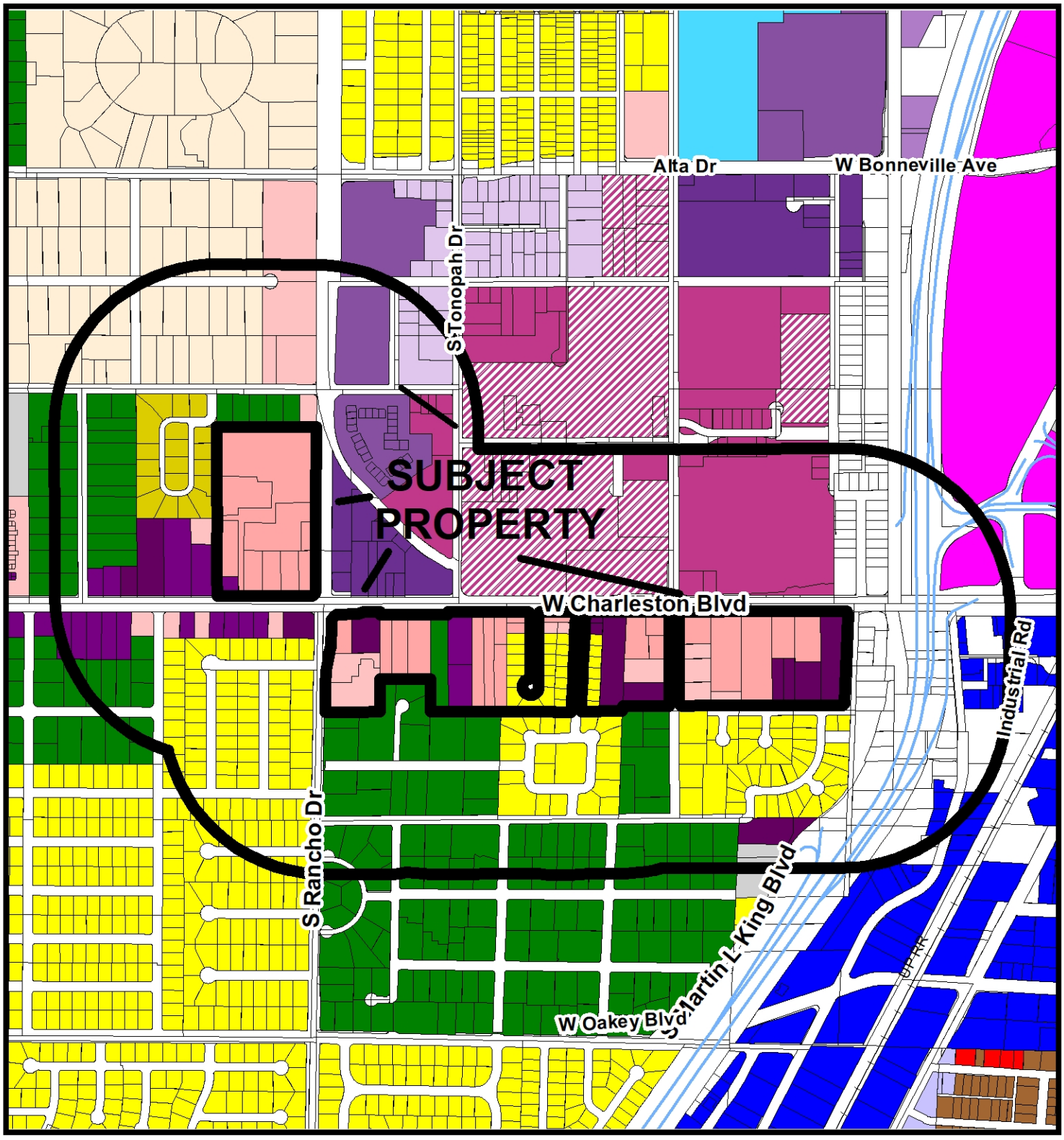
CASE: **ZON-78219 (PRJ-78477)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL), C-D (DESIGNED COMMERCIAL) AND O (OFFICE), P-R (PROFESSIONAL OFFICE), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E (RESIDENTIAL ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: T4-C (T4 CORRIDOR), T5-C (T5 CORRIDOR), T5-MS (T5 MAIN STREET), T3-N (T3 NEIGHBORHOOD)

ZON-78219



Zoning

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

FROM C-1, C-D AND O, P-R, R-1 AND R-E TO T4-C, T5-C, T5-MS, T3-N

Subject Property

1000ft Buffer

City Limits

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

Date: Wednesday, February 26, 2020

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) LVMD AREA SOUTH OF CHARLESTON AND WEST OF RANCHO

Project Name LVMD Form-Based Code pilot completion **Proposed Use** n/a

Assessor's Parcel #(s) Multiple Ward #1

General Plan: Existing SC, O, L Proposed FBC **Zoning:** Existing C1,CD,PR,O,R1,R-E Proposed T3N, T4C, T5C

Additional Information

Property Owner Multiple Contact

Address City State Zip

E-mail Phone

Applicant City of Las Vegas Contact Lorenzo Mastino

Address 333 N Rancho Drive City Las Vegas State NV Zip 89106

E-mail lmastino@lasvegasnevada.gov Phone 702-229-6137

Representative same as above 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 LORENZO MASTINO

Subscribed and sworn before me

This 18TH day of MARCH , 20 20

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2021

PRJ-78477
03/18/20

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
51

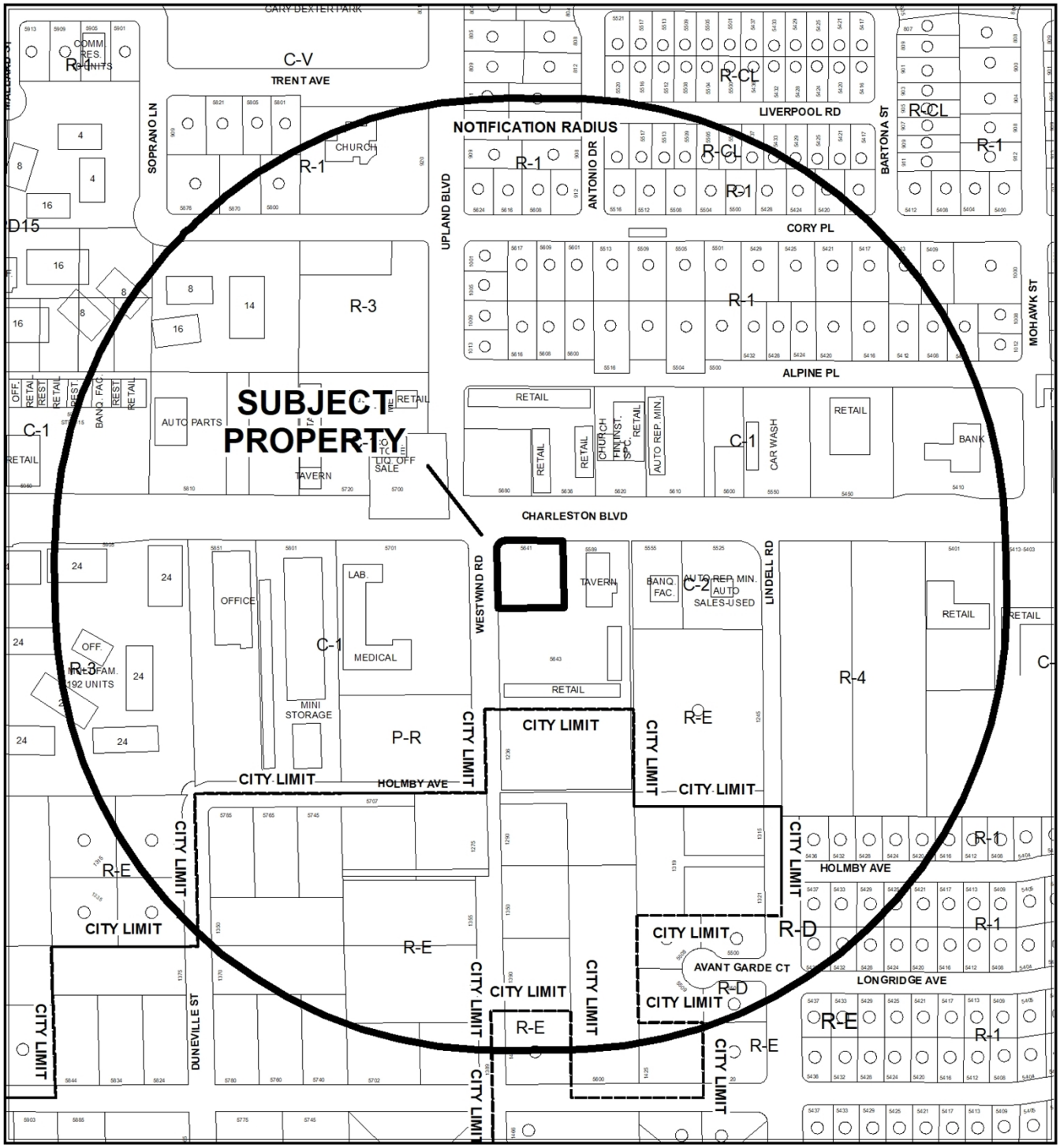
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ZON-78454 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [MXU (MIXED USE) GENERAL PLAN DESIGNATION)] TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APN 163-01-103-001), Ward 1 (Knudsen) [PRJ-78379]. The Planning Commission (7-0 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 (7-0 vote) and Staff recommend APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - ZON-78454, VAR-78455, VAR-78456 and SDR-78460 [PRJ-78379]
4. Supporting Documentation - ZON-78454, VAR-78455, VAR-78456 and SDR-78460 [PRJ-78379]
5. Photo(s) - ZON-78454, VAR-78455, VAR-78456 and SDR-78460 [PRJ-78379]
6. Justification Letter - ZON-78454, VAR-78455, VAR-78456 and SDR-78460 [PRJ-78379]
7. Backup Submitted for the April 14, 2020 Planning Commission Meeting

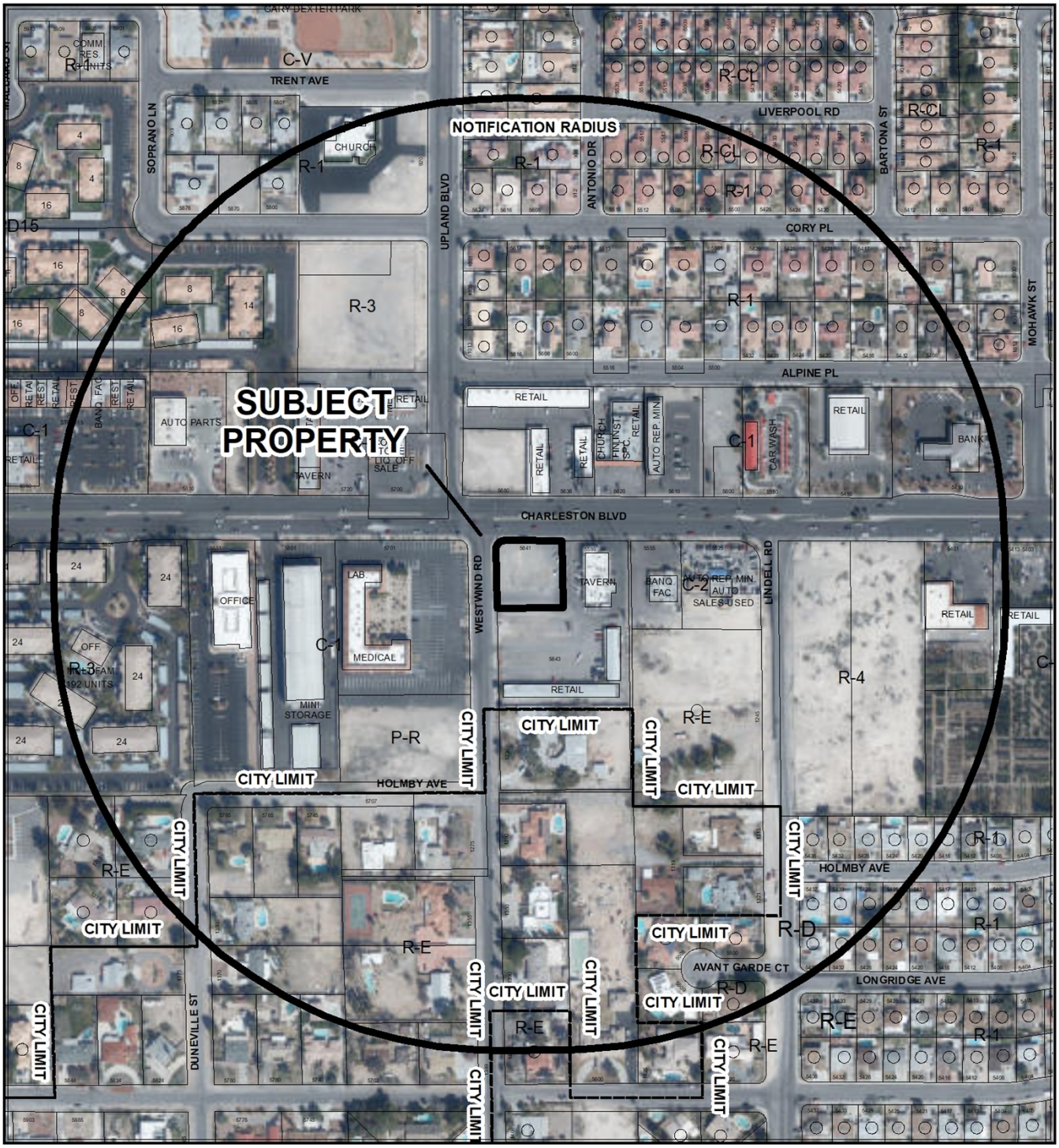


CASE: **ZON-78454 (PRJ-78379)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [MXU (MIXED USE) LAND USE DESIGNATION)]

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



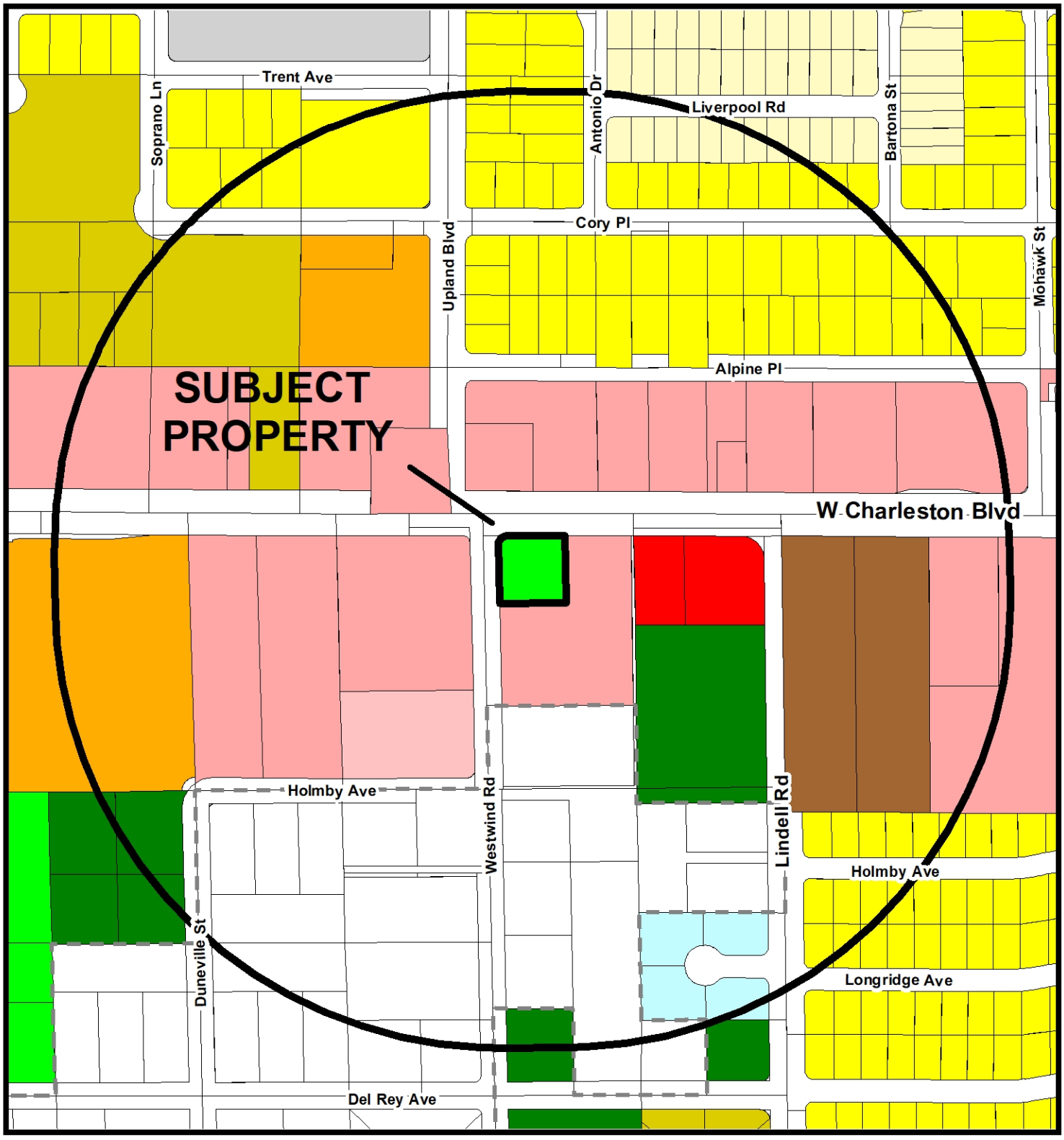
CASE: **ZON-78454 (PRJ-78379)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [MXU (MIXED USE) LAND USE DESIGNATION)]

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

ZON-78454



Zoning

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- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- TC - Town Center

FROM U TO C-1

Subject Property

1000ft Buffer

City Limits

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Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, March 4, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LDR PARTNERS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-78454	Staff recommends APPROVAL.	
VAR-78455	Staff recommends DENIAL, if approved subject to conditions:	ZON-78454
VAR-78456	Staff recommends DENIAL, if approved subject to conditions:	ZON-78454 VAR-78455
SDR-78460	Staff recommends DENIAL, if approved subject to conditions:	ZON-78454 VAR-78455 VAR-78456

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED
148 - ZON-78454 (By City Clerk)
201 - VAR-78455 and VAR-78456 (By City Clerk)
201 - SDR-78460 (By City Clerk)

PROTESTS
0 - ZON-78454
0 - VAR-78455 and VAR-78456
0 - SDR-78460

APPROVALS
1 - ZON-78454
1 - VAR-78455 and VAR-78456
1 - SDR-78460

NE

**** CONDITIONS ****

VAR-78455 CONDITIONS

Planning

1. A Variance is hereby approved to allow 74 parking spaces where 128 are required.

2. Approval of Rezoning (ZON-78454); and approval of and conformance to the Conditions of Approval for Variance (VAR-78456) and Site Development Plan Review (SDR-78460) 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.

VAR-78456 CONDITIONS

Planning

1. A Variance is hereby approved to allow an eight-foot residential adjacency setback for a trash receptacle where 50 feet is required.

2. A Variance is hereby approved to allow a 21-foot residential adjacency setback for a building where 63 feet is required.

3. Approval of Rezoning (ZON-78454); and approval of and conformance to the Conditions of Approval for Variance (VAR-78455) and Site Development Plan Review (SDR-78460) 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.

SDR-78460 CONDITIONS

Planning

1. Approval of Rezoning (ZON-78454); and approval of and conformance to the Conditions of Approval for Variance (VAR-78455) and Variance (VAR-78456) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped **04/27/20**, and building elevations date stamped 02/24/20, except as amended by conditions herein.

4. Three handicap parking stalls shall be provided in accordance with Title 19.

5. The existing screen walls on the east and south property lines shall be demolished and constructed in accordance with Title 19.

6. The shipping container located at the rear of the tavern building at 5589 West Charleston Boulevard shall be removed 90 days after final approval.

7. A Waiver from Title 19.08 is hereby approved, to allow an eight-foot wide landscape buffer adjacent to the western property line where 15 feet is required.

8. A Waiver from Title 19.08 is hereby approved, to allow a nine-foot wide landscape buffer adjacent to the northern property line where 15 feet is required.

9. A Waiver from Title 19.08 is hereby approved, to allow the southern façade to not be designed and treated coherently.

10. An Exception from Title 19.08 is hereby approved, to allow 17 parking lot landscape islands where 20 is required.

11. 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.

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

13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - A minimum or three different shrub species shall be utilized within the landscape plan.
    - A minimum of two different shade tree species shall be utilized within the landscape plan.
    - Seven, 24-inch box shade trees shall be planted in the perimeter landscape buffer adjacent to the north property line.
    - 16, 24-inch box shade trees shall be planted in the perimeter landscape buffer adjacent to the east property line.
    - All trees within the southern landscape buffer shall be a minumum of 36” box in size.

NE

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

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

Public Works

17. Concurrent with development, dedicate and construct a bus turnout and deceleration lane meeting the intent of Clark County Standard Drawing #234.4 for the existing bus stop on Charleston Boulevard unless otherwise allowed by the City Traffic Engineer.

18. The sidewalk along Charleston Boulevard and Westwind Drive 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. Revise existing onsite parking so as to eliminate conflicts with public rights-of-way.

19. Landscape and maintain all unimproved right-of-way, if any, 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. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to redevelop the southeast corner of Charleston Boulevard and Westwind Road within Redevelopment Plan Area 2.

ISSUES

- A Rezoning is requested, to rezone the 0.52-acre portion of the site from U (Undeveloped) to C-1 (Limited Commercial). Staff supports this request.
- A Variance is requested to allow 74 parking spaces where 128 are required. Staff does not support this request.
- A Variance is requested to allow an eight-foot Residential Adjacency Setback for a Trash Receptacle where 50 feet is required. Staff does not support this request.
- A Variance is requested to allow a 21-foot Residential Adjacency Setback for a commercial building where 63 feet is required.
- A Waiver is requested to allow an eight-foot wide landscape buffer adjacent to the west property line where 15 feet is required. Staff does not support this request.
- A Waiver is requested to allow a nine-foot wide landscape buffer adjacent to the north property line where 15 feet is required.
- A Waiver is requested to allow the southern façade to not be treated coherently with all facades of the proposed building where such is required. Staff does not support this request.
- An Exception is requested to allow 17 trees within the parking lot area where 20 trees are required. Staff does not support this request.
- Staff recommends any patent easements located on the subject site be vacated in the future.
- Staff has added a Condition of Approval requiring a bus turnout and deceleration lane adjacent to Charleston Boulevard.
- A building permit is not on record for the existing screen wall adjacent to the south property line.

ANALYSIS

The applicant is proposing to redevelop the southeast corner of Charleston Boulevard and Westwind Road by demolishing the two existing “strip” commercial buildings adjacent to the east and south property lines and replacing them with a 10,010 square-foot single tenant retail building. The existing Tavern located at 5589 West Charleston Boulevard would remain in place as is.

NE

Rezoning
The subject site consist of two parcels, one of which is currently zoned U (Undeveloped). This 0.52-acre parcel is located directly adjacent to the corner of Charleston Boulevard and Westwind Road. The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property. The applicant is proposing to redevelop the overall site, thus making the proposed rezoning necessary at this time.

The applicant is proposing to rezone the 0.52-acre portion to C-1 (Limited Commercial). The C-1 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. The subject site is located along a major retail corridor and is at the intersection of a primary and secondary thoroughfare. In addition, the proposed C-1 District is consistent with the site's current Land Use Designation of MXU (Mixed Use) and is consistent with the remaining portion of the subject site which is also zoned C-1 (Limited Commercial) with a General Plan Designation of Mixed Use. Therefore, staff is recommending approval of the requested rezoning as it would bring this portion of the site into alignment with its current General Plan designation.

Variance
The proposed development consists of the existing 6,346 square-foot tavern, and a new 10,010 square-foot single-story retail shell building for a total of 16,356 square feet. The tavern currently has six parking spaces located at the front side of the tavern, parallel to Charleston Boulevard. Once the overall site is improved, these parking spaces will no longer be viable as vehicles utilizing these parking spaces would be forced to back into the sidewalk and will have to be removed. This results in a net total of 74 parking spaces where 128 are required.

Title 19.12 describes a shopping center as a group of structures that have a minimum combined gross floor area of 25,000 square feet. If redeveloped with a total of 25,000 square feet, the site would require 100 parking spaces. Staff encouraged the development of the entire site to eliminate the need for a parking variance, as providing retail and personal services to area residents that front Charleston Boulevard and eliminate the dominance of parking lots from the viewshed is the desired vision for Charleston Boulevard. By not developing the site as a shopping center, the current parking requirement for the two separate land uses is 128, thus reinforcing the undesired dominance of the parking lot along the Charleston Corridor. Staff recommends denial of the parking Variance as its approval would encourage development that does not support the overall goals and objectives of the Master Plan.

Variance

To the east and south of the subject site is property zoned R-E (Residence Estates) that each contain a single-family detached dwelling. When property is proposed for development with a nonresidential use and is located adjacent to property that is zoned R-E, R-D, R-1, R-SL or R-CL, that property shall conform to the Residential Adjacency Standards set forth in Title 19.08.

A building subject to the Residential Adjacency Standards shall not exceed the height of a line that is drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the Residential Adjacency Standards. 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 building is 21 feet tall, thus requiring a 63-foot setback from the south and east property line. The applicant is proposing a 21-foot setback from the southern property line and a 59-foot setback from the eastern property line. In addition, Title 19.08 requires trash receptacles to be located a minimum of 50 feet from any property line of a protected property. The proposed site plan depicts trash enclosures eight feet from the eastern property line where 50 feet is required.

Residential Adjacency Standards encourage commercial development that will not negatively impact the use and enjoyment of neighboring properties, and preserves the integrity of the residential neighborhoods that abut commercial property. Staff supports the design elements of Title 19.08 that protect existing residential land uses and recommends denial of the requested Variance.

Site Development Plan Review

The overall site is a rectangular shaped 2.58 acres adjacent to the southeast corner of Charleston Boulevard and Westwind Road. The 0.52-acre lot located directly adjacent to the corner is not being developed at this time; only the landscape buffers are being installed. The subject site is located within Redevelopment Plan Area 2 and is adjacent to one of the busiest Primary Arterials within the City limits, Charleston Boulevard. The subject site currently contains two, “strip” style commercial buildings and a freestanding Tavern. The applicant is maintaining the Tavern as is, and is proposing to demolish the existing single-story freestanding commercial buildings. Once the two existing “strip” style commercial buildings are demolished, the applicant is proposing to construct a single 10,010 square-foot, single-story commercial building designed to house one tenant located adjacent to the south property line at the rear of the overall site.

Title 19.08 requires development on corner lots to be oriented to the corner and the street frontage. The proposed site plan does not take advantage of this requirement, which could allow conformance to the Residential Adjacency Setback standards while supporting the overall development goals of both Title 19 and the 2020 Master Plan by removing parking lots from the viewshed and replacing them with active commercial storefronts and pedestrian activity.

In 2016, the City Council approved and adopted a plan for 'Redevelopment Area 2.' This plan provides a series of ideas and recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. The goals and objectives of the redevelopment program in Redevelopment Area 2 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of Redevelopment Area 2 in accordance with the Master Plan, the Redevelopment Plan, local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 2, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of Redevelopment Area 2.
5. To encourage investment by the private sector in the development and redevelopment of Redevelopment Area 2 by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 2.
7. To replan, redesign and develop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

The proposed elevations depict a single-story stucco structure painted in neutral tan tones with green flashing accents and a stone veneer defining the lower portion of the building except on the south façade. The applicant is requesting a Waiver to allow a blank and expressionless 21-foot tall, tan colored stucco building façade with no windows or visual breaks. This expressionless span would extend the entire length of the building, which is 102.50 feet and faces an existing single-family residence. Staff does not support this Waiver request, as it does not enhance the area nor reflect a high level of concern for architecture as desired by the Redevelopment Plan for Area 2.

Located on the south and east property lines are existing screen walls that the applicant has proposed to remain in place. During a routine site visit staff observed the subject walls and noted some concern in the condition of the existing walls. The screen wall located on the south property line appears to have block courses that were added after the original construction that do not match the lower portion of the wall and may exceed the maximum height allowance of eight feet. Exposed rebar was also observed protruding from the top of the wall. The screen wall located along the east property line contains jagged edges towards the southeast corner of the site and areas of disrepair with missing block and exposed rebar. In addition, the portion of this screen wall adjacent to residentially zoned property needs to be six to eight feet in height per Title 19.08. Staff was unable to locate a building permit for either wall and has added a Condition of Approval requiring the applicant to demolish and replace the existing screen walls in accordance with Title 19.

The applicant is requesting a Waiver of the landscape buffer requirements to reduce the widths of the buffers adjacent to the north, west, and south property lines, and an Exception to allow a reduced number of parking lot trees. Landscape buffers and parking lot islands play an important role in development by not only beautifying the site, but also by lowering the urban heat island by providing tree canopy and other vegetation that softens the urban environment.

Landscape buffers and landscape islands provide a visual break between the right-of-way and parking lots while providing much needed shade for pedestrians and parked vehicles. In addition, the landscape plan depicts one tree species and two shrub species and does not reflect the high level of concern for landscaping as desired by the Redevelopment Plan. The lack of variety in planting materials in addition to the reduced widths are not in compliance with Title 19, do not support the goals of the Redevelopment Plan or provide an aesthetically pleasing environment adjacent to one of the busiest thoroughfares within the City limits. Staff is not able to support the requested Waivers and Exception and recommends denial of each request.

Bus Turnout and Deceleration Lane

The Traffic Engineering Division's traffic count program obtains traffic counts within the city as part of traffic signal warrant studies, stop sign warrant studies, intersection studies, and similar traffic projects that are carried out throughout a given year. The goal of the program is to keep count data that is less than three years old for all major intersections so that staff can monitor, plan for, and deploy traffic improvements as necessary. At some high growth locations, counts are obtained even more frequently. Analysis of the data indicates that the most consistently heavy volumes are along Charleston Boulevard and Sahara Avenue.

Safety concerns, perceived comfort, climatic conditions, design of transit stops, and station amenities all play a significant role in transit patronage. Transit stops should be easily recognized, identifiable from a distance, and have amenities that enhance customer safety, comfort, and complement neighborhood streetscapes. At the time of the adoption of the Master Plan 2020, the Metropolitan area of Las Vegas had 3,706 active bus stops, 1,306 of which are located within the city's jurisdiction.

The Master Plan 2020 Transit Element provides a comprehensive analysis of the transit systems and associated amenities within the city and acts as a guide for decision makers to use when determining, prioritizing, and allocating resources for future projects. One of the strategies outlined in the element is to "coordinate improvement of the design, availability, functionality, and 'passenger friendliness' of bus stop amenities."

The Department of Public Works has worked extensively with the Regional Transportation Commission (RTC) to expand transit services within the City. There are several Bus Rapid Transit (BRT) projects in various phases of planning, design or construction. The City also works with RTC regarding bus stops and turnouts. As part of these coordination efforts, the Department of Public Works requested that the applicant revise their site plan to depict a bus turnout and deceleration lane adjacent to Charleston Boulevard where the existing bus stop is currently located. When the applicant refused, staff added a Condition of Approval requiring the installation of a bus turnout and deceleration lane. Currently, the bus stop and shelter are located within the sidewalk just steps from the travel lanes on Charleston Boulevard. The addition of a bus turnout and deceleration lane will remove the bus stop and associated shelter from the sidewalk, and remove the bus itself from the travel lanes during times of passenger pick-up and drop-off, thus improving traffic flows on Charleston Boulevard and increasing overall passenger safety.

While the proposed redevelopment of the subject site would fulfill some goals of the Redevelopment Plan such as retaining existing businesses by means of redevelopment and rehabilitation activities and develop an area that has been stagnant, staff finds the proposed development does not fulfill the overall goals of the Redevelopment Plan to achieve an environment reflecting a high level of concern for architectural, landscape, and urban design, and continues the undesired pattern of standalone, single-tenant stores fronted by parking lots adjacent to the right-of-way. This development style tends to lead to deterioration over time and is not part of the overall vision for the City as defined by both the Master Plan and Title 19. Therefore, staff is recommending denial of both Variances and the Site Development Plan Review.

FINDINGS (ZON-78454)

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

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

   The subject site has a General Plan Designation of Mixed Use (MXU), which supports the proposed C-1 (Limited Commercial) zoning district.

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 2.06-acre portion of the proposed site is zoned C-1 (Limited Commercial). Rezoning the 0.52-acre portion of the overall proposed site from U (Undeveloped) to C-1 (Limited Commercial) will bring this portion into compliance with its General Plan designation making it compatible with the rest of the subject sites zoning district, which is also C-1 (Limited Commercial).

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

   Development factors in the area indicate the need for the subject site to be rezoned from U (Undeveloped), which is a holding district, to the proposed C-1 (Limited Commercial) zoning district, which is in alignment with the properties existing General Plan Designation.

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.**

   Charleston Boulevard is a Primary Arterial as defined by the Master Plan of Streets and Highways and is adequate in size to meet the requirements of the proposed C-1 (Limited Commercial) zoning district.

FINDINGS (VAR-78455 and VAR-78456)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing development that does not adhere to Title 19 development standards. An alternative site design that conformed to Title 19 requirements would allow conformance and possibly eliminate the need for both variances. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-78460)

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 residential development as evidenced by the Residential Adjacency Setback Variance request to allow the trash enclosure and the structure to encroach upon the required setback area that protects residential land uses.

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, the General Plan or Redevelopment Plan Area 2 Plan.

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

   The lack of a bus turnout and deceleration lane will negatively impact Charleston Boulevard as more traffic would be added to the area by redeveloping the site without providing means for public transportation to be able to stop in an area that is not within the drive lanes of Charleston Boulevard as it does now.

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

   Building materials consist of stucco and stone veneer in varying neutral tones accented with a vibrant green flashing and are appropriate for the area. The proposed landscape materials consist of the 'African Sumac' tree and 'Lantana' shrubbery, which are both appropriate for a desert climate.

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

   The applicant is requesting a Waiver to allow the south façade to be a solid, blank and expressionless wall with an area of 2,152.50 square feet, as the façade is 21 feet tall and 102.50 feet in length. This is undesirable and does not 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 the construction phase to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/06/97	The City Council approved a request for a Special Use Permit (U-0107-97) for a Secondhand Dealer at 5643 West Charleston Boulevard. The Planning Commission recommended approval.
01/06/98	The Board of Zoning Adjustment approved a request for a Variance to allow 110 parking spaces where 168 are required.
03/22/99	The City Council approved a request for a Special Use Permit (U-0003-99) for a Secondhand Dealer at 5643 West Charleston Boulevard. The Planning Commission recommended approval.
04/14/20	The Planning Commission unanimously voted to recommend APPROVAL on the following requests: • Rezoning (ZON-78454) FROM: U (UNDEVELOPED) [MXU (MIXED USE) GENERAL PLAN DESIGNATION)] TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at the southeast corner of Charleston Boulevard and • Variance (VAR-78455) TO ALLOW 74 PARKING SPACES WHERE 128 ARE REQUIRED • Variance (VAR-78456) TO ALLOW AN EIGHT-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A TRASH RECEPTACLE WHERE 50 FEET IS REQUIRED AND A 21-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A BUILDING WHERE 63 FEET IS REQUIRED • Site Development Plan Review (SDR-78460) FOR A PROPOSED 10,010 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW THE SOUTH FACADE TO NOT BE DESIGNED AND TREATED COHERENTLY WHERE ALL SIDES OF THE BUILDING ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379].

NE

Most Recent Change of Ownership	
03/21/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
PRE 1988	A business license (L16-00184) was issued for liquor at 5589 West Charleston Boulevard. The license is active as of 03/30/2020.
	A business license (G01-01123) was issued for gaming at 5589 West Charleston Boulevard. The license is active as of 03/30/2020.
	A business license (C08-01212) was issued for a coin operated machine at 5589 West Charleston Boulevard. The license is active as of 03/30/2020.
	A business license (R09-00237) was issued for a restaurant at 5589 West Charleston Boulevard. The license is active as of 03/30/2020.
05/30/01	A business license (C05-02106) was issued for cigarette sales at 5589 West Charleston Boulevard. The license is active as of 03/30/2020.
12/17/02	A business license (G50-00206) was issued for a parts sales and service at 5643 West Charleston Boulevard, Suite 10. The license is active as of 02/12/2020.
10/19/09	A business license (B04-01145) was issued for a barber shop at 5643 West Charleston Boulevard, Suite 5. The license is active as of 02/12/2020.
12/30/14	A business license (G62-10320) was issued for a bakery at 5643 West Charleston Boulevard, Suite 11. The license is active as of 02/12/2020.
06/09/15	A business license (G63-03894) was issued for appliance repair at 5643 West Charleston Boulevard, Suite 2. The license is active as of 02/12/2020.
03/03/16	A business license (G64-01212) was issued for a convenience store at 5643 West Charleston Boulevard, Suite 14. The license is active as of 02/12/2020.
	A business license (G64-01214) was issued for tobacco sales at 5643 West Charleston Boulevard, Suite 14. The license is active as of 02/12/2020.
06/22/16	A business license (G64-04321) was issued for an ATM at 5589 West Charleston Boulevard. The license is active as of 03/30/2020.
02/22/18	A business license (G66-01234) was issued for an automated teller machine (ATM) at 5643 West Charleston Boulevard. The license is active as of 02/12/2020.

Pre-Application Meeting	
02/13/2020	Staff conducted a pre-application meeting where submittal requirements and possible design revisions were discussed to comply with the minimum standards set forth by Title 19 for commercial buildings within the C-1 (Limited Commercial) zoning district.

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

Field Check	
03/05/20	Staff conducted a routine field check where a shipping container was observed behind the existing tavern at 5589 West Charleston Boulevard. The matter was turned over to Code Enforcement for further action. During the visit staff also observed utility poles within the adjacent sidewalk, no sidewalk in areas adjacent to Charleston Boulevard, and trash receptacles not contained within a trash enclosure.
03/31/20	Staff conducted a second field check to observe the perimeter walls along the east and south property lines. The perimeter wall on the east property line had areas of disrepair with missing blocks, jagged edges and exposed rebar. The perimeter wall on the south property line exceeds the height limit set forth by Title 19 of eight feet. Staff estimated the height to be approximately 10 feet. The original wall had additional block courses added to it, but staff was unable to find a building permit for the additional courses. In addition, the added coursework was not the same size as the original, appears to be a six-inch wide block that was installed upon an eight-inch wide block. This wall also had exposed rebar protruding from the top of the wall. During this field check graffiti was observed on the east perimeter wall and the rear side of one of the buildings.

Details of Application Request	
Site Area	
Gross Acres	2.58

NE

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Liquor Establishment (Tavern) General Retail Store, Other Than Listed	MXU (Mixed Use)	U (Undeveloped) / C-1 (Limited Commercial)
North	Undeveloped Land General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County
East	Undeveloped Land Banquet Facility	SC (Service Commercial) / MXU (Mixed Use)	C-2 (General Commercial) / R-E (Residence Estates)
West	Office, Medical or Dental	MXU (Mixed Use)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	N*
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The proposed development does not fulfill the goals of the Redevelopment Plan.*

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	298 Feet	Y
Min. Setbacks			
• Front	10 Feet	15 Feet*	Y
• Side	10 Feet	28 Feet*	Y
• Corner	10 Feet	91 Feet	Y
• Rear	20 Feet	21 Feet	Y
Max. Lot Coverage	50 %	15 %	Y
Max. Building Height	Residential Adjacency Standards	21 Feet	N**
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened		

**These are existing setbacks established by the tavern located in the northeast corner of the overall site.*
***For a building with a height of 21 feet, a 63-foot setback is required.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	63 Feet	21 Feet	N
Trash Enclosure	50 Feet	8 Feet	N

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	6 Trees	N*
• South	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
• East	1 Tree / 20 Linear Feet	18 Trees	15 Trees	N*
• West	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
TOTAL PERIMETER TREES		**55 Trees**	**51 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	20 Trees	17 Trees	N**

NE

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		9 Feet	N***
• South	8 Feet		11 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		8 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	N****

**A Condition of Approval has been added to ensure the appropriate number of trees are provided within the proposed perimeter landscape buffers.*
***An Exception is requested to allow 17 parking lot area trees where 20 are required.*
****The applicant is requesting a Waiver to allow reduced widths of the perimeter landscape buffers.*
*****A Condition of Approval has been added to ensure the perimeter wall meets Title 19 standards.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	108	Y*
Westwind Road	Local Street	Title 13	64	Y*

**A Condition of Approval has been added to ensure the sidewalk meets the Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040; and a bus turnout and deceleration lane is constructed.*

NE

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	10,010 SF	1:175	58				
Tavern 6,346 SF	2,492 SF	1:50 Public Area	50				
	3,854 SF	1:200 Back Of House	20				
TOTAL SPACES REQUIRED			128		74		N*
Regular and Handicap Spaces Required			123	5	72	2	N*
Loading Spaces		2			2		Y
Percent Deviation		42%					

**When 51 to 75 parking stalls are provided, three of those must be handicap parking stalls. A Condition of Approval has been added to ensure compliance with Title 19 if approved.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot wide landscape buffer is required adjacent to right-of-way.	To allow an eight-foot wide landscape buffer adjacent to the western property line.	Denial
A 15-foot wide landscape buffer is required adjacent to right-of-way.	To allow a nine-foot wide landscape buffer adjacent to the northern property line.	Denial
All sides of a building shall be coherently designed and treated. A consistent level of detailing and finish is required for all sides of a building.	To allow the southern façade to not be designed and treated coherently with all sides of the building.	Denial

NE

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One Tree is required for every six uncovered parking spaces, plus 1 tree at the end of each row of spaces.	To provide 17 trees where 20 are required.	Denial

Las Vegas Valley Water District (LVVWD) Comments:
This parcel is currently served by LVVWD for domestic service and does not have the backflow prevention required for this use per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit. In addition a commercial subdivision and recordation of CC&Rs may be required for this site.

Department of Public Works Traffic Study

Proposed 10,010 square-foot retail building replacing two retail buildings totaling 9,350 square feet.				
Existing Use				
Average Daily Traffic (ADT)	Shopping Center [1000 SF]	9.35	37.75	353
AM Peak Hour			0.94	9
PM Peak Hour			3.81	35
Proposed Use				
Average Daily Traffic (ADT)	Shopping Center [1000 SF]	10.01	37.75	378
AM Peak Hour			0.94	10
PM Peak Hour			3.81	38
Net Change				
Average Daily Traffic (ADT)	Shopping Center [1000 SF]	10.01	37.75	25
AM Peak Hour			0.94	1
PM Peak Hour			3.81	3

NE

Existing Traffic on Nearby Streets	
Charleston Boulevard	
Average Daily Traffic (ADT)	41,838
PM Peak Hour (Heaviest 60 Minutes)	3,347
Westwind Road	
Average Daily Traffic (ADT)	4,110
PM Peak Hour (heaviest 60 minutes)	329
Traffic Capacity of Adjacent Streets:	
Adjacent Street ADT Capacity	
Charleston Boulevard	50,900
Westwind Road	15,600
Summary	
This project will add approximately 25 trips per day on Charleston Boulevard and Westwind Road. Currently, Charleston Boulevard is at about 82 percent of capacity and Westwind Road is at about 26 percent of capacity. With this project, Charleston Boulevard is expected to remain unchanged and Westwind Road is expected to be at about 27 percent of capacity.	
Based on Peak Hour use, this development will add into the area roughly three additional peak hour trips, or about one every 20 minutes.	

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, VAR, VAR, Re-Zone

Project Address (Location) 5643 W Charleston Blvd/Las Vegas, NV 89146

Project Name Charleston/Westwind Retail Development **Proposed Use**

Assessor's Parcel #(s) 163-01-103-001 and -004 **Ward #** 1- Knudsen

General Plan: Existing Proposed **Zoning:** Existing U/SC and C-1 Proposed C-1

Additional Information

Property Owner LDR Partners Contact Macie Hertoghe

Address 3775 N Freeway Suite 101 City Sacramento State CA Zip 95834

E-mail mhertoghe@rcpfuel.com Phone 916-371-4960 x 1027

Applicant Dapper Development Contact John Curran

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail John@dapperdevelopment.com Phone 702-733-3622 x 59

Representative same as above 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 L D Robinson
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Leonard O. Robinson, LDR Partners G/P

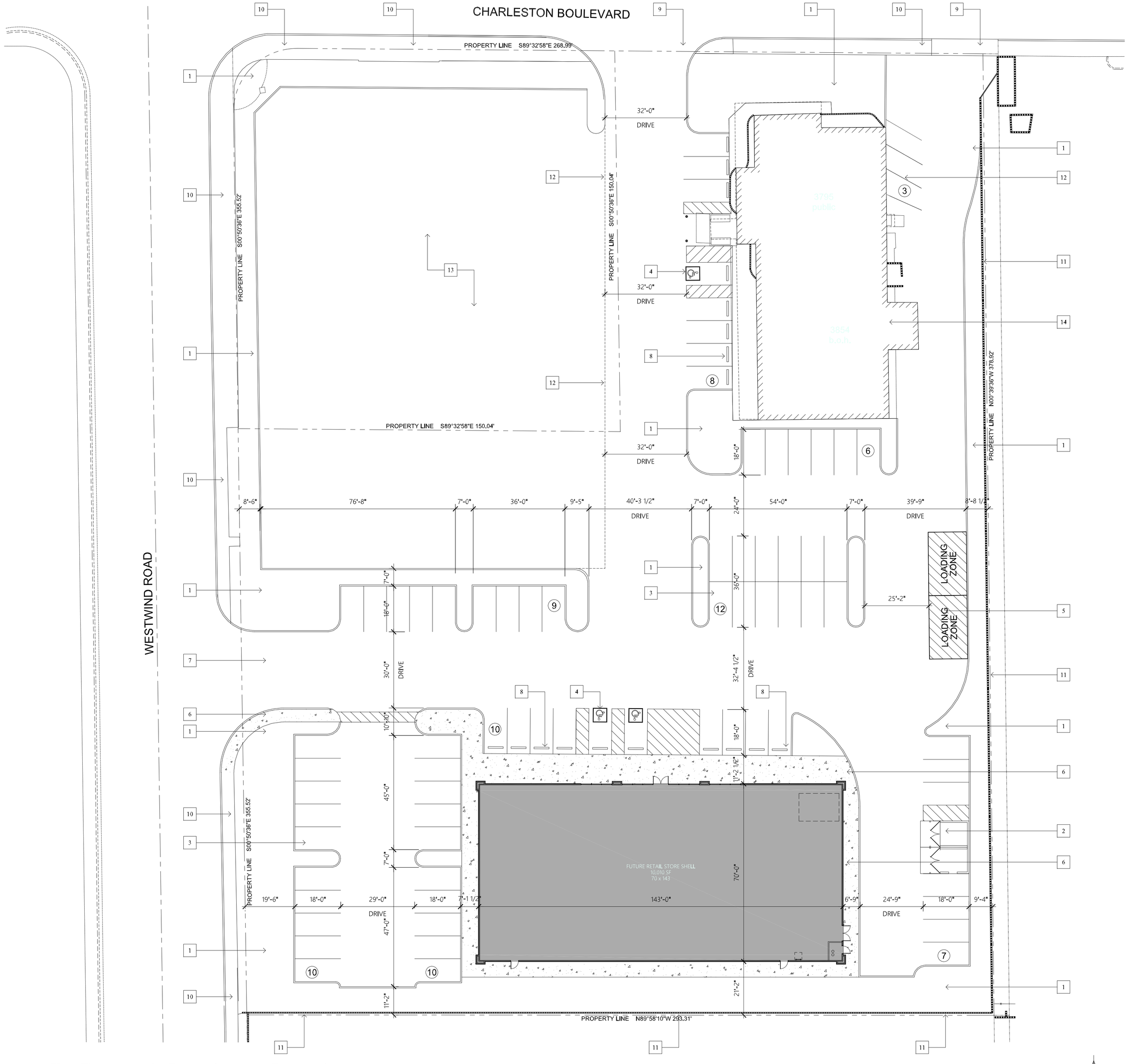
Subscribed and sworn before me

This 17th day of February, 20 20

Cynthia Kinas
Notary Public in and for said County and State

CYNTHIA KINAS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2/5/21
Certificate No: 93-0535-1

PRJ-78579
02/24/20



1 CENTER OVERALL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

KEYNOTES

1. NEW LANDSCAPE PLANTER - SEE LANDSCAPE PLAN
2. NEW TRASH ENCLOSURE TO BE BUILT TO C of LAS VEGAS STANDARD
3. TYPICAL 9 FEET BY 18 FOOT PARKING SPACES
4. TYPICAL ACCESSIBLE PARKING SPACE PER C of LAS VEGAS STANDARD
5. STRIPPED LOADING ZONE
6. CONCRETE WALK
7. EXISTING DRIVE TO BE REVISED TO R/W STANDARDS
8. CONCRETE PARKING BUMPERS
9. EXISTING DRIVEWAY CUTS TO REMAIN
10. EXISTING SIDEWALK TO REMAIN
11. EXISTING SITE WALL TO REMAIN
12. LINE OF FUTURE DRIVEWAY LIMITS
13. FUTURE PAD - NOT IN SCOPE
14. EXISTING BUILDING TO REMAIN

PROJECT DATA

GENERAL INFORMATION

OWNER:	L D R PARTNERS
TENANT:	FUTURE RETAIL - EXISTING TAVERN TO REMAIN

SITE INFORMATION

PROJECT ADDRESS:	5643 W CHARLESTON BLVD	
ASSESSORS PARCEL #:	163-01-103-004 163-01-103-001	
JURISDICTION:	CITY OF LAS VEGAS	
ZONING CLASSIFICATION:	Limited Commercial District (C-1)	
PLANNED LANDUSE:	163-01-103-004	Limited Commercial District (C-1)
	163-01-103-001	Undeveloped/Service Commercial (U(SC))
PROPOSED ZONING:	163-01-103-001	Limited Commercial District (C-1)
SURROUNDING ZONING DISTRICTS:		
	NORTH:	Limited Commercial District (C-1)
	EAST:	General Commercial District (C-2)
	SOUTH:	Rural Estates Residential [2 Units per Acre] (R-E)
	WEST:	Limited Commercial District (C-1)
SITE AREA:	163-01-103-004	2.06 AC
	163-01-103-001	0.52 AC
BUILDING AREA:	FUTURE RETAIL BUILDING SHELL	10,010 SF.
	EXISTING TAVERN	+/- 6,346 SF.
	TOTAL:	+/- 16,356 SF
SETBACKS:	FRONT SETBACK:	10 FEET
	SIDE SETBACK:	10 FEET
	CORNER SETBACK:	10 FEET
	REAR SETBACK:	20 FEET

PARKING

FUTURE RETAIL:	1:175 x 10,010 SF	58 SPACES
EXISTING TAVERN:	1:50 public x 2,492 SF	50 SPACES
	1:200 remain x 3,854 SF	20 SPACES
PARKING SPACES REQUIRED:		128 SPACES
PARKING SPACES PROVIDED:		75 SPACES
SPACES TO BE WAIVED:		53 SPACES

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO. 84672
985 WHITE DRIVE #100
LAS VEGAS NV 89119
dapperdevelopment.com
PH: 702.233.3622

consultant:

PRJ-78379
04/27/2020

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REV.	DESCRIPTION:	BY:	DATE:

STATUS:
DEVELOPMENT REVIEW

PROJECT:
W. CHARLESTON & WESTWIND ROAD
APN: 163-01-103-004
5643 W CHARLESTON BOULEVARD
LAS VEGAS NV 89146

SCALE: AS NOTED	DATE: 02.03.2020
DRAWN BY: PABjr	CHECKED BY: RW/ED/JD
PROJECT NO: 02020.11	SCOPE: DEVELOPMENT

CONTRACTOR:
These plans are prepared by the Contractor as an exemption to N.R.S.623.00 for the work under the Contractors license category authorized under N.R.S. 624

DAPPER BUILDING COMPANY, LLC
Company Name

J. DAPPER
Contractor Representative

84672
Contractor License No.

Piere A Burton Jr.
Plans Prepared by

Signature

sheet no:

SP1

PLAN/ELEV



1 CENTER OVERALL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

landscape legend

SYMBOL	LARGE TREES	SIZE
	AFRICAN SUMAC Rhus Lancea	24" BOX MULTI 1"CAL.7'Hx4'W
	AFRICAN SUMAC Rhus Lancea	36" BOX MULTI 1"CAL.7'Hx4'W
SYMBOL	SHRUBS and GROUND COVER	SIZE
	WEEPING LANTANA Lanatana Montevidensis	5 GAL
	DWARF YAUPON HOLLY Ilex vomitoria 'Nana'	5 GAL

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MOJAVE GOLD WASHED GRAVEL TO MATCH EXISTING (VERIFY IN FIELD)

PRJ-78379
04/27/20

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO. 84672
985 WHITE DRIVE #100
LV NV 89119
DAPPERDEVELOPMENT.COM
PH 702.733.3622

CONSULTANT:

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REV.	DESCRIPTION	BY	DATE

STATUS:
DEVELOPMENT REVIEW

PROJECT:
W. CHARLESTON & WESTWIND ROAD
APN: 163-01-103-004
5643 W CHARLESTON BOULEVARD
LAS VEGAS NV 89146

SCALE:	DATE:
AS NOTED	02.03.2020
DRAWN BY:	CHECKED BY:
PABjr	RW/ED/JD
PROJECT NO:	SCOPE:
02020.11	DEVELOPMENT

CONTRACTOR:
These plans are prepared by the Contractor as an exemption to N.R.S.623.00 for the work under the Contractors license category authorized under N.R.S. 624

DAPPER BUILDING COMPANY, LLC
COMPANY NAME

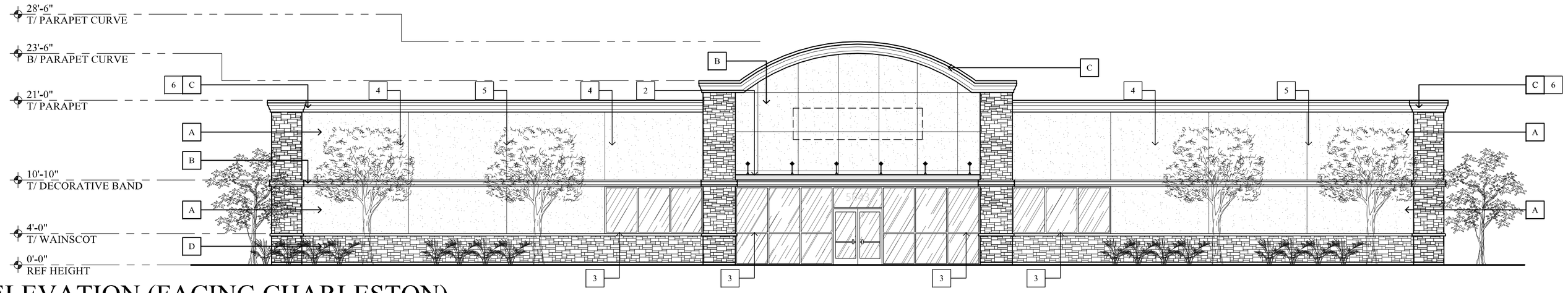
J. DAPPER
CONTRACTOR REPRESENTATIVE

84672
CONTRACTOR LICENSE NO.

Piere A Burton Jr.
PLANS PREPARED BY

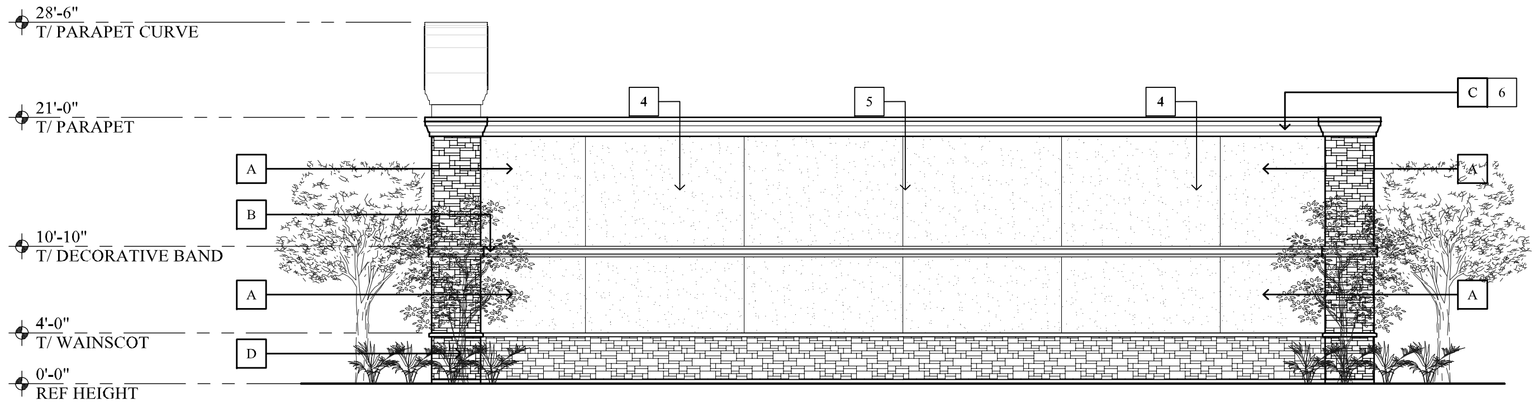
SIGNATURE

SHEET NO:
LP1
LANDSCAPE



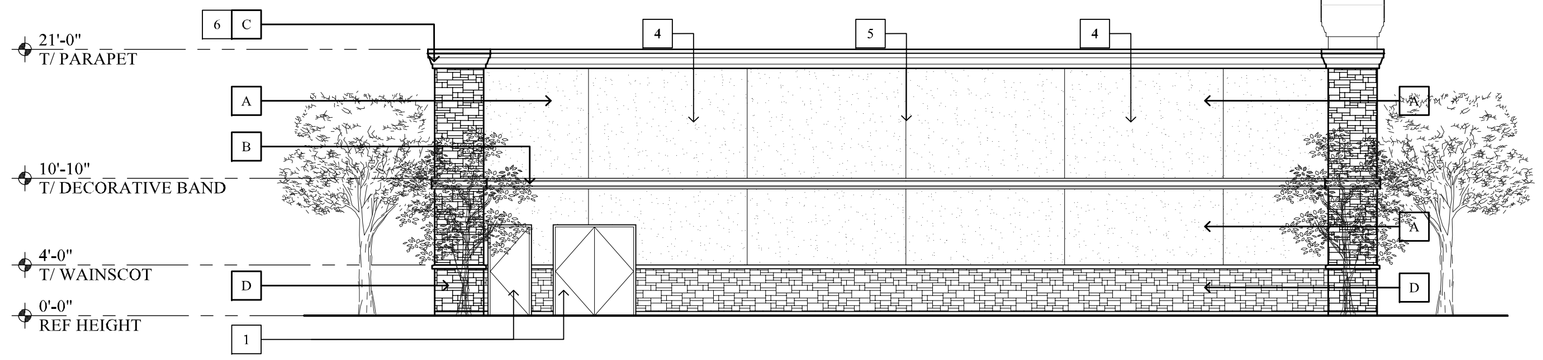
N NORTH ELEVATION (FACING CHARLESTON)

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



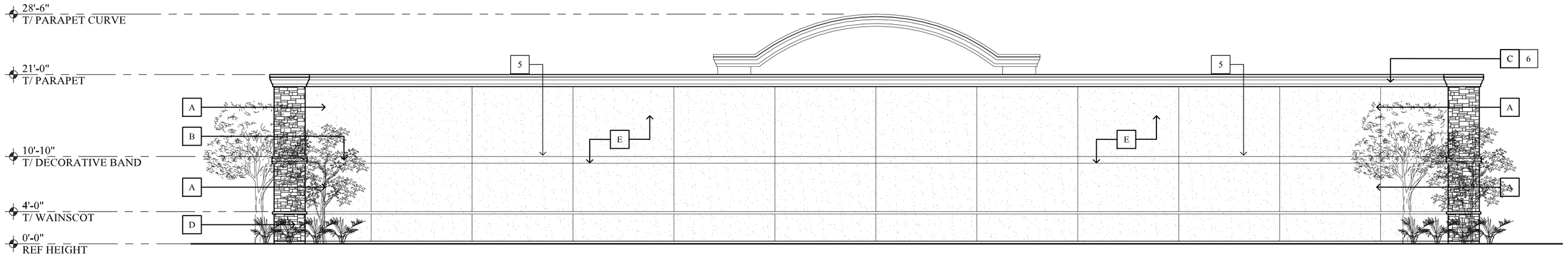
W WEST ELEVATION (FACING WESTWIND)

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



E EAST ELEVATION

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



S SOUTH ELEVATION

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

EXTERIOR FINISH SCHDULE

A	COLOR - SHERWIN WILLIAMS "BALANCED BEIGE SW7037" STUCCO FINISH	
B	COLOR - SHERWIN WILLIAMS "AESTHETIC SW7035" STUCCO FINISH	
C	COLOR - SHERWIN WILLIAMS "ENVY #6925 LRV18" CAP FLASHING	
D	STONE - BORAL STONE "PLUM CREEK" LEDGESTONE VERSETTA STONE	
E	COLOR - SHERWIN WILLIAMS "VIRTUAL TAUPE SW7039" STUCCO WAINSCOT	

KEYNOTES

1. PAINTED HOLLOW METAL DOOR
2. PREMANUFACTURED SHADE FEATURE
3. STOREFRONT GLAZING
4. ROUGH STUCCO FINISH - PAINT PER SCHEDULE
5. STUCCO CONTROL JOINTS
6. PAINTED STUCCO PARAPET FINISH

PRJ-78379
02/24/20

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO 84672
985 WHITE DRIVE #100
LV NV 89119
DAPPERDEVELOPMENT.COM
PH 702.733.3622

CONSULTANT:

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the minds of Dapper Development Company. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Dapper Development.

REV.	DESCRIPTION	BY	DATE

STATUS:
DEVELOPMENT REVIEW

PROJECT:
W. CHARLESTON & WESTWIND ROAD
APN: 163-01-103-004
5643 W CHARLESTON BOULEVARD
LAS VEGAS NV 89146

SCALE:	DATE:
AS NOTED	02.03.2020
DRAWN BY:	CHECKED BY:
PABjr	RW/ED/JD
PROJECT NO:	SCOPE:
02020.11	DEVELOPMENT

CONTRACTOR:
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J. DAPPER
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84672
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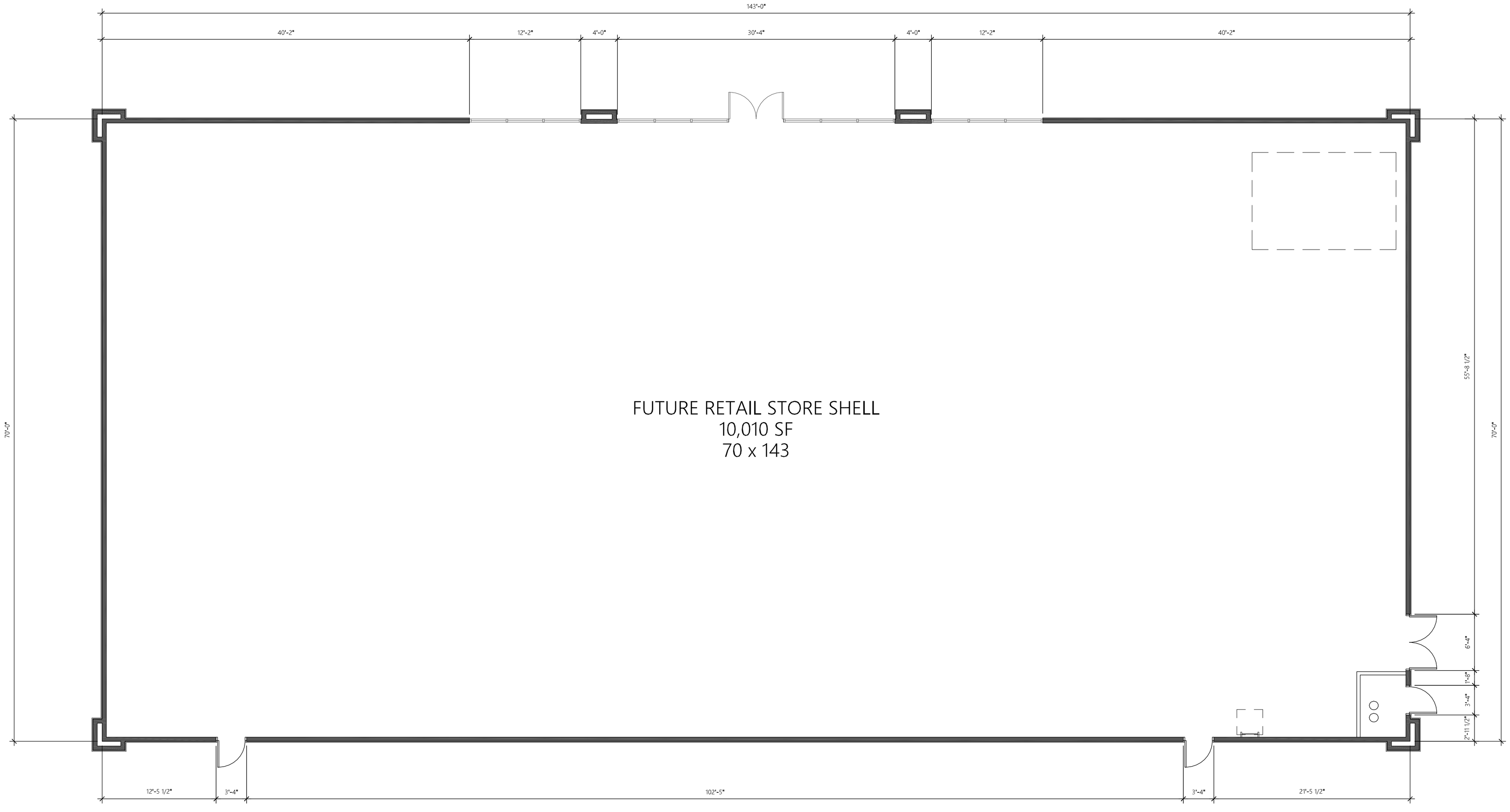
Piere A Burton Jr.
PLANS PREPARED BY

SIGNATURE

SHEET NO:

A2

ELEVATIONS



1 RETAIL SHELL FLOOR PLAN

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

NORTH

PRJ-78379
02/24/20

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO. 84672
985 WHITE DRIVE #100
LV NV 89119
DAPPERDEVELOPMENT.COM
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PLANS PREPARED BY

SIGNATURE

SHEET NO:

A1

PLAN



ZON-78454 [PRJ-78379] - RELATED TO VAR-78455, VAR-78456 AND SDR-78460 - APPLICANT/OWNER: LDR PARTNERS
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND WESTWIND DRIVE

03/05/2020



ZON-78454 [PRJ-78379] - RELATED TO VAR-78455, VAR-78456 AND SDR-78460 - APPLICANT/OWNER: LDR PARTNERS
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SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND WESTWIND DRIVE

03/05/2020

February 24, 2020

Robert Summerfield

City of Las Vegas - Planning and Development

Re: JUSTIFICATION LETTER FOR A SITE DEVELOPMENT REVIEW, RE-ZONE and VARIANCES- 5643 W Charleston Blvd (APN 163-01-103-001 and -004)

Dear Mr. Summerfield:

Please accept this as an official justification letter regarding a Site Development Review, Re-zone, and two Variances for a retail center at 5643 W Charleston Blvd/Las Vegas, NV 89146, (Ward 1, Knudsen). The 2.58 acre combined parcels are currently zoned C-1 and (U(SC)).

This existing retail center will include a new 10,010 square foot retail store bringing much needed new retail amenities to the neighborhood. The existing 6,346 square foot tavern will remain, while the rest of the existing outdated structures will be demolished. The proposed project is a combined 16,356 square feet, which requires 128 parking spaces per Title 19, where we are seeking a variance to provide 80 total spaces.

As operators of over a dozen similar centers around the Las Vegas valley, Dapper Companies is keenly aware of the retail landscape, and believes this parking requirement to be excessive. In fact, if the proposed project included over 25,000 square feet of retail space, City of Las Vegas code would require 4 spaces per 1,000 square feet. Implementing that ratio (which neighboring Clark County would implement in this instance), this proposed retail center would have a *surplus* of 15 parking spaces.

We are requesting a rezoning from U (SC) (undeveloped/Service Commercial) to C-1 (Limited Commercial) for Parcel 163-01-103-001 to match the adjacent parcel. We are also requesting a Variance to allow a 21-foot residential adjacency setback where 63-feet is required, which exceeds the existing setback, and are seeking a waiver to the 15-foot landscape buffer along Charleston. Lastly, we are seeking a waiver to not include a stone façade on the south side of the new structure, as this will not be visible from the right of way or adjacent properties since we increased landscape buffers on this side.

Public Works has requested a bus turn-in and deceleration lane along Charleston, however there is not adequate space to accommodate this request. The NW corner of the site to the existing driveway is approximately 140 feet, and Figure 9 of the RTC's Bus Stop Guidelines in Clark County Area shows a minimum of 160 feet required for a bus turn-in and deceleration lane. We have complied with Public Works request to update the driveway along Westwind Road, but cannot update the driveway along Charleston Blvd, as doing so would remove nine existing parking spaces.

This proposed development is harmonious and compatible with surrounding land uses, will meet the demands of the neighborhood and will allow the redevelopment of this urban infill block in West Las Vegas. If you have any questions, please do not hesitate to contact me.

Sincerely,

John Curran, SVP of Development

PRJ-78379
02/24/20

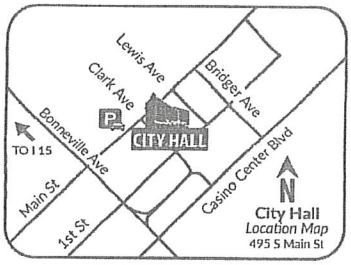
NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

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

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
APR 13 2020
Dept of Planning
City of Las Vegas



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-78454 [PRJ-78379]
Planning Commission Meeting of **04/14/2020**

PRJ-78379
13836408004
MAQUILA MANAGEMENT INC
1101 FIRST ST # 407
CORONADA CA 92118-1476

36 BRDFNP1 92118

Submitted after final agenda

31A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
52

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

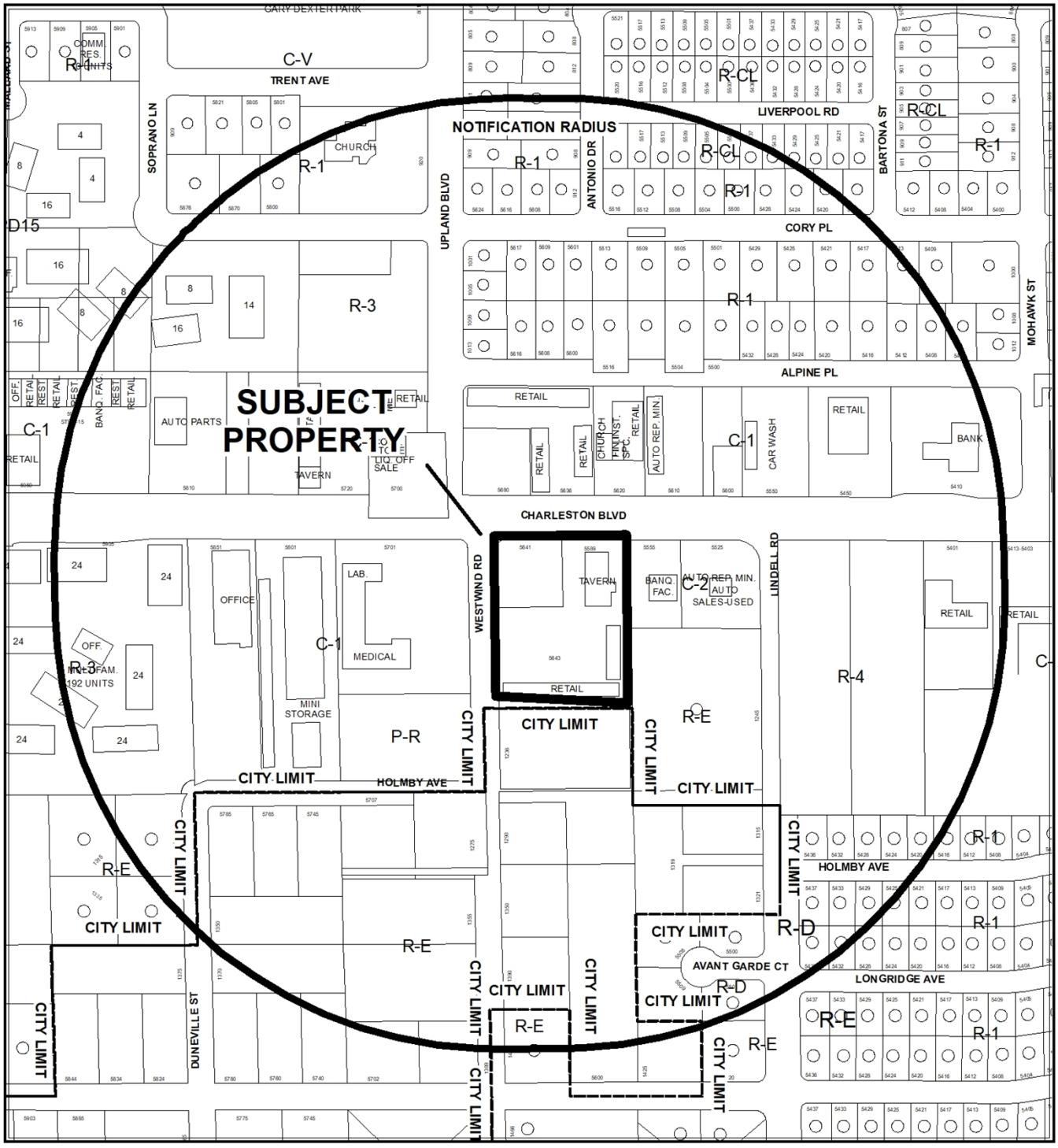
SUBJECT:
VAR-78455 - VARIANCE RELATED TO ZON-78454 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 128 ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

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

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-78455, VAR-78456 and SDR-78460 [PRJ-78379]
3. Supporting Documentation
4. Backup Submitted for the April 14, 2020 Planning Commission Meeting

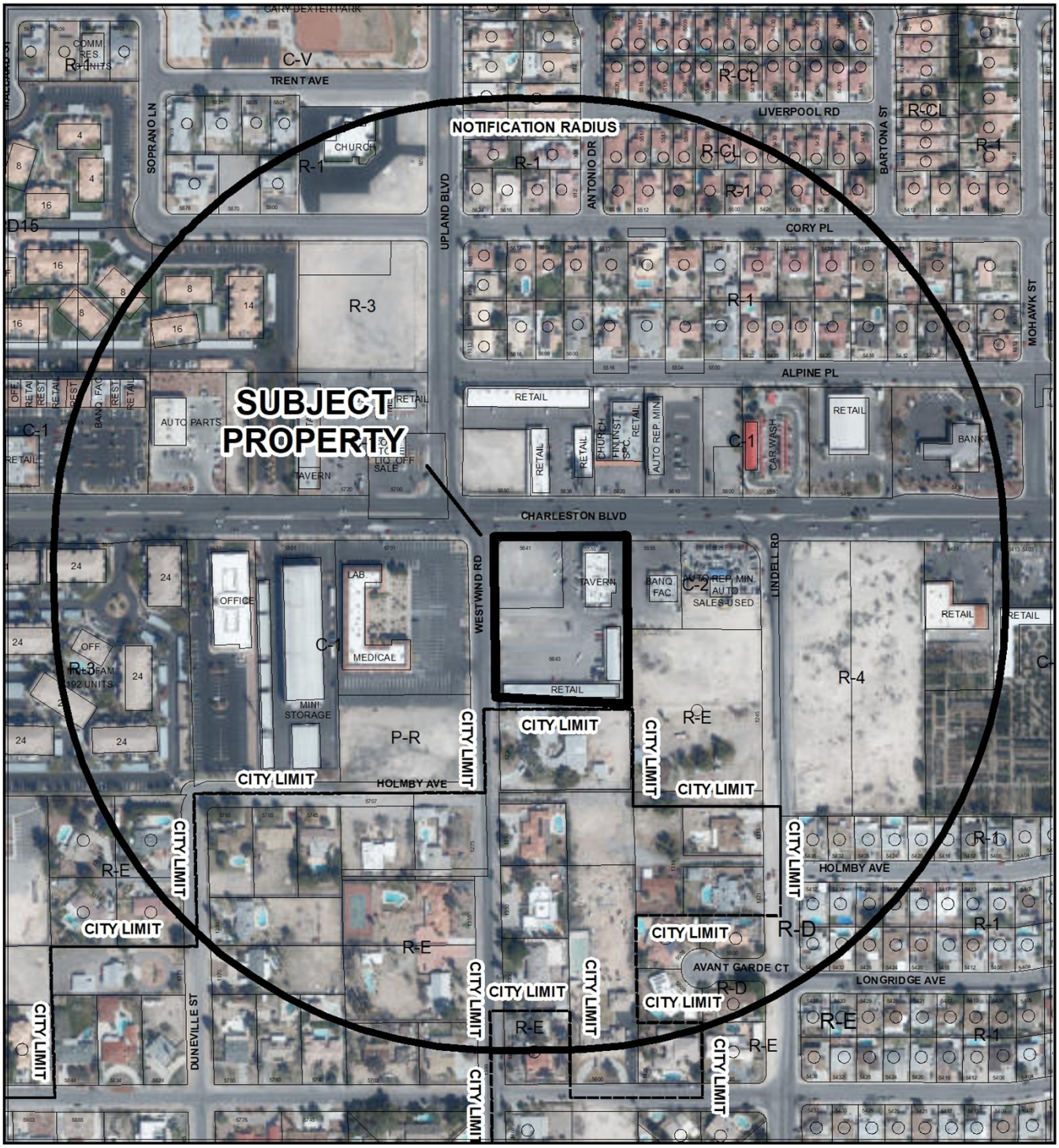
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **VAR-78455, VAR-78456, SDR-78460 (PRJ-78379)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [MXU (MIXED USE) LAND USE DESIGNATION)]



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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, VAR, VAR, Re-Zone

Project Address (Location) 5643 W Charleston Blvd/Las Vegas, NV 89146

Project Name Charleston/Westwind Retail Development **Proposed Use**

Assessor's Parcel #(s) 163-01-103-001 and -004 **Ward #** 1- Knudsen

General Plan: Existing Proposed **Zoning:** Existing U/SC and C-1 Proposed C-1

Additional Information

Property Owner LDR Partners Contact Macie Hertoghe

Address 3775 N Freeway Suite 101 City Sacramento State CA Zip 95834

E-mail mhertoghe@rcpfuel.com Phone 916-371-4960 x 1027

Applicant Dapper Development Contact John Curran

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail John@dapperdevelopment.com Phone 702-733-3622 x 59

Representative same as above 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 L D Robinson
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Leonard O. Robinson, LDR Partners G/P

Subscribed and sworn before me

This 17th day of February, 20 20

Cynthia Kinas
Notary Public in and for said County and State

CYNTHIA KINAS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2/5/21
Certificate No: 93-0535-1

PRJ-78579
02/24/20

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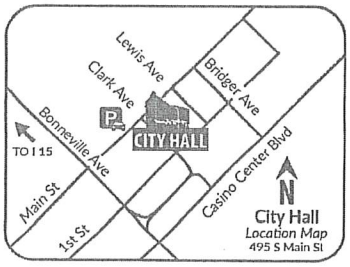

RECEIVED
APR 09 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-78455 and VAR-78456 [PRJ-78379]
Planning Commission Meeting of **04/14/2020**

VAR-78455 (PRJ-78379)
13836408008
ATEN FAMILY TRUST
ATEN MATTHEW G & JOAN E TRS
6255 N PARK ST
LAS VEGAS NV 89149-2376

89 BRDFNP1 89149

Submitted after final agenda

32-33P

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

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FIRST CLASS MAIL
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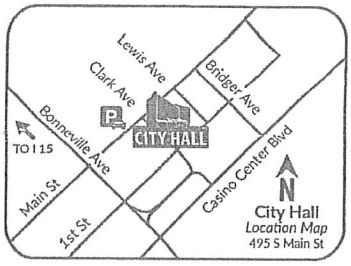

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VAR-78455 and VAR-78456 [PRJ-78379]
Planning Commission Meeting of **04/14/2020**

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13836408004
MAQUILA MANAGEMENT INC
1101 FIRST ST # 407
CORONADA CA 92118-1476

35 BRDFMP1 92118

Submitted after final agenda

32-33A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
53

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

SUBJECT:
VAR-78456 - VARIANCE RELATED TO ZON-78454 AND VAR-78455 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A TRASH RECEPTACLE WHERE 50 FEET IS REQUIRED AND A 21-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A BUILDING WHERE 63 FEET IS REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

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Property Owner LDR Partners Contact Macie Hertoghe
Address 3775 N Freeway Suite 101 City Sacramento State CA Zip 95834
E-mail mhertoghe@rcpfuel.com Phone 916-371-4960 x 1027

Applicant Dapper Development Contact John Curran
Address 985 White Drive #100 City Las Vegas State NV Zip 89119
E-mail John@dapperdevelopment.com Phone 702-733-3622 x 59

Representative same as above 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 L D Robinson
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Leonard O. Robinson, LDR Partners G/P

Subscribed and sworn before me

This 17th day of February, 20 20

Cynthia Kinas
Notary Public in and for said County and State

CYNTHIA KINAS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2/5/21
Certificate No: 93-0535-1

PRJ-78579
02/24/20

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
54

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

SUBJECT:
SDR-78460 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-78454, VAR-78455 AND VAR-78456 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,010 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW THE SOUTH FACADE TO NOT BE DESIGNED AND TREATED COHERENTLY WHERE ALL SIDES OF THE BUILDING ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

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

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes from City of Las Vegas Department of Public Works Traffic Engineering Division
4. Backup Submitted for the April 14, 2020 Planning Commission Meeting

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, VAR, VAR, Re-Zone

Project Address (Location) 5643 W Charleston Blvd/Las Vegas, NV 89146

Project Name Charleston/Westwind Retail Development **Proposed Use**

Assessor's Parcel #(s) 163-01-103-001 and -004 **Ward #** 1- Knudsen

General Plan: Existing Proposed **Zoning:** Existing U/SC and C-1 Proposed C-1

Additional Information

Property Owner LDR Partners Contact Macie Hertoghe

Address 3775 N Freeway Suite 101 City Sacramento State CA Zip 95834

E-mail mhertoghe@rcpfuel.com Phone 916-371-4960 x 1027

Applicant Dapper Development Contact John Curran

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail John@dapperdevelopment.com Phone 702-733-3622 x 59

Representative same as above 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 L D Robinson
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Leonard O. Robinson, LDR Partners G/P

Subscribed and sworn before me

This 17th day of February, 20 20

Cynthia Kinas
Notary Public in and for said County and State

CYNTHIA KINAS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2/5/21
Certificate No: 93-0535-1

PRJ-78579
02/24/20

SDR 78460
LDR Partners

SEC Charleston Boulevard and Westwind Road

Proposed 10.01 thousand square foot retail building replacing two retail buildings totaling 9.35 thousand square feet.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	10.01	37.75	378
AM Peak Hour			0.94	10
PM Peak Hour			3.81	38

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	9.35	37.75	353
AM Peak Hour			0.94	9
PM Peak Hour			3.81	35

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	0.66	37.75	**25**
AM Peak Hour			0.94	**1**
PM Peak Hour			3.81	**3**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	41,838
PM Peak Hour	3,347

(heaviest 60 minutes)

Westwind Road	
Average Daily Traffic (ADT)	4,110
PM Peak Hour	329

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Charleston Boulevard	50,900
Westwind Road	15,600

This project will add approximately 25 trips per day on Charleston Blvd. and Westwind Rd. Currently, Charleston is at about 82 percent of capacity and Westwind is at about 26 percent of capacity. With this project, Charleston is expected to remain unchanged and Westwind is expected to be at about 27 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 3 additional peak hour trips, or about one every twenty minutes.

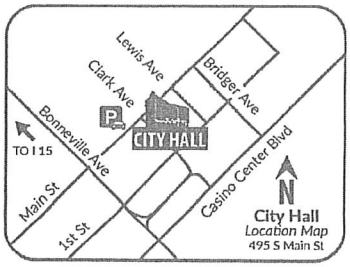
Note that this report assumes all traffic from this development uses all named streets.

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
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 09 2020
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-78460 [PRJ-78379]
Planning Commission Meeting of **04/14/2020**

VAR-78455 (PRJ-78379)
13836408005
ATEN FAMILY TRUST
ATEN MATTHEW G & JOAN E TRS
6255 N PARK ST
LAS VEGAS NV 89149-2376

Submitted after final agenda

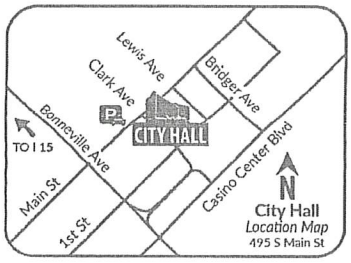
34P

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

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

RECEIVED
APR 13 2020
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-78460 [PRJ-78379]
Planning Commission Meeting of **04/14/2020**

VAR-78455 (PRJ-78379)
13836408004
MAQUILA MANAGEMENT INC
1101 FIRST ST # 407
CORONADA CA 92118-1476

36 BRDFNP1 92118

Submitted after final agenda

34A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
55

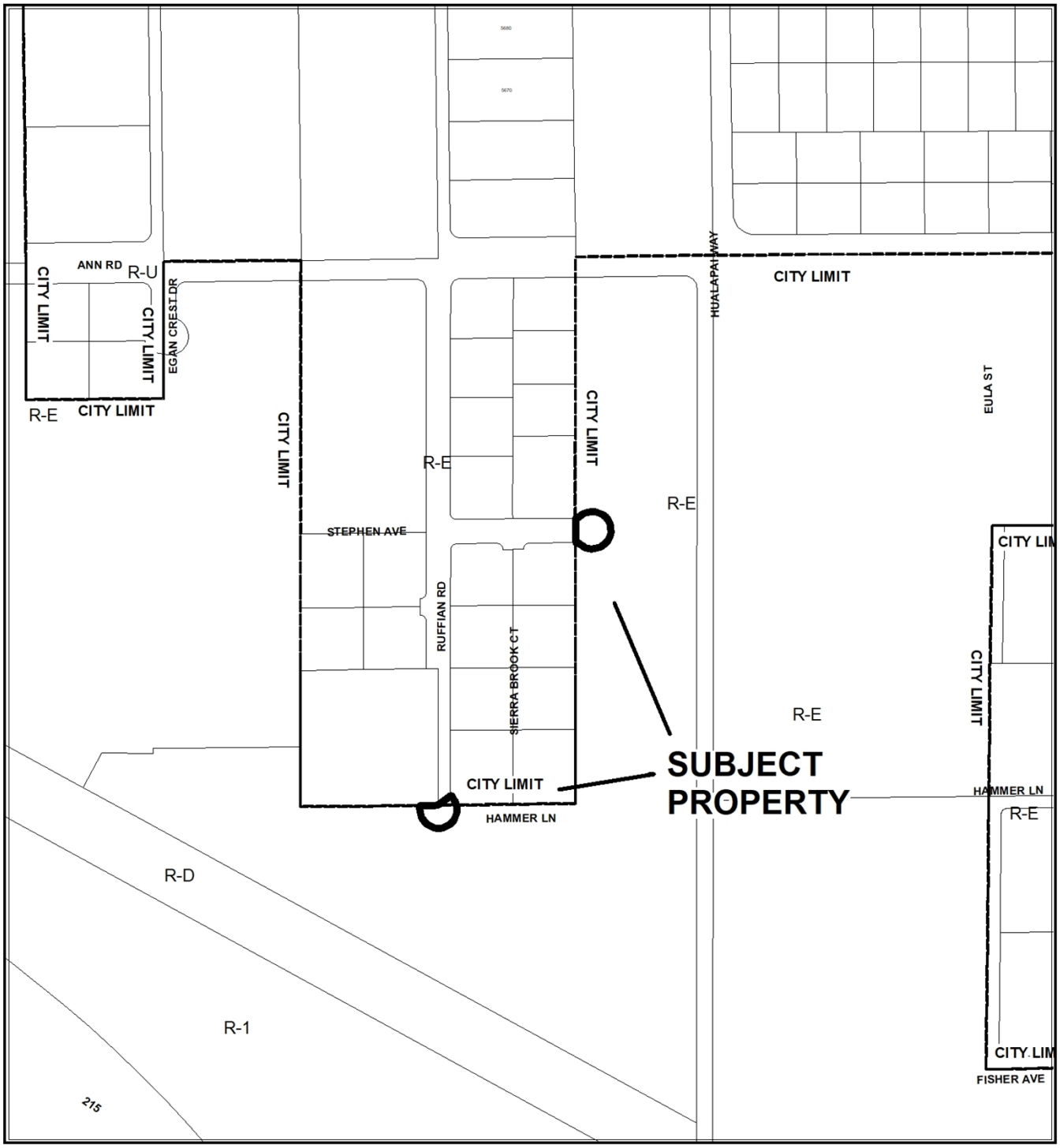
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-78434 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a request for a Variance TO ALLOW A NONSTANDARD RIGHT-OF-WAY TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-78357]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

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

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAR-78434 and VAC-78436 [PRJ-78357]
3. Supporting Documentation - VAR-78434 and VAC-78436 [PRJ-78357]
4. Photo(s) - VAR-78434 and VAC-78436 [PRJ-78357]
5. Justification Letter - VAR-78434 and VAC-78436 [PRJ-78357]
6. Submitted after Final Agenda - Protest Postcards
7. Backup Submitted for the April 14, 2020 Planning Commission Meeting



0 280 560 Feet

CASE: **VAR-78434 (PRJ-78357)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 280 560 Feet

CASE: **VAR-78434 (PRJ-78357)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-78434	Staff recommends DENIAL, if approved subject to conditions:	
VAC-78436	Staff recommends DENIAL, if approved subject to conditions:	VAR-78434

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED
88 - VAR-78434 (By City Clerk)
5 - VAC-78436 (By City Clerk)

PROTESTS
2 - VAR-78434
0 - VAC-78436

APPROVALS
0 - VAR-78434
0 - VAC-78436

JB

**** CONDITIONS ****

VAR-78434 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Petition of Vacation (VAC-78436) shall be required, if approved.

2. Conformance to the approved conditions for Petition of Vacation (VAC-78434).

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.

VAC-78436 CONDITIONS

1. The limits of this Petition of Vacation shall be the cul-de-sacs located at the end of Stephen Avenue and Ruffian Road. If any portion of a hammerhead terminus remains in City of Las Vegas jurisdiction, the limits shall be revised to match the hammerhead configuration.

2. Dedicate the appropriate right-of-way for any portion of the hammer head that is outside of the current right-of-way, if any.

3. The Order of Vacation shall be modified to retain public sewer and drainage easements if required.

4. The applicant shall contact Clark County for approval to terminate Stephen Avenue and Ruffian Road using hammerheads in Clark County jurisdiction. The applicant shall provide written proof from Clark County that the proposed termini are acceptable.

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

6. 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.

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

8. 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to vacate City of Las Vegas public right-of-way generally located at the terminus of Stephen Avenue and the terminus of Ruffian Road. In addition, the applicant has requested a Variance (VAR-78434) to allow a nonstandard right-of-way terminus where a cul-de-sac is required.

ISSUES

- On November 26, 2019 the Planning Commission approved a request for a Tentative Map (TMP-77682) for a 218-lot Single Family Residential Subdivision on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215.

ANALYSIS

This Vacation application proposes to vacate existing Public Right-of-Ways. Public Works offers the following comments:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A, as it will be to vacate rights-of-way to terminate two streets.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets are currently unused.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to terminate two streets and terminate them in cul-de-sacs.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Ann and Hualapai and the Ann and 215 subdivisions.*

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, however the request is associated with Variance (VAR-78484) to allow deviations to Title 19.04.100 Street Termination development standards.*

The Department of Public Works notes this site is related to Variance (VAR-78484) and the Department of Public Works supports Title 19.04.100 Street Termination development standards, which indicate "public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

A. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street lengths up to 600 feet; or
B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.

Therefore, staff recommends denial of any use of hammerheads in City of Las Vegas public right-of-way. Therefore, staff recommends denial of the requested Variance and Petition of Vacation.

FINDINGS (VAR-78434)

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 the use of hammerheads in lieu of the cul-de-sac which meets Title 19.04 development standards. Alternative streetscape 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 (VAC-78436)

The Department of Public Works and Department of Planning are opposed to this Petition of Vacation, as this site is related to Variance (VAR-78484). The Department of Public Works supports Title 19.04.100 Street Termination development standards and therefore recommends denial of any use of hammerheads in City of Las Vegas public right-of-way. Therefore, Staff recommends denial with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/21/18	The City Council approved a request for a General Plan Amendment (GPA-73578) From: PF (Public Facilities) and DR (Desert Rural Density Residential) To: RNP (Rural Neighborhood Preservation), R (Rural Density Residential) and ML (Medium Low Density Residential) on a portion of 146.07 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-73579) from: C-V (Civic) and U (Undeveloped) [PF (Public Facilities) and DR (Desert Rural Density Residential) General Plan Designation] to: R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-1 (Single Family Residential) and R-CL (Single Family Compact-Lot) on a portion of 146.07 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/09/19	A Parcel Map (PMP-76189) was submitted for a technical review of a four-lot parcel map on 39.70 acres at the northeast side of Clark County 215, generally bound by Stephen Avenue, Hammer Lane and Fisher Avenue. The map has not recorded as of 11/14/19.
11/05/19	A Parcel Map (PMP-76093) recorded for a four-lot parcel map on 92.27 acres on the northeast boundaries of the Clark County 215, generally bounded by Ann Road and Hualapai Way.
11/26/19	The Planning Commission approved a request for Variances (VAR-77645) through (VAR-77681) for 35 lots in order to reduce the lot size and/or the lot widths below the minimum standards for the R-1 zoning district on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215. Staff recommended denial of the request.
	The Planning Commission approved a request for Tentative Map (TMP-77682) for a 218-lot Single Family Residential Subdivision on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215.
04/14/20	The Planning Commission unanimously voted to recommend APPROVAL on the following requests: • Variance (VAR-78434) TO ALLOW A NONSTANDARD RIGHT-OF-WAY TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-78357]. • Vacation (VAC-78436) public right-of-way generally located at the terminus of Stephen Avenue and the terminus of Ruffian Road, Ward 6 (Fiore) [PRJ-78357].

Most Recent Change of Ownership	
01/31/20	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
02/11/20	Staff conducted a pre-application meeting to discuss the submittal requirements for a Variance and Petition to Vacate right-of-way.

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

Field Check	
03/05/20	Staff conducted a routine field check to observe the undeveloped site. Staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	85.42

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-1 (Single Family Residential)
			R-D (Single Family Residential-Restricted)
		RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
South	Quarry	RNP (Rural Neighborhood Preservation) Clark County	R-U (Rural Open Land District) Clark County
East	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
West	Clark County 215	Right-of-Way	Right-of-Way

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Stephen Avenue	Local Street	Title 13	60	N*
Ruffian Road	Local Street	Title 13	60	N*

* The applicant has requested a Variance (VAR-78434) to allow a nonstandard right-of-way terminus where a cul-de-sac is required.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ruffian Road & Stephen Avenue

Project Name Ann and Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-011; 126-36-699-002; 126-36-599-016 **Ward #** 6

General Plan: Existing U(PUD), CLV Proposed _____ **Zoning:** Existing R-1 Proposed _____

Additional Information Vacation ROW for Cul-De-Sacs

Property Owner Forestar (USA) Real Estate Group Inc. Contact Tom Burleson

Address 2221 E. Lamar Blvd., Suite 790 City Arlington State TX Zip 76006

E-mail Tom.Burleson@Forestar.com Phone 817-769-1860

Applicant D.R. Horton, Inc. Contact Angie Scott

Address 1081 Whitney Ranch Dr. #141 City Las Henderson State NV Zip 89014

E-mail AScott2@drhorton.com Phone 702-413-0941

Representative Westwood Professional Services Contact Roxanne Leigh

Address 5740 S Arville Street, Suite 216 City Las Vegas State NV Zip 89118

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

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature Thomas H Burleson

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

Print Name Thomas H. Burleson
Senior Vice President

Subscribed and sworn before me

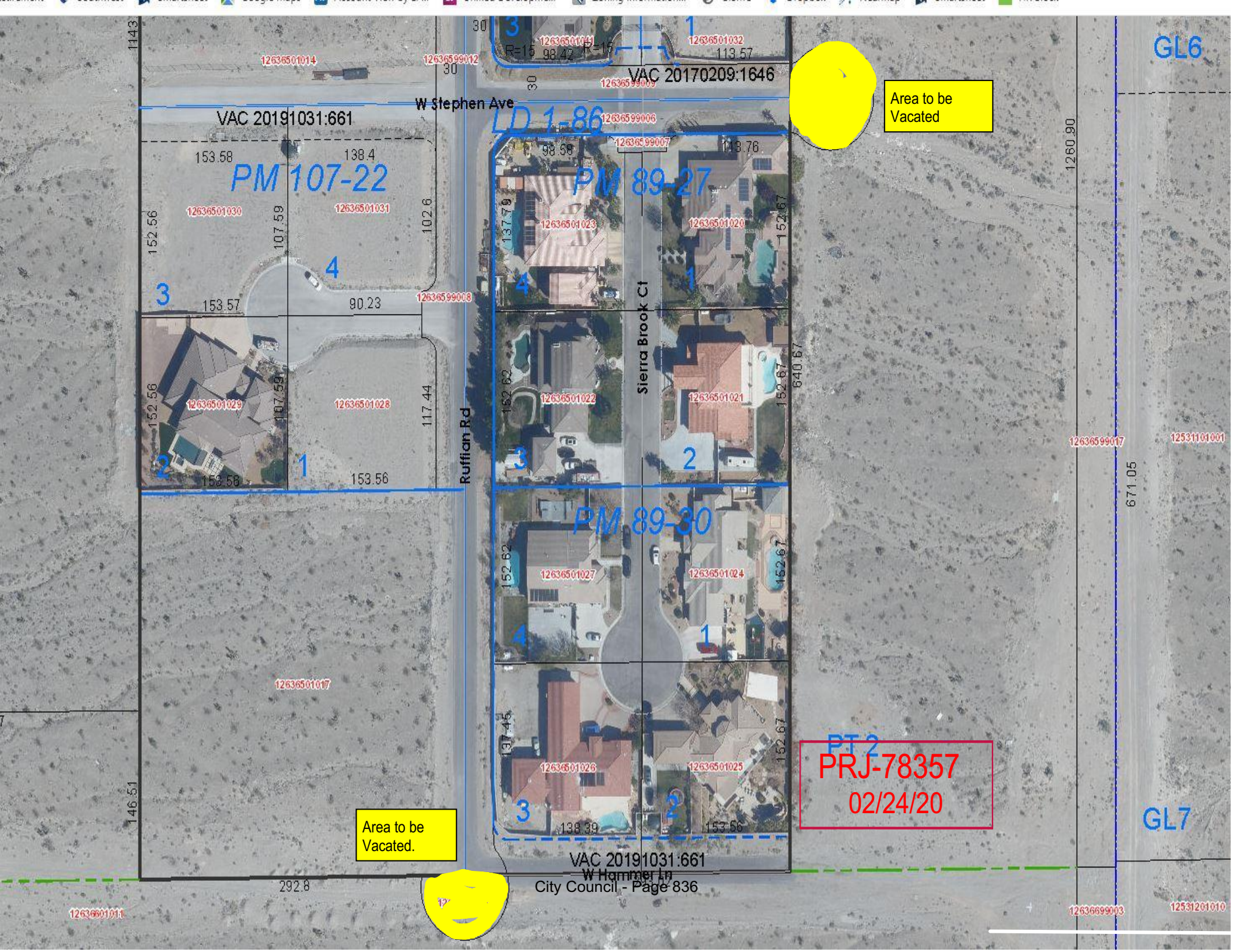
This 13th day of February, 20 20

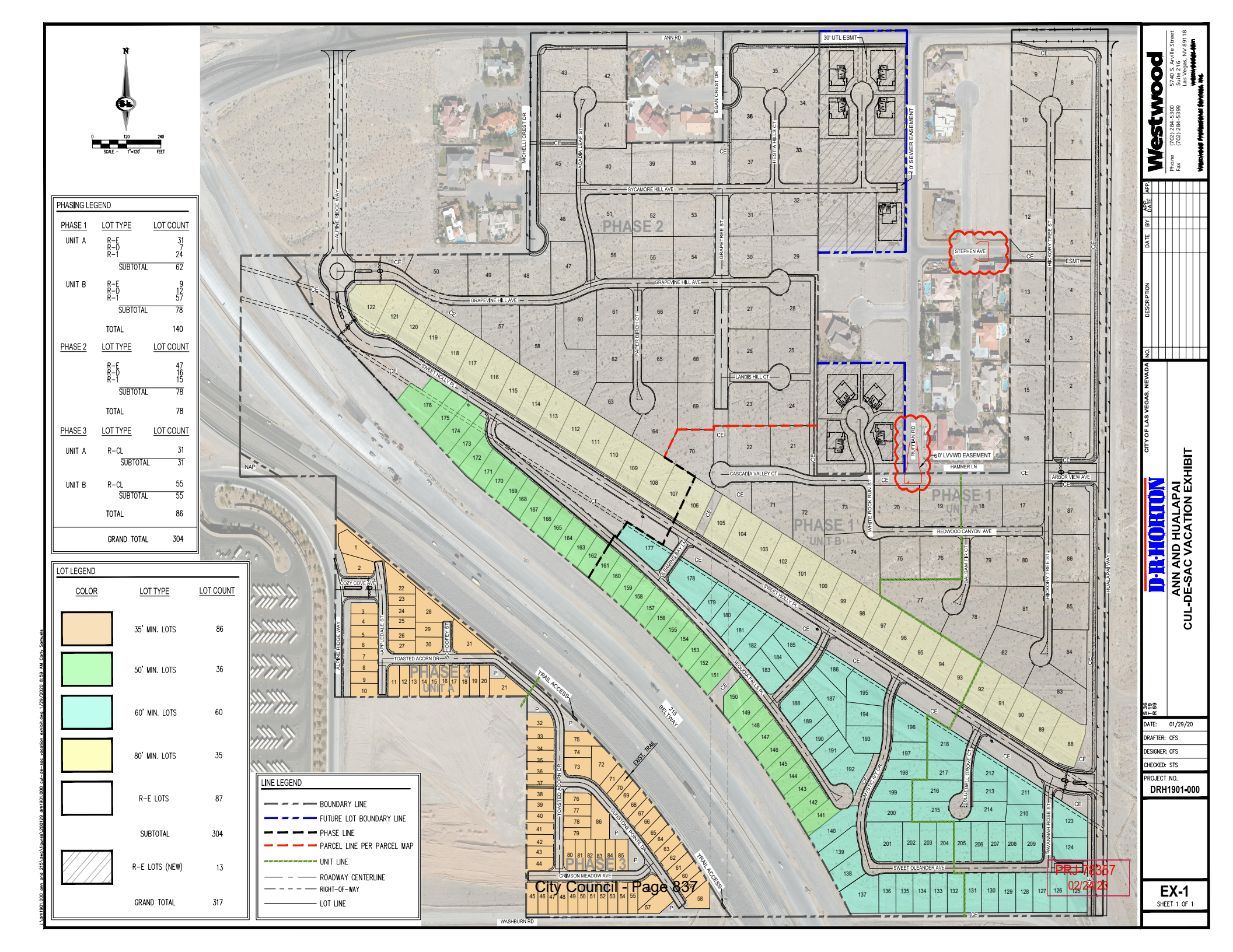
Kyrra Lynn Gaddis

Notary Public in and for said County and State

KYRRA LYNN GADDIS
Notary Public, State of Texas
Comm. Expires 01-04-2023
Notary ID 124399515

PRJ-78857
02/24/20


Area to be Vacated
VAC 20170209:1646
W Stephen Ave
VAC 20191031:661
PM 107-22
PM 89-27
PM 89-30
LD 1-86
Sierra Brook Ct
Ruffian Rd
Area to be Vacated.
VAC 20191031:661
W Hammer Ln
PRJ-78357
02/24/20
GL6
GL7
City Council - Page 836


PHASING LEGEND
PHASE 1 | LOT TYPE | LOT COUNT
UNIT A | R-E | 31
R-D | 7
R-1 | 24
SUBTOTAL | 62
UNIT B | R-E | 9
R-D | 12
R-1 | 57
SUBTOTAL | 78
TOTAL | 140
PHASE 2 | LOT TYPE | LOT COUNT
R-E | 47
R-D | 16
R-1 | 15
SUBTOTAL | 78
TOTAL | 78
PHASE 3 | LOT TYPE | LOT COUNT
UNIT A | R-CL | 31
SUBTOTAL | 31
UNIT B | R-CL | 55
SUBTOTAL | 55
TOTAL | 86
GRAND TOTAL | 304
LOT LEGEND
COLOR | LOT TYPE | LOT COUNT
35' MIN. LOTS | 86
50' MIN. LOTS | 36
60' MIN. LOTS | 60
80' MIN. LOTS | 35
R-E LOTS | 87
SUBTOTAL | 304
R-E LOTS (NEW) | 13
GRAND TOTAL | 317
LINE LEGEND
BOUNDARY LINE
FUTURE LOT BOUNDARY LINE
PHASE LINE
PARCEL LINE PER PARCEL MAP
UNIT LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE
PHASE 2
PHASE 1 UNIT A
PHASE 1 UNIT B
PHASE 3 UNIT A
PHASE 3
ANN RD
30' UTL ESMT
20' SEWER EASEMENT
MICHELLI CREST DR
EGAN CREST DR
ACORN LEAF ST
HESTIA HILLS CT
SYCAMORE HILL AVE
GRAPETREE ST
GRAPEVINE HILL AVE
PAPER BIRCH CT
LANDIS HILL CT
STEPHEN AVE
HICKORY TREE ST
RUFFIAN RD
6.0' LVVWD EASEMENT
HAMMER LN
ARBOR VIEW AVE
CASCADIA VALLEY CT
WHITE ROCK RUN ST
REDWOOD CANYON AVE
BALSAM FIR CT
HUALAPAI WAY
SWEET HOLLY PL
FLEMING BAY LN
SEQUOIA FALLS PL
BLUEBELL GROVE CT
SAVANNAH ROSE ST
SWEET OLEANDER AVE
ALPINE RIDGE WAY
APPLEDALE ST
HOOFEY ST
COZY COVE AVE
TOASTED ACORN DR
SUNSTONE POINTE DR
CRIMSON MEADOW AVE
TRAIL ACCESS
EXIST. TRAIL
215 BELTWAY
WASHBURN RD
NAP
CE
P
ESMT
0 120 240
SCALE - 1"=120' FEET
Westwood
5740 S. Arville Street
Suite 216
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
NO. | DESCRIPTION | DATE | BY | APP. | DATE
CITY OF LAS VEGAS, NEVADA
D·R·HORTON
ANN AND HUALAPAI
CUL-DE-SAC VACATION EXHIBIT
S:36 T:19 R:59
DATE: 01/29/20
DRAFTER: CFS
DESIGNER: CFS
CHECKED: STS
PROJECT NO.
DRH1901-000
EX-1
SHEET 1 OF 1
PRJ-78367
02/24/23
City Council - Page 837

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED NOVEMBER 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 03017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNERS CERTIFICATE

UPGROWTH NV PARTNERS LLC

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND HAVE CAUSED THE LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, ALL PUBLIC STREETS (EXCEPT PRIVATE STREETS) AND OTHER RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC AND DOES HEREBY GRANT TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

Marc Andre' Bolduc 10/24/19

BY: Marc Andre' Bolduc DATE

AS: Authorized Signatory

OF: UPGROWTH NV PARTNERS LLC

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 24, 2019

BY: MARC ANDRE' BOLDUC

AS: AUTHORIZED SIGNATORY

OF: UPGROWTH NV PARTNERS LLC

Debi Guma

BY:

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: JAN. 10, 2022

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

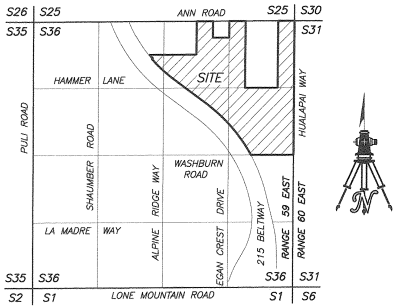
MAP REFERENCES

FILE 89, PAGE 3 OF SURVEYS
FILE 160, PAGE 62 OF SURVEYS
FILE 200, PAGE 45 OF SURVEYS

FILE 66, PAGE 87 OF PARCEL MAPS
FILE 74, PAGE 84 OF PARCEL MAPS
FILE 74, PAGE 91 OF PARCEL MAPS
FILE 86, PAGE 27 OF PARCEL MAPS
FILE 89, PAGE 30 OF PARCEL MAPS
FILE 107, PAGE 22 OF PARCEL MAPS
FILE 108, PAGE 3 OF PARCEL MAPS
FILE 111, PAGE 16 OF PARCEL MAPS
FILE 111, PAGE 17 OF PARCEL MAPS

LOT TABULATION

TOTAL LOTS	4
TOTAL PUBLIC STREETS	6



VICINITY MAP

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF UPGROWTH NV PARTNERS LLC.
2. THE LANDS SURVEYED LIE WITHIN THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 28, 2018.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA JASON G. KLINE Exp. 6/30/21 NO. 17827

10-23-19

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

CERTIFICATE OF EASEMENT RECIPIENT

WE, THE HEREIN NAMED PUBLIC AGENCY, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

11-05-19

BY: ROSA CORTEZ. DATE

CITY OF LAS VEGAS, CITY ENGINEER- ACTING

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Randy W. Mrowicki

RANDY W. MROWICKI PLS 11441 04 NOV 2019

FOR: ALAN R. RIEKKI
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12469

CITY OF LAS VEGAS SURVEYOR'S OFFICE STATE OF NEVADA

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE 4TH DAY OF NOVEMBER, 2019.

Robert Summerfield

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

BASIS OF BEARINGS

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

ZONE: LAS VEGAS ZONE

DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRAVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.00 M (656,166.6667 FEET US)
EASTING AT CENTRAL MERIDIAN: 100,000.00 M (328,083.3333 FEET US)
SCALE FACTOR ON CENTRAL MERIDIAN; 1.0001 (EXACT)

NOTES:
1) ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION.
2) GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

PMP-76093

PARCEL MAP
BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED NOVEMBER 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 03017 TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

INSTRUMENT NO. 2731
OFFICIAL RECORDS
BOOK NO. 20191105
FILED AT THE REQUEST OF
WALLACE MORRIS KLINE SURVEYING
DATE 11/5/2019 AT 4:18 p.m.
FILE 125 PAGE 30
OF PARCEL MAPS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $92.00 DEPUTY KWH

SHEET 1 OF 7

OLY-18021

FILE 125, PAGE 30

PRJ-78357
02/24/20

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November _____, 4, 2019____, IN BOOK 2019/1104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°23'22" WEST, 1341.77 FEET;

2) THENCE SOUTH 00°23'29" WEST, 1341.72 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 89°51'22" WEST, 880.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE 215 BELTWAY;

THENCE ALONG NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, THE FOLLOWING SEVEN (7) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 60°35'14" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 3175.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24°49'19", AN ARC LENGTH OF 1375.70 FEET;

2) THENCE NORTH 54°14'05" WEST, 542.96 FEET;

3) THENCE NORTH 47°02'15" WEST, 654.49 FEET;

4) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2000.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 02°36'21", AN ARC LENGTH OF 90.96 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 45°34'06" WEST;

5) THENCE NORTH 35°00'19" WEST, 89.58 FEET;

6) THENCE NORTH 47°22'59" EAST, 25.42 FEET;

7) THENCE NORTH 43°04'20" WEST, 90.79 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 36, NORTH 89°44'10" EAST, 186.28 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, THE FOLLOWING TWO (2) COURSES:

1) NORTH 89°43'52" EAST, 674.49 FEET;

2) THENCE NORTH 00°22'07" EAST, 669.50 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 36;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 36, NORTH 89°41'06" EAST, 337.32 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, THE FOLLOWING THREE (3) COURSES;

1) SOUTH 00°22'28" WEST, 334.88 FEET;

2) THENCE NORTH 89°42'29" EAST, 337.28 FEET;

3) THENCE NORTH 00°22'50" EAST, 335.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 36;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 36, NORTH 89°40'58" EAST, 337.22 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE WESTERLY LINE OF THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 00°22'58" WEST, 1340.50 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, NORTH 89°45'16" EAST, 674.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, THE FOLLOWING TWO (2) COURSES:

1) NORTH 00°23'14" EAST, 1341.34 FEET;

2) THENCE NORTH 89°40'58" EAST, 337.22 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 92.27 ACRES, MORE OR LESS.

LEGEND FOR ALL SHEETS

———	PARCEL MAP BOUNDARY LINE
———	LOT LINE
- - - - - -	EASEMENT LINE
— — — — —	MATCH LINE
——— ——— ———	SECTION LINE
— — — — — —	QUARTER SECTION LINE
— — — — — — — —	SIXTEENTH SECTION LINE
·····	ADJOINING LOT LINE
PARCEL 1	PARCEL NUMBER
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
(R)	RADIAL LINE
R1	RADIAL LINE SEGMENT
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
×	CALCULATED POSITION
◉	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
(A100)	ADJOINING PROPERTY IDENTIFIER
X1	BLM RIGHT-OF-WAY GRANTED TO CLARK COUNTY PER CASE FILE N-60903 AND RECORDED PER OR:961230:01041
X2	BLM RIGHT-OF-WAY GRANTED TO NV ENERGY PER CASE FILES N-61681 AND N-95603
X3	BLM RIGHT-OF-WAY GRANTED TO NV ENERGY PER CASE FILES NEV-43546 AND N-95604
X4	PATENT EASEMENT GRANTED PER OR:178:145042
X5	BLM RIGHT-OF-WAY GRANTED TO THE CITY OF LAS VEGAS PER CASE FILE N-95279 AND RECORDED 20180907:00817
X6	PATENT EASEMENT GRANTED PER OR:178:145150
X7	BLM RIGHT-OF-WAY GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER CASE FILE N-62096 AND RECORDED PER OR:980416:01475
X8	BLM RIGHT-OF-WAY GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT PER CASE FILE N-65614 AND RECORDED PER OR:990922:01449
X9	BLM RIGHT-OF-WAY GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT PER CASE FILE N-62751 AND RECORDED PER OR:20030116:02002, OR:20070625:01147 AND OR:20100513:03193
X10	BLM RIGHT-OF-WAY GRANTED TO CLARK COUNTY PER CASE FILE N-58560
	BLM RIGHT-OF-WAY GRANTED TO CLARK COUNTY PER CASE FILE N-86681
E1	TRAFFIC SIGNAL CHORD EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT
	PUBLIC DRAINAGE AND SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT, TO BE PRIVATELY MAINTAINED
(D)	PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS PLAT (4.62 ACRES)

ADJOINING MAP REFERENCES

A01	FILE 66, PAGE 87 OF PARCEL MAPS
A02	FILE 74, PAGE 84 OF PARCEL MAPS
A03	FILE 74, PAGE 91 OF PARCEL MAPS
A04	FILE 89, PAGE 27 OF PARCEL MAPS
A05	FILE 89, PAGE 30 OF PARCEL MAPS
A06	FILE 107, PAGE 22 OF PARCEL MAPS
A07	FILE 108, PAGE 3 OF PARCEL MAPS
A08	FILE 111, PAGE 16 OF PARCEL MAPS
A09	FILE 111, PAGE 17 OF PARCEL MAPS

VACATION/RELINQUISHMENT NOTES

VARIOUS CITY OF LAS VEGAS BLM GRANTS LYING ONSITE WERE VACATED BY OR:20191104:003016

VARIOUS CLARK COUNTY BLM GRANTS LYING ONSITE WERE RELINQUISHED BY OR:20190403:01575.

VARIOUS CLARK COUNTY RIGHTS LYING ADJACENT TO THE SUBJECT PROPERTY WERE VACATED BY OR:20191031:00661

A PORTION OF BLM GRANT NEV-43546 AND N-95604 IN FAVOR OF NV ENERGY AND LYING ONSITE WAS RELINQUISHED BY OR:20190212:01444.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp: 06/30/21
No. 17827

10-29-19

SHEET 2 OF 7

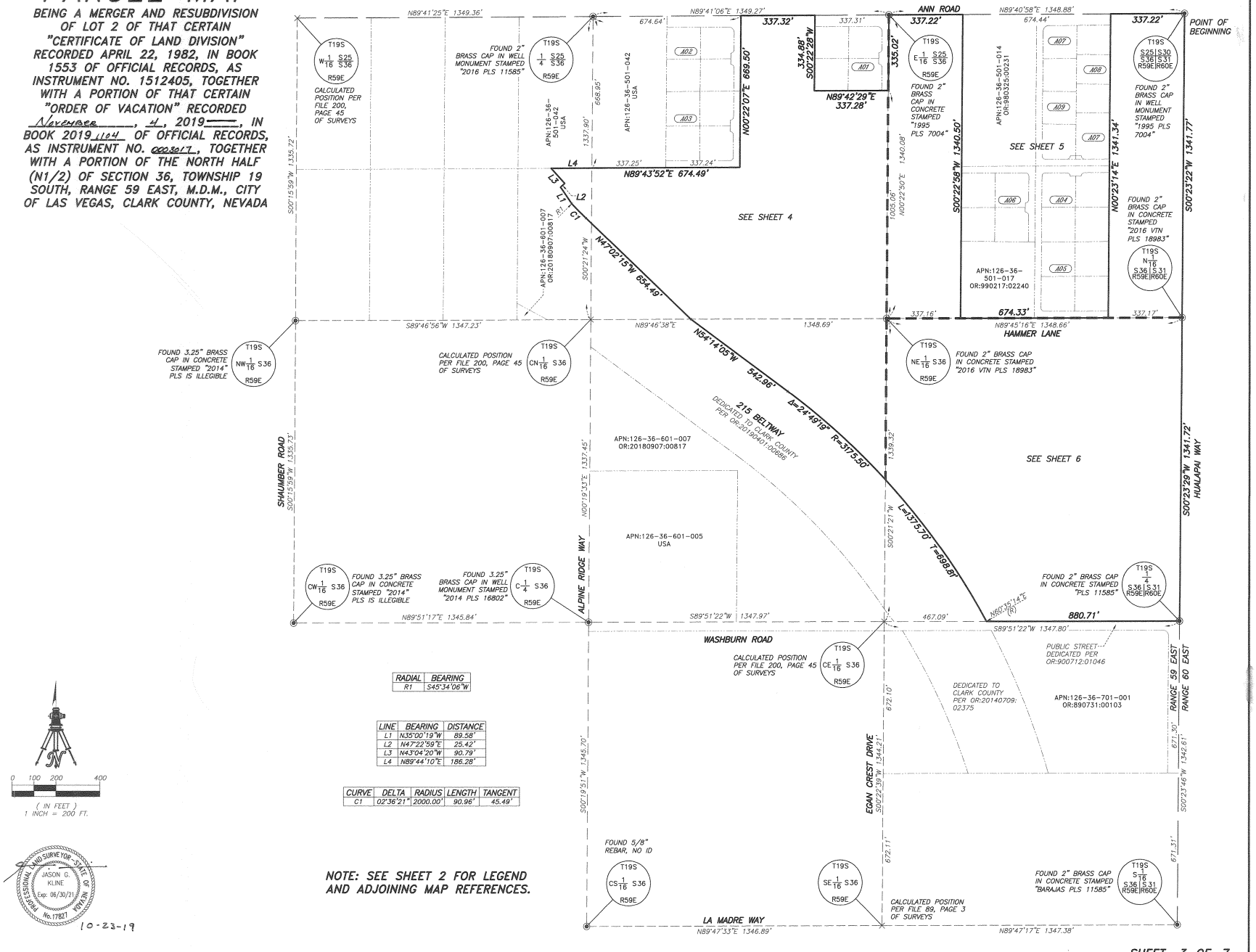
FILE 125, PAGE 30

OLY-18021

PRJ-78357
02/24/20

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November, 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



RADIAL	BEARING
R1	S45°34'06"W

LINE	BEARING	DISTANCE
L1	N35°00'19"W	89.58'
L2	N47°22'59"E	25.42'
L3	N43°04'20"W	90.79'
L4	N89°44'10"E	186.28'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°36'21"	2000.00'	90.96'	45.49'

0 100 200 400

(IN FEET)
1 INCH = 200 FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA JASON G. KLINE Exp: 06/30/21 No. 17827

10-23-19

NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.

QLY-18021

SHEET 3 OF 7

FILE 125, PAGE 30

PRJ-78357
02/24/20

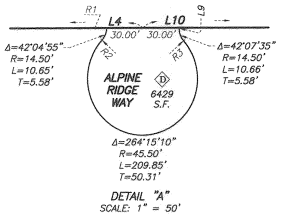
PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

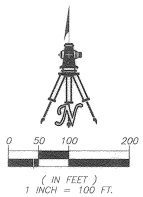
LINE	BEARING
R1	S89°35'56"E
R2	N47°31'01"W
R3	N48°13'49"E
R4	N29°16'19"E
R5	S20°17'08"W

LINE	BEARING	DISTANCE
L1	N35°00'19"W	89.58'
L2	N47°22'59"E	25.42'
L3	N43°04'20"W	90.79'
L4	N89°44'10"E	186.28'
L5	S29°01'35"W	80.00'
L6	N29°01'35"E	95.51'
L7	N00°22'50"E	11.93'
L8	S89°37'10"E	50.00'
L9	S00°21'24"W	0.64'
L10	N89°43'52"E	674.49'
L11	N45°01'36"E	35.14'

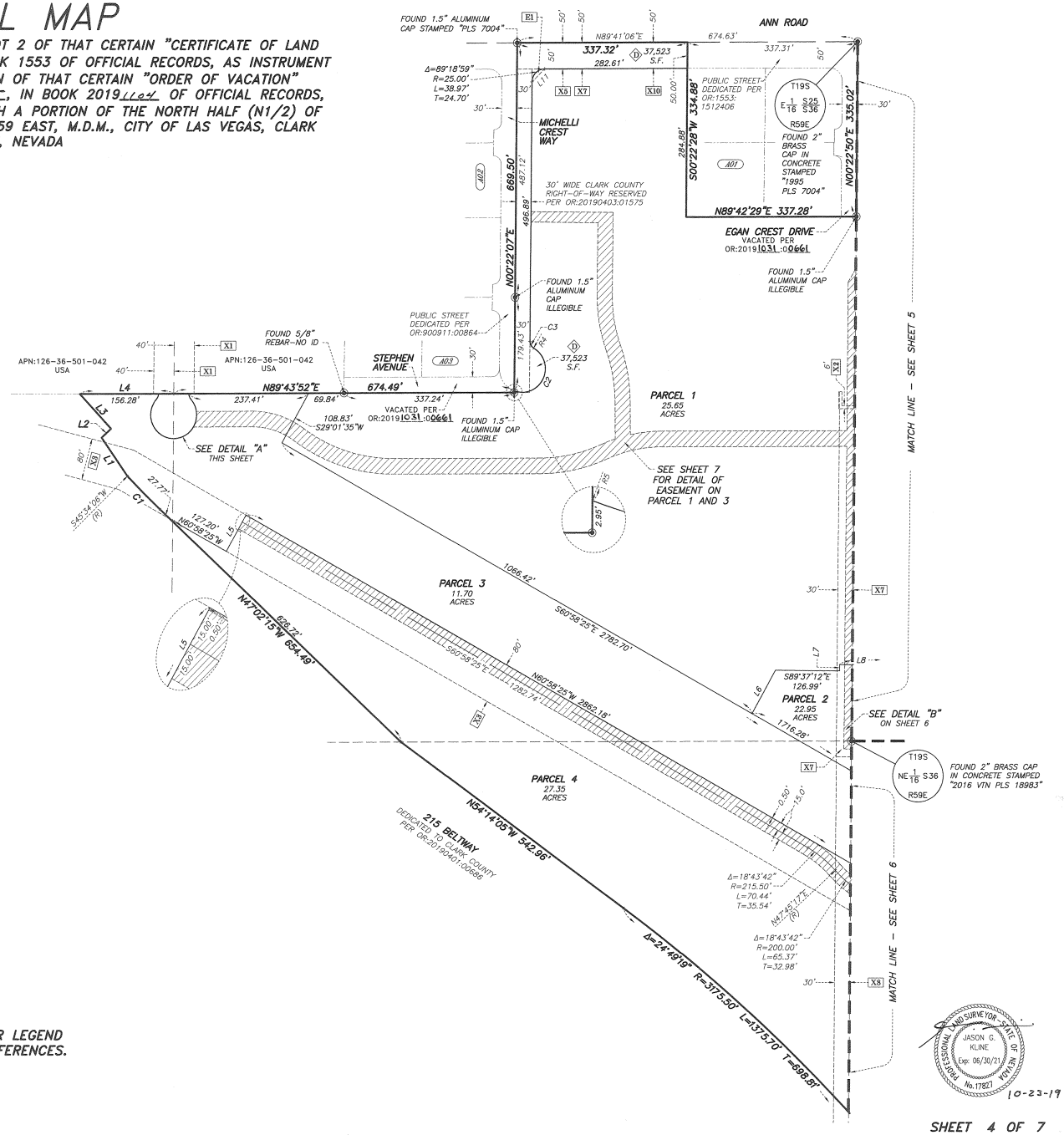
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°36'21"	2000.00'	90.96'	45.49'
C2	171°00'49"	45.50'	135.81'	579.02'
C3	61°05'48"	14.50'	15.46'	8.56'



DETAIL "A"
SCALE: 1" = 50'



NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.



SHEET 4 OF 7

FILE 125, PAGE 30

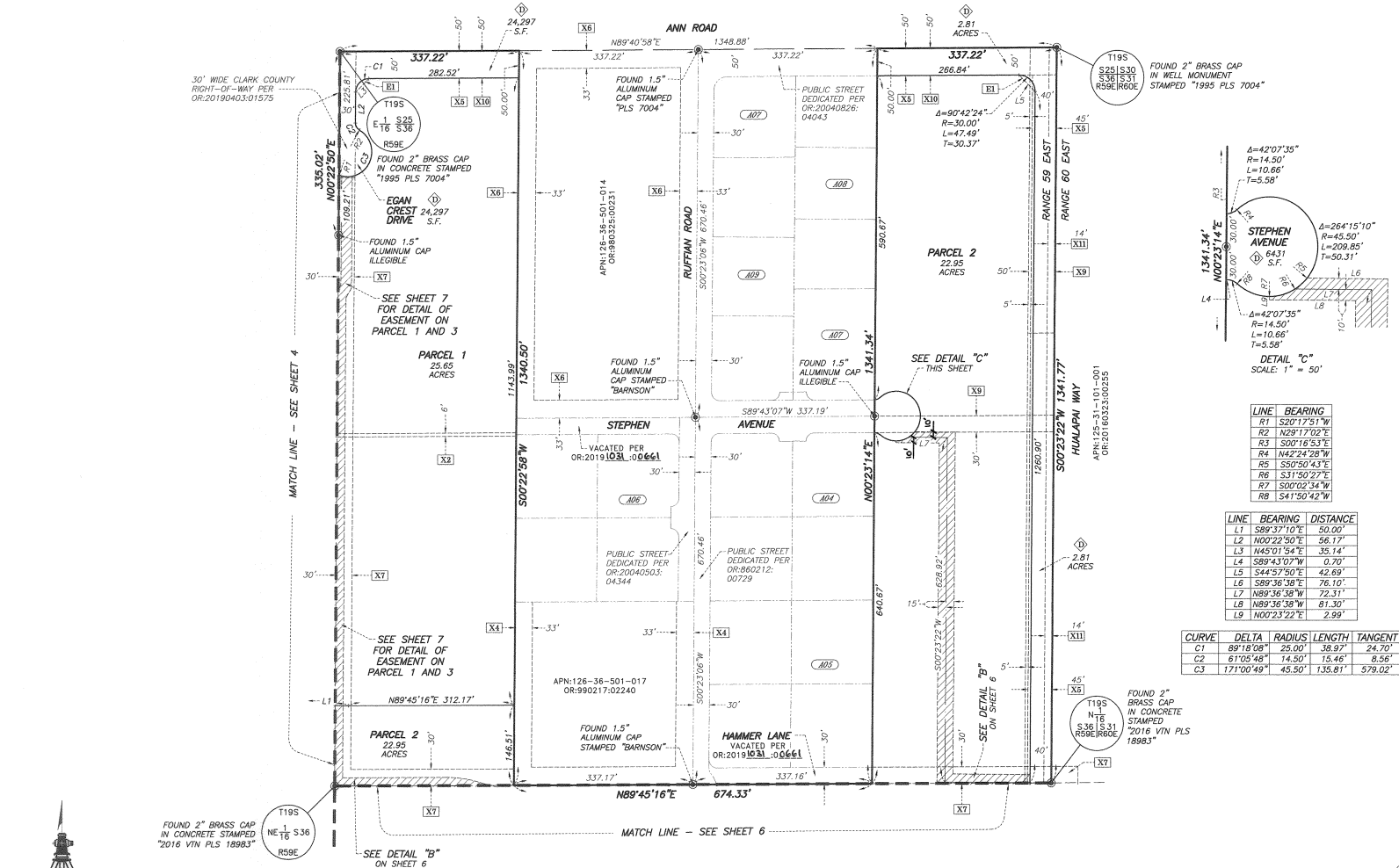
OLY-18021

PRJ-78357
02/24/20

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November ____, 4, 2019 ____, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.



LINE	BEARING
R1	S20°17'51"W
R2	N29°17'02"E
R3	S00°16'53"E
R4	N42°24'28"W
R5	S50°50'43"E
R6	S31°50'27"E
R7	S00°02'34"W
R8	S41°50'42"W

LINE	BEARING	DISTANCE
L1	S89°37'10"E	50.00'
L2	N00°22'50"E	56.17'
L3	N45°01'54"E	35.14'
L4	S89°43'07"W	0.70'
L5	S44°57'50"E	42.69'
L6	S89°36'38"E	76.10'
L7	N89°36'38"W	72.31'
L8	N89°36'38"W	81.30'
L9	N00°23'22"E	2.99'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°18'08"	25.00'	38.97'	24.70'
C2	61°05'48"	14.50'	15.46'	8.56'
C3	171°00'49"	45.50'	135.81'	579.02'

0 50 100 200
(IN FEET)
1 INCH = 100 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA – JASON G. KLINE – Exp: 06/30/21 – No. 17827

10-23-19

OLY-18021

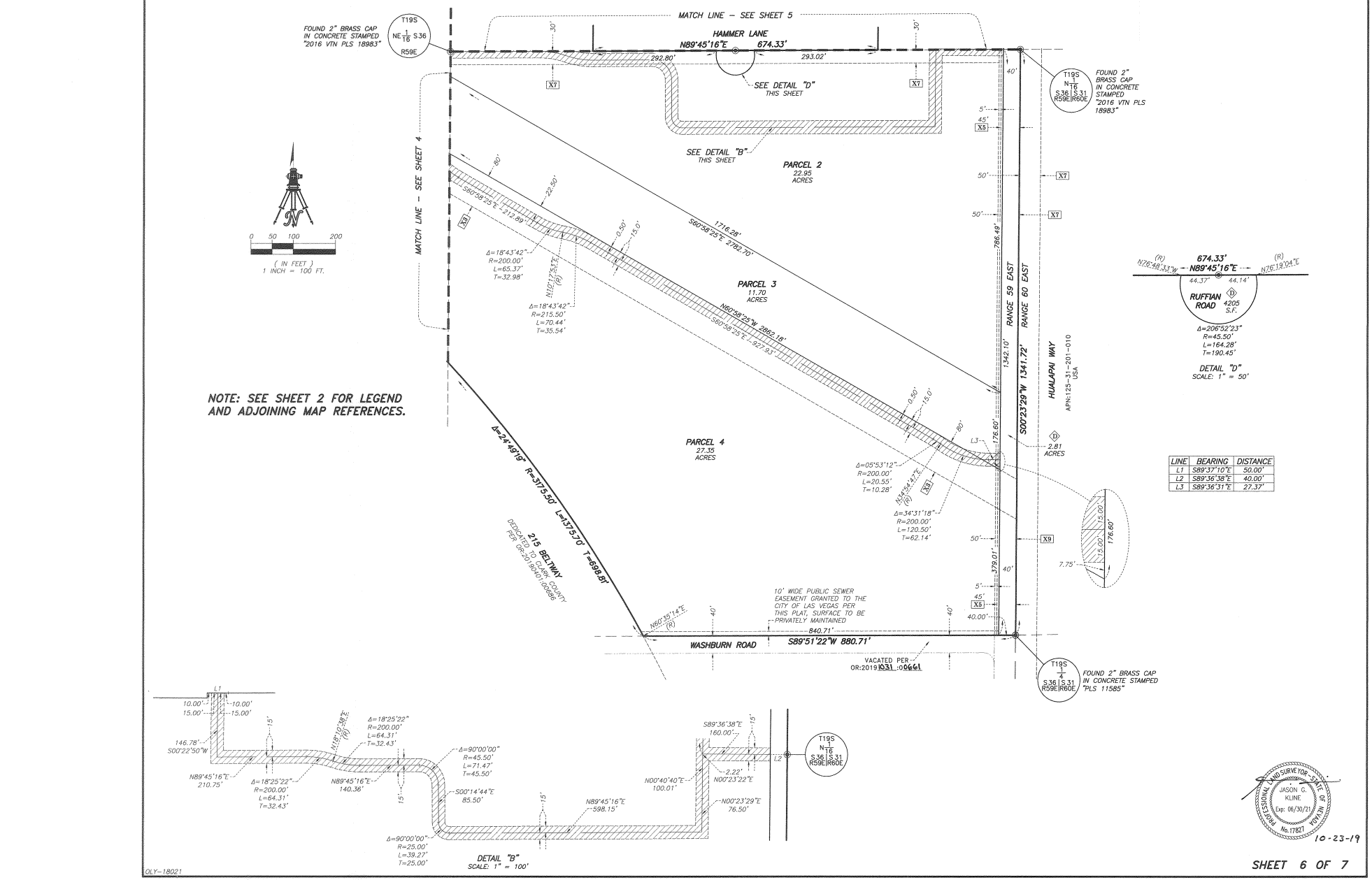
SHEET 5 OF 7

FILE 125 , PAGE 30

PRJ-78357 02/24/20

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LINE	BEARING	DISTANCE
L1	S89°37'10"E	50.00'
L2	S89°36'38"E	40.00'
L3	S89°36'31"E	27.37'

OLY-18021

SHEET 6 OF 7

FILE 125, PAGE 30

PRJ-78357
02/24/20

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November, 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

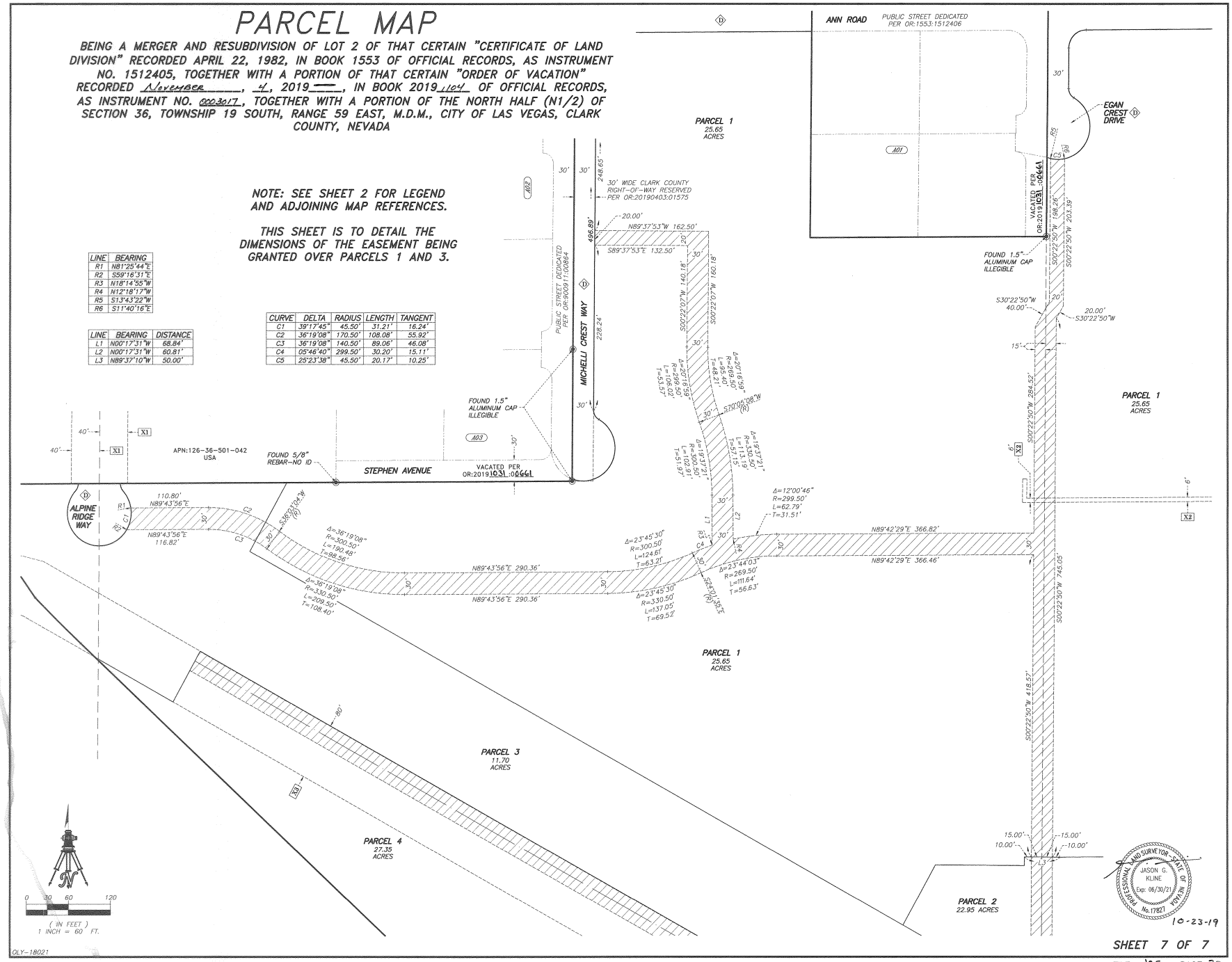
NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.

THIS SHEET IS TO DETAIL THE DIMENSIONS OF THE EASEMENT BEING GRANTED OVER PARCELS 1 AND 3.

LINE	BEARING
R1	N81°25'44"E
R2	S59°16'31"E
R3	N18°14'55"W
R4	N12°18'17"W
R5	S13°43'22"W
R6	S11°40'16"E

LINE	BEARING	DISTANCE
L1	N00°17'31"W	68.84'
L2	N00°17'31"W	60.81'
L3	N89°37'10"W	50.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	39°17'45"	45.50'	31.21'	16.24'
C2	36°19'08"	170.50'	108.08'	55.92'
C3	36°19'08"	140.50'	89.06'	46.08'
C4	05°46'40"	299.50'	30.20'	15.11'
C5	25°23'38"	45.50'	20.17'	10.25'



PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp: 06/30/21
No. 17827

10-23-19

SHEET 7 OF 7

OLY-18021

FILE 125, PAGE 30

PRJ-78357
02/24/20

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-36-599-016

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC STREET BEING VACATED IN SUPPORT OF THE "ANN AND HUALAPAI" PROJECT.

DESCRIPTION

THAT PORTION OF STEPHEN AVENUE DEDICATED TO THE CITY OF LAS VEGAS PER FILE 125, PAGE 30 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 AS SHOWN BY MAP THEREOF IN FILE 108, PAGE 3 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, ALSO BEING A POINT ON THE WESTERLY LINE OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 125, PAGE 30 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2, THE FOLLOWING FOUR (4) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 00°16'53" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 14.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 42°07'35", AN ARC LENGTH OF 10.66 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 42°24'28" EAST;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 264°15'10", AN ARC LENGTH OF 209.85 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 41°50'42" WEST;

3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 14.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 42°07'35", AN ARC LENGTH OF 10.66 FEET;

4) THENCE SOUTH 89°43'07" WEST, 0.70 FEET;

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5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

PRJ-78357
02/24/20

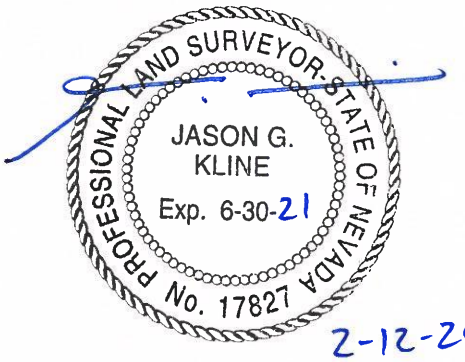
THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL 2, NORTH 00°23'14" EAST, 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6431 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 00°23'22" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 125, PAGE 30 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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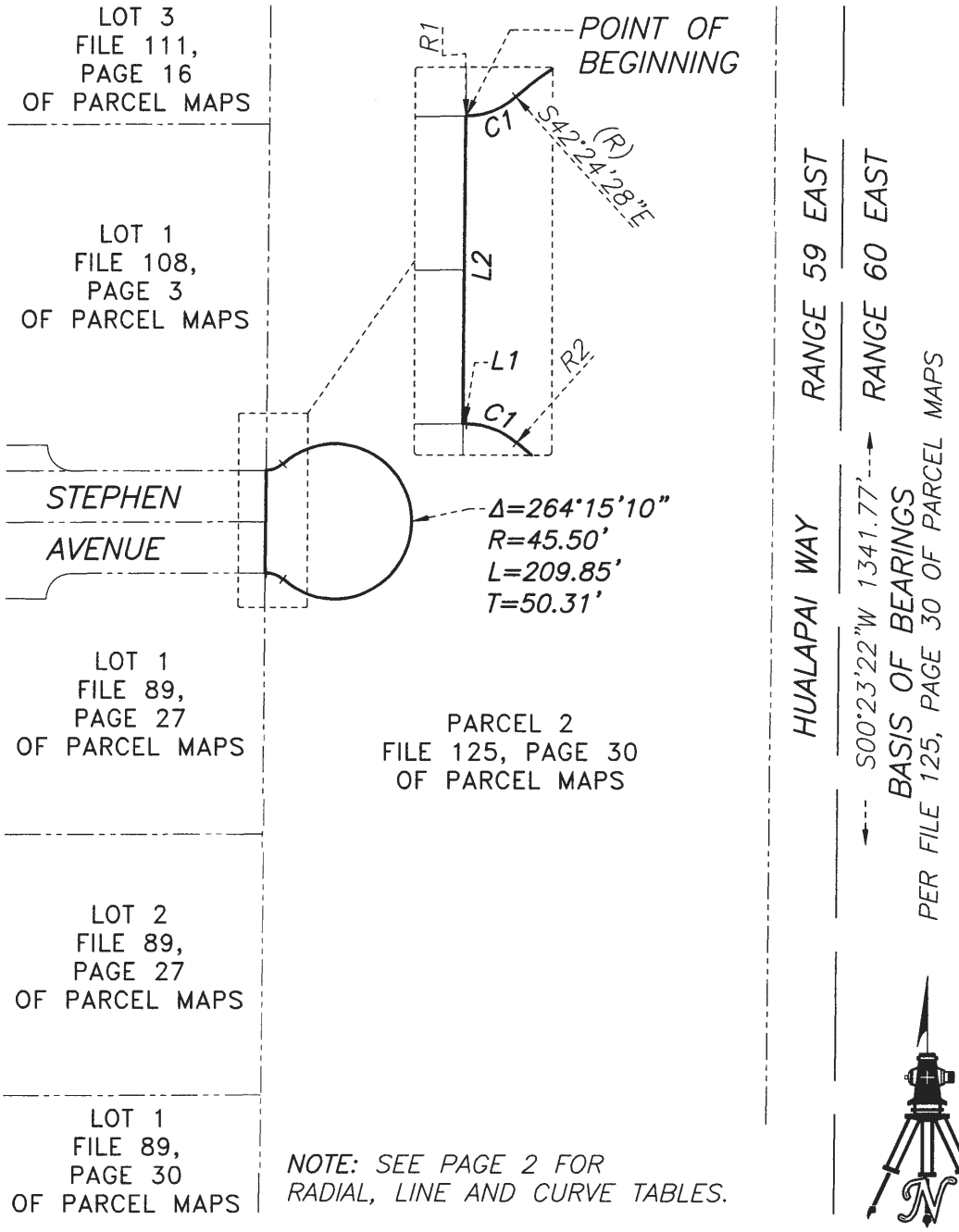
PRJ-78357
02/24/20

APN: 126-36-599-016
PUBLIC STREET VACATION



NOTE: SEE PAGE 2 FOR RADIAL, LINE AND CURVE TABLES.

1" = 100'

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 2

PRJ-78357
02/24/20

APN: 126-36-599-016
PUBLIC STREET VACATION

RADIAL	BEARING
R1	S00°16'53"E
R2	S41°50'42"W

LINE	BEARING	DISTANCE
L1	S89°43'07"W	0.70'
L2	N00°23'14"E	60.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	42°07'35"	14.50'	10.66'	5.58'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

PRJ-78357
02/24/20

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-36-699-002

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC STREET BEING VACATED IN SUPPORT OF THE "ANN AND HUALAPAI" PROJECT.

DESCRIPTION

THAT PORTION OF RUFFIAN ROAD DEDICATED TO THE CITY OF LAS VEGAS PER FILE 125, PAGE 30 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 89°45'16" WEST, 630.19 FEET TO THE **POINT OF BEGINNING**, ALSO BEING A POINT ON THE NORTHERLY LINE OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 125, PAGE 30 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 76°19'04" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 206°52'23", AN ARC LENGTH OF 164.28 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 76°48'33" WEST;

THENCE DEPARTING THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 89°45'16" EAST, 88.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4205 SQUARE FEET, MORE OR LESS.

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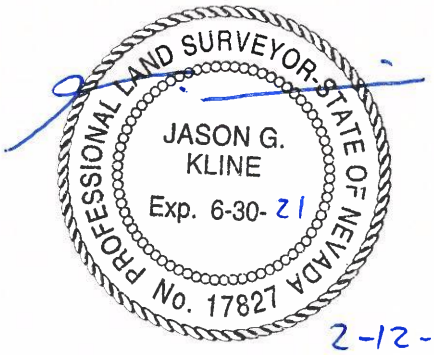
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

PRJ-78357
02/24/20

BASIS OF BEARINGS
SOUTH 00°23'22" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 125, PAGE 30 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

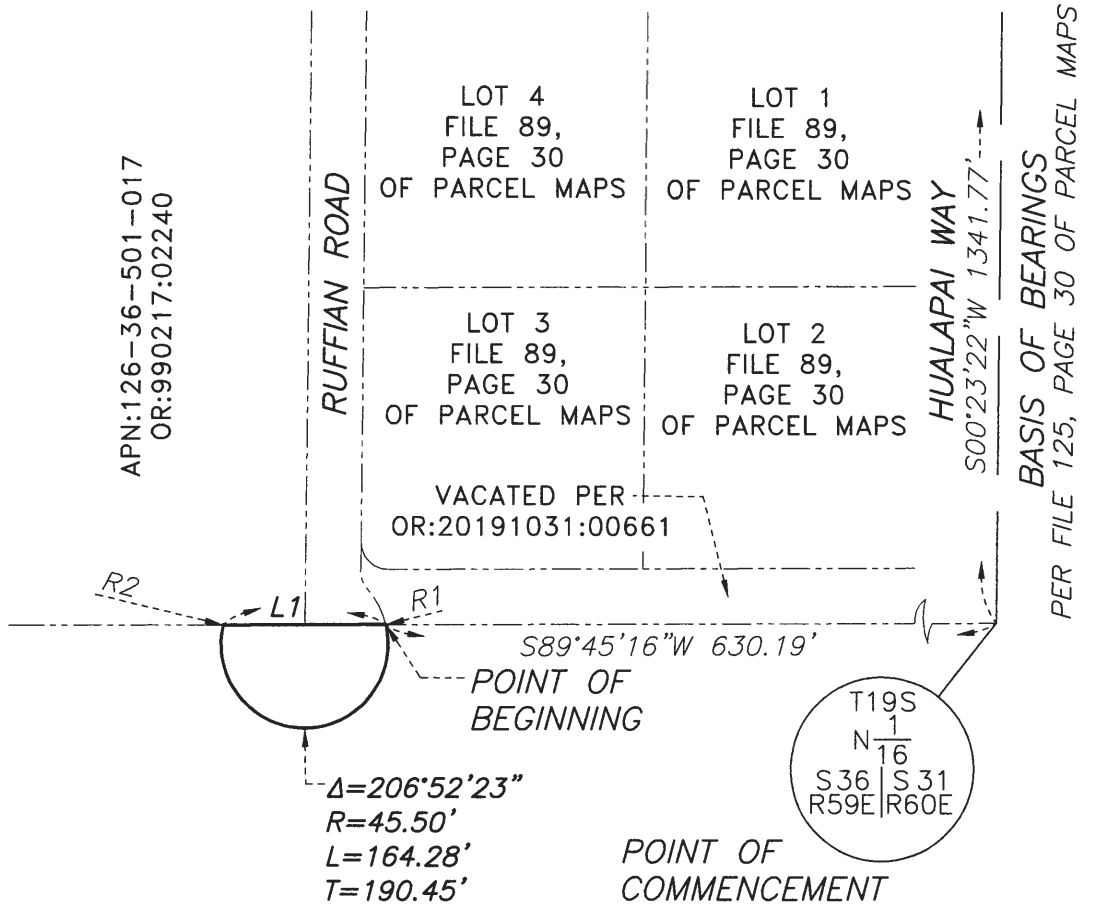
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



2-12-20

PRJ-78357
02/24/20

APN: 126-36-699-002
PUBLIC STREET VACATION



RADIAL	BEARING
R1	N76°19'04"E
R2	N76°48'33"W

LINE	BEARING	DISTANCE
L1	N89°45'16"E	88.51'

1" = 100'

P:\WWD\20004\DWG\EXHIBITS\20004-VAC02.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

PRJ-78357
02/24/20

Forestar (USA) Real Estate Group Inc.

Certificate of Officer

I, Daniel C. Bartok, hereby certify that I am the duly elected, qualified, and acting Chief Executive Officer of Forestar (USA) Real Estate Group Inc., a Delaware corporation (the "Corporation"), and that, as such, I have access to its corporate records and am familiar with the matters herein certified, and I am authorized to execute and deliver this Certificate in the name and on behalf of the Corporation. I hereby certify as follows:

1. Corporate Resolution Authorizing Officers. Attached as Exhibit A is a true and correct copy of the corporate resolutions duly adopted by the Board of Directors of the Corporation as of January 23, 2020, authorizing certain officers of the Corporation to execute and deliver any and all documents and agreements necessary for the Corporation to conduct real estate transactions, and such resolution has not been revoked, modified, amended, or rescinded and is still in full force and effect as of the date hereof.

2. Signing Authority. The following individuals, on the date hereof, are duly elected, qualified, and acting officers of the Corporation holding the office set forth opposite their name, with authority to execute for the Corporation the documents that have been executed by them to otherwise act for, and on behalf of, the Corporation:

Name	Title
Donald J. Tomnitz	Executive Chairman
Daniel C. Bartok	Chief Executive Officer
Nicolas R. Aparicio	Senior Vice President and President Florida Region
Thomas H. Burleson	Senior Vice President and President West Region
Ian Cude	Senior Vice President and President South Central Region
Mark S. Walker	Senior Vice President and President East Region
Matthew S. Stark	Senior Vice President, Real Estate and Corporate Counsel & Assistant Secretary
Katherine Kitchen	Vice President – Financial Planning and Analysis
Brian D. Konderik	Vice President – Real Estate Investments & Development
John S. Maberry	Vice President – Real Estate Investments & Development
Matthew R. Napier	Vice President – Real Estate Investments & Development

PRJ-78357
02/24/20

IN WITNESS WHEREOF, I have executed this certificate as of this 11th day of February, 2020.

Forestar (USA) Real Estate Group Inc.

By: Daniel C Bartok

Daniel C. Bartok
Chief Executive Officer

PRJ-78357
02/24/20

Exhibit A

Resolutions Pertaining to Signing Authority

Adopted by the Board of Directors of

Forestar (USA) Real Estate Group Inc.

January 23, 2020

GENERAL AUTHORITY

RESOLVED, that the duly elected officers of the Corporation are hereby authorized and empowered acting alone and for and on behalf of the Corporation, to execute contracts, agreements and other documents reasonable or necessary to the operation of the business of the Corporation either on behalf of the Corporation or of any entity in which the Corporation is an owner, partner, manager, member or other investor with management authority, including without limitation, deposit agreements, indemnification agreements, and agreements for electronic and wire transfers.

AUTHORITY FOR REAL ESTATE TRANSACTIONS

RESOLVED, that the duly elected officers of the Corporation are hereby authorized and empowered acting alone and for and on behalf of the Corporation, to execute documents on behalf of the Corporation described here as follows:

1. Contracts to acquire or sell property, contracts or agreements for development services or supplies for the development of the property of the Corporation or to evaluate a property for possible acquisition by the Corporation, concerning property of the Corporation wherever located;

2. Plats, easement dedications and similar documents which are executed in the ordinary course of the development of property owned by the Corporation or a joint venture, limited liability company, partnership or other entity in which the Corporation is an owner, partner, manager, member or other investor with management authority;

3. Deeds of sale of platted lots and tracts of unplatted property out of projects of the Corporation wherever located, and deeds for the sale of land wherever located;

4. Joint venture, limited liability company, and partnership agreements for development of projects in which the Corporation is an owner, partner, manager, member or other investor;

5. Contracts or agreements for management, renovation and repair services or supplies for the operation of the property of the Corporation or joint ventures, partnerships or other entities in which it is an owner, partner, manager, member or other investor with management authority;

6. Other documents reasonable or necessary to real estate purchase, sale and development activities, including but not limited to contracts for the purchase and sale of assets, contracts for services, deeds, bills of sale, affidavits, settlement statements, mortgages, assignments, leases, either on behalf of the Corporation or of any entity in which the Corporation is an owner, partner, manager, member or other investor with management authority.

PRJ-78357
02/24/20

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

FORESTAR (USA) REAL ESTATE GROUP INC.

Entity Number:

E0051862018-7

Entity Type:

Foreign Corporation (80)

Entity Status:

Active

Formation Date:

01/30/2018

NV Business ID:

NV20181076311

Termination Date:

Perpetual

Annual Report Due Date:

1/31/2020

Domicile Name:

Jurisdiction:

Delaware

REGISTERED AGENT INFORMATION

PRJ-78357
02/24/20

Name of Individual or Legal Entity:

CORPORATION SERVICE COMPANY

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

NV19981229806

Office or Position:

Jurisdiction:

DELAWARE

Street Address:

112 NORTH CURRY STREET, Carson City, NV, 89703, USA

Email Address:

SOP@CSCGLOBAL.COM

Mailing Address:

Individual with Authority to Act:

GEORGE MASSIH III

Contact Phone Number:

Fictitious Website or Domain Name:

PRINCIPAL OFFICE ADDRESS

Address:

PRJ-78357
02/24/20

Mailing Address:

OFFICER INFORMATION

☐ **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
President	DANIEL C BARTOK	10700 PECAN PARK BLVD, STE 150, AUSTIN, TX, 78750, USA	01/31/2019	Active
Secretary	THOMAS B MONTANO	10700 PECAN PARK BLVD, STE 150, AUSTIN, TX, 78750, USA	01/31/2019	Active
Treasurer	CHARLES D JEHL	10700 PECAN PARK BLVD, STE 150, AUSTIN, TX, 78750, USA	01/31/2019	Active
Director	DONALD J TOMNITZ	10700 PECAN PARK BLVD, STE 150, AUSTIN, TX, 78750, USA	01/31/2019	Active

Page 1 of 1, records 1 to 4 of 4

CURRENT SHARES

Class/Series	Type	Share Number	Value
	Authorized	1,206	2,000.000000000000

Page 1 of 1, records 1 to 1 of 1

○ Unlimited Foreign Entities Only

○ No Stock Foreign Entities Only

Number of No Par Value Shares:

0

Total Authorized Capital:

2,412,000

Filing History Name History Mergers/Conversions

PRJ-78357
02/24/20

Return to Search Return to Results

PRJ-78357
02/24/20

Inst #: 20200131-0001656
Fees: $42.00
RPTT: $95625.00 Ex #:
01/31/2020 01:01:35 PM
Receipt #: 3975670
Requestor:
FIDELITY NATIONAL TITLE
Recorded By: KVHO Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

When Recorded, Return To
and Mail Tax Statements To:

Forestar (USA) Real Estate Group Inc.
Attn: Tom Burleson
2221 E. Lamar Blvd., Suite 790
Arlington, TX 76006

RPTT:

APN: 126-36-601-011, 126-36-601-012, 126-36-601-013 and 126-36-601-008

ASSESSOR'S COPY

(Space above Line for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That UPGROWTH NV PARTNERS LLC, a Nevada limited liability company, as grantor,

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, as grantee,

all that real property situated in Clark County, State of Nevada, bounded and described as follows:

SEE EXHIBIT A

SUBJECT TO:

1. General and special taxes for the current fiscal year.

2. Covenants, conditions, restrictions, reservations, rights, rights-of-way and easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

PRJ-78357
02/24/20

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the date set forth below.

Dated as of this 31 day of Jan., 2020.

UPGROWTH NV PARTNERS LLC, a Nevada limited liability company

Upgrowth NV

By: _____ Date 1/31/2020 28th

R. Brett Goett, Duly Authorized Signatory

R. Brett Goett, Duly Authorized

STATE OF Nevada)
) ss.
COUNTY OF Clark)

This instrument was acknowledged before me on this 28 day of January, 2020, by R. Brett Goett, Duly Authorized Signatory of Upgrowth NV Partners LLC, a Nevada limited liability company.

_____
Notary Public

My Commission Expires:
May 18, 2023

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA MORRISON
Appt. No. 15-1908-1
My Appt. Expires May 18, 2023

Lisa Morrison
15-1908-1
May 18, 2023

ASSESSOR'S COPY

PRJ-78357
02/24/20

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS TWO (2), THREE (3) AND PARCEL FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 125 OF PARCEL MAPS, PAGE 90 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL B:

THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ALL OF THAT CERTAIN PARCEL OF LAND LYING NORTH OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CLARK COUNTY 215 BELTWAY AS DESCRIBED BY A DOCUMENT RECORDED APRIL 1, 2019, IN BOOK 20190401 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 00686.

APNS: 126-36-601-011, 126-36-601-012, 126-36-601-013 and 126-36-601-008

ASSESSOR'S COPY

PRJ-78357
02/24/20

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) ☐
   a) **126-36-601-008**
   b) **126-36-601-012**
   c) **126-36-601-011**
   d) **126-36-601-013**

2. Type of Property:
   a) ☒ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other ___

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #_____
Book:_____ Page:_____
Date of Recording:_____
Notes: _____

3. Total Value/Sales Price of Property: **$18,750,000.00**
   Deed in Lieu of Foreclosure Only (value of property): (**0.00**)
   Transfer Tax Value: **$18,750,000.00**
   Real Property Transfer Tax Due: **$95,625.00**

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: ____
   b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: 100%

The undersigned Seller/(Grantor)/Buyer (Grantee), 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 Authorized Agent for **Capacity Grantor**

Signature _____ **Capacity Grantee** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)		**BUYER (GRANTEE) INFORMATION (REQUIRED)**	
Print Name	Upgrowth NV Partners LLC, a Nevada limited liability company	Print Name:	Forestar (USA) Real Estate Group, Inc., a Delaware corporation
Address:	11411 Southern Highlands Parkway, Suite 300	Address:	2221 E. Lamar Blvd., Suite790
City, St., Zip:	Las Vegas, NV 89141	City, St., Zip:	Arlington, TX 76006

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Agency of Nevada, Inc.
Address: 500 N. Rainbow Blvd., Suite 100
City/State/Zip: Las Vegas, NV 89107

Escrow #:00091677-001

PRJ-78357
02/24/20

ASSESSOR'S COPY



VAR-78434 [PRJ-78357] - RELATED TO VAC-78436 - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
SOUTHWEST CORNER OF ANN ROAD AND HUALAPAI WAY

03/05/2020



VAR-78434 [PRJ-78357] - RELATED TO VAC-78436 - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
SOUTHWEST CORNER OF ANN ROAD AND HUALAPAI WAY

03/05/2020



VAR-78434 [PRJ-78357] - RELATED TO VAC-78436 - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
SOUTHWEST CORNER OF ANN ROAD AND HUALAPAI WAY

03/05/2020

Westwood

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

Main (702) 284-5300

westwoodps.com
(888) 937-5150

OLY1801.000

February 21, 2020
City of Las Vegas Development Services
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Ann and Hualapai – Cul-De-Sac Vacation Justification Letter

To whom it may concern:

Westwood, on behalf of our client, Upgrowth NV Partners, LLC (Olympia Group), respectfully submits this justification letter to request a vacation of 2 cul-de-sacs on Ruffian Road and Stephen Ave. This project is generally located south of Ann Road, West of Hualapai Way, north of Washburn Road and east of the 215.

This vacation request is to allow a hammerhead turnaround instead of a full cul-de-sac on these 2 roadways where the subject project has terminated these streets. In this area there are very few homes, so a full cul-de-sac is not necessary. We also feel that an enlarged cul-de-sac in these locations will provide a place where unsavory activities could occur. We propose to provide a hammerhead turnaround in place of the cul-de-sacs. These hammerheads would utilize the existing 60' of right of way. The hammerheads would be constructed by Upgrowth as a part of this development and would be built to CLV standards.

These alternate hammerheads would require the vacation of the cul-de-sacs and that is our request with this application. I have attached 2 exhibits showing the locations in question. The overall site plan shows the layout of the new community as well as the vacation locations.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

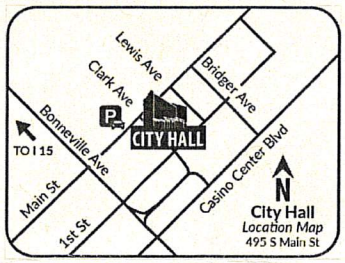
S. Tracy Stratton
Senior Project Manager

PRJ-78357
02/24/20

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

VAR-78434 [PRJ-78357]

City Council Meeting of **05/20/2020**

PRJ-78357
12636501026
KATZ BERTHA & MARTIN
5415 SIERRA BROOK CT
LAS VEGAS NV 89149-0902

RECEIVED
CITY CLERK
2020 MAY 15 P 1:50

I WOULD RATHER HAVE A CUL-DE-SAC — SAFER & BETTER LOOKING.

39 DRDFNP1 89149

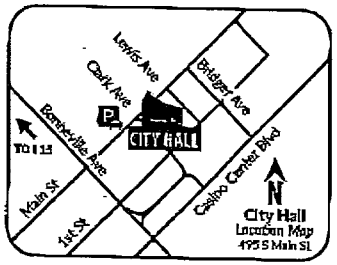
Submitted after final agenda
Item 55

No. 1401 P. 1/1

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1639

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.

VAR-78434 [PRJ-78357]
City Council Meeting of **05/20/2020**

PRJ-78357
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

City Council - Page 868

May. 18. 2020 9:24AM Hexx

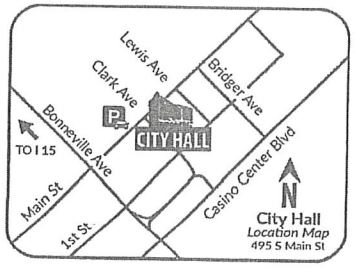
RECEIVED
CITY CLERK
2020 MAY 18 P 4:30

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
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 09 2020
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78434 [PRJ-78357]

Planning Commission Meeting of **04/14/2020**

PRJ-78357
12636501037
PATEL RAJESH & SARIKA
6238 BAYHAVEN CT
LAS VEGAS NV 89131

35 BRDFNP1 89131

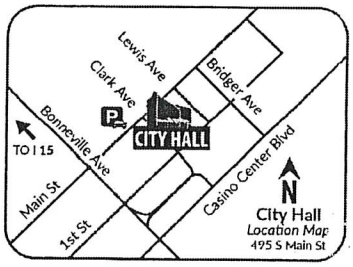
Submitted after final agenda

38P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 07 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-78434 [PRJ-78357]

Planning Commission Meeting of **04/14/2020**

PRJ-78357
12530410023
LAY FAMILY TRUST
LAY CAROLYN & KEITH V TRS
9913 SPIDER CREEK CT
LAS VEGAS NV 89149

39 BRDFNP1 89149

38P

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
56

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

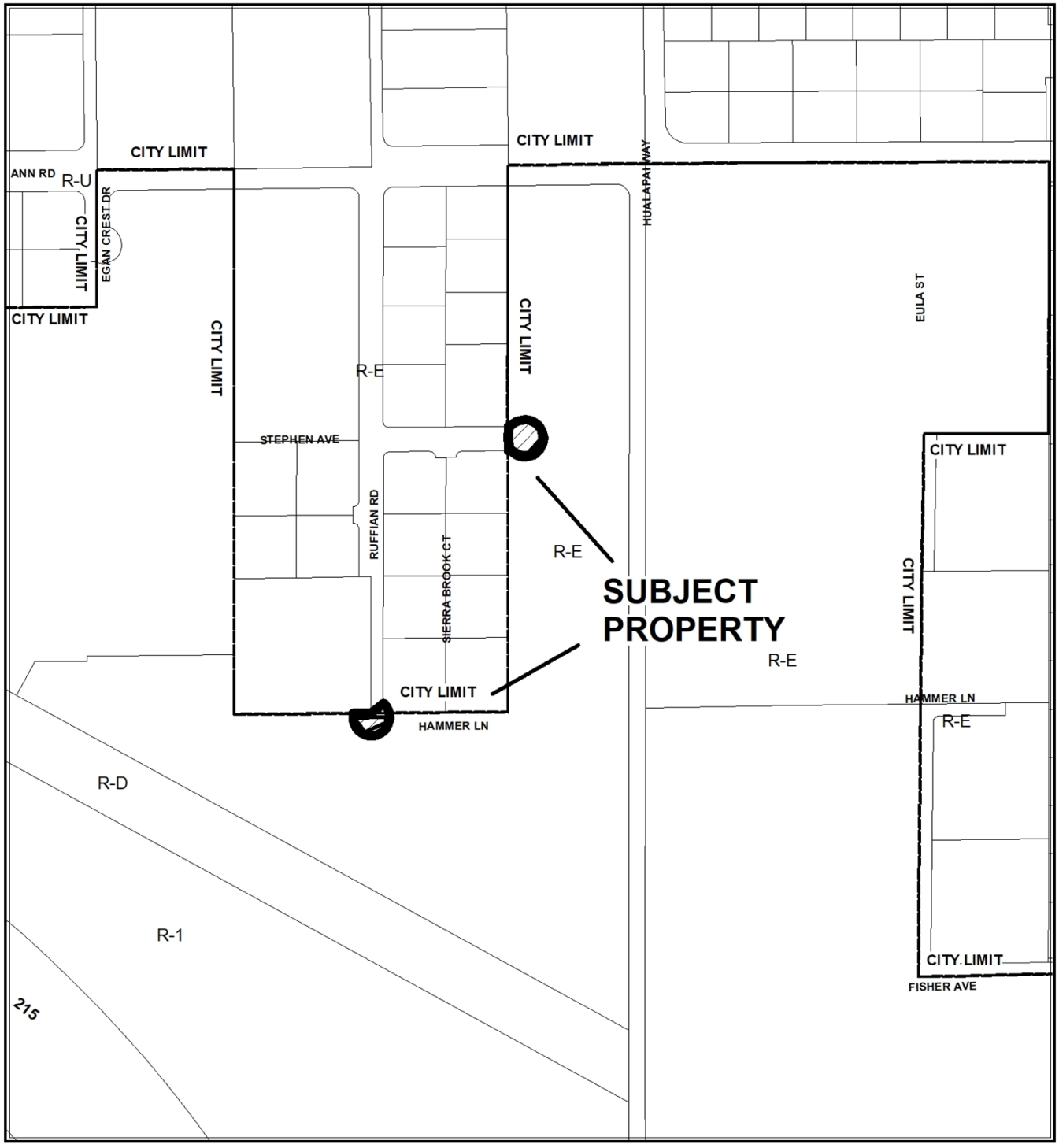
SUBJECT:
VAC-78436 - VACATION RELATED TO VAR-78484 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a request for a Petition to Vacate public right-of-way generally located at the terminus of Stephen Avenue and the terminus of Ruffian Road, Ward 6 (Fiore) [PRJ-78357]. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

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. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

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



CASE: VAC-78436 (PRJ-78357)

0 280 560 Feet

N



CASE: **VAC-78436 (PRJ-78357)**

0 280 560 Feet

N

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ruffian Road & Stephen Avenue

Project Name Ann and Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-011; 126-36-699-002; 126-36-599-016 **Ward #** 6

General Plan: Existing U(PUD), CLV Proposed _____ **Zoning:** Existing R-1 Proposed _____

Additional Information Vacation ROW for Cul-De-Sacs

Property Owner Forestar (USA) Real Estate Group Inc. Contact Tom Burleson

Address 2221 E. Lamar Blvd., Suite 790 City Arlington State TX Zip 76006

E-mail Tom.Burleson@Forestar.com Phone 817-769-1860

Applicant D.R. Horton, Inc. Contact Angie Scott

Address 1081 Whitney Ranch Dr. #141 City Las Henderson State NV Zip 89014

E-mail AScott2@drhorton.com Phone 702-413-0941

Representative Westwood Professional Services Contact Roxanne Leigh

Address 5740 S Arville Street, Suite 216 City Las Vegas State NV Zip 89118

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

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

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

Property Owner Signature Thomas H Burleson

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

Print Name Thomas H. Burleson
Senior Vice President

Subscribed and sworn before me

This 13th day of February, 20 20

Kyrra Lynn Gaddis

Notary Public in and for said County and State

KYRRA LYNN GADDIS
Notary Public, State of Texas
Comm. Expires 01-04-2023
Notary ID 124399515

PRJ-78857
02/24/20

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
57

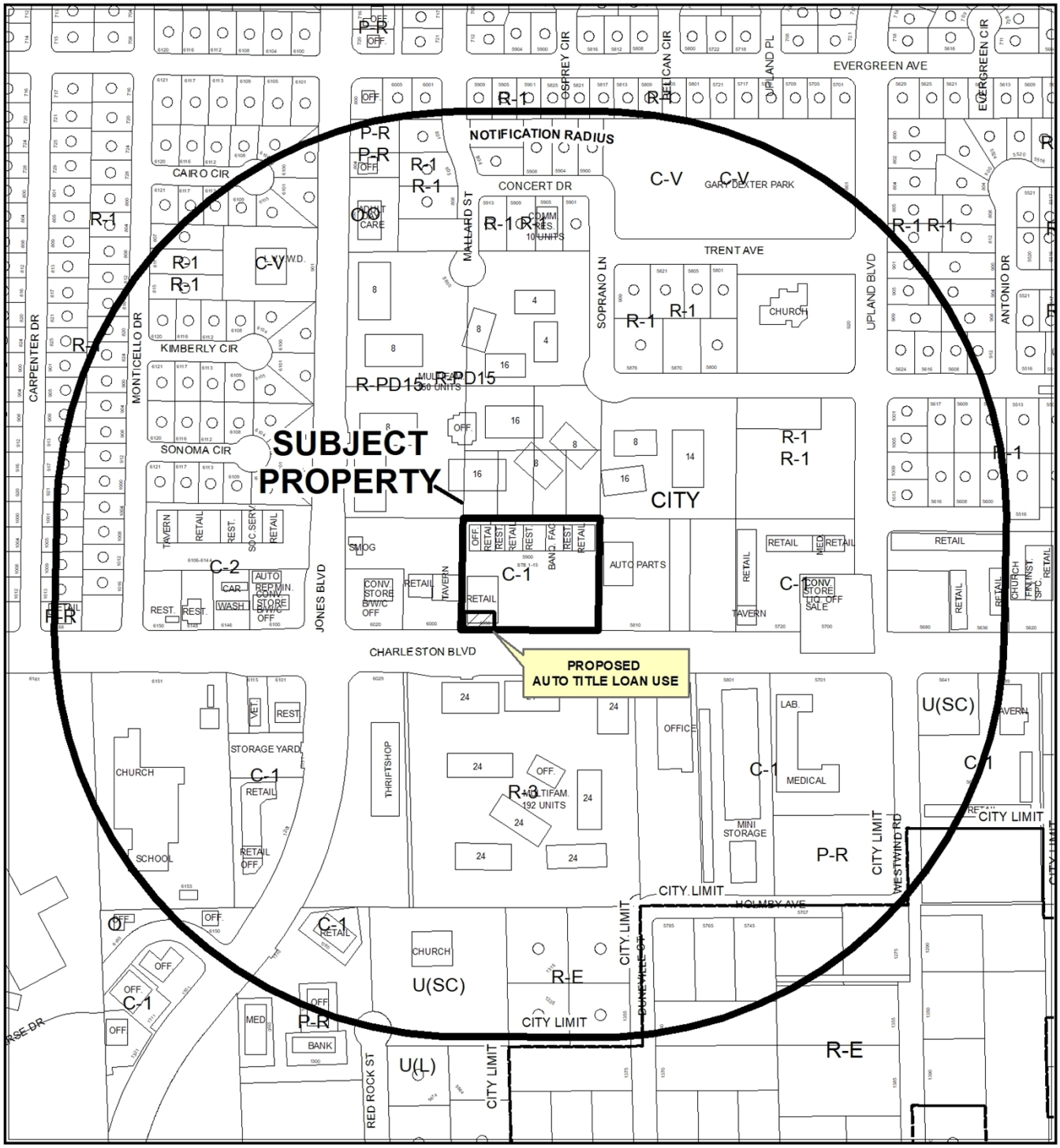
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-78250 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 373-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED, AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 5950 West Charleston Boulevard, Suite #110 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78221]. The Planning Commission (6-1 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	3	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (6-1 vote) and Staff recommend DENIAL.

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest Postcards
7. Backup Submitted for the April 14, 2020 Planning Commission Meeting



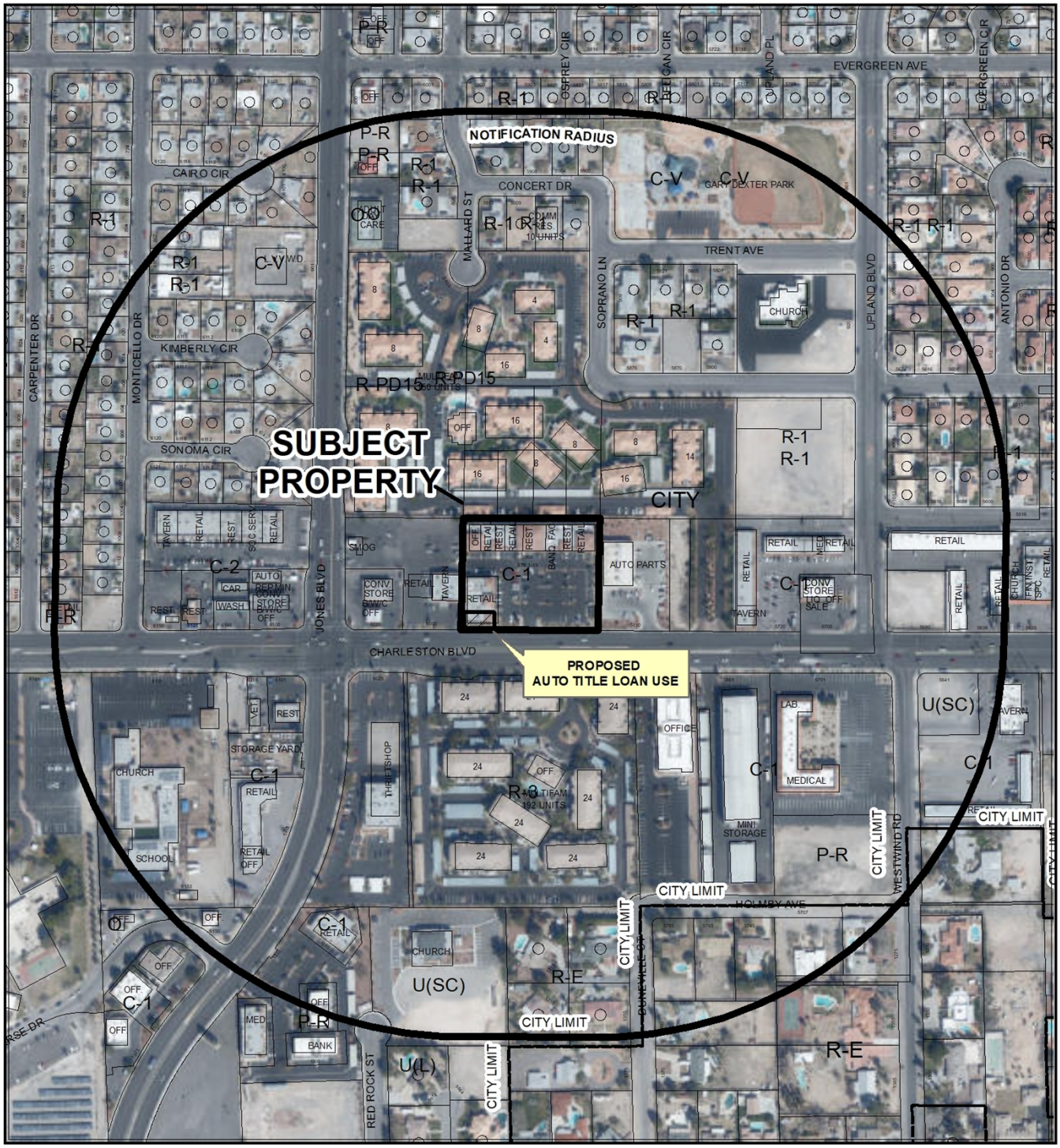
0 280 560 Feet

CASE: **SUP-78250 (PRJ-78221)**

RADIUS: 1000 FEET

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

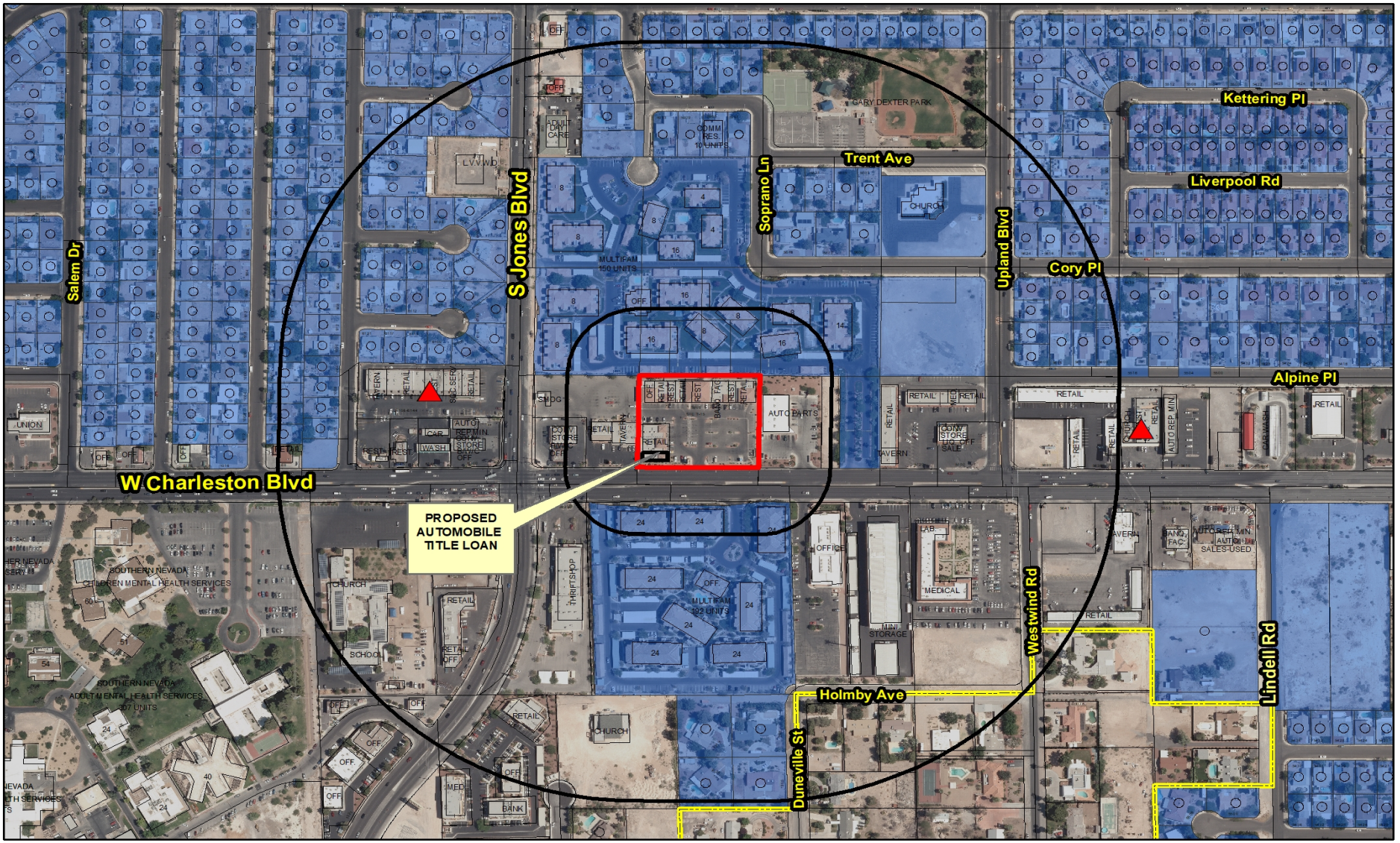
N



CASE: **SUP-78250 (PRJ-78221)**

RADIUS: 1000 FEET

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



SUP-78250 (PRJ-78221)

Financial Institution

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property

Entitlements

- Subject Property
- Buffer

- Subject Property
- 200ft & 1000ft Buffer

N

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

Date: Wednesday, April 8, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-78250	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 409 (By City Clerk)

PROTESTS 2

APPROVALS 1

AS

**** CONDITIONS ****

SUP-78250 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Title Loan use.

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

3. A Waiver from Title 19.12 is hereby approved, to allow window signage with text other than text that indicates the hours of operation and whether the business is open or closed.

4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a residentially zoned property where 200 feet is required.

5. A Waiver from Title 19.12 is hereby approved, to allow a 373-foot distance separation from an existing similar use where 1,000 feet is required.

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

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

8. 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 for a 1,575 square-foot Auto Title Loan use at 5950 West Charleston Boulevard, Suite #110.

ISSUES

- The Auto Title Loan Use is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit.
- A Waiver is requested to allow window signage with text other than text that indicates the hours of operation and whether the business is open or closed.
- A Waiver is requested to allow a 373-foot distance separation from an existing similar use where 1,000 feet is required.
- A Waiver is requested to allow a zero-foot distance separation from a residentially zoned property where 200 feet is required.

ANALYSIS

The subject site is located within an existing shopping center and within the C-1 (Limited Commercial) zoning district. The subject site is a 1,575 square-foot space within an existing 25,200 square-foot commercial shopping center. The Auto Title Loan use is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit.

The Auto Title Loan use is defined as “A business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself”.

The Minimum Special Use Permit Requirements for this use include:

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

   The proposed use will meet this requirement, as this use will be subject to regular inspections throughout the licensing review process.

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

   The proposed use meets this standard, as the use will be located within an existing commercial building and any alterations to the exterior will require a building permit.

3. No temporary signs (as described in LVMC 19.08.120 (G)) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.

   No temporary signs have been requested, nor will they be approved, as described above.

4. Window signs shall not:
   a. Cover more than 20 percent of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

   The applicant has requested a Waiver to allow window signs that include text other the hours of operation and whether the business is opened or closed. The window signs will not exceed 20 percent of all exterior windows and will not include neon or flashing lights.

5. The hours of operation shall not extend beyond the hours of 8:00a.m. to 11:00p.m.

   Per the applicant's justification letter, date stamped 02/03/20, the hours of operation (Monday through Thursday 9:00a.m. to 6:00p.m., Friday 9:00a.m. to 7:00p.m., Saturday 10:00a.m. to 4:00p.m., and closed on Sundays) will meet this requirement.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

   The subject tenant space, Suite #110, has a total floor area of 1,575 square feet, which meets this requirement.

7. No auto title loan use may be located:
    a. Closer than 200 feet from any parcel used or zoned for residential use; or
    b. Closer than 1000 feet from any other auto title loan use, auto pawn use, or specified financial institution use.

    The applicant is requesting a Waiver to be located zero feet from a property zoned and used for residential use. The applicant is also requesting a Waiver to be located 373 feet away from a similar use, as a Financial Institution, Specified use is located at 6132 West Charleston Boulevard. Both of these distance separations are applied using the measurement method described above.

The subject site meets the Title 19.12 requirements for a Shopping Center; this use is parked at a rate of one space for every 250 square feet of gross floor area. The Auto Title Loan use has the same parking requirement as a Shopping Center and thus no additional parking spaces are required to service the proposed use.

The applicant is requesting several Waivers to comply with the Minimum Special Use Permit Requirements. A Waiver is required to be located zero feet from a property zoned and used for residential use. Despite the zero-foot distance separation, access to the residentially zoned property requires access from either Charleston Boulevard or Jones Boulevard, as there is no inner connectivity between the two sites.

A second Waiver is required to allow the proposed use to be located 373 feet away from a similar use. An existing Financial Institution, Specified use is located at 6132 West Charleston Boulevard.

Lastly, a third Waiver is required to allow window signs that include text other than the hours of operation and whether the business is opened or closed. As shown in the elevation plan date stamped 01/21/20, the applicant intends to cover the window faces with marketing graphics that display the types of services provided.

The required Waivers reinforce the unsuitability of this site for the Auto Title Loan use with the surrounding neighborhood. This use cannot be conducted in a harmonious and compatible manner with the existing neighborhood and surrounding land use. For these reasons, staff recommends denial of this Special Use Permit.

FINDINGS (SUP-78250)

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 Auto Title Loan use will be located within an existing Shopping Center in a C-1 (Limited Commercial) Zone with an MXU (Mixed Use) General Plan designation. This zone and General Plan designation allow for commercial uses such as the proposed use. However, the required Waivers for distance separation from residential and a similar use, reinforce the unsuitability of this site. Therefore, the use cannot be conducted in a manner that is harmonious or compatible with the surrounding uses.

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

   The proposed Auto Title Loan use will be located within an existing Shopping Center that has ample parking and adequate vehicular circulation to accommodate the proposed use. The site can physically support the proposed use as well as a variety of other commercial uses; however, the requested Waivers highlight the unsuitability of the proposed Auto Title Loan use at this location.

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.**

   Primary site access is provided from Charleston Boulevard, a 100–foot wide Primary Arterial that is adequate in size to serve the proposed use.

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

   The proposed Auto Title Loan use would not compromise the public health, safety, or welfare, as the use will be subject to regular inspections to ensure compliance with all applicable code requirements.

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. Three Waivers are requested to comply with the distance separations from residential and similar use as well as for the window signage requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/08/17	Code Enforcement processed a Case (CE-174543) for flags, banners, and full windows covered at 5950 West Charleston Boulevard, Suite #110. The case was resolved on 02/23/17.
03/08/17	Code Enforcement processed a Case (CE-175711) for a banner on the rear of a building at 5950 West Charleston Boulevard, Suite #110. The case was resolved on 03/22/17.
04/14/20	The Planning Commission voted (6-1) to recommend DENIAL on a request for a Special Use Permit (SUP-78250) FOR A PROPOSED 1,575 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 373-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED, AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 5950 West Charleston Boulevard, Suite #110 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78221].

Most Recent Change of Ownership	
04/16/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/12/04	A building permit (#04000582) was issued for a retail shell building at 5950 West Charleston Boulevard.
11/03/04	A business license (I14-00039) was issued for an insurance agency at 5950 West Charleston Boulevard, Suite #110. This license expired on 10/01/19.
06/27/16	A business license (G64-04611) was issued for barber supplies sales at 5950 West Charleston Boulevard, Suite #130. The license is currently active and set to expire on 06/01/20.
11/17/16	A business license (G64-08107) was issued for a food caterer at 5950 West Charleston Boulevard, Suite #120. The license is currently active and set to expire on 05/01/20.
05/10/19	A business license (G67-01864) was issued for a coin-operated laundromat at 5950 West Charleston Boulevard, Suite #140. The license is currently active and set to expire on 05/01/20.

Related Building Permits/Business Licenses	
11/04/19	A business license (G67-07916) was requested for payday title loans at 5950 West Charleston Boulevard, Suite #110. This license is currently under review and pending the outcome of this Special Use Permit request.

Pre-Application Meeting	
01/14/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
01/30/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	2.12

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
South			R-3 (Medium Density Residential)
East	Auto Parts	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Auto Smog Check		
	Liquor Establishment (Tavern)		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	25,200 SF	1:250 SF	101				
TOTAL SPACES REQUIRED			101		116		Y
Regular and Handicap Spaces Required			96	5	111	5	Y
Loading Spaces	25,200 SF	10,000-29,999 SF	2		2		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Window signs shall not include any text other than text that indicates the hours of operation and whether the business is open or closed.	To allow window signage with text other than text that indicates the hours of operation and whether the business is open or closed.	Denial
No Auto Title Loan use may be located closer than 1000 feet from any other auto title loan use, auto pawn use, or specified financial institution use	To be located 373 feet away from an existing similar use (Financial Institution, Specified use)	Denial
No Auto Title Loan use may be located closer than 200 feet from any parcel used or zoned for residential use	To allow a zero-foot distance separation from a property zoned for a residential use	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 & Var

Project Address (Location) 5950 W. Charleston Blvd#110

Project Name On Call Cash **Proposed Use** Financial Institutions. Specified Auto Title Loans.

Assessor's Parcel #(s) 138-36-406-006 **Ward #** 1

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

Additional Information _____

Property Owner Charleston Marketplace Malcai **Contact** Chris Jackson

Address 10001 Park Run Drive City Las Vegas State NV Zip 89145

E-mail Chris.jackson@nac-re.com Phone _____

Applicant On Call Cash **Contact** Michael Sorrillo

Address 467 E. Silverado Ranch Blvd #110 City Las Vegas State NV Zip 89183

E-mail oncallcash@ymail.com Phone 702-339-2569

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 Masao Ishihama

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

Print Name MASAO ISHIHAMA

Subscribed and sworn before me

This 9th day of MARCH 20 20

JOHN M. HITCHCOCK, LOS ANGELES CA

Notary Public in and for said County and State

JOHN M. HITCHCOCK
Notary Public - California
Los Angeles County
Commission # 2300152
My Comm. Expires Aug 3, 2023

PRJ-78221
03/11/20

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of LOS ANGELES)

On MARCH 9, 2020 before me, JOHN M. HITCHCOCK, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared MASAO ISHIHAMA
Name(s) of Signer(s)

,

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

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

WITNESS my hand and official seal.

JOHN M. HITCHCOCK
Notary Public - California
Los Angeles County
Commission # 2300152
My Comm. Expires Aug 3, 2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

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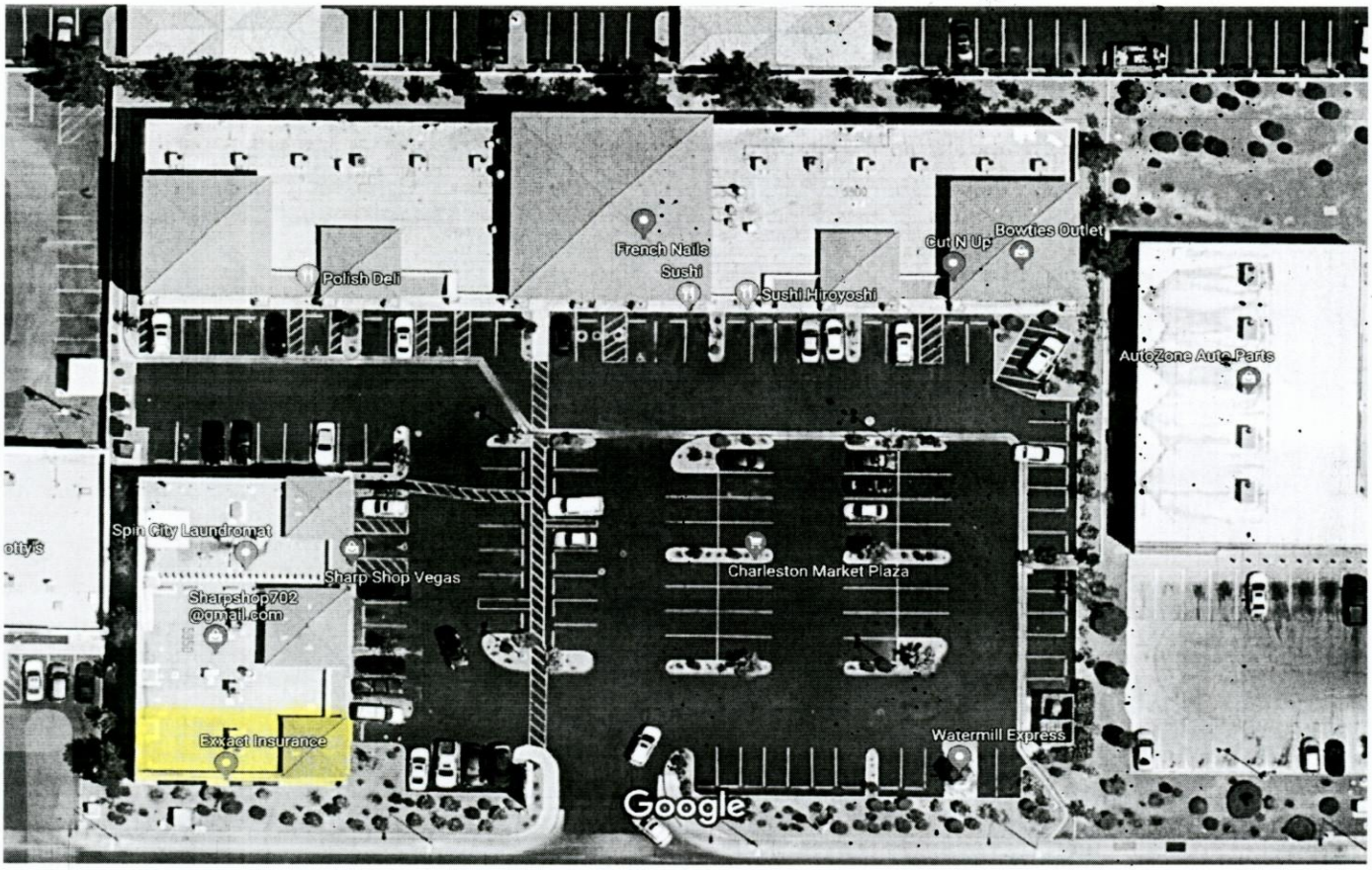
PRJ-78221
03/11/20

Google Maps 5950 W. Charleston Blvd. #110



Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 20 ft

PRJ-78221
01/16/20



165.5 SQ.FT. WINDOW AREA
27.5 SQ.FT. USED
33 SQ.FT. (20%) ALLOWED

165.5 SQ.FT. WINDOW AREA
27.5 SQ.FT. USED
33 SQ.FT. (20%) ALLOWED



187.8 SQ.FT. WINDOW AREA
37.4 SQ.FT. USED
37.6 SQ.FT. (20%) ALLOWED

PRJ-78221
01/21/20



PRJ-78221
01/16/20



SUP-78250 [PRJ-78221] - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI
5950 WEST CHARLESTON BOULEVARD, SUITE #110

01/30/2020



SUP-78250 [PRJ-78221] - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI
5950 WEST CHARLESTON BOULEVARD, SUITE #110

01/30/2020

On Call CA$H

467 E. Silverado Ranch Blvd#110
Las Vegas, Nevada 89183
702-880-7772
Fax 702-269-8223

January 16, 2020

Re: Justification Letter-Special Use Permit for Financial Institutions, Specified and Auto title loans to Reduce Separation to Residential Use and to another Financial Institutions, Specified and Auto title loans

To Whom It May Concern:

On Call Cash, LLC is looking to establish a financial institutions, specified use at 5950 W. Charleston Blvd. suite #110(the "Site.") The Site is located within an overall larger commercial complex. No on site parking as we do not hold customers vehicles. Hours of Operation are Monday-Thursday 9-6 Friday 9-7 and Saturday 10-4 closed on Sunday.

Upon meeting various conditions for a special use permit, a financial institutions, specified use and auto title loans this unit exceeds the 1500 sq foot requirement. Additionally, we will comply with the hours of operation.

We are requesting to reduce the distance required between the financial institution, specific use and a residential use. While we are

PRJ-78221
03/11/20

requesting to reduce the separation distance, a financial institution, specified use is appropriate at the location for the following reasons:

- The Site is located in an overall larger commercial complex,
- The Site and commercial complex are zoned C-1, one of the most intense commercial zoning districts,
- The Site's frontage/front door is facing towards the commercial complex's parking lot,
- Due to the entrance to the commercial complex's only driveway entrance being on Charleston thereby not providing any access from the residential to the north,

We are also requesting to reduce the distance separation between financial institutions, specified. The Pursuant to Title 19.12.070, "no specified financial institutions use may be located closer than 1000 feet from any other specified financial institution use" with the distance measured from property line to property line. Despite the clear definition of Title 19, we believe that a specified financial use is appropriate on this Site for the following reasons:

- The Site and the other specified financial institution are separated by a very busy intersection of Jones and Charleston.
- Both the Site and the other specified financial institution are located in large commercial shopping centers.
- The Site and the other specified financial institution have different business models and offer different products. The other specified

PRJ-78221
03/11/20

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Michael Sorrillo
Owner
On Call Cash, LLC
702-339-2569

PRJ-78221
03/11/20

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 19 P 12:09

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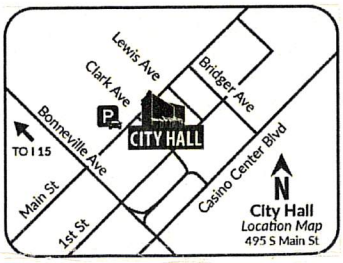

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78250 [PRJ-78221]
City Council Meeting of **05/20/2020**

PRJ-78221
16301101001
CHURCH METHODIST TRINITY UNITED
C/O BOARD OF TRUSTEES
6151 W CHARLESTON BLVD
LAS VEGAS NV 89146-1126

97 DRDFNP1 89146

Submitted after final agenda
Item 57

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Permit No. 1630

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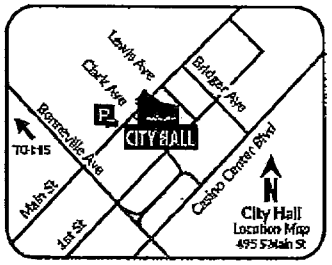

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78250 [PRJ-78221]

City Council Meeting of **05/20/2020**

PRJ-78221
13836403007
HELMS TERRY R LIVING TRUST
HELMS TERRY R TRS
809 UPLAND BLVD
LAS VEGAS NV 89107-3719

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CITY CLERK
2020 MAY 18 P 4:30

Submitted after final agenda
Item 57

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2020 MAY 13 A 10:44

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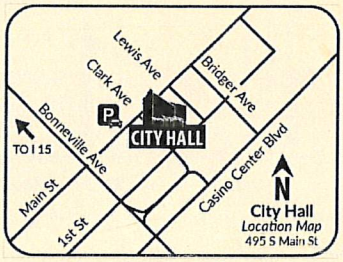

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78250 [PRJ-78221]

City Council Meeting of **05/20/2020**

PRJ-78221
13836402003
FREEMAN ISABELLE FRANCOISE
5908 CONCERT DR
LAS VEGAS NV 89107-3737

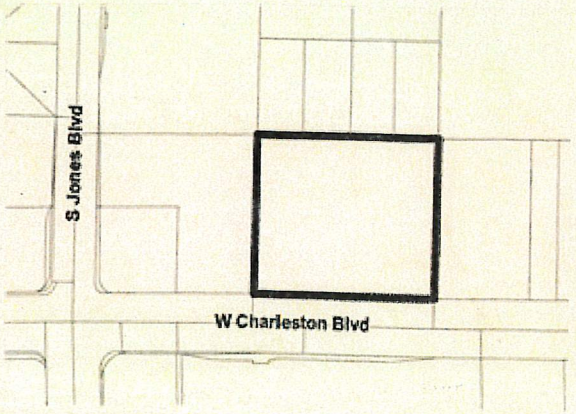
97 DROPNP1 89107

Application Information

SUP-78250 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 373-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED, AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 5950 West Charleston Boulevard, Suite #110 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78221]. The Planning Commission (6-1 vote) and Staff recommend DENIAL.

ADAMANTLY OPPOSED !

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	05/20/2020
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:00 a.m.

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncillive@lasvegasnevada.gov, mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101, or fax to (702)382-4803. Online comments can be submitted via the e-mail provided or from the City's website at www.lasvegasnevada.gov/councilcomment. For further information, go to www.lasvegasnevada.gov/meetings (TTY 7-1-1). **Note that 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.**

Submitted after final agenda
Item 57

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

Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing

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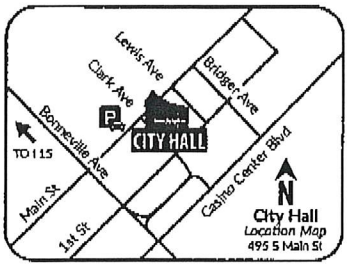

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APR 07 2020
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78250 [PRJ-78221]

Planning Commission Meeting of **04/14/2020**

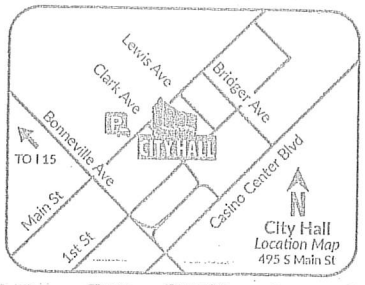
PRJ-78221
13836403007
HELMS TERRY R LIVING TRUST
HELMS TERRY R TRS
809 UPLAND BLVD
LAS VEGAS NV 89107-3719

97 BRDFNP1 89107

28P

Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78250 [PRJ-78221]

Planning Commission Meeting of 3/10/2020

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STEVEN THORNOCK
3960 E WYOMING AVE
LAS VEGAS, NV 89104

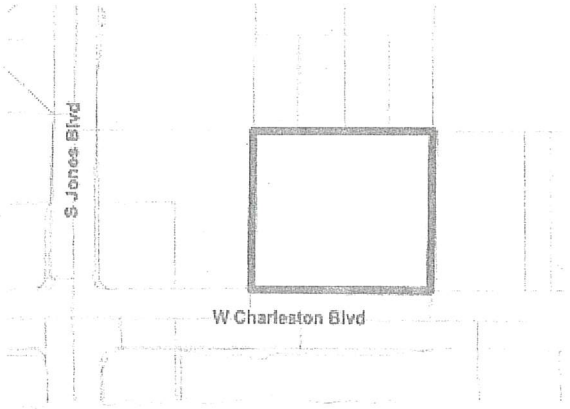
89104-503150

Application Information

SUP-78250 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 373-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED, AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 5950 West Charleston Boulevard, Suite #110 (APN 138-36-406-006) C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78221]

We don't need On Call Cash next to residential or within 1,000' from a similar use. I only received this Notice 5 days < Public Hearing. Please mail another unless dismissed
Thankyou, Steven Thornock

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*3/10/2020*
Time:	6:00 P.M.
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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

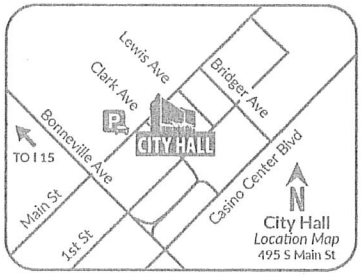
2 of 2P

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

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

RECEIVED
MAR 11 2020
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-78250 [PRJ-78221]
Planning Commission Meeting of **3/10/2020**

PRJ-78221
13836401001
ERICKSON FAMILY REVOCABLE TRUST
ERICKSON PETER B & MARJO M TRS
360 GEITNER AVE
NEWTON NC 28658

2 ARDFNP1 28658

20A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
58

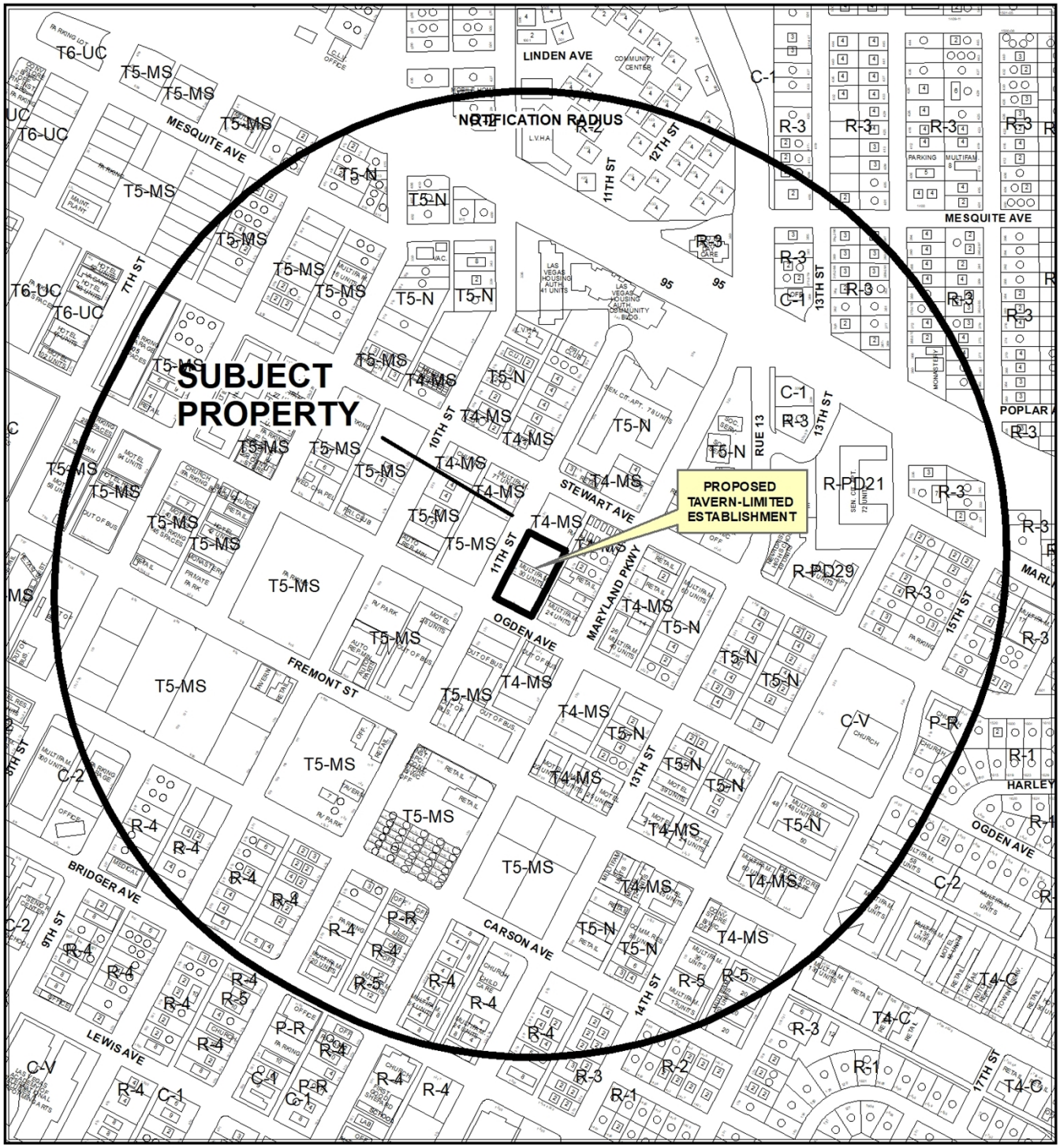
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-78466 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,010 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453]. 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	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-78466 and SDR-78465 [PRJ-78453]
2. Special Map
3. Conditions and Staff Report - SUP-78466 and SDR-78465 [PRJ-78453]
4. Supporting Documentation - SUP-78466 and SDR-78465 [PRJ-78453]
5. Photo(s) - SUP-78466 and SDR-78465 [PRJ-78453]
6. Justification Letter - SUP-78466 and SDR-78465 [PRJ-78453]
7. Submitted after Final Agenda - Support Postcard
8. Backup Submitted for the April 14, 2020 Planning Commission Meeting



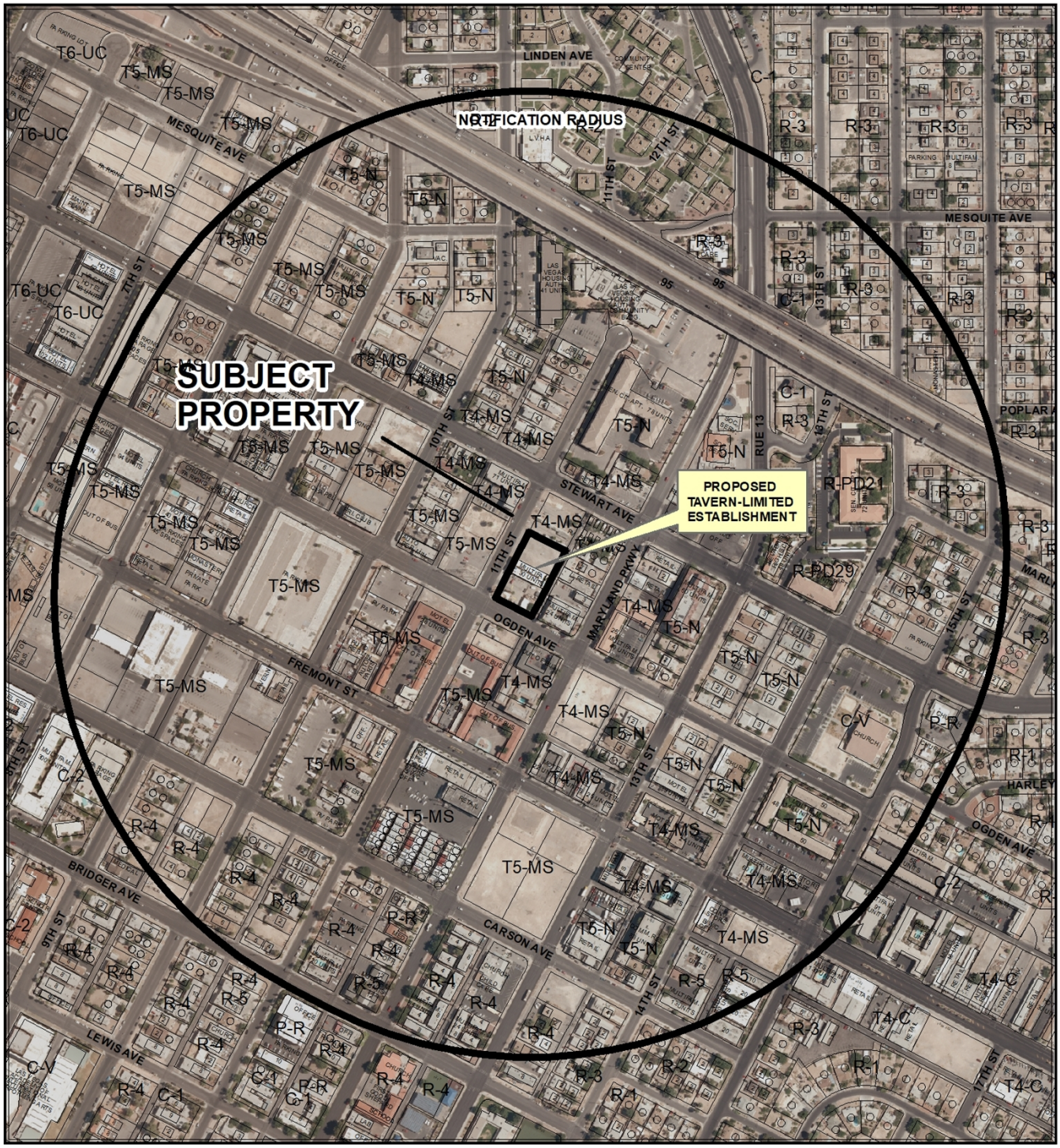
0 387.5 775 Feet

CASE: **SUP-78466, SDR-78465 (PRJ-78453)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T5-MS (T5 Main Street)

N



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CASE: **SUP-78466, SDR-78465 (PRJ-78453)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T5-MS (T5 Main Street)

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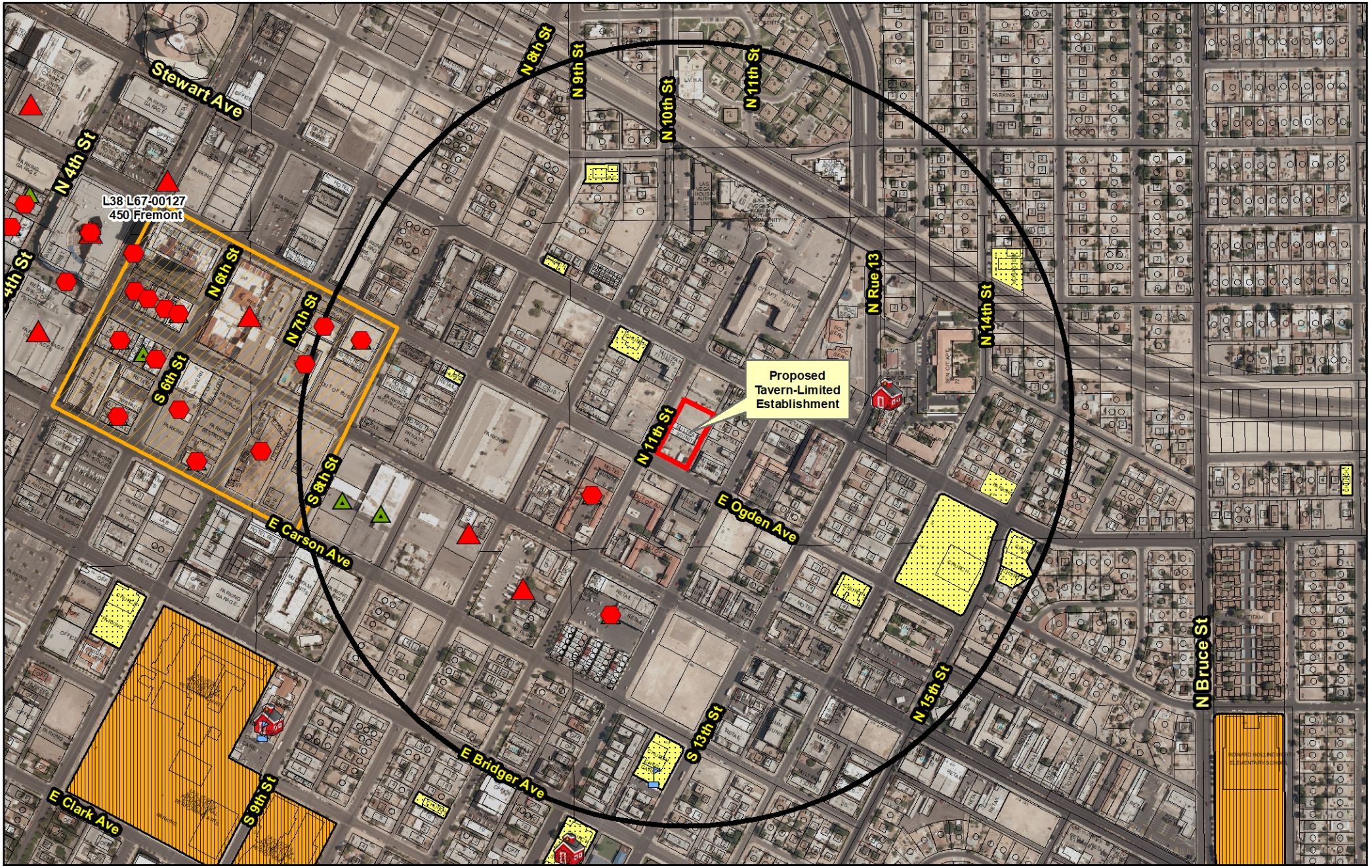


SUP-78466 (PRJ-78453)

Tavern-Limited Establishment

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

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

Entitlements

- Entertainment District
- APPROVED
- SCHEDULED
- Subject Property
- Buffer
- Parks
- 1500ft Bufffer

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, March 18, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ESCAPE RESORTS, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-78466	Staff recommends APPROVAL, subject to conditions:	
SDR-78465	Staff recommends APPROVAL, subject to conditions:	SUP-78466

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 447 (By City Clerk)

PROTESTS 0 - SUP-78466 and SDR-78465

APPROVALS 0 - SUP-78466 and SDR-78465

FS

SUP-78466 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-78465) shall be required.

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

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

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

5. 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.

SDR-78465 CONDITIONS

Planning

1. Approval of a Special Use Permit (SUP-78466) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped 04/06/20, and building elevations, date stamped 03/10/20 and 04/06/20.

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

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

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

7. All utility or mechanical equipment shall comply with the provisions of the Form Based Code development standards, unless approved by a separate Waiver.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, 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.

9. All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 and be minimum 36-inch box.

10. At the time of building permit submittal, bicycle parking shall be included on the construction drawings per the on-site bike parking provisions of Title 19.09.100.G.

11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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 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.

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

Public Works

15. Dedicate a 10-foot radius on the northeast corner of 11th Street and Ogden Avenue prior to the issuance of any permits.

16. Construct the sidewalk on 11th Street to meet Downtown Master Plan standards concurrent with development of this site.

17. The sidewalk along Ogden Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

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

19. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of off-site improvements on Ogden Avenue per requirements of Title 19.09/19.04 that are deferred by this action. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site

20. Submit a License Agreement for landscaping and private improvements in public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a 31-unit Hotel/Motel and a 26,010 square-foot Tavern-Limited on 0.80 acres at the northeast corner of Odgen Avenue and 11th Street.

ISSUES

- A Special Use Permit is being requested for a 26,010 square-foot Tavern Limited. Staff recommends approval of the request.
- A Site Development Plan Review is being requested for the conversion of a vacant multi-family residential building into a 31-unit hotel with associated amenities. Staff recommends approval of the request.

ANALYSIS

The subject site is zoned T5-MS (T5 Main Street) Zone and subject to Title 19.09 Form-Based Code (FBC) development standards. Per Title 19, the intent of the T5-MS Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. The flexible nature of the building types is intended to encourage revitalization and investment.

The applicant proposes to convert an existing vacant 31-unit apartment building into a hotel, and construct a new building hosting the hotel registration and a hotel bar. A pool deck and other amenity areas will be located within the interior of the site. The site will receive access via a drive from the alleyway, and a new 31-space parking lot will be developed to the north of the hotel building. The FBC designates the subject site as having a “high load” parking demand, and therefore the site is required to have between 40 and 70 percent of the specified parking requirement outlined in Title 19.12. The depicted 31 parking spaces equates to 51 percent of the required Title 19 parking requirements for the site, and is therefore in compliance with the provisions of the FBC.

The FBC designates Ogden Avenue as a Bicycle Emphasis Street, and 11th Street as a Major Neighborhood Street. The required streetscape for each street is defined in Title 19.04. Adjacent to 11th Street, the landscape plan depicts a seven-foot wide amenity zone with shade trees spaced 20 feet on-center, and a five-foot sidewalk as required by Title 19.04. Adjacent to Ogden Avenue, the site plan depicts a ten-foot sidewalk back of curb and five feet of landscape buffer area on private property back of the sidewalk where a five-foot landscaped amenity zone back of curb, and a detached six to ten-foot sidewalk is required. As adequate right-of-way width is not available for the required streetscape improvements, and it was determined that the property owner would be required to enter into a covenant agreeing to the installation of the required improvements at some time in the future. Existing, mature Mexican Fan Palms will be persevered and located adjacent to the registration building's entrance. Various five and one gallon shrubs will be planted at the sidewalk. Title 19.09 mandates 75 square feet of open space per unit, which equates to 2,325 square feet of required open space. The proposed pool deck and cabanas satisfy the open space requirement as approximately 5,040 square feet is being provided.

The building type is designated as FBC flex-low-rise with a shopfront frontage. The buildings as proposed are generally consistent with the requirements of the specified FBC building and frontage types. The building elevations depict a new 16-foot tall building constructed of painted cement plaster and metal paneling. Decorative features include wood paneling, shade structures and decorative metal embellishments. The existing two-story building will be subject to an exterior rehabilitation including new paint and architectural features such as metal wall panels, balcony treatments, and backlit metal embellishments similar to those proposed with the proposed building. Excluding the parking lot area, an eight-foot decorative wall will be constructed along the perimeter of the site to provide security.

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 T5-Main Street zoning district with an approved Special Use Permit. Having the ability to serve alcohol is critical to the operation of the hotel, and the use can be conducted in a harmonious manner with surrounding development. Staff recommends approval of the request.

This parcel is currently served by Las Vegas Valley Water District (LVVWD) for domestic service, however, may not be adequate for the proposed development. In addition, the services do not have the backflow prevention required for this use per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit. LVVWD backflow preventers must be placed onsite within an easement. In addition, a commercial subdivision and recordation of CC&Rs may be required for this site.

The proposed development generally conforms to the requirements of the Form Based Code, and furthers the goals of the 2045 Downtown Master Plan. The redevelopment of the subject site will remove blight in the area, and provide for additional lodging options within the Fremont East District. The site is compatible with development in the area, and staff recommends approval of the request.

FINDINGS (SUP-78466)

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

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

   The proposed use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

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

   The primary access to the proposed development is provided via an alley from Ogden Avenue, which is classified as an 80-foot wide Major Collector on the Master Plan of Streets and Highways. This is sufficient in size to carry the amount of traffic this proposed development will generate.

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

   The proposed Special Use Permit request will not be inconsistent with or compromise the public health, safety, and welfare or overall objectives of the Vision 2045 Downtown Master Plan.

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

   There are no additional conditions applicable for the Tavern-Limited Establishment use.

FINDINGS (SDR-78465)

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

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

   The proposed development is compatible with the existing uses in the surrounding area.

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

   The site is generally consistent with applicable Title 19.09 Form Based Code development standards, with the Vision 2045 Downtown Master Plan, and the overall intent of the Fremont East District.

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

   The primary access to the proposed development is provided via an alley from Ogden Avenue, which is classified as an 80-foot wide Major Collector on the Master Plan of Streets and Highways. This is sufficient in size to carry the amount of traffic this proposed development will generate.

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

   The building and landscape materials proposed are generally appropriate for the area and for the City.

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

The design characteristics of the proposed building elevations are not unsightly or obnoxious in appearance, and are compatible with existing development in the area. The design elements create an aesthetically pleasing environment.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
10/16/19	The City Council approved a General Plan Amendment (GPA-75814) from MXU (Mixed Use) to FBC (Form-Based Code) on the northeast corner of Fremont and 11th Streets. Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-76747) from C-2 (General Commercial) to T5-MS (T5 Main Street) on the northeast corner of Fremont and 11th Streets. Planning Commission and staff recommended approval.
04/14/20	The Planning Commission unanimously voted to recommend APPROVAL on the following requests: • Special Use Permit (SUP-78466) FOR A PROPOSED 26,010 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE • Site Development Plan Review (SDR-78465) FOR A PROPOSED TWO-STORY, 16,192 SQUARE-FOOT HOTEL WITH POOL DECK on 1.15 acres at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453].

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
02/13/20	Staff conducted a pre-application meeting with the applicant to discuss general submittal requirements for Special Use Permit and Site Development Plan Review applications. Several meetings were held prior to this date to assist the developer in designing a project that conformed to Title 19.09 Form Based Code standards.

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

Field Check	
03/12/20	Staff conducted a routine field check and found a vacant multi-family residential development in general disrepair.

Details of Application Request	
Site Area	
Net Acres	0.80

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-family Residential	FBC (Form Based Code)	T5-Main Street
North	Undeveloped	FBC (Form Based Code)	T4-Main Street
South	Undeveloped	FBC (Form Based Code)	T5-Main Street
East	Multi-family Residential	FBC (Form Based Code)	T4-Main Street
West	Undeveloped	FBC (Form Based Code)	T5-Main Street

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

	Permitted/Required	Proposed	Compliance?
Table D. Building Types			
Building Type (Flex Low-Rise)	*Max 150'x150'*	*120'x50'*	Y
Miscellaneous			N/A
Access Standards (If applicable)			N/A
Table E. Building Placement			
Setback Distance	*Min 5' / Max 10'*	*3*	Y*
Building Façade (Front) [Ogden Ave]	*70% min.*	*100%*	Y
Building Façade (Side Street) [11th Street]	*50% min.*	*100%*	Y
Miscellaneous			N/A
Table F. Building Form Standards			
Building Height (Stories)	*5 stories max*	*1 story proposed / 2 stories existing*	Y
Ground Floor Finish Level	*2' max*	*2' max*	Y**
Floor-to-Ceiling (Ground)	*14' min*	*14' min*	Y**
Floor-to-Ceiling (Upper)	*9' min*	*9' min*	Y**
Footprint	*90% max*	*32%*	Y**
Depth	*30' min*	*30'min*	Y**
Table G. Frontages			
Frontage 1 [Ogden Ave]		*Shopfront*	Y
Frontage 2 [11th Street]		*Shopfront*	Y
Pedestrian Access			Y
Miscellaneous			N/A
Table H. Encroachments			
Encroachment Type (Shopfront)	*10'/10' max*	*<10*	Y
Table I. Use Types		*Tavern Limited; Hotel*	Y

Table J. Parking Standards			
Setback from Lot (Ground)	*40' front / 10' corner side*	*165' front / 15' corner side*	Y
Miscellaneous			N/A
Required Parking (Title 19.09.100.G)			
Parking Standards (High Load)	*Between 40% and 70% of 61 parking spaces*	31 parking spaces (51%)	Y
Bicycle Parking Requirements	*2 per 8,000 sf GFA / 4 required*	*5 racks provided*	Y**
Table K. Required Street Trees	*1 every 20 feet on-center*	*1 every 20 feet on-center*	Y
Table L. Open Space	*31 units x 75 sf = 2,325 sf*	*5,040 sf*	Y
Miscellaneous			N/A

**Pre-entitlement modification administratively granted to reduce the minimum setback by 2 feet.*
***Standard will be required by condition and/or confirmed at the time of building permit review.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
11Th Street	Major Neighborhood Street	Title 19.09 and 19.04	80	Y
Ogden Ave.	Bike Emphasis Street	Title 19.09 and 19.04	80	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
11th Street	7-foot Amenity Zone with a 5-7 foot sidewalk	7-foot Amenity Zone with a 5-foot sidewalk	Y
Ogden Ave.	5-foot amenity zone with a 6-10 foot sidewalk	No Amenity Zone with a 10-foot sidewalk	Y*

**Condition has been included to require a covenant for the possible future installation of the required improvements.*

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) 207 North 11th Street

Project Name Bent Inn **Proposed Use** T5 - MS (Boutique Hotel)

Assessor's Parcel #(s) 139-35-211-052, 053 & 054 **Ward #** 5 Crear

General Plan: Existing _____ Proposed _____ **Zoning:** Existing T5-MS Proposed Same

Additional Information _____

Property Owner Escape Resorts Inc. Contact Mark Hunter

Address 42038 Bodie Road City Palm Desert State CA Zip 92260

E-mail mark@bentlasvegas.com Phone 720-530-2740

Applicant Same as Above Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative SPARC Design Group Contact Michael Pancirov

Address 7485 West Azure Drive, Suite 222 City Las Vegas State NV Zip 89130

E-mail mpancirov@sparcdesigngroup.com Phone 702-785-7858

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 Mark Hunter, Pres.

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

Print Name MARK HUNTER

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

PRJ-78453
03/10/20

GENERAL NOTES

1. TRASH ENCLOSURE WILL COMPLY WITH CITY DESIGN STANDARDS.
2. BUILDING ADDRESS NUMERALS TO BE A MINIMUM OF 12" IN. HEIGHT AND SHALL BE PLACED ON THE BUILDING PLAINLY VISIBLE FROM THE PUBLIC STREET AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
3. ALL EXISTING EXTERIOR LIGHTING MUST BE SHIELDED TO PREVENT SPILL-OVER TO ADJACENT PROPERTIES.

KEY NOTES

1. PROPERTY LINE
2. EXISTING LIGHT POLE TO BE REPLACED W/ 21' DOWNTOWN STREETLIGHT
3. EXISTING FIRE HYDRANT
4. TRASH ENCLOSURE
5. EXISTING BUILDING
6. NEW BUILDING
7. PARKING SPACES (4" PARKING STRIPING)
8. HANDICAP PARKING
9. EXISTING SIDEWALK
10. NEW SIDEWALK
11. LANDSCAPING
12. 8' HIGH DECORATIVE METAL SITE WALL
13. NEW POOL
14. BALCONY & PATIO FOOTPRINT
15. NEW MODULAR BUILDING
16. SHORT TERM PARKING SIGN - PROVIDED BY CLV
17. PAINT CURB WHITE FOR TEMPORARY PARKING
18. DECORATIVE BIKE RACK FOR 5 BIKES MIN.
19. DIRECTIONAL SIGNAGE TO PARKING LOT - PERMIT & DESIGN BY OTHERS

X

SITE INFORMATION

OWNER / APPLICANT / DEVELOPER:

BENT LAS VEGAS

PROJECT LOCATION:

207 NORTH 11TH STREET
LAS VEGAS, NV 89101

ASSESSOR'S PARCEL NUMBER: 139-35-211-052, 053 & 054

JURISDICTION: CITY OF LAS VEGAS

ZONING: T-5 (MS) MAIN STREET

BUILDING AND LOT SIZE:

139-35-211-052 = 0.32 ACRES
139-35-211-053 = 0.16 ACRES
RESORT BUILDING AREA = 9,148 S.F.
139-35-211-054 = 0.32 ACRES
REGISTRATION BUILDING = 1,768 S.F.

TOTAL SITE AREA = .90 ACRES
TOTAL BUILDING AREA = 10,916 S.F.

BUILDING RATIO = 28 %

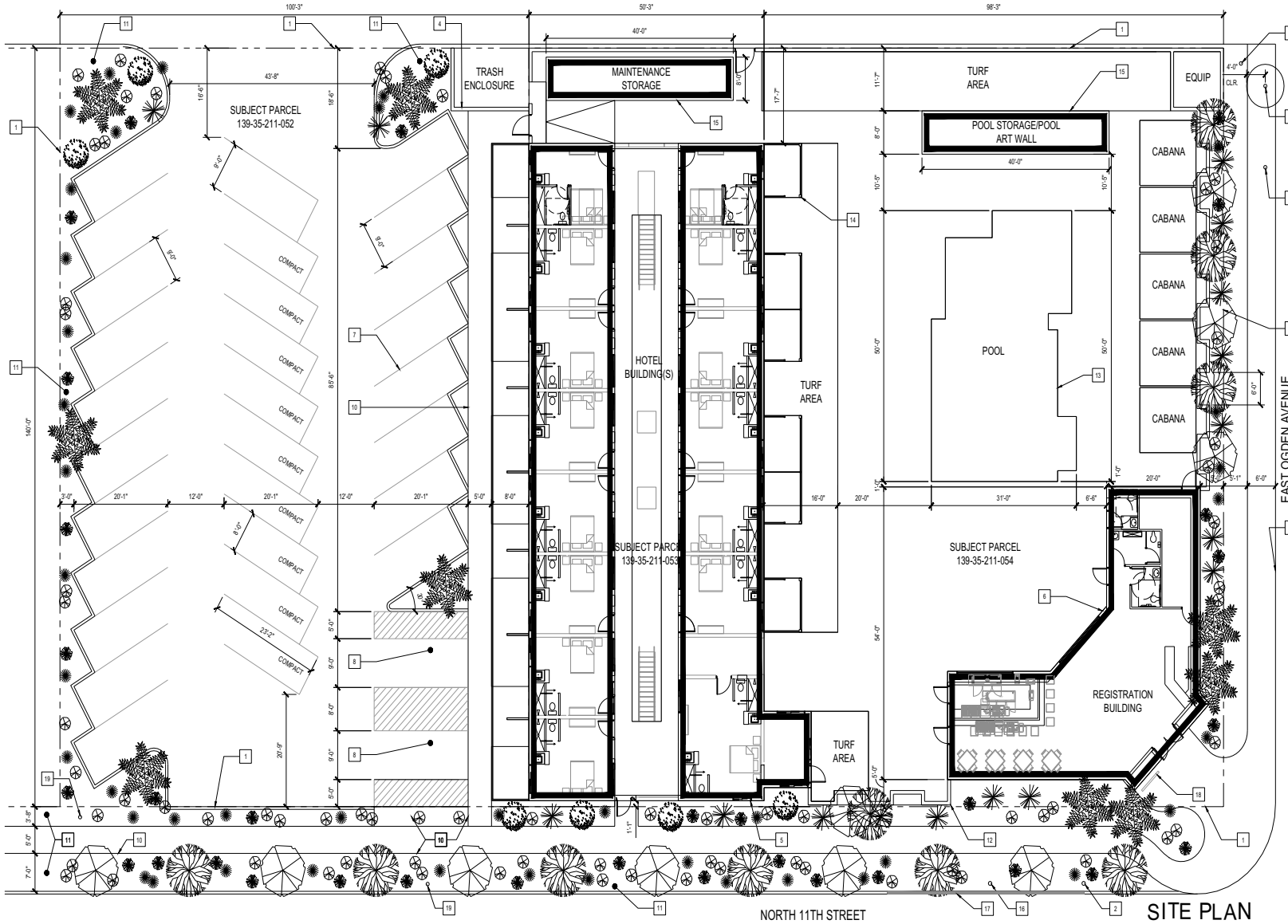
PARKING:

REQUIRED:
RESORT - 1 STALL PER UNIT

TOTAL PARKING REQUIRED = 31 STALLS

PROVIDED:
NUMBER OF PROVIDED STALLS = 31
NUMBER OF PROVIDED H.C. STALLS = 2

04/06/20
PRJ-78453



SITE PLAN
SCALE : 1" = 20'-0"

LANDSCAPE LEGEND

Symbol	Name	Size
	MEXICAN FAN PALM / MEXICANA WASHINGTONIA	EXISTING / 25' PLUS TALL
	MEXICAN EBONY / HAVARDIA MEXICANA	24" BOX
	DESERT MUSEUM PALO VERDE / CIRCIDIUM X 'DESERT MUSEUEM	24" BOX
	RED MEXICAN BIRD OF PARADISE / CAESALPINNIA PULCHERRIMA	5 GALLON
	PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM RUBRUM	5 GALLON
	TEXAS RED YUCCA / HESPERALOE PARVIFLORA	1 GALLON
	FOUNTAINBUSH / RUSSELIA EQUISETIFORMIS	1 GALLON
	CENTURY PLANT / AGAVE AMERICANA	1 GALLON
	LANDSCAPE COVER MATERIAL IS 1/4" GOLD DECOMPOSED GRANITE (FINES)	

VICINITY MAP



NORTH

BENT - LAS VEGAS
207 NORTH 11TH STREET, LAS VEGAS, NV 89101
SITE DESIGN REVIEW

SPARC DESIGN
7485 W. AZURE DR. SUITE 222, LAS VEGAS, NV 89130
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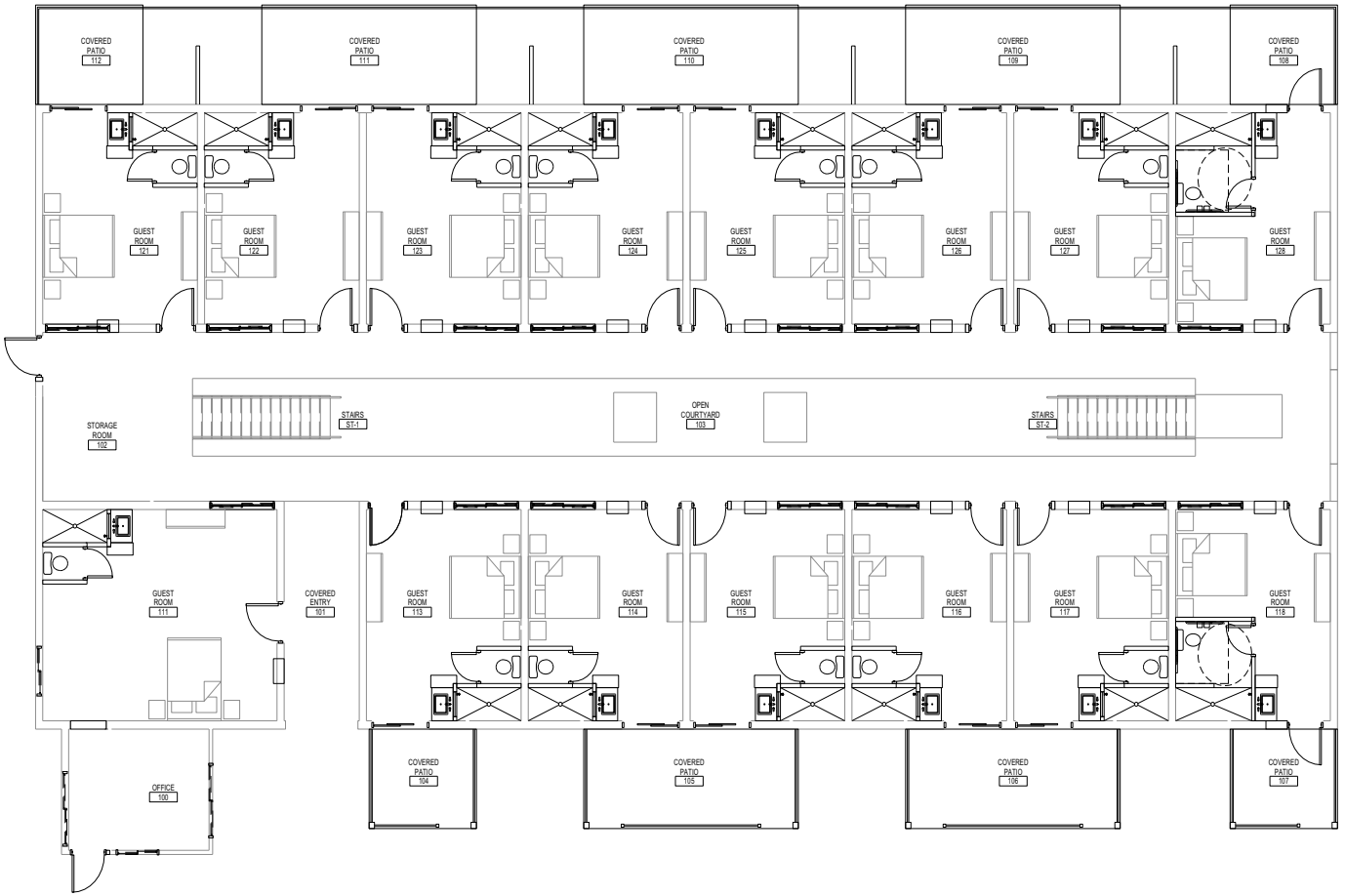
PHASE: ENTITLEMENTS	SCALE: VARIES
PROJECT NUMBER: 1907N02	ISSUE DATE: 2/24/2020
CITY JOB NUMBER: --	DRAWN BY: MAP
PAGE: 1	

PROJECT INFORMATION

APN: 138-35-211-052, 053 & 054
ADDRESS: 207 NORTH 11TH STREET, LAS VEGAS, NV 89101
OWNER NAME: BENT LAS VEGAS LLC.

JURISDICTION: CITY OF LAS VEGAS
EXISTING ZONING: C-2 GENERAL COMMERCIAL

TOTAL HOTEL BUILDING AREA:	9,148 S.F.
BUILDING 1 TOTAL	4,698 S.F.
BUILDING 1 LVL 1	2,473 S.F.
BUILDING 1 LVL 2	2,225 S.F.
BUILDING 2 TOTAL	4,450 S.F.
BUILDING 2 LVL 1	2,225 S.F.
BUILDING 2 LVL 2	2,225 S.F.



PRJ-78453
03/10/20

HOTEL FLOOR PLAN - LEVEL 1

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

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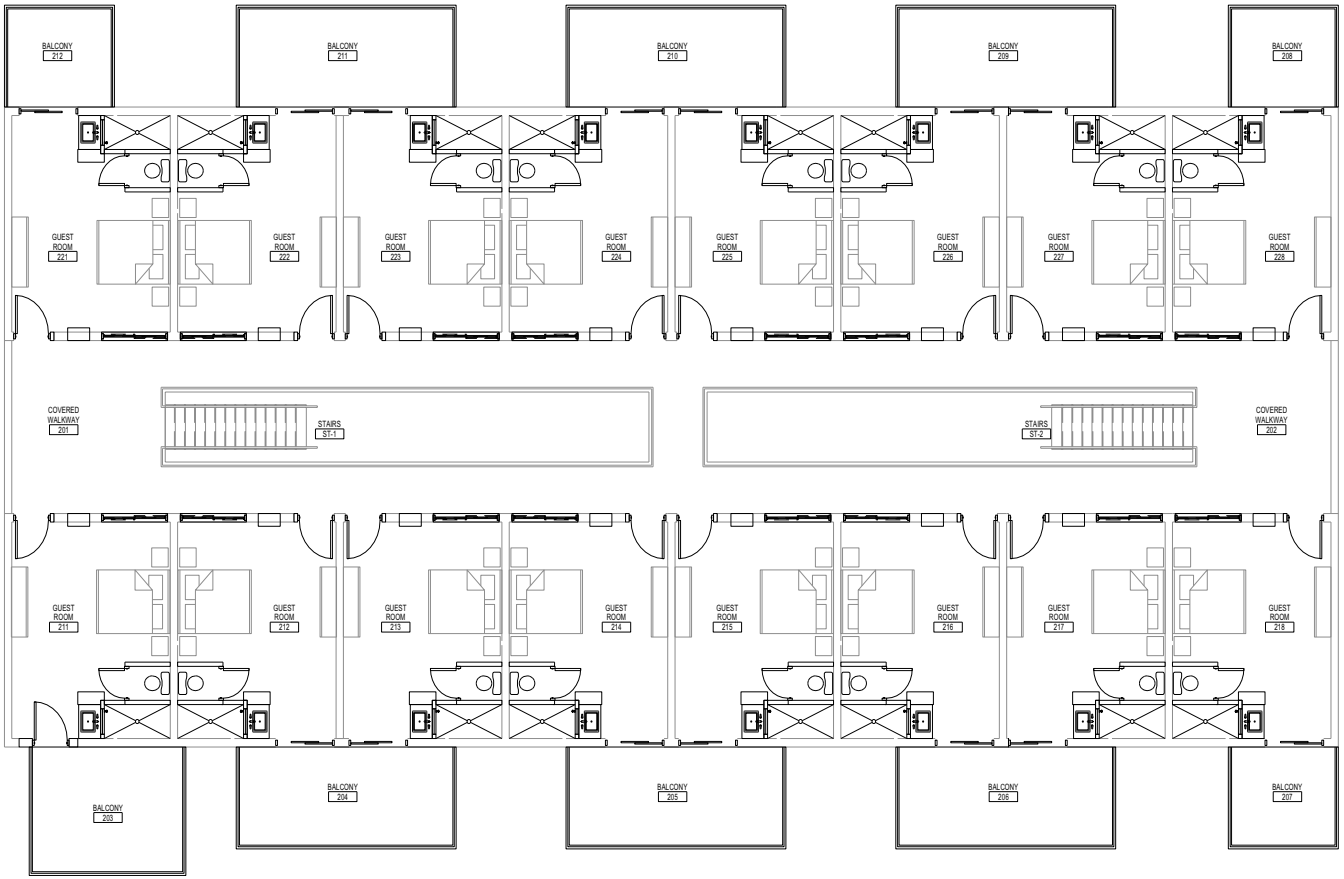
PHASE: ENTITLEMENTS	SCALE: VARIES	PAGE: 2-1
PROJECT NUMBER: 1907N02	ISSUE DATE: [illegible]	
CITY JOB NUMBER: --	DRAWN BY: MAP	

PROJECT INFORMATION

APN: 138-35-211-052, 053 & 054
ADDRESS: 207 NORTH 11TH STREET, LAS VEGAS, NV 89101
OWNER NAME: BENT LAS VEGAS LLC.

JURISDICTION: CITY OF LAS VEGAS
EXISTING ZONING: C-2 GENERAL COMMERCIAL

TOTAL HOTEL BUILDING AREA:	9,148 S.F.
BUILDING 1 TOTAL	4,698 S.F.
BUILDING 1 LVL 1	2,473 S.F.
BUILDING 1 LVL 2	2,225 S.F.
BUILDING 2 TOTAL	4,450 S.F.
BUILDING 2 LVL 1	2,225 S.F.
BUILDING 2 LVL 2	2,225 S.F.



03/10/2020

PRJ-78453

HOTEL FLOOR PLAN - LEVEL 2

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

BENT - LAS VEGAS
207 NORTH 11TH STREET, LAS VEGAS, NV 89101
SITE DESIGN REVIEW

SPARC DESIGN
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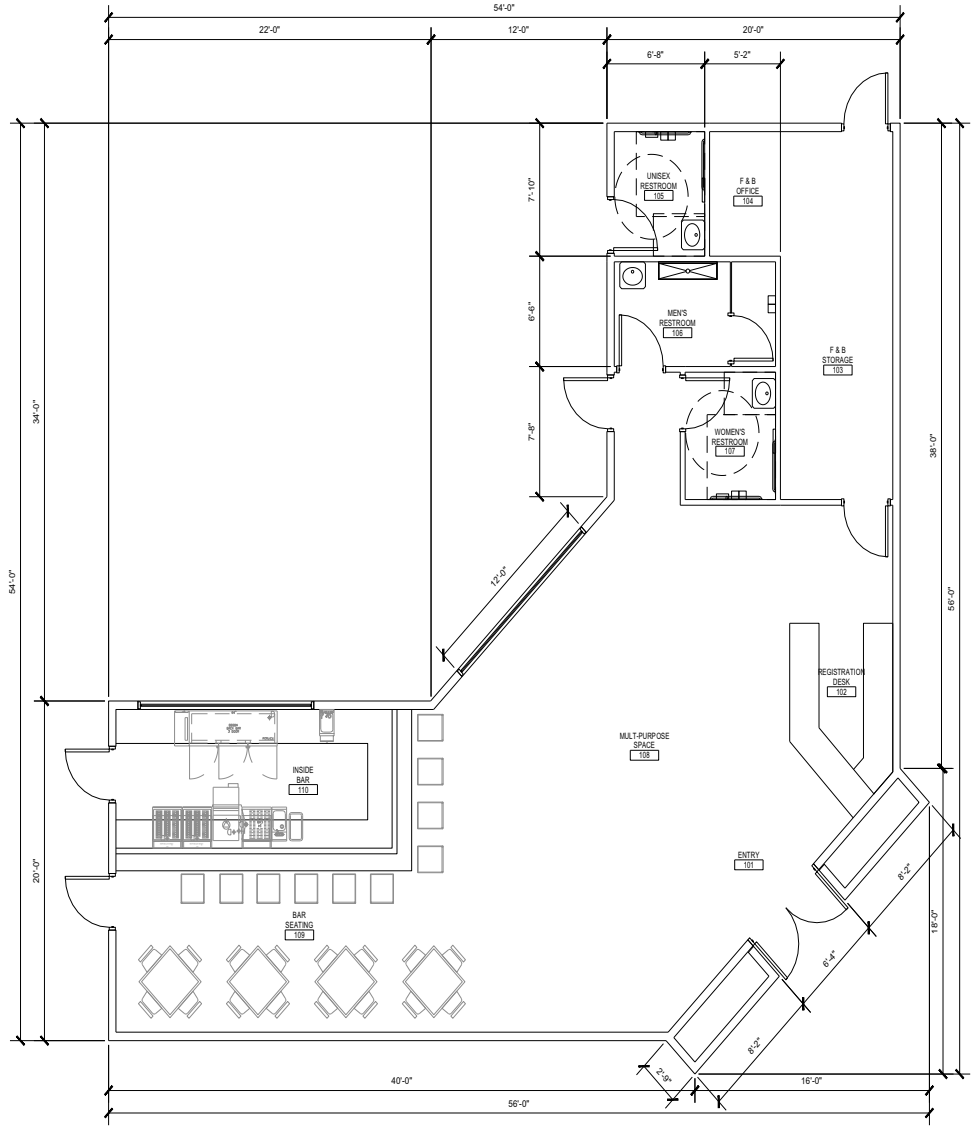
PHASE: ENTITLEMENTS	SCALE: VARIES	PAGE: 2-2
PROJECT NUMBER: 1907N02	ISSUE DATE: [illegible]	
CITY JOB NUMBER: --	DRAWN BY: MAP	

PROJECT INFORMATION

APN: 138-35-211-052, 053 & 054
ADDRESS: 207 NORTH 11TH STREET, LAS VEGAS, NV 89101
OWNER NAME: BENT LAS VEGAS LLC.

JURISDICTION: CITY OF LAS VEGAS
EXISTING ZONING: C-2 GENERAL COMMERCIAL

REGISTRATION BUILDING AREA TOTAL: 1,768 S.F.



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REGISTRATION FLOOR PLAN

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

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PHASE:	SCALE:	PAGE:
ENTITLEMENTS	VARIES	3
PROJECT NUMBER:	ISSUE DATE:	
1907N02		
CITY JOB NUMBER:	DRAWN BY:	
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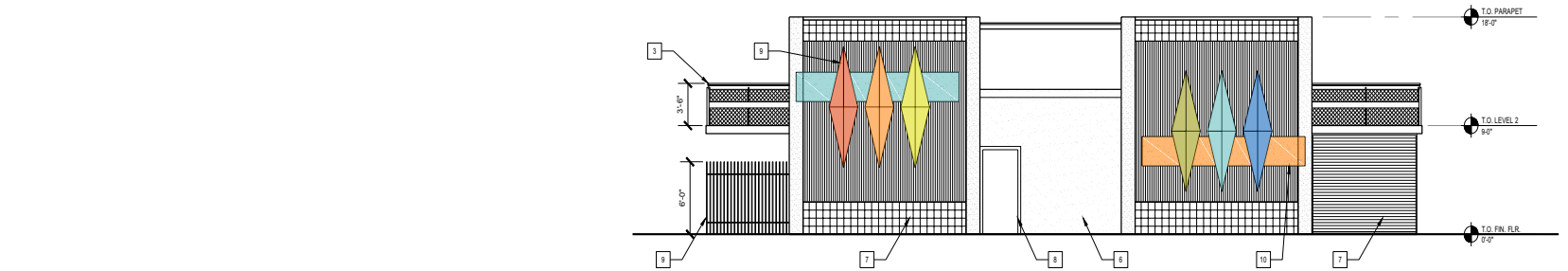
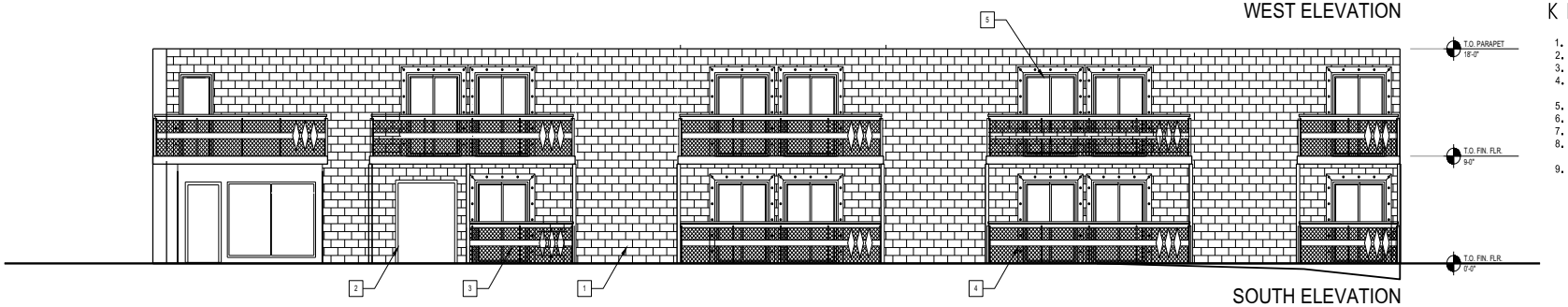
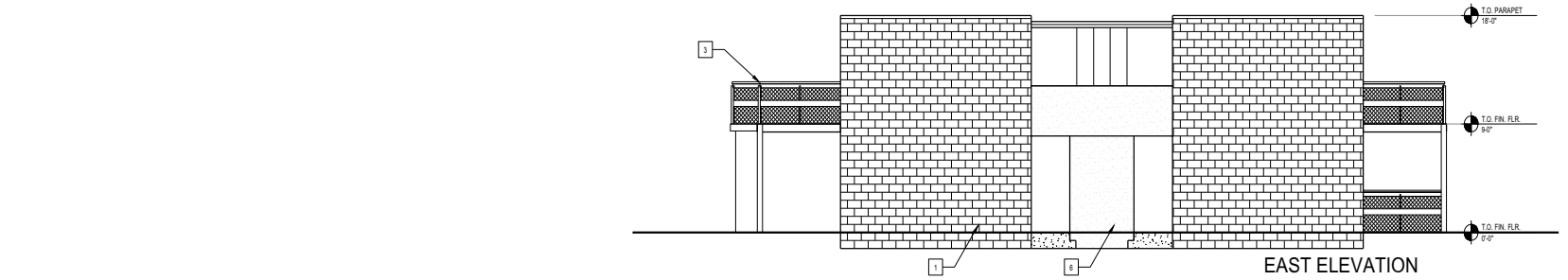


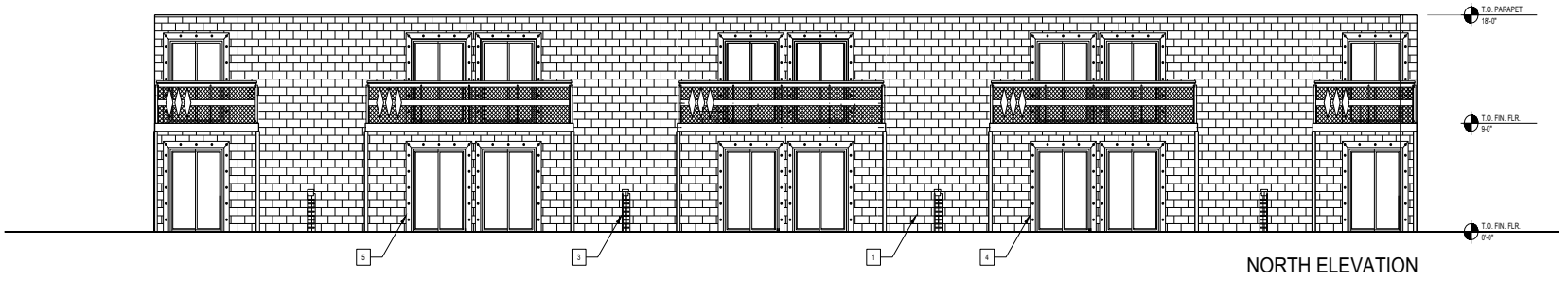
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

EXTERIOR FINISHES LEGEND

- EXISTING CMU BLOCK (SCORED) PAINTED - (PT-1)
- EXISTING CMU BLOCK (FLUTED) PAINTED - (PT-2)
- EXISTING CMU BLOCK (SMOOTH-FACED) PAINTED - (PT-3)
- EXISTING STUCCO PAINTED - (PT-4)
- EXISTING STUCCO ACCENTS PAINTED - (PT-5)
- STUCCO ACCENTS PAINTED - (PT-6)
- STUCCO ACCENTS PAINTED - (PT-7)
- NEW METAL WALL PANELS (MP-1)

KEY NOTES [X]

1. EXISTING CMU WALL PAINTED
2. EXISTING OPENING
3. NEW 42" GUARD RAIL TYP. @ ALL PATIOS & BALCONIES
4. STRUCTURAL REINFORCEMENT @ ALL NEW OPENINGS INTO EXISITNG CMU WALL
5. NEW SLIDING GLASS DOOR CUT INTO EXISTING CMU WALL
6. EXISTING STUCCO WALL PAINTED
7. NEW METAL WALL PANEL INSTALLED OVER CMU WALL
8. NEW EMERGENCY MAN DOOR - FRAME AND DOOR PAINTED TO MATCH ADJ. WALL
9. DECORATIVE METAL SIGNAGE W/ BACKLIGHTING-COLOR AS INDICATED PER ELEVATIONS, SEE MATERIAL BOARD

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EXTERIOR ELEVATIONS

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

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PHASE:	SCALE:	PAGE:
ENTITLEMENTS	VARIES	4
PROJECT NUMBER:	ISSUE DATE:	
1907N02	3/24/2020	
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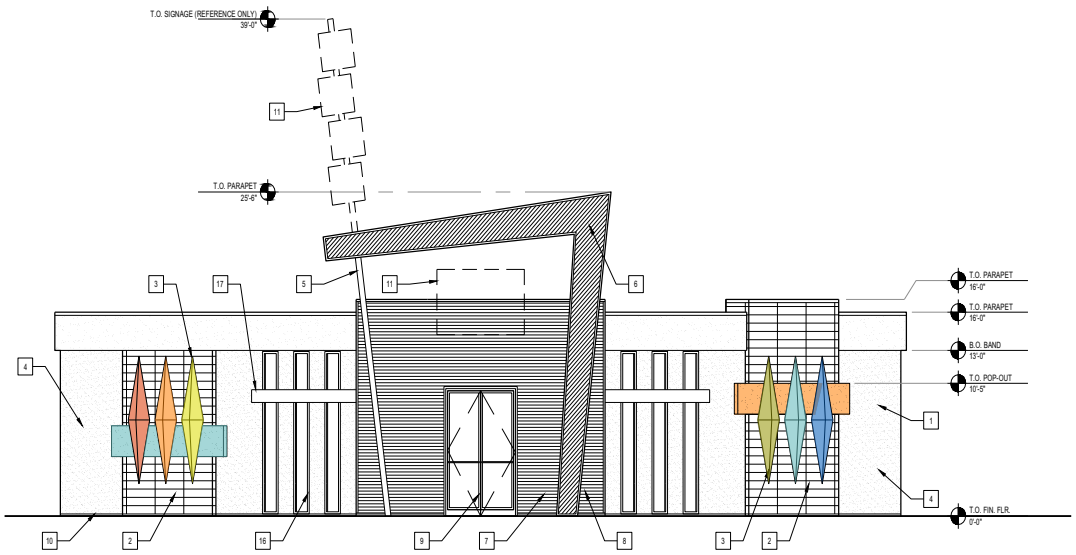
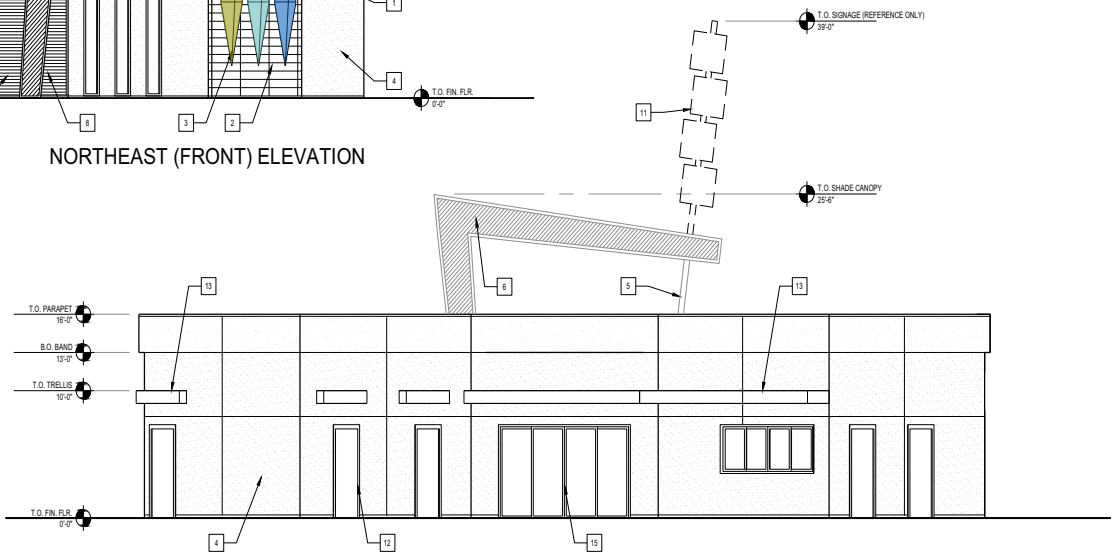
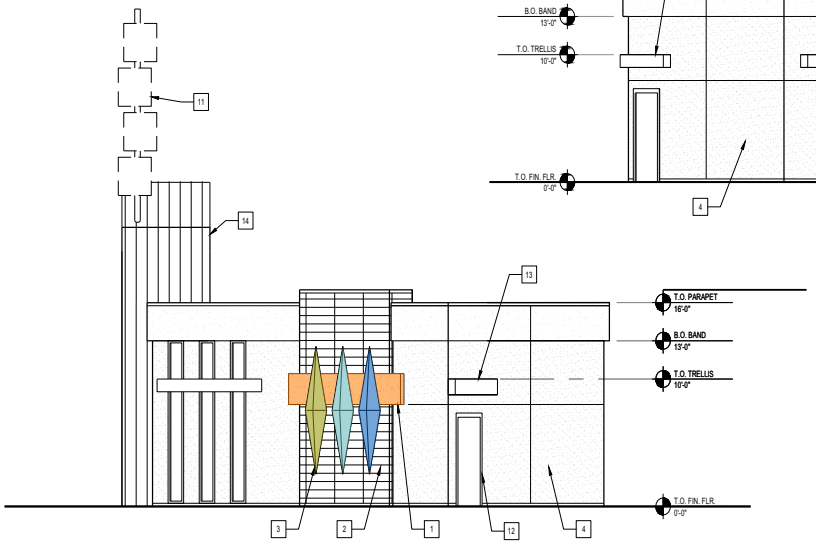


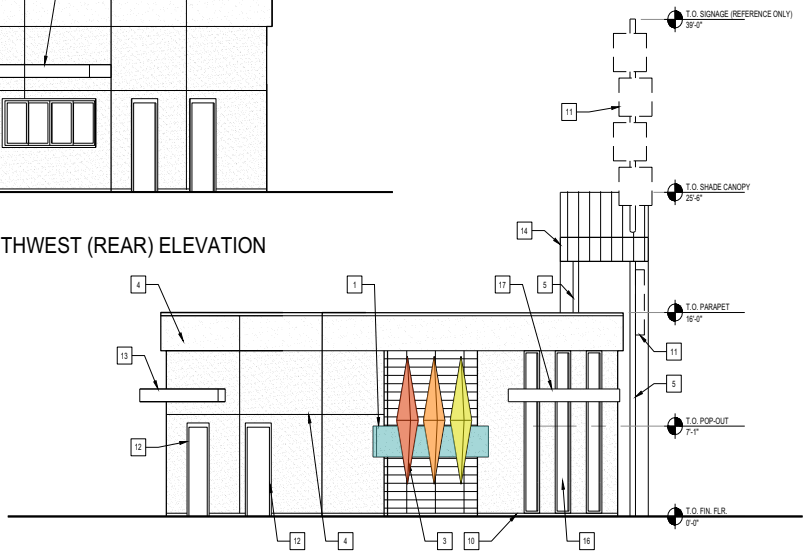
NORTHEAST (FRONT) ELEVATION



SOUTHWEST (REAR) ELEVATION



SOUTHEAST (SIDE) ELEVATION



NORTHWEST (SIDE) ELEVATION

EXTERIOR FINISHES LEGEND

- CEMENT PLASTER - LIGHT SAND FINISH (PT-10)
- CEMENT PLASTER - LIGHT SAND FINISH (PT-11)
- CEMENT PLASTER - LIGHT SAND FINISH (PT-12)
- CEMENT PLASTER - LIGHT SAND FINISH (PT-12)
- METAL WALL PANELING - (MP-1)
- CONCRETE BLOCK VENEER - (BV-1)
- TRANSLUCENT WALL PANEL W/ BACKLIGHTING
- STANDING SEAM METAL ROOFING (SS-1)

KEY NOTES

1. EPS FOAM POP-OUT W/ CEMENT PLASTER PAINTED (+8" FROM FRAMED WALL)
2. WOOD PANELING INSTALLED O/ FURRED OUT FRAMING (+4" FROM FRAMED WALL)
3. DECORATIVE METAL SIGNAGE W/ BACKLIGHTING-COLOR AS INDICATED PER ELEVATIONS, SEE MATERIAL BOARD
4. WOOD FRAMED WALL W/ CEMENT PLASTER PAINTED
5. STRUCTURAL COLUMN
6. TRANSLUCENT FIBERGLASS PANELING W/ COLOR CHANGING BACKLIGHTING
7. NEW METAL PANELING O/ WOOD FRAMING
8. SIDE OF SHADE STRUCTURE
9. STOREFRONT ENTRY DOORS
10. WEEP SCREED
11. FUTURE SIGNAGE (NOT A PART)
12. MAN DOOR PAINTED
13. SHADE STRUCTURE
14. STANDING SEAM METAL ROOF
15. 12'-0"ACCORDIAN STYLE WINDOW SYSTEM W/ CENTER OPENING ALL PANELS
16. SPANDREL GLAZING WINDOW SYSTEM
17. DECORATIVE METAL PANEL WINDOW AWNING

PRJ-78453

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EXTERIOR ELEVATIONS

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

BENT - LAS VEGAS

207 NORTH 11TH STREET, LAS VEGAS, NV 89101

SITE DESIGN REVIEW

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CORNER RENDERING VIEW



11TH STREET VIEW

PRJ-78453

03/10/20



OGDEN AVENUE VIEW

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ENTITLEMENTS	VARIES	6
PROJECT NUMBER:	ISSUE DATE:	
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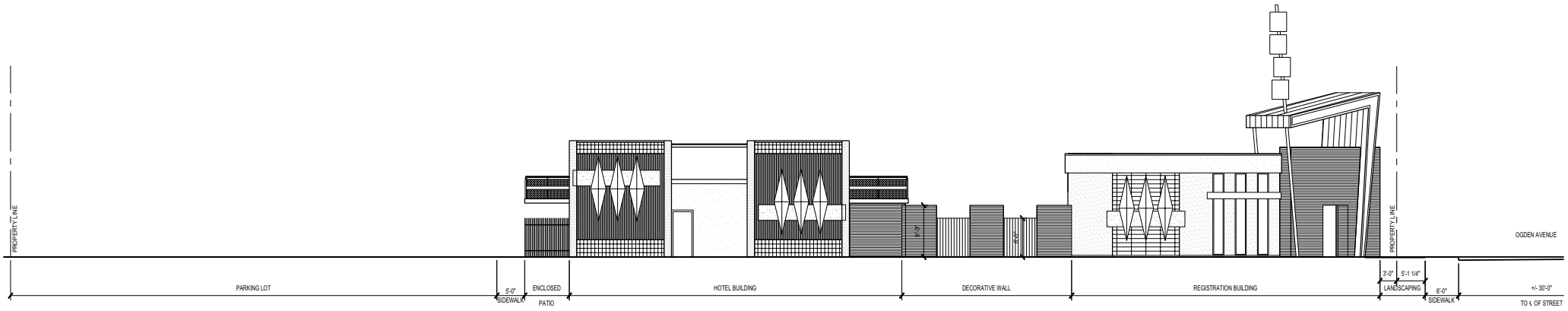
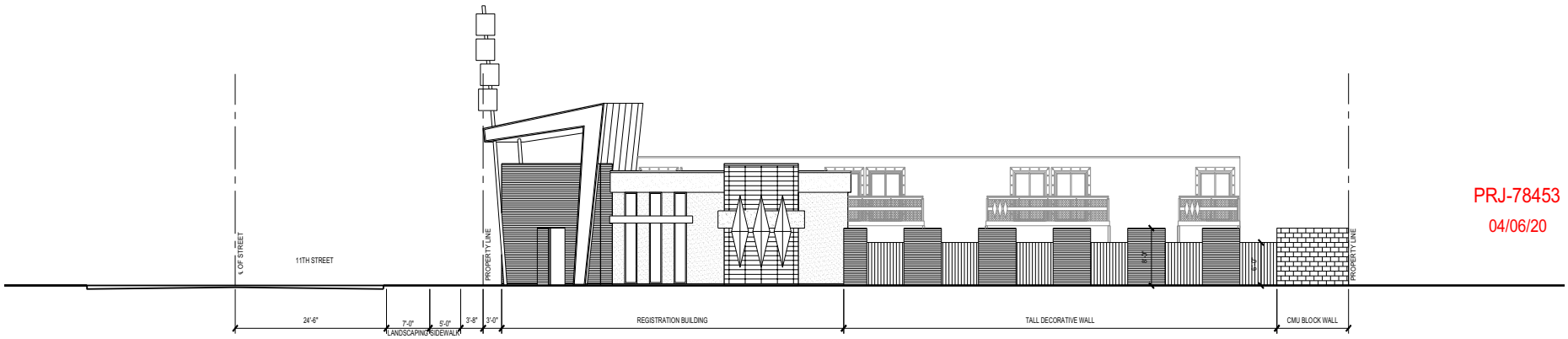


11TH STREET VIEW

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



PRJ-78453

04/06/20

OGDEN AVENUE VIEW

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

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PROJECT NUMBER:	ISSUE DATE:	
1907N02	2/24/2020	
CITY JOB NUMBER:	DRAWN BY:	
--	MAP	

PAINT COLORS

SHERWIN WILLAIMS

SW 6914
Eye Catching
Interior / Exterior
Location Number: 138-C6

SW 6261
Swanky Gray
Interior / Exterior
Location Number: 228-C2

SW 6941
Nifty Turquoise
Interior / Exterior
Location Number: 161-C2

SW 7674
Peppercorn
Interior / Exterior
Location Number: 236-C7

SW 6713
Verdant
Interior / Exterior
Location Number: 148-C7

SW 6884
Obstinate Orange
Interior / Exterior
Location Number: 115-C2

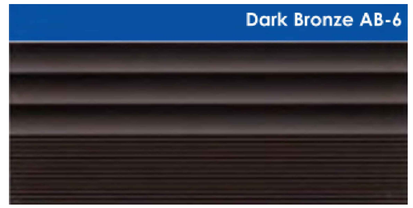
SW 9177
Salty Dog
Interior / Exterior
Location Number: 253-C2

SW 6111
Coconut Husk
Interior / Exterior
Location Number: 284-C7

SW 7589
Habanero Chile
Interior
Location Number: 117-C7

STOREFRONT WINDOW FRAMES

ARCADIA



STOREFRONT WINDOW GLAZING

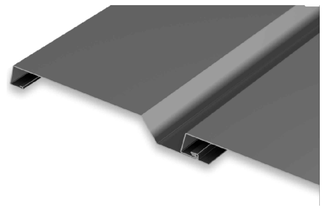
VITRO



6-1575 Blue Dart ICD
Spandrel Sample

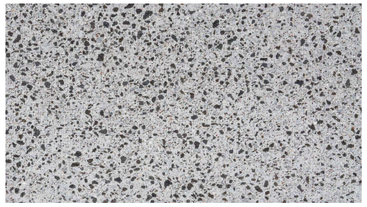
METAL ENTRY PANELS

MBCI



CONCRETE BLOCK

CEMEX



WOOD FENCE STAIN

MIN WAX



PRJ-78453
03/19/20020

BENT - LAS VEGAS

207 NORTH 11TH STREET, LAS VEGAS, NV 89101

SITE DESIGN REVIEW

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SUP-78466 AND SDR-78465 [PRJ-78453] - APPLICANT/OWNER: ESCAPE RESORTS, INC.
207 NORTH 11TH STREET

03/05/2020



SUP-78466 AND SDR-78465 [PRJ-78453] - APPLICANT/OWNER: ESCAPE RESORTS, INC.
207 NORTH 11TH STREET

03/05/2020



SUP-78466 AND SDR-78465 [PRJ-78453] - APPLICANT/OWNER: ESCAPE RESORTS, INC.
207 NORTH 11TH STREET

03/05/2020



SUP-78466 AND SDR-78465 [PRJ-78453] - APPLICANT/OWNER: ESCAPE RESORTS, INC.
207 NORTH 11TH STREET

03/05/2020



SUP-78466 AND SDR-78465 [PRJ-78453] - APPLICANT/OWNER: ESCAPE RESORTS, INC.
207 NORTH 11TH STREET

03/05/2020



SUP-78466 AND SDR-78465 [PRJ-78453] - APPLICANT/OWNER: ESCAPE RESORTS, INC.
207 NORTH 11TH STREET

03/05/2020

SPARC DESIGN
7485 W. AZURE DR. SUITE 222, LAS VEGAS, NV 89130

SPARC Design Group
Michael Pancirov
7485 W. Azure Dr. Suite 222
Las Vegas, NV 89130
mpancirov@sparcdesigngroup.com

February 24, 2020

City of Las Vegas Planning & Zoning
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter (PreApp2019-011460)

To Whom It May Concern,

This letter is in regard to a proposed, boutique hotel resort located off of Ogden Avenue and 11th Street on parcels; 139-35-211-052, 053 & 054. Each of these three parcels will be comprised to create this one project. Currently on 139-35-211-052 is vacant land. On 139-35-211-053 is a building that currently serves as studio apartments. On 139-35-211-054 there is a parking lot, defunct pool that has been filled in and a single-family dwelling as well as an accessory storage structure. The new project is to convert this existing apartment complex into a boutique hotel with a new parking lot, new registration building, new pool and various other site amenities. The project is located within the City of Las Vegas and, as such, will confirm to the standards of the Unified Development Code of the City of Las Vegas, commonly referred to as "Title 19."

The project aims to assist in revitalizing the area by inserting a new resort flush with amenities to attract new patrons into this downtown area to enjoy the Las Vegas area. The existing property is in various stages of disarray and the new owners are intent in revitalizing the area by providing a new alternative for guests to come enjoy. The new Owners are already hotel owners in California and are well aware of the challenges and strategies to developing a successful hotel operation. The redevelopment of this property will also be bringing various spaces up to new current codes which will also bring an element of safety to not only those who come to patronize the hotel resort but also the neighboring properties.

After speaking with Planning, the owner has agreed to develop the property in nearly all the requirements as established in the New Title 19 Form-Based Code. We have redesigned the new parking lot to abandon the existing curb cut off of 11th Street and provide exclusive access to the new parking lot off of the alley that runs parallel to 11th Street between 11th street and Maryland Parkway. We have also redesigned the off-site area along 11th street to meet the Major Neighborhood Street Standard to provide a detached sidewalk complete with shade trees 20'-0" on center. These design efforts will help to create the new downtown area as envisioned by the planning efforts of Las Vegas. After speaking with the planning staff, they conveyed their opinion that this redevelopment project is in line with the intent of the future of this area and meets the compatibility needs of the neighborhood. We integrated trees and plants from the city's plant list, but did include an alternate tree that was more in line with the project's overall theme.

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As part of the requirements of an Occupancy Use change, we are going to provide a new fire suppression sprinkler system for the hotel to protect the inhabitants as well as neighboring properties. The new hotel will also remodel all the rooms but will specifically provide two new ADA accessible rooms which are not provided as part of the current building layout.

As with many developments, there are some standards that when developing an existing site can be difficult to implement. We are requesting some waivers from development standards to assist in creating a harmonious project for both the new owners as they envision their project while also striving to meet the vision of the planning staff.

Waiver of Frontage Standards

Given the existing apartment building is to remain, locating a new registration building proved challenging given the amenities the Owners are providing to their guests. As a result, the new registration building needed to be located as close to the property line as possible. Originally, we had this structure 2'-0" off the property lines. Planning did request us to pull the building back to provide 5'-0" of separation, stating we could encroach into this up to 3'-0". When a building is within 5'-0 to 10'-0" the current building codes only allow for 10% openings. Given the requirements from the building code, we request a waiver from this standard so we can comply with the building code. We also request to be able to encroach within the 5'-0" setback at the entry element to provide part of the entry element which will not encroach any more than 2'-0" leaving at least a 3'-0" separation.

Alcohol Use / Tavern-Limited Establishment

Given that Las Vegas is the entertainment capitol of the world, competition is very stiff and in order to be competitive, this facility will need to be able to provide amenities and services comparable to those in the surrounding area. A boutique hotel and resort will absolutely need to be able to provide a bar to serve alcohol to its guests. We request permission to operate as a Tavern-Limited Establishment in a effort to provide guests with the amenities and services commensurate with other establishments.

We hope that this letter serves as a brief introduction to the project illustrating its compliance with zoning requirements, explain and justify the waivers we are requesting and demonstrate why the project would be beneficial for this property as well as the greater Las Vegas community.

Sincerely,



Michael Pancirov, Principal
SPARC Design Group
mpancirov@sparcdesigngroup.com
702-785-7858

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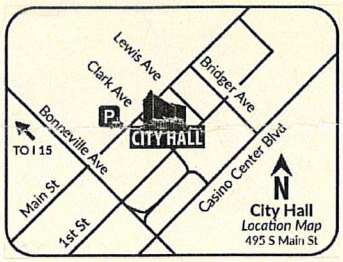
Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.
SUP-78466 and SDR-78465 [PRJ-78453]
City Council Meeting of **05/20/2020**

PRJ-78453
13935317008
CHALOUPKA WILLIAM JOHN
1142 E CARSON AVE
LAS VEGAS NV 89101-5360

87 DRDFNP1 8910

Submitted after final agenda
Items 58-59

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
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: **SUP-78466 [PRJ-78453] - SPECIAL USE PERMIT RELATED TO SDR-78465**

SUBJECT: APPLICANT/OWNER: ESCAPE RESORTS INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 14, 2020*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 13, 2020.***

Mark Hunter — Signature

4/10/2020 — Date

MARK HUNTER — Please Print Name

Escape Resorts Inc. — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/13/20 Item **Item 13**

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
59

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

SUBJECT:
SDR-78465 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-78466 - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16,192 SQUARE-FOOT HOTEL WITH POOL DECK on 1.15 acres at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453]. 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	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes from City of Las Vegas Department of Public Works Traffic Engineering Division
4. Backup Submitted for the April 14, 2020 Planning Commission Meeting

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 207 North 11th Street

Project Name Bent Inn **Proposed Use** T5 - MS (Boutique Hotel)

Assessor's Parcel #(s) 139-35-211-052, 053 & 054 **Ward #** 5 Crear

General Plan: Existing _____ Proposed _____ **Zoning:** Existing T5-MS Proposed Same

Additional Information _____

Property Owner Escape Resorts Inc. Contact Mark Hunter

Address 42038 Bodie Road City Palm Desert State CA Zip 92260

E-mail mark@bentlasvegas.com Phone 720-530-2740

Applicant Same as Above Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative SPARC Design Group Contact Michael Pancirov

Address 7485 West Azure Drive, Suite 222 City Las Vegas State NV Zip 89130

E-mail mpancirov@sparcdesigngroup.com Phone 702-785-7858

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 Mark Hunter, Pres.

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

Print Name MARK HUNTER

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

PRJ-78453
03/10/20

SDR 78465
Escape Resorts, Inc.

207 North 11th Street

Proposed 32 unit hotel replacing 31 existing residential units.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOTEL [ROOM]	32	8.36	268
AM Peak Hour			0.47	15
PM Peak Hour			0.60	19

(heaviest 60 minutes)

First Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	30	7.32	220
AM Peak Hour			0.46	14
PM Peak Hour			0.56	17

(heaviest 60 minutes)

Second Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	1	9.44	9
AM Peak Hour			0.74	1
PM Peak Hour			0.99	1

(heaviest 60 minutes)

Total Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	31		229
AM Peak Hour				15
PM Peak Hour				18

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	1		**39**
AM Peak Hour				**0**
PM Peak Hour				**1**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Ogden Avenue	
Average Daily Traffic (ADT)	1,518
PM Peak Hour	121
(heaviest 60 minutes)	

Maryland Parkway	
Average Daily Traffic (ADT)	6,873
PM Peak Hour	550
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Ogden Avenue	15,600
Maryland Parkway	30,540

This project will add approximately 39 trips per day on 11th St., Ogden Ave. and Maryland Pkwy. Currently, Ogden is at about 10 percent of capacity and Maryland is at about 23 percent of capacity. With this project, these capacities are expected to remain unchanged. No counts are available for 11th, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 1 additional peak hour trips, or about one every sixty minutes.

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

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
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: SDR-78465 [PRJ-78453] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-78466

SUBJECT: APPLICANT/OWNER: ESCAPE RESORTS INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 14, 2020*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 13, 2020.***

Mark Hunter — Signature

4/10/2020 — Date

MARK HUNTER — Please Print Name

Escape Resorts Inc. — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/13/20 Item 14

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
60

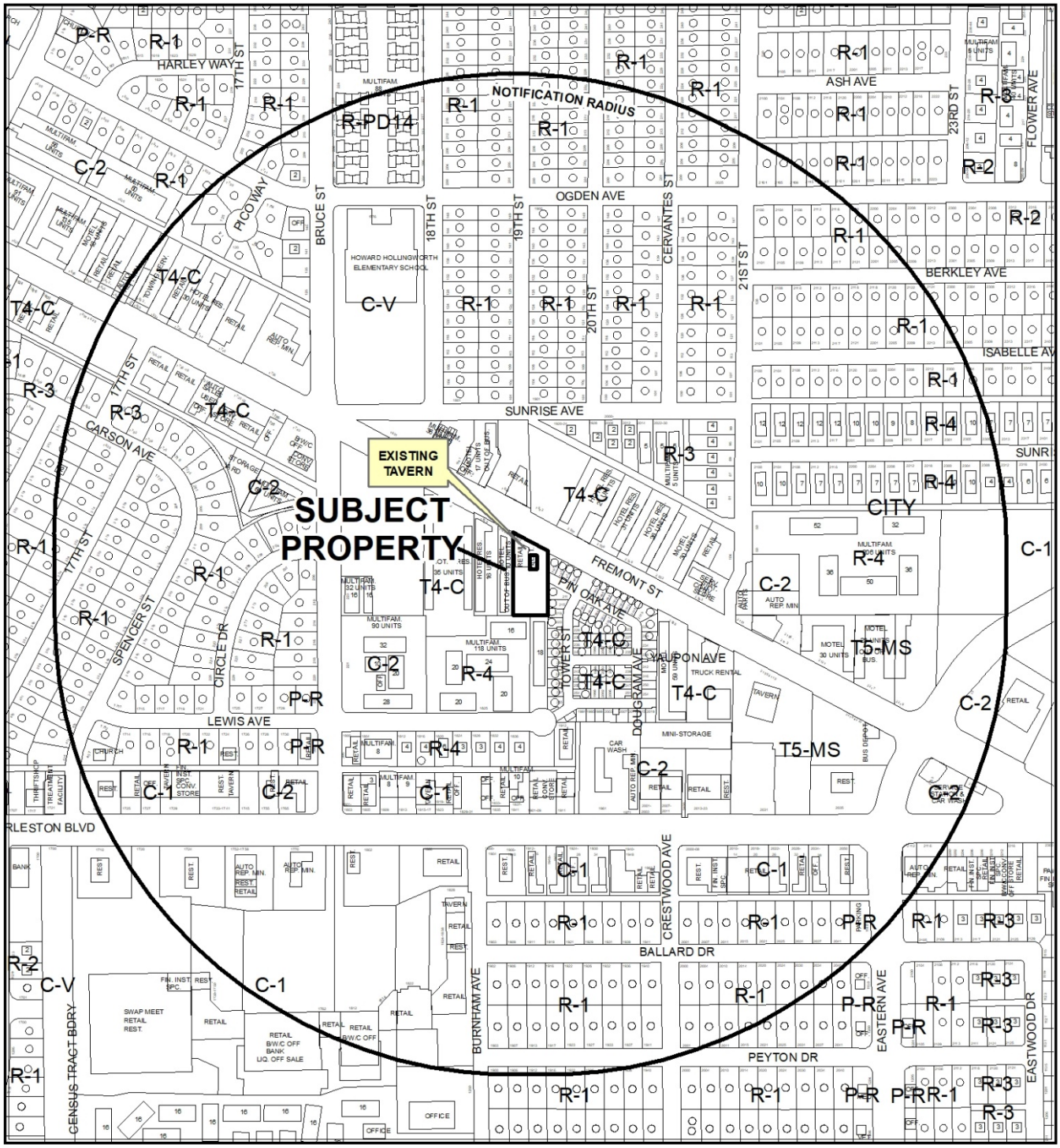
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
EOT-78630 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: FREMONT PROPERTIES, LLC - For possible action on a request for a tenth Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 1930 Fremont Street, Suite A (APN 139-35-803-005), T4-C (T4 Corridor) Zone, Ward 3 (Diaz) [PRJ-78621]. Staff recommends DENIAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL.:

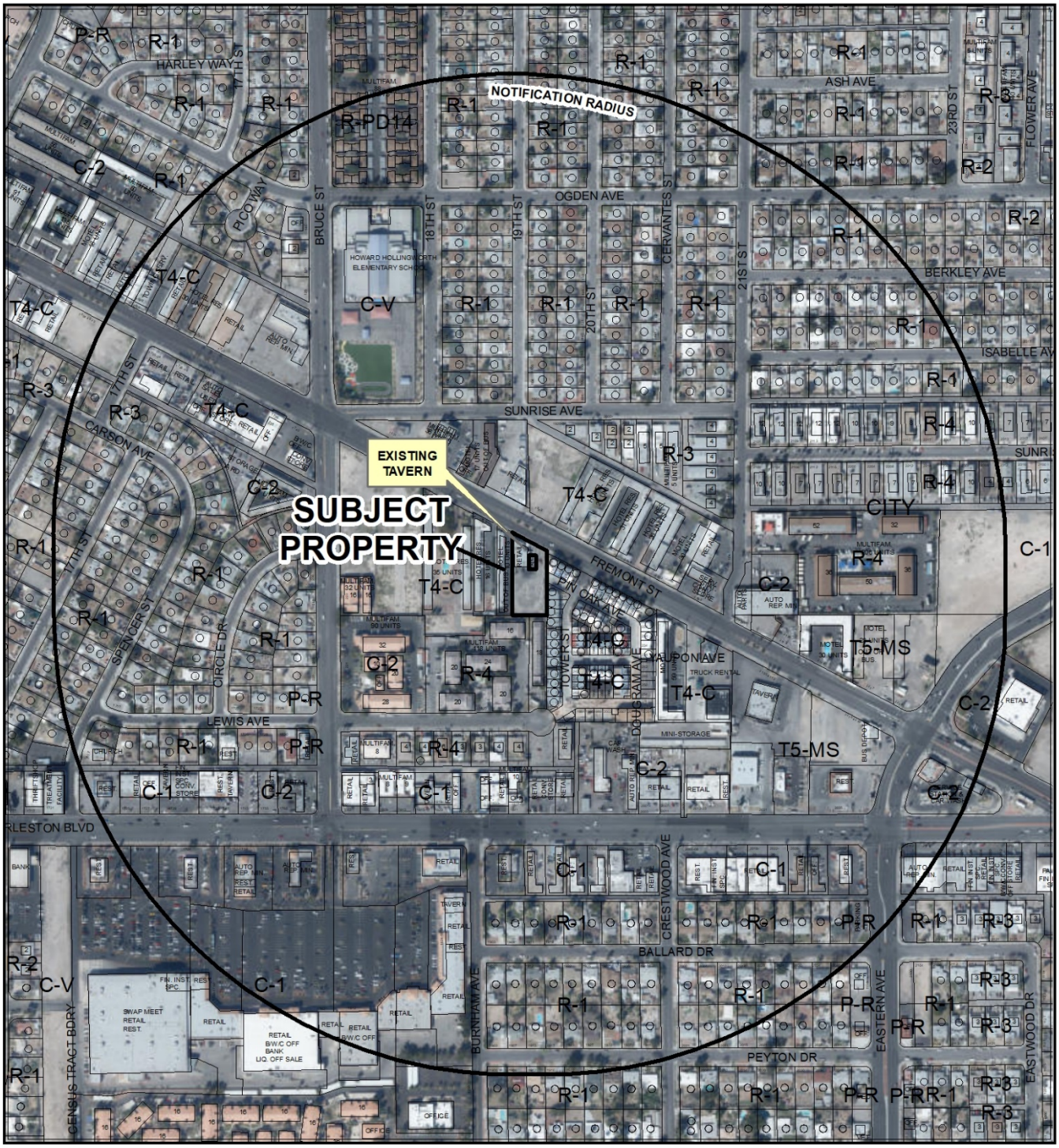
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. City Council Approval Letter - EOT-76209 [PRJ-76174]
6. Justification Letter
7. Submitted after Final Agenda - Abeyance Request Submitted by John Wolfson and Protest Postcards



CASE: **EOT-78630 (PRJ-78621)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T4-C (T4 CORRIDOR)



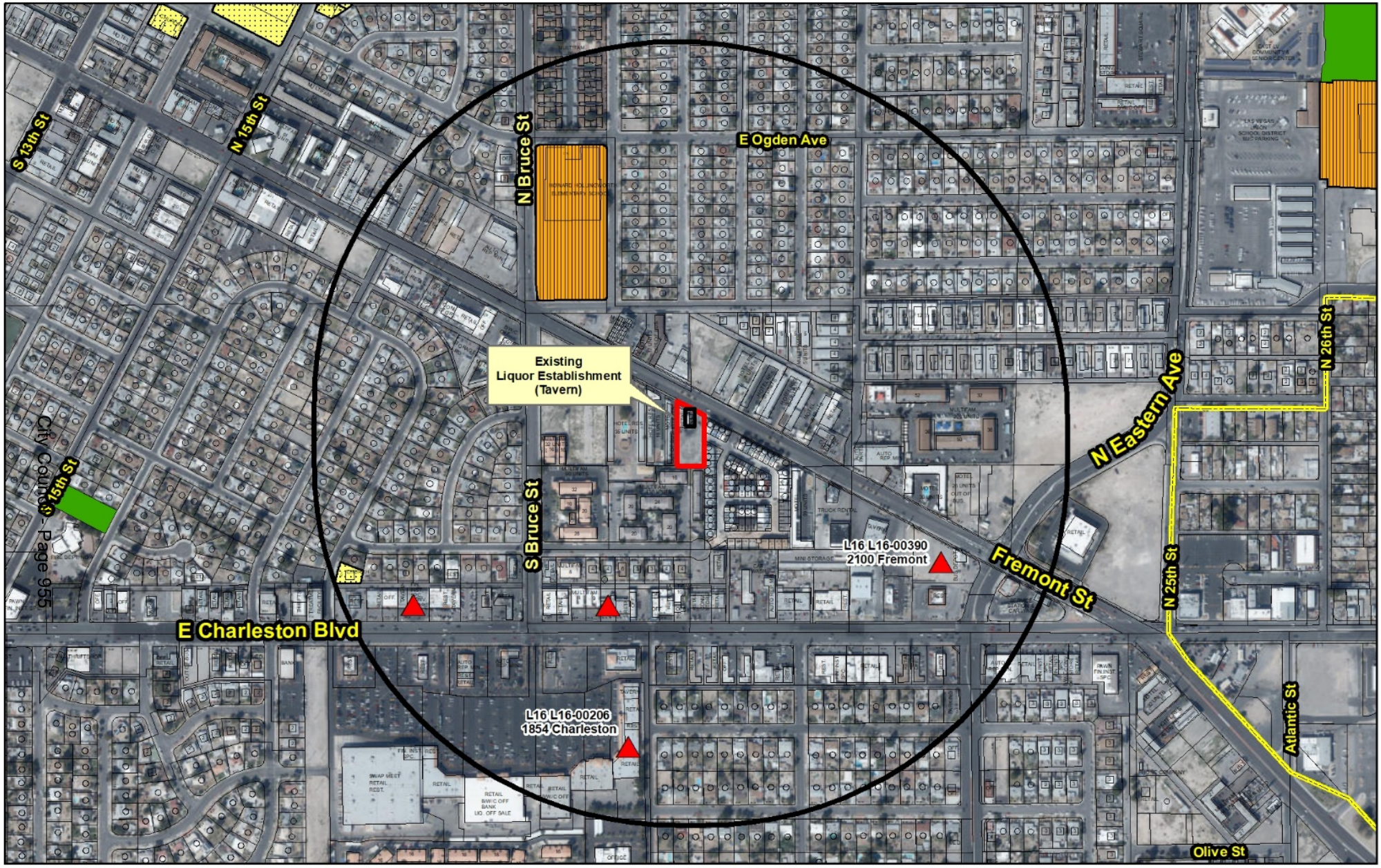
0 375 750 Feet

CASE: **EOT-78630 (PRJ-78621)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T4-C (T4 CORRIDOR)

N



EOT-78630 (PRJ-78621)

Liquor Establishment (Tavern)

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

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

- 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, April 6, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FREMONT PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-78630	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NOTICES MAILED 757 (By City Clerk)

PROTESTS 0

APPROVALS 0

** CONDITIONS **

EOT-78630 CONDITIONS

1. This request for an Extension of Time of a nonconforming use for a Liquor Establishment (Tavern) shall expire on April 29, 2021 unless another Extension of Time is approved by the City Council.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time for a nonconforming Liquor Establishment (Tavern) use at 1930 Fremont Street, Suite A.

ISSUES

- This is the tenth request for an Extension of Time for a legal nonconforming Liquor Establishment (Tavern) at this location.
- Ordinance 6114 authorizes extensions of time for certain nonconforming uses that have been abandoned due to economic hardship. Such extensions must be heard at a public hearing at City Council.
- Ordinance 6114 limits each Extension of Time request to not exceed the duration of the applicable abandonment period, which in this instance is one year.

ANALYSIS

On October 6, 2010, the City Council adopted Ordinance 6114, which allows for Extension of Time of an abandoned nonconforming use when the request is due to an economic hardship based on market conditions or other circumstances beyond the applicant's control. If approved, the Extension of Time request is not to exceed the duration of the applicable abandonment period, which is one year. In accordance with the ordinance, a public hearing is required so as to notify neighboring homeowners and registered associations, providing the opportunity for comment.

This is the tenth request for an Extension of Time for the legal, nonconforming use of a Liquor Establishment (Tavern) at this location, which is located adjacent to an existing restaurant. The existing tavern license was placed into nonoperational status on April 29, 2010. The use was legally established prior to the requirement for a Special Use Permit for a Liquor Establishment (Tavern) use, and it does not meet subsequently established distance separation requirements from six other taverns and a school. The restaurant continues to operate under a valid license.

The applicant states that the previous tenant in line to operate the tavern was unable to move forward due to insufficient funding. Therefore, the applicant continues to search for suitable operators and is now working with two potential tenants. However, an Extension of Time is requested to prolong the use abandonment period in order to avoid losing its nonconforming status.

FINDINGS (EOT-78630)

Ordinance 6114 states, "An Extension of Time may be granted by the City Council only upon clear and convincing evidence of qualifying hardship and a determination that the public health, safety and welfare will not be jeopardized." Staff finds that the applicant has had ample time to re-establish the use and thereby recommends denial of the requested Extension of Time. If approved, it will be subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/30/08	A Code Enforcement case (#71110) was processed for trash and debris scattered throughout the property at 1930 Fremont Street. The case was resolved on 11/24/08.
07/07/09	A Code Enforcement case (#79660) was processed for an iron fence installed without permits around the front of the property at 1930 Fremont Street. The case was finalized on 08/19/09.
10/06/10	The City Council adopted Bill 2010-40 as Ordinance 6114, which authorized under certain circumstances an extension of time regarding the expiration of certain nonconforming uses due to economic hardship.
05/18/11	The City Council approved a request for an Extension of Time (EOT-41219) for a nonconforming Liquor Establishment (Tavern) at 1930 Fremont Street. Department of Planning staff recommended denial, as conditions had changed and there was a school within 1,500 feet of the Liquor Establishment (Tavern).
06/06/12	The City Council approved a request for an Extension of Time (EOT-45152) for a nonconforming Liquor Establishment (Tavern) located at 1930 Fremont Street. Department of Planning staff recommended approval, as the use would not negatively impact the protected uses within 1,500 feet of the site.
05/01/13	The City Council approved a request for an Extension of Time (EOT-48842) for a nonconforming Liquor Establishment (Tavern) at 1930 Fremont Street. Department of Planning staff recommended denial, as the building has not been maintained, and the applicant has not been able to reestablish the use in three years.
09/11/13	A Code Enforcement case (#133174) was processed for trash, debris and tall weeds at 1930 Fremont Street. The case was resolved on 09/16/13.
12/23/13	A Code Enforcement case (#136389) was processed for trash and debris scattered throughout the property at 1930 Fremont Street, Suite #A. The case was resolved on 01/08/14.
05/21/14	The City Council approved a request for an Extension of Time (EOT-53405) for a nonconforming Liquor Establishment (Tavern) located at 1930 Fremont Street. Department of Planning staff recommended denial, as the building had not been maintained, and the applicant has not been able to reestablish the use in four years.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/07/14	A Code Enforcement case (#143239) was processed for no lights in the parking area, potholes in the parking area, dilapidated parking barriers and no fencing next to a vacant motel at 1930 Fremont Street, Suite #A. The case was resolved on 09/25/14.
06/03/15	The City Council approved a request for an Extension of Time (EOT-58882) for a nonconforming Liquor Establishment (Tavern) at 1930 Fremont Street. Staff recommended approval, as a new tenant had been secured and renovations had commenced.
06/01/16	The City Council approved a request for an Extension of Time (EOT-64310) for a nonconforming Liquor Establishment (Tavern) at 1930 Fremont Street. Staff recommended approval.
11/21/16	A Code Enforcement case (#172422) was processed for remodeling and construction work without a permit at 1930 Fremont Street, Suite #A. The case was resolved on 11/21/16.
06/07/17	The City Council approved a request for an Extension of Time (EOT-70188) for a nonconforming Liquor Establishment (Tavern) at 1930 Fremont Street. Staff recommended approval.
10/25/17	A Code Enforcement case (#183622) was processed for homeless, trash and debris at 1930 Fremont Street. The case was resolved on 10/26/17, noting that the site is free of homeless, trash and debris.
06/20/18	The City Council approved a request for an Extension of Time (EOT-73290) for a nonconforming Liquor Establishment (Tavern) at 1930 Fremont Street. Staff recommended approval.
05/15/19	The City Council approved a request for an Extension of Time (EOT-76209) for a nonconforming Liquor Establishment (Tavern) at 1930 Fremont Street. Staff recommended approval.

Most Recent Change of Ownership	
10/12/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/25/91	A business license (R10-00671) was issued for a restaurant at 1930 Fremont Street, Suite B. The license remains active.
06/24/96	A building permit (#96012678) was issued for a five square-foot wall sign at 1930 Fremont Street, Suite B. A final inspection was completed 07/11/96.
08/01/07	A business license (L16-00032) was issued for a tavern at 1930 Fremont Street, Suite A. The license was classified as out of business on 04/29/10.
02/22/08	A business license enforcement case (#327264) was processed for bartender failure to obtain a work card, server with no work card, no health card and no alcohol awareness certification. Two security guards working without alcohol awareness certification and no employee listing at 1930 Fremont Street. The case was resolved on 04/17/08.

Related Building Permits/Business Licenses	
08/19/09	A building permit (#145873) was issued for an ornamental iron fence installed around the front of the property at 1930 Fremont Street. The permit was finalized on 09/22/09.
12/03/09	A business license inspection (#562290) was conducted to confirm the closure and removal of alcoholic beverages at 1930 Fremont Street.
11/25/13	A building permit (#248357) was issued for a kitchen hood fire suppression system at 1930 Fremont Street, Suite B. The permit was finalized on 06/17/14.
02/24/14	A business license (L62-00023) was issued for a tavern at 1930 Fremont Street, Suite A. The business never physically opened, but the license was issued to place in nonoperational status. The license was originally issued as L16-93954. The license was sold and this location was subsequently marked out of business on 02/01/18.

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

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

Field Check	
04/02/20	Staff conducted a routine field check and found an existing vacant commercial building. The rear parking area was free of litter and storage. The site backs up to a multi-family residential development, which is screened by a solid wall.

Details of Application Request	
Site Area	
Net Acres	0.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant Liquor Establishment (Tavern) [Vacant]	MXU (Mixed Use)	C-2 (General Commercial)
North	Undeveloped General Retail Store, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
			R-4 (High Density Residential)
East	Single Family, Attached (Townhomes)	MXU (Mixed Use)	C-2 (General Commercial)
West	Vacant Motel	MXU (Mixed Use)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan (Fremont East)	N/A
Special Purpose and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District (Area 1)	Y
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

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) Extention of Time

Project Address (Location) 1930 Fremont St, Las Vegas NV 89101

Project Name Former site of the Odyssey Tavern PRJ-78621 **Proposed Use** Tavern

Assessor's Parcel #(s) 139-35-803-005 **Ward #** 3

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

Additional Information _____

Property Owner Fremont Properties, LLC Contact John Wolfson

Address P..O. Box 41134 City San Jose State ca Zip 95160

E-mail john.wolfson@gmail.com Phone (408) 203-1971

Applicant Same as above. 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 _____

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

Print Name JOHN M WOLFSON

Subscribed and sworn before me

This 28 day of March 20 20

Kunal Dave Santa Clara, CA

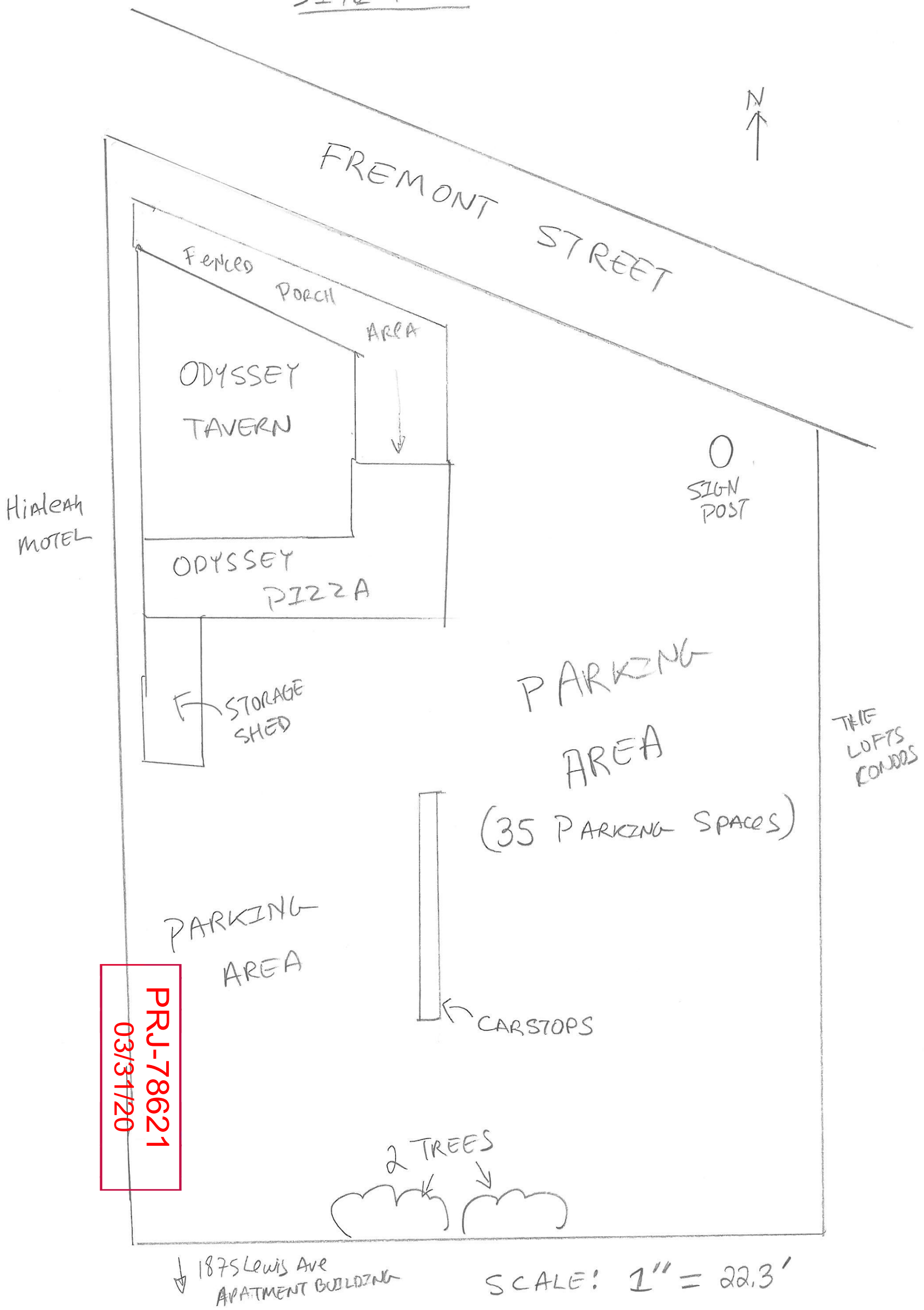
Notary Public in and for said County and State

KUNAL DAVE
Notary Public - California
Santa Clara County
Commission # 2243006
My Comm. Expires Jun 11, 2022

PRJ-78621
03/31/20

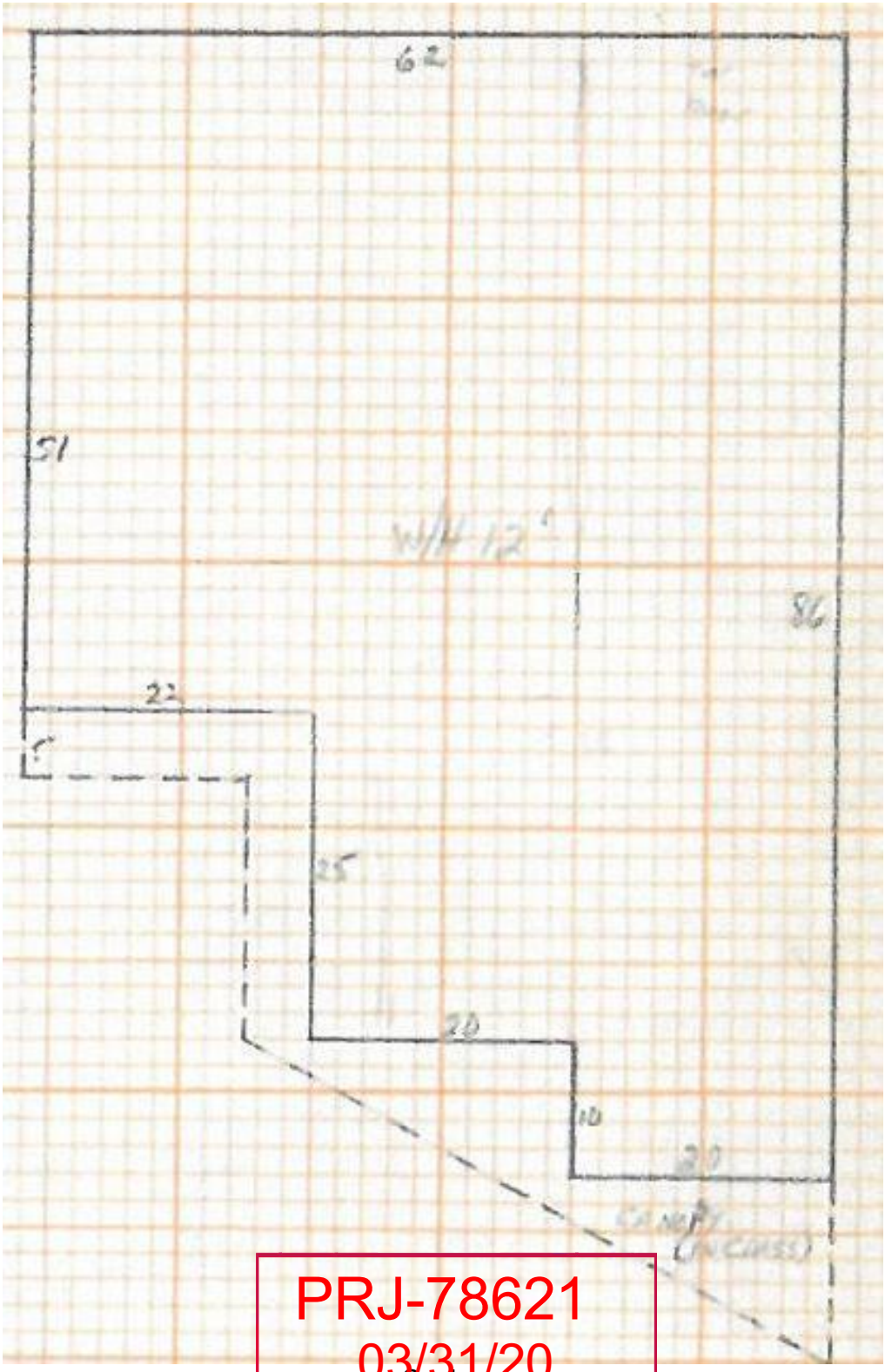
1930 FREMONT ST
LAS VEGAS, NV 89101
SITE PLAN

APN: 139-35-803-005



PRJ-78621
03/31/20

Odyssey Tavern
1930 Fremont Street, Las Vegas NV 89101
APN: 139-35-803-005



PRJ-78621
03/31/20

Scale:
Each square = 2 Feet
Each inch = 12.7 Feet



EOT-78630 [PRJ-78621] - APPLICANT/OWNER: FREMONT PROPERTIES, LLC
1930 FEEMONT STREET, SUITE A

04/02/20



EOT-78630 [PRJ-78621] - APPLICANT/OWNER: FREMONT PROPERTIES, LLC
1930 FEEMONT STREET, SUITE A

04/02/20

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
MICHELE FIORE
CEDRIC CREAR
WARD 2 *(Vacant)*

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

S.✓

May 16, 2019

Mr. John Wolfson
Fremont Properties, LLC
PO Box 41134
San Jose, California 95160

RE: EOT-76209 [PRJ-76174] – EXTENSION OF TIME – NONCONFORMING USE – PUBLIC HEARING
CITY COUNCIL MEETING OF MAY 15, 2019

Dear Mr. Wolfson:

The City Council at a regular meeting held on May 15, 2019 voted to ***APPROVE*** a request for an Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 1930 Fremont Street (APN 139-35-803-005), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76174].

This approval is subject to the following conditions:

1. This request for an Extension of Time of a nonconforming use for a Liquor Establishment (Tavern) shall expire on April 29, 2020 unless another Extension of Time is approved by the City Council.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2019.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

PRJ-78621
03/31/20

Fremont Properties, LLC
March 30, 2020

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

Dear Department of Planning,

This letter is to provide justification for an Extension of Time for the non-conforming zoning designation for the property located at 1930 Fremont Street, Las Vegas, NV 89101.

This site was previously operating as a tavern up to February 2014, when it went out of business during the economic downturn. We have continued our focus to renovate this property and open it as a tavern.

Despite startup costs of over $250K with the Tavern license and other fees, code upgrades such as a sprinkler system and new water meter, bar and sink buildout, and many other expenses, we continue to aggressively look for a suitable tenant. We remain steadfastly committed to opening a tavern at this location and contributing to the vitality of the Fremont Street community that we all be proud of. We continue to maintain the property in good condition and comply immediately with any city requests. We have not stopped advertising or looking for a suitable operator for this location. If you have any suggestions as to getting a Tavern operator in place, we are be happy to hear them.

We are further motived by the fact that a tavern at this location will complement the Odyssey Pizza which remains open for to-go orders and delivering food at a critical time that we live in now. We look forward to the tavern and pizza business working side-by-side again.

We respectfully request that you grant us a 2-year Extension of Time so that this building will flourish in the years to come and contribute positively to the City of Las Vegas.

Thank you,

John Wolfson
john.wolfson@gmail.com
(408) 203-1971
Managing Member
Fremont Properties, a Nevada LLC

PRJ-78621
03/31/20

From:	LuAnn D. Holmes
To:	Ydo Yturralde; John Wolfson
Cc:	Robert Summerfield; City Clerk, Deputies
Subject:	Item #60: Abey to June 17. (RE: Abeyance request for EOT-78630)
Date:	Tuesday, May 19, 2020 4:59:32 PM

From: Ydo Yturralde <yyturralde@LasVegasNevada.GOV>
Sent: Tuesday, May 19, 2020 4:57 PM
To: John Wolfson <john.wolfson@gmail.com>
Cc: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>; Robert Summerfield <rsummerfield@LasVegasNevada.GOV>
Subject: Re: Abeyance request for EOT-78630

Hi Jon,
This item is on tomorrow's agenda and I understand you want to hold this until the June 17 meeting.

Thank you for sending this over.

Ydoleena Yturralde
Special Assistant to Councilwoman Olivia Diaz
Office of City Council
Office: 702-229-2359 | Cell: 702-882-0715
yyturralde@lasvegasnevada.gov
495 S. Main St. | Las Vegas, NV 89101
lasvegasnevada.gov/ward3

On May 19, 2020, at 4:51 PM, John Wolfson <john.wolfson@gmail.com> wrote:

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

Dear LuAnn,

Please abey item #60 EOT-78630 in the June 19 City Council meeting to the June 17 meeting, or further out if possible.

This will allow me time to travel to meeting in person as well as discuss the matter with the City Council members.

Thank you,
John Wolfson
Fremont Properties, LLC
408.203.1971

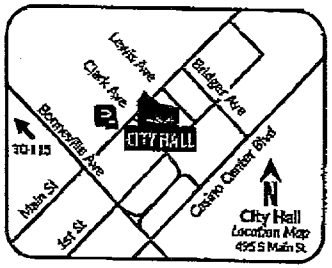
Submitted after final agenda

Date 5/19/20 Item 60

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

Return Service Requested
Official Notice of Public Hearing



PRJ-78621
13935816067
NIELSEN STIG KLINKWORT FINN
10120 W FLAMINGO RD # 4-521
LAS VEGAS NV 89147-8392

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

EOT-78630 [PRJ-78621]
City Council Meeting of **05/20/2020**

47 ORDERED 89147

RECEIVED
CITY CLERK
2020 MAY 19 P 4:53

Submitted after final agenda
Item 60

05/19/2020 16:39 7023042672 POSTNET PAGE 01/01

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
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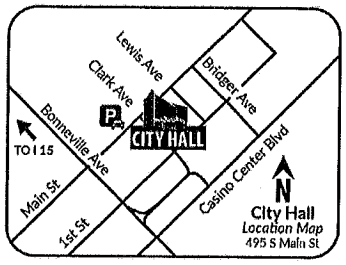
Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

2020 MAY 18 A 11:57

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.

EOT-78630 [PRJ-78621]
City Council Meeting of **05/20/2020**

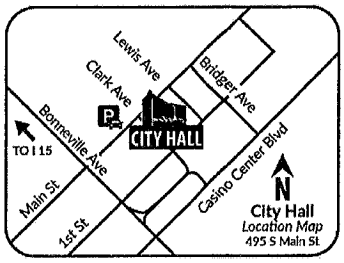
PRJ-78621
13935710028
LAI CARLTON KK & YVONNE G
C/O ADG RLTY PPTY MGT
4604 W SAHARA AVE # 3
LAS VEGAS NV 89102

89 DROPNP1 89102

Submitted after final agenda
Item 60

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.

EOT-78630 [PRJ-78621]
City Council Meeting of **05/20/2020**

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Las Vegas, NV
Permit No. 1630

RECEIVED
CITY CLERK

2020 MAY 15 P 1:52

PRJ-78621
13935711075
AUSTIN JOE L & NANCY J FAMILY TR
AUSTIN JOE L & NANCY TRS
112 N 19TH ST
LAS VEGAS NV 89101-4403

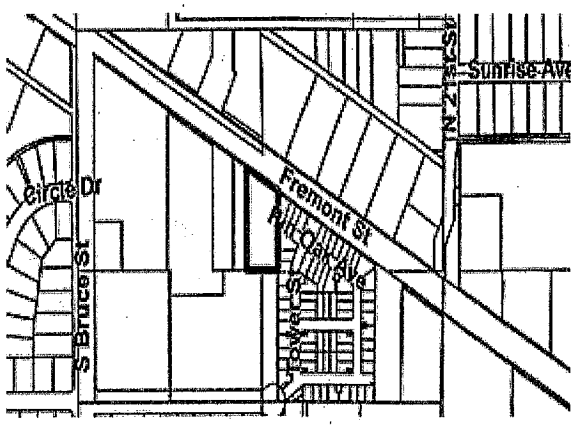
87 DRDFNP1 89101

Application Information

EOT-78630 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: FREMONT PROPERTIES, LLC - For possible action on a request for a tenth Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 1930 Fremont Street, Suite A (APN 139-35-803-005), T4-C (T4 Corridor) Zone, Ward 3 (Diaz) [PRJ-78621]. Staff recommends DENIAL.

Too close to school

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	05/20/2020
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:00 a.m.

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncillive@lasvegasnevada.gov, mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101, or fax to (702)382-4803. Online comments can be submitted via the e-mail provided or from the City's website at www.lasvegasnevada.gov/councilcomment. For further information, go to www.lasvegasnevada.gov/meetings (TTY 7-1-1). **Note that 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.**

Submitted after final agenda
Item 60

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
61

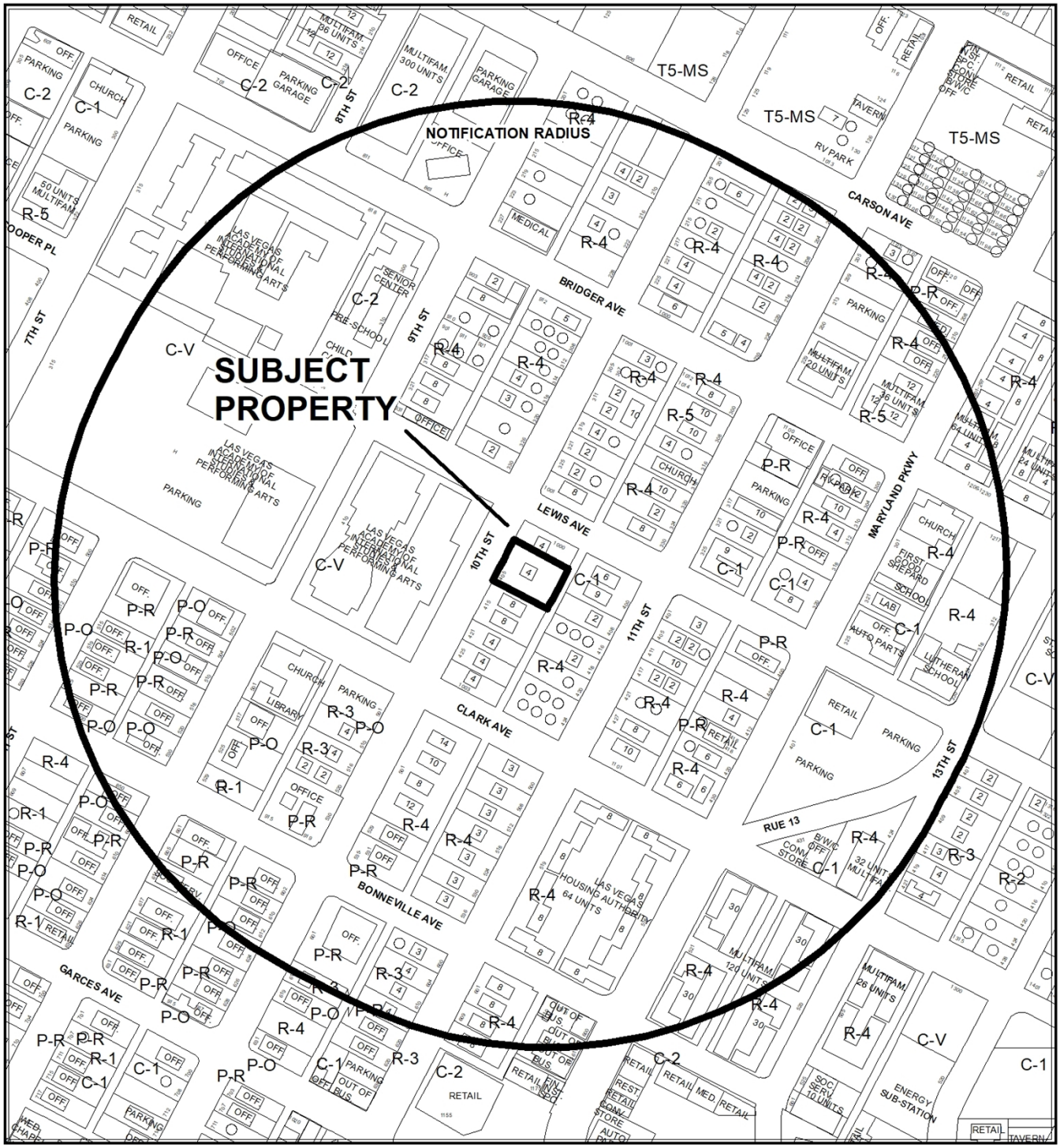
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-78441 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SPRING LT APT 1, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER TO ALLOW 10 PARKING SPACES WHERE 28 ARE REQUIRED on 0.34 acres at 405 South 10th Street (APN 139-34-712-124), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-78340]. The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	5	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL.

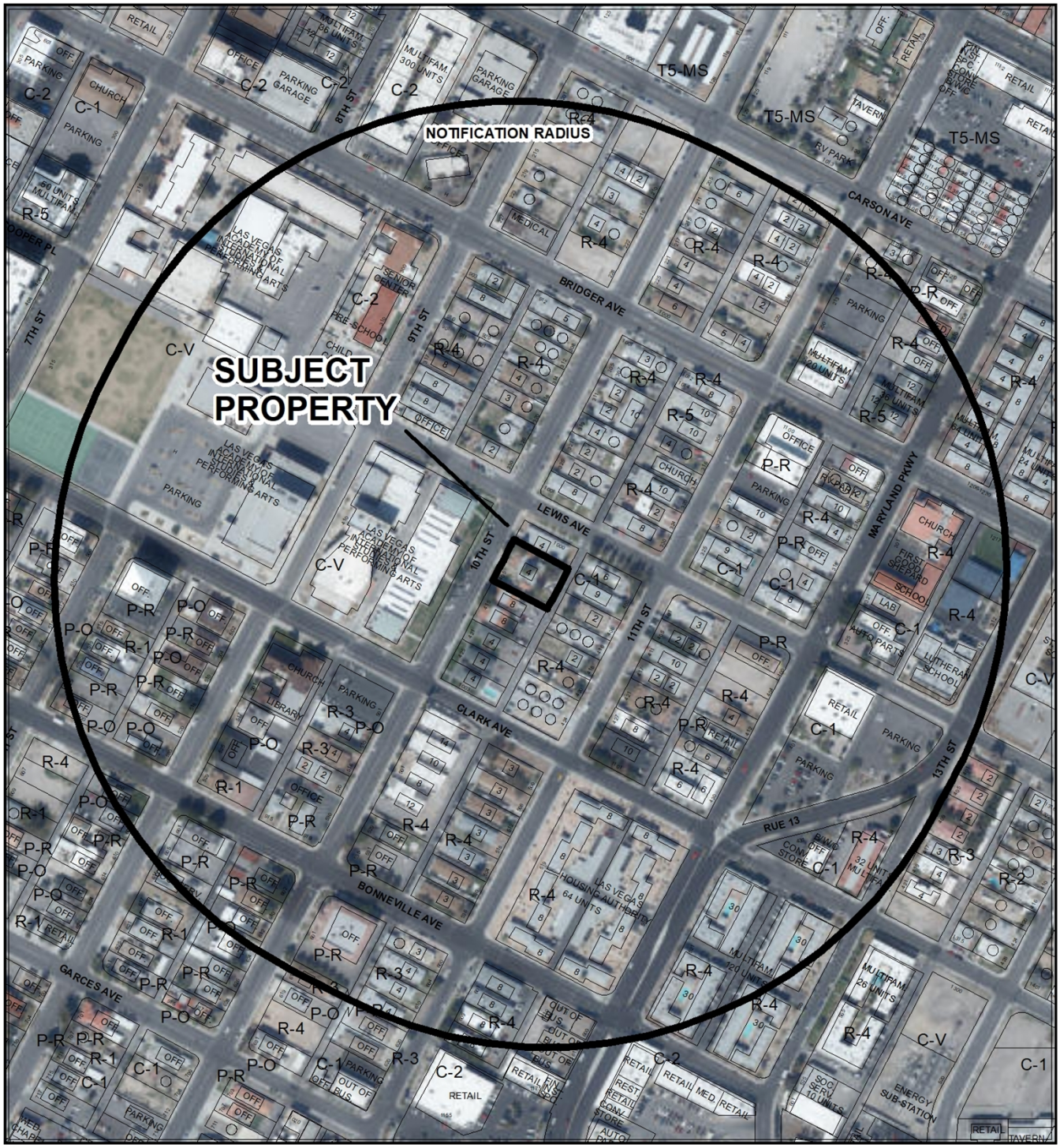
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Clark County School District School Tracking Form
7. Traffic Notes from City of Las Vegas Department of Public Works Traffic Engineering Division
8. Submitted after Final Agenda - Protest/Support Postcards
9. Submitted at Meeting - Protest Documentation Not Vetted - E-comments
10. Backup Submitted for the April 14, 2020 Planning Commission Meeting



CASE: **SDR-78441 (PRJ-78340)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



CASE: **SDR-78441 (PRJ-78340)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 20, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SPRING LT APT 1, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-78441	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 184 (By City Clerk)

PROTESTS 1

APPROVALS 2

CS

**** CONDITIONS ****

SDR-78441 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/23/20, except as amended by conditions herein.

3. A Waiver from Title 19 is hereby approved, to allow 15 parking spaces where 24 spaces are required.

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

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

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, 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.

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

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

Public Works

11. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on 10th Street adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. 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.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Site Development Plan Review request to allow the conversion of an existing four-unit Multi-Family Residential development into a 16-unit residential complex that does not meet minimum parking requirements at 405 South 10th Street.

ISSUES

- A Waiver is requested to allow 10 parking spaces where 28 spaces are required. Staff does not support the request.
- Revised Plans were submitted to the Planning Department on 04/23/20.
- A Waiver is now requested to allow 15 parking spaces where 24 spaces are required. Staff supports the request.
- The proposed number of units has been decreased from 16 to 14.

ANALYSIS

The subject site is zoned R-4 (High Density Residential) and is subject to Title 19 development standards. The site is also located within Area 2 (Founders District) of Appendix F Interim Downtown Las Vegas Masterplan Area. The site is currently home to an existing single-story, four-unit Multi-Family Residential development which was constructed in 1979 per the County Assessor. It is surrounded by other existing Multi-Family Residential developments to the north, south and east. The applicant proposes to add a second story to the existing building and to increase the number of units from four to 16.

The submitted elevations depict a 9,733 square-foot, 24-foot tall two-story building featuring neutral toned stucco façade materials. The submitted floor plan depicts a combination of both one and two-bedroom units. The proposed landscaping adheres to the Southern Nevada Regional Plant list consisting of a mixture of trees and shrubs including Mondell Pine trees, Japanese Blueberry trees, Japanese Boxwood shrubs and Mock Orange shrubs. The minimum required landscape buffer widths are provided.

The applicant requests a Waiver to allow 10 parking spaces where 28 are required. Per Appendix F Interim Downtown Las Vegas development standards, “Any deviation from Title 19 Development Standards that supports the City’s goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the districts’ goals may only be granted by the City Council when supported through clear and convincing evidence, and shall require the approval of a Waiver.” Per the submitted justification letter, the applicant states there are a variety of alternative transportation options including the downtown bus system and ride share businesses.

CS

The Las Vegas Valley Water District (LVVWD) has commented the following, "This parcel is currently served by LVVWD for domestic service, however, may not be adequate for the proposed development. In addition, the services do not have the backflow prevention required for this use per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit. SNWA Regional Connection Charges for the apartment units will be assessed on a per unit basis and all fees are due at the time of civil plan approval and building permit issuance. A meeting with the planning and engineering services division is required to go over design and placement of district facilities."

While a Multi-Family Residential development is compatible with the overall vision of the Founders District, the proposed development as submitted is overbuilt. This is evidenced by the requested 64 percent deviation in required parking. As such, staff recommends denial of Site Development Plan Review (SDR-78441). If approved, it is subject to conditions.

Revised Plans Date Stamped 04/23/20

The applicant submitted plan revisions in order to help alleviate the parking deficiency. Per the submitted site plan, the project size has been reduced. Two two-unit dwellings have been removed in order to allow the addition of five additional parking spaces located in the front yard area off of 10th Street. The applicant is now requesting to allow a total of 15 parking spaces where 24 are required. With the five additional spaces, the parking Waiver deviation is decreased from 64 percent to 42 percent. The Public Works Department has reviewed the revised plans and has no objections. With the proposed revisions, Staff finds that providing at least one parking space per unit is sufficient enough to change our recommendation from denial to approval, subject to conditions.

FINDINGS (SDR-78441)

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 adjacent development in the area which is primarily multi-family residential.

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 the applicant has requested a parking Waiver. However, staff finds that the applicant providing at least one space per unit is sufficient to justify a Waiver in this area.

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

   Site access is provided via 10th Street, an 80-foot Major Collector as designated by the Master Plan of Streets and Highways which is sufficient in size to serve the proposed development.

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

   The proposed stucco façade is an appropriate building material and compatible with existing development in this area of the city. The proposed landscape materials adhere to the Southern Nevada Regional Plant List.

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

   The design characteristics of the proposed building elevations are not unsightly and are compatible with existing development in the area.

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

   If approved, the proposed development will be subject to permitting and inspections in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/14/20	The Planning Commission unanimously voted to recommend DENIAL on a request for a Site Development Plan Review (SDR-78441) FOR A PROPOSED TWO-STORY, 16-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER TO ALLOW 10 PARKING SPACES WHERE 28 ARE REQUIRED on 0.34 acres at 405 South 10th Street (APN 139-34-712-124), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-78340].

Most Recent Change of Ownership	
11/22/13	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	
02/10/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

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

Field Check	
03/05/20	Staff conducted a routine field check and found an existing Multi-Family Residential development. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.34

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
South	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
			C-1 (Limited Commercial)
West	Las Vegas Academy of International Studies & Performing Arts	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***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Founders District)	N*
LW-O (Live/Work Overlay) District	Y

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

*A Waiver is requested to allow a reduction in parking.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks:			
• Front	10 Feet	10 Feet	Y
• Side (north)	5 Feet	5 Feet	Y
• Side (south)	5 Feet	5 Feet	Y
• Rear	20 Feet	35 Feet	Y
Max. Building Height	N/A	26 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7	7	Y
• South	1 Tree / 20 Linear Feet	7	7	Y
• East	1 Tree / 20 Linear Feet	0	0	Y
• West	1 Tree / 20 Linear Feet	6	6	Y
TOTAL PERIMETER TREES		**20 Trees**	**20 Trees**	**Y**
Landscaping and Open Space Standards				

Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	6 Feet		6 Feet	Y
• East	0 Feet		0 Feet	Y
• West	10 Feet		10 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
10th Street	Major Collector	Master Plan of Streets and Highways	80	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (Studio/1 BR)	9 One Bedroom	1.25 spaces per unit	12				
Multi-Family Residential (2 BR)	7 Two Bedroom	1.75 spaces per unit	13				
Guest Spaces	16 Units	1 space per 6 units	3				
TOTAL SPACES REQUIRED			28		10		N*
Regular and Handicap Spaces Required			26	2	9	1	N*
Percent Deviation			64%				

*The applicant has requested a Waiver to allow a reduction in required parking.

Parking Analysis based on Revised Plans, Date Stamped 04/23/20

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/1 BR)	9 One Bedroom	1.25 spaces per unit	12				
Multi-Family Residential (2 BR)	5 Two Bedroom	1.75 spaces per unit	9				
Guest Spaces	14 Units	1 space per 6 units	3				
TOTAL SPACES REQUIRED			24		15		N*
Regular and Handicap Spaces Required			23	1	14	1	N*
Percent Deviation			42%				

*The applicant has requested a Waiver to allow a reduction in required parking.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 24 parking spaces	To allow 15 parking spaces where 24 are required.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 405 South 10th Street, Las Vegas, NV

Project Name Academy Apartments **Proposed Use** Multi-Family

Assessor's Parcel #(s) 13934712124 **Ward #** 3-Diaz

General Plan: Existing 140 Proposed 140 **Zoning:** Existing R-4 Proposed R-4

Additional Information Proposed refurbish existing building into 16-unit apartment complex.

Property Owner Spring LT Apt 1 LLC Contact Eran Gold

Address 9159 W Flamingo Ste 102 City Las Vegas State NV Zip 89147

E-mail _____ Phone _____

Applicant Same Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative James P. Smith Contact James P. Smith

Address 9159 W Flamingo Ste 100 City Las Vegas State NV Zip 89147

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

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

☐ Yes
☒ No

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

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

Partner(s) _____

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

Property Owner Signature ELAN

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

Print Name ELAN Golo

Subscribed and sworn before me

This 20 day of Feb., 20 20

A. Ngi

Notary Public in and for said County and State

ANGELES G NOPERI
Notary Public - California
Los Angeles County
Commission # 2151793
My Comm Expires May 1, 2020

PRJ-78340
02/24/20

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Los Angeles)

On Feb. 20, 2020 before me, Angeles G. Noperi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Eran Gold
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

ANGELES G NOPERI
Notary Public - California
Los Angeles County
Commission # 2151793
My Comm. Expires May 1, 2020

Signature A. Noperi
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: Application/Petition Form & Statement of Financial Interest
Document Date: 2/20/2020 Number of Pages: 1
Signer(s) Other Than Named Above: ———

Capacity(ies) Claimed by Signer(s)

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

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PRJ-78340
02/24/20

SPRING LT APT1 LLC
9159 W FLAMINGO RD SUITE 102
LAS VEGAS NEVADA 89147
TEL (702)232-2838

02.20.2020

City of Las Vegas Planning Department
Property APN: 139-34-712-124
Property Address: 405 S. 10th Street. Las Vegas, NV 89101
Project Name: Academy Apartments

Dear Sirs,
Please be advised that I am the original buyer of this property, as well as SPRING LT APT 1 LLC manager and owner.
Sincerely,

Eran Gold
LLC Manager & Property Owner
SPRING LT APT1 LLC

PRJ-78340
02/24/20

BARBARA K. CEGAVSKE
Secretary of State

KIMBERLEY PERONDI
Deputy Secretary for Commercial Recordings

STATE OF NEVADA

OFFICE OF THE SECRETARY OF STATE

Commercial Recordings & Notary Division
202 N. Carson Street
Carson City, NV 89701
Telephone (775) 684-5708
Fax (775) 684-7138

North Las Vegas City Hall
2250 Las Vegas Blvd North, Suite 400
North Las Vegas, NV 89030
Telephone (702) 486-2880
Fax (702) 486-2888

Eran Gold
9159 w flamingo rd Suite #102
Las Vegas, NV 89147

Work Order #: W2019091701582
September 17, 2019
Receipt Version: 1

Special Handling Instructions:

Submitter ID: 81456

Charges

Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Annual List	20190163484	9/17/2019 3:05:54 PM	Approved	1	$350.00	$350.00
Total						$350.00

Payments

Type	Description	Payment Status	Amount
Credit Card	56875794237568333030	Success	$350.00
Total			$350.00

Credit Balance: $0.00

Eran Gold
9159 w flamingo rd Suite #102
Las Vegas, NV 89147

PRJ-78340
02/24/20

BARBARA K. CEGAVSKE
Secretary of State

KIMBERLEY PERONDI
Deputy Secretary for Commercial Recordings

STATE OF NEVADA

OFFICE OF THE SECRETARY OF STATE

Commercial Recordings Division
202 N. Carson Street
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North Las Vegas City Hall
2250 Las Vegas Blvd North, Suite 400
North Las Vegas, NV 89030
Telephone (702) 486-2880
Fax (702) 486-2888

Business Entity - Filing Acknowledgement

09/17/2019

Work Order Item Number:	W2019091701582 - 106622
Filing Number:	20190163484
Filing Type:	Annual List
Filing Date/Time:	09/17/2019 15:05:54 PM
Filing Page(s):	2

Indexed Entity Information:

Entity ID: E0546652013-5 **Entity Name:** SPRING LT APT 1 LLC

Entity Status: Active **Expiration Date:** None

Non-Commercial Registered Agent
SPRING MANAGERS LLC #12 A SERIES OF SPRING MANAGERS LLC
9159 W FLAMINGO RD. STE 102, LAS VEGAS, NV 89147, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

Barbara K. Cegavske

BARBARA K. CEGAVSKE
Secretary of State

PRJ-78340
02/24/20

BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application

☑ ANNUAL ☐ AMENDED (check one)

List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

SPRING LT APT 1 LLC
NAME OF ENTITY

NV20131662670
Entity or Nevada Business Identification Number (NVID)

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: *Read instructions before completing and returning this form.*

Please indicate the entity type (check only one):

☐ Corporation
☐ This corporation is publicly traded, the Central Index Key number is:

☐ Nonprofit Corporation (see nonprofit sections below)
☑ Limited-Liability Company
☐ Limited Partnership
☐ Limited-Liability Partnership
☐ Limited-Liability Limited Partnership
☐ Business Trust
☐ Corporation Sole

Filed in the Office of	Business Number
Barbara K. Cegavske	E0546652013-5
	Filing Number
	20190163484
Secretary	Filed On
State Of Nevada	09/17/2019 15:05:54 PM
	Number of Pages
	2

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.
☐ 001 - Governmental Entity
☐ 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

For nonprofit entities formed under NRS chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is $200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

☐ Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee. Exemption Code 002

For nonprofit entities formed under NRS Chapter 81: entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C $ 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit $200.00 for the state business license.

☐ Unit-owners' Association ☐ Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. $501(c)

For nonprofit entities formed under NRS Chapter 82 and 80:Charitable Solicitation Information - check applicable box

Does the Organization intend to solicit charitable or tax deductible contributions?

☐ No - no additional form is required
☐ Yes - the "Charitable Solicitation Registration Statement" is required.
☐ The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

****Failure to include the required statement form will result in rejection of the filing and could result in late fees.****

PRJ-78340
02/24/20

BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

CORPORATION, INDICATE THE MANAGER:

Name	Country
SPRING MANAGERS LLC #12 A SERIES OF SPRING MANAGERS LLC	USA

Address	City	State	Zip/Postal Code
9159 W FLAMINGO RD. STE 102	LAS VEGAS	NV	89147

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X Eran Gold

Signature of Officer, Manager, Managing Member, General Partner, Managing Partner, Trustee, Subscriber, Member, Owner of Business, Partner or Authorized Signer *FORM WILL BE RETURNED IF UNSIGNED*

Manager
Title

09/17/2019
Date

PRJ-78340
02/24/20

SECRETARY OF STATE

STATE OF NEVADA

NEVADA STATE BUSINESS LICENSE

SPRING LT APT 1 LLC

Nevada Business Identification # NV20131662670
Expiration Date: 11/30/2020

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.
Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.
License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 09/17/2019.

Barbara K. Cegavske

BARBARA K. CEGAVSKE
Secretary of State

Certificate Number: B20190917224841
You may verify this certificate online at http://www.nvsos.gov

PRJ-78340
02/24/20

PARKING ANALYSIS

1.25 PER. 1 BEDROOM UNITS
9 UNITS= 11.25

1.75 PER. 2 BEDROOM UNITS
5 UNITS = 8.75

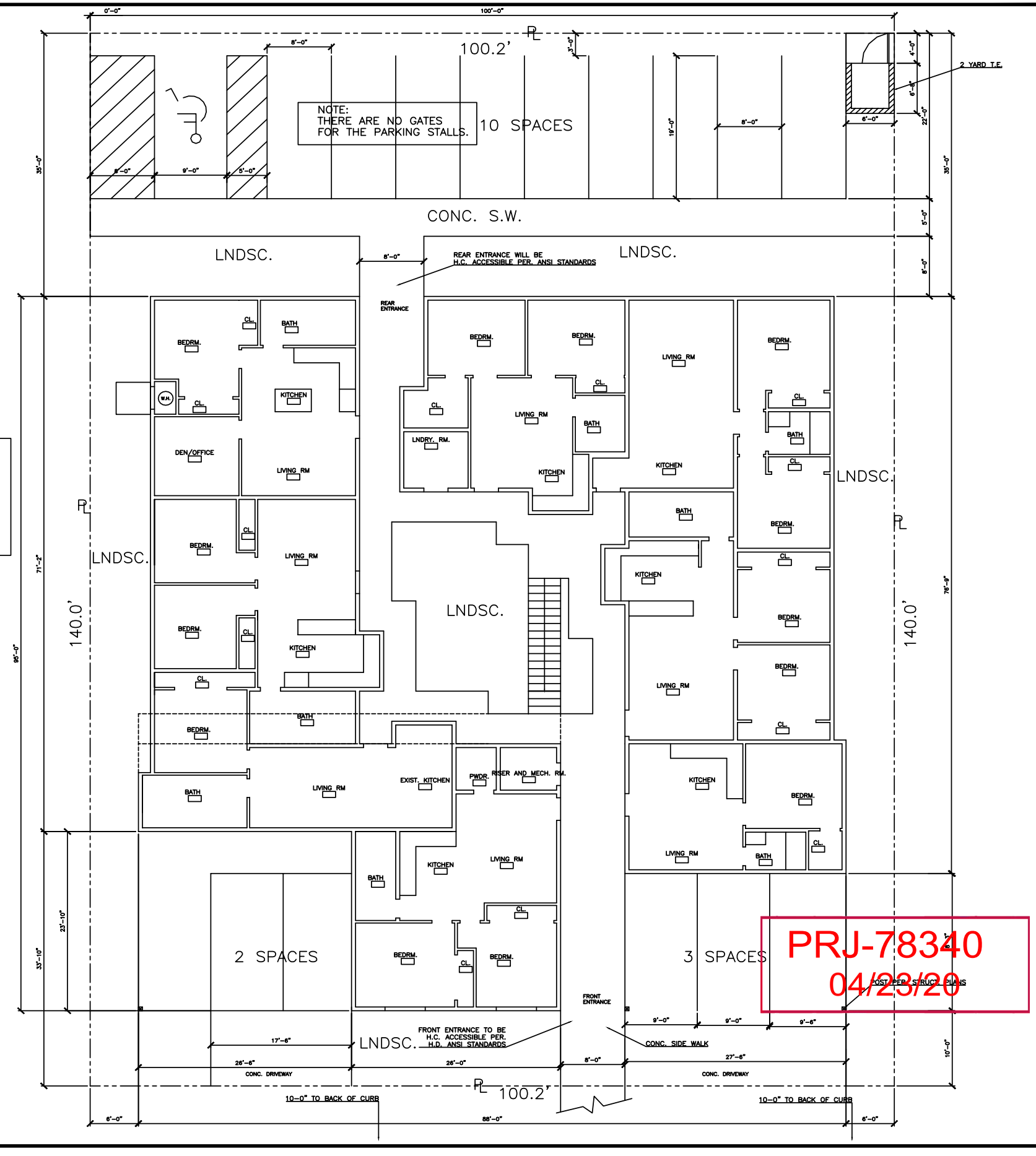
3 GUEST PARKING REQ.

TOTAL SPACES REQUIRED = 23

TOTAL PROVIDED = 15 ON SITE

FIRE SPRINKLER NOTES:

1. FIRE SPRINKLERS WILL BE PROVIDED.
2. FIRE ALARM SYSTEM WILL BE PROVIDED.
3. KNOX BOXS WILL BE PROVIDED IN THE FRONT AND REAR ENTRY WAYS PER. LOCAL CODES.



PRJ-78340
04/23/20
COST PER STRUCT. PLANS

REVISIONS		
1		
2		
3		
4		
5		
6		

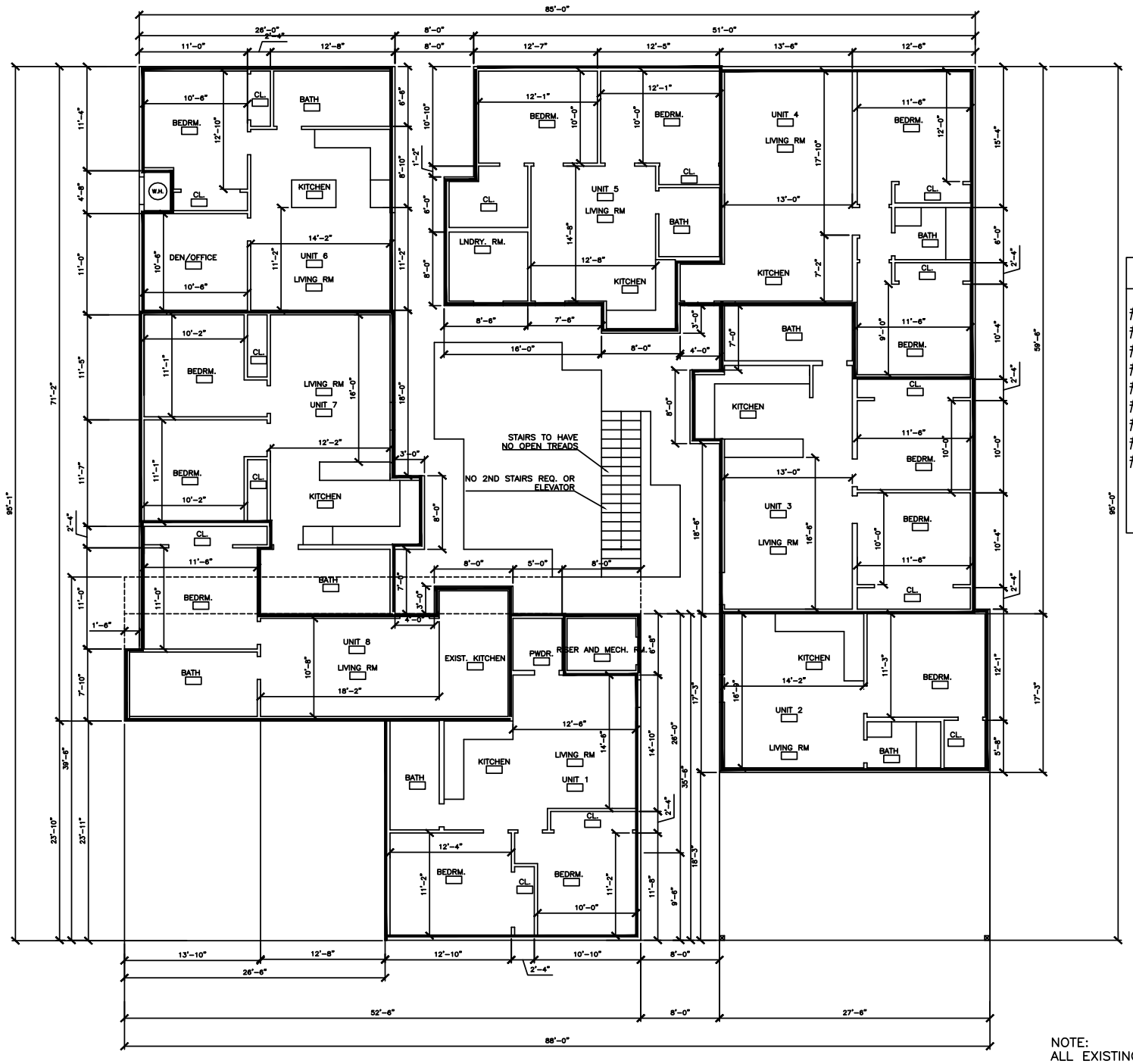
SHEET: SITE PLAN
PROJECT: REMODEL/ADDITION AT 405 10TH ST.
LAS VEGAS, NV.

DATE: 4/16/20
LATEST REVISION: 1
REVISION
SHEET NUMBER: A-1

A SITE PLAN
SCALE-3/16"=1'-0"

FIRE SPRINKLER NOTES:

1. FIRE SPRINKLERS WILL BE PROVIDED.
2. FIRE ALARM SYSTEM WILL BE PROVIDED.
3. KNOX BOXS WILL BE PROVIDED IN THE FRONT AND REAR ENTRY WAYS PER. LOCAL CODES.



WALL SCHEDULE

EXT. WALL – DBL. OR SNGLE 2 X 6 DF-L#2 @ 16" O.C. W/ 5/8" TYPE 'X' GYPBD. INSIDE & 3-COAT STUCCO SYS. OUT-SIDE (TYP. U.N.O.)

INT. WALL – 2 X 6 DF-L#2 @ 24" O.C. W/ 5/8" TYPE 'X' GYPBD. BOTH SIDES

INT. PLUB. WALL– 2 X 6 DF-L#2 @ 24" O.C. W/ 5/8" TYPE 'X' GYPBD. BOTH SIDES (U.N.O.)

NOTES:

1. USE R-21 INSUL. ON ALL EXR WALLS AND R-15 MIN. ON ALL INR WALLS.
2. GYPSUM BD. UTILIZED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL CONFORM WITH ASTM C630 OR C1178. WATER-RESISTANT GYPSUM BACKING BD. SHALL BE PERMITTED TO BE USED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12" O.C. FOR 1/2" THICK (12.7 MM) OR 16" (406 MM) FOR 5/8" THICK (15.9) GYPBD. WATER RESISTANT GYPBD. SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. ALL CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
3. LIMITATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
   1. OVER A VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT.
   2. WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY

UNIT SQ. FOOTAGE

#1 = 677– 2 BR.
#2 = 470– 1 BR.
#3 = 747– 2 BR.
#4 = 738–2 BR.
#5 = 653– 2 BR.
#6 = 635– 1 BR.
#7 = 712–2 BR.
#8 = 516– 1 BR.
#9 – 14 = 483 EA.– 1 BR.

GENERAL NOTES

1. HOSE BIBS SHALL BE ON RAIN WATER W/ VACUM VACUUM BREAKER. PROVIDE ANTI-SIPHON DEVICE AT ALL H.B.'S.
2. PROVIDE SAFETY GLAZING AS REQUIRED AS APPLIES TO THE FOLLOWING LOCATIONS:
   A. SLIDING OR SWINGING DOORS.
   B. TUB AND/OR SHOWER ENCLOSURES AND GLZG. IN WALLS LESS THAN 60" ABV. THE STANDING SURFACE OR TUBS OR SHOWERS.
   C. GLAZING WITHIN A 24" ARC OF DOOR.
   D. GLAZING IN WALLS ENLCOSING STAIRWAY LANDINGS OR WITHIN 5'–0" OF THE BOTT. AND TOP OF STAIRWAYS WHERE THE BOTT. EDGE OF THE GLASS IS LESS THAN 60" ABOV. WALKING SURFACE.
   E. GLAZING WITHIN 12" OF FLOOR, INDIVIDUAL PANE GREATER THAN 9 SF.
3. PRE–MFR. FIREPLACES SHALL COMFORM WITH THE FOLLOWING IRC STANDARDS

LISTING. FACTORY–BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE W/ THE MFRS.INSTALLATION INSTRUCTIONS.
DECRORTIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY–BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY–BUILT CHIMNEYS SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MFRS. INSTALLATION INSTRUCTIONS.
SOLID FUEL APPLIANCES. FACTORY–BUILT CHIMNEYS FOR USE WITH SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH TYPE HT REQ. OF UL 103.
EXCEPTION: CHIMNEYS FOR USE WITH FIREPLACE STOVE LISTED ONLY TO UL 737 SHALL COMPLY W/ REQ. OF UL 103.
FACTORY–BUILT FIREPLACES. CHIMNEYS FOR USE WITH FACTORY BUILT FIREPLACES SHALL COMPLY WITH THE REQ. OF UL 127.
SUPPORT. WHERE FACTORY–BUILT CHIMNEYS ARE SUPPORTED BY STRUCTURAL MEMBERS, SUCH AS JOISTS AND RAFTERS, SUCH MEMBERS SHALL BE DESIGNED TO SUPPORT THE ADDITIONAL LOAD.
MEDIUM–HEAT APPLIANCES. FACTORY–BUILT CHIMNEYS FOR MEDIUM–HEAT APPLIANCES PRODUCINGFLUE GASES HAVING A TEP. ABOVE 1,000 F (538 C) MEASURED AT THE ENTRANCE TO CHIMNEY SHALL COMPLY WITH UL 959.
GENERAL. FACTORY–BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY–BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.
HEARTH EXTENSIONS. HEARTH EXTENSIONS OF APPROVED FACTORY–BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA.
DECRORTIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY–BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY–BUI–DING CHIMNEYS SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MFRS. INSTALLATION INSTRUCTIONS.
UNVENTED GAS LOG HEATERS. AN UNVENTED GAS LOG HEATER SHALL NOT BE INSTALLED IN A FACTORY–BUILT FIREPLACE UNLESS THE FIREPLACE SYSTEM HAS BEEN SPECIFICALLY TESTED, LISTED AND LOABLED FOR SUCH USE IN ACCORD–ANCE WITH UL 127.
EXTERIOR AIR. FACTORY–BUILT OR MASONRY FIREPLACES COVERED IN THIS CHAPTER SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION UNLESS THE ROOM IS MECHANICALLY VENTILATED AND CONTROLLED SO THAT THE INDOOR PRESSURE IS NEUTRAL OR POSITIVE.
R1005.1.1 FACTORY–BUILT FIREPLACES. EXTERIOR COMBUSTION AIR DUCTS FOR FACTORY–BUILT FIREPLACES SHALL BE LISTED COMPONENT OF THE FIREPLACE AN SHALL BE INSTALLED ACCORDING TO THE FIREPLACE MFRS. INSTRUCTIONS.

4. A. ALL OPENINGS SHALL HAVE SOLID DOOR SUCH AS GLASS, SOLID STL. OR CAST IRON.
   PROVIDE ATTIC VENTILATION EQ. TO 1/150 OR 1/300 OF THE ROOF AREA VENTED –SEE ROOF PLAN
5. SMOKE DETECTORS ARE REQUIRED IN ALL SLEEPING ROOMS, FURNACE ROOMS OR IN UNFINISHED ROOMS, WIRED TO SOUND SIMULTANEOUSLY.
6. FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUTOFF ALL CONCEALED DRAFT OPENINGS (BOTH VERT. AND HORIZ.) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD–FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLU. FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
      1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
      1.2 HORIZ. AT INTERVALS NOT EXCEEDING 10'–0". (3048 MM)
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. AND HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH U.R.C. CURRENT EDITION
   D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
   E. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES.
   F. FIREBLOCKING OF CORNICES OF A TWO–FAMILY DWELLING IS REQ. AT THE LINE OF DWELLING UNIT SEPARATION.

MATERIALS FOR USE AS FIRE BLOCKING PER. U.R.C. CURRENT EDITION

R602.8.1.2. FIREBLOCKING INTEGRITY. THE INTEGRITY OF ALL FIRE–BLOCKS SHALL BE MAINTAINED.

7. PROVIDE THERMAL BARRIER PER. IRC CURRENT EDITION
8. ATTIC ACCESS NOTES
   A. PROVIDE A MIN. 24" W. CATWALK FROM ATTIC ACCESS TO FAU.
   B. PROVIDE A 30" H. X 30" W. CLEARANCE ALONG THE CATWALK.
   C. PROVIDE A 30" SQ. WORKING PLATFORM AT THE CONTROL SIDE OF THE FAU.
   D. PROVIDE A 15 OR 20 AMP G.F.C.I. SERVICE OUTLET AT FAU
   E. PROVIDE A SWITCHED LIGHT AT FAU
   F. THE CAT WALK CANNOT EXCEED 20' IN LENGTH.
   G. FOAM PLASTICS, ATTIC AND CRAWL SPACES SHALL COMPLY WITH IRC CURRENT EDITION

KEYNOTES

1. BATH ENCL. W/MARB. OR STONE FIN. @ 6'–6" ABV. DRAIN OUTLET MIN. O/ WATER RESISTANT GYP. GREENBD.
2. GLASS SHWR. ENCL. (TEMP.) W/ MIN. 2460 SQ. IN. (TEMP) DR. AND USE MARB. OR STONE O/ WATER RESISTANT GYP. GREEN BD. TO 6'–6" ABV. DRAIN OUTLET
3. HEAT AND GLO GAS FIREPLACE FOUNDATION SINGLE SIDED DIRECT VENTED UL LISTED 5' OR 6'
4. STONE OR PRECAST CONC. HEARTH PER. GENERAL NOTES
5. THERE SHALL BE A FLOOR OR LANDING ON EA. SIDE OF EA. EXT. DOOR. THE FLOOR OR LANDING AT THE EXIT DR. SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE TRESHOLD, THE FLR. OR LANDING AT EXT DRS. OTHER THAN THE EXIT DR.
6. HEAT AND GLO GAS FIREPLACE CASTLEWOOD OUTDOOR DIRECT VENTED 42" UL LISTED UL127

PRJ-78340
04/23/20

NOTE:
ALL EXISTING UNITS TO BE H.C. ACCESSIBLE PER ANSI CHAPTER 10 CURRENT EDITION STANDARDS.

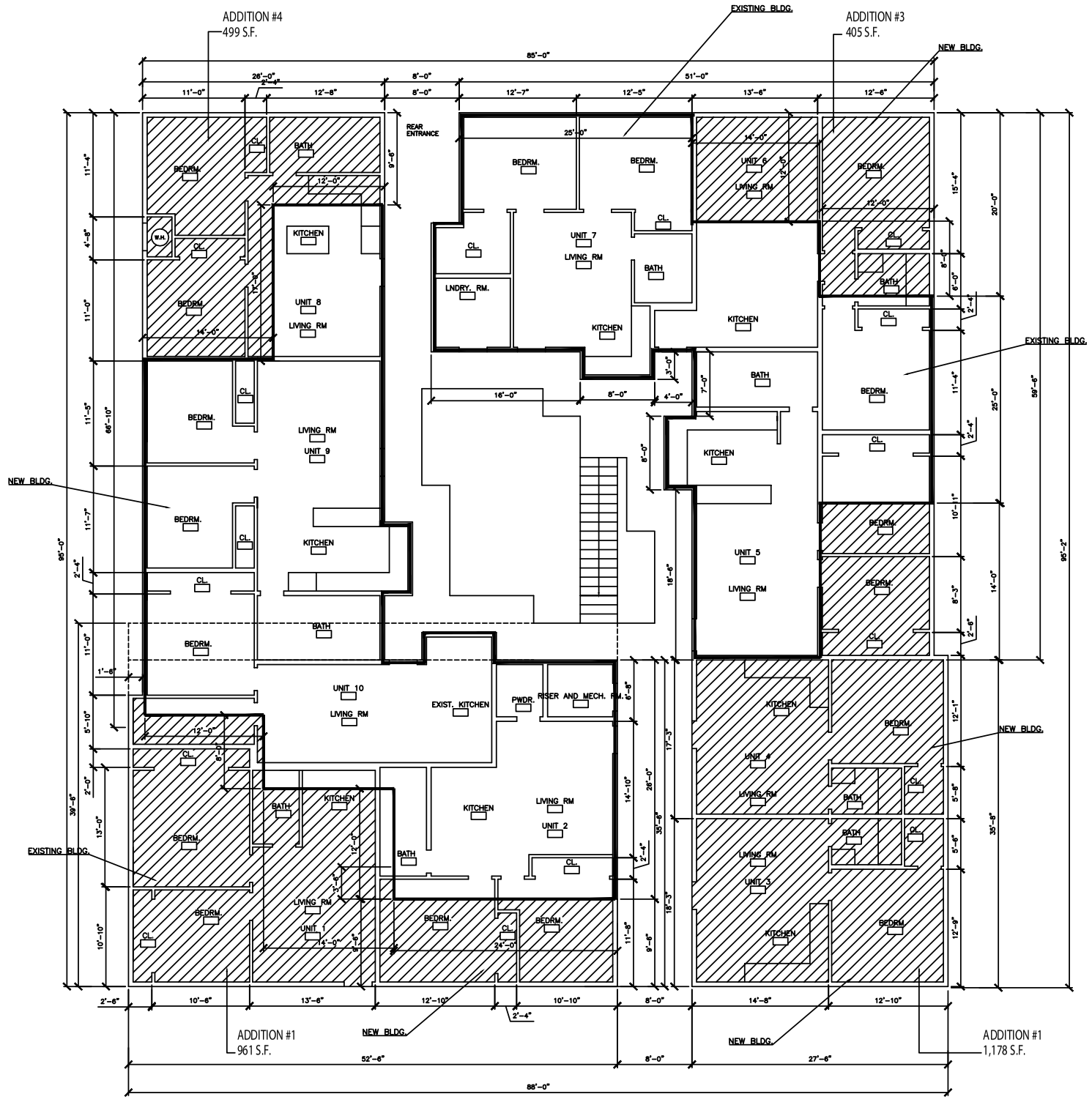
A NEW FLOOR PLAN
SCALE–3/16"=1'–0"

REVISIONS

1		
2		
3		
4		
5		
6		

SHEET: FLOOR PLAN
PROJECT: REMODEL/ADDITION AT 405 10TH ST.
LAS VEGAS, NV.

DATE: 4/16/20
LATEST REVISION: 1
REVISION
SHEET NUMBER: A-2



EXISTING S.F. = 3,558
NEW S.F. 1ST = 3,043
NEW S.F. 2ND = 3,132
NEW TOTAL S.F. = 9,733

A	OVERLAY
SCALE-3/16"=1'-0"	

REVISIONS

1		
2		
3		
4		
5		
6		

PRJ-78340
APN-178340_FP001
02/24/20

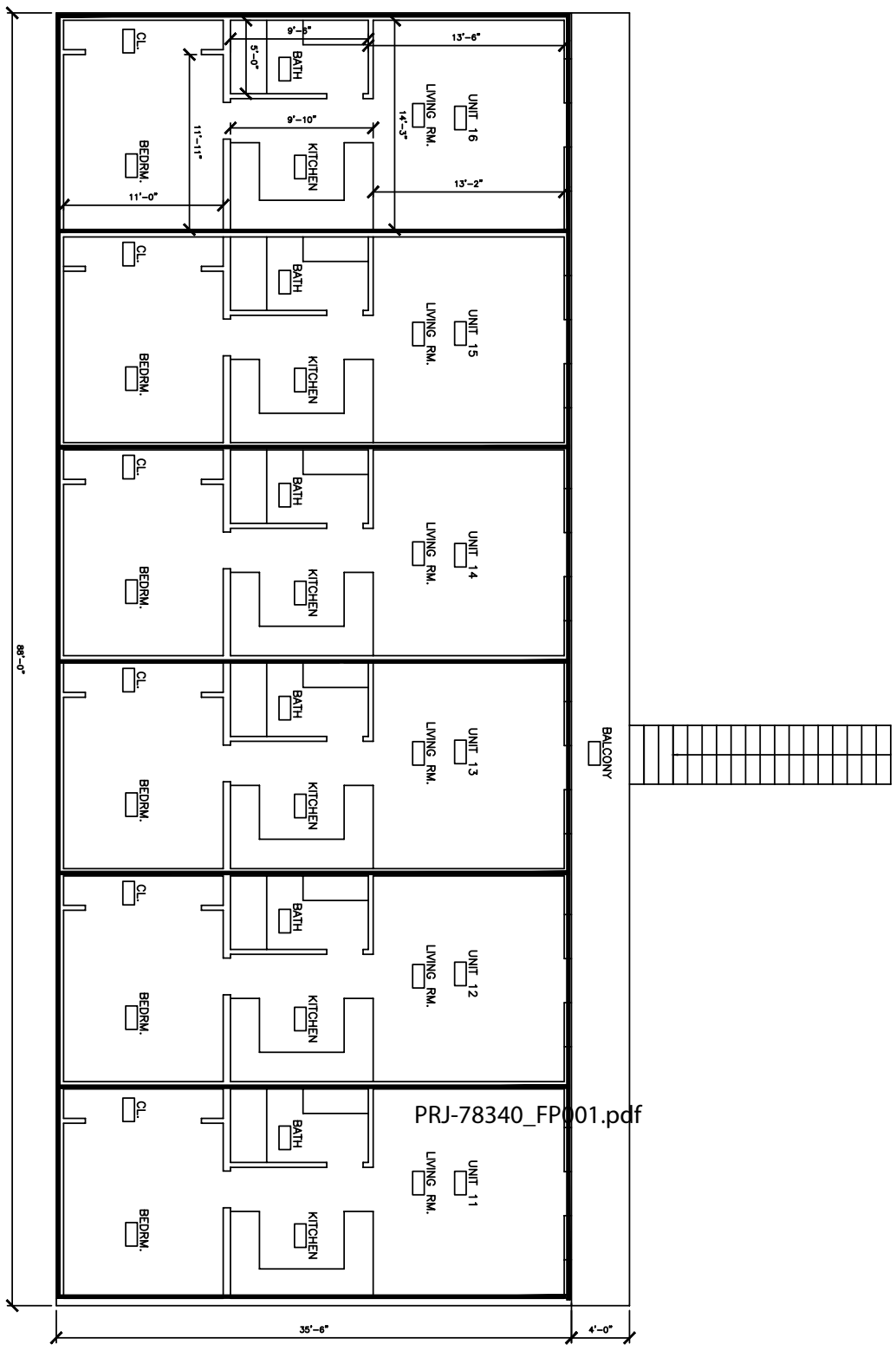
SHEET: OVERLAY
PROJECT: REMODEL/ADDITION AT 405 10TH ST.
LAS VEGAS, NV.

DATE: 1/16/19
LATEST REVISION: 1
REVISION
SHEET NUMBER:
A-2.1

A

NEW 2ND FLOOR PLAN

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



PRJ-78340_FP001.pdf

WALL SCHEDULE

EXT. WALL - 5/8" STUCCO OR SIDING OR SHINGLE OVER 1/2" EXT. GYP. BD. OR 1/2" EXT. PLYWOOD OVER 2 X 6 @ 16" O.C. W/ R-19 BATT INSULATION, 5/8" TYPE 'X' GYPBD. INSIDE & SEC.(TYP. U.N.O.)

INT. WALL - 2 1/2" - 1/2" @ 24" O.C. W/ 5/8" TYPE 'X' GYPBD. BOTH SIDES

INT. PLUMB. WALL - 2 1/2" - 1/2" @ 24" O.C. W/ 5/8" TYPE 'X' GYPBD. BOTH SIDES (U.N.O.)

NOTES:

1. USE R-2 MSBL ON ALL 2HR WALLS AND R-15 MIN. ON ALL 2HR WALLS.
2. GYPSUM BD. UTILIZED AS THE BASE OR BACKING FOR TILE SHALL BE CEMENT BOARD. CEMENT, TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL CONFORM WITH GYPSUM BACKING BD. SHALL BE FIRMETED TO BE USED ON CEILINGS WHERE FRAMING MEMBERS ARE SPACED AT MAXIMUM 16" O.C. FOR 1/2" THICK (12.7 MM) OR 24" O.C. FOR 5/8" THICK (15.9) GYPBD. WATER RESISTANT GYPBD. SHALL NOT BE INSTALLED OVER A VAPOR RETARDER. JOINTS SHALL BE SEALED AT WALL INTERSECTIONS, SHALL BE SEALED AS OUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL PENETRATIONS, SHALL BE SEALED
3. LIMITATIONS: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
   1. OVER A VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT.
   2. WHERE THERE WILL BE DIRECT EXPOSURE TO SATURATED OR STANDING WATER.
   3. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

GENERAL NOTES

1. HOSE BIBS SHALL BE ON RAW WATER W/ VACUM BREAKER. PROVIDE ANTI-SIPHON DEVICE AT ALL H.B.S.
2. PROVIDE SAFETY GLAZING AS REQUIRED LOCATIONS TO THE FOLLOWING
   A. SLIDING OR SWINGING DOORS.
   B. TUB AND/OR SHOWER ENCLOSURES AND GLZG. IN WALLS LESS THAN 60" ABV. THE STANDING SURFACE OR TUBS OR SHOWERS.
   C. GLAZING WITHIN A 24" ARC OF DOOR.
   D. GLAZING IN WALLS ENCLOSING STAIRWAY, LANDING OR RAMP WHERE THE BOTTOM EXP. OF THE GLASS IS LESS THAN 60" ABOV. WALKING SURFACE.
   E. GLAZING WITHIN 18" OF FLOOR, INDIVIDUAL PANE GREATER THAN 9 SF.
3. PRE-MFR. FIREPLACES SHALL CONFORM WITH THE FOLLOWING IRC STANDARDS
   LISTING: FIREPLACES SHALL BE LISTED AND LABELLED IN ACCORDANCE W/ THE MFRS.INSTALLATION INSTRUCTIONS.
   DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE FACTORY EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY'S SYSTEM AND INSTALLED IN ACCORDANCE W/ THE MFRS. INSTALLATION INSTRUCTIONS.
   SOLID FUEL APPLIANCES: FACTORY-BUILT CHIMNEYS FOR USE WITH SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH THE FACTORY-BUILT CHIMNEYS FOR USE WITH FIREPLACE STOVE LISTED EXCEPTION: CHIMNEYS FOR USE WITH FIREPLACE STOVE LISTED ONLY TO UL 737 SHALL COMPLY W/ REQ. OF UL 103.
   FACTORY-BUILT FIREPLACES SHALL COMPLY WITH THE REQ. OF UL 127.
   BUILT FIREPLACES SHALL COMPLY WITH THE REQ. OF UL 127.
   SUPPORT: WHERE FACTORY-BUILT CHIMNEYS ARE SUPPORTED BY SUCH MEMBERS SHALL BE DESIGNED TO SUPPORT THE ADDITIONAL LOAD.
   MEDIUM-HEAT-APPLIANCE FACTORY-BUILT CHIMNEYS: CHIMNEYS HAVING A TEST ABOVE 1,000 F (538 C) MEASURED AT THE ENTRANCE TO CHIMNEY SHALL COMPLY WITH UL 959.
   GENERAL: LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE MFRS. INSTRUCTIONS.
   HEARTH EXTENSION: FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE SURROUNDING FLOOR AREA, NONCOMBUSTIBLE FROM THE
   DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE FACTORY EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY'S SYSTEM AND INSTALLED IN ACCORDANCE W/ THE MFRS. INSTALLATION INSTRUCTIONS.
   UNVENTED GAS LOG HEATERS: AN UNVENTED GAS LOG HEATER SHALL NOT BE INSTALLED IN A FACTORY-BUILT FIREPLACE UNLESS TESTED, LISTED AND LABELED FOR SUCH USE IN ACCORDANCE WITH UL 127.
   EXTERIOR AIR: FACTORY-BUILT OR MASONRY FIREPLACES EQUIPPED WITH EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION UNLESS THE ROOM IS MECHANICALLY VENTILATED AND DESIGNED SO THAT THE INDOOR PRESSURE IS NEUTRAL OR POSITIVE.
   R1001.1 FACTORY-BUILT FIREPLACES. EXTERIOR COMBUSTION AIR SHALL BE PROVIDED BY A LISTED FACTORY-BUILT COMPONENT OF THE FIREPLACE AN SHALL BE INSTALLED ACCORDING TO THE FIREPLACE MFRS. INSTRUCTIONS.
   A. ALL OPENINGS SHALL HAVE SOLID DOOR SUCH
   4. PROVIDE ATTIC VENTILATION EQ. TO 1/150 OR 1/300 OF THE ROOF AREA VENTED -SEE ROOF PLAN
   5. SMOKE DETECTORS ARE REQUIRED IN ALL UNOCCUPIED ROOMS, WIRED TO SOUND SMALL PANELBOX.
   6. FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO AND AT FLOOR AND CEILING LEVELS, AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLU. FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED
   1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   2. HORIZ. AT INTERVALS NOT EXCEEDING 10'-0" (3048 MM)
   B. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
   C. BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH U.B.C. CURRENT EDITION
   D. FLOOR LEVEL, WITH MATERIALS AFFORDING A FIRE RESISTANCE NOT LESS THAN THAT REQUIRED FOR WALLS. OPENINGS AROUND VENTS, PIPES AND DUCTS SHALL BE FIRESTOPPED TO AFFORD EQUIVALENT FIRE RESISTANCE TO PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
   E. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES.
   F. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQ. AT THE LINE OF DWELLING UNIT SEPARATION.

   MATERIALS FOR USE AS FIRE BLOCKING PER. U.B.C. CURRENT EDITION

   R1003.8.1.3. FIREBLOCKING INTEGRITY. THE INTEGRITY OF ALL FIRE-BLOCKS SHALL BE MAINTAINED.
   7. PROVIDE THERMAL BARRIER PER. IRC CURRENT EDITION
   8. ATTIC ACCESS NOTES
      A. PROVIDE A MIN. 24" W. CATWALK FROM ATTIC ACCESS TO FAU.
      B. PROVIDE A MIN. 6'-0" H. X 30" W. CLEARANCE ALONG THE CONTROL SIDE OF THE FAU.
      C. PROVIDE A 30" SQ. WORKING PLATFORM AT THE CONTROL SIDE OF THE FAU.
      D. PROVIDE A 110 OR 120 AMP GFCI. SERVICE OUTLET AT FAU
      E. PROVIDE A SWITCHED LIGHT AT FAU
      F. THE CAT WALK CANNOT EXCEED 20' IN LENGTH.
      G. DUAL PLASTIC ATTIC ACCESS STAIRS SHALL COMPLY WITH IRC CURRENT EDITION

KEYNOTES

1. BATH ENCL. W/MARB. OR STONE FIN. @ 6'-6" ABV. DRAIN OUTLET MIN. @ WATER RESISTANT GYP. GREENBD.
2. GLASS SHWR. ENCL. (TEMP.) W/ 1/4" GLASS PANELS AND STRIPE @ WATER RESISTANT GYP. GREEN BD. TO 6'-6" ABV. DRAIN OUTLET
3. THERE SHALL BE A FLOOR OR LANDING ON EA. SIDE OF EA. EXT. DOOR. THE FLOOR OR LANDING AT THE EXIT DR. SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD. THE LOCATION OF EXT DRS. OTHER THAN THE EXIT DR.

REVISIONS				
1				
2				
3				
4				
5				

SHEET: NEW 2ND FLOOR PLAN

PROJECT: REMODEL/ADDITION AT 405 10TH ST.
LAS VEGAS, NV.

PRJ-78340
04/23/20
PRJ-78340_FP004

DATE: 2/16/20

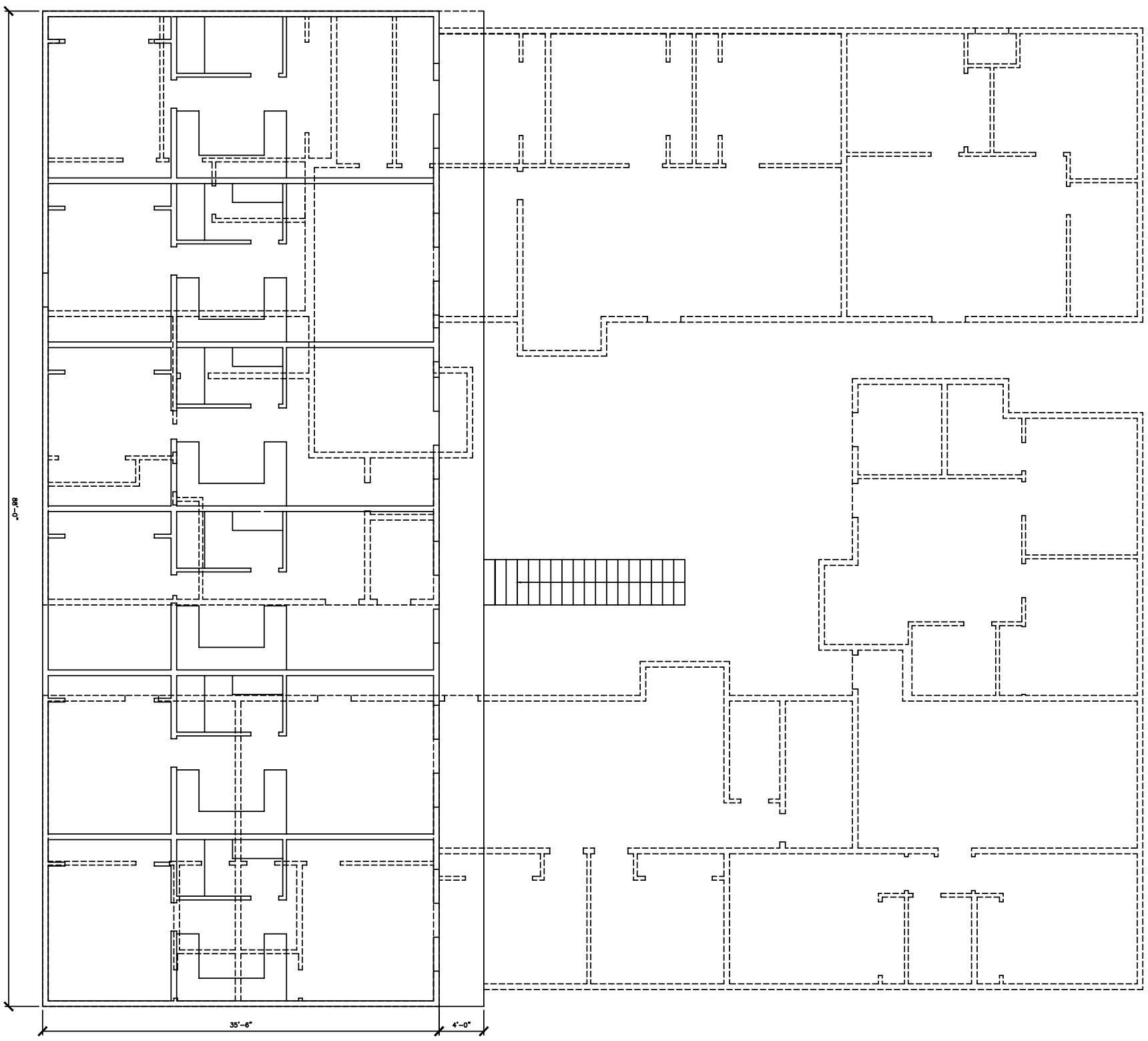
LATEST REVISION: 5
REVISION SHEET NUMBER:

A-3

A

OVERLAY

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



A-3.1

SHEET NUMBER:

LATEST REVISION:

REVISION

DATE:
1/11/19

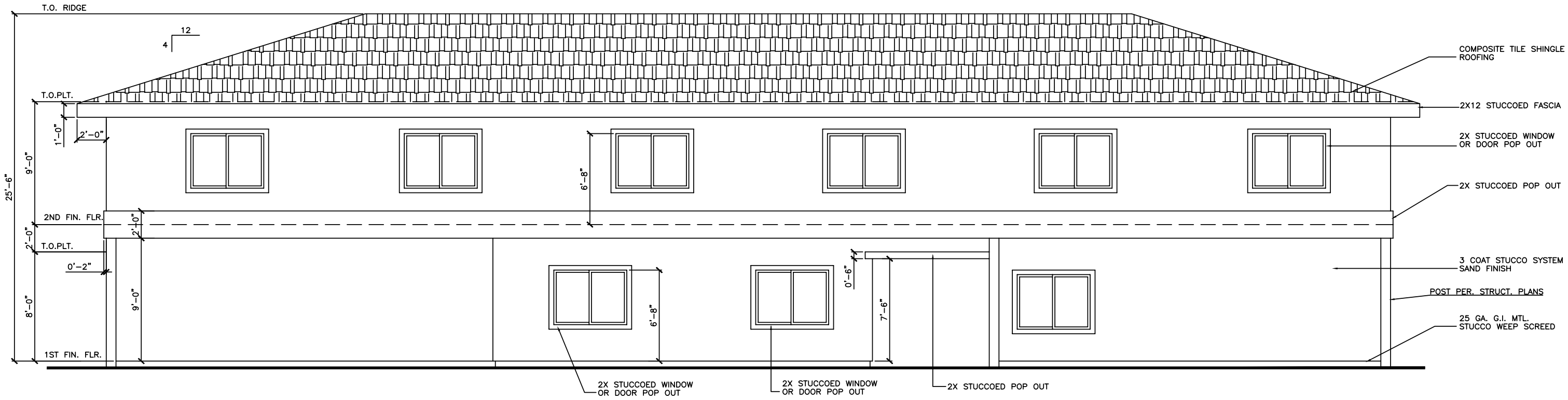
SHEET:
OVERLAY

PROJECT:
REMODEL/ADDITION AT 405 10TH ST.
LAS VEGAS, NV.

PRJ-78340
02/24/20

PRJ-78340_FP003

REVISIONS

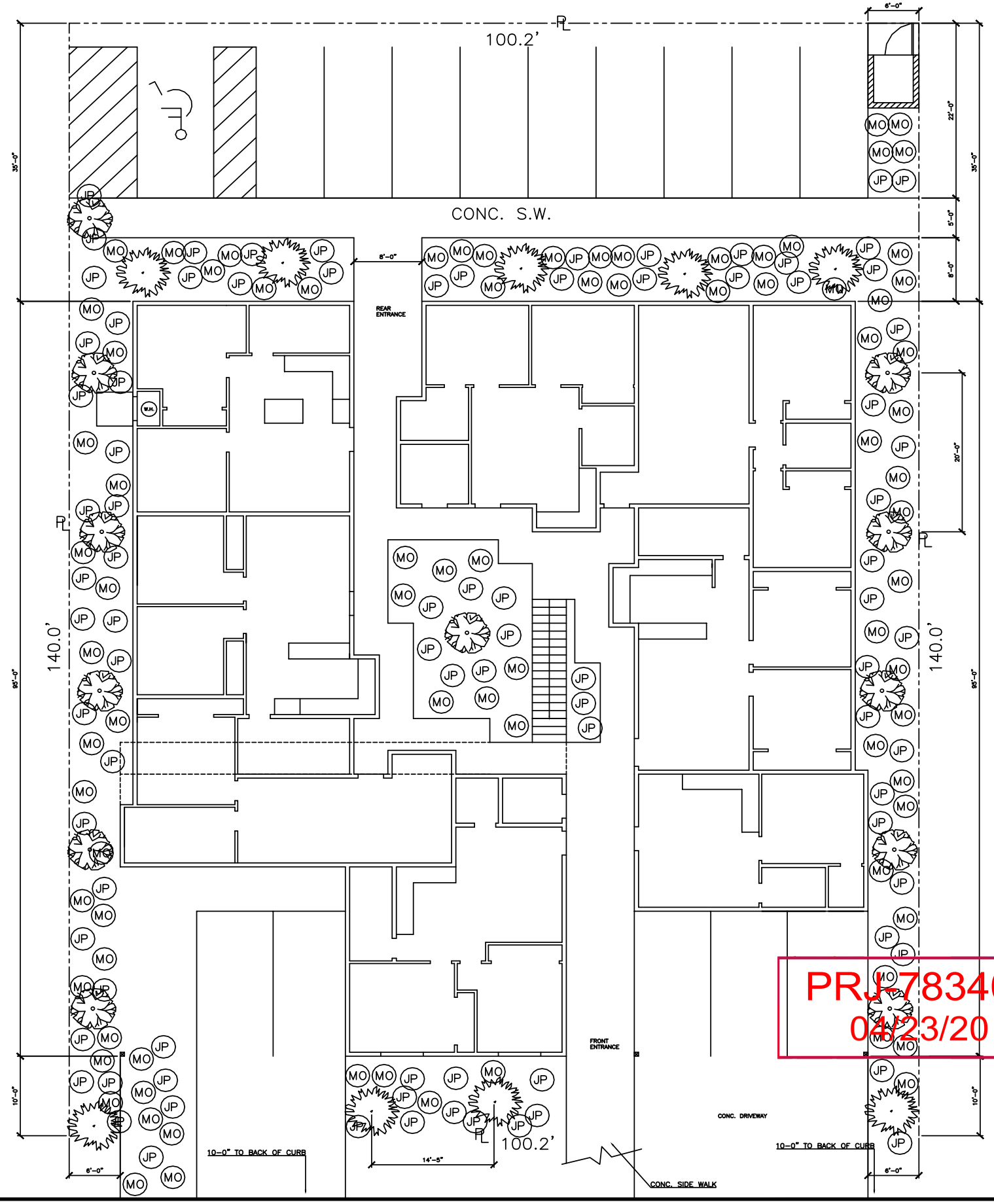


PRELIM. FRONT ELEVATION

PRJ-78340
04/23/20

LANDSCAPING LEGEND

TREES			QNTY.
	MONDELL PINE	24" BOX	11
	JAPENESE BLUEBERRY	15" GAL.	10
SHRUBS			
JP	JAPANESE BOXWOOD	5 GAL.	69
MO	MOCK ORANGE	5 GAL.	58
GROUND COVER			
GROUND COVER IN ALL PLANTERS TO BE 1/2" DESERT SUN ROCK			



PRJ-78340
04/23/20

NORTH

A SITE PLAN
SCALE-3/16"=1'-0"

REVISIONS

1		
2		
3		
4		
5		
6		

SHEET: LANDSCAPING PLAN

PROJECT: REMODEL/ADDITION AT 405 10TH ST.
LAS VEGAS, NV.

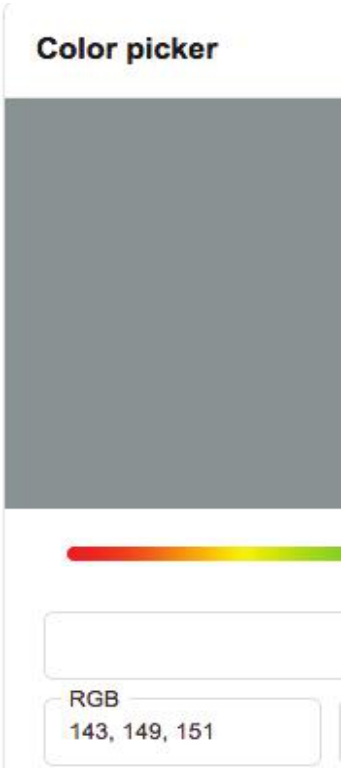
DATE: 4/18/20

LATEST REVISION: 1
REVISION

SHEET NUMBER: L-1

Color & Materials

Main Color



Trim Color



Accent Color



Stucco Material

Sand Finish

PRJ-78340
04/23/20



SDR-78441 [PRJ-78340] - APPLICANT/OWNER: SPRING LT APT 1, LLC
405 SOUTH 10TH STREET

03/05/2020



SDR-78441 [PRJ-78340] - APPLICANT/OWNER: SPRING LT APT 1, LLC
405 SOUTH 10TH STREET

03/05/2020

SMITH BROS. REALTY

February 20, 2020

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

RE: Justification Letter for Site Development Review (Revised)
APN: 139-34-712-124

We respectfully submit this application for a Site Development Review for a residential project located at 405 South 10th Street. All of the parking for the project will be on site. This 0.34 acre parcel is currently zoned R-4.

The property is currently under developed for the area with an existing dated 4-unit complex while neighboring properties with a similar lot size have a minimum of 16 units. The applicant is proposing to modernize the existing 4-unit complex to a new 16-unit project. The proposed structure will have an overall height of 24'. The entrance to the building will remain as existing on both front and rear via a walkway to the building, accessed from the public sidewalk. Parking will be provided at the rear of the site (10 spaces provided), accessed from the alley. Five additional marked parking spaces are also available along the front of the property on 10th Street. Per staff 28 parking spaces are currently required.

The developer feels that the parking provided and available for the residences is sufficient given the multiple alternative transportation options including the bus system downtown and the new rideshare businesses. The available parking falls within the new zoning code for the new High Load zone.

A trash enclosure will be provided for at the rear of the site, accessed from the alley. The residential units will be one and two-bedroom units.

Landscape buffers are minimum 6' from the side property lines and 10' in the front yard and 11' in the rear yard in addition to the sidewalk with the appropriate 24" box trees and shrubs as required. Our land surveyor recently measured the property and found that the site is not "skewed" and the landscape setbacks will be adequate as shown.

SMITH BROS. REALTY

The developer designed the project to comply as much as possible with all requirements. The only waiver requested is as follows:

1. Allow 10 parking spaces where 28 are currently required.

The Developer desires to provide much needed rental housing near the downtown area of the city. This development will be a benefit to the City of Las Vegas by helping to add a new component and redevelopment to the area.

Sincerely,
Smith Bros. Realty

James P. Smith, CCIM

PRJ-78340
02/24/20
City Council - Page 1005

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

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

Date Filed 03/12/2020 **Application Number** SDR-78441 **Entity** LV

Company Name James P. Smith

Contact Name

Contact Mailing Address

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

Phone (702) 321-6000 **Mobile** **Fax** **Email**

Project Name Academy Apartments

Project Description 16 Multi-family dwelling units.

APN's 139-34-712-124

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

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Howard Hollingsworth ES	1776 Ogden Rd	K-5	717	602	3/2/2020
John C Fremont MS	1100 St. Louis Ave	6-8	1,301	820	3/2/2020
Rancho HS	1900 Searles Ave	9-12	2,418	3213	3/2/2020

*** CCSD Comments** Rancho HS is over capacity for the 2019-20 school year. Rancho HS is at 132.88% of program capacity.

☐ Approved ☐ Disapproved

SDR 78441
Spring LT APT 1, LLC

405 S 10th Street

Proposed 12 unit expansion of an existing 4 unit apartment building.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	4	7.32	29
AM Peak Hour			0.46	2
PM Peak Hour			0.56	2

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	12	7.32	**88**
AM Peak Hour			0.46	**6**
PM Peak Hour			0.56	**7**

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	16	7.32	117
AM Peak Hour			0.46	8
PM Peak Hour			0.56	9

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Clark Avenue	
Average Daily Traffic (ADT)	773
PM Peak Hour	62

(heaviest 60 minutes)

Maryland Parkway	
Average Daily Traffic (ADT)	25,233
PM Peak Hour	2,019

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Clark Avenue	30,540
Maryland Parkway	30,540

This project will add approximately 88 trips per day on 10th St., Lewis Ave., Clark Ave. and Maryland Pkwy. Currently, Clark is at about 3 percent of capacity and Maryland is at about 83 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for 10th or Lewis, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 7 additional peak hour trips, or about one every ten 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

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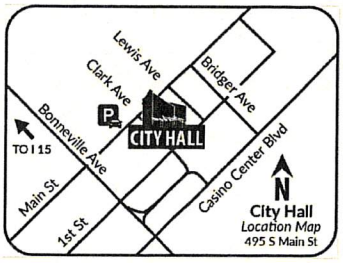
2020 MAY 15 P 1:52



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above 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.

SDR-78441 [PRJ-78340]
City Council Meeting of **05/20/2020**

PRJ-78340
13934810086
AUSTIN JOE L & NANCY J FAMILY TR
AUSTIN JOE L & NANCY J TRS
112 N 19TH ST
LAS VEGAS NV 89101-4403

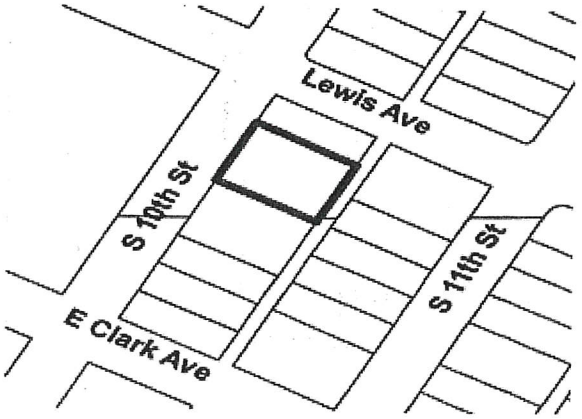
87 DRDFNP1 89101

Application Information

SDR-78441 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SPRING LT APT 1, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER TO ALLOW 10 PARKING SPACES WHERE 28 ARE REQUIRED on 0.34 acres at 405 South 10th Street (APN 139-34-712-124), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-78340]. The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL.

16 units mean at least 16 parking spaces and undoubtedly as many as 32— most families today have 2 cars — where will these families park their cars?

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	05/20/2020
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:00 a.m.

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncillive@lasvegasnevada.gov, mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101, or fax to (702)382-4803. Online comments can be submitted via the e-mail provided or from the City's website at www.lasvegasnevada.gov/councilcomment. For further information, go to www.lasvegasnevada.gov/meetings (TTY 7-1-1). **Note that 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.**

Submitted after final agenda
Item 61

MAY. 15. 2020 1:47PM 7023845800 G HAFEN & RALPHPORTER NO. 373 P. 1

City Council - Page 1010

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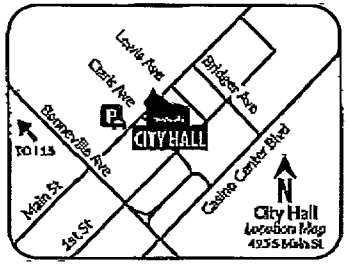

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MAY 04 2020
525 S. 9th St. LV, NV

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

lease use available blank space on card for your comments.

DR-78441 [PRJ-78340]

ity Council Meeting of **05/20/2020**

PRJ-78340
13934810087
HAFEN GREGORY & S 1989 LIV TR
HAFEN GREGORY T & SUZANNE B TRS
525 S 9TH ST
LAS VEGAS NV 89101-7010

67 DRDFMP1 89101

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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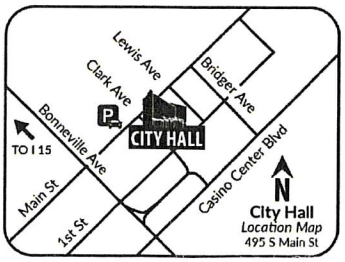

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-78441 [PRJ-78340]
City Council Meeting of **05/20/2020**

PRJ-78340
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 ORDFNP1 91605

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Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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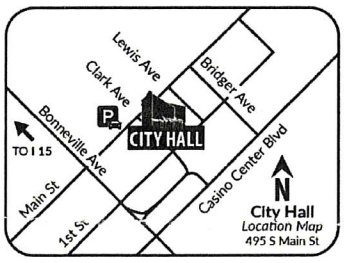

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-78441 [PRJ-78340]
City Council Meeting of **05/20/2020**

PRJ-78340
13934710046
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

Submitted after final agenda
Item 61

46 ORDFNP1 91605

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Las Vegas, Nevada 89101

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2020 MAY 13 A 10:45

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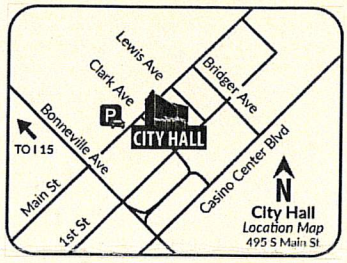

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-78441 [PRJ-78340]

City Council Meeting of **05/20/2020**

PRJ-78340
13934710045
SAKEN JOEL PROPERTIES L L C
C/O J SAKEN MGT
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 DRDFNP1 91605

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2020 MAY 19 P 1:19

City of Las Vegas
Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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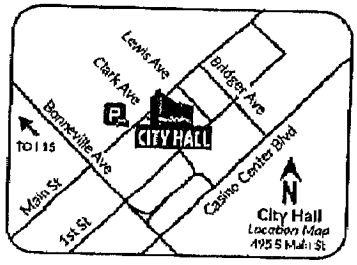

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-78441 [PRJ-78340]
City Council Meeting of **05/20/2020**

PRJ-78340
13934810093
KIM FAMILY TRUST
KIM WON SON & HAE SOOK TRS
2101 S WATSON ST
LA HABRA CA 90631-9518

Submitted after final agenda

6l

May 19 20, 06:08p p.1

Public Comment - SDR-78441 - Oppose

ITEM NO: 61

Ronald J. (Ron) Welch <WelchRJ@ChurchofJesusChrist.org>

Tue 5/19/2020 9:57 PM

To: City Council Live <citycouncillive@lasvegasnevada.gov>
Cc: Ronald J. (Ron) Welch <WelchRJ@ChurchofJesusChrist.org>; Kenneth Lynn Openshaw <kopenshaw@familysearch.org>

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.**

To the Honorable City Council Members,

I thank you for the opportunity to express my opposition to SDR-78441 wherein the applicant of parcel number 139-34-712-124, requests a "waiver to allow 10 parking spaces where 28 are required". The proposed parking provided by the applicant represents 36% of the city's codified regulations.

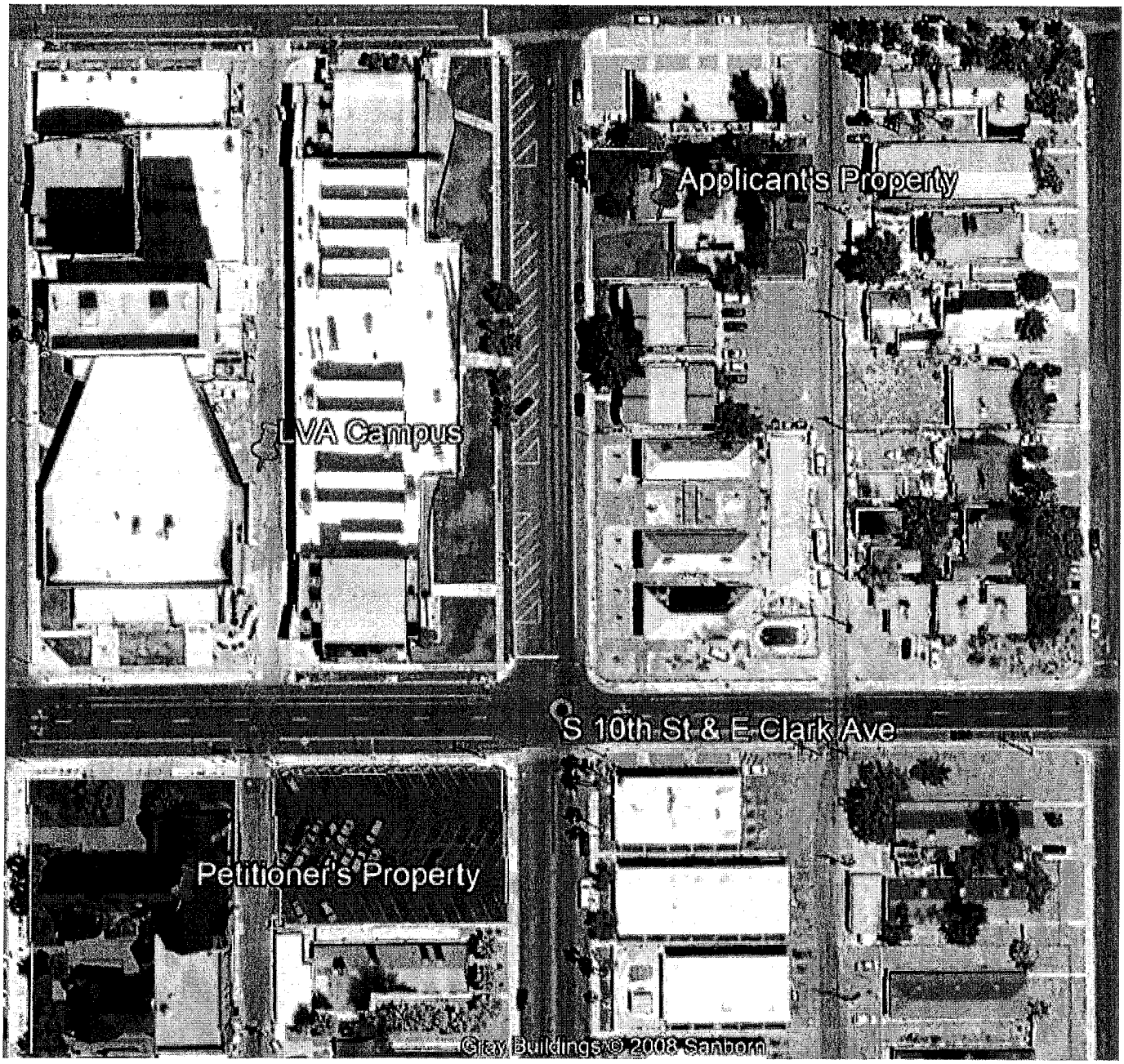
The primary reason for my opposition is that the applicant's property has insufficient parking. The property I represent was built in 1932 and we have been the sole owner. It is located about 100 yards southwest of the applicant's property and provides 62 parking spaces for the patrons of our Family History Library as well as others who have dealings here. With the applicant's lack of parking, I foresee an increase in unauthorized parking and the applicant shifting their parking problem to this property.

In the past, we had issues with unauthorized parking at our facility which reduced allowable spaces for our patrons. It required posting several signs, vigilance in enforcement, and a lot of patience (and threats to tow cars) to rectify the problem. It was a problem because the typical Family History participant is a more senior person and we want to do what we can to assure they have parking available and that it is closer rather than farther away.

Finally, I spoke at the Planning Commission hearing expressing my opposition. The Planning Commission recommended that the applicant reach out to the neighbors to search for resolutions. I have yet to receive a request to meet to discuss alternatives. With the applicant's lack of effort to seek a solution, I ask that you sustain the Planning commission (7-0) vote to deny the waiver.

Thank you again for considering my opposition in your decision.

Submitted at City Council
Date 5/20/20 Item 61
By: E Comments



Ron Welch
Sr. Facility Manager
511 South 9th Street
Las Vegas NV, 89101

702-499-3956 (cell)
welchrj@churchofjesuschrist.org

Form Name:	City Council Live
Submission Time:	May 20, 2020 11:09 am
Browser:	Chrome 81.0.4044.138 / OS X
IP Address:	98.181.138.10
Unique ID:	615530840
Location:	37.750999450684, -97.821998596191

Agenda NO: 61

First Name	John
Last Name	Perazzo
City Resident	Yes
Zip Code	89107
Agenda Item Number	61
Choose One	Protest
Council Comment	Agree with Family Research Center regarding parking and more neighborhood outreach.

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
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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The property is adjacent to LVA. Student parking is at a premium. This waiver would result in students inability to park near the school.

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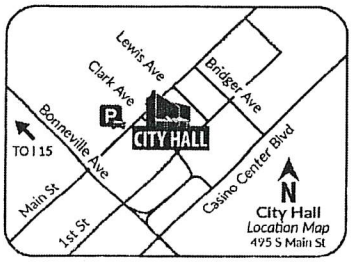

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Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-78441 [PRJ-78340]
Planning Commission Meeting of **04/14/2020**

PRJ-78340
13934710047
K B E B L L C
510 S 8TH ST
LAS VEGAS NV 89101

67 BRDFNP1 89101

45P

Item 45

April 14 PC Agenda 45

Melissa Clary <mclary121@gmail.com>

Tue 4/14/2020 9:32 PM

To: City Council Live <citycouncillive@lasvegasnevada.gov>
Cc: Trinity Haven Schlottman <trinityhs@yahoo.com>

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

Dear Commissioner Schlottman, et. al,

I oppose agenda item 45, SDR-78441 in its present form. I strongly support adding housing and remodeling the property, however, the current design should provide a **minimum of one parking space per unit.** The SDR should waive Downtown Las Vegas Masterplan Area parking standards, with the condition that the development accommodate a minimum of one vehicle per residential unit to ensure guests can park when visiting car-less residents. The adjacency to Las Vegas Academy and other large multi-family developments on the street means on-street parking is severely lacking in this area and any aerial map will show a sea of vehicles there. There also appears to be an unused driveway cut-out on the west side of the parcel where minor on-street improvements can allow for increased street parking. Downtown Las Vegas is changing, but without key amenities like grocers and healthcare options downtown, many residents continue to rely on personal vehicles for traveling the valley.

With the change to the development, I would support the request.

Many thanks for your service and consideration,
Melissa

Melissa Clary
702.277.4566

Submitted at Planning Commission

Date 4/14/20 Item 45

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

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Las Vegas, NV
Permit No. 1630

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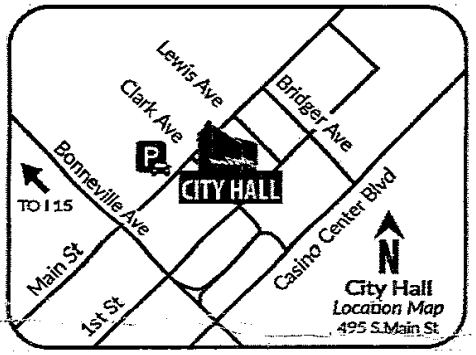

City Council - [illegible]

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7495 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-78441 [PRJ-78340]

Planning Commission Meeting of **04/14/2020**

PRJ-78340
13934811049
ORLEANS SQUARE H O A
601 E CHARLESTON BLVD # 101
LAS VEGAS NV 89104

89 8RDFNP1 89104

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

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Las Vegas, NV
Permit No. 1630

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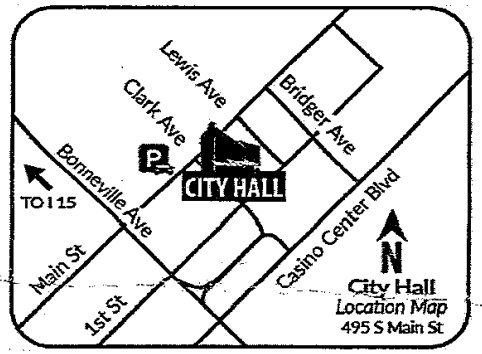

City Council - page 2

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-78441 [PRJ-78340]

Planning Commission Meeting of **04/14/2020**

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City of Las Vegas

PRJ-78340
13934811050
ORLEANS SQUARE H O A
601 E CHARLESTON BLVD # 101
LAS VEGAS NV 89104

93 89DFNP1 89104

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
62

DEPARTMENT: City Manager **DISCUSSION**
DIRECTOR: Scott Adams

SUBJECT:
REPORTS AND PRESENTATIONS:

Report from Scott D. Adams, City Manager, on Emerging Issues - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The City Manager (CM) Report will be a vehicle for the City Manager to update the Council on emerging issues that may have an impact on the City of Las Vegas. The CM Report will be a recurring item for every Council meeting. If there are no items for the particular meeting, the City Manager will recommend that the item be stricken.

RECOMMENDATION:
Report only; no action required.

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
63

DEPARTMENT: Office of Government and Community Affairs **DISCUSSION**
DIRECTOR: Ted Olivas

SUBJECT:
REPORTS AND PRESENTATIONS:

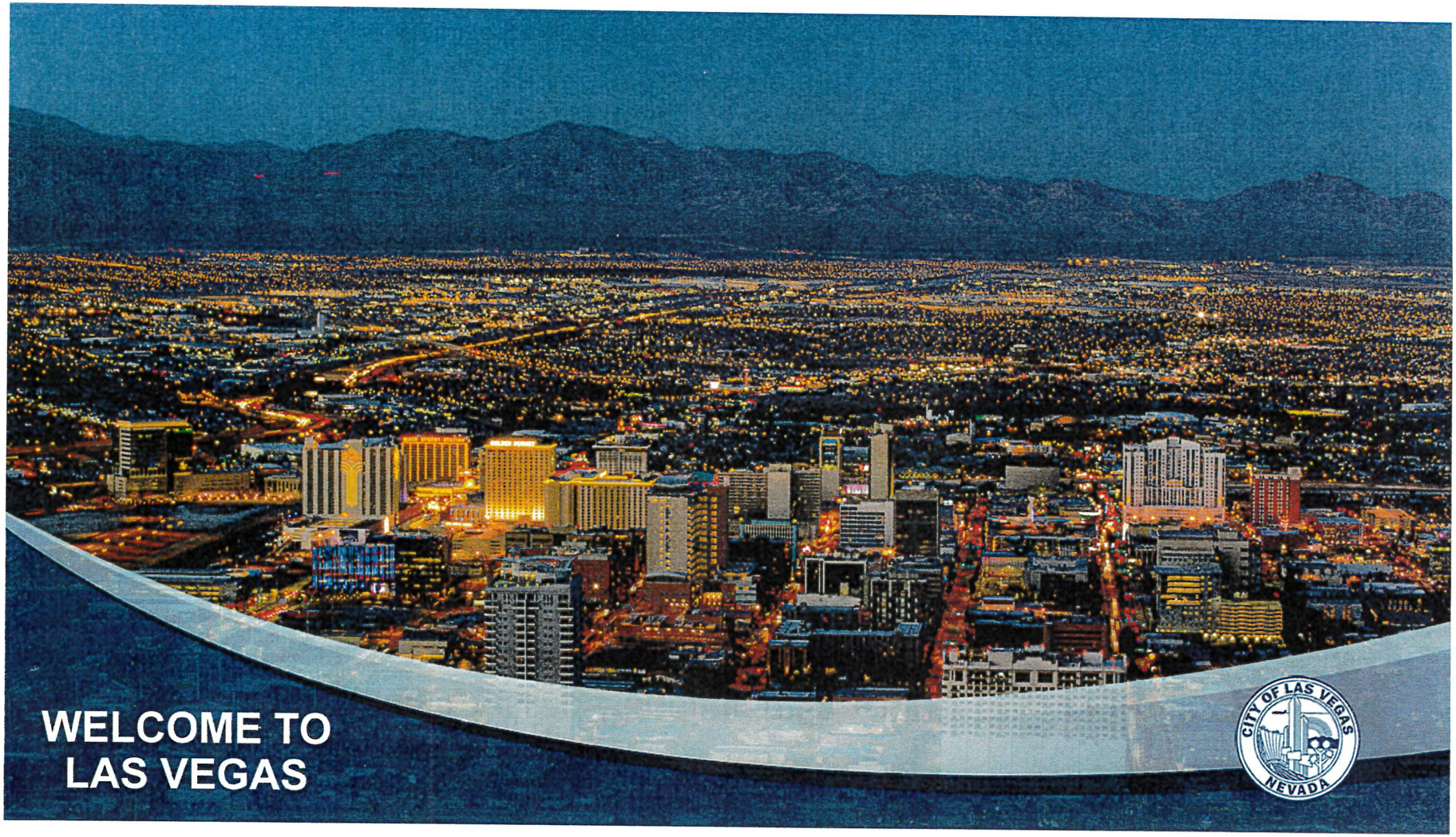
Report by Ted Olivas, Chief of Staff, regarding an overview of passed and pending federal legislation related to the COVID-19 Pandemic - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On March 13, 2020 Governor Sisolak declared an emergency for the COVID-19 pandemic situation. On March 15, 2020 the city of Las Vegas followed suit with a similar emergency declaration. Congress took immediate action to pass a number of bills to assist in responding to this immense public health emergency. Staff will provide an overview of the current federal legislation passed and pending related to the COVID-19 pandemic and potential city opportunities for its use.

RECOMMENDATION:
Report only; no action required.

BACKUP DOCUMENTATION:
1. Submitted at Meeting - PowerPoint Presentation Submitted by Staff



Submitted at City Council

Date 5/20/20 Item 63

By: STAFF

Federal Bills Passed/Pending in Response to COVID-19 Pandemic

- Coronavirus Preparedness and Response Supplemental Appropriations Act
- Families First Coronavirus Response Act
- Coronavirus Aid, Relief, and Economic Security Act (CARES Act)
- Paycheck Protection Program and Health Care Enhancement Act
- Health and Economic Recovery Omnibus Emergency Solutions Action (HEROES Act)

Federal Grants Committee

- **Ongoing weekly calls and identifying use for funds in federal and state allocations.**
  - Includes:
    - Community Services
    - Cultural Affairs
    - Department of Public Safety
    - Economic and Urban Development
    - Emergency Management
    - Finance
    - Fire and Rescue
    - Government & Community Affairs
    - Municipal Court
    - Youth Development & Social Innovation

Coronavirus Preparedness and Response Supplemental Appropriations Act

- First bill passed by Congress and signed by the President on March 6, 2020
- Appropriated $8.3 Billion
- Emergency funding for federal agencies to respond to the outbreak

Families First Coronavirus Response Act

- Second bill passed by Congress and signed by the President on March 18, 2020
- Approximate cost: $192 Billion
- Provides paid sick leave, tax credits, and COVID-19 testing; expanded food assistance and unemployment benefits; and increased Medicaid funding

Coronavirus Aid, Relief, and Economic Security Act (CARES Act)

- Third bill passed by Congress and signed by the President on March 27, 2020
- Approximate cost: $2 Trillion
- Direct stimulus payments to individuals; expanded unemployment eligibility and benefits; funding for public health; assistance for costs incurred by state and local governments due to the pandemic; small and large business loans

CARES Act – Coronavirus Relief Fund

- **Total allocation to the State of Nevada - $1.25 Billion**
  - Direct Allocation to the CLV - $118.9 Million
    - ($1.25 B x 45% x 21.1% population)
  - Direct Allocation to Clark County - $295 Million
    - ($1.25 B x 45% x 52.4% population)
  - Balance allocated to the State of Nevada - $836.1 Million

- **Allocated funds must be used to pay for expenses incurred from the period of March 1-December 30, 2020, and have to be used for COVID-19 related expenses that were not originally in the City's most recently adopted budget**

CARES Act – Coronavirus Relief Fund

- **Eligible Expenses**
  - Payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to responding to the COVID-19
  - Public health emergency recovery planning
  - Grants to small businesses to reimburse the costs of interruption caused by required closures
  - Payroll expenses for non-essential employees re-assigned to COVID-19 related tasks
- **Ineligible Expenses**
  - Government Revenue Loss
  - Capital improvement projects (unless project is for temporary hospital functions due to COVID-19)

CARES Act – Office of Community Services

- **Community Development Block Grant (CDBG) - $5 Billion**
  - 3 rounds of funding
    - $2 Billion allocated based on FY20 Formula
      - CLV allocation: $3,082,302
    - $1 Billion allocated to states based on new formula by HUD
    - $2 Billion to be allocated to states based on a new formula by HUD
- **Homeless Assistance Grants (ESG20) - $4 Billion**
  - 2 rounds of funding
    - $2 Billion allocated based on FY20 Formula
      - CLV allocation: $1,537,579
    - $ 2 Billion allocated based on new formula by HUD
      - Factors for new funds include unsheltered homeless, risk of homelessness, greatest need based on transmission of COVID-19, etc.

CARES Act – Office of Community Services (continued)

- **Housing Opportunities for Person with Aids (HOPWA) - $65 Million**
  - CLV allocation: $280,792
- **Emergency Food and Shelter Program (EFSP) - $200 Million**
  - United Way received $1.45 Million
    - Funds used for congregate meals, mass shelter hotel/motel shelter, rent/mortgage and utilities
    - Community Services plans to submit an application

CARES Act – Public Safety Departments

- **FEMA Emergency Management Performance Grants (EMPG) - $100 Million**
  - CLV request: $229,092
    - Use of funds includes daily operation of the EOC, day to day emergency management functions including personal, supplies, equipment and training
    - Match Requirement: 50%

- **FEMA Disaster Relief Fund (Public Assistance Fund) - $45 Billion**
  - Use of funds includes major disaster funds
    - $25 Billion for major disasters $15 Million for emergency supplemental
    - CLV qualifies for funding and is currently working on an application for the ISO-Q facility
    - Match Requirement: 25%

CARES Act – Public Safety Departments (continued)

- **FEMA Assistance to Firefighters Grants - $100 Million**
  - Use of funds includes Personal Protective Equipment (PPE) and supplies to prevent, prepare and respond to COVID-19 public health emergency
  - CLV applied for $486,867
  - Match requirement: 10%
- **Department of Justice – Byrne JAG - $850 Million**
  - Funds allocated pursuant to FY19 formula
    - CLV allocation: $1,485,666
  - Use of funds includes law enforcement overtime, purchase of PPE and supplies for law enforcement and medical supplies for inmates
  - Cost Share: 25%
- **Health and Human Services - $140.4 Billion**
  - Round 1 funds allocated pursuant to FY19 formula
    - CLV allocation: $174,337
    - Funding to be used to offset lost revenues for transports
  - 3 rounds of funding. CLV will apply for round 2.

CARES Act – Economic & Urban Development Department

- **Economic Development Administration - $1.5 Billion**
  - Use of funds includes technical assistance to retain and hire employees, provide skills-training, workforce development for competitive job placement, strategies to diversify the economy and implementing entrepreneurial support programs
  - CLV qualifies and is working on grant application

CARES Act – Youth Development and Social Innovation Department

- **Child Care and Development Block Grant - $3.5 Billion**
  - Grants are allocated to the states and are allocated for immediate assistance to child care providers and to support child care for healthcare workers, first responders and other employees playing critical roles during the COVID-19 crisis
- **Department of Education Elementary and Secondary Education - $13.5 Billion**
  - Grants are allocated to the states and can be allocated for assistance with academic programming such as Safekey and Batteries Included

CARES Act – Office of Cultural Affairs

- **National Endowment for the Arts - $75 Million**
  - 40% of the funds are allocated to State and Regional art organizations
  - 60% of the funds are allocated for direct grant opportunities
    - CLV submitted an application for $50,000 for local artist contracts.

- **National Endowment for the Humanities - $75 Million**
  - 40% of the funds allocated for State Humanities councils
  - 60% of the funds allocated for direct grant opportunities
    - CLV submitted an application for up to $300,000 for our Arts & Humanities Education Programs

Paycheck Protection Program & Health Care Enhancement Act

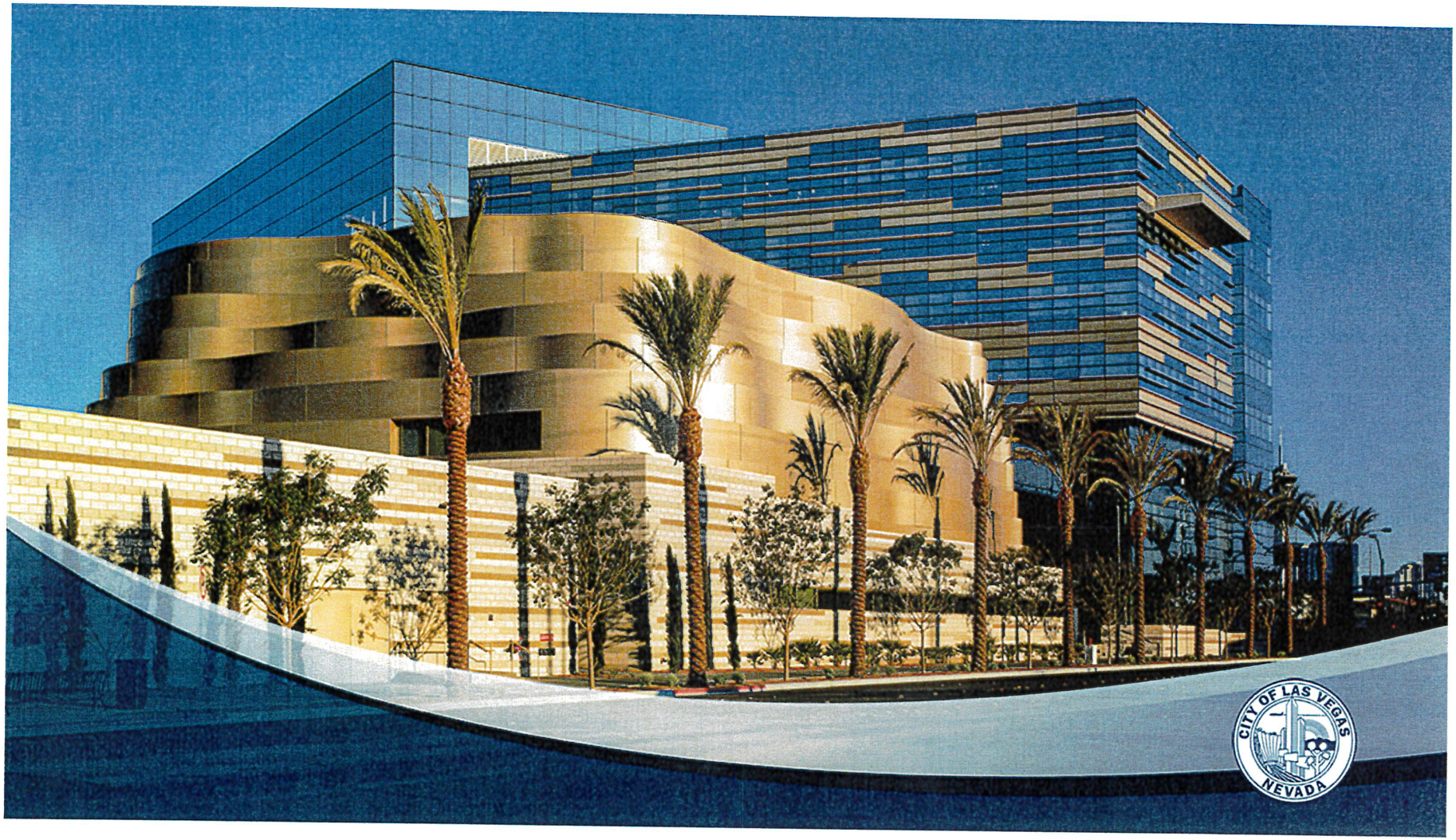
- Fourth bill passed by Congress and signed by the President on April 24, 2020
- Appropriated $484 Billion
- Replenished money that had already been depleted in the CARES Act that was intended to assist businesses; more money for hospitals and testing

Other Possible Legislation

- Health and Economic Recovery Omnibus Emergency Solutions Act (HEROES Act)
  - US House of Representatives passed on May 15, 2020
  - Provides $375 Billion to assist local governments with the fiscal impacts from the public health emergency caused by the coronavirus
  - Does not look to have majority support in the U.S. Senate
- Congress considering another bill to address the financial fallout of state and local governments
- Broad coalition of Governors, Mayors, and Organizations (such as the US Conference of Mayors, National League of Cities and National Association of Counties) advocating for direct federal assistance to state and local governments
- Another round of stimulus money sent directly to the American people has also been broached

Next Steps

- Grants Committee
  - Weekly meetings as more grant opportunities emerge
- Grant Documentation Analysis/Coordination
- Federal Advocacy
  - Squire Patton Boggs
  - US Conference of Mayors
  - National League of Cities
  - White House Government Affairs Office
- State and Local Coordination
  - Nevada League of Cities
  - Ferraro Group
  - State Agency and Legislative Meetings
    - Interim Finance Committee
  - Updates with Government Affairs professionals


CITY OF LAS VEGAS
NEVADA

CARES Act Funds/Grants

Funds Already Allocated

Name	Department(s)	Amount
Coronavirus Relief Fund	Citywide	$118,944,280
Community Development Block Grant (CDBG)	Community Services	$3;082,302
Homeless Assistance Grants	Community Services	$1,537,579
Byrne JAG Grants	Public Safety Departments	$1,485,666
Housing Opportunities for Persons with AIDS (HOPWA)	Community Services	$280,792
Health and Human Services	Fire & Rescue	$174,337

Funds Applied For

Name	Department(s)	Amount
FEMA Assistance to Firefighter Grants	Fire & Rescue	$486,867
National Endowment for the Humanities	Cultural Affairs	$300,000
FEMA Emergency Management Program	Public Safety Departments	$229,092
National Endowment for the Arts	Cultural Affairs	$50,000

Opportunities in Review

Name	Department(s)	Amount
FEMA Emergency Food and Shelter Program	Community Services (grant distributed to United Way)	$1,450,000
Health and Human Services	Fire & Rescue	Round 2 TBD
FEMA Disaster Relief Fund (Public Assistance Fund)	Public Safety Departments	TBD
Childcare and Development Block Grant	YDSI	TBD
Elementary and Secondary Education Grants	YDSI	TBD
Economic Development Administration	EUD	TBD

AGENDA SUMMARY PAGE

City Council
Meeting of: May 20, 2020

Agenda Item No.:
64

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 20, 2020

Agenda Item No.:
65

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.

BACKUP DOCUMENTATION:
1. Submitted at Meeting - Support/Concern Documentation Not Vetted - E-comments

(more like Thank you's!)
Public Comment

Form Name:	City Council Live
Submission Time:	May 20, 2020 11:29 am
Browser:	Chrome 81.0.4044.138 / OS X
IP Address:	98.181.138.10
Unique ID:	615538968
Location:	37.750999450684, -97.821998596191

First Name	John
Last Name	Perazzo
City Resident	Yes
Zip Code	89107
Agenda Item Number	65
Choose One	Support
Council Comment	Caleb Hopler from the US Census bureau has reached out to me for more to the story of how I was using their data for the Senior Citizens' Advisory board. I am still working on this reply, and Chief Deputy City Clerk, Stacey Campbell, is helping. Thank you

Submitted at City Council
Date 5/20/20 Item 65
By: E Comments

Form Name:	City Council Live
Submission Time:	May 20, 2020 11:35 am
Browser:	Chrome 81.0.4044.138 / OS X
IP Address:	98.181.138.10
Unique ID:	615541410
Location:	37.750999450684, -97.821998596191

Public Comment
See next comment as it relates to this one.

First Name	John
Last Name	Perazzo
City Resident	Yes
Zip Code	89107
Agenda Item Number	65
Choose One	Support
Council Comment	I would also like to pay for the garden beds that my wife are using at the Community garden at 1200 Blankenship in Vegas Heights, but the https://registration.lasvegasnevada.gov/ site is closed. Recreation Specialist, Tanya Taylor, recommended payment.

Form Name:	City Council Live
Submission Time:	May 20, 2020 11:43 am
Browser:	Chrome 81.0.4044.138 / OS X
IP Address:	98.181.138.10
Unique ID:	615544439
Location:	37.750999450684, -97.821998596191

Public Comment

First Name	John
Last Name	Perazzo
City Resident	Yes
Zip Code	89107
Agenda Item Number	65
Choose One	Support
Council Comment	Scott Adams gave the 702 229 CARE (2273) number. I have begun the process of paying for our garden beds through them. Thank you, Manager Adams for all your work!

Form Name:	City Council Live
Submission Time:	May 20, 2020 9:34 am
Browser:	Chrome Mobile 81.0.4044.138 / Android
IP Address:	71.38.93.108
Unique ID:	615491110
Location:	36.174999237061, -115.13719940186

Public Comment on Unemployment

First Name	Adriana
Last Name	Carter
City Resident	Yes
Zip Code	89101
Agenda Item Number	0
Choose One	Concerned
Council Comment	I have been out of work since march with two kids rent and Bill's unemployment approved me in April but has not put anything on my card I call every day from 7.50 _12 and nothing , the one time I did get through they disconnected me for pressing option 3

AGENDA SUMMARY PAGE
City Council
Meeting of: May 20, 2020

Agenda Item No.:
66

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 Ward 2 Announcements, Ward 2 Contact Information/General City of Las Vegas Information and Social Media by Councilwoman Seaman; Flyers for Nevada DOT - Washington Avenue Paving Upgrades/Lane Closures May 18-June 30, The Mob Museum Reopening, Coronavirus CARES Act Grant for Small Businesses, Ward 5 Newsletter Information and Stay Connected - Social Media Portals by Councilman Crear; Flyers for Ward 3 Announcements, Nevada Census 2020 - Win the Census, City of Las Vegas Offers New Programs to Help Businesses, Help Name the Park Located at Harris and Marion, Congratulations to Class of 2020 and Ward 3 Social Media and Contact Information by Councilwoman Diaz; Flyer for 2020 Census Twitter Challenge, UNLV (University of Nevada, Las Vegas) Photo, Southern Nevada Health District New Notification System, Business Preparedness Grant, City of Las Vegas Values - Kind. Committed. Smart. and Stay in Touch with Ward 1 by Councilman Knudsen; and Flyers for Floyd Lamb Park Bike Trail Grand Opening and Photo of Rodeo at Floyd Lamb Park, Memorial Day, Movie in the Park - Frozen II, National Missing Children's Day, Nevada Child Seekers Located and Missing Juvenile Bulletins and Corridor of Hope Homeless Success Stories


City of Las Vegas
Councilwoman
Victoria Seaman
Ward 2
SUMMERLIN

WARD 2

Ward 2 Contact Information

Phone Number 702-229-2420

Email ward2@lasvegasnevada.gov

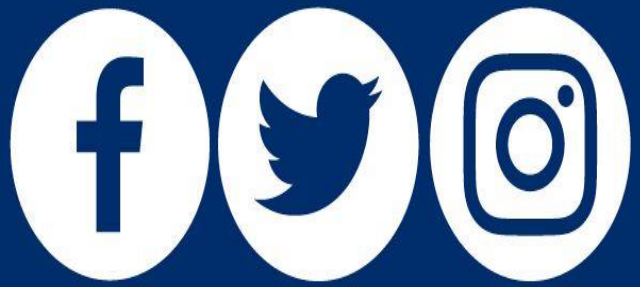
For General City of Las Vegas Information

Call 702-229-CARE

Or Visit lasvegasnevada.gov/coronavirus

PLEASE FOLLOW UP ON SOCIAL MEDIA AT:

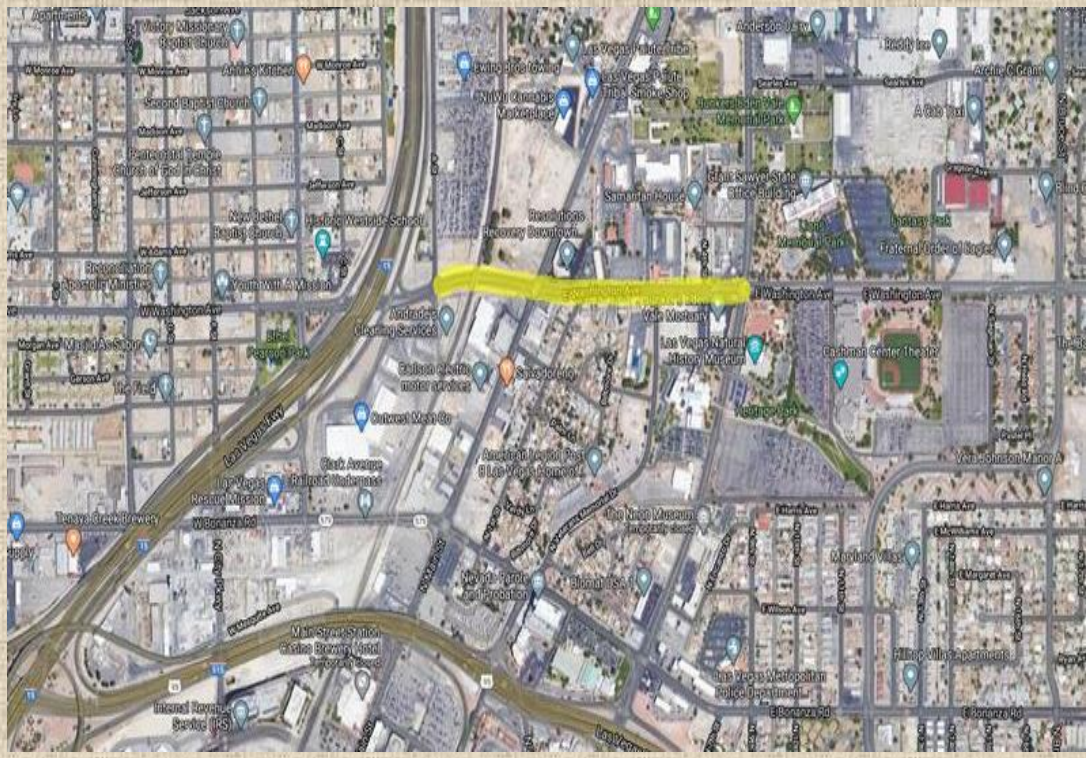
@victoriadseaman



VictoriaDSeaman

NEVADA DOT
SAFE AND CONNECTED

Washington Ave. Paving Upgrades, Lane Closures May 18-June 30



The Mob Museum

Resumes operations on
Sunday, May 31



Ward 5: Announcements

Coronavirus CARES Act Grant



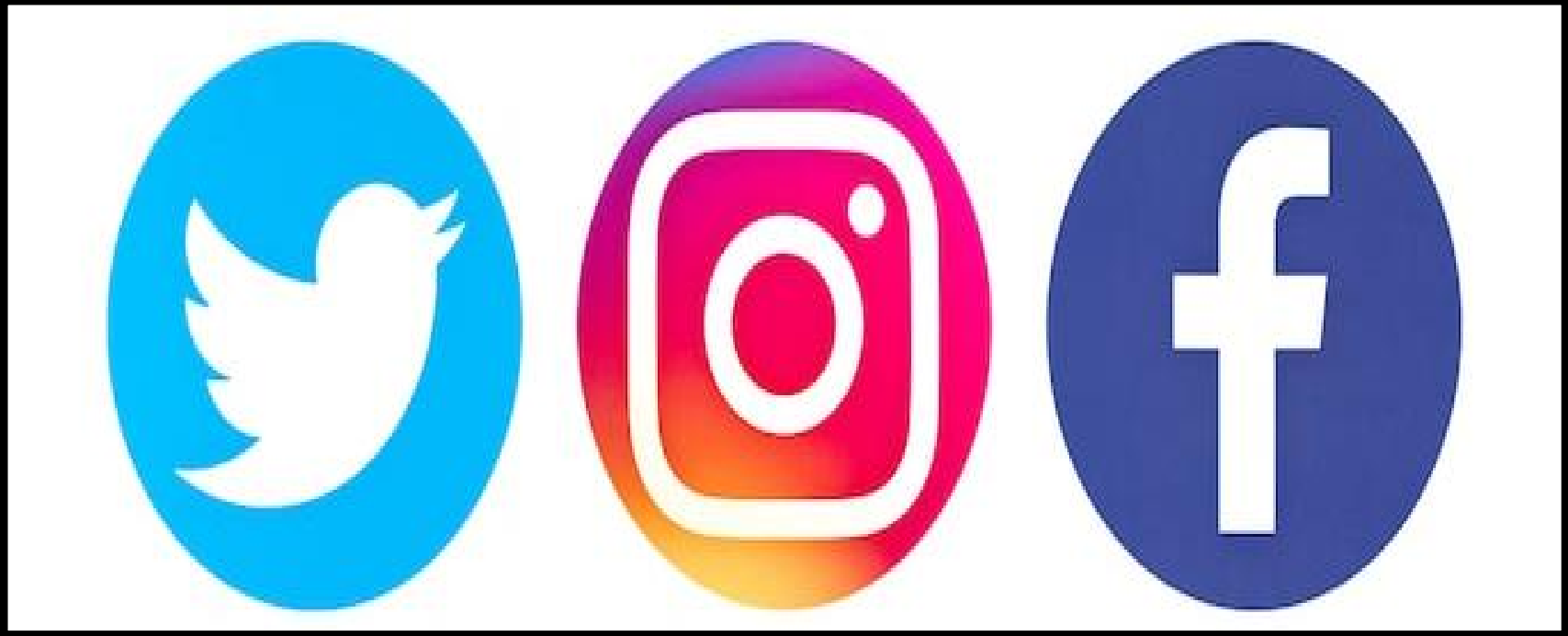
Ward 5: Announcements



Ward 5 Newsletter: tjackson@lasvegasnevada.gov

Ward 5: Announcements





Social Media Portals

OLIVIA DÍAZ



COUNCILWOMAN - WARD 3

WIN THE CENSUS

Southern Nevada COUNTS

United States® Census 2020



OLIVIA DÍAZ

COUNCILWOMAN - WARD 3

NEVADA CENSUS 2020

Nevada matters. Be counted.

Las Vegas: 61.5%

CITY OF LAS VEGAS NEVADA

City Of Las Vegas Offers New Programs To Help Businesses

New Grant Offers Up To $4,000 To Qualifying Businesses
And Commercial Centers Will Be Included In
The Safe Sidewalks Program



OLIVIA DÍAZ

COUNCILWOMAN - WARD 3

- **The first, a grant program, will provide direct funds to small businesses impacted by the guidance and restrictions from the Governor's orders for business operations and in accordance with the Southern Nevada Health District's guidance.**

- **In addition, the city will expand the safe sidewalk program announced last week to include commercial centers and commercially zoned property.**

If you have questions contact the call center at
702.229.CARE (2273)
www.lasvegasnevada.gov/ReopeningResources,





HELP NAME
the park located at Harris and Marion!

Please send any name suggestions to
https://cityoflasvegas.link/ward3parks
or call **702.229.4623**

Naming suggestions will be accepted through July 31, 2020.

Park amenities: Equestrian Area, Soccer Field, Playground & Restrooms.
The park is scheduled to be completed in the fall of 2020



OLIVIA DÍAZ

COUNCILWOMAN - WARD 3

Please call our office at 702-229-4623 with your suggestions.





OLIVIA DÍAZ

COUNCILWOMAN - WARD 3

OLIVIA DÍAZ



COUNCILWOMAN - WARD 3

CITY OF LAS VEGAS

ward3@lasvegasnevada.gov

@OliviaDiazLV

@oliviadiazlv

oliviadiazlv

2020 Census Twitter Challenge

United States Census 2020

City of Reno Council Member Devon Reese challenged a friendly wager to Councilman Knudsen, Councilwoman Diaz, and Councilman Crear to get the highest response rate in the 2020 Census.

The goal: get the highest response rate. City of Las Vegas is 0.1% in the lead thanks to the many Nevadans responding online or via mail.

RESPOND TODAY: my2020census.gov ! Let's beat Reno!


Rebels
UNLV
CEDRIC CREAR
THE BOOK ON VEGAS
Las Vegas

Southern Nevada Health District New Notification System

SNHD has implemented a new system that sends a text message if you might have been exposed or might have been in contact with COVID-19.

Follow the text message for guidance and what to do next.

Learn more: https://j.mp/2ye5bHV



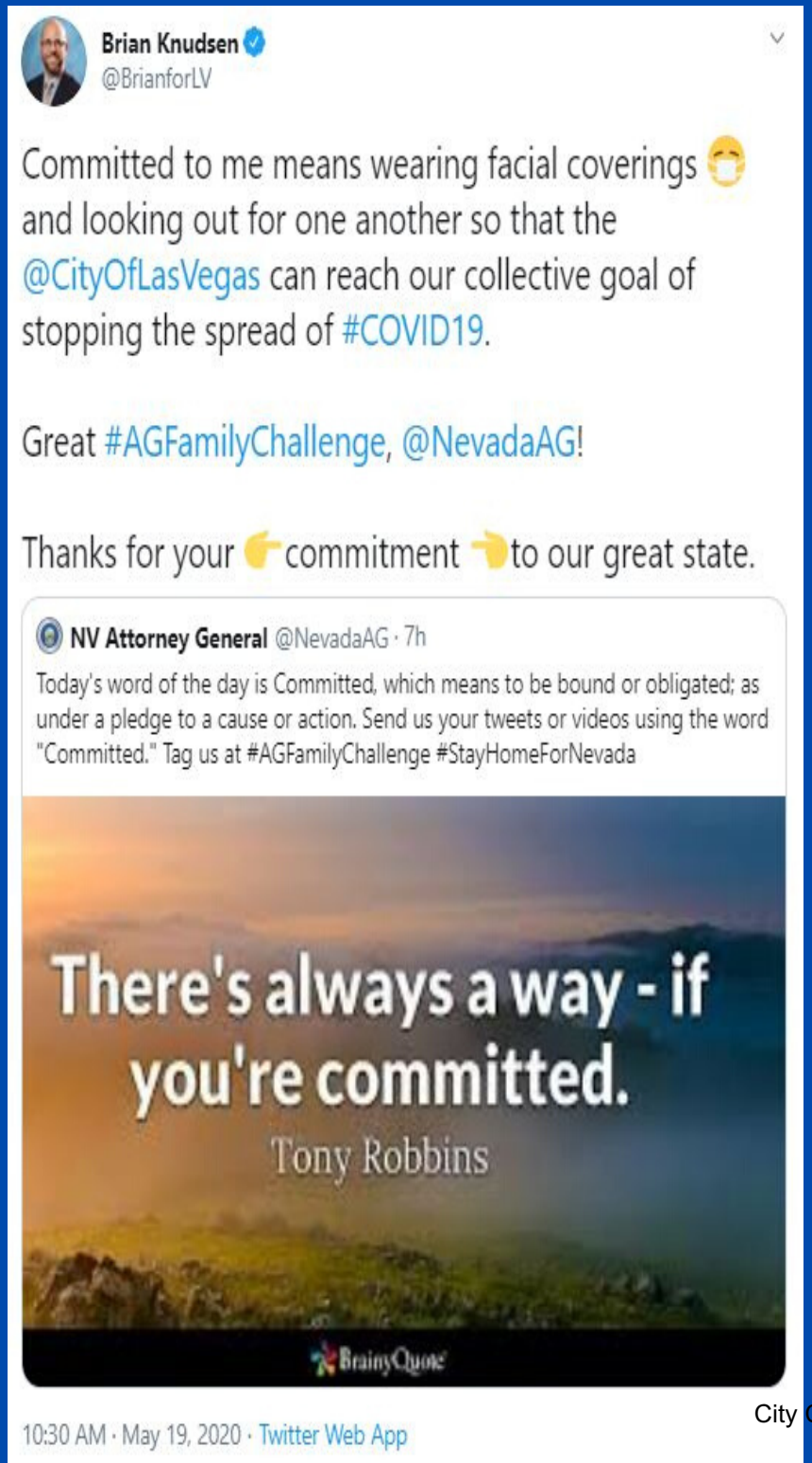
Business Preparedness Grant

- The City of Las Vegas has launched a Business Preparedness Grant to help small businesses with expenses for preparation and reopening due to interruption from #COVID19.

- Find out if you are eligible.

  Apply today: http://lasvegasnevada.gov/ReopeningGrant





City of Las Vegas Values:

KIND.
COMMITTED.
SMART.

Yesterday, the Nevada Attorney General talked about being committed.

Let's remain committed to serving our residents, neighbors, and others with continuing to wear facial coverings and looking out for one another so we can STOP the spread of this coronavirus.



Ward 1

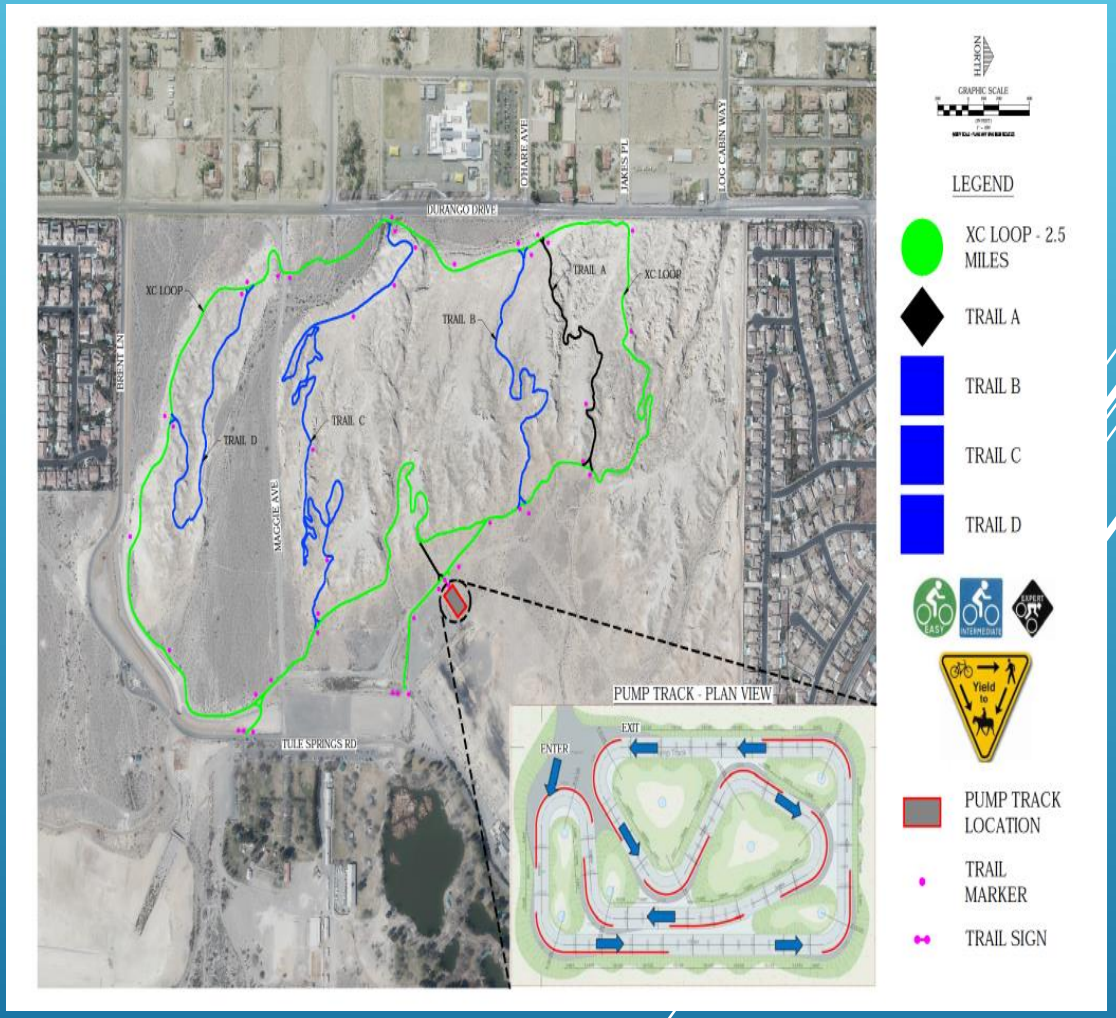
Councilman Brian Knudsen

Stay in touch with us for updates, resources, and more!

bknudsen@lasvegasnevada.gov

Call: 702-493-1547


The Las Vegas City Council and
Mayor Pro Tem Michele Fiore
cordially invite you to the
FLOYD LAMB PARK
BIKE TRAIL
GRAND OPENING
Saturday, May 23
8:30 a.m.
Floyd Lamb Park
at Tule Springs
9200 Tule Springs Road
Several miles of mountain bike trails are planned for Floyd Lamb Park at Tule Springs.
The trails will have various skill levels, including a pump track for BMX riders and mountain bike riders. There will be several location signs and maps of the trails for public information and direction.
For more information, please contact the Ward 6 Council Office at 702.229.5463.


DURANGO DRIVE
OTHELLE AVE
JAKES PL
LOG CABIN WAY
XC LOOP
TRAIL A
TRAIL B
TRAIL C
TRAIL D
BRENT LN
MAGGIE AVE
TULE SPRINGS RD
PUMP TRACK - PLAN VIEW
ENTER
EXIT
LEGEND
XC LOOP - 2.5 MILES
TRAIL A
TRAIL B
TRAIL C
TRAIL D
PUMP TRACK LOCATION
TRAIL MARKER
TRAIL SIGN


SOCIAL
DISTANCING
PRACTICES ARE IN
EFFECT!! KEEP 6
FEET APART!!



Monday, May 25th




The Las Vegas City Council and
Mayor Pro Tem Michele Fiore
invite you to a movie in the park
Closed captioning for the deaf and hard of hearing.
FREE & open to the public!
Disney
FROZEN II
Friday, June 5 | 7 p.m.
Centennial Hills Park Amphitheatre | 7101 N. Buffalo Drive at Deer Springs Way
Movie begins at dusk.
Free popcorn & water while supplies last.
Lawn seating; bring low chairs and blankets to be more comfortable.
For more information, please call 702.229.5463.
cityoflasvegas
lasvegasnevada.gov
#lvward6


NATIONAL
MISSING
CHILDREN'S
DAY
MAY 25

LOCATED

Sent: 2020-05-01 @ 09:52 Case: 200400070058 Author: JH/NCS

NIC #

Last Name MOORE

First Name JONPAUL

Nickname

Alias

Age 14

Gender MALE

Height 5'9

Weight 145

Eyes DARK BROWN

Hair BLACK

Complexion

Race AFRICAN AMERICAN

BirthDate

Last Contact 04/24/2020

Marks



JONPAUL WAS LAST SEEN IN THE AREA OF S. TORREY PINES & FLAMINGO (LAS VEGAS,NV)

IT IS UNKNOWN WHAT THE CHILD WAS LAST SEEN WEARING

CHILD HAS A SCAR ON THE LEFT SIDE OF HIS NECK

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: 2020-05-19 @ 08:59 Case: 200500066667 Author: JH/NCS



NIC #	
Last Name	MEDRANO
First Name	ASHELY
Nickname	
Alias	
Age	15
Gender	FEMALE
Height	4'8
Weight	148
Eyes	BROWN
Hair	BROWN
Complexion	
Race	HISPANIC
BirthDate	
Last Contact	
Marks	

CHILD WAS LAST SEEN IN THE AREA OF CHARLESTON & SLOAN (LAS VEGAS,NV)

ASHELY WAS LAST SEEN WEARING A BRIGHT YELLOW SHIRT AND BLACK JEANS WITH BLACK AIR FORCE MAX SHOES

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: 2020-05-20 @ 05:49 Case: 200500083395 Author: JH/NCS

NIC #

Last Name HILL

First Name TYSHIANAH

Nickname

Alias

Age 13

Gender FEMALE

Height 5'4

Weight 130

Eyes BROWN

Hair BROWN

Complexion

Race AFRICAN AMERICAN

BirthDate

Last Contact 5/17/2020



Marks

TYSHIANAH WAS LAST SEEN IN THE AREA OF PECOS & HARRIS (LAS VEGAS, NV)

SHE WAS LAST SEEN WEARING LIGHT GREY BASKETBALL SHORTS, LIGHT WASH DENIM SHORTS, WHITE SHIRT WITH GREY JORDEN SNEAKERS

IF YOU HAVE ANY INFORMATION PLEASE CONTACT THE NUMBERS LISTED BELOW

Las Vegas Metro Police (702) 828-3111
Nevada Child Seekers (702) 458-7009

Corridor of Hope



