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

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

Planning Commission Agenda

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

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

September 24, 2019
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of August 27, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

7. EOT-77000 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JURY ROOM BAR - OWNER: OAK BROOK REALTY INVESTMENTS II, LLC - For possible action on a request for a first Extension of Time of an approved Special Use Permit (SUP-57034) FOR A PROPOSED 614 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE within a portion of 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-75682]. Staff recommends APPROVAL.
8. SCD-77186 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW GARAGE DOOR SETBACKS OF GREATER THAN FIVE FEET AND LESS THAN 18 FEET, WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED; AND A FRONT YARD SETBACK OF 16 FEET AND A SIDE YARD SETBACK OF 18 FEET WHERE 20 FEET IS REQUIRED FOR A PROPOSED 249-UNIT CONDOMINIUM DEVELOPMENT on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), P-C (Planned Community) Zone [MF1 (Low Density Multi-Family) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-77043]. Staff recommends APPROVAL.
9. TMP-77187 - TENTATIVE MAP RELATED TO SCD-77186 - HIGHLINE VILLAGE 21 - PARCEL I - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 249-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), P-C (Planned Community) Zone [MF1 (Low Density Multi-Family) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-77043]. Staff recommends APPROVAL.
10. SUP-77174 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HELPING HANDS WELLNESS CENTER - OWNER: WAPP, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1860 Western Avenue (APN 162-04-302-008), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77120]. Staff recommends APPROVAL.
11. SUP-77198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVCANN - OWNER: 1000 AND 1018 COMMERCE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 21,307 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 1018 South Commerce Street (APN 139-33-801-006), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77163]. Staff recommends APPROVAL.

12. SDR-77184 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: UNION LOCAL 525 TRAINING TR NV - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 15,000 SQUARE-FOOT TRADE SCHOOL WITH A 3,000 SQUARE-FOOT MEZZANINE, A 2,000 SQUARE-FOOT ATTACHED SHADE CANOPY AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 4.41 acres at 750 Leigon Way (APN 140-30-803-013), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77152]. Staff recommends APPROVAL.

13. VAC-77145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ORLEANS SQUARE HOA - For possible action on a request for a Petition to Vacate a 20-foot wide public alley located north of Bonneville Avenue, between Maryland Parkway and 13th Street, Ward 3 (Diaz) [PRJ-77072]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

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

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

16. VAR-77252 - VARIANCE - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Variance TO ALLOW 11 PERCENT OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

17. SUP-77188 - SPECIAL USE PERMIT RELATED TO VAR-77252 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,009 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

18. SUP-77189 - SPECIAL USE PERMIT RELATED TO VAR-77252 AND SUP-77188 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,009 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

19. SUP-77190 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188 AND SUP-77189 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

20. SUP-77193 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188, SUP-77189 AND SUP-77190 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

21. SUP-77315 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190 AND SUP-77193 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE on the north side of Centennial Center Boulevard,

approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

22. SUP-77194 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193 AND SUP-77315 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,010 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

23. SUP-77314 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315 AND SUP-77194 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,010 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

24. SDR-77191 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194 AND SUP-77314 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Site Development Plan Review FOR PROPOSED 33,470 SQUARE-FOOT SHOPPING CENTER WITH A 1,200 SQUARE-FOOT OUTDOOR SEATING AREA AND A 445-UNIT, 69,000 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

25. TMP-77192 - TENTATIVE MAP RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314 AND SDR-77191 - CENTENNIAL 215 PLAZA - APPLICANT: GREAT AMERICAN CAPITAL - PUBLIC HEARING - OWNER: JAZZ TRUST - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

26. VAR-76967 - VARIANCE - PUBLIC HEARING - APPLICANT: BRIAN P. EAGAN - OWNER: B P 2 LIVING TRUST, ET AL - For possible action on a request for a Variance TO ALLOW AN 11-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED on 0.26 acres at 2816 Mason Avenue (APN 162-05-514-006), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-75810]. Staff recommends DENIAL.

27. VAR-77179 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BONANZA SPRINGS, LLC - For possible action on a request for a Variance TO ALLOW PROHOBITED MATERIALS [CHAIN LINK, BARBED AND CONCERTINA WIRE] FOR AN EXISTING 12-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-77007]. Staff recommends DENIAL.

28. SUP-77159 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FRANKLIN GREPO FONTILLAS AND RHODORA TERMULO FONTILLAS - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE USE WITH A WAIVER TO ALLOW A 190-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 3524 Saint Aiden Street (APN 138-07-713-009), R-1 (Single Family Residential) Zone, Ward 4 (Anthony) [PRJ-77132]. Staff recommends DENIAL.

29. SDR-76901 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REBAR - OWNER: MARTHA REBECCA LOPEZ - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TEMPORARY PARKING LOT WITH WAIVERS TO ALLOW A NON-STANDARD PARKING LOT DESIGN on 0.31 acres at 1216 South Casino Center Boulevard (APN 162-03-110-065), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76623]. Staff recommends DENIAL.

Citizens Participation:

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

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 27, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.: **7**

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

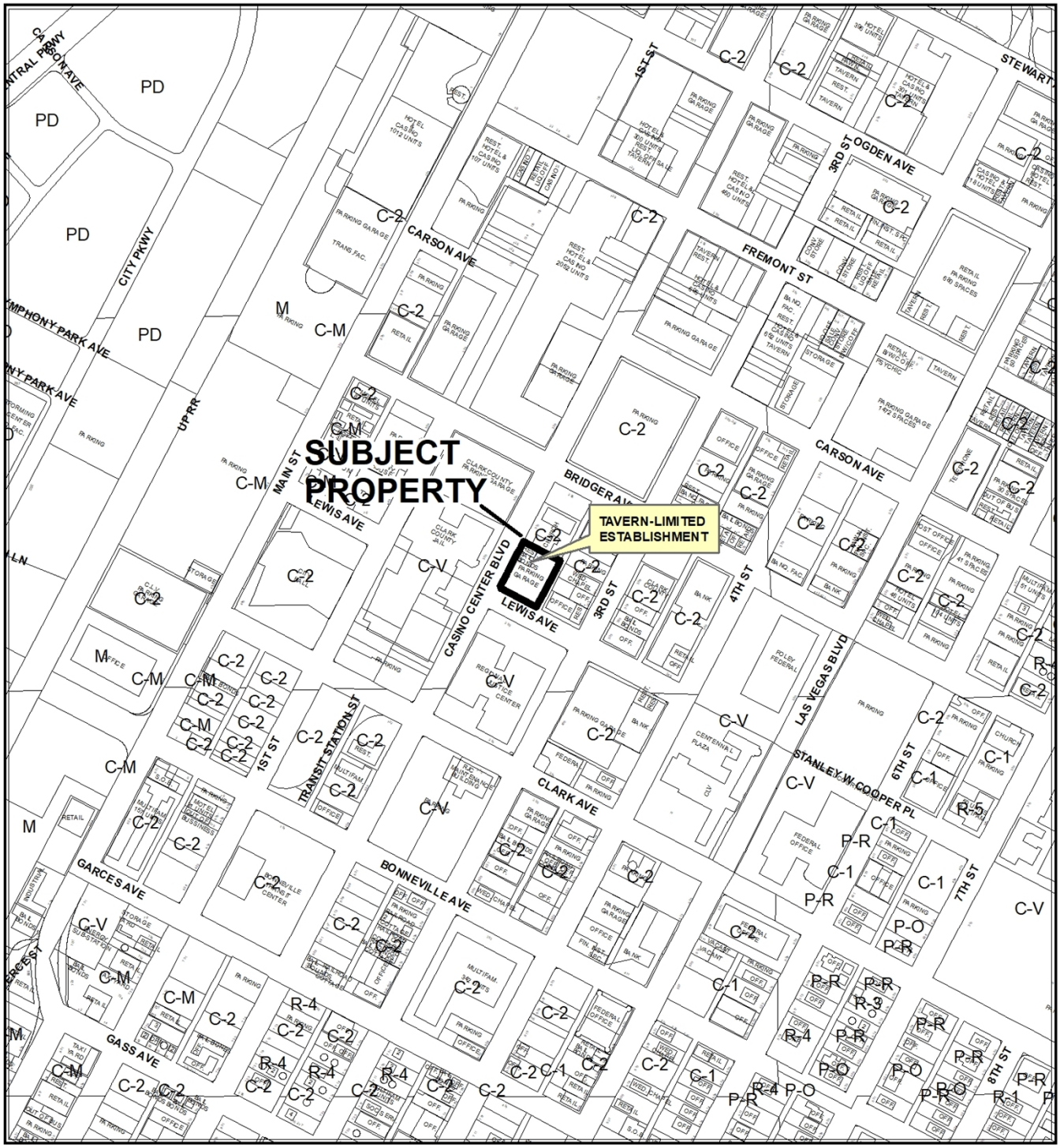
SUBJECT:
EOT-77000 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JURY ROOM BAR - OWNER: OAK BROOK REALTY INVESTMENTS II, LLC - For possible action on a request for a first Extension of Time of an approved Special Use Permit (SUP-57034) FOR A PROPOSED 614 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE within a portion of 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-75682]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



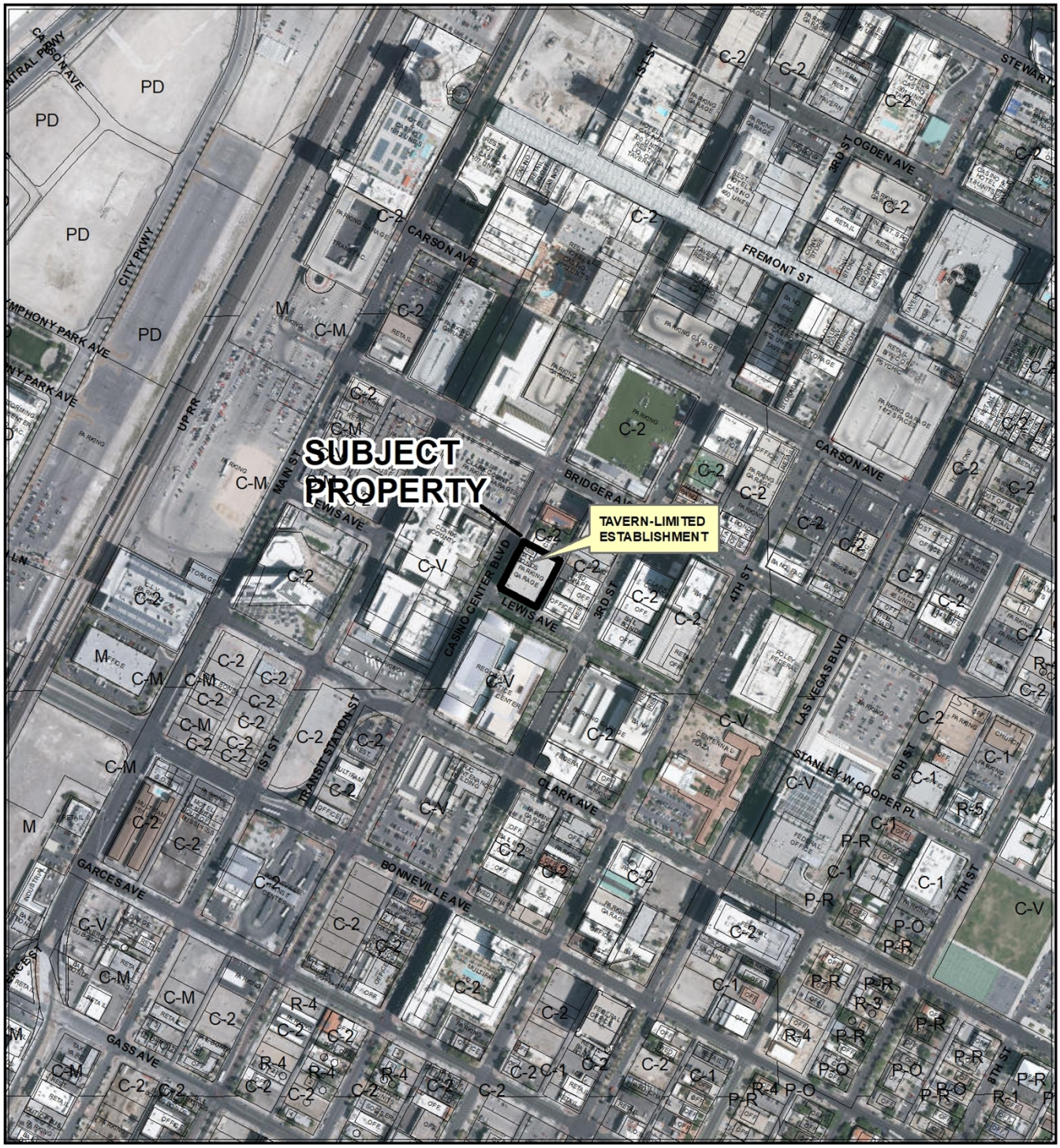
0 385 770

Feet

CASE: EOT-77000 (PRJ-75682)

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

N

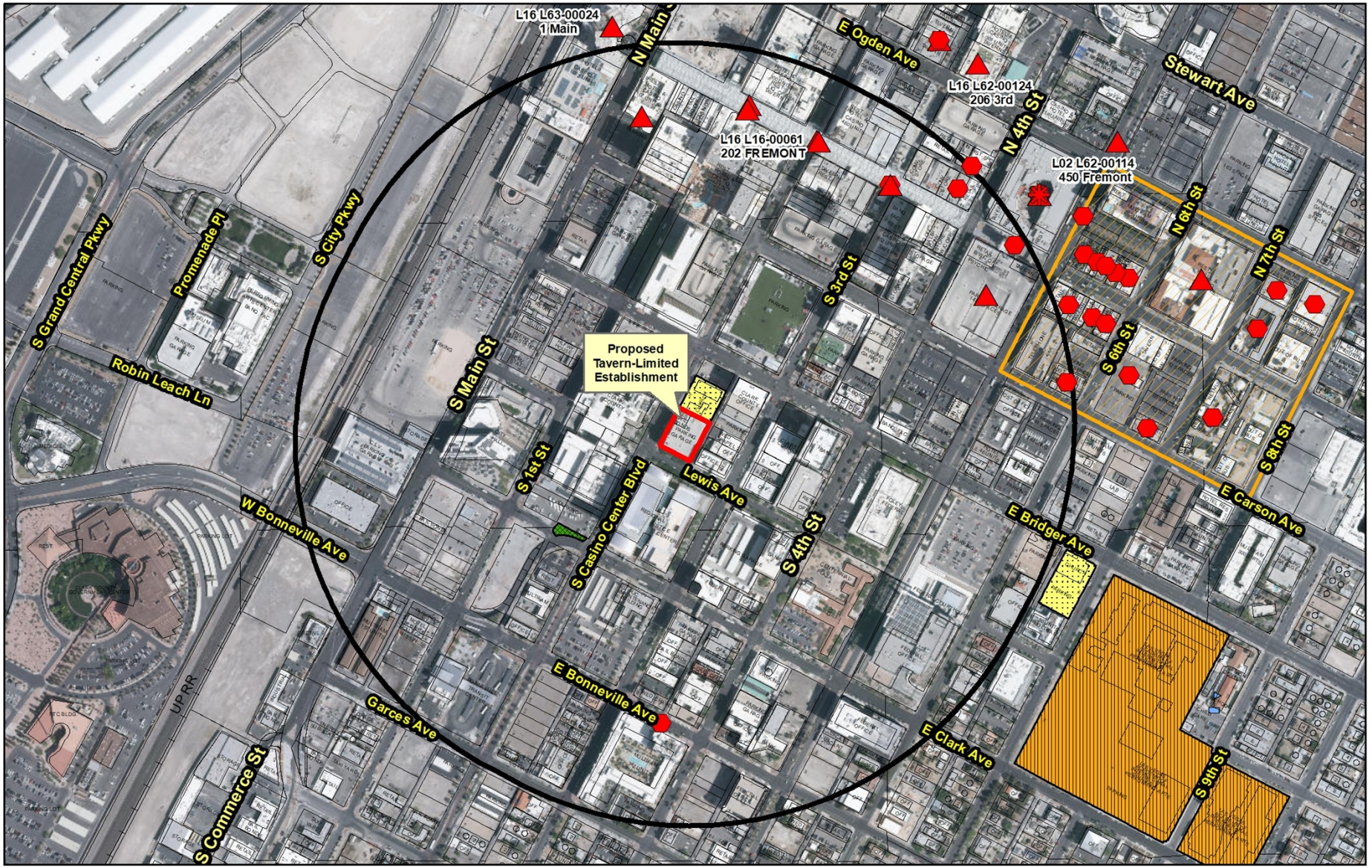


0 385 770 Feet

CASE: EOT-77000 (PRJ-75682)

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

N



EOT-77000 (PRJ-75682)

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
- Entertainment District

- City Limits
- Subject Property
- 1500ft Buffer

N

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

Date: Wednesday, August 7, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JURY ROOM BAR - OWNER: OAK BROOK REALTY INVESTMENTS II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-77000	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

EOT-77000 CONDITIONS

Planning

1. Special Use Permit (SUP-57034) shall expire on February 10, 2021 unless another Extension of Time is approved.

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-58539) and all other related actions as required by the Department of Planning and the Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for the second two-year Extension of Time of an approved Special Use Permit (SUP-57034) for a proposed 614 square-foot Tavern-Limited Establishment use at 321 South Casino Center Boulevard.

ISSUES

- This is the second request for an Extension of Time.

ANALYSIS

On February 10, 2015 the Planning Commission approved Special Use Permit (SUP-57034) for a proposed Tavern-Limited Establishment use at 321 South Casino Center Boulevard. Condition of Approval Number Two (2) states, “this approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas. The first request for an Extension of Time (EOT-68795) was approved on 04/11/17.

Title 19.16.110 of the Unified Development Code deems a Special Use Permit exercised upon the issuance of a business license. A business license was not issued prior to February 10, 2019 and the Special Use Permit be expired as of February 10, 2019 unless extended by approval of this request.

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

As stated in the justification letter, construction has been delayed because of timing issues. Existing tenants in the building are partnering to open the proposed bar.

FINDINGS (EOT-77000)

The Special Use Permit (SUP-53471) has not been exercised in accordance with the requirements of Title 19.16, as a business license has not been issued for the Tavern-Limited Establishment use. Staff is recommending approval of this Extension of Time request with a two-year time limit, as the Tavern-Limited Establishment use can still actively contribute to the pedestrian interest sought after in the Vision 2045 Downtown Master Plan area.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/24/63	The Board of City Commissioners approved a request for Rezoning (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial) of property generally located on the east side of 2nd Street between Bridger Avenue and Lewis Avenue.
02/19/03	The City Council approved a request for a Site Development Plan Review (SDR-1298) and a Waiver of the Downtown Centennial Plan's building setback standards for a proposed eight-level parking garage with ground level retail (17,959 square feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a request for an Extension of Time (EOT-5631) of a previously approved Site Development Plan Review (SDR-1298) for a proposed eight-level parking garage with ground level retail (17,959 square feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard.
03/21/12	The City Council approved a request for a Variance (VAR-43723) to allow ten 210 square-foot projecting signs on an existing building where eight signs with a maximum area of 32 square feet per sign are allowed at 321 South Casino Center Boulevard. The Planning Commission and staff recommended denial.
02/10/15	The Planning Commission approved a request for a Special Use Permit (SUP-57034) for a proposed 614 square-foot Tavern-Limited Establishment use within a portion of 321 South Casino Center Boulevard. Staff recommended approval.
04/11/17	The Planning Commission approved a request for an Extension of Time (EOT-68795) of an approved Special Use Permit (SUP-57034) for a proposed 614 square-foot Tavern-Limited Establishment use within a portion of 321 South Casino Center Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
01/24/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/02/09	Plan Check #34361 was issued for tenant improvement build-outs for a Certificate of Completion at 321 South Casino Center Boulevard. The Plan Check expired on 04/02/10.

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

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

Field Check	
08/15/19	Staff performed a routine field of the subject site. Nothing of concern was noted by staff during the field check.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Bailbond Service Parking Facility Restaurant Office, Other than Listed	C (Commercial)	C-2 (General Commercial)
North	Church/ House of Worship	C (Commercial)	C-2 (General Commercial)
South	Government Facility	PF (Public Facilities)	C-V (Civic)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)
	Wedding Chapel		
	Restaurant		
West	Government Facility	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Master Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Casino Center Boulevard	Major Collector	Master Plan of Street and Highways	80 Feet	Y
Lewis Avenue	Local Street	Master Plan of Street and Highways	80 Feet	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 139-34-201-020

Name of Property Owner: OAK BROOK REALTY & INVESTMENTS II LLC

Name of Applicant: JUNY ROOM BAR / OAK BROOK

Name of Representative: KIM KEVIN PLENGSEN

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: X

Print Name: KIM M. PLENGSEN

Subscribed and sworn before me

This 2nd day of January, 2019

Notary Public in and for said County and State

BRIAN DAVID GOTTLIEB
Notary Public - State of Florida
Commission # GG 177483
My Comm. Expires May 16, 2022
Bonded through National Notary Assn.

Revised 03/28/16

PRJ-75682
07/09/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: JUNY ROOM BAR

Project Address (Location) 321 S. CASINO CENTER SUITE 108

Project Name JUNY ROOM **Proposed Use** BAR

Assessor's Parcel #(s) 139-34-201-020 **Ward #** 3

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

Commercial Square Footage 1,500 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER OAKBROOK TERRACE INVESTMENT II LLC **Contact** KIM PLENCNER

Address 1000 ROYCE BLVD **Phone:** 847 604 [illegible] **Fax:** 702-366-1621

City OAKBROOK TERRACE **State** IL **Zip** 60181

E-mail Address KVPLNCH@AOL.COM

APPLICANT JUNY ROOM **Contact** KEVIN

Address 321 S. CASINO CENTER **Phone:** 847 604 [illegible] **Fax:** 702-366-1621

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address KVPLNCH@AOL.COM

REPRESENTATIVE KEVIN PLENCHER **Contact** KEVIN

Address 321 S. CASINO CENTER **Phone:** 847-604 [illegible] **Fax:** 702-366-1621

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address KVPLNCH@AOL.COM

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

Property Owner Signature* _____

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

Print Name KIM M. PLENCNER

Subscribed and sworn before me

This 2nd day of January, 20 19.

_____

Notary Public in and for said County and State

BRIAN DAVID GOTTLIEB
Notary Public – State of Florida
Commission # GG 177483
My Comm. Expires May 16, 2022
Bonded through National Notary Assn.

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75682
07/09/19

PROPOSED JURY ROOM BAR (TAVERN LIMITED)
@ 321 CASINO CENTER BLVD

CODE ANALYSIS

CODE USED – 2012 IBC, UMC,UPC,IFC
2011 NEC & ANSI 2003

JURIDICTION: CITY OF LAS VEGAS

OCCUPANCY: B

TYPE OF CONSTRUCTION: I–A (EXISTING BUILDING)
V–B (NEW TENANT IMPROVEMENT)

FIRE PROTECTION: FIRE SPRINKLERS PROVIDED

JRY ROOM BAR

BAR FLOOR AREA: 573 SQ.FT

OCCUPANT LOAD COMPUTATION

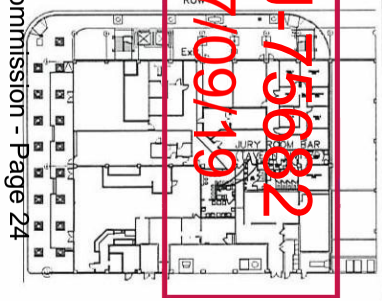
LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
BAR	154 S.F.	100	2
BAR SEATING	419	15	28
TOTAL	573 S.F.		30

EXIT ANALYSIS

NUMBER OF EXITS REQUIRED = 1 OCCUPANT LOAD 30 < 49

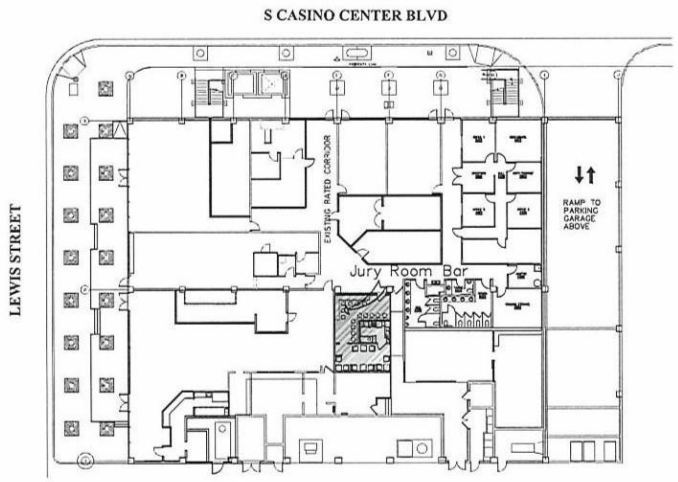
NUMBER OF EXITS PROVIDED = 1

EXIT ANALYSIS:



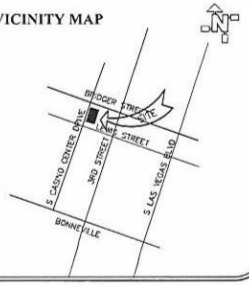
PARKING ANALYSIS:

INDIVIDUAL AREAS:			REQD. PARKING
SPACE 100	1,470 SF	EXECUTIVE OFFICES	7
SPACE 105	501 SF	BAIL BONDS	3
SPACE 107	465 SF	FUTURE SPACE	2
SPACE 108	350 SF	OFFICE SPACE	4
SPACE 110	498 SF	BAIL BONDS	3
SPACE 112	348 SF	OFFICE	2
SPACE 115	267 SF	OFFICE	1
SPACE 117	2,634 SF	FOOD COURT SEATING	2634/50=53
SPACE 120	1,674 SF	GARGANO'S BISTRO	800/50+874/200=20
SPACE 125	1,289 SF	ANTHONY'S PIZZA	600/50+689/200=15
SPACE 130	550 SF	CASA ROSA	3
SPACE 150	730 SF	SULTAN II	4
SPACE 155	300 SF	FUTURE SPACE	2
SPACE 170	573 SF	JURY BAR	12
SPACE 180	1100 SF	OFFICE	11
COMMON	576 SF	COMMON AREA RESTROOMS	-
COMMON	854 SF	EXIT CORRIDORS	-
TOTAL AREA	14,194 SF	TOTAL REQD. PARKING = 142	
		TOTAL PARKING PROVIDED = 417	



SITE PLAN
SCALE: 1"=20'–0"

VICINITY MAP



SHEET INDEX

A0 COVER SHEET / SITE PLAN
A1 FLOOR PLAN & EQUIPMENT LAYOUT & SCHEDULE
A2 SECTIONS & REFLECTED CEILING PLAN
A3 INTERIOR ELEVATIONS

PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
321 S CASINO CENTER BLVD #155
LAS VEGAS NV 89101

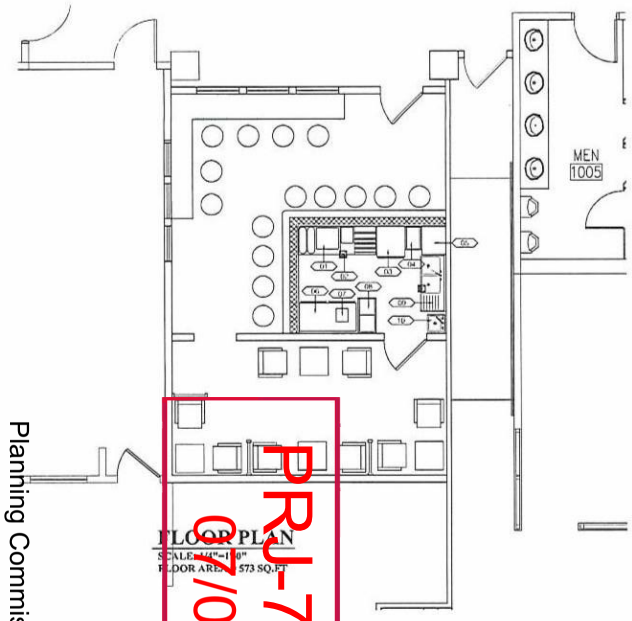
TENANT :
OAK BROOK REALTY & INVESTMENTS LLC
321 S CASINO CENTER BLVD #130
LAS VEGAG NV 89101
CONTACT: KEVIN M.PLENCNER
TEL: (847) 609–4663

OWNER :
OAK BROOK REALTY & INVESTMENTS LLC
321 S CASINO CENTER BLVD #100
LAS VEGAG NV 89101
CONTACT: KEVIN M.PLENCNER
TEL: (847) 609–4663

CONTRACTOR:
M.O.CONSTRUCTION LLC
1651 BEL CASTRO ST.
LAS VEGAS NV 891
CONTACT: MEDHI (702) 286–5700

Nevada Licensed Contractor, Lic. #	PROPOSED JURY ROOM BAR (TAVERN LIMITED) @ 321 CASINO CENTER BLVD
Authorized Signature	CONTRACTOR:
	SCALE: / TEL: / DATE: 09/09/19
Architectural drawings have been signed by a Licensed Nevada Contractor as allowed per NRS 7623.330 paragraph 1 (see paragraph 4) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.	DRAWING NAME: COVER SHEET & SITE PLAN
	DRAWN BY: RVN TEL: (702) 245-8690 DRAWING NO. A0

PRJ-75682
07/09/19



FLOOR PLAN
SCALE: 1/4"=1'-0"
FLOOR AREA = 573 SQ.FT

PRJ-75682
02/09/19

HEALTH DEPT. NOTES:
1) THE UTENSIL WASH SINK AND PROOFER MUST DRAIN TO AN APPROVED FLOOR SINK
2) ALL CEILINGS OVER BAR AREA SHALL BE MOISTURE RESISTANT AND SCRUBABLE.
3) LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED, WHERE OPENED FOOD OR FOOD CONTAINERS ARE COMMONLY STORED OR PREPARED, OR WHERE UTENSILES ARE CLEANED, LIGHT FIXTURES WILL HAVE SHATTERPROOF CONSTRUCTION, AND SHALL BE MOISTURE RESISTANT AND READILY CLEANABLE.
4) ALL FLOORS SHALL BE NON SKID AND MEET APPLICABLE CODE.
5) BAR & PREP. AREA TO HAVE MIN 50 FOOT CANDLE LIGHTING
6) ALL APPLIANCES TO BE NSF APPROVED OR EQUIVALENT
7) PROVIDE 50 f/c OF LIGHT IN ALL BAR AND WAREWASHING. 20f/c IN STORAGE.
8) PROVIDE SPLASH GUARDS ON HAND SINK IN PREP. AREA
9) PREP. SINK & ICE MACHINE MUST HAVE DRAIN LINES TO FLOOR SINK

ACCESSIBLE WORK SURFACES SHALL COMPLY WITH ANSI Sec.902

DOOR SCHEDULE

DOOR NUM.	DOOR TYP.	DOOR SIZE	DOOR HDWR	REMARKS
1	A	3'-0"x7'-0"		1 3/4" SC WOOD DOOR 20 Min FIRE W/ TIMELY FRAME
2	B	3'-0"x7'-0"		1 3/8" SC WOOD DOOR W/ TIMELY FRAME

GROUP 1
1 1/2 PAIR BUTTS
1 PRIVACY LOCKSET
1 BUMPER

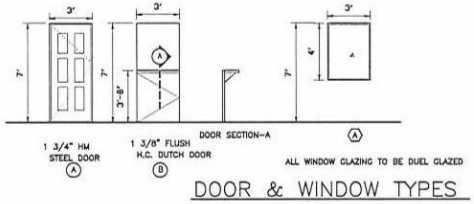
GROUP 2
1 1/2 PAIR BUTTS
1 LOCKSET (PANIC HARDWARE)
1 BUMPER

GROUP 3
BY DOOR MANUFACTURER

DOOR MATERIAL
HM HOLLOW METAL
SC SOLID CORE WOOD
WD WOOD
HC HOLLOW CORE
NOTE: * - SAFETY GLAZING PER IBC Sec. 2406.3 SHALL BE PROVIDED

WALL LEGEND

EXISTING WALLS TO REMAIN	
FURRED WALL	3 5/8" METAL STUDS @ 2'O/C W/ 5/8" GYP. BRD.
NEW WALL	5 5/8" METAL STUDS @ 2'O/C W/ 5/8" GYP. BRD. ON EACH SIDE (STUD SCHEDULE ON-A2)
NEW WALL	3 5/8 STEEL STUDS @ 2' O/C (SEE STEEL STUD SCHEDULE ON-A2)
PONY WALL 42"HIGH	5 5/8 METAL STUDS @ 24" O/C (SEE STEEL STUD SCHEDULE ON-A2)
PONY WALL 33" HIGH	5 5/8 METAL STUDS @ 24" O/C (SEE STEEL STUD SCHEDULE ON-A2)



DOOR & WINDOW TYPES

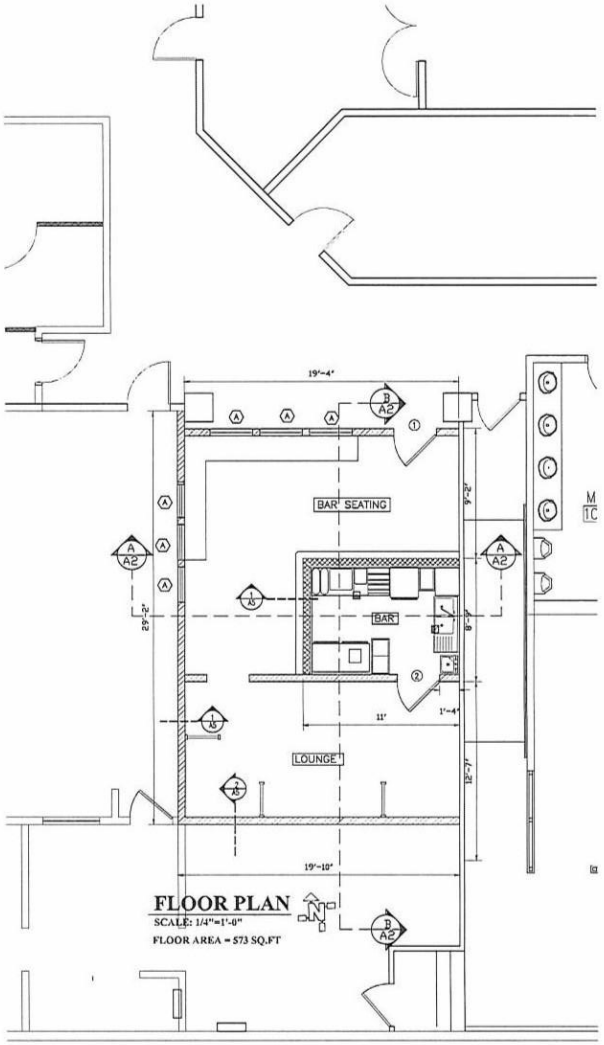
EQUIPMENT SCHEDULE

MARK	QUANTITY	DESCRIPTION OF EQUIPMENT	REMARKS	FURNISHED BY	INSTALLED BY	COLD WATER	HOT WATER	DRAIN	GAS	ELECTRIC	UNDERHOOD
01	1	BACK BAR COOLERS 48"Wx 24"Dx [illegible]"H	KROWNE BR48L	O	GC	X	X	X		X	
02	1	CASH REGISTER		O	GC	X	X	X		X	
03	1	ROYAL GLASS STORAGE BINS 24"Wx 24"Dx [illegible]"H	KROWNE KR-18-SD24	O	GC					X	
04	1	ROYAL GLASS STORAGE BINS 24"Wx 24"Dx [illegible]"H	KROWNE KR-18-GSB1								
05	1	S/S HAND SINK W/ SIDE SPLASHES 14"Wx 15"D SURFACE MOUNTED SOAP DISPENSER SURFACE MOUNTED PAPER TOWEL DISPENSER	GLASTENDEN WH-14S BOBRICK #B-2111 BOBRICK #B-262	O	GC	X	X	X			
06	1	3-COMP DISHWASHING SINK W/ SPRAYER NOZZLE 48"Wx 24"Wx 44.5"H	TURBO AIR, TSA-3-12-D1	O	GC				X		
07	2	FLOOR SINK									
08	1	UNDERCOUNTER ICE MACHINE 26"Ww 28"Dx 38.5"H	MONITOWOC NEO 140/190	O	GC	X		X		X	
09	1	ROYAL LIQUOR WORK STATIONS 66"Wx22.5"Dx Dx33"H	KROWNE KR19-W66C-8	O	GC					X	
10	1	DUMP SINK									
11	1	ICE BIN		O	GC				X	X	
12	1	BOTTLE STEPS		O	GC				X	X	X
13	1	INSULATED STORAGE CHEST 12"Wx 18.5"Dx 36.5"H	PERLICK TS(D)12U	O	GC					X	X
14	1	ROYAL HAND SINK 12"Wx 24"Dx 36.5"H	KROWNE KR-18-12DST	O	GC					X	
15				O	GC	X	X	X			
16											
17											

* - EXISTING TO REMAIN
# - EXISTING TO BE RELOCATED

FINISH SCHEDULE

ROOM NAME	WALLS N	WALLS E	WALLS S	WALLS W	CEILING	FLOOR	BASE	REMARKS
LOUNGE	P1	P1	P1	P1	EXPOSED CONCRETE GARAGE SLAB	SEALED CONCRETE	TILE	-
BAR SEATING	P1/ TILE	P1/ TILE	P1/ TILE	P1/ TILE	EXPOSED CONCRETE GARAGE SLAB	SEALED CONCRETE	TILE	
BAR	P2	P2	P2	P2	ACCOUSTIC CEILING GRID WITH WASHABLE TILE	QUARRY TILE	TILE	-



PROPOSED JURY ROOM BAR (TAVERN LIMITED)
@ 321 CASINO CENTER BLVD

CONTRACTOR:
DRAWING NAME: FLOOR PLAN
DRAWN BY: RVN TEL: (702) 245-8690
DRAWING NO.: A1

Planning Commission - Page 25



EOT-77000 [PRJ-75682] - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JURY ROOM BAR - OWNER: OAK BROOK REALTY INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

08/15/2019



EOT-77000 [PRJ-75682] - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JURY ROOM BAR - OWNER: OAK BROOK REALTY INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

08/15/2019



EOT-77000 [PRJ-75682] - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JURY ROOM BAR - OWNER: OAK BROOK REALTY INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

08/15/2019

2/5/19

JUSTIFICATION LETTER

TO: City of Las Vegas

From: Oak Brook Realty & Investments

RE: extension of time for EOT-68795, Jury Room Bar, 321 S. Casino Center(new submittal PRJ75682)

This letter serves as justification for extension of time for the special uses approved for Jury Room Bar, 321 S. Casino Center. Construction has been delayed because of timing issues. Tenants in building are partnering to open said bar for additional income and to increase hours of business for building. The bar will create 5 to 10 jobs. There is a bike rack in front of building but we discourage drinking and bike riding. Location will increase sales tax revenue.



PRJ-75682
07/09/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
SEP 24 2019
Dept of Planning
City of Las Vegas

CASE: EOT-77000 [PRJ-75682] - EXTENSION OF TIME - SPECIAL USE PERMIT

SUBJECT: APPLICANT: JURY ROOM BAR - OWNER: OAK BROOK REALTY INVESTMENTS II, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 24, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 23, 2019.***

[signature] 9/23/19

Signature Date

K. M. PLENGNER

Please Print Name

OAK BROOK REALTY & INVESTMENTS

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

AGENDA ITEM 7

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.: **8**

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

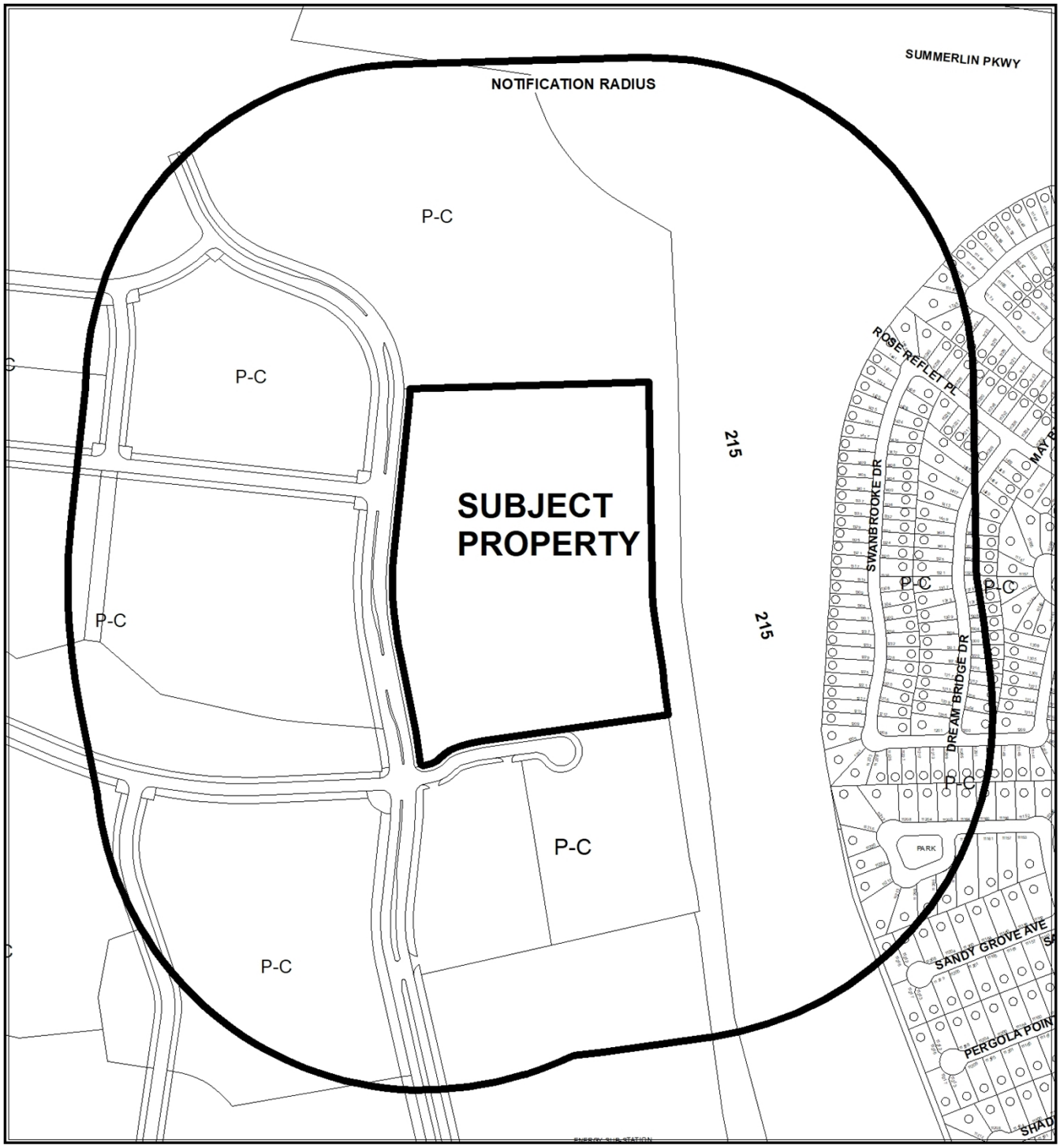
SUBJECT:
SCD-77186 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW GARAGE DOOR SETBACKS OF GREATER THAN FIVE FEET AND LESS THAN 18 FEET, WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED; AND A FRONT YARD SETBACK OF 16 FEET AND A SIDE YARD SETBACK OF 18 FEET WHERE 20 FEET IS REQUIRED FOR A PROPOSED 249-UNIT CONDOMINIUM DEVELOPMENT on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), P-C (Planned Community) Zone [MF1 (Low Density Multi-Family) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-77043]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SCD-77186 and TMP-77187 [PRJ-77043]
2. Conditions and Staff Report - SCD-77186 and TMP-77187 [PRJ-77043]
3. Supporting Documentation - SCD-77186 and TMP-77187 [PRJ-77043]
4. Photo(s) - SCD-77186 and TMP-77187 [PRJ-77043]
5. Summerlin Design Committee Approval Letter
6. Justification Letter - SCD-77186 and TMP-77187 [PRJ-77043]
7. Submitted after Final Agenda – Executed Condition Confirmation Documentation and Protest Postcards



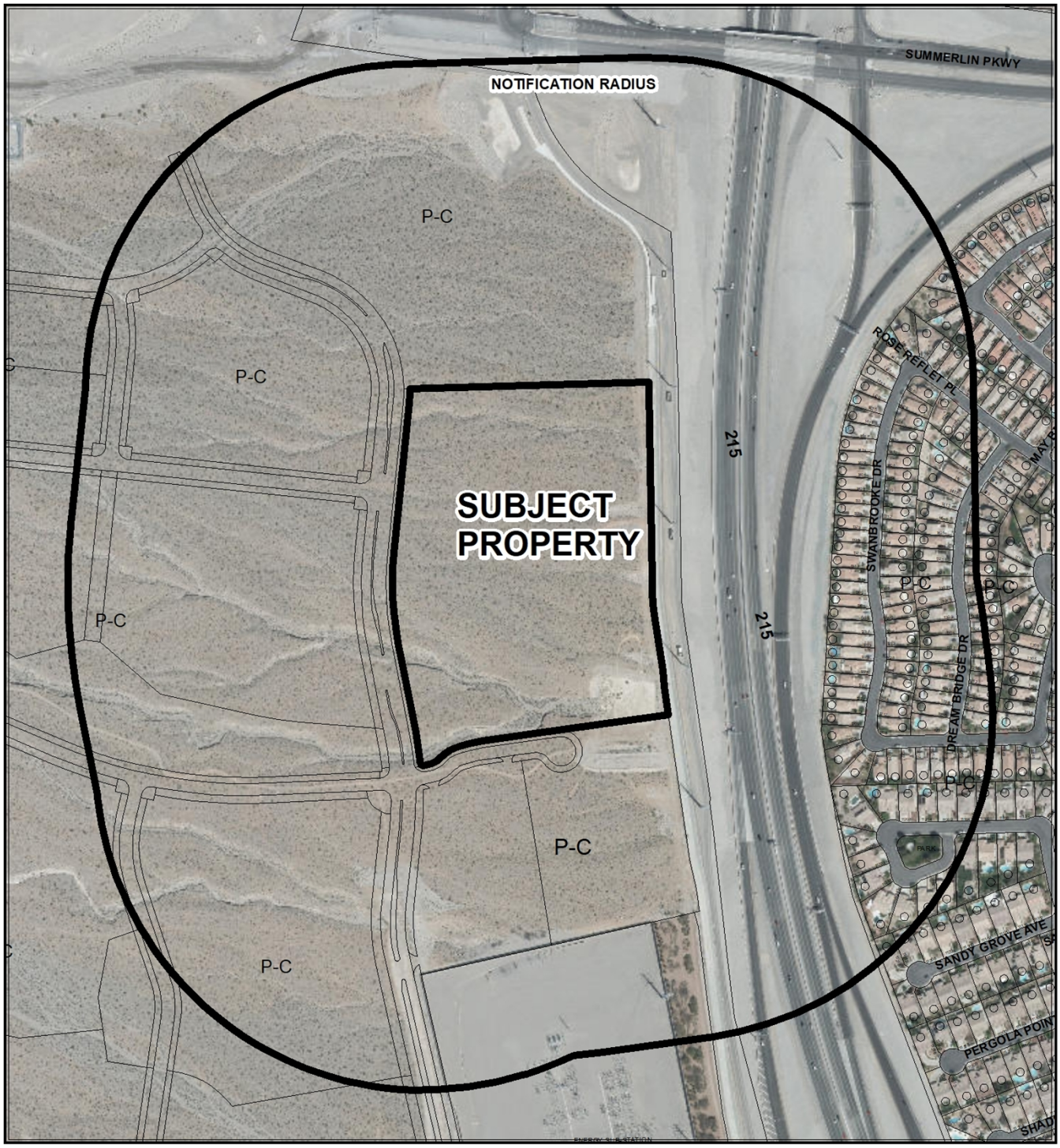
0 350 700 Feet

CASE: **SCD-77186, TMP-77187 (PRJ-77043)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: [MF1 (LOW DENSITY MULTI-FAMILY) SPECIAL LAND USE DESIGNATION]

N



CASE: **SCD-77186, TMP-77187 (PRJ-77043)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: [MF1 (LOW DENSITY MULTI-FAMILY) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SCD-77186	Staff recommends APPROVAL, subject to conditions:	
TMP-77187	Staff recommends APPROVAL, subject to conditions:	SCD-77186

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 191

PROTESTS 0

APPROVALS 0

JAB

** CONDITIONS **

SCD-77186 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.

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-77187 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 Summerlin Deviation (SCD-77186) shall be required, if approved.

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

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

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

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

Public Works

7. Grant a Public Sewer Easement acceptable to the Sanitary Sewer Section of the Department of Public Works for public sewer lines within this condominium Final Map. Additionally, grant Public Drainage Easements with private surface maintenance by the Homeowner's Association as required by the approved Technical Drainage Study.

8. Public sanitary sewer lines shall not be located under retaining walls such as shown in the northeast corner of the site (near building 61). The final location of public sewer manholes shall be approved by the Sanitary Sewer Planning Section of the Department of Public Works. Construct paved vehicular access to all public sanitary sewer manholes (near buildings 56 and 61).

9. The proposed sewer line in street "C" shall be public from the northeast corner of the site to the southeast corner of the site. All other sewers shall be private.

10. No trees or landscaping over three feet tall shall be allowed in any Public Sewer Easements.

11. Prior to recordation of a Final Map for this site, provide a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a proposed 249-unit Residential Condominium subdivision on 19.23 acres on the northeast corner of Redpoint Drive and Carriage Hill Drive. In addition, the applicant has requested a Major Deviation to amend the setback requirements for the single lot.

ISSUES

- The applicant has requested a Summerlin Major Deviation (SCD-77186) to allow a front yard setback of 16 feet and a side yard setback of 18 feet where 20 feet is required. Staff recommends approval of the request.
- The proposed development plan has been reviewed and approved by the Summerlin Non-Residential Design Review Committee and conforms to the Summerlin Development Standards, applicable NRS statutes and Title 19 requirements.
- Per Summerlin Development Standards a Multi-Family Housing Facility [Condominiums] is a permitted land use within the MF1 (Low Density Multi-Family) Summerlin Special Land Use designation.

ANALYSIS

The subject property consists of a portion of Summerlin West, which is subject to an existing Development Agreement (DA-0001-96) between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. Prior to submittal to the City for initial review, the proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on 08/05/19. The Tentative Map proposes to create a single lot for the entire development with several private drives behind a security vehicle gate and 28,000 square feet of open space.

On 09/18/19, the City Council will review a request for a Major Modification (MOD-76936) to change the land use designation of Village 21 Parcel I to MF1 (Low Density Multi-Family), so that multi-family housing can be developed on the subject site. On 09/19/19, the City Referral Group will review a request for a Summerlin Site Development Plan Review (CRG-77185) for a proposed 249-unit Multi-Family Residential Condominium Development. Per Summerlin Development Standards Table 2.2, the number of units in the proposed development falls within the maximum density allowed in the MF1 land designation.

Based on the site plans stamped 08/27/19, there are 61 condominium buildings in the proposed Multi-Family development. The condominiums are three- and six-plex buildings with attached two car garages. Building #1 is in the side yard setback and Building #4 is in the front yard setback. Consequently, the applicant is requesting a Major Deviation to allow a front yard setback of 16 feet and a side yard setback of 18 feet where 20 feet is required. The proposed development provides much-needed variety of multi-family housing in the area, with immediate access to the Clark County 215 interchanges at Summerlin Parkway and Far Hills Avenue. Therefore, staff recommends approval.

Based on the cross slope grades provided, the north/south cross section shows a grade of 2.4 percent and the east/west cross section shows a natural grade of 6.1 percent. Per the Summerlin Development Standards, all development is allowed a maximum perimeter wall exposure of 10 feet. The maximum perimeter retaining wall is eight feet on the east-west boundaries and eight feet on the north and south property lines.

Clark County School District Rogich Middle School and Palo Verde High School are over capacity for the 2018-19 school year. Rogich Middle is 114 percent and Palo Verde High is 119 percent of program capacity. This project will add approximately 1,823 trips per day on Redpoint Drive, Carriage Hill Drive, and Far Hills Avenue. Currently, Far Hills is at 13 percent capacity and Carriage Hill is 12 percent of capacity. With this project, Far Hills is expected to be 18 percent of capacity and Carriage Hill at 17 percent of capacity. Redpoint is not yet constructed. Based on Peak Hour use, this development will add into the area roughly 139 additional cars, or about eight every three minutes.

This property is not currently served by Las Vegas Valley Water District (LVVWD). Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. The proposed condominium development must be individually metered for all 249 units and public water dedicated in public or private streets.

A Development Impact Notice and Assessment (DINA) is not required for this submittal, as a DINA was submitted through the previous Summerlin West General Development Plan Review and is not required for property guided by Development Agreements prior to June 8, 1999.

FINDINGS – MAJOR DEVIATION (SCD-77186)

The Summerlin Residential Design Review Committee has reviewed and approved the proposed deviations. The Design Review Committee asked the applicant to reconfigure the private drives and passive play areas and to provide additional stall parking and postal carrier shade structure. To meet these requests, Buildings #1 and #4 must encroach into the setback area. Staff recommends approval of these deviations subject to conditions.

FINDINGS (TMP-77187)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions. The map will be subject to conformance with the Summerlin Village 21 Development Plan as approved.

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.
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
12/14/17	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 submitted for technical review. This map has not yet been recorded, but shows the proposed Summerlin Village 21 area as Lot 1.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/18	A four-lot Parcel Map (PMP-72276) was recorded on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215.
05/16/18	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
	The City Council approved a Summerlin General Development Plan Review (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.
06/06/18	A two-year review of the Development Agreement for Summerlin West is expected to be presented to the City Council.
09/18/19	The City Council will review a request for a Major Modification (MOD-76936) of the approved Summerlin Village 21 Master Development Plan to change the Summerlin land use designation on three parcels (J, K, L) from: SFA (Single Family Attached) and five parcels (N, O, P, Q, R) from: [VC (Village Commercial) and SFA (Single Family Attached)] to: SFSD (Single Family Special Lot Development) and one parcel (I) from: SFA (Single Family Attached) to: MF1 (Low Density Multi-Family) on 328.17 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and Staff recommended approval.
09/19/19	The City Referral Group will review a request for a Summerlin Site Development Plan Review (CRG-77185) for a 249-unit Single-Family Residential Condominium Development on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive.

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

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

Pre-Application Meeting	
07/17/09	Staff conducted a Pre-Application meeting to discuss the submittal requirements for a Summerlin Major Deviation and Tentative Map.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
08/15/19	Staff conducted a routine field check and observed the undeveloped lot. No trash or debris.

Details of Application Request	
Site Area	
Gross Acres	19.23

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
North	Undeveloped	EC (Employment Center) and MF3 (High Density Multi-Family)	P-C (Planned Community)
South	Undeveloped	EC (Employment Center)	P-C (Planned Community)
East	Clark County 215 Beltway	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
No Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

The Summerlin Development Standards determines setbacks, building heights and general criteria for development of the subject site. Each subsequent subdivision of the subject map area will be subject to the requirements of this document according to its land use designation.

Each development is reviewed by the Summerlin Design Review Committee or Residential Design Review Committee (whichever applies) prior to submittal to the City of Las Vegas for review. The Master Developer may require conformance to 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) Tentative Map

Project Address (Location) NEC Carriage Hill Drive and Redpoint Drive

Project Name Highline; Village 21 - Parcel I **Proposed Use**

Assessor's Parcel #(s) 137-26-112-001 **Ward #**

General Plan: Existing SFA Proposed MF-1 **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner The Howard Hughes Company LLC Contact Kevin T. Orrock

Address 10845 Griffith Peak Drive, Suite 160 City Las Vegas State NV Zip 89135

E-mail Phone 702 791-4000

Applicant Greystone Nevada, LLC Contact Dave Cornoyer

Address 9275 W Russell Rd, Suite 400 City Las Vegas State NV Zip 89149

E-mail dave.cornoyer@lennar.com Phone 702 821-4683

Representative Kimley Horn Contact Mikal Kintner

Address 6671 Las Vegas Blvd South, Suite 320 City Las Vegas State NV Zip 89119

E-mail mikal.kintner@kimley-horn.com Phone 702 862-3632

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

Subscribed and sworn before me

This 5th day of August, 20 19

Stella Clark

Notary Public in and for said County and State

STELLA CLA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-15-2022
Certificate No: 06-107247-1

PRJ-77042
08/06/19

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☐ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☐ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.

Planning

- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

Planning

PRJ-77043
08/06/19

Updated 7/26/2012

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

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

Planning

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

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

B. Supplemental Information

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

Req'd

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

Planning

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

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

Planning

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

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

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

Planning

Department of Public Works Signature: Roger Bailey

Date: 7/17/19

PRJ-77043
08/06/19

Updated 7/26/2012

SITE PLAN

FOR

HIGHLINE

VILLAGE 21 - PARCEL I

ASSESSORS PARCEL NO. 137-26-112-001

CITY OF LAS VEGAS, NV

PROJECT CONTACTS

DEVELOPER
LENNAR
9275 W RUSSELL RD, SUITE 400
LAS VEGAS, NEVADA 89148
CONTACT: ROBERT FLAXA (702) 821-4651

OWNER
HUGHES HOWARD COMPANY, LLC
10801 W CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS, NEVADA 89135
CONTACT: CHRIS ANDERSON (702) 791-4336

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NEVADA 89119
CONTACT: JODY WALKER BELSICK, PE (702) 327-2567

PROJECT ARCHITECT
PERLMAN ARCHITECTS
450 FREMONT STREET, SUITE 233
LAS VEGAS, NEVADA 89101
CONTACT: MAY CADACIO (702) 979-9900

MASTER PLAN SURVEYOR
VTN NEVADA
2727 S RAINBOW BLVD
LAS VEGAS, NEVADA 89146
CONTACT: RAYMOND JOHNSON (702) 873-7550

PROJECT INFORMATION

A PORTION OF APN: 137-26-112-001

NUMBER OF LOTS: 1

ACREAGE: ±19.9 ACRES

ZONING: (P-C) PLANNED COMMUNITY DISTRICT

UTILITY PROVIDERS

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
ELECTRIC	NV ENERGY
SOLID WASTE DISPOSAL	REPUBLIC SERVICES
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
COMMUNICATIONS	COX COMMUNICATIONS

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THAT CERTAIN FINAL MAP IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 123 OF PLATS, PAGE 36, RECORDED MAY 01, 2018, LOCATED WITHIN THE SECTIONS 14 THRU 17, 20 THRU 23, 26 THRU 29 AND 32 THRU 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AND SECTION 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PARCEL I WILL BE ESTABLISHED AS A SEPARATE LEGAL PARCEL BY THHC WITH THE VILLAGE 21 UNIT 3 FINAL MAP.

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C2150 E DATED SEPTEMBER 27, 2002.

GEOTECHNICAL NOTE

NO MAPPED FISSURES OR FAULTS. GROUNDWATER NOT ENCOUNTERED.

UTILITY NOTE

KIMLEY-HORN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY-OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATIONS AND INVERTS OF THE EXISTING WITHIN THE VICINITY OF CONSTRUCTION ACTIVITIES. IF A CONFLICT IS FOUND TO EXIST, THE CONTRACTOR SHALL COORDINATE THE PROJECT ENGINEER, PROJECT ARCHITECT, AND THE OWNER IMMEDIATELY.

GENERAL NOTES:

1. THIS SUBDIVISION IS A PART OF THE WEST SUMMERLIN VILLAGE 21 MASTER PLAN.
2. LANDSCAPING ON-SITE WILL BE MAINTAINED BY AN HOA
3. WATER POINT OF CONNECTION WILL COME OFF EXISTING WATER LINES FROM CARRIAGE HILL DRIVE
4. SEWER POINT OF CONNECTION WILL COME OFF EXISTING SEWER LINES AT THE SOUTHEAST CORNER OF THE PARCEL
5. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS
6. ONSITE STREETS, DRIVES, TRAILS, OPEN SPACES, AND DRAINAGE CORRIDORS ARE TO BE PRIVATE AND MAINTAINED BY THE HOA

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 7LV0934SW6 (REVISED 2008)
NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)

FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T20S,R59E,S34

BASIS OF BEARING

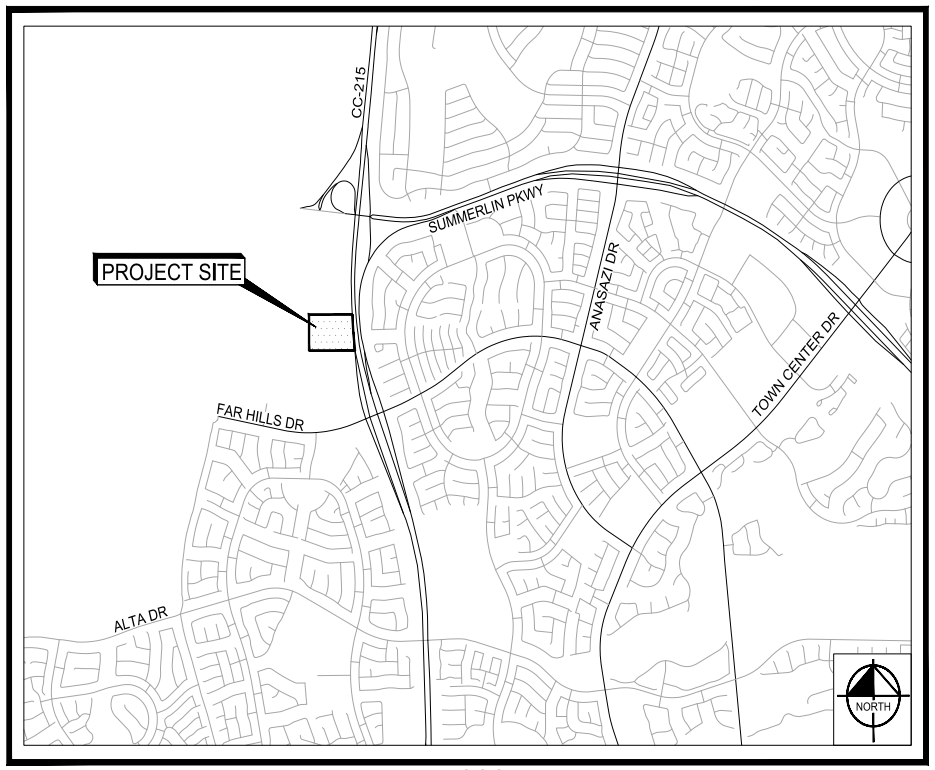
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

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

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

SYSTEM: LAS VEGAS HIGH ELEVATION ZONE



PROJECT VICINITY MAP
NTS

SHEET INDEX	
SHEET #	SHEET TITLE
1	SITE PLAN COVER SHEET
2	SITE PLAN
3	TYPICAL STREET SECTIONS
4	TYPICAL WALL SECTIONS

SITE DATA

WEST SUMMERLIN VILLAGE 21 PARCEL I

APN: 137-26-112-001

ZONING - EXISTING LANDUSE: PC, SFA
PROPOSED LANDUSE: MF-1

ACREAGE:
ZONING: 21.1± ACRES
NET: 19.9± ACRES

UNIT COUNT:
MORNING RIDGE 105
HUDSON 144
TOTAL 249

DENSITY (GROSS): 11.8±

GUEST PARKING:
REQUIRED (1/6 UNITS): 42
PROVIDED:
ON-STREET 19
OFF-STREET 68
TOTAL 87

AMENITY SPACE:
REQUIRED: 10,000 SF
PROVIDED: 38,000± SF

PROVIDED LANDSCAPE AREA: 245,000± SF

REQUESTED DEVIATIONS

THE FOLLOWING DEVIATIONS ARE REQUESTED:

1. REQUEST GARAGE SETBACKS GREATER THAN 5', LESS THAN 18' FOR FIFTEEN (15) UNITS WHERE BETWEEN 3' AND 5' OR GREATER THAN 18' IS REQUIRED.

LEGEND

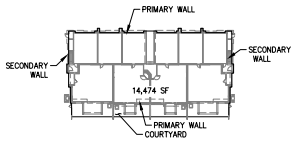
- BOUNDARY / R/W
- PROPERTY LINE
- CENTERLINE
- LANDSCAPE BUFFER
- EXISTING R/W
- PERIMETER WALL
- PERIMETER VIEW FENCE
- PARCEL BOUNDARY

ABBREVIATIONS

FH	FIRE HYDRANT
MIN	MINIMUM
PROP.	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
WTR	WATER
SDDI	STORM DRAIN DROP INLET
HOA	HOME OWNER'S ASSOCIATION
IRR	IRRIGATION
NVE	NEVADA ENERGY
ROW	RIGHT OF WAY
℄	CENTER LINE
℄	PROPERTY LINE

BUILDING SEPARATION

PRIMARY TO PRIMARY: 25' MIN. / 30' AVG.
SECONDARY TO PRIMARY: 20' MIN. / 25' AVG.
SECONDARY TO SECONDARY: 10' MIN. / 15' AVG.



PRJ-77043
08/27/19

Plotted By:Kintner, Mitch Sheet Set:Kha - Layout:SP0.1 August 26, 2019 - 01:06:50pm K:\LAV_Civil\092935004-Lennar Village 21 Parcel I\CAD\Exhibits\Entitlements\092935004 - Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CALL BEFORE YOU OVERHEAD 1-702-227-2929

FAST Call before you UnderGround 1-702-432-5300

Call before you dig 811 or CALL 1-800-227-2600

Kimley»Horn
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6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-895-3600
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

PRELIMINARY

KHA PROJECT	092935004
DATE	08/26/2019
SCALE	AS SHOWN
DESIGNED BY	MK
DRAWN BY	PB
CHECKED BY	JWB

SITE PLAN
COVER SHEET

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA



PRJ-77043
08/27/19

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6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 092935004
DATE 08/26/2019
SCALE AS SHOWN
DESIGNED BY MK
DRAWN BY PB
CHECKED BY JWB

SITE PLAN

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA

2 OF 4 SHEETS
SP1.1

No.	REVISIONS	DATE	BY

Plotted By:Kintner, Mikol Sheet Set:Kha Layout:SP1.1 August 26, 2019 02:38:14pm K:\LAV_Civil\092935004-Lennar Village 21 Parcel I\CAD\Exhibits\Entitlements\092935004 - Site Plan.dwg
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PRJ-77043
08/27/19

No.	REVISIONS	DATE	BY

Kimley»Horn
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6671 LAS VEGAS BLVD. SOUTH, SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT	092935004
DATE	08/26/2019
SCALE	AS SHOWN
DESIGNED BY	MK
DRAWN BY	PB
CHECKED BY	JWB

SITE PLAN

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA

2 OF 4 SHEETS
SP1.1



3 Plex Building 'A'- Hudson
Elevation 'A'- (Explorer Collection)

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PROJECT NO.: 919023 JULY 29, 2019

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08/06/19

Perlman ARCHITECTS



3 Plex Building 'A'- Hudson
Elevation 'B'- (Innovation Collection)

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3 Plex Building 'A'- Hudson
Elevation 'C'- (Innovation Collection)

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3 Plex Building 'B'- Morning Ridge
Elevation 'A'- (Explorer Collection)

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Perlman Architects



3 Plex Building 'B'- Morning Ridge
Elevation 'B'- (Innovation Collection)

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3 PLEX BUILDING 'B'- MORNING RIDGE
ELEVATION 'C'- (INNOVATION COLLECTION)

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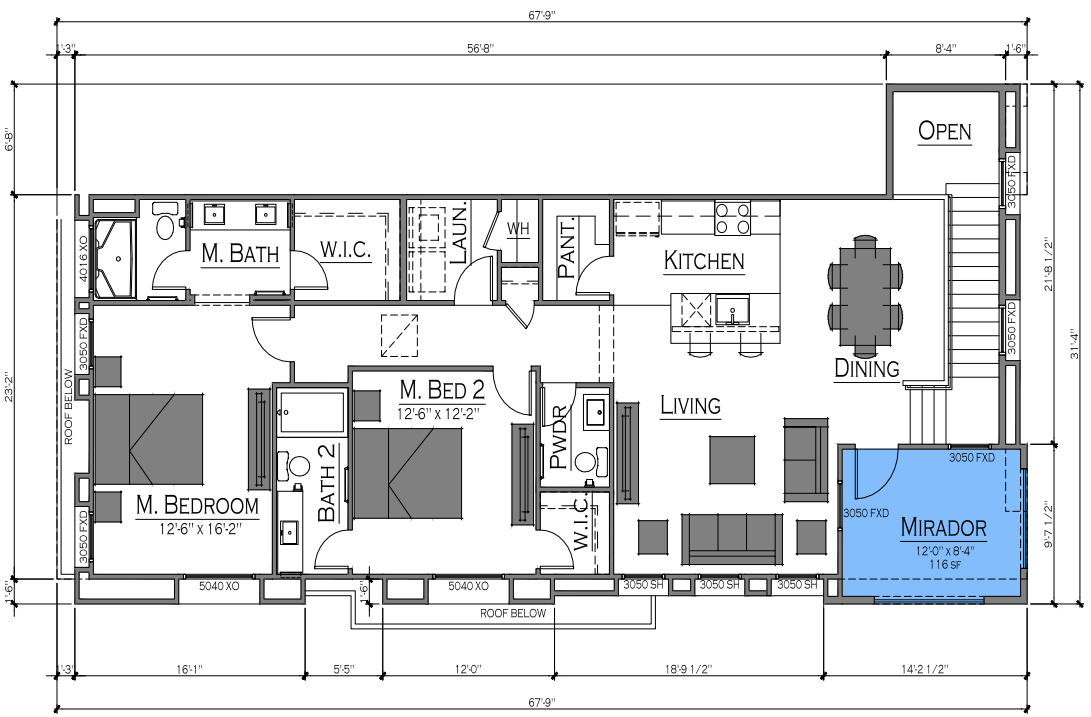
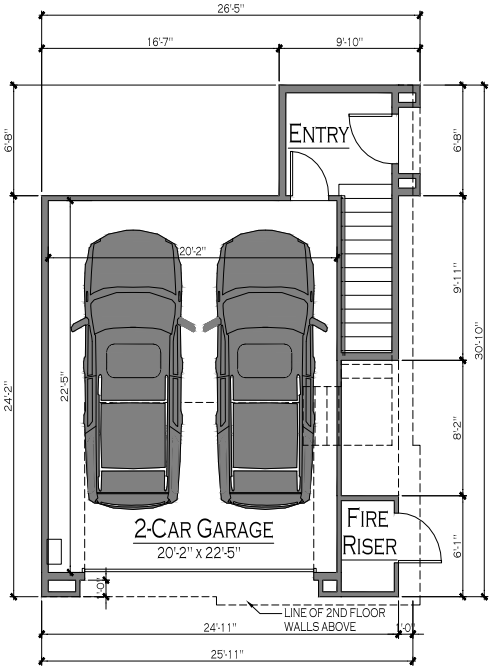


SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS

LIVABLE	1,448 S.F.
1ST FLOOR	94 S.F.
2ND FLOOR	1,354 S.F.
MIRADOR	123 S.F.
2 CAR GARAGE	496 S.F.
FIRE RISER	24 S.F.
TOTAL AREA	2,078 S.F.

OUTDOOR LIVING

OUTDOOR LIVING PROVIDED	116 S.F.

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UNIT PLAN 1448 - FLOOR PLANS

PROJECT NO.: 919023 JULY 11, 2019

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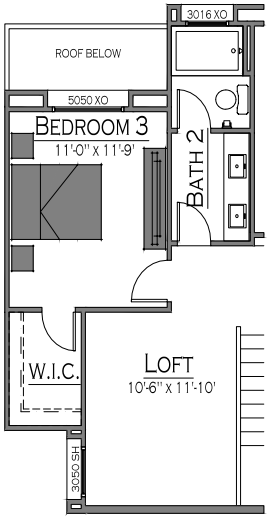
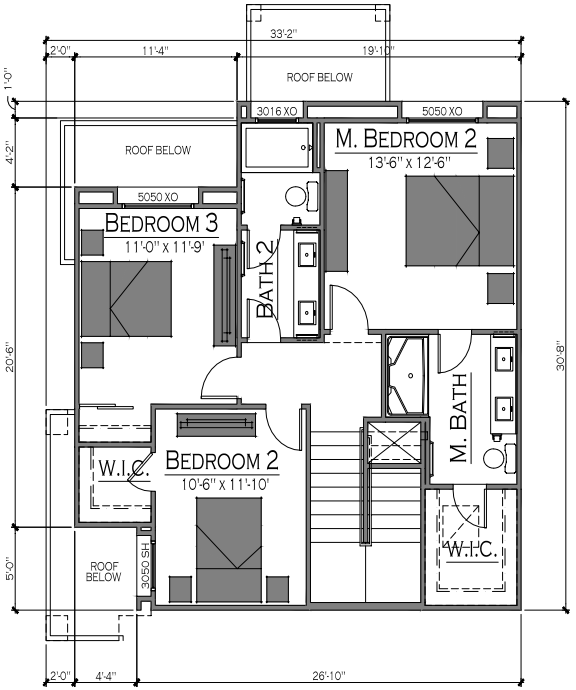
Planning Commission - Page 56
PRJ-77043
08/06/19

Perlman ARCHITECTS



OPT. LOFT
IN LIEU OF BEDROOM



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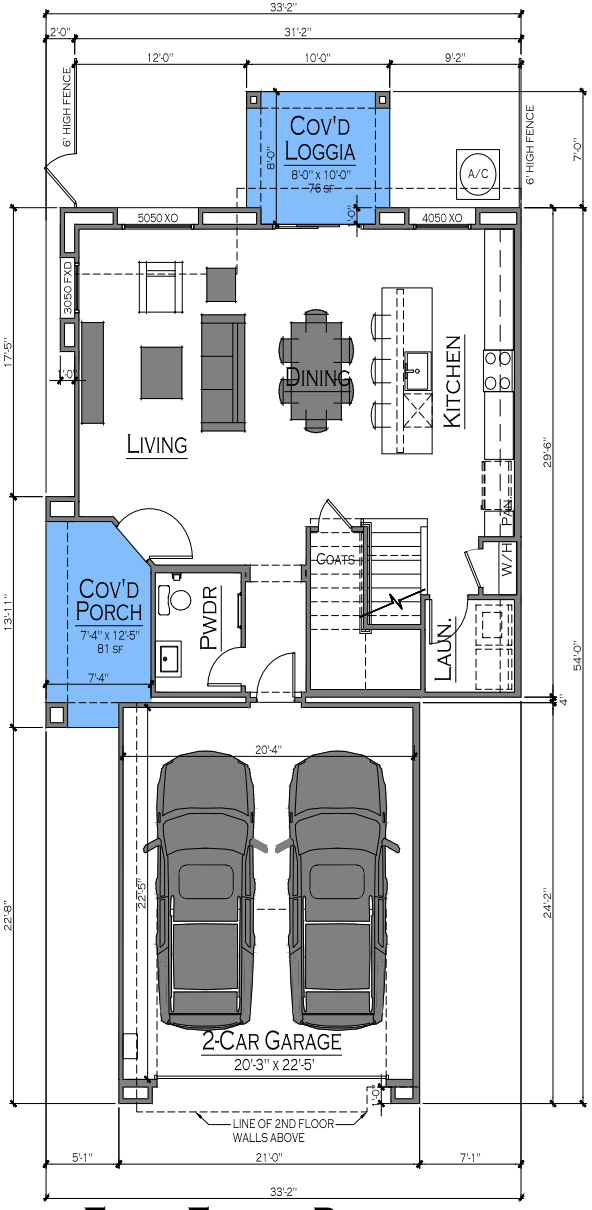

FIRST FLOOR PLAN

AREA CALCULATIONS

LIVABLE	1,659 S.F.
1ST FLOOR	836 S.F.
2ND FLOOR	823 S.F.
COVERED PORCH	87 S.F.
2-CAR GARAGE	496 S.F.
COVERED LOGGIA	78 S.F.
TOTAL AREA	2,320 S.F.

OUTDOOR LIVING

OUTDOOR LIVING PROVIDED	157 S.F.

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UNIT PLAN 1659 - FLOOR PLANS

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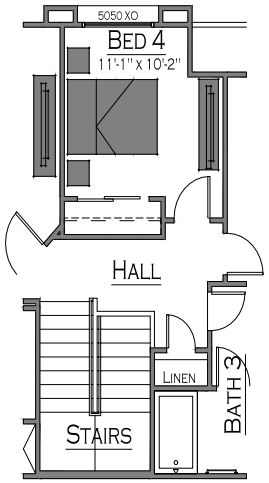
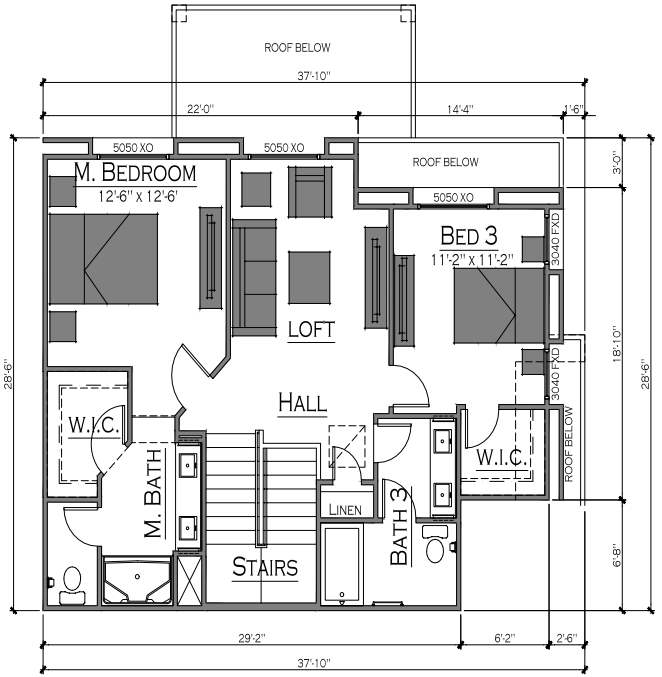
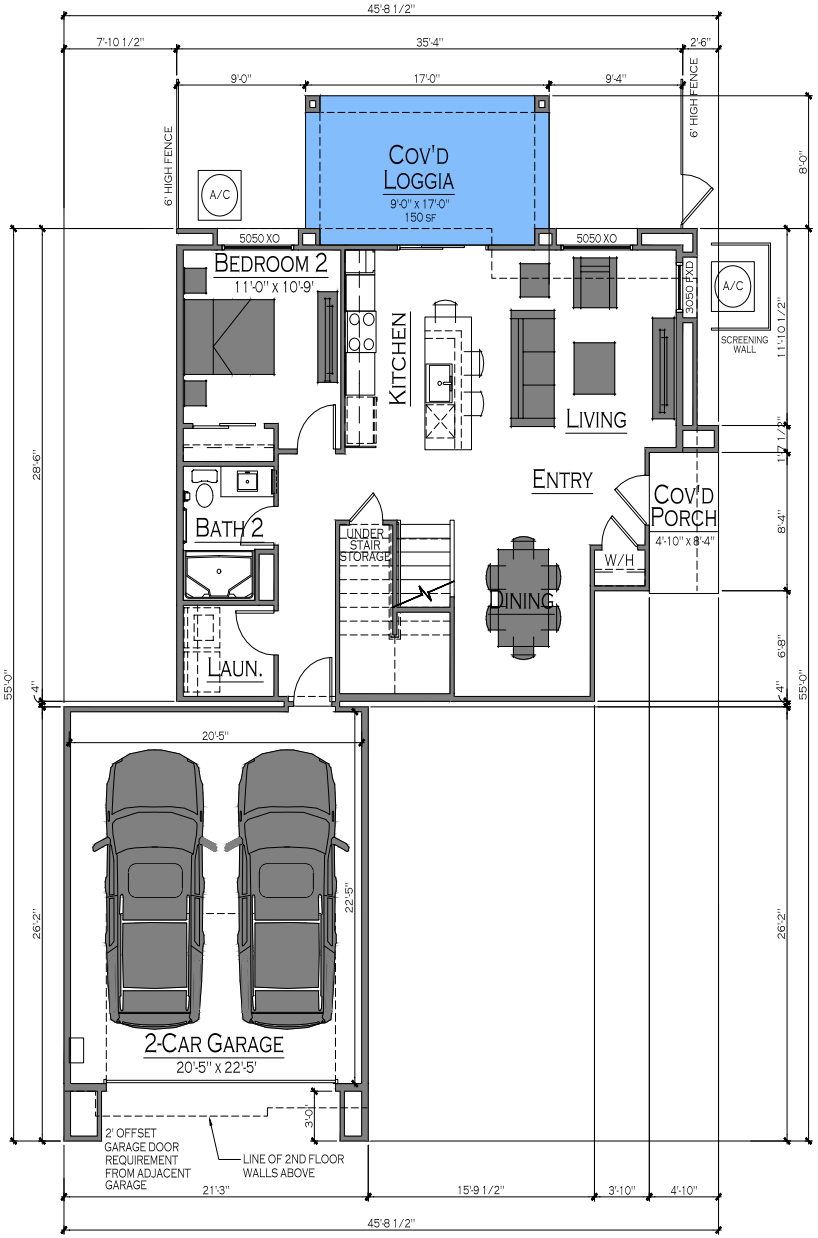
Perlman ARCHITECTS



OPT. BED 4
IN LIEU OF LOFT



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS

LIVABLE	1,786 S.F.
1ST FLOOR	911 S.F.
2ND FLOOR	875 S.F.
COVERED PORCH	46 S.F.
2-CAR GARAGE	544 S.F.
COVERED LOGGIA	150 S.F.
TOTAL AREA	2,526 S.F.

OUTDOOR LIVING

OUTDOOR LIVING PROVIDED	150 S.F.

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UNIT PLAN 1786 - FLOOR PLANS

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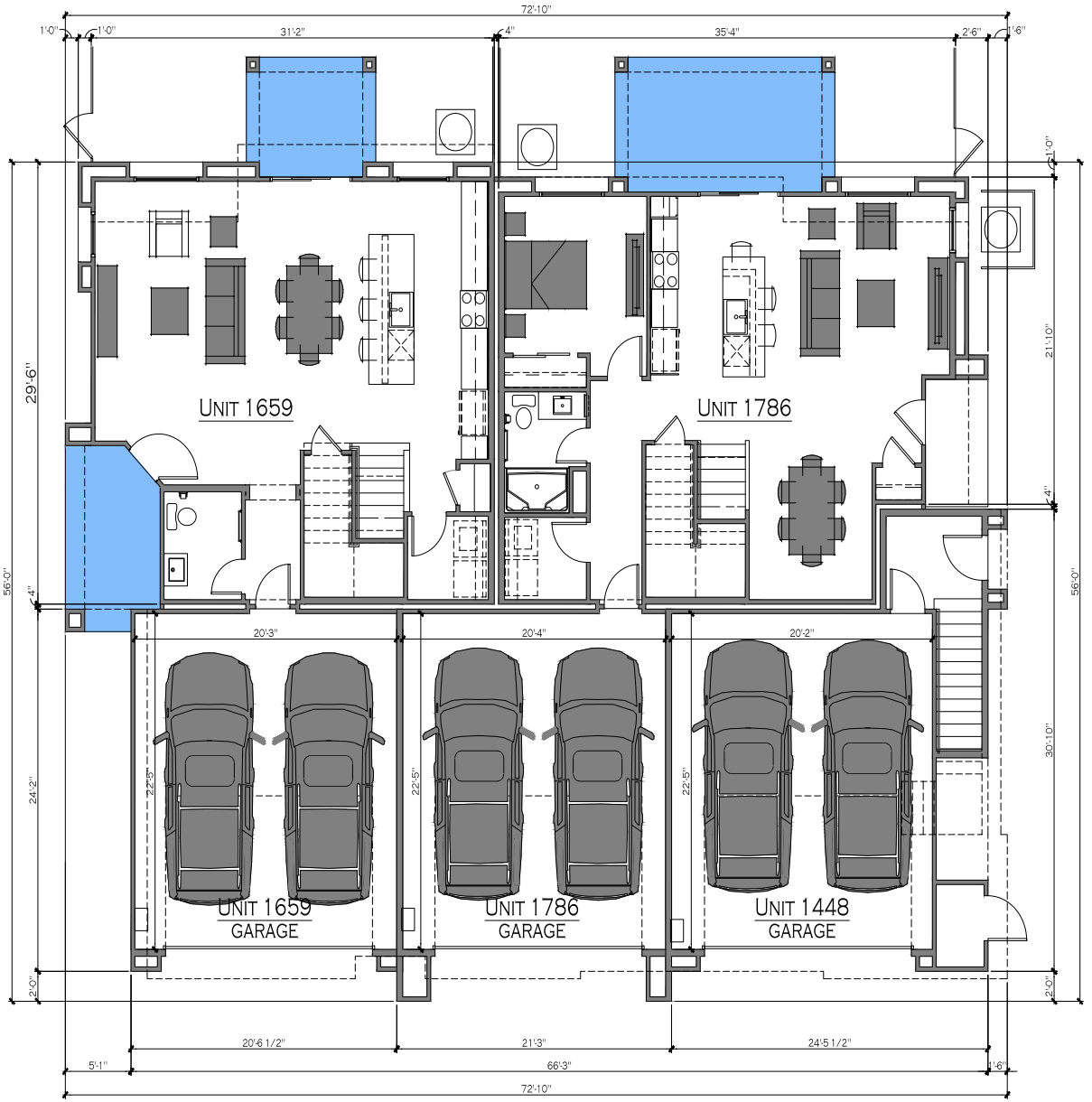
Perlman ARCHITECTS



First Floor Plan

AREA CALCULATIONS

3-PLEX	CONDITIONED R-2	UNCONDITIONED R-2 - MIRADOR	UNCONDITIONED R-2 - COVERED PORCH/LOGGIA	UNCONDITIONED STRUCTURE	U GARAGES	FIRE RISER	FLOOR TOTAL
1ST FLOOR	1841 S.F.		362 S.F.		1542 S.F.	24 S.F.	3769 S.F.
2ND FLOOR	3052 S.F.	123 S.F.			-	-	3175 S.F.
STRUCT. MISC.				302 S.F.	-	-	302 S.F.
TOTAL AREA BY OCCUPANCY	4893 S.F.	123 S.F.	362 S.F.	302 S.F.	1542 S.F.	24 S.F.	

TOTAL AREA FOR 3-PLEX 7,246 S.F.

3 Plex Building 'A'- First Floor Plan

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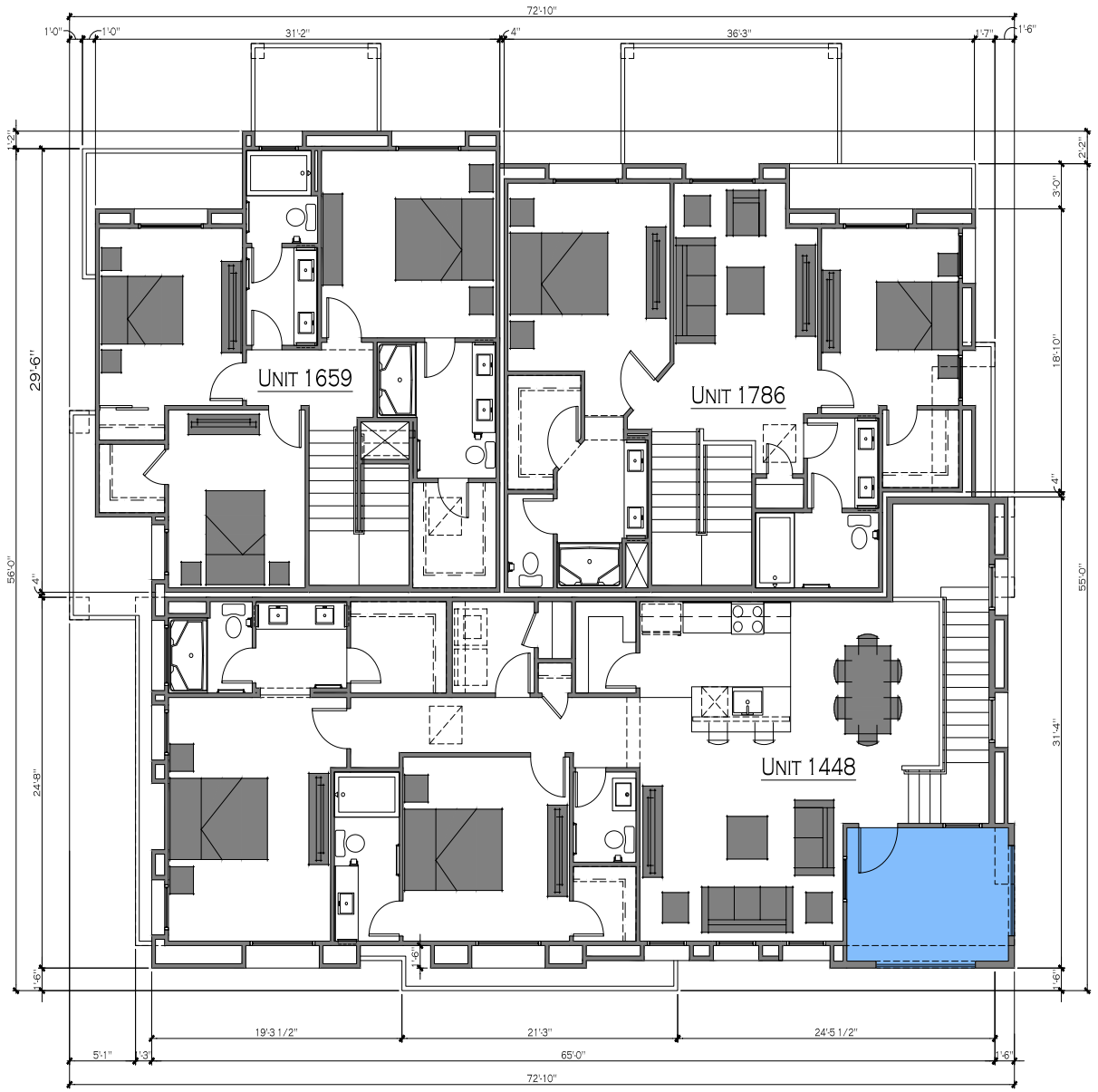
Perlman ARCHITECTS



Second Floor Plan

AREA CALCULATIONS

3-PLEX	CONDITIONED R-2	UNCONDITIONED R-2 - MIRADOR	UNCONDITIONED R-2 - COVERED PORCH/LOGGIA	UNCONDITIONED STRUCTURE	U GARAGES	FIRE RISER	FLOOR TOTAL
1ST FLOOR	1841 S.F.		362 S.F.		1542 S.F.	24 S.F.	3769 S.F.
2ND FLOOR	3052 S.F.	123 S.F.			-	-	3175 S.F.
STRUCT. MISC.				302 S.F.	-	-	302 S.F.
TOTAL AREA BY OCCUPANCY	4893 S.F.	123 S.F.	362 S.F.	302 S.F.	1542 S.F.	24 S.F.	

TOTAL AREA FOR 3-PLEX 7,246 S.F.

3 Plex Building 'A' - Second Floor Plan

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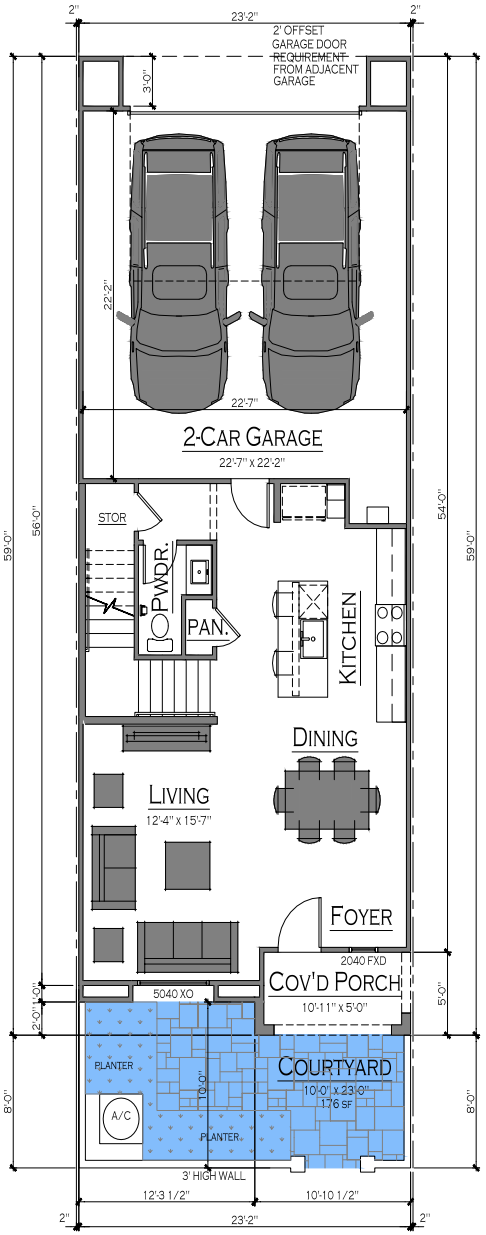
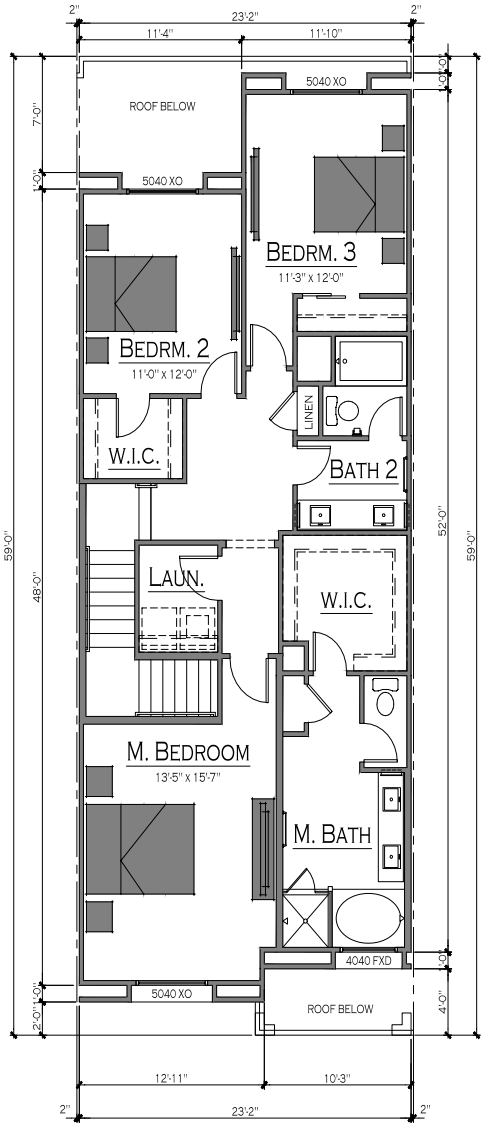
Perlman ARCHITECTS



PROVIDE
70% COURTYARD
30% PLANTERS

First Floor Plan



Second Floor Plan

AREA CALCULATIONS

LIVABLE	1,760 S.F.
1ST FLOOR	675 S.F.
2ND FLOOR	1,085 S.F.
COVERED PORCH	53 S.F.
2-CAR GARAGE	601 S.F.
TOTAL AREA	2,414 S.F.

OUTDOOR LIVING

OUTDOOR LIVING PROVIDED	176 S.F.

Unit Plan 1 (1760) - Floor Plans

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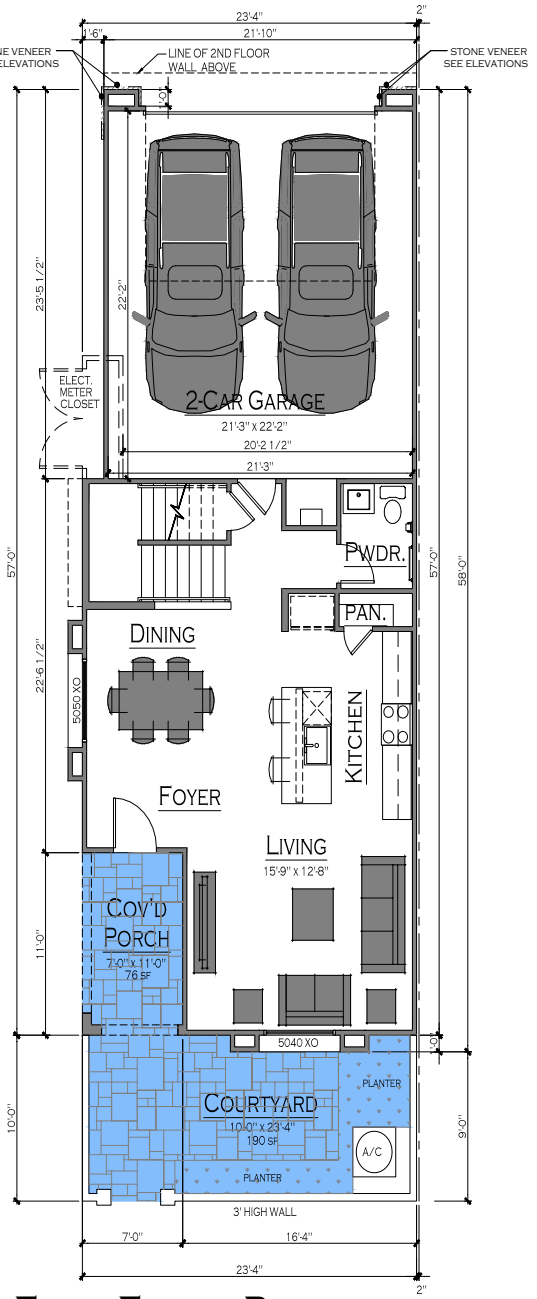
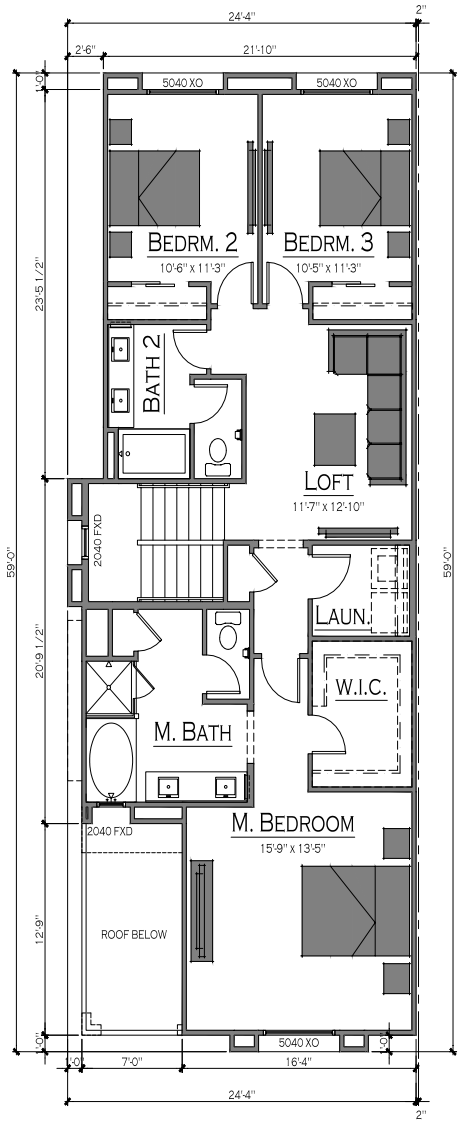
Perlman ARCHITECTS



First Floor Plan

PROVIDE
70% COURTYARD
30% PLANTERS



Second Floor Plan

AREA CALCULATIONS

LIVABLE	1,824 S.F.
1ST FLOOR	696 S.F.
2ND FLOOR	1,128 S.F.
COVERED PORCH	77 S.F.
2-CAR GARAGE	522 S.F.
ELECTRICAL ROOM	11 S.F.
TOTAL AREA	2,434 S.F.

OUTDOOR LIVING

OUTDOOR LIVING PROVIDED	266 S.F.

Unit Plan 2(1824) - Floor Plans

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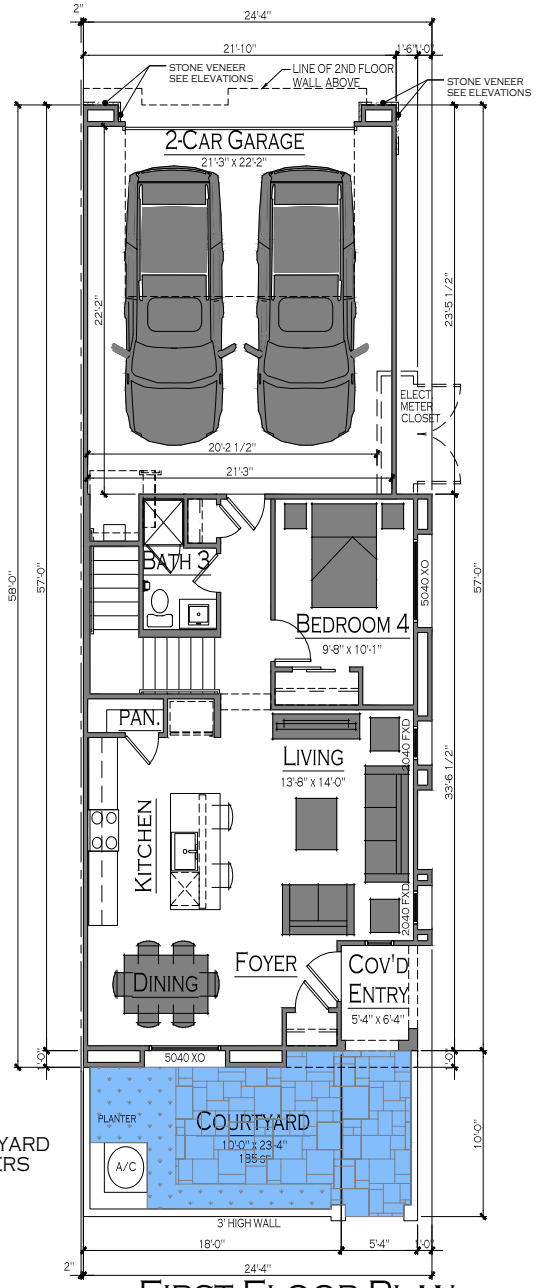
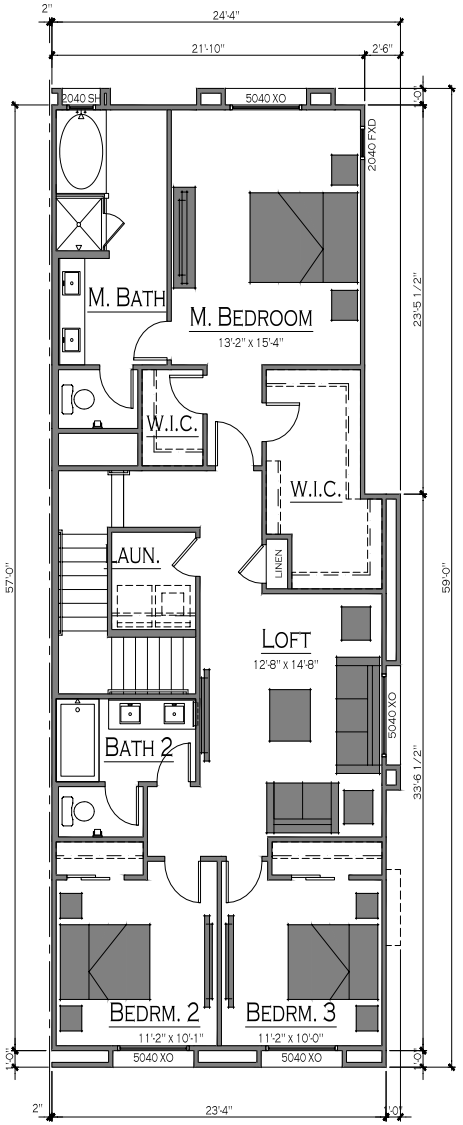


First Floor Plan

PROVIDE
70% COURTYARD
30% PLANTERS



Second Floor Plan

AREA CALCULATIONS

LIVABLE	1,956 S.F.
1ST FLOOR	738 S.F.
2ND FLOOR	1,218 S.F.
COVERED PORCH	34 S.F.
2-CAR GARAGE	523 S.F.
ELECTRICAL ROOM	11 S.F.
TOTAL AREA	2,524 S.F.

OUTDOOR LIVING

OUTDOOR LIVING PROVIDED	185 S.F.

UNIT PLAN 3(1956) - FLOOR PLANS

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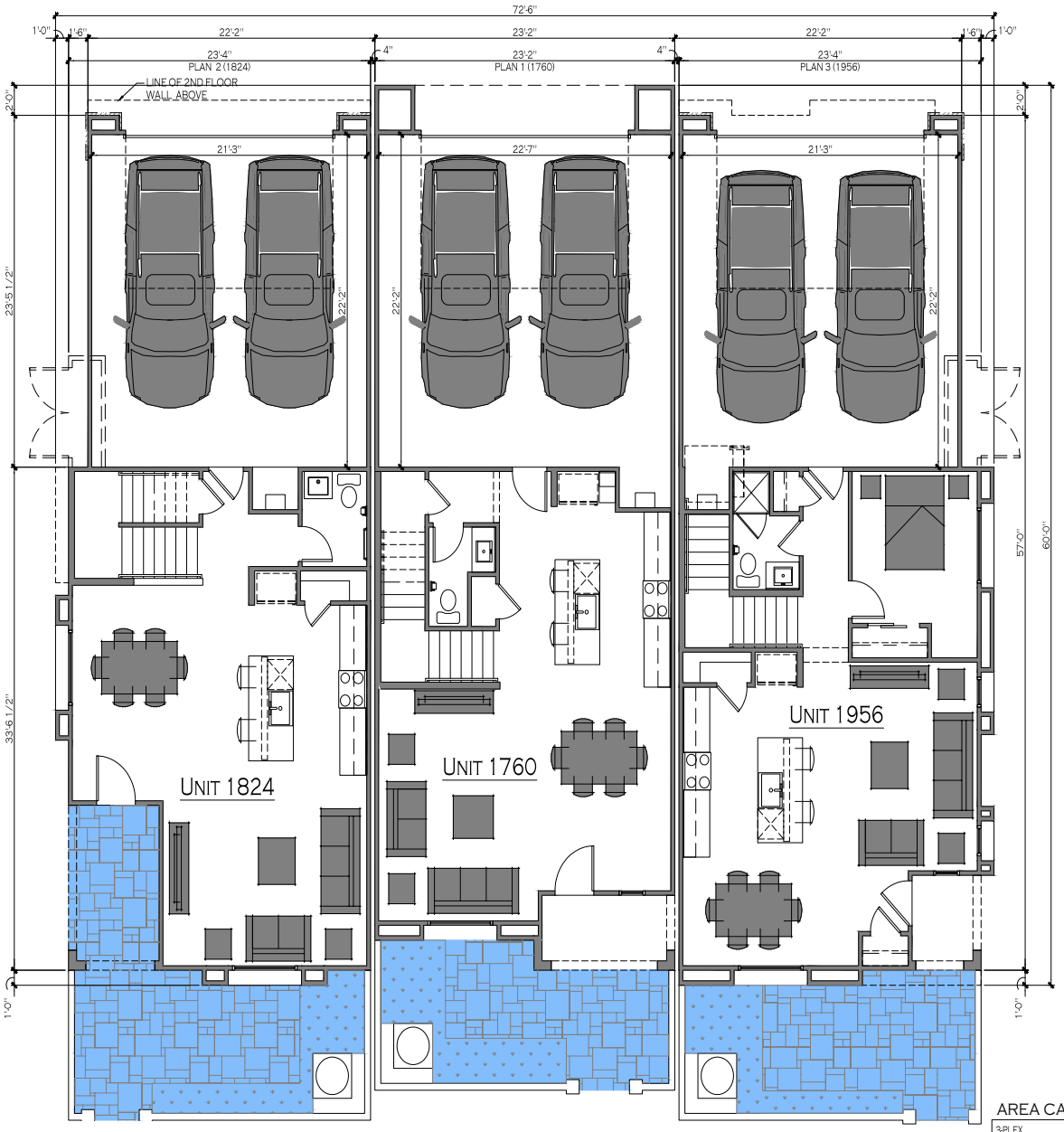
Perlman ARCHITECTS



AREA CALCULATIONS

3-PLEX	CONDITIONED R-2	UNCONDITIONED R-2 - COVERD ENTRY	UNCONDITIONED STRUCTURE	U GARAGES	ELECTRICAL ROOM	FLOOR TOTAL
1ST FLOOR	2109 S.F.	164 S.F.		1646 S.F.	22 S.F.	3895 S.F.
2ND FLOOR	3431 S.F.			-	-	3431 S.F.
STRUCT. MISC.			172 S.F.	-	-	172 S.F.
TOTAL AREA BY OCCUPANCY	5540 S.F.	164 S.F.	172 S.F.	1527 S.F.	23 S.F.	

TOTAL AREA FOR 3-PLEX 7,498 S.F.

3 Plex Building 'B'- First Floor Plan

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AREA CALCULATIONS

3-PLEX	CONDITIONED R-2	UNCONDITIONED R-2 - COVERD ENTRY	UNCONDITIONED STRUCTURE	U GARAGES	ELECTRICAL ROOM	FLOOR TOTAL
1ST FLOOR	2109 S.F.	164 S.F.		1646 S.F.	22 S.F.	3895 S.F.
2ND FLOOR	3431 S.F.			-	-	3431 S.F.
STRUCT. MISC.			172 S.F.	-	-	172 S.F.
TOTAL AREA BY OCCUPANCY	5540 S.F.	164 S.F.	172 S.F.	1527 S.F.	23 S.F.	

TOTAL AREA FOR 3-PLEX 7,498 S.F.

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3 PLEX BUILDING 'B'- SECOND FLOOR PLAN

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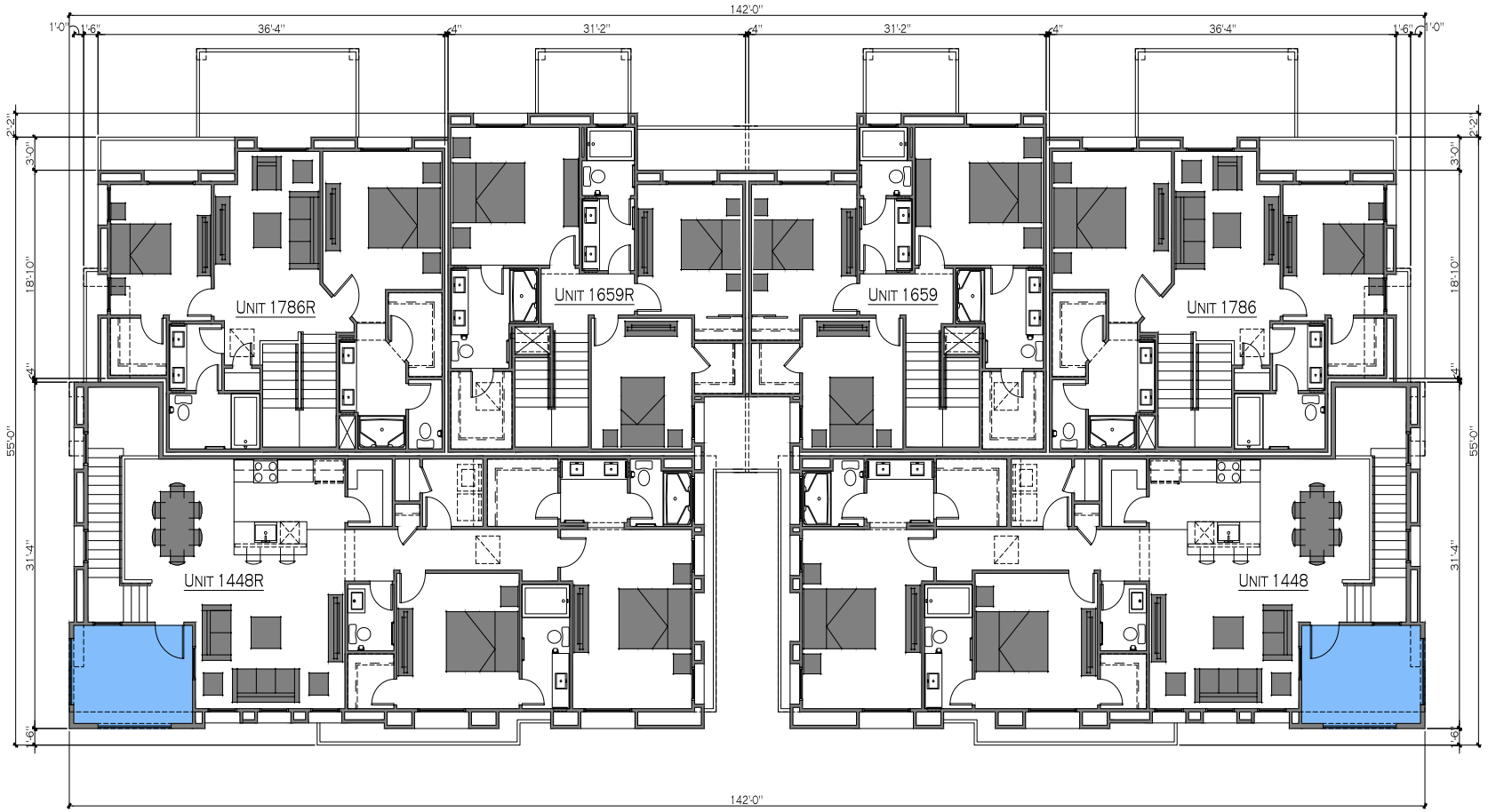
Perlman ARCHITECTS



AREA CALCULATIONS

6-PLEX	CONDITIONED R-2	UNCONDITIONED R-2 - MIRADOR	UNCONDITIONED R-2 - COVERED PORCH/LOGGIA	UNCONDITIONED STRUCTURE	U GARAGES	FIRE RISER	FLOOR TOTAL
1ST FLOOR	3682 S.F.		724 S.F.		3048 S.F.	48 S.F.	7511 S.F.
2ND FLOOR	6104 S.F.	246 S.F.			-	-	6350 S.F.
STRUCT. MISC.				613 S.F.	-	-	613 S.F.
TOTAL AREA BY OCCUPANCY	9786 S.F.	246 S.F.	724 S.F.	613 S.F.	3048 S.F.	48 S.F.	

TOTAL AREA FOR 3-PLEX 14,474 S.F.

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6 PLEX BUILDING - SECOND FLOOR PLAN

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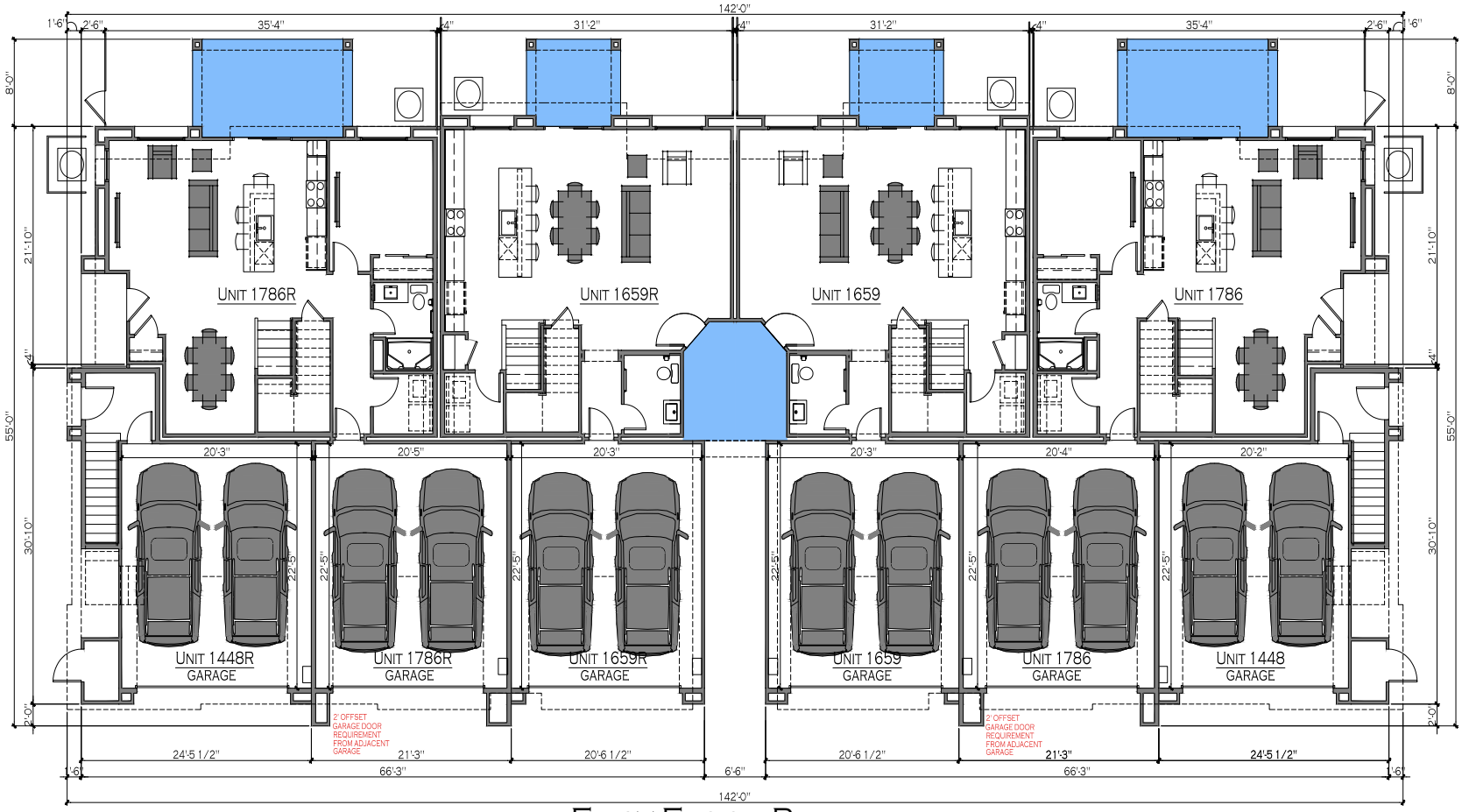

First Floor Plan

AREA CALCULATIONS

6-PLEX	CONDITIONED R-2	UNCONDITIONED R-2 - MIRADOR	UNCONDITIONED R-2 - COVERED PORCH/LOGGIA	UNCONDITIONED STRUCTURE	U GARAGES	FIRE RISER	FLOOR TOTAL
1ST FLOOR	3682 S.F.		724 S.F.		3048 S.F.	48 S.F.	7511 S.F.
2ND FLOOR	6104 S.F.	246 S.F.			-	-	6350 S.F.
STRUCT. MISC.				613 S.F.	-	-	613 S.F.
TOTAL AREA BY OCCUPANCY	9786 S.F.	246 S.F.	724 S.F.	613 S.F.	3048 S.F.	48 S.F.	

TOTAL AREA FOR 3-PLEX 14,474 S.F.

6 Plex Building - First Floor Plan

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This Plan is Conceptual in Nature and no Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Lines, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

PROJECT NO.: 919023 JULY 11, 2019

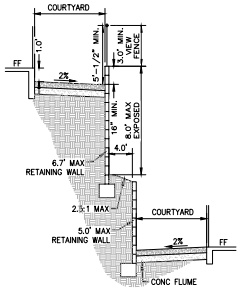
LENNAR
The Home of Everything's Included.

Redpoint & Carriage Hill

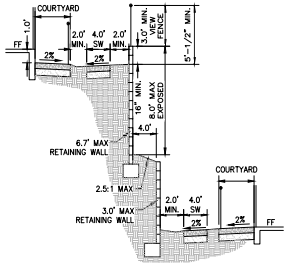
SUMMERLIN, NEVADA

PRJ-77043
08/06/19

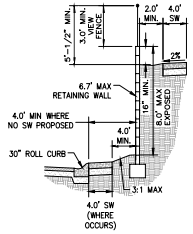
Perlman ARCHITECTS



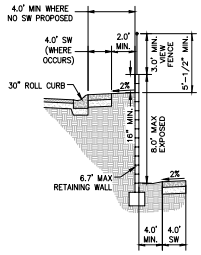
G TW1.1 TYPICAL HUDSON COURTYARD SECTION NTS



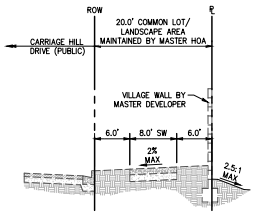
H TW1.1 TYPICAL MORNING RIDGE COURTYARD SECTION NTS



J1 TW1.1 TYPICAL CORNER LOT SECTION NTS

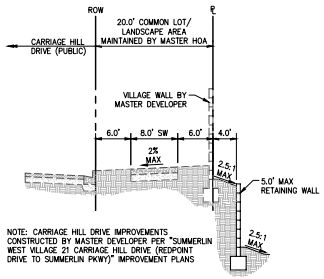


J2 TW1.1 TYPICAL CORNER LOT SECTION NTS



NOTE: CARRIAGE HILL DRIVE IMPROVEMENTS CONSTRUCTED BY MASTER DEVELOPER PER "SUMMERLIN WEST VILLAGE 21 CARRIAGE HILL DRIVE (REDPOINT DRIVE TO SUMMERLIN PKWY)" IMPROVEMENT PLANS

K1 TW1.1 TYPICAL LANDSCAPE SECTION ALONG CARRIAGE HILL DRIVE NTS



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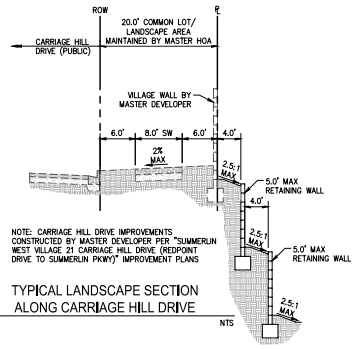

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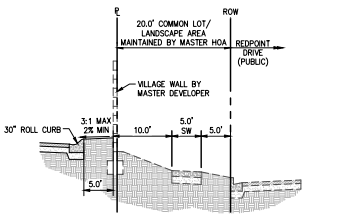

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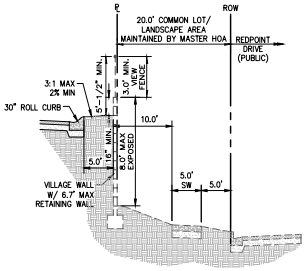

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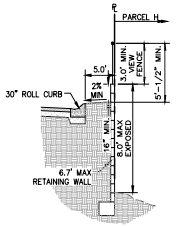

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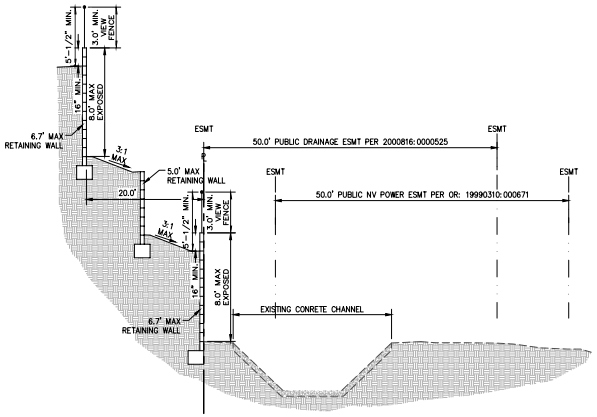
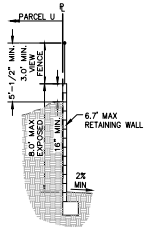


M TW1.1 TYPICAL STREET SECTION ALONG EXISTING CHANNEL (PER SUMMERLIN STD DWG S-7) NTS



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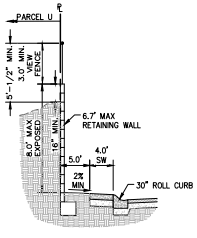

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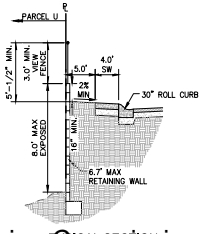

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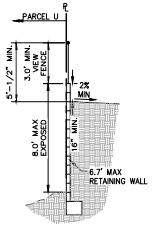

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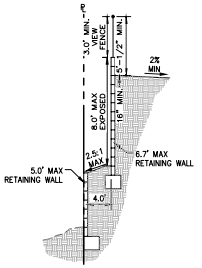

N5 TW1.1 TYPICAL SECTION NORTHERN PL NTS

PRJ-77043
08/27/19

Plotted By:Kintner, Mikal Sheet Set:Kha Layout:TW1.1 August 26, 2019 01:10:16pm K:\LAV_Civil\092935004-Lennar Village 21 Parcel I\CAD\Exhibits\Entitlements\092935004 - Site Plan.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 702-853-3600
WWW.KIMLEY-HORN.COM

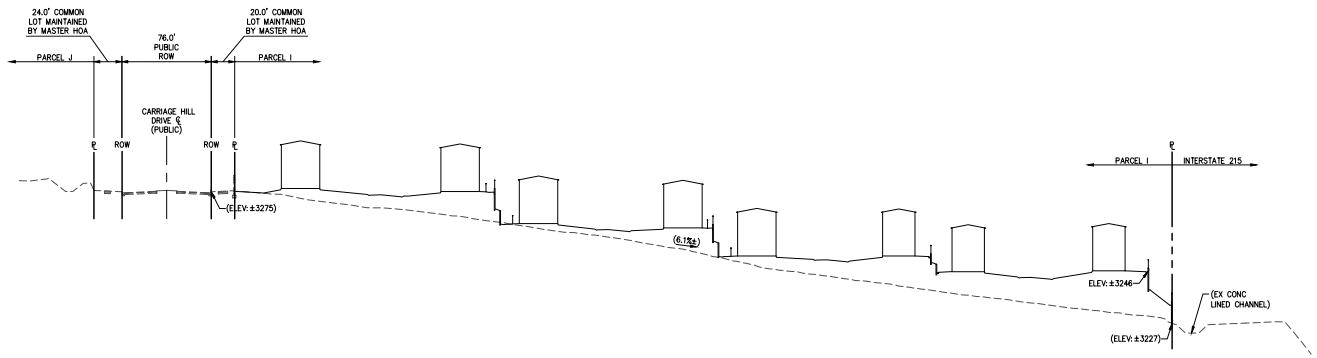
PRELIMINARY

KHA PROJECT 092935004
DATE 08/26/2019
SCALE AS SHOWN
DESIGNED BY MK
DRAWN BY PB
CHECKED BY JWB

TYPICAL WALL SECTIONS

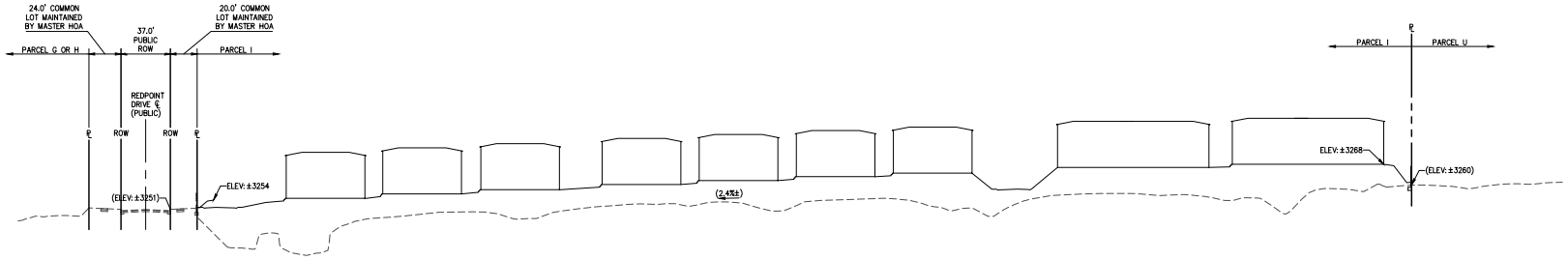
HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA

4 OF 4 SHEETS
TW1.1



A CS1.1 TYPICAL OVERALL SECTION FROM WEST TO EAST

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'
NTS



B CS1.1 TYPICAL OVERALL SECTION FROM SOUTH TO NORTH

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'
NTS

PRJ-77043
08/27/19

No.	REVISIONS	DATE	BY

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PRELIMINARY

KHA PROJECT	092935004
DATE	08/26/2019
SCALE	AS SHOWN
DESIGNED BY	MK
DRAWN BY	PB
CHECKED BY	JWB

CROSS SECTIONS

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA

1 OF 1 SHEETS
CS1.1

Plotted By:Kintner, Mikal Sheet Set:Kha Layout:CS1.1 August 26, 2019 01:27:10pm K:\LAV_Civil\092935004-Lennar Village 21 Parcel I\CAD\Exhibits\Entitlements\092935004 - Tentative Map.dwg
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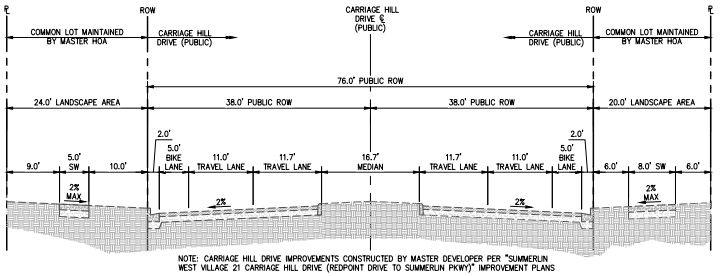
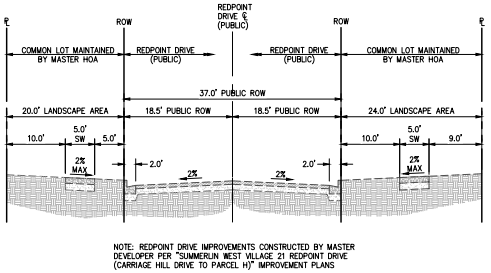


A ST1.1 TYPICAL STREET SECTION ALONG CARRIAGE HILL DRIVE (PER SUMMERLIN STD DWG S-5A) NTS



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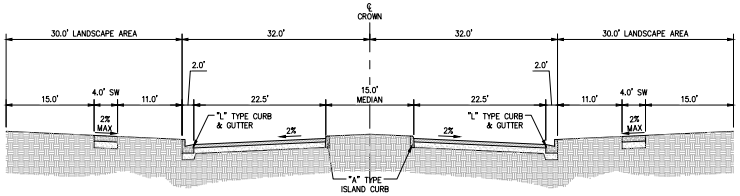
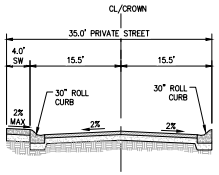
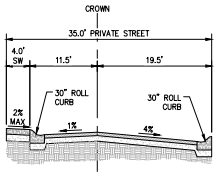


C ST1.1 TYPICAL PRIVATE ENTRY STREET SECTION NTS



D ST1.1 TYPICAL PRIVATE STREET SECTION NTS



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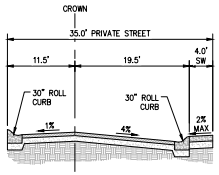

F ST1.1 TYPICAL PRIVATE STREET SECTION NTS

PRJ-77043
08/27/19

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PRELIMINARY

KHA PROJECT	092935004
DATE	08/26/2019
SCALE	AS SHOWN
DESIGNED BY	MK
DRAWN BY	PB
CHECKED BY	JWB

TYPICAL STREET SECTIONS

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA

CONDOMINIUM TENTATIVE MAP

FOR

HIGHLINE

VILLAGE 21 - PARCEL I

ASSESSORS PARCEL NO. 137-26-112-001

CITY OF LAS VEGAS, NV

PROJECT CONTACTS

DEVELOPER
LENNAR
9275 W RUSSELL RD, SUITE 400
LAS VEGAS, NEVADA 89148

CONTACT: ROBERT FLAXA
(702) 821-4651

OWNER
HUGHES HOWARD COMPANY, LLC
10801 W CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS, NEVADA 89135

CONTACT: CHRIS ANDERSON
(702) 791-4336

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NEVADA 89119

CONTACT: JODY WALKER BELSICK, PE
(702) 327-2567

PROJECT ARCHITECT
PERLMAN ARCHITECTS
450 FREMONT STREET, SUITE 233
LAS VEGAS, NEVADA 89101

CONTACT: MAY CADACIO
(702) 979-9900

MASTER PLAN SURVEYOR
VTN NEVADA
2727 S RAINBOW BLVD
LAS VEGAS, NEVADA 89146

CONTACT: RAYMOND JOHNSON
(702) 873-7550

PROJECT INFORMATION

A PORTION OF APN: 137-26-112-001

NUMBER OF LOTS: 1

ACREAGE: ±19.9 ACRES

ZONING: (P-C) PLANNED COMMUNITY DISTRICT

UTILITY PROVIDERS

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
ELECTRIC	NV ENERGY
SOLID WASTE DISPOSAL	REPUBLIC SERVICES
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
COMMUNICATIONS	COX COMMUNICATIONS

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THAT CERTAIN FINAL MAP IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 123 OF PLATS, PAGE 36, RECORDED MAY 01, 2018. LOCATED WITHIN THE SECTIONS 14 THRU 17, 20 THRU 23, 26 THRU 29 AND 32 THRU 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AND SECTION 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PARCEL I WILL BE ESTABLISHED AS A SEPARATE LEGAL PARCEL BY THHC WITH THE VILLAGE 21 UNIT 3 FINAL MAP.

FLOOD ZONE NOTE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAPS, NO. 32003C2150 E DATED SEPTEMBER 27, 2002.

GEOTECHNICAL NOTE

NO MAPPED FISSURES OR FAULTS. GROUNDWATER NOT ENCOUNTERED.

UTILITY NOTE

KIMLEY-HORN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY-OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATIONS AND INVERTS OF THE EXISTING WITHIN THE VICINITY OF CONSTRUCTION ACTIVITIES. IF A CONFLICT IS FOUND TO EXIST, THE CONTRACTOR SHALL COORDINATE THE PROJECT ENGINEER, PROJECT ARCHITECT, AND THE OWNER IMMEDIATELY.

GENERAL NOTES:

1. THIS SUBDIVISION IS A PART OF THE WEST SUMMERLIN VILLAGE 21 MASTER PLAN.
2. LANDSCAPING ON-SITE WILL BE MAINTAINED BY AN HOA
3. WATER POINT OF CONNECTION WILL COME OFF EXISTING WATER LINES FROM CARRIAGE HILL DRIVE
4. SEWER POINT OF CONNECTION WILL COME OFF EXISTING SEWER LINES AT THE SOUTHEAST CORNER OF THE PARCEL
5. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS
6. ONSITE STREETS, DRIVES, TRAILS, OPEN SPACES, AND DRAINAGE CORRIDORS ARE TO BE PRIVATE AND MAINTAINED BY THE HOA

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 7LV0934SW6 (REVISED 2008)
NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)

FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T20S,R59E,S34

BASIS OF BEARING

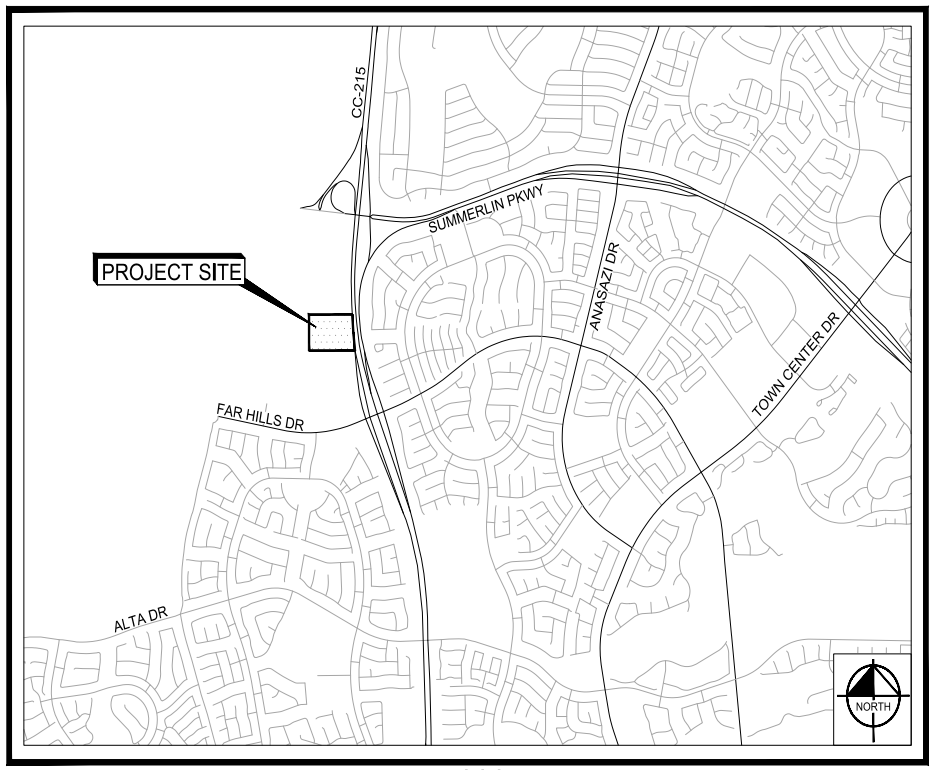
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

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

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

SYSTEM: LAS VEGAS HIGH ELEVATION ZONE



PROJECT VICINITY MAP
NTS

SHEET INDEX	
SHEET #	SHEET TITLE
1	TENTATIVE MAP COVER SHEET
2	TENTATIVE MAP
3	TENTATIVE MAP TYPICAL SECTIONS
4	TENTATIVE MAP TYPICAL SECTIONS

SITE DATA

WEST SUMMERLIN VILLAGE 21 PARCEL I

APN: 137-26-112-001

ZONING - PC
EXISTING LANDUSE: SFA
PROPOSED LANDUSE: MF-1

ACREAGE:
ZONING: 21.1± ACRES
NET: 19.9± ACRES

UNIT COUNT:
MORNING RIDGE 105
HUDSON 144
TOTAL 249

DENSITY (GROSS): 11.8±

GUEST PARKING:
REQUIRED (1/6 UNITS): 42
PROVIDED:
ON-STREET 19
OFF-STREET 68
TOTAL 87

AMENITY SPACE:
REQUIRED: 10,000 SF
PROVIDED: 38,000± SF

PROVIDED LANDSCAPE AREA: 245,000± SF

REQUESTED DEVIATIONS

THE FOLLOWING DEVIATIONS ARE REQUESTED:

1. REQUEST GARAGE SETBACKS GREATER THAN 5', LESS THAN 18' FOR FIFTEEN (15) UNITS WHERE BETWEEN 3' AND 5' OR GREATER THAN 18' IS REQUIRED.

LEGEND

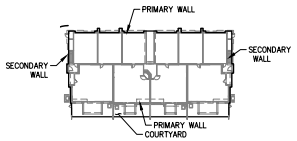
- BOUNDARY / R/W
- PROPERTY LINE
- CENTERLINE
- LANDSCAPE BUFFER
- EXISTING R/W
- PERIMETER WALL
- PERIMETER VIEW FENCE
- PARCEL BOUNDARY

ABBREVIATIONS

FH	FIRE HYDRANT
MIN	MINIMUM
PROP.	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
WTR	WATER
SDDI	STORM DRAIN DROP INLET
HOA	HOME OWNER'S ASSOCIATION
IRR	IRRIGATION
NVE	NEVADA ENERGY
ROW	RIGHT OF WAY
℄	CENTER LINE
℄	PROPERTY LINE

BUILDING SEPARATION

PRIMARY TO PRIMARY:	25' MIN. / 30' AVG.
SECONDARY TO PRIMARY:	20' MIN. / 25' AVG.
SECONDARY TO SECONDARY:	10' MIN. / 15' AVG.



APPROVAL

SUMMERLIN DESIGN REVIEW COMMITTEE DATE:

PRJ-77043
08/27/19

Plotted By:Kintner, Mitch Sheet Set:Kha Layout:TM01 August 26, 2019 01:16:38pm K:\LAV_Civil\092935004-Lennar Village 21 Parcel I\CAD\Exhibits\Entitlements\092935004 — Tentative Map.dwg

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FAST Call before you UnderGround 1-702-432-5300

Call before you dig 811 or CALL 1-800-227-2600

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PHONE: 702-853-3600
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

PRELIMINARY

KHA PROJECT	092935004
DATE	08/26/2019
SCALE	AS SHOWN
DESIGNED BY	MK
DRAWN BY	PB
CHECKED BY	JWB

CONDOMINIUM
TENTATIVE MAP
COVER SHEET

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA

1 OF 4 SHEETS
TM0.1



Planning Commission - Page 72

No.	REVISIONS	DATE	BY

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PRELIMINARY

KHA PROJECT 092935004
DATE 08/26/2019
SCALE AS SHOWN
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DRAWN BY PB
CHECKED BY JWB

CONDOMINIUM TENTATIVE MAP

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA

2 OF 4 SHEETS
TM1.1

Plotted By:Kintner, Mikal Sheet Set:Kha Layout:TM1.1 August 26, 2019 01:38:10pm K:\LAV_Civil\092935004-Lennar Village 21 Parcel I\CAD\Exhibits\Entitlements\092935004 - Tentative Map.dwg
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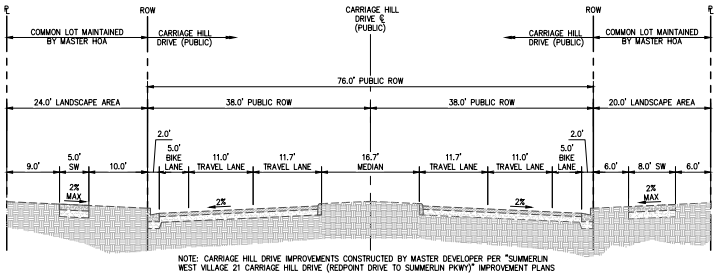

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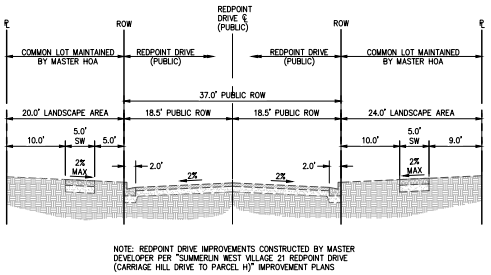

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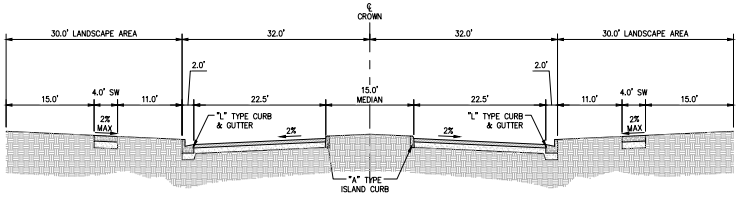

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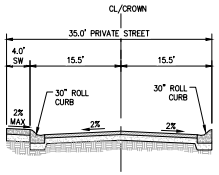

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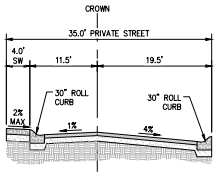

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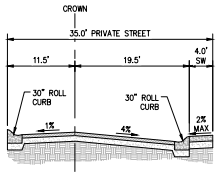

F TM2.1 TYPICAL PRIVATE STREET SECTION NTS

PRJ-77043
08/27/19

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PRELIMINARY

KHA PROJECT	092935004
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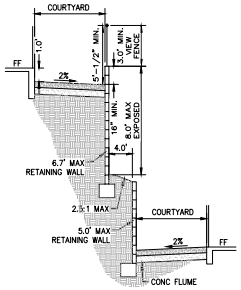
CONDOMINIUM TENTATIVE MAP TYPICAL SECTIONS

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA



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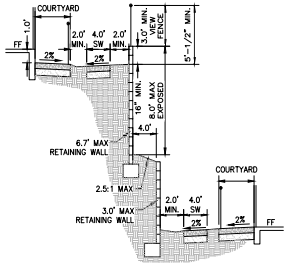

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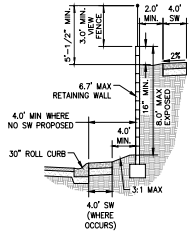

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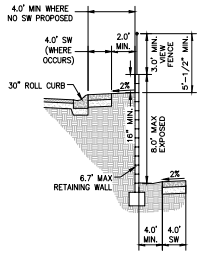

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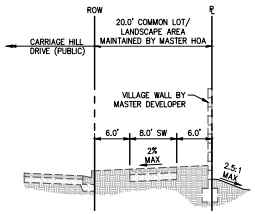
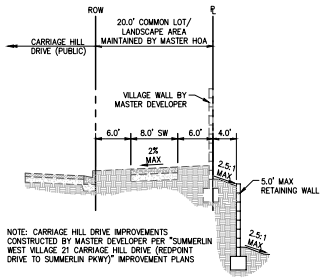


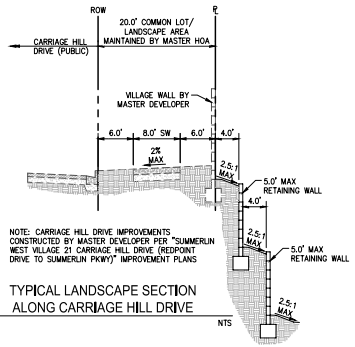
NOTE: CARRIAGE HILL DRIVE IMPROVEMENTS CONSTRUCTED BY MASTER DEVELOPER PER "SUMMERLIN WEST VILLAGE 21 CARRIAGE HILL DRIVE (REDPOINT DRIVE TO SUMMERLIN PKWY)" IMPROVEMENT PLANS

K1 TM2.2 TYPICAL LANDSCAPE SECTION ALONG CARRIAGE HILL DRIVE NTS



NOTE: CARRIAGE HILL DRIVE IMPROVEMENTS CONSTRUCTED BY MASTER DEVELOPER PER "SUMMERLIN WEST VILLAGE 21 CARRIAGE HILL DRIVE (REDPOINT DRIVE TO SUMMERLIN PKWY)" IMPROVEMENT PLANS

K2 TM2.2 TYPICAL LANDSCAPE SECTION ALONG CARRIAGE HILL DRIVE NTS



NOTE: CARRIAGE HILL DRIVE IMPROVEMENTS CONSTRUCTED BY MASTER DEVELOPER PER "SUMMERLIN WEST VILLAGE 21 CARRIAGE HILL DRIVE (REDPOINT DRIVE TO SUMMERLIN PKWY)" IMPROVEMENT PLANS

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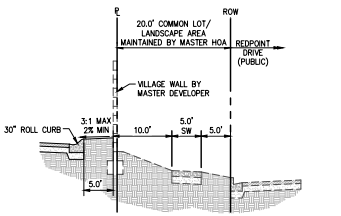

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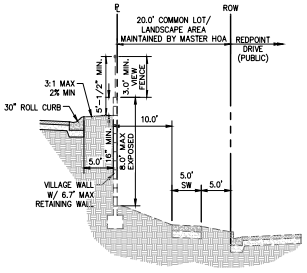

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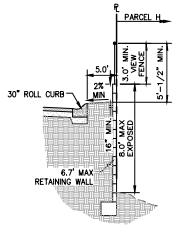

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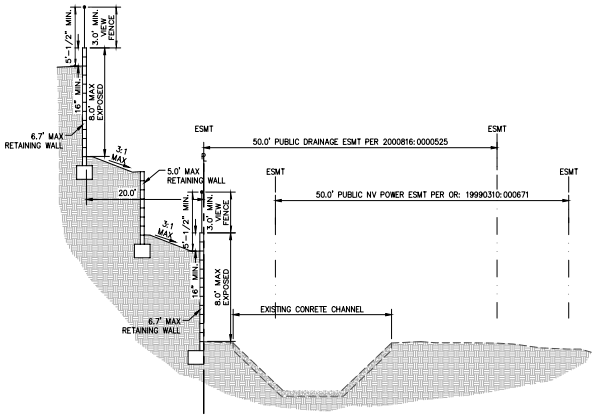

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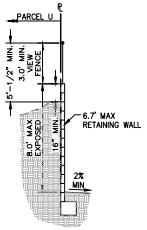

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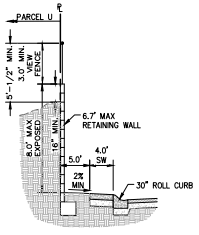

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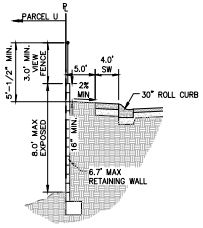

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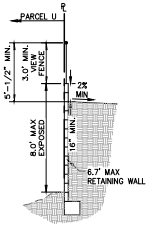

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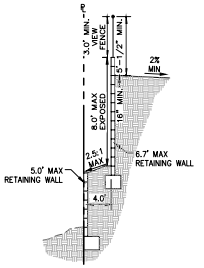

N5 TM2.2 TYPICAL SECTION NORTHERN PL NTS

PRJ-77043
08/27/19

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No.	REVISIONS	DATE	BY

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PRELIMINARY

KHA PROJECT	092935004
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CONDOMINIUM
TENTATIVE MAP
TYPICAL SECTIONS

HIGHLINE
VILLAGE 21 - PARCEL I
PREPARED FOR
LENNAR HOMES
CITY OF LAS VEGAS NEVADA

4 OF 4 SHEETS
TM2.2



SCD-77186 [PRJ-77043] - SUMMERLIN MAJOR DEVIATION RELATED TO TMP-77187 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC
NORTHEAST CORNER OF REDPOINT DRIVE AND CARRIAGE HILL DRIVE

08/15/2019

Howard Hughes

Dave Cornoyer
Lennar
9275 West Russell Road, Suite 400
Las Vegas, NV 89148

September 9, 2019

Re: SDRC Parcel I Tentative Map | Conditional Approval | Summerlin Village 21 (Redpoint) Lennar

Dear Dave –

The Summerlin Design Review Committee (SDRC) has given the Tentative Map a *conditional approval,* subject to the following requirement.

- Continue to work with the SDRC on all future coordination items.

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Design Review Coordinator, Summerlin

Kimley»Horn

August 26, 2019

Department of Planning
City of Las Vegas
333 N Rancho Dr
Las Vegas, Nevada 89106

RE: ***Justification Letter for Proposed Highline at Summerlin Village 21 - Tentative Map, City Referral Group Site Development Plan Review, Major Modification & Major Deviation for Parcel I, APN: 137-26-112-001***

On behalf of the applicant, Greystone Nevada, LLC, we hereby respectfully submit the attached application for Tentative Map, City Referral Group Site Development Plan Review, Major Modification and Major Deviation for a multifamily residential subdivision. This 19.9-acre site, **Parcel I** of the master planned community Summerlin Village 21 (also known as "Redpoint Square") in West Summerlin, is generally located north of Far Hills Avenue and West of the Clark County 215 beltway in Las Vegas, Nevada.

The site will include 249 proposed condo/townhome residential units, 66 guest parking spaces and over 28,000 SF of open space which will feature a community pool and playground area. The site access will be served through two separate entries off Carriage Hill Drive north of Redpoint Drive. Perimeter landscaping along Carriage Hill Drive and Redpoint Drive is provided per Summerlin Village 21 requirements. The condominium buildings in this site are two story, three- and six-plex buildings with attached 2-car garages provided for each unit. Homes will range in size from 1,448 square feet to 1,956 square feet and will feature private court yards, decks or patio areas for the individual units.

The site is currently zoned for Planned Community District (P-C) with a land use of SFA per the approved Summerlin Village 21 Tentative Map, TMP-73332. The applicant is submitting for a Major Modification to amend the land use to MF-1 consistent with the product and site plan in the application. Summerlin supports the modification as shown by the approval letter provided.

In order to develop this property, the applicant is requesting the following Deviation:

1. Request to allow garage setbacks greater than 5', less than 18' for thirteen (13) units where between 3' and 5' or greater than or equal to 18' is required. Units included: 1, 2, 36, 48, 112, 134, 135, 136, 137, 229, 230, 240, 249.

The attached condominium buildings with garages fronting curvilinear streets have varying garage depths adjacent to the curves. Generally, driveways throughout the site are 5' or greater than or equal to 18', with exception of thirteen (13) units (about 5% of the total 249 units) fronting curved private streets. This Deviation is requested in order to balance site drainage, acceptable roadway grading and maximum allowable driveway slopes at select locations.

As this deviation is requested for a community that will consist of private drives behind gates, it is our opinion that there will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire, storm water and drainage facilities as part of this design review application.

PRJ-77043
08/27/19

Thank you for your consideration. Please contact me at (702) 862-3632 or Mikal.Kintner@kimley-horn.com should you have any questions or concerns.

Sincerely,



Mikal Kintner

cc: Lennar Homes

PRJ-77043
08/27/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
SEP 17 2019
Dept of Planning
City of Las Vegas

CASE: **SCD-77186 [PRJ-77043] - SUMMERLIN MAJOR DEVIATION RELATED TO TMP-77187**

SUBJECT: **APPLICANT: GREYSTONE NEVADA, LLC - 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 ***SEPTEMBER 24, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 23, 2019.***

Signature

17 SEPTEMBER, 2019
Date

DAVE GRONER
Please Print Name

GREYSTONE NEVADA, LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

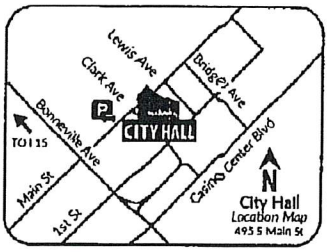
AGENDA ITEM 8

p.1

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

PRSRT
FIRST CLASS MAIL
U.S.Postage
PAID
Las Vegas, NV
PermitNo. 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.

SCD-77186 [PRJ-77043]
Planning Commission Meeting of **09/24/2019**

RECEIVED
SEP 23 2019
Dept of Planning
City of Las Vegas

PRJ-77043
13726513158
WONG GARY K & NGUYEN NGA TRUST E
WONG GARY K TRS
2059 PURCELL PL
SAN JOSE CA 95131

Sep 19 19 11:27p

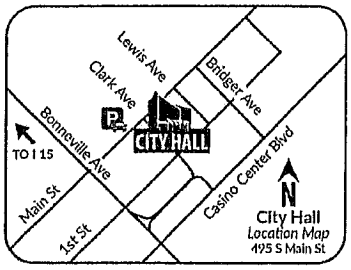
Submitted after final agenda

BP

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 17 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SCD-77186 [PRJ-77043]
Planning Commission Meeting of **09/24/2019**

PRJ-77043
13726513047
C L S LIVING TRUST
1413 SWANBROOKE DR
LAS VEGAS NV 89144-1645

1 31 MRDFMP1 89144

8P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.: **9**

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

SUBJECT:
TMP-77187 - TENTATIVE MAP RELATED TO SCD-77186 - HIGHLINE VILLAGE 21 - PARCEL I - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 249-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), P-C (Planned Community) Zone [MF1 (Low Density Multi-Family) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-77043]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. School Tracking Form Submitted by Clark County School District
4. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
5. Submitted after Final Agenda – Executed Condition Confirmation Documentation and Protest Postcards

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) NEC Carriage Hill Drive and Redpoint Drive

Project Name Highline; Village 21 - Parcel I **Proposed Use**

Assessor's Parcel #(s) 137-26-112-001 **Ward #**

General Plan: Existing SFA Proposed MF-1 **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner The Howard Hughes Company LLC Contact Kevin T. Orrock

Address 10845 Griffith Peak Drive, Suite 160 City Las Vegas State NV Zip 89135

E-mail Phone 702 791-4000

Applicant Greystone Nevada, LLC Contact Dave Cornoyer

Address 9275 W Russell Rd, Suite 400 City Las Vegas State NV Zip 89149

E-mail dave.cornoyer@lennar.com Phone 702 821-4683

Representative Kimley Horn Contact Mikal Kintner

Address 6671 Las Vegas Blvd South, Suite 320 City Las Vegas State NV Zip 89119

E-mail mikal.kintner@kimley-horn.com Phone 702 862-3632

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

Subscribed and sworn before me

This 5th day of August, 20 19

Stella Clark

Notary Public in and for said County and State

STELLA CLA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-15-2022
Certificate No: 06-107247-1

PRJ-77042
08/06/19

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

PRJ-77043
08/06/19

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

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

Planning

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

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

B. Supplemental Information

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

Req'd

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

Planning

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

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

Planning

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

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

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

Planning

Department of Public Works Signature: Roger Bailey

Date: 7/17/19

PRJ-77043
08/06/19

Updated 7/26/2012

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

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

Date Filed 08/20/2019 **Application Number** TMP-77187 & PRJ-77043 **Entity** LV

Company Name Greystone Nevada

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Highline Village 21 - Parcel I

Project Description 249 single family lots

APN's 137-26-112-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	249	x 0.196 =	49	x 0.101 =	25	x 0.137 =	34
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			49		25		34

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Billy & Rosemary Vassilladis	215 Antelope Ridge Dr.	K-5	909	871	05/01/19
Sig Rogich MS	235 N Pavilion Center Dr.	6-8	1,661	1,895	05/01/19
Palo Verde HS	333 S. Pavilion Center Dr.	9-12	2,606	3,114	05/01/19

*** CCSD Comments** Rogich MS and Palo Verde HS are over capacity for the 2018-19 school year. Rogich MS is 114.03% and Palo Verde is 119.49% of program capacity.

☐ Approved ☐ Disapproved

TMP 77187
Greystone Nevada, LLC

NEC Redpoint Drive and Carriage Hill Drive

Proposed 249 unit multi-family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	249	7.32	**1,823**
AM Peak Hour			0.46	**115**
PM Peak Hour			0.56	**139**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Far Hills Avenue

Average Daily Traffic (ADT)	4,283
PM Peak Hour	343

(heaviest 60 minutes)

Carriage Hill Drive

Average Daily Traffic (ADT)	3,976
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Far Hills Avenue	33,800
Carriage Hill Drive	33,800

This project will add approximately 1,823 trips per day on Redpoint Dr., Carriage Hill Dr. and Far Hills Ave. Currently, Far Hills is at about 13 percent of capacity and Carriage Hill is at about 12 percent of capacity. With this project, Far Hills is expected to be at about 18 percent of capacity and Carriage Hill to be at about 17 percent of capacity. Redpoint is not yet constructed.

Based on Peak Hour use, this development will add into the area roughly 139 additional cars, or about eight every three minutes.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
SEP 17 2019
Dept of Planning
City of Las Vegas

CASE: **TMP-77187 [PRJ-77043] - TENTATIVE MAP RELATED TO SCD-77186**

SUBJECT: **APPLICANT: GREYSTONE NEVADA, LLC - 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 ***SEPTEMBER 24, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 23, 2019.***

[signature] — Signature

17 SEPTEMBER 2019 — Date

DAVE GORNOYER — Please Print Name

GREYSTONE NEVADA, LLC — Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

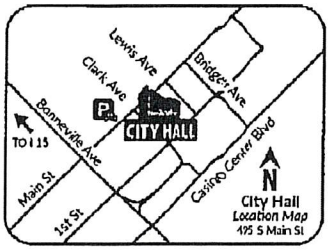
AGENDA ITEM 9

p.1

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 23 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77187 [PRJ-77043]
Planning Commission Meeting of **09/24/2019**

PRJ-77043
13726513158
WONG GARY K & NGUYEN NGA TRUST E
WONG GARY K TRS
2059 PURCELL PL
SAN JOSE CA 95131

Sep 19 19 11:26p

Submitted after final agenda

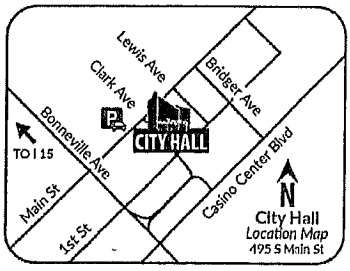
9P

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

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
SEP 17 2019
Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77187 [PRJ-77043]

Planning Commission Meeting of **09/24/2019**

PRJ-77043
13726513047
C L S LIVING TRUST
1413 SWANBROOKE DR
LAS VEGAS NV 89144-1645

131 HRDFMP1 89144

9P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
10

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

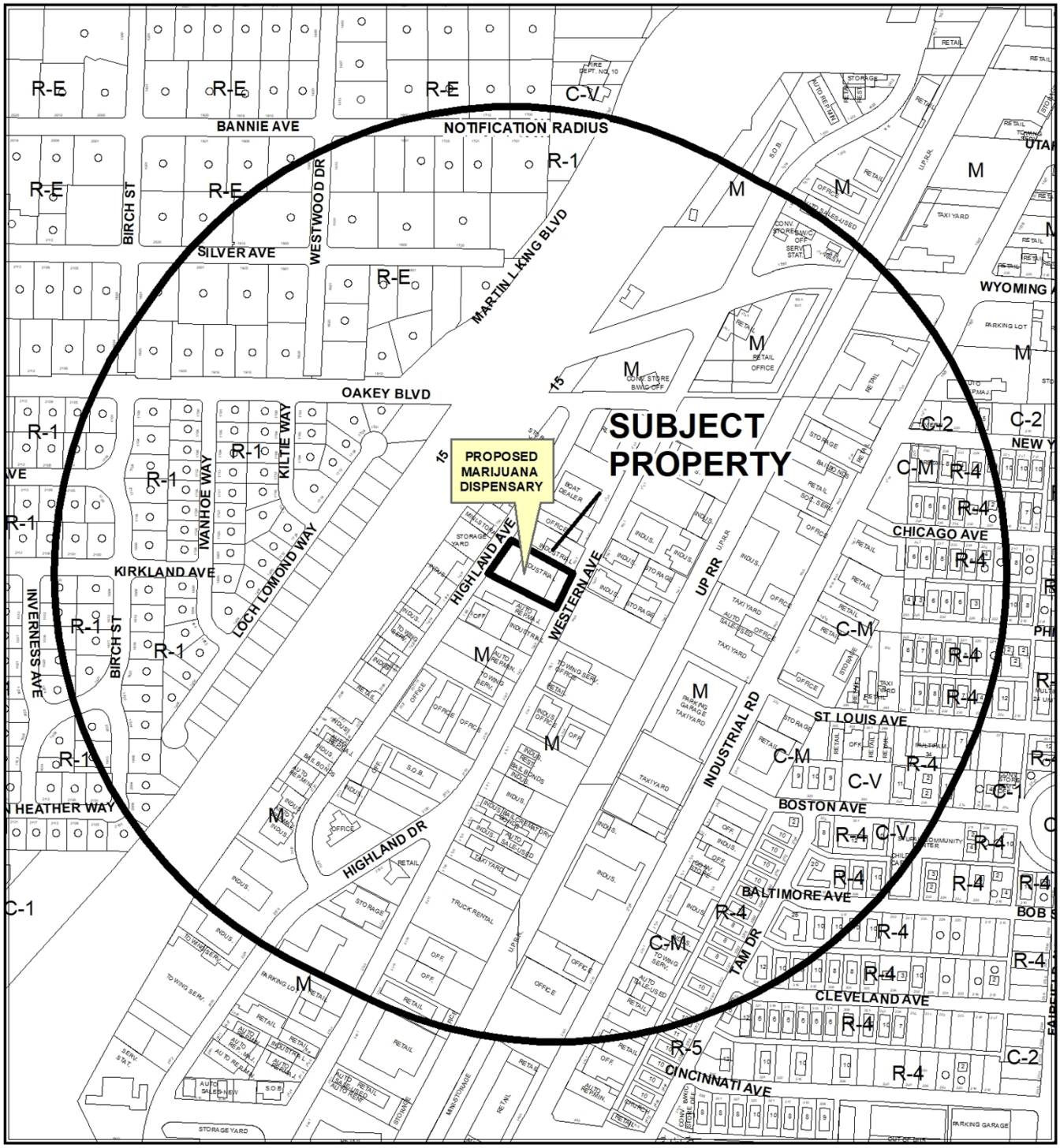
SUBJECT:
SUP-77174 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HELPING HANDS WELLNESS CENTER - OWNER: WAPP, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1860 Western Avenue (APN 162-04-302-008), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77120]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 395 790 Feet

CASE: **SUP-77174 (PRJ-77120)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL) ZONE

N



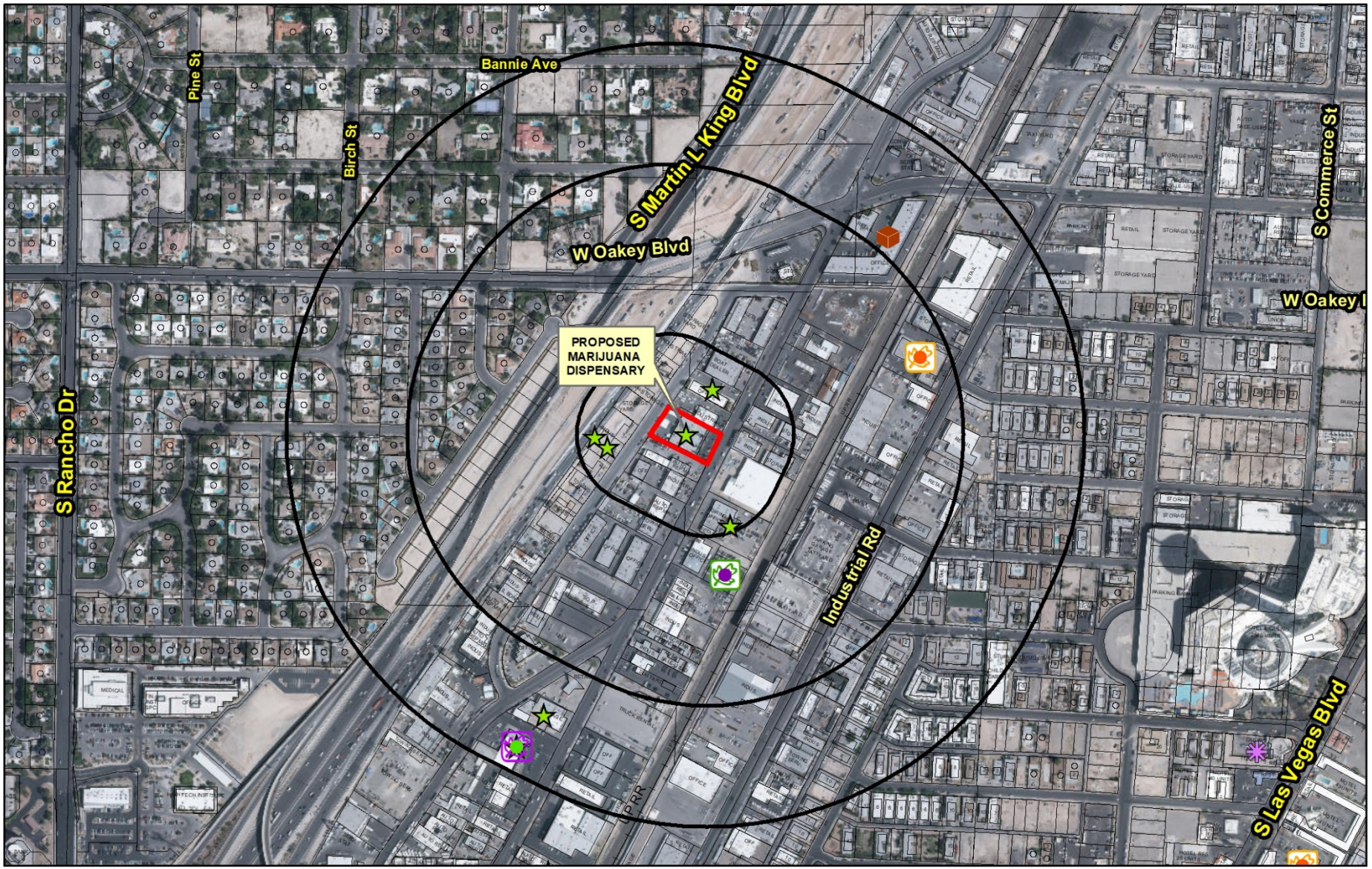
0 395 790 Feet

CASE: **SUP-77174 (PRJ-77120)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL) ZONE

N



SUP-77174 (PRJ-77120)

Marijuana Establishments

Recreational Marijuana
- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Marijuana Establishments Approved
- Marijuana Establishments cheduled

Medical Marijuana
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted Limited
- Gaming Non restricted
- Social Use Venue

Protected Uses
- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- Child Care/ Children Facility
- SCHOOLS
- Parks
- Teen Dance Center
- Martial Arts Instruction Business

Prohibited Area
- Fremont

- Subject Property
- 300,1000 and 1500 foot buffer

N

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

Date: Tuesday, September 10, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HELPING HANDS WELLNESS CENTER - OWNER: WAPP, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77174	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 304

PROTESTS 6

APPROVALS 2

JAB

**** CONDITIONS ****

SUP-77174 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.

2. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.

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

4. All development shall be in conformance with the site plan and floor plan date stamped 09/10/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

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

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

7. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

9. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

10. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

11. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

12. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

13. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 2,800 square-foot Marijuana Dispensary at 1860 Western Avenue.

ISSUES

- The Marijuana Dispensary use is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The Marijuana Dispensary use is defined by Title 19.12 as “an establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a "retail marijuana store" as defined in NRS 453D.030.”

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

a. City park;
b. Church/house of worship;
c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
d. Community recreational facility (public); or
e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

JAB

The proposed use meets this requirement since there are no protected uses located within these minimum separation distances.

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

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

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

a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The "property line" of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
        C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and
        D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

Requirement 4: When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 5: The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 6: No outside storage shall be permitted, including the use of shipping containers for on-site storage.

No outside storage is indicated on the submitted site plan. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

The submitted floor plans show only one point of entry and exit for public access. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 8: No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

No drive-through is indicated on the submitted site plan. The proposed use meets this requirement since this requirement will apply if approved.

Requirement 9: The Special Use Permit shall be void without further action if the use ceases for a period exceeding 90 days.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 10: A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 11: No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

The proposed use meets this requirement since the subject site does not abut Fremont Street.

Requirement 12: No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant proposes no accessory uses at this site. The proposed use meets this requirement since this requirement will apply if approved.

The proposed 2,800 square-foot Marijuana Dispensary will be located within the northeast corner of an existing 17,000 square-foot building that is currently entitled as a Marijuana Production and Marijuana Cultivation Facility. The site was previously approved for a Special Use Permit (SUP-55182) for a Marijuana Dispensary in 2014. The previous Marijuana Dispensary license (M62-00011) became inactive on 05/02/19. Per Title 19.12.070, a Special Use Permit for a Marijuana Dispensary "shall be void without further action if the use ceases for a period exceeding 90 days." Therefore, the Marijuana Dispensary at the subject site became void on 08/02/19, and the applicant is requesting a new Special Use Permit (SUP-77174) for a dispensary at 1860 Western Avenue.

A distance separation survey from a surveyor licensed in Nevada shows that the subject site meets the minimum separation distance from protected uses in the area. Staff performed a windshield survey to confirm the survey map submitted by the applicant.

The subject site is located in Area 1 of the Downtown Las Vegas Overlay (Civic & Business District). The intent of Area 1 is to achieve a compact, vibrant, urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. In addition, as outlined in Title 19, Appendix F, Table 11, there are no additional parking requirements for a change of land use in Area 1. The current parcel has 9 parking spaces with two ADA accessible spaces. There is available public parking south of the subject site.

There are no protected uses within the required distance separations for the proposed use. The use achieves the vision of the Civic & Business District that retail elements should include services that act as a magnet of activity for all of Downtown. Staff finds the proposed Marijuana Dispensary to be compatible with the surrounding uses, and is recommending approval with conditions.

FINDINGS (SUP-77174)

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

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

   The subject site complies with all minimum distance requirements in Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

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

   The site contains a 14,000 square-foot industrial building. This site contains adequate parking for all uses, and the proposed use does not generate the need for any additional parking spaces beyond what has been provided onsite.

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

   The proposed Medical Marijuana Dispensary can be accessed from Western Avenue, a 60-foot Local Collector, as depicted on the Master Plan of Streets and Highway that has adequate capacity to serve the proposed development.

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

   The proposed Marijuana Dispensary use will be subject to regular inspections by multiple governmental agencies to ensure compliance and will therefore not compromise the public health, safety and general welfare.

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

The proposed use meets all applicable conditions of Title 19.12 for a Marijuana Dispensary. Conditions of approval will ensure continued conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/21/14	City Council approved Text Amendment (TXT-52502) to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statues and to provide for other related matters. Ordinance No. 6321.
06/04/14	City Council approved Text Amendment (TXT-52502) to amend Las Vegas Municipal Code Title 6 to implement licensing regulations related to facilities for the production of edible marijuana products or marijuana-infused products, medical marijuana dispensaries, medical marijuana cultivation facilities, and independent testing laboratories, collectively referred to as medical marijuana establishments, in conformance with the intent of SB 374 of the 2013 session of the Nevada Legislature and to provide for other related matters. Ordinance 6324.
08/19/14	The Downtown Design Review Committee approved the building elevations and signage (SUP-55182) for the proposed Medical Marijuana Dispensary at 1860 Western Avenue.
10/29/14	The City Council approved a Special Use Permit (SUP-55182) for a proposed 2,800 square-foot Medical Marijuana Dispensary at 1860 Western Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Compliance Permit (DIR-56418) for a Medical Marijuana Establishment at 1860 Western Avenue. Staff recommended approval.
05/18/16	The City Council approved an Extension of Time (EOT-64059) of a Special Use Permit (SUP-55182) for a proposed 2,800 square-foot Medical Marijuana Dispensary at 1860 Western Avenue. Staff recommended approval.
06/29/16	The Downtown Design Review Committee approved a Sign Design Review (ARC-65412) for a 20 square foot projecting sign at 1860 Western Avenue. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/21/17	The City Council approved Ordinance 6587, which created a single land use category for medical and recreational Marijuana Dispensary, Marijuana Production Facility and Marijuana Cultivation Facility, revised distance separation requirements and eliminated the requirement for Downtown Design Review Committee review of building and sign elevations for such establishments.
06/21/17	The City Council approved a request for a Review of Condition (ROC-70583) of an approved Special Use Permit (SUP-55182) to allow a dual use Marijuana Dispensary at 1860 Western Avenue. The Planning Commission and staff recommended approval.
06/19/19	The City Council approved a Required Review (RQR-76386) of an approved Special Use Permit (SUP-55182) for a dual use Marijuana Dispensary at 1860 Western Avenue.

Most Recent Change of Ownership	
10/19/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/02/14	A pre-licensing inspection (#1673546) was performed and passed at 1860 Western Avenue.
02/23/16	A building permit (#300166) was issued for a medical marijuana dispensary at 1860 Western Avenue. A final inspection was completed 04/19/16.
06/16/16	A business license (M62-00011) was issued for a medical marijuana dispensary at 1860 Western Avenue. The license is inactive as of 05/02/19.
07/05/16	A building permit (#321296) was issued for a wall sign at 1860 Western Avenue. A final inspection was completed 08/01/16.
10/12/17	A business license (P65-00137) was issued for a retail marijuana store at 1860 Western Avenue. The license is inactive as of 05/02/19.

Pre-Application Meeting	
08/01/19	Staff conducted a pre-application meeting with the applicant over the phone to discuss the submittal requirements and deadlines for a Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
08/15/19	Staff observed the subject site during a routine field check. The suite appeared to be vacant.

Details of Application Request	
Site Area	
Net Acres	0.79

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant as of 05/02/19 (Marijuana Dispensary)	LI/R (Light Industry/Research)	M (Industrial)
North	Contractor's Plant, Shop & Storage Yard	LI/R (Light Industry/Research)	M (Industrial)
South	Auto Repair Garage, Major	LI/R (Light Industry/Research)	M (Industrial)
East	Wholesale Showroom Facility	LI/R (Light Industry/Research)	M (Industrial)
West	Undeveloped (Project Neon)	LI/R (Light Industry/Research)	M (Industrial)

Master Plan Areas	***Compliance***
Vision 2045 Downtown Master Plan • Area 1 • Design District	Y
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JAB

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Western Ave	Local Collector	Title 13	60	Y

Pursuant to SUP-55182, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area or # of Units***	***Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Dispensary	2,840 SF	1/175	16				
Office, Other than Listed	8,100 SF	1/300 SF	27				
Warehouse	3,100 SF	1/1,000 SF	4				
TOTAL SPACES REQUIRED			47		47		Y*
Regular and Handicap Spaces Required			45	2	45	2	Y*

**Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

JAB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1860 Western Avenue, Las Vegas, NV 89102

Project Name Helping Hands Wellness Center Dispensary **Proposed Use** Marijuana Dispensary

Assessor's Parcel #(s) 162-04-302-008 **Ward #** 3

General Plan: Existing N/A Proposed N/A **Zoning:** Existing M Proposed N/A

Additional Information We do not intend to make any changes to the buildings physical structure, aside from possibly changing the name painted on the outside of the building.

Property Owner WAPP, LLC Contact Michael Frey

Address 1860 Western Ave. City Las Vegas State NV Zip 89102

E-mail michael@drivethisent.com Phone 702-278-9990

Applicant WAPP, LLC Contact Michael Frey

Address 1860 Western Ave. City Las Vegas State NV Zip 89102

E-mail michael@drivethisent.com Phone 702-278-9990

Representative Spencer Franklin Contact Spencer Franklin

Address 8565 S. Eastern Ave. Bldg 150 Ste. 172 City Las Vegas State NV Zip 89123

E-mail spencer@jwhitneygroup.com Phone 702-809-5363

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 Frey

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

Print Name MICHAEL FREY

Subscribed and sworn before me

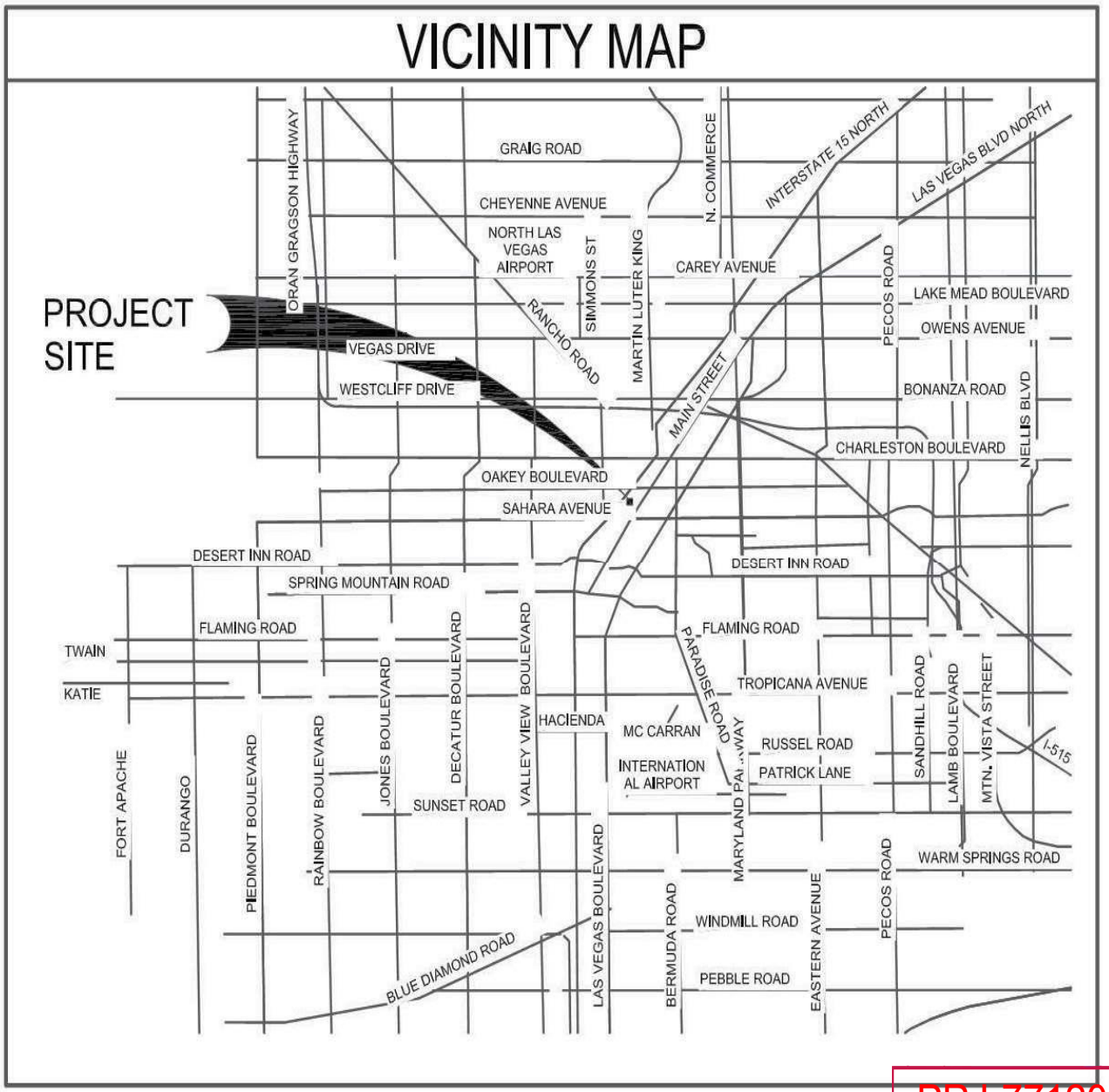
This 12 day of July , 20 19

Notary Public in and for said County and State

TAMARA ANDERSON
Notary Public, State of Nevada
Appointment No. 13-12312-1
My Appt. Expires Nov 15, 2021

PRJ-77120
08/05/19

VICINITY MAP



PRJ-77120
08/05/19

N

07/17/14

MARIJUANA DISPENSARY

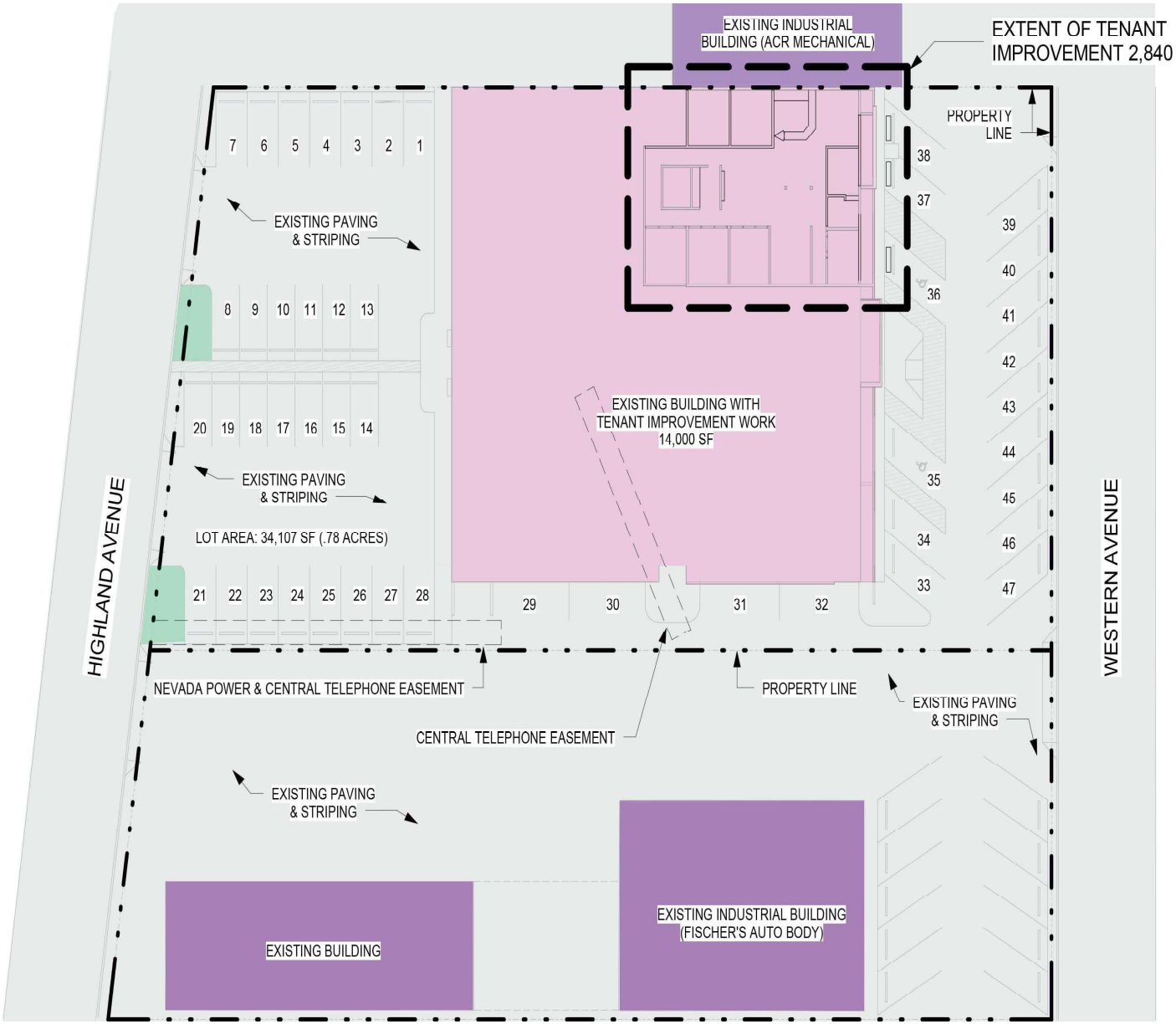
1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A1.1.01

VICINITY

xA1.1.01

7/17/2014 8:58:49 PM



PARKING ANALYSIS
PARKING REQUIRED: 1:400 SF
14,000 SF/ 300 = 47 SPACES
PARKING PROVIDED = 47 SPACES

ADA SPACES REQUIRED PER IBC TABLE 1106.1
26 TO 50 SPACES : 2 ADA SPACES REQUIRED
2 ADA SPACES PROVIDED

COLOR LEGEND	
COMMERICAL BUILDING	
LANDSCAPING	
PAVEMENT	
INDUSTRIAL BUILDING	

SITE PLAN 1"=30'-0" SCALE

PRJ-77120
09/10/19

N

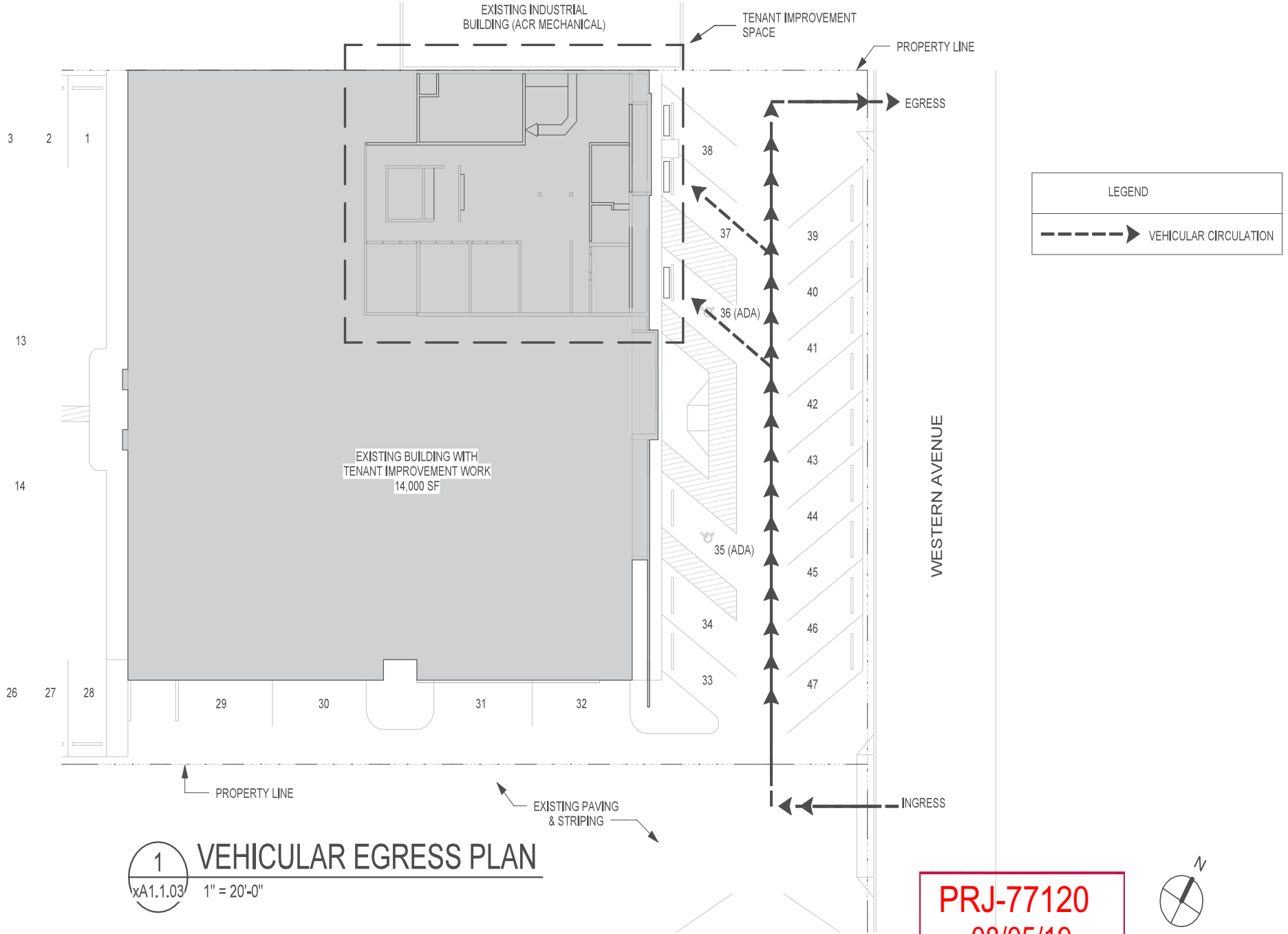
SITE PLAN

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A1.1.02

xA1.1.02



1 xA1.1.03 VEHICULAR EGRESS PLAN

1" = 20'-0"

PRJ-77120
08/05/19

07/17/14

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A1.1.03

VEHICULAR EGRESS

xA1.1.03

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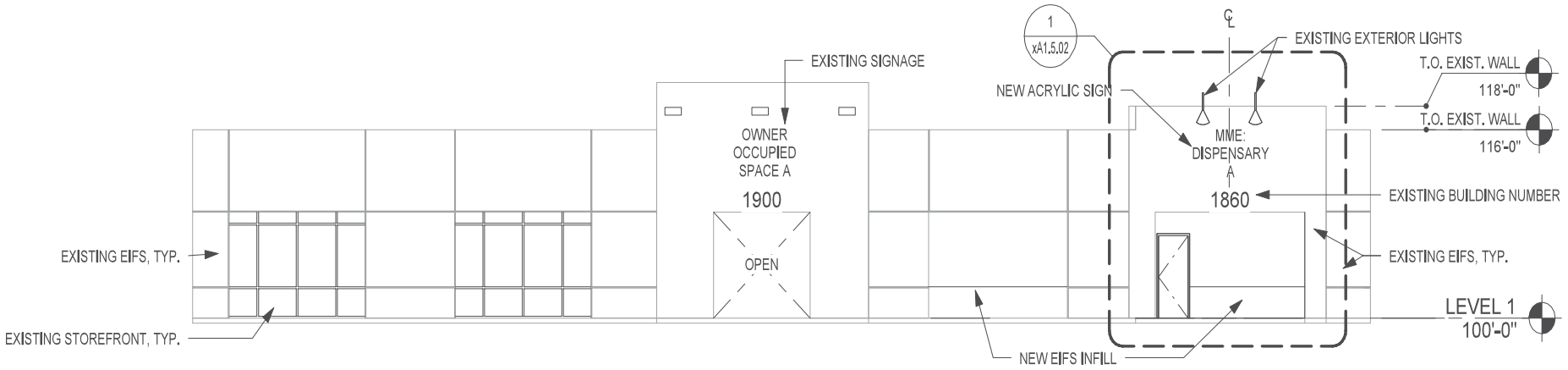
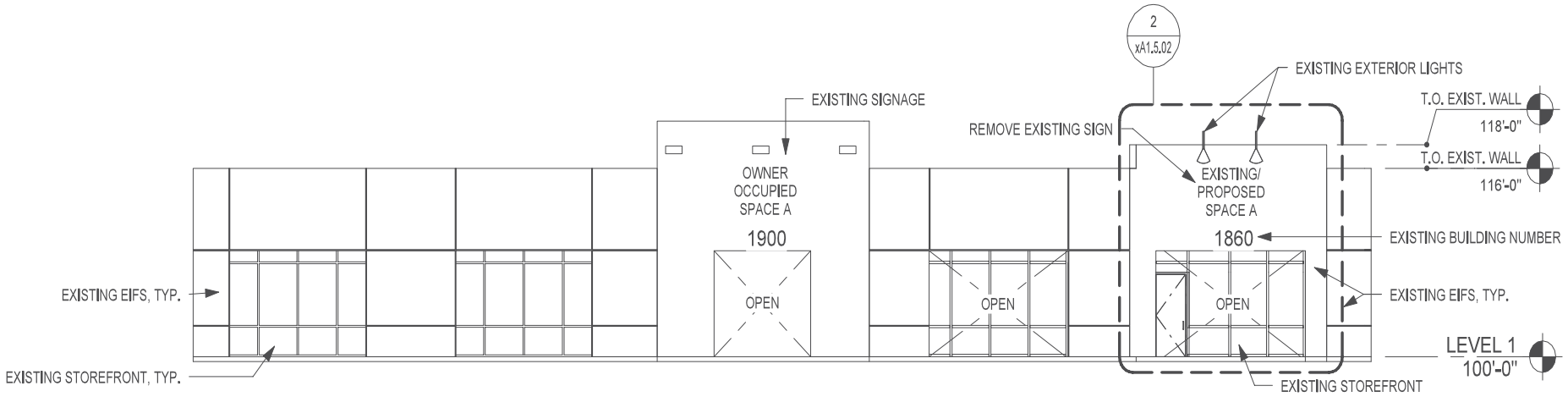


2 xA1.5.01 NEW ELEVATION

3/32" = 1'-0"



1 xA1.5.01 EXISTING ELEVATION

3/32" = 1'-0"

PRJ-77120
08/05/19

07/17/14

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A1.5.01

BUILDING ELEVATIONS

xA1.5.01

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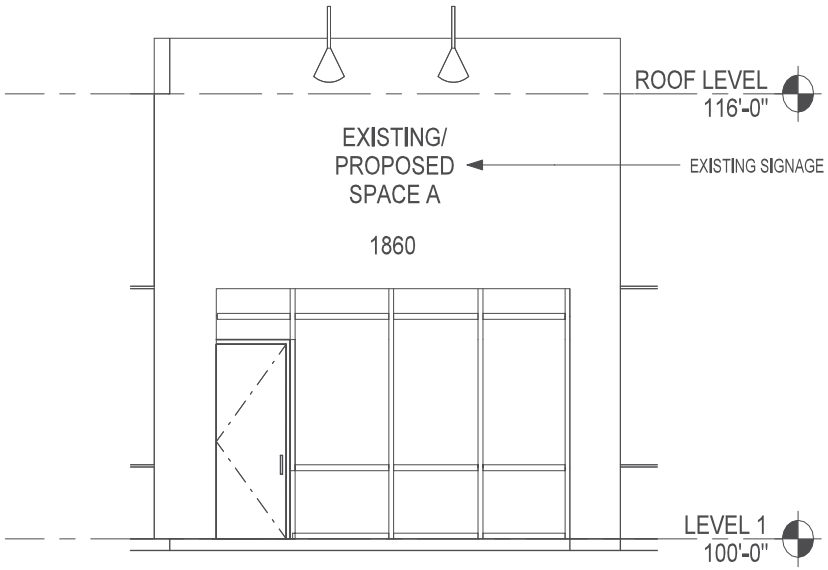
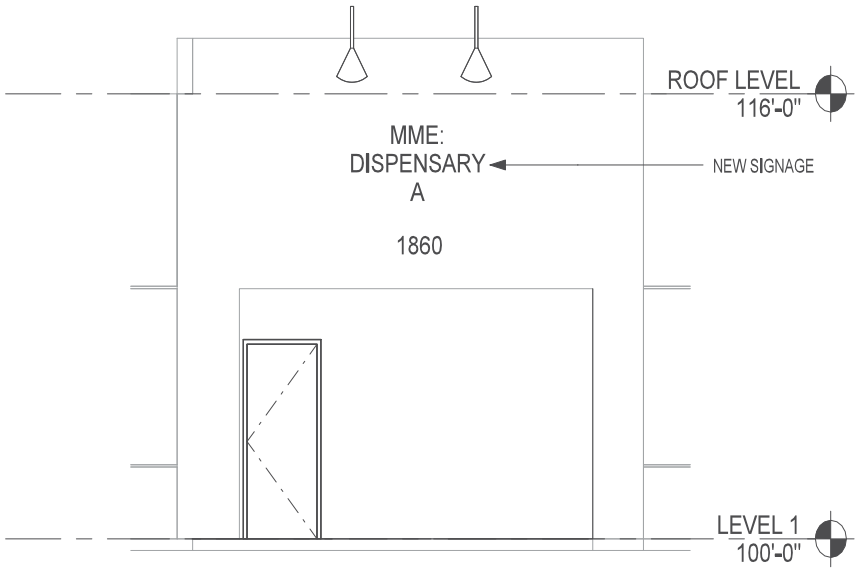


2 xA1.5.02 ELEVATION - EXISTING SIGNAGE

3/16" = 1'-0"



1 xA1.5.02 ELEVATION - NEW SIGNAGE

3/16" = 1'-0"

PRJ-77120
08/05/19

07/17/14

MARIJUANA DISPENSARY

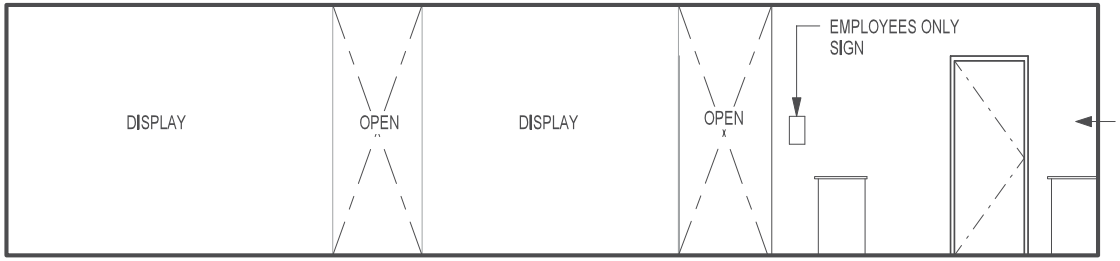
1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A1.5.02

SIGNAGE ELEVATIONS

xA1.5.02

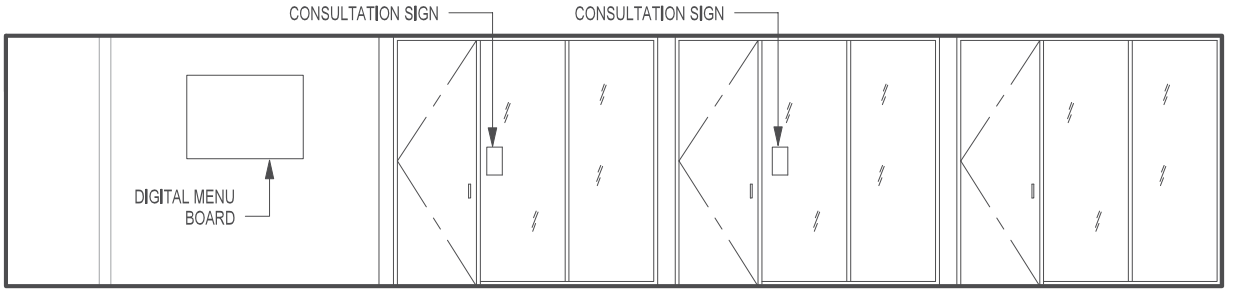
7/17/2014 9:00:23 PM



NOTE: REFER TO SHEET A2.4.01 FOR REFERENCE

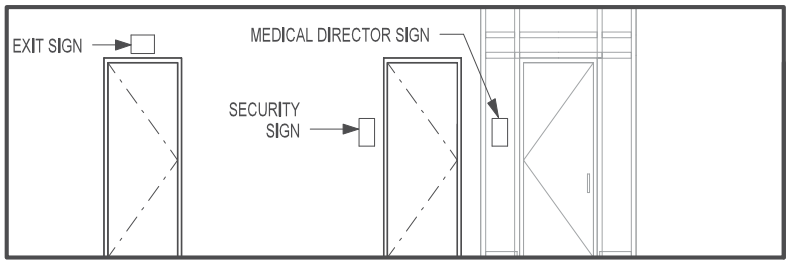
4 WEST ELEVATION

xA1.5.03 3/16" = 1'-0"



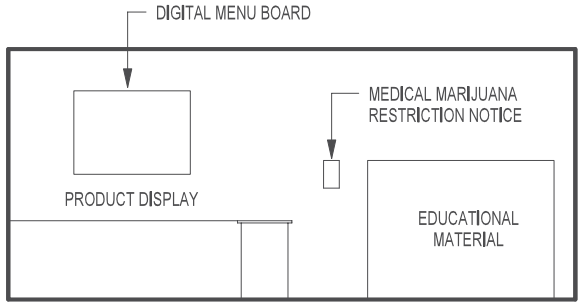
3 SOUTH ELEVATION

xA1.5.03 3/16" = 1'-0"



2 EAST ELEVATION

xA1.5.03 3/16" = 1'-0"



1 NORTH ELEVATION

xA1.5.03 3/16" = 1'-0"

PRJ-77120
08/05/19

07/17/14

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INTERIOR ELEVATIONS

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A1.5.03

xA1.5.03



1 xA2.3.01

OVERALL EXISTING FLOOR PLAN

1/16" = 1'-0"

PRJ-77120
08/05/19

07/17/14

7/17/2014 9:00:59 PM

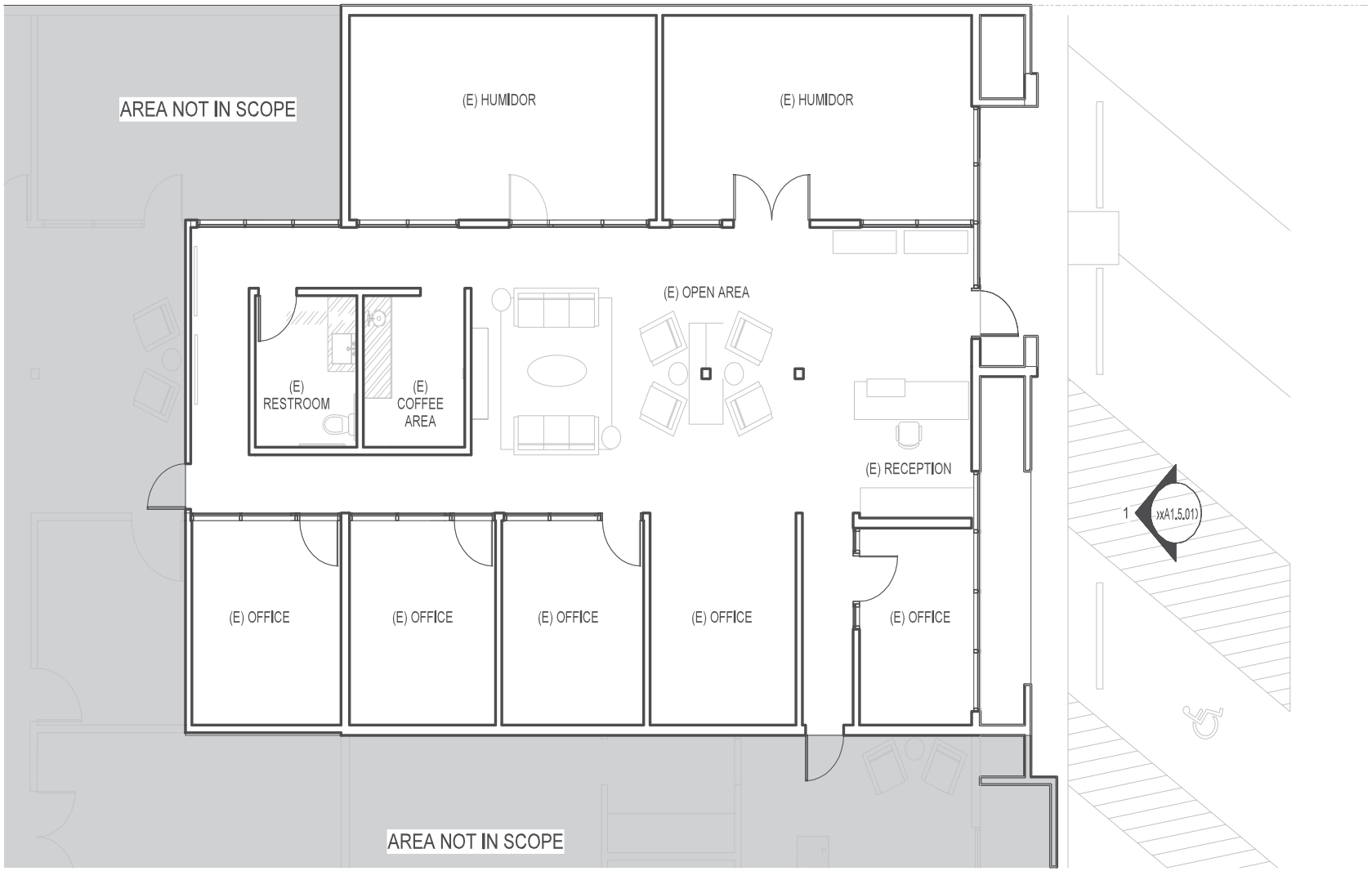
OVERALL EXISTING PLAN

xA2.3.01

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A2.3.01



1 xA2.3.02 ENLARGED EXISTING FLOOR PLAN

1/8" = 1'-0"

PRJ-77120
08/05/19

N

07/17/14

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A2.3.02

EXISTING FLOOR PLAN

xA2.3.02

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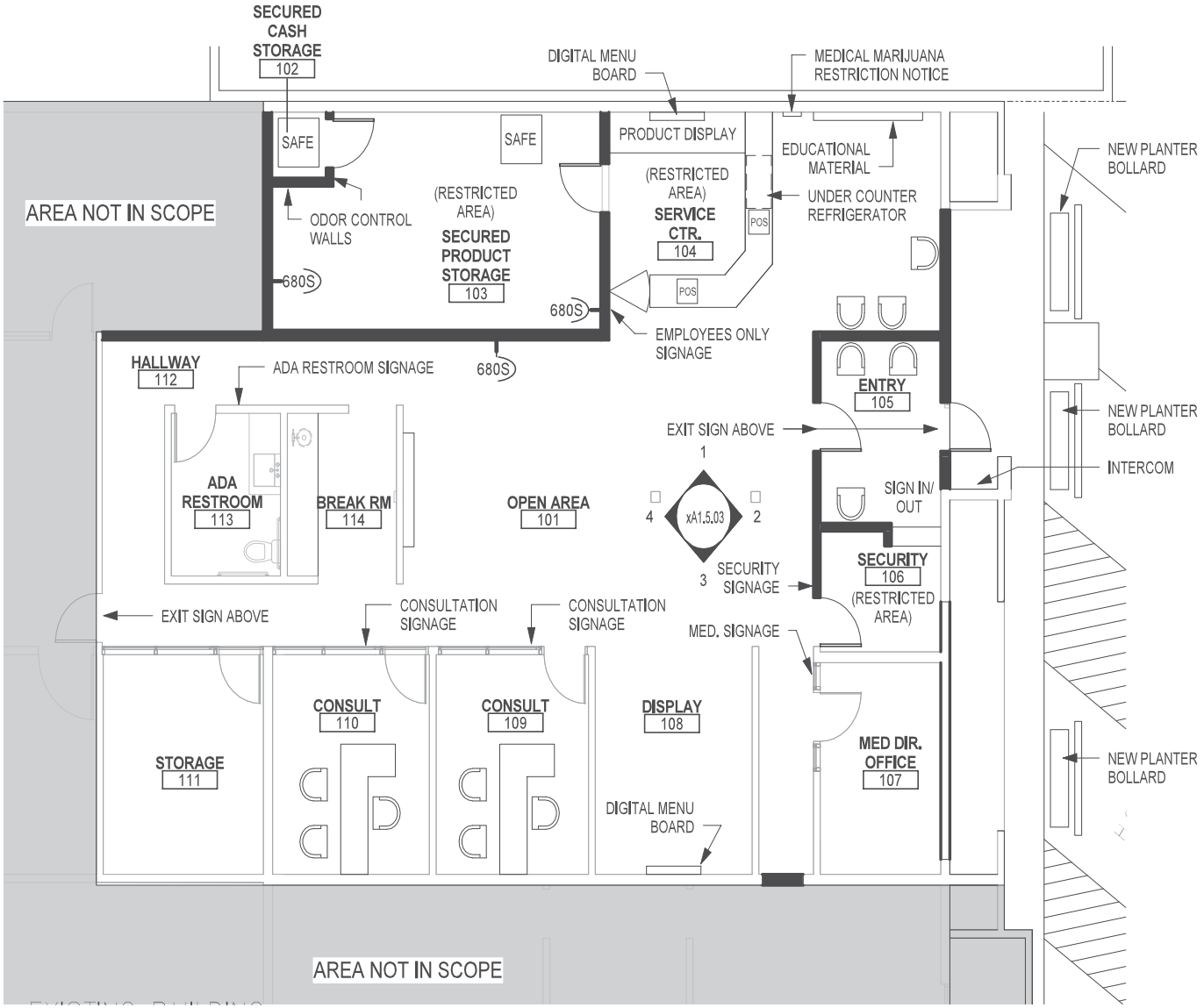
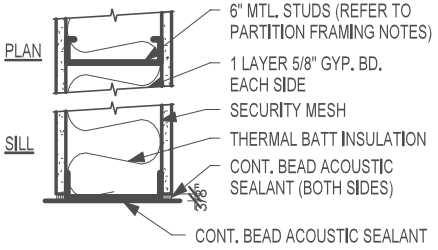


PARTITION TYPE LEGEND

XXX — SUFFIX POSITION (WHEN USED) RESERVED FOR SPECIAL CONDITIONS

- A = ACOUSTICALLY TREATED (REFER TO _____)
- C = 4" HIGH CURB
- D = ADDITIONAL LAYER OF GYPSUM BOARD
- G = 1/2" GYPSUM BOARD
- M = MOLD RESISTANT
- N = NO CLADDING
- R = RED IRON STUDS/FRAMING
- S = SECURITY



PARTITION TYPE 680S

FIRE RESISTIVE RATING: NON-RATED

TOTAL OCCUPANTS: 71

1 / xA2.4.01 NEW FLOOR PLAN

1/8" = 1'-0"

PRJ-77120
08/05/19

07/17/14

7/17/2014 9:01:27 PM

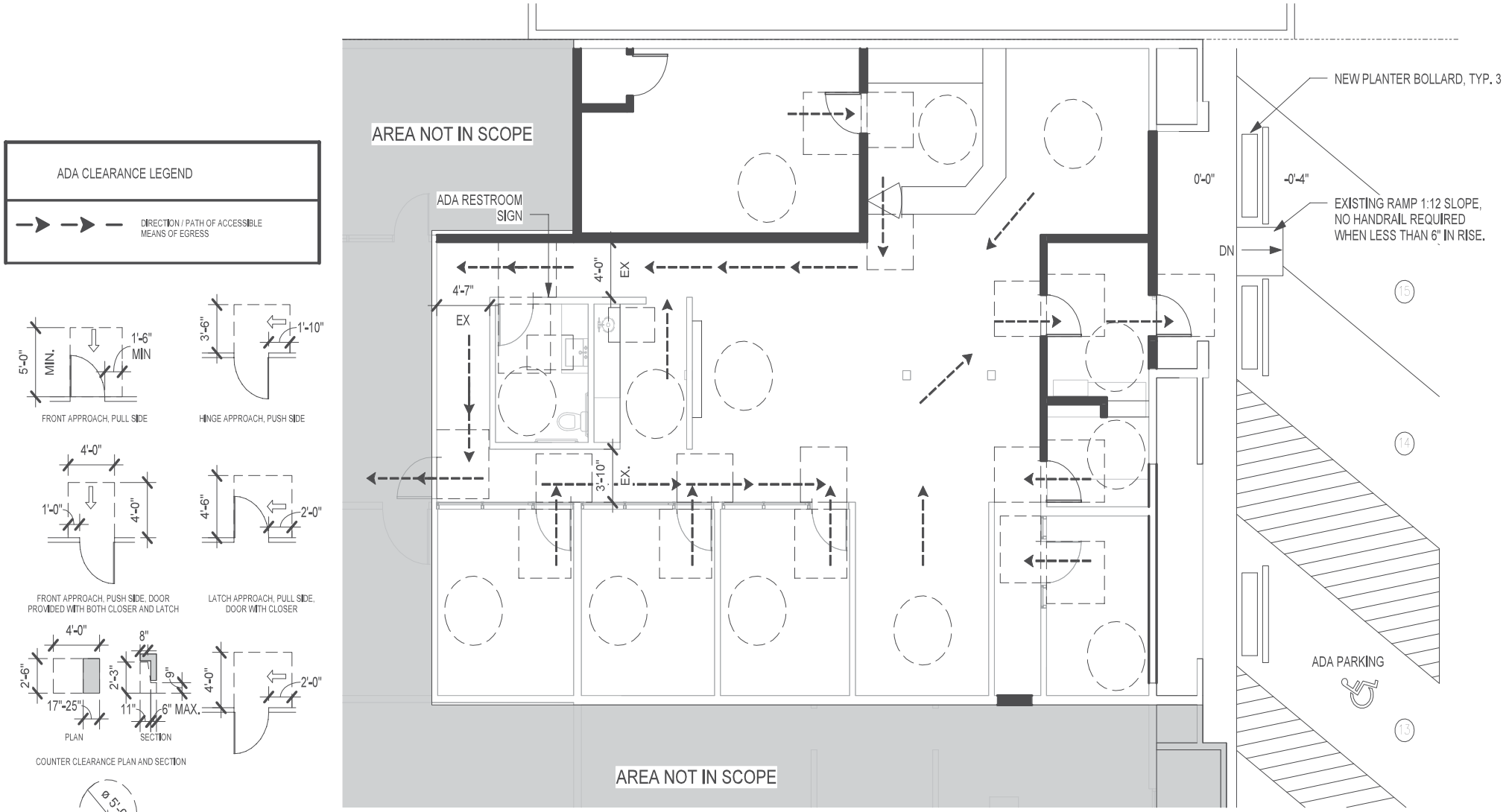
FLOOR PLAN

xA2.4.01

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A2.4.01



1 xA2.5.01 **ADA FLOOR PLAN**

1/8" = 1'-0"

PRJ-77120
08/05/19

07/17/14

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A2.5.01

ADA PLAN

xA2.5.01

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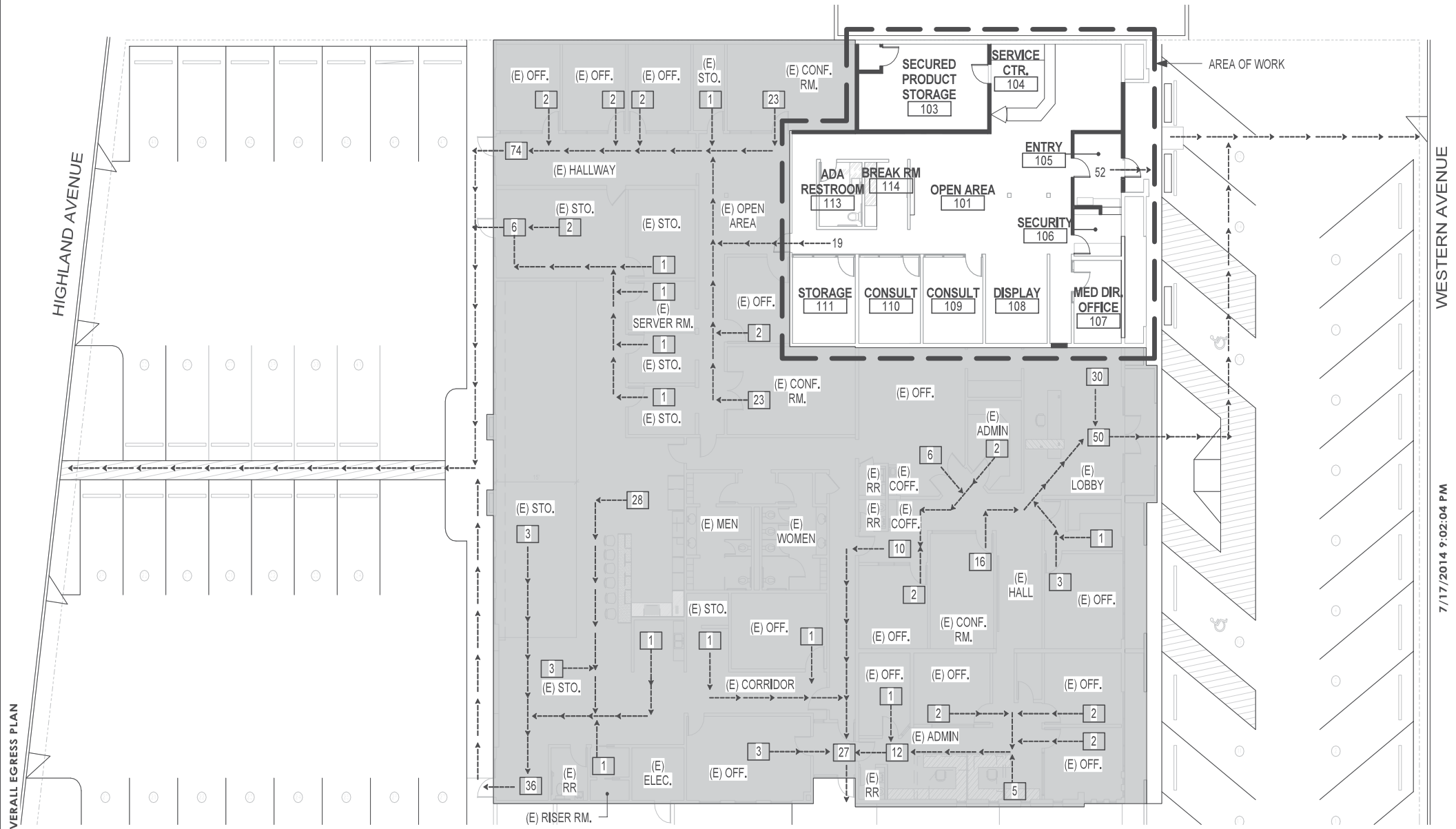


OVERALL EGRESS PLAN

1 / xA2.6.01 OVERALL EGRESS PLAN

1/16" = 1'-0"

PRJ-77120
08/05/19

07/17/14

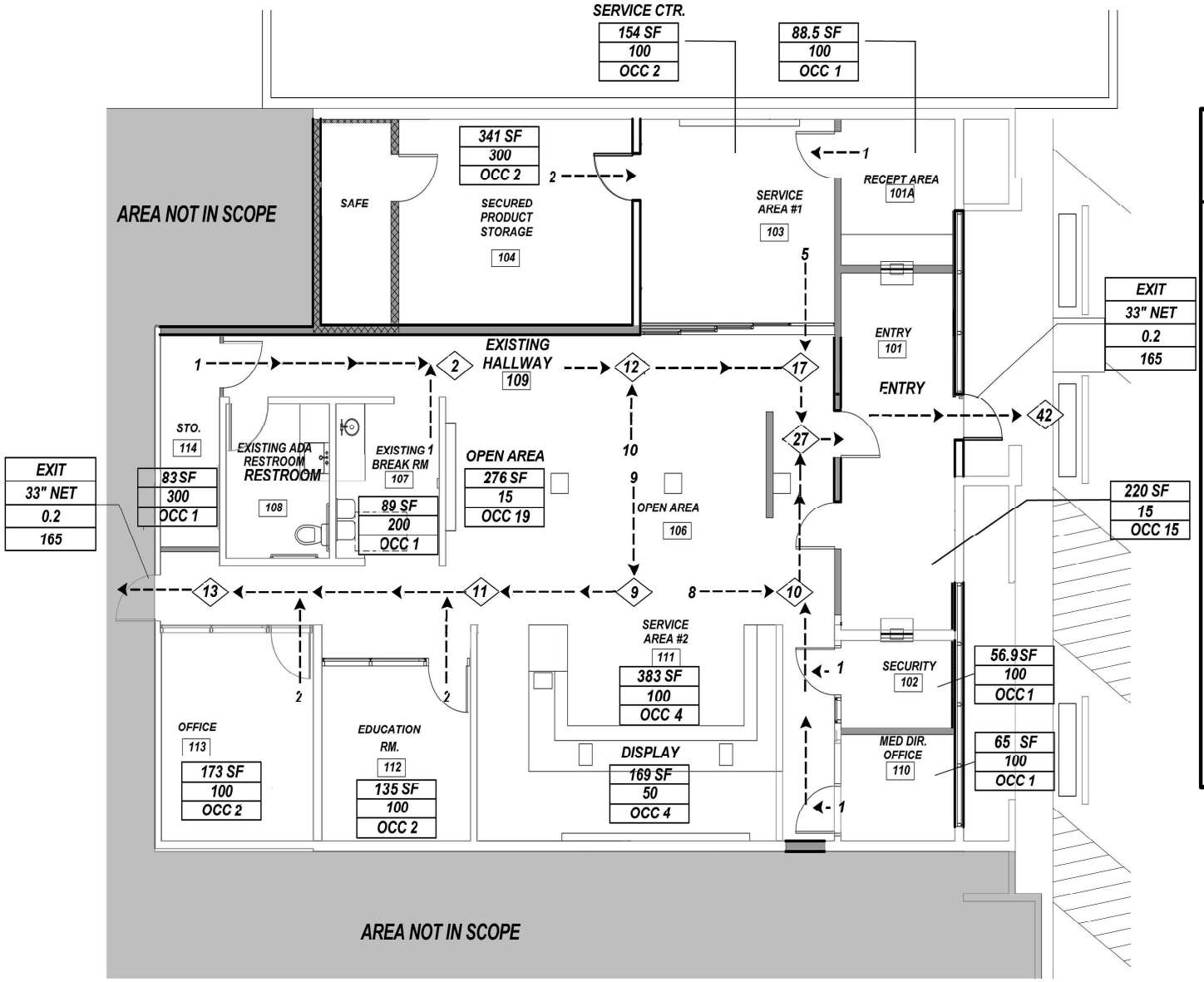
7/17/2014 9:02:04 PM

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A2.6.01

xA2.6.01



EGRESS LEGEND

- DIRECTION / PATH OF EGRESS
- XX — TRIBUTARY LOAD ACCUMULATED NUMBERS OF OCCUPANTS
- XX — NON-TRIBUTARY LOAD ACCUMULATED NUMBERS OF OCCUPANTS
- XX — NUMBER OF OCCUPANTS EXITING ROOM/AREA
- XXX — EXISTING NUMBER OF OCCUPANTS
- ROOM NAME / SF / FACTOR / OCC — SQUARE FOOTAGE OF THE SPECIFIED AREA; OCCUPANT LOAD FACTOR; NUMBER OF OCCUPANTS
- EXIT/STAIR / XXX" / 0.X / CAPACITY — EXIT/DOORWAY OR STAIR NUMBER; EXIT/STAIR WIDTH; WIDTH FACTOR (0.3 FOR STAIRS 0.2 OTHER); TOTAL EXIT OR STAIR CAPACITY
- SEATING TYPE / XXX" / 18" / XXX — LINEAR FEET OF BENCH TYPE SEATING; ONE PERSON PER 18" OF LENGTH; TOTAL SEATING CAPACITY

TOTAL OCCUPANTS: 55

ENLARGED EGRESS PLAN

1 ENLARGED EGRESS PLAN

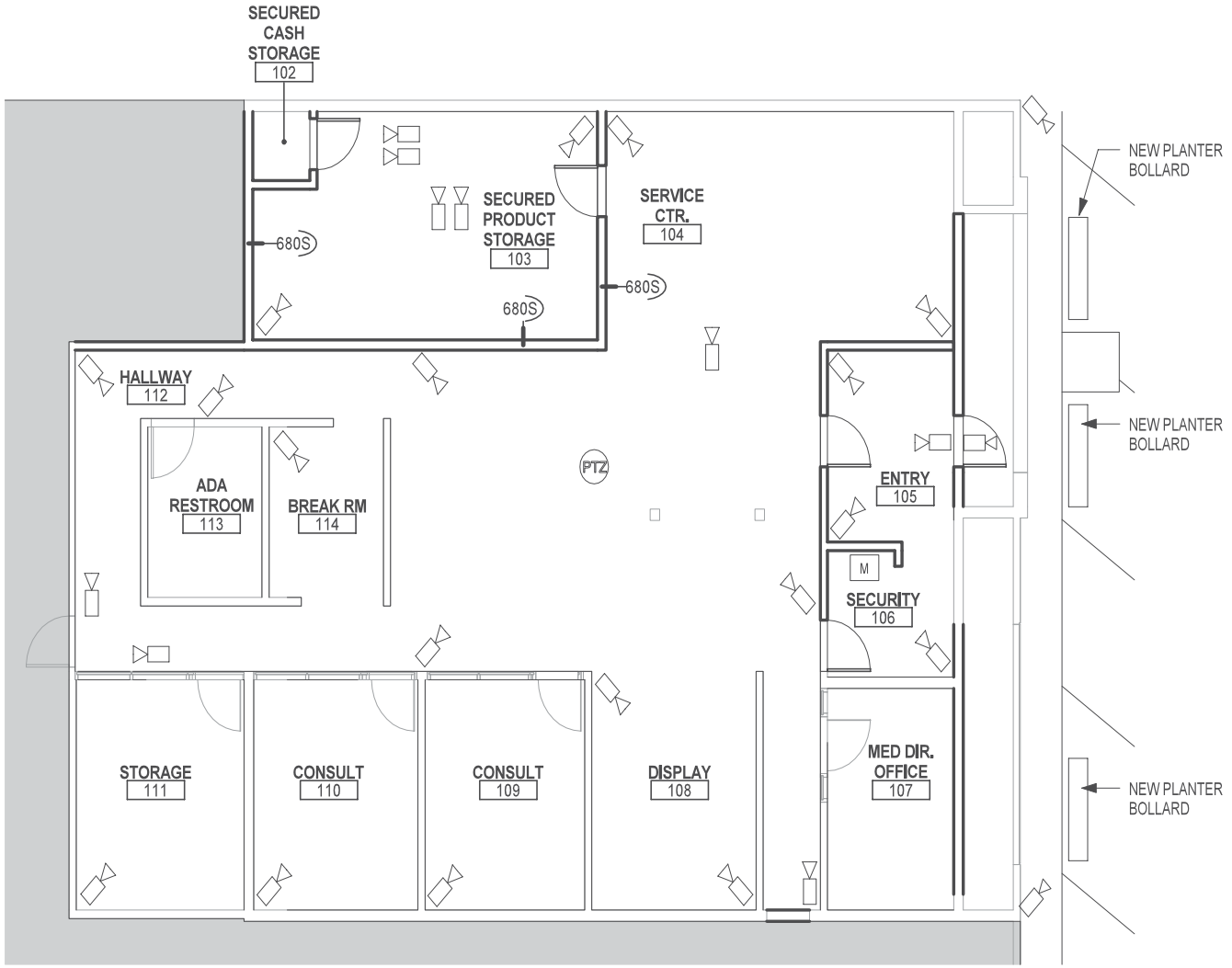
1/8" = 1'-0"

PRJ-77120
09/10/19

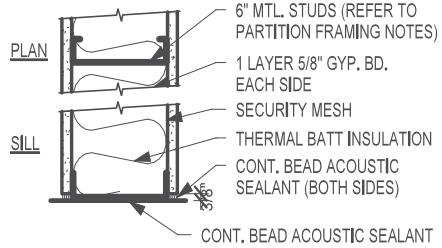
MARIJUANA DISPENSARY

A2.6.02

xA2.6.02



SYMBOL	DESCRIPTION
PTZ	PAN / TILT / ZOOM SURVEILANCE CAMERA
	CEILING MOUNTED CAMERA
M	MONITOR



PARTITION TYPE 680S

FIRE RESISTIVE RATING: NON-RATED

7/17/2014 9:02:27 PM

SURVEILLANCE RCP

1 SURVEILLANCE PLAN

xA2.7.01 1/8" = 1'-0"

PRJ-77120
08/05/19

07/17/14

MARIJUANA DISPENSARY

1860 WESTERN AVE.
LAS VEGAS, NEVADA 89102

A2.7.01

xA2.7.01

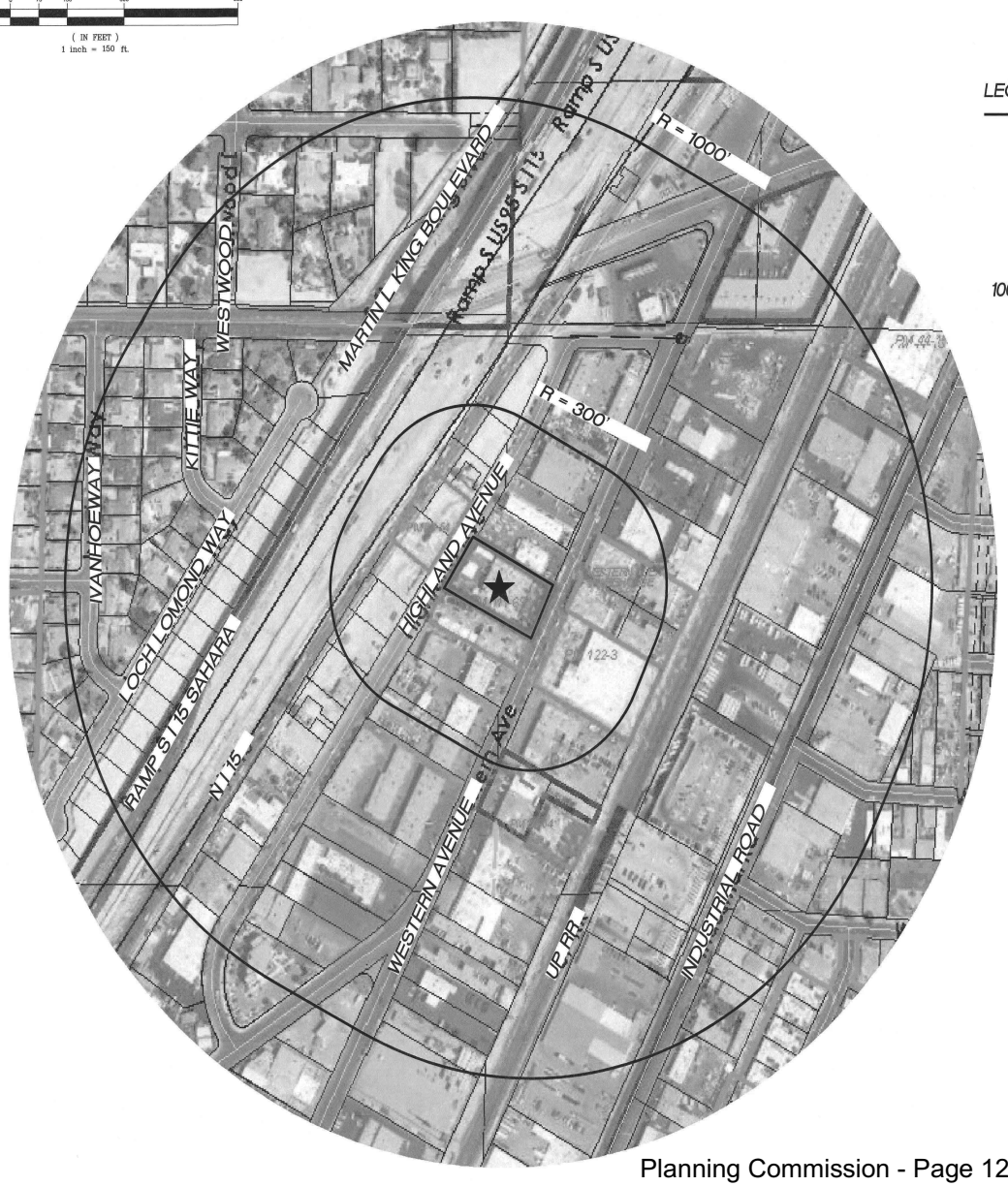
RADIUS LOCATION SURVEY - MARIJUANA DISPENSARY
1860 WESTERN AVENUE, LAS VEGAS, NV 89102

APN: 162-04-302-008

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.



LEGEND

———	RADIUS LINE
APN:	ASSESSOR'S PARCEL NUMBER
★	THE DISTANCE SEPARATION SHALL BE MEASURED WITH REFERENCE TO THE SHORTEST DISTANCE BETWEEN TWO PROPERTY LINES LOCATION AT: 1860 WESTERN AVENUE, LAS VEGAS, NEVADA 89102 APN: 162-04-302-008 MEASUREMENTS FOR THIS LOCATION WERE MEASURED WITH REFERENCE TO THE SHORTEST DISTANCE BETWEEN TWO PROPERTY LINES.
1000'/300'	NO MARIJUANA DISPENSARY MAY BE LOCATED WITHIN 1000' OF ANY SCHOOL, OR WITHIN 300' OF ANY OF THE FOLLOWING USES: A CITY PARK, CHURCH/HOUSE OF WORSHIP, INDIVIDUAL CARE– FAMILY HOME, INDIVIDUAL CARE– GROUP HOME, OR INDIVIDUAL CARE CENTER (IN EACH CASE LICENSED FOR THE CARE OF CHILDREN); COMMUNITY RECREATIONAL FACILITY (PUBLIC); OR ANY USE WHOSE PRIMARY FUNCTION IS TO PROVIDE RECREATIONAL OPPORTUNITIES TO MINORS. SUCH USES INCLUDE WITHOUT LIMITATION COMMERCIAL RECREATION/AMUSEMENT (INDOOR/OUTDOOR); LIBRARY, ART GALLERY OR MUSEUM (PUBLIC); TEEN DANCE CENTER; AND MARTIAL ARTS STUDIO THAT PROVIDES INSTRUCTION TO MINORS. THE DISTANCE SEPARATION SHALL BE MEASURED WITH REFERENCE TO THE SHORTEST DISTANCE BETWEEN TWO PROPERTY LINES.

SURVEYOR'S CERTIFICATE

I, DENNIS W. LAYTON, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF HERITAGE SURVEYING CERTIFY THAT:

1. HERITAGE SURVEYING HAS CONDUCTED A FIELD INVESTIGATION UNDER MY DIRECT SUPERVISION.

2. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING SCHOOLS WITHIN THE SPECIFIED 1000 FOOT RADIUS PER NRS 453A PERMISSIBLE USE DESCRIPTIONS AND APPLICABLE CONDITIONS AND REQUIREMENTS AS OF AUGUST 01, 2019.

3. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING COMMUNITY FACILITIES WITHIN THE SPECIFIED 300 FOOT RADIUS PER NRS 453A PERMISSIBLE USE DESCRIPTIONS AND APPLICABLE CONDITIONS AND REQUIREMENTS AS OF AUGUST 01, 2019.

DENNIS W. LAYTON
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11829

PROFESSIONAL LAND SURVEYOR
DENNIS W. LAYTON
No. 11829
STATE OF NEVADA
8/1/19

PRJ-77120
08/05/19

NO.	DESCRIPTION	DRAWN BY	APPROVAL	DATE

SCALE (H): 1" = 150'
SCALE (V): N/A
DRAWN BY: M. GAGLIANO
A.P.N.: 162-04-302-008

MARIJUANA DISPENSARY
RADIUS MAP
1860 WESTERN AVENUE, LAS VEGAS NV 89102
HELPING HAND WELLNESS CENTER, INC.
CITY OF LAS VEGAS — NEVADA

Heritage Surveying
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
(702) 474-6277 (HS4-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

JOB NUMBER
990.0315.01

DWG: 990.0315-RM
DATE: 08.01.19

SHEET 1 OF 1



SUP-77174 [PRJ-77120] - SPECIAL USE PERMIT - APPLICANT: HELPING HANDS WELLNESS CENTER - OWNER: WAPP, LLC
1860 WESTERN AVENUE

08/15/2019

JUSTIFICATION LETTER

To Whom it May Concern:

My name is Michael Frey and I am the Manager of WAPP, LLC which is the owner of record on 1860 Western Ave., Las Vegas, NV 89102. For the last 4 years I've leased the building to Blackjack Collective, a marijuana dispensary. In May of 2019, Blackjack changed locations, which triggered the early expiration of the Special Use Permit (SUP) on the property. I would like to apply for a new SUP for my new marijuana dispensary tenant, Helping Hands Wellness Center, because the only way to prevent the current SUP from expiring is to have a marijuana dispensary begin operations in my building before the expiration date, and my new tenant cannot meet that fast approaching deadline. Hopefully this paragraph alone is sufficient to warrant a new SUP application. Just in case it is helpful, following are additional details regarding Helping Hands:

Helping Hands Wellness Center was awarded a provisional dispensary license in the City of Las Vegas jurisdiction in December 2018. The Department of Taxation requires all provisional license holders to secure a Registration Certificate by December 2019. Failing to do so in the allotted time will mean losing the dispensary all together.

In an effort to obtain its Registration Certificate, Helping Hands is currently applying for a City of Las Vegas Compliance Permit, and has leased my beautiful building located at the address above. Again, prior to May 2019 the building was occupied by the Blackjack Collective marijuana dispensary. Helping Hands intends to use the building exactly as Blackjack Collective had it. There will be no construction or changes made (aside from changing the name on the outside of the building to Helping Hands).

It is our hope that you will grant a new SUP on the property so that when the time comes for Helping Hands to move into the building, they are able to do so!

Additionally, we propose our hours of operation will be 10am to 10pm Monday through Sunday.

Sincerely,

Michael Frey Date: 7/12/19

Michael Frey
WAPP, LLC
702-278-9990
michael@drivethisent.com
1860 Western Ave.
Las Vegas, NV 89102

PRJ-77120
08/05/19

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

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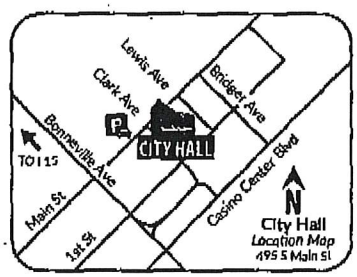

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City of Las Vegas

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-77174 [PRJ-77120]
Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204210113
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

1OP

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

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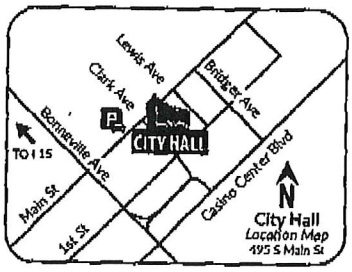

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SUP-77174 [PRJ-77120]
Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204210055
ARLT FAMILY TRUST
ARLT MICHAEL & LINDA DARLENE TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

1OP
(x2)

City of Las Vegas
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Las Vegas, Nevada 89106

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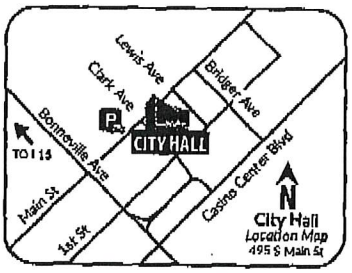

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77174 [PRJ-77120]
Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204210112
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

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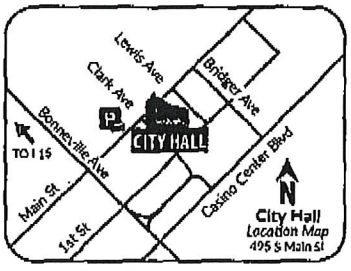

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SUP-77174 [PRJ-77120]
Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204210054
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

1OP
(x2)

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77174 [PRJ-77120]

Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204301030
O'ROURKE FAMILY L P
1800 WESTERN AVE
LAS VEGAS NV 89102

10P

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

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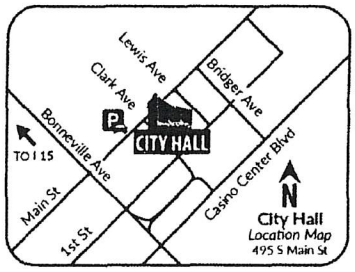
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77174 [PRJ-77120]

Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204301010
FELDMAN SAM TRUST
~~FELDMAN ROBERT L TRS~~
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

09/13/19 01:08PM HP LASERJET FAX p.01

97 HRDFNP1 89107

10P

p.1

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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Dept of Planning
City of Las Vegas

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☒ SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77174 [PRJ-77120]
Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204803009
WESTERN STATES MOBILE LUBE
4000 MOUNTAIN VIEW BLVD
LAS VEGAS NV 89102

Sep 15 19, 03:41p

10A

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

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Las Vegas, NV
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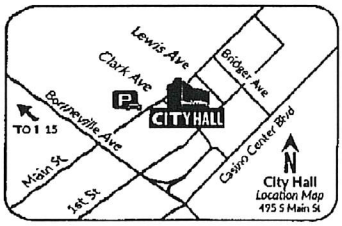

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SEP 17 2019
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City of Las Vegas

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77174 [PRJ-77120]

Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204803008
WESTERN STATES MOBILE LUBE
4000 MOUNTAIN VIEW BLVD
LAS VEGAS NV 89102

HADFNP1 89102

10A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
SEP 23 2019
Dept of Planning
City of Las Vegas

CASE: SUP-77174 [PRJ-77120] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: HELPING HANDS WELLNESS CENTER - OWNER: WAPP, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 24, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 23, 2019.***

Michael Frey — Signature

9/20/19 — Date

MICHAEL FREY — Please Print Name

WAPP, LLC — Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

AGENDA ITEM 10

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

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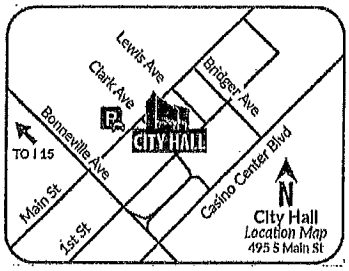

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments:
SUP-77174 [PRJ-77120]
Planning Commission Meeting of **09/24/2019**

PRJ-77120
16204310021
MANIS MAURICE & SIMONE
2104 KIRKLAND AVE
LAS VEGAS NV 89102-4436

Submitted after final agenda

10P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
11

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

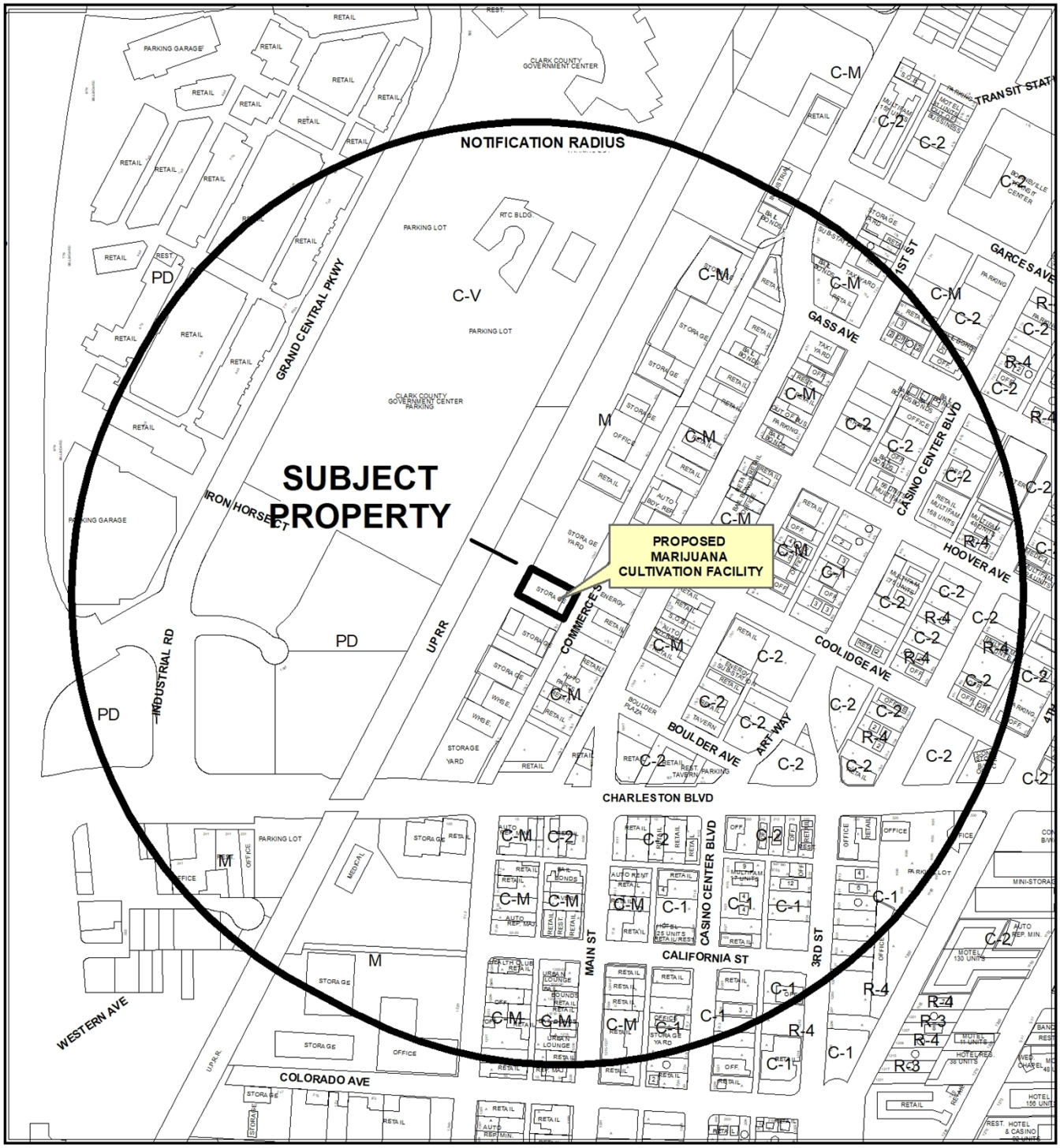
SUBJECT:
SUP-77198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVCANN - OWNER: 1000 AND 1018 COMMERCE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 21,307 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 1018 South Commerce Street (APN 139-33-801-006), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77163]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Distance Separation Survey Map - Sunbelt Engineering & Testing
7. Justification Letter
8. Support Postcards
9. Submitted after Final Agenda – Executed Condition Confirmation Documentation, Revised Special Map and Protest Postcards



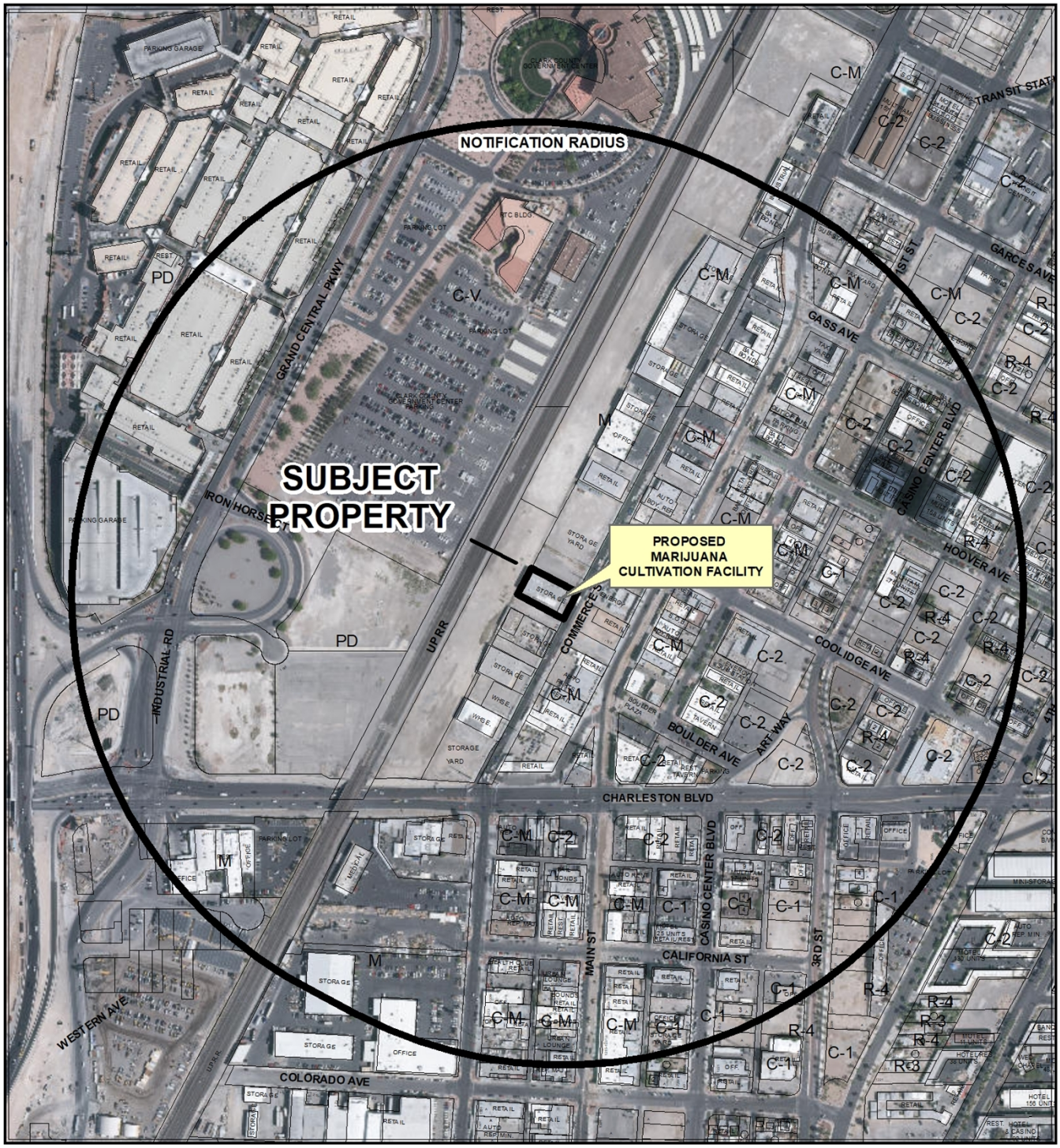
0 385 770 Feet

CASE: SUP-77198 (PRJ-77163)

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



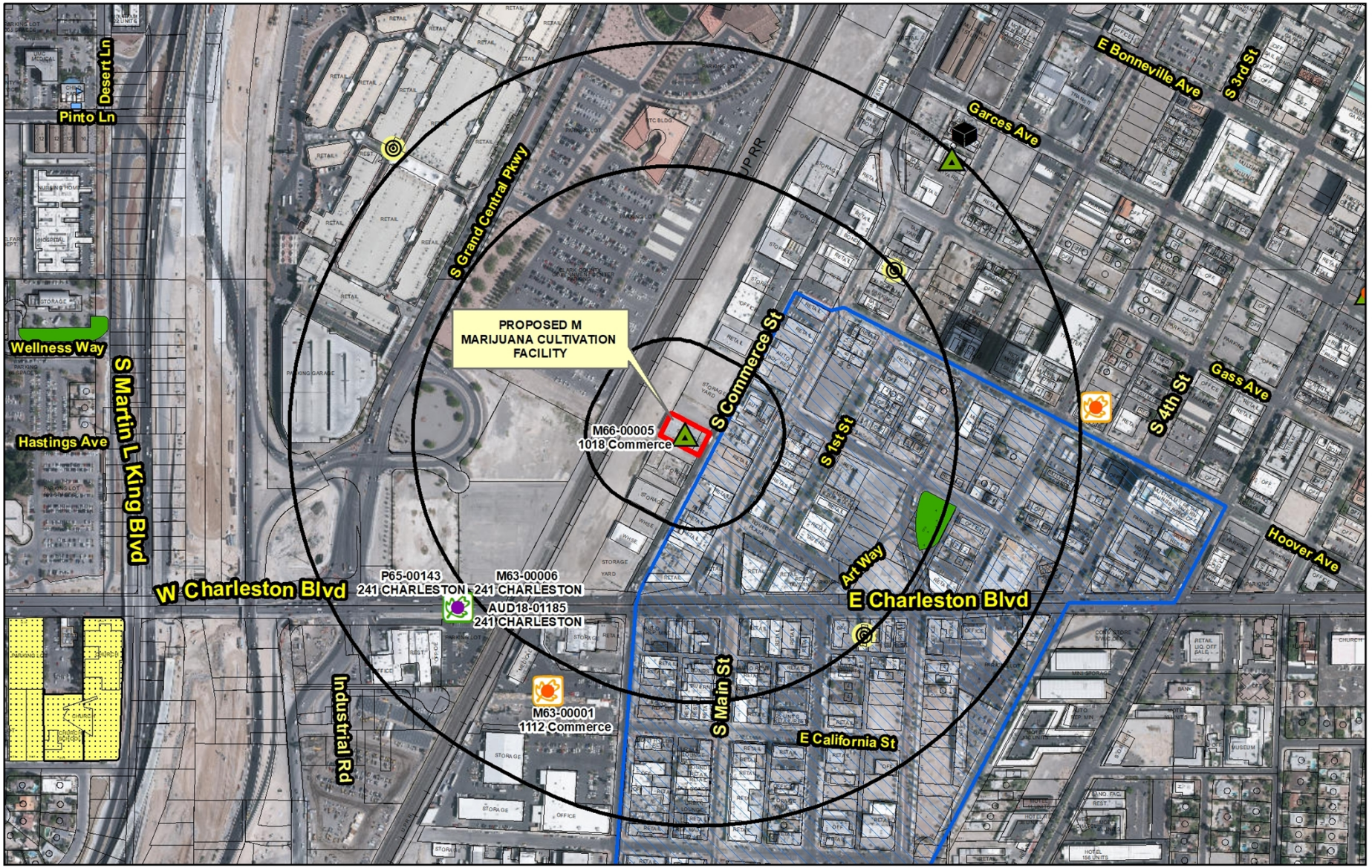
0 385 770 Feet

CASE: **SUP-77198 (PRJ-77163)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-77198 (PRJ-77163)

Marijuana Establishments

Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted

Protected Uses

- RELIGIOUS COMMUNITY CENTERS
- Parks
- Pools
- SCHOOLS
- Private Schools
- Martial Arts Instruction Business
- Teen Dance Center
- Child Care
- Amusement Park

Prohibited Areas

- Fremont

Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 300, 1000 and 1500 foot buffer
- Social Use Venue

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: Thursday, August 22, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEVCANN - OWNER: 1000 AND 1018 COMMERCE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77198	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 378

PROTESTS 0

APPROVALS 2

JAB

**** CONDITIONS ****

SUP-77198 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Cultivation Facility 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. 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. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a cultivation facility and is accompanied by his or her parent or legal guardian.

6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

7. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

8. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

9. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

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

JAB

Public Works

11. Concurrent with onsite development, connect to the public sewer in Commerce Street.

12. Coordinate with the Environmental Compliance Section of the Department of Public Works to determine appropriate pretreatment procedures, if any, required for industrial effluent from this facility prior to occupancy of this site or a business license for this use. Comply with the recommendations of the Environmental Compliance Section. The Section may be contacted through Mark Dunbar, 702-229-6188 or email at mdunbar@lasvegasnevada.gov.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Marijuana Cultivation Facility to be located at 1018 South Commerce Street.

ISSUES

- The Marijuana Cultivation Facility use is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit (SUP-77198).

ANALYSIS

The Marijuana Cultivation Facility use is defined as "an enclosed structure which cultivates, delivers, transfers, transports, supplies, or sells marijuana to marijuana dispensaries or marijuana production facilities." The proposed use meets the definition as they will be required to apply for a Marijuana Cultivation Facility license to operate on the site.

The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between marijuana cultivation facilities and certain other uses that should be protected from the impacts associated with a marijuana cultivation facility. Therefore, except as otherwise provided below, no marijuana cultivation facility may be located within 1000 feet of any school or within 300 feet of any of the following uses:
   a. City park;
   b. Church/house of worship;
   c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
   d. Community recreational facility (public); or
   e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

JAB

The applicant has submitted a survey that indicates the required separation from protected uses.

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

   The applicant has submitted a survey that conforms to the measurement requirements.

3. For the purpose of Requirement 2, and for that purpose only:
   a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The “property line” of a marijuana cultivation facility refers to:
      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
         A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement; and
         B. The proposed marijuana cultivation facility will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana cultivation facility will be located.

   The applicant has submitted a survey that conforms to the measurement requirements.

4. When a marijuana cultivation facility authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a cultivation facility that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in

effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

This application does not include a facility that was previously approved or licensed.

5. The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

   The applicant will be required to obtain a business license prior to any operations at the site, which will assure ongoing compliance with LVMC Title 6.

6. No outside storage shall be permitted, including the use of shipping containers for on-site storage.

   The submitted site plan does not include any outside storage, and continued compliance with this condition will be assured through regular business license inspection.

7. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

   Compliance with this condition will be assured through the business license process.

8. The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

   Compliance with this condition will be assured through the business license process.

9. A marijuana cultivation facility shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

   Compliance with this condition will be assured through the business license process.

10. The use may not be located under the same roof as another use, except a marijuana cultivation facility, marijuana dispensary or marijuana production facility.

The applicant is proposing to use the entire square-footage of the existing building as a Marijuana Cultivation Facility.

The proposed Marijuana Cultivation Facility will be located in an existing, single-story, 21,307 square-foot building midblock on the west side of Commerce Street. The building is currently vacant, and there are no active licenses for the subject site. The applicant states that some interior improvement will be completed before issuance of a State of Nevada recreational cultivation license.

In 2014 the City Council approved the subject site as a Marijuana Cultivation Facility. The City Council approved two subsequent Extensions of Time for the Marijuana Cultivation Facility in 2016 and 2017. In 2018, the Planning Department administratively approved a 10,000 square-foot reduction in the Marijuana Cultivation Facility use. The applicant is requesting the same 21,307 square-footage of the original entitlement in 2014.

The subject site is located in Area 1 of the Downtown Las Vegas Overlay (Civic & Business District). The intent of Area 1 is to achieve a compact, vibrant, urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. In addition, as outlined in Title 19, Appendix F, Table 11, there are no additional parking requirements for a change of land use in Area 1. The site plan stamped 08/06/19 shows five parking spaces with one ADA accessible space.

This parcel is currently served by Las Vegas Valley Water District but the service does not have the backflow prevention required per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit.

There are no protected uses within the required distance separations for the proposed Marijuana Dispensary. Staff performed a windshield survey on 08/15/19 to confirm that there are no protected uses within the required distance separations. The use achieves the vision of the Civic & Business District that retail elements should include services that act as a magnet of activity for all of Downtown. Staff finds the proposed use to be compatible with the surrounding uses, and is recommending approval with conditions.

FINDINGS (SUP-77198)

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

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

The subject site complies with all minimum distance requirements in Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

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

   The subject site is already developed with a structure that will be reused for the proposed uses.

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

   The proposed Marijuana Cultivation Facility is a light industrial use and the surrounding street network is sufficient to provide access to the 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 Marijuana Cultivation Facility use will be subject to regular inspections by multiple governmental agencies to ensure compliance and will therefore not compromise the public health, safety and general welfare.

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

   The proposed use meets all applicable conditions of Title 19.12 for a Marijuana Cultivation Facility. Conditions of approval will ensure continued conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/21/14	City Council approved Text Amendment (TXT-52502) to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statues and to provide for other related matters. Ordinance No. 6321.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
06/04/14	City Council approved Text Amendment (TXT-52502) to amend Las Vegas Municipal Code Title 6 to implement licensing regulations related to facilities for the production of edible marijuana products or marijuana-infused products, medical marijuana dispensaries, medical marijuana cultivation facilities, and independent testing laboratories, collectively referred to as medical marijuana establishments, in conformance with the intent of SB 374 of the 2013 session of the Nevada Legislature and to provide for other related matters. Ordinance 6324.
10/29/14	The City Council approved Special Use Permit (SUP-55287) for a proposed 21,307 square-foot Medical Marijuana Cultivation Facility at 1018 S Commerce Street. The Planning Commission and staff recommended approval of the request.
06/15/16	The City Council approved Extension of Time (EOT-64421) of an approved Special Use Permit (SUP-55287) for a proposed 21,307 square-foot Medical Marijuana Cultivation Facility at 1020 S Commerce Street. Staff recommended approval of the request.
12/06/17	The City Council approved Extension of Time (EOT-71966) of an approved Special Use Permit (SUP-55287) for a proposed 21,307 square-foot Medical Marijuana Cultivation Facility at 1020 S Commerce Street. Staff recommended approval of the request.
08/15/18	The Department of Planning approved a Minor Amendment to a Special Use Permit (SUP-74182) for a 10,107 square-foot reduction to an approved 21,307 square-foot Marijuana Cultivation Facility at 1018 S Commerce Street.

Most Recent Change of Ownership	
11/2/8/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/09/15	A business license (#M63-00005) was processed for a Medical Marijuana Cultivation Facility (NuLeaf) at 1018 S Commerce Street. The license has not been issued.
01/30/18	A business license (#M66-00005) was processed for a Medical Marijuana Cultivation Facility (NevCann, LLC) at 1018 S Commerce Street. The license has not been issued.
	A business license (#M66-00006) was processed for a Medical Marijuana Cultivation Facility – Rec Cultivation (NevCann, LLC) at 1018 S Commerce Street. The license has not been issued.

Pre-Application Meeting	
08/01/19	Staff conducted a pre-application meeting with the applicant over the phone to discuss the submittal requirements and deadlines for a Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
08/15/19	Staff observed the subject site during a routine field check. The structure is currently vacant. No trash, debris or graffiti was observed.

Details of Application Request	
Site Area	
Net Acres	0.40

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Proposed Marijuana Cultivation Facility	LI/R (Light Industry / Research)	M (Industrial)
North	Storage Yard	LI/R (Light Industry / Research)	M (Industrial)
South	Warehouse	LI/R (Light Industry / Research)	M (Industrial)
East	NV Energy Substation	PF (Public Facilities)	C-V (Civic)
	General Retail	C (Commercial)	C-M (Commercial/Industrial)
West	Union Pacific Railroad	LI/R (Light Industry / Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Master Plan • Area 1 • Civic & Business District	Y

Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Commerce Street	Collector	Master Plan of Streets and Highways	45	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or # of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Cultivation Facility	21,307 SF	1:1000 SF	22				
TOTAL SPACES REQUIRED			22		6		Y*
Regular and Handicap Spaces Required			21	1	5	1	Y*

**Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

JAB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

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

Project Address (Location) 1018 S. Commerce Street

Project Name Nevcan Cultivation Facilities **Proposed Use** MME Cultivation Facilities

Assessor's Parcel #(s) 139-33-801-006 **Ward #** 3

General Plan: Existing LI/R Proposed No Change **Zoning:** Existing M Proposed No Change

Additional Information

Property Owner 1000 & 1018 S. Commerce, LLC Contact Robert Gurdison

Address 100 N. City Parkway, Suite 1700 City Las Vegas State NV Zip 89106

E-mail rgurdison@molasky Ventures.com Phone 702-735-0155

Applicant Nevcann Contact Dave McKinley

Address 413 Rosemary Lane City Las Vegas State NV Zip 89107

E-mail dave@nevcann.com Phone 619-495-6341

Representative Nevcann Contact Dave McKinley

Address 413 Rosemary Lane City Las Vegas State NV Zip 89107

E-mail 413 Rosemary Lane Phone 619-495-6341

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 Steven Molasky

Subscribed and sworn before me

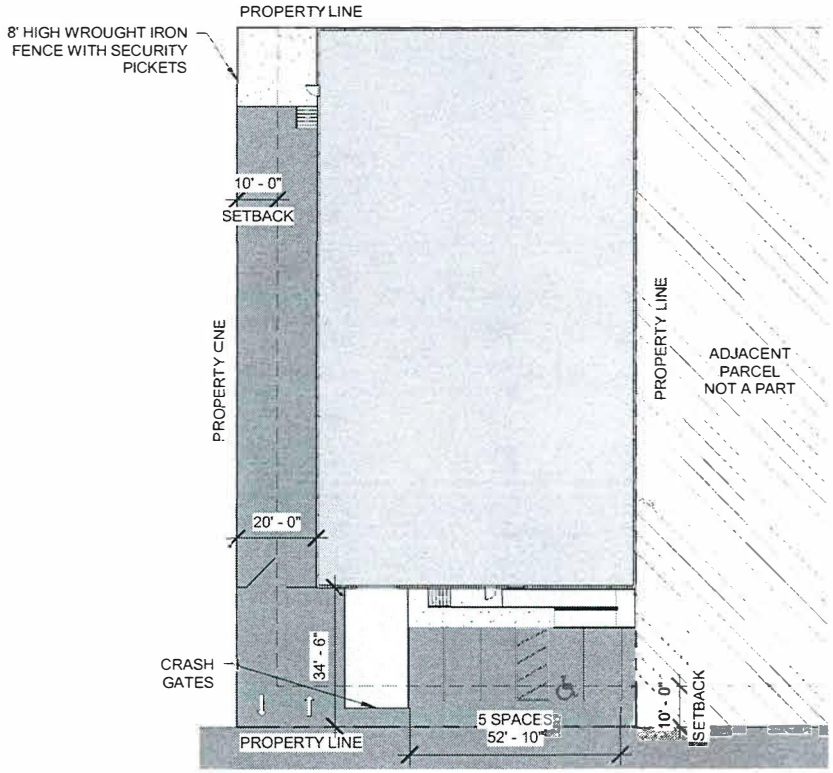
This 2nd day of August, 20 19

Vanessa F. Hernandez

Notary Public in and for said County and State

VANESSA FLORES HERNANDEZ
Notary Public, State of Nevada
Appointment No. 18-1803-1
My Appt. Expires Apr 5, 2022

PRJ-77169
08/06/19



COMMERCE ST.

SITE

APN: 139-33-801-006

ADDRESS: 1016 S. COMMERCE STREET

JURISDICTION: LAS VEGAS

ZONING: M - INDUSTRIAL DISTRICT

APPROXIMATE ARE

0.4 ACRES, 17,424 SQUARE FEET
FIRST FLOOR: 11,200 SQUARE FEET
SECOND FLOOR: 10,107 SQUARE FEET
TOTAL: 21,307 SQUARE FEET

REQUIRED SETBACKS:

FRONT: 10 FEET
REAR: 0 FEET
SIDE: 10 FEET

PARKING

REQUIRED 1:1000 S.F. = 22 SPACES
DOWNTOWN CENTENNIAL OVERLAY
PARKING REQUIREMENTS DO NOT APPLY
PROVIDED: 5 SPACES

ACCESSIBLE

REQUIRED: 1 SPACES
PROVIDED: 1 SPACES

VICINITY MAP



PRJ-77163
08/06/19

A1

SITE PLAN

COMMERCE CULTIVATION FACILITY

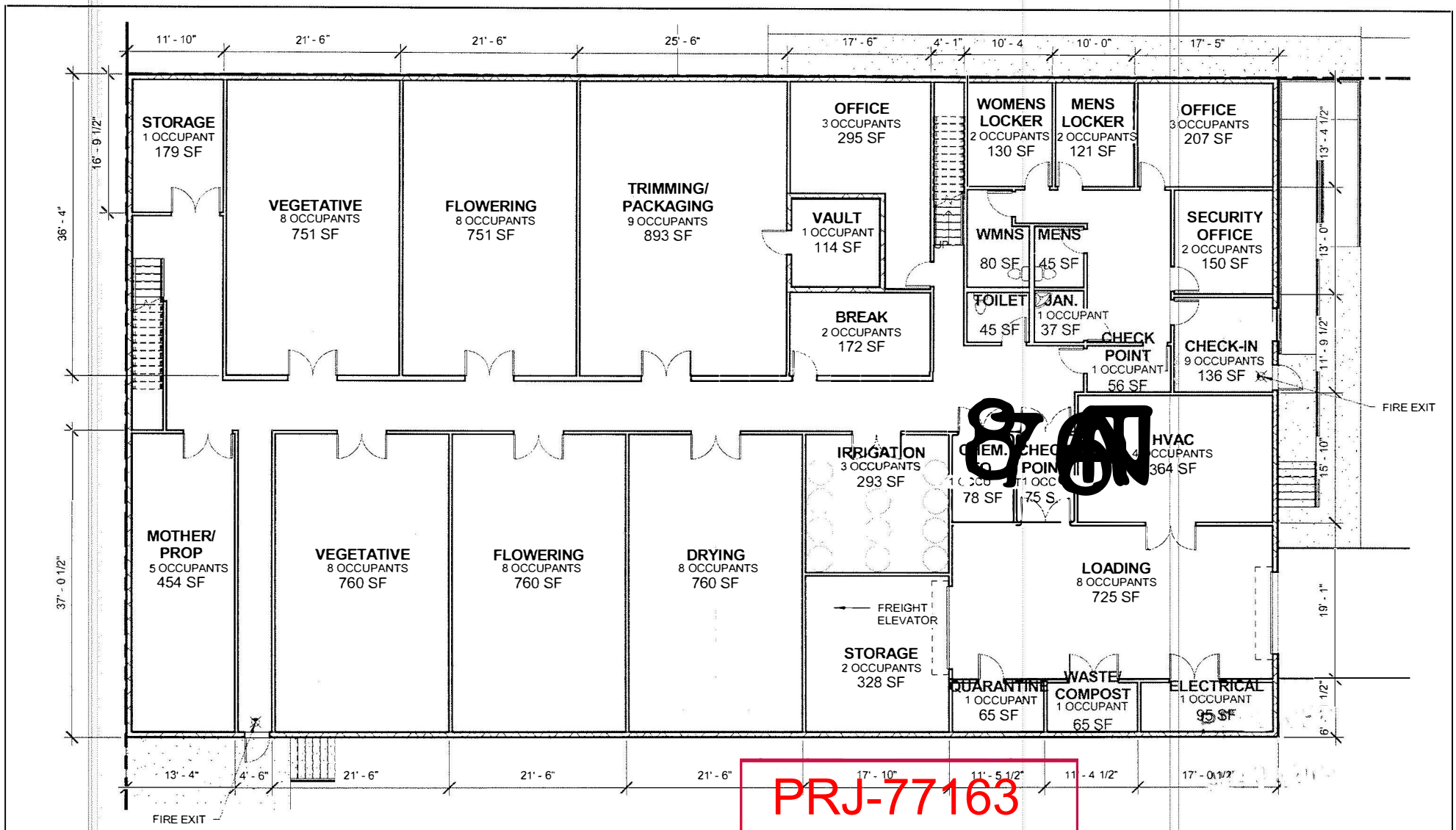
NULEAF

Scale 1" = 30'-0"

Date 07.22.2014

Orientation

IZ design studio
design...sustainability...architecture
1701 W Charleston Blvd. Suite 230, Las Vegas, NV 89102 PH 702.441.0026 FX 702.471.4755 www.izdesignstudio



PRJ-77163
08/06/19

A2 FLOOR PLAN - LEVEL 1

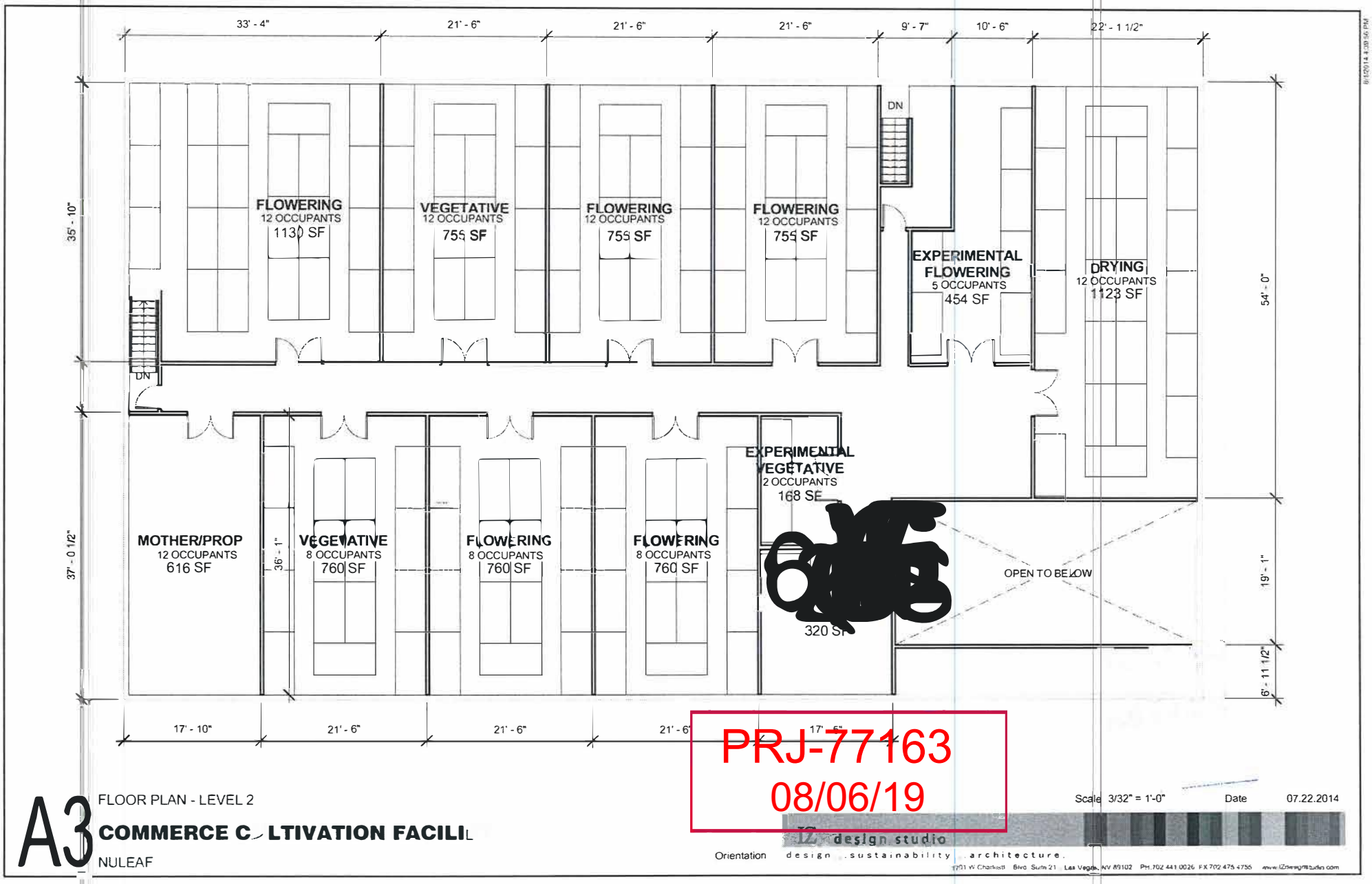
COMMERCE CULTIVATION FACILITY

NULEAF

Orientation

Scale 3/32" = 1'-0" Date 07.22.2014

iZ design studio
design...sustainability...architecture
1701 W Charleston Blvd Suite 250, Las Vegas, NV 89102 PH 702.341.0026 FX 702.376.4755 www.izdesignstudio.com



PRJ-77163
08/06/19

A3 FLOOR PLAN - LEVEL 2

COMMERCE C LTIVATION FACILI

NULEAF

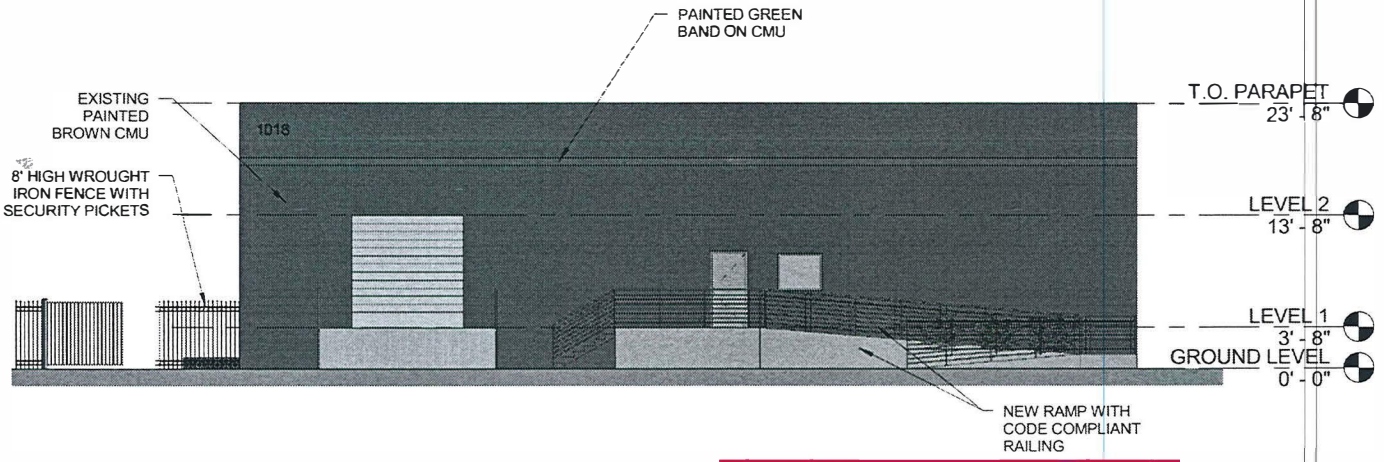
Scale 3/32" = 1'-0" Date 07.22.2014

Orientation

design studio
design . sustainability . architecture .
3701 W Charleston Blvd Suite 21 Las Vegas, NV 89102 PH 702 441 0026 FX 702 475 4755 www.IZdesignstudio.com



1 NORTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"

PRJ-77163
08/06/19

A4 EXTERIOR ELEVATIONS

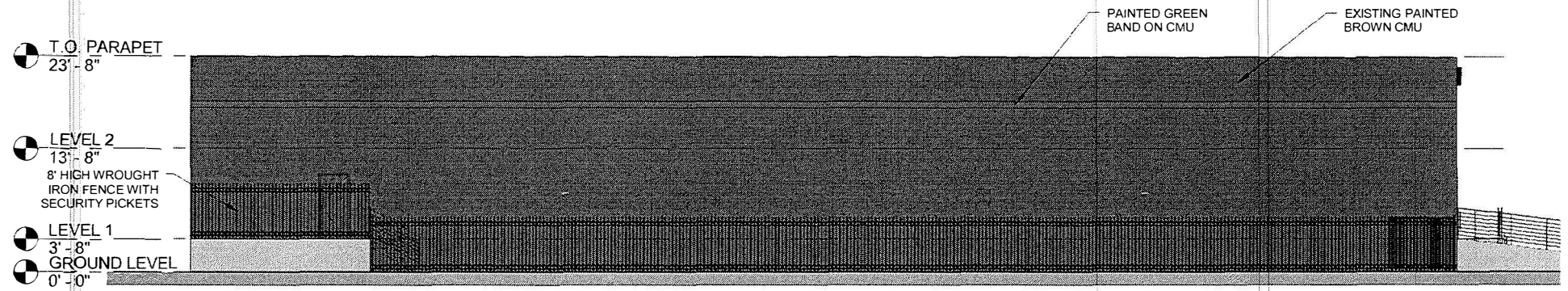
COMMERCE CULTIVATION FACILITY

NULEAF

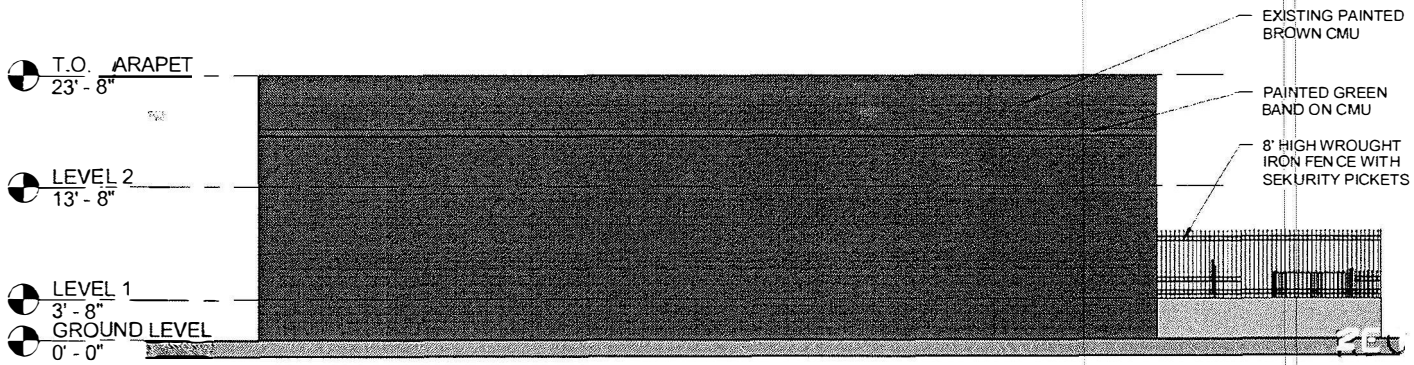
Scale 3/32" = 1'-0" Date 07.22.2014

Orientation

IZ design studio
design sustainability...architecture.
1701 W Charleston Blvd. Suite 230 Las Vegas, NV 89102 PH.702.441.0026 FX.702.475.4755 www.IZdesignstudio.com



1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

PRJ-77163
08/06/19

A5 EXTERIOR ELEVATIONS

COMMERCE CULTIVATION FACILIM

NULEAF

Scale 3/32" = 1'-0" Date 07.22.2014

Orientation

IZ design studio
design...sustainability...architecture.
1701 W Charleston Blvd., Suite 230, Las Vegas, NV 89102 PH 702.441.0926 FX 702.475.4755 www.izdesignstudio.com



PRJ-77163
08/06/19

A7 INTERIOR RENDERING

COMMERCE CULTIVATION FACILITY

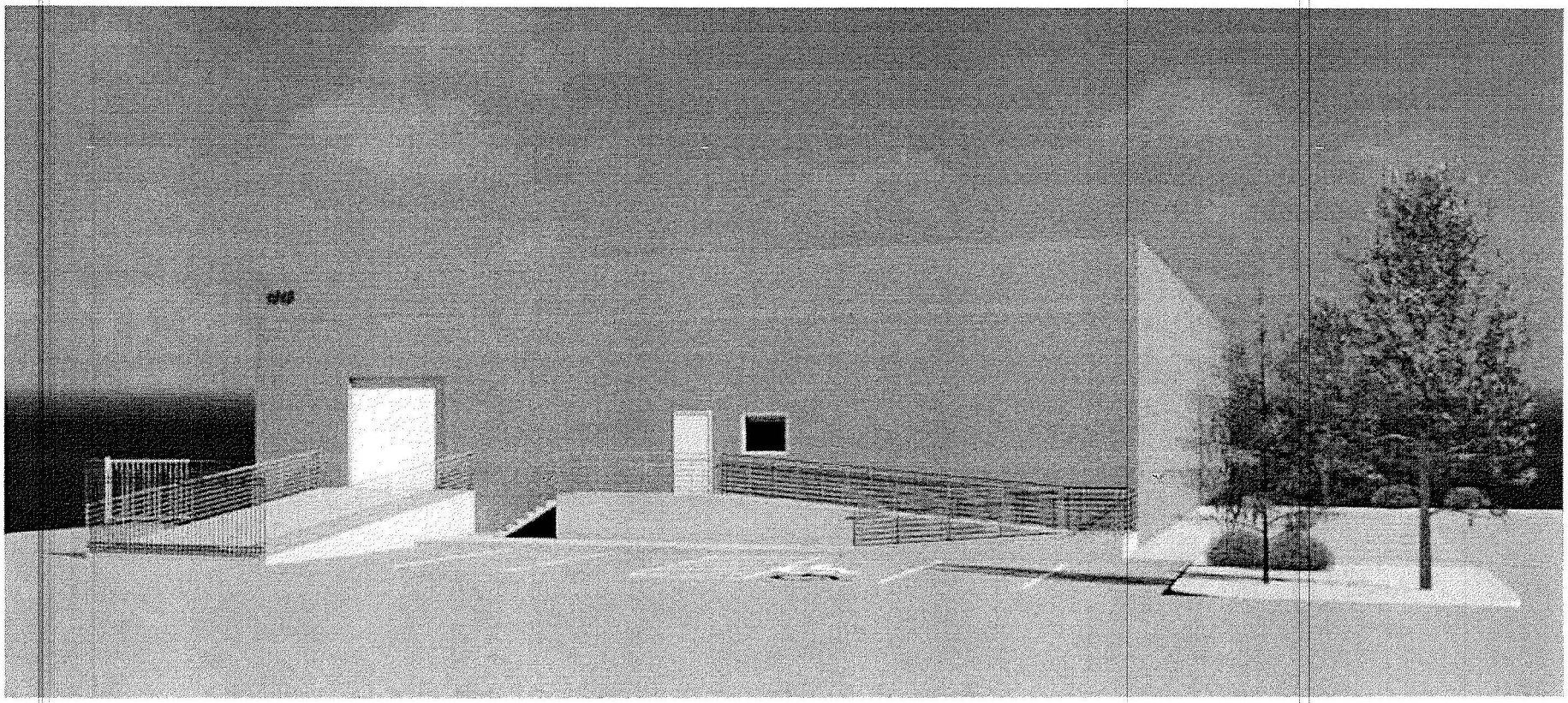
NULEAF

Scale

Date 07.22.2014

Orientation

design studio
design...sustainability...architecture
1701 W Charleston Blvd. Suite 230, Las Vegas, NV 89102 PH 702 441 0026 FX 702 475 4755 www.IZdesignstudio.com



PRJ-77163
08/06/19

A8 EXTERIOR RENDERING

COMMERCE CULTIVATION FACILITY

NULEAF

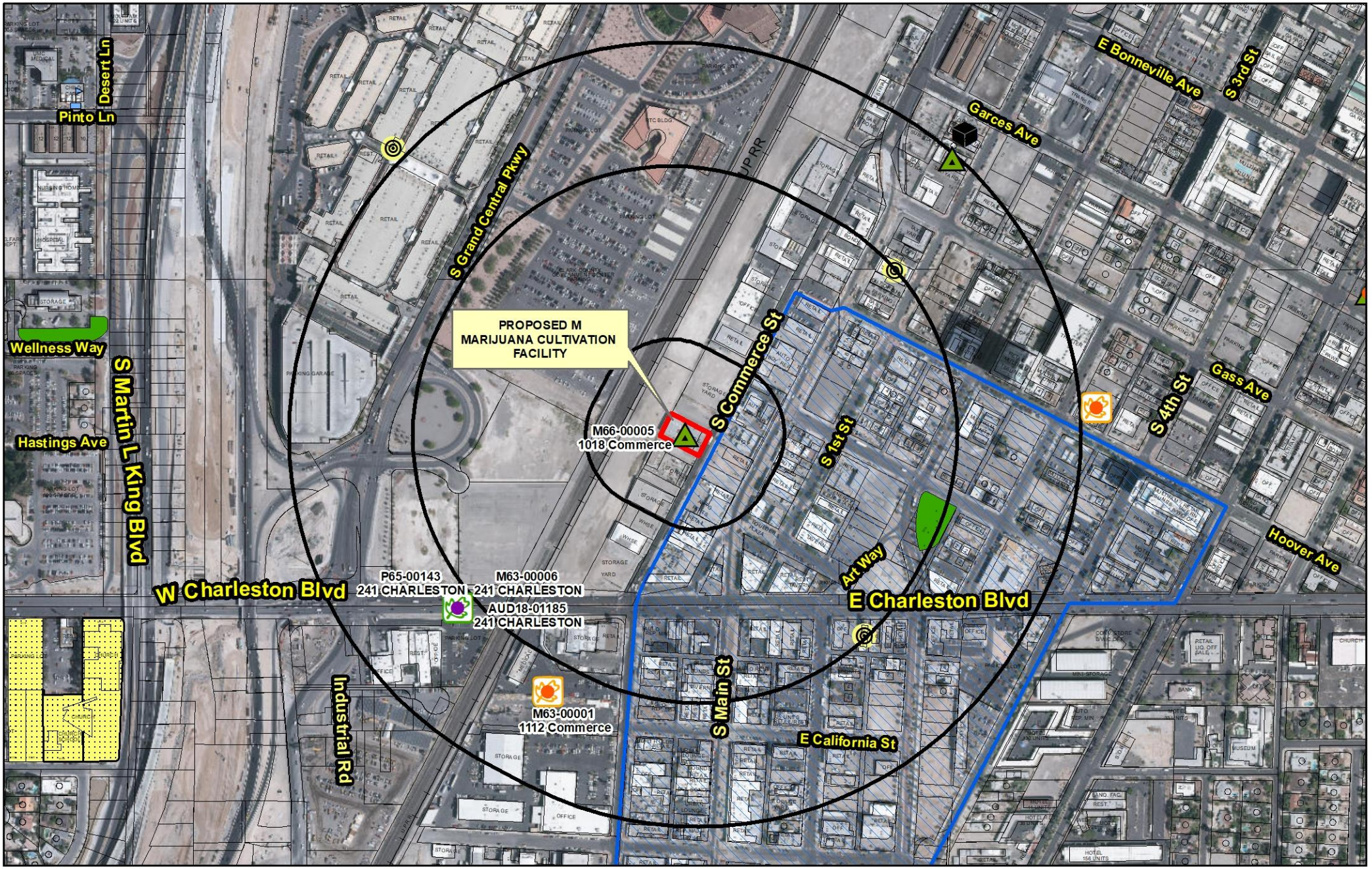
Scale

Date 07.22.2014

Orientation

IZ design studio
design...sustainability...architecture.
1701 W Charleston Blvd Suite 230, Las Vegas, NV 89102 PS 702.441.0626 FX 702.475.4755 www.IZdesignstudio.com

8/4/2014 10:42:05 AM



SUP-77198 (PRJ-77163)

Marijuana Establishments

Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted

Protected Uses

- RELIGIOUS COMMUNITY CENTERS
- Parks
- Pools
- SCHOOLS
- Private Schools
- Martial Arts, Dance or Instruction Business
- Teen Dance Center
- Child Care
- Amusement Park

Prohibited Areas

- Fremont

Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 300, 1000 and 1320 foot buffer

PRJ-77163
08/26/19

- Social Use Venue

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

Date: Thursday, August 22, 2019



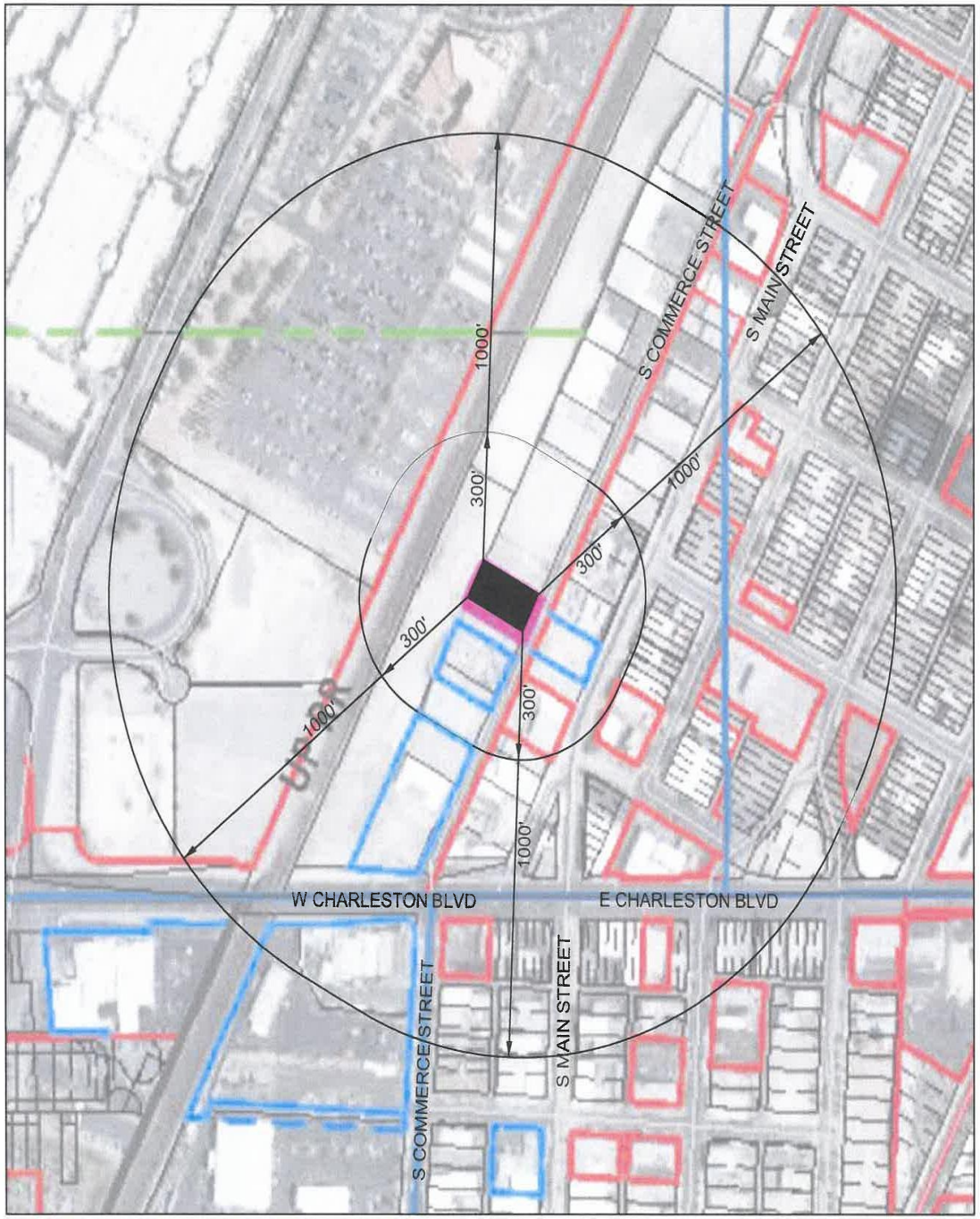
SUP-77198 [PRJ-77163] - SPECIAL USE PERMIT - APPLICANT: NEVCANN - OWNER: 1000 AND 1018 COMMERCE, LLC
1018 SOUTH COMMERCE STREET

08/15/2019



SUP-77198 [PRJ-77163] - SPECIAL USE PERMIT - APPLICANT: NEVCANN - OWNER: 1000 AND 1018 COMMERCE, LLC
1018 SOUTH COMMERCE STREET

08/15/2019



DISTANCE SEPARATION SURVEY

FOR A MARIJUANA CULTIVATION FACILITIES

1018 S. COMMERCE ST.
LAS VEGAS, NV 89081
36.16°N, 115.15°W
PARCEL #: 139-33-801-006

-CURRENT ZONING: M
-PURSUANT TO CLV DEVELOPMENT CODE TITLE 19, CHAPTER 12, SECTION 070 AND NRS 453A AND 453D.

I, BOYD R. URIE, PLS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN STATE OF NEVADA, AS PRINCIPAL SURVEYOR FOR SUNBELT ENGINEERING AND TESTING, CERTIFY THAT:

THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION THAT;

NO SCHOOL PROPERTY LINES OR PARCEL LINES ARE LOCATED WITHIN 1000 FEET FROM THE PROPOSED FACILITIES;

NO COMMUNITY FACILITIES, INCLUDING CHILD DAY CARE FACILITIES, PUBLIC PARKS, PUBLIC PLAYGROUNDS, PUBLIC SWIMMING POOLS, ADOLESCENT AND/OR CHILD RECREATIONAL FACILITIES OR PLACES OF WORSHIP (CHURCH, SYNAGOGUE, OR PLACE USED FOR RELIGIOUS WORSHIP OR OTHER RELIGIOUS PURPOSE) PROPERTY LINES OR PARCEL LINES ARE LOCATED WITHIN 300 FEET FROM THE PROPOSED FACILITIES.

NO DEVELOPED RESIDENTIAL USE WITHIN 300 FEET FROM THE PROPOSED FACILITIES.

BOYD R. URIE, NPLS

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
BOYD R. URIE
No. 8614
Exp: 6-30-20
9-10-2019

SUNBELT ENGINEERING & TESTING
6330 S. Sandhill Rd., Ste. 2
Las Vegas, NV 89120
Ph: (702) 413-6640 x222
Fax: (702) 413-7714

0' 150' 300' 600'
SCALE: 1"=300'
SCALE VALID AT 11X17

NORTH

PRJ-77169
09/10/19

DocuSign Envelope ID: 1D20C621-758F-4699-AC70-AD68B7429CFC

NevCann LLC
1018 S. Commerce St
Las Vegas, NV 89101

July 26,2019

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

Re: NevCann's Justification Letter in Support of Special Use Permit Application

To Whom it May Concern:

This Justification Letter is submitted for the purpose of requesting a Special Use Permit for the cultivation of both medical and retail cannabis within the City of Las Vegas. NevCann has procured a medical cannabis license with the State of Nevada, license ID C056. NevCann will be issued a State of Nevada recreational cultivation license upon completing the buildout of the facility.

NevCann's proposed cultivation facility is located at 1018 S. Commerce Street, Las Vegas, NV 89101, APN 139-33-801-006. The property is zoned M – Industrial and is bordered by other industrial uses as well as the Union Pacific Railroad. The building's total space is contemplated to be 21,307 sq ft. NevCann will take great care to ensure the building is well secured and proper surveillance is maintained at all times. The building's outer appearance will be inconspicuous, and no indication of the use will be recognizable from outside of the building. The location is very close to the Las Vegas Metropolitan Police Department, which will likely provide additional deterrence for any potential criminal activities.

We respectfully submit this request for a Special Use Permit in order to allow NevCann to complete the buildout of the facility at 1018 S. Commerce Street as soon as possible to perfect the City of Las Vegas and State of Nevada medical and recreational cultivation licenses. Upon completion of the buildout, NevCann intends to cultivate high-quality, indoor cannabis to assist medical patients and provide necessary supply for the recreational market. NevCann is eager to produce our products and to generate cannabis tax revenues for both the City of Las Vegas and State of Nevada.

Thank you for your consideration.

Regards,

DocuSigned by:
David McKinley
313B806261244D2...

David McKinley
Managing Member
NevCann LLC

PRJ-77163
08/06/19

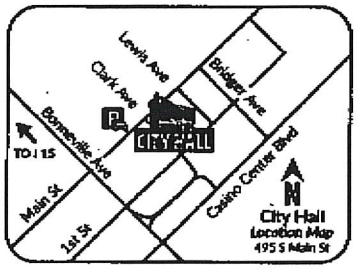
P.001/005

(FAX)

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 17 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77198 [PRJ-77163]

Planning Commission Meeting of **09/24/2019**

PRJ-77163
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 HRDFNP1 89102

09/14/2019 09:06

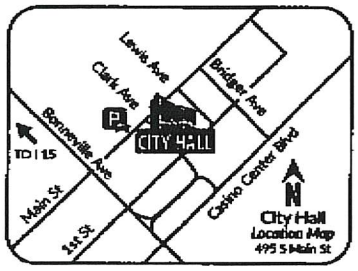
11A

P.002/005
(FAX)
09/14/2019 09:06

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77198 [PRJ-77163]
Planning Commission Meeting of **09/24/2019**

RECEIVED
SEP 17 2019
Dept of Planning
City of Las Vegas

PRJ-77163
16203110108
BAILEY KAREN M & PRATO T LIV TR
KEKE L L C
C/O K BAILEY TRS ETAL
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 HRDFNP1 89102

11A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
SEP 2 3 2019
Dept of Planning
City of Las Vegas

CASE: SUP-77198 [PRJ-77163] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: NEVCANN - OWNER: 1000 AND 1018 COMMERCE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 24, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 23, 2019.***

Signature

9/19/19
Date

ROBERT GARDISON
Please Print Name

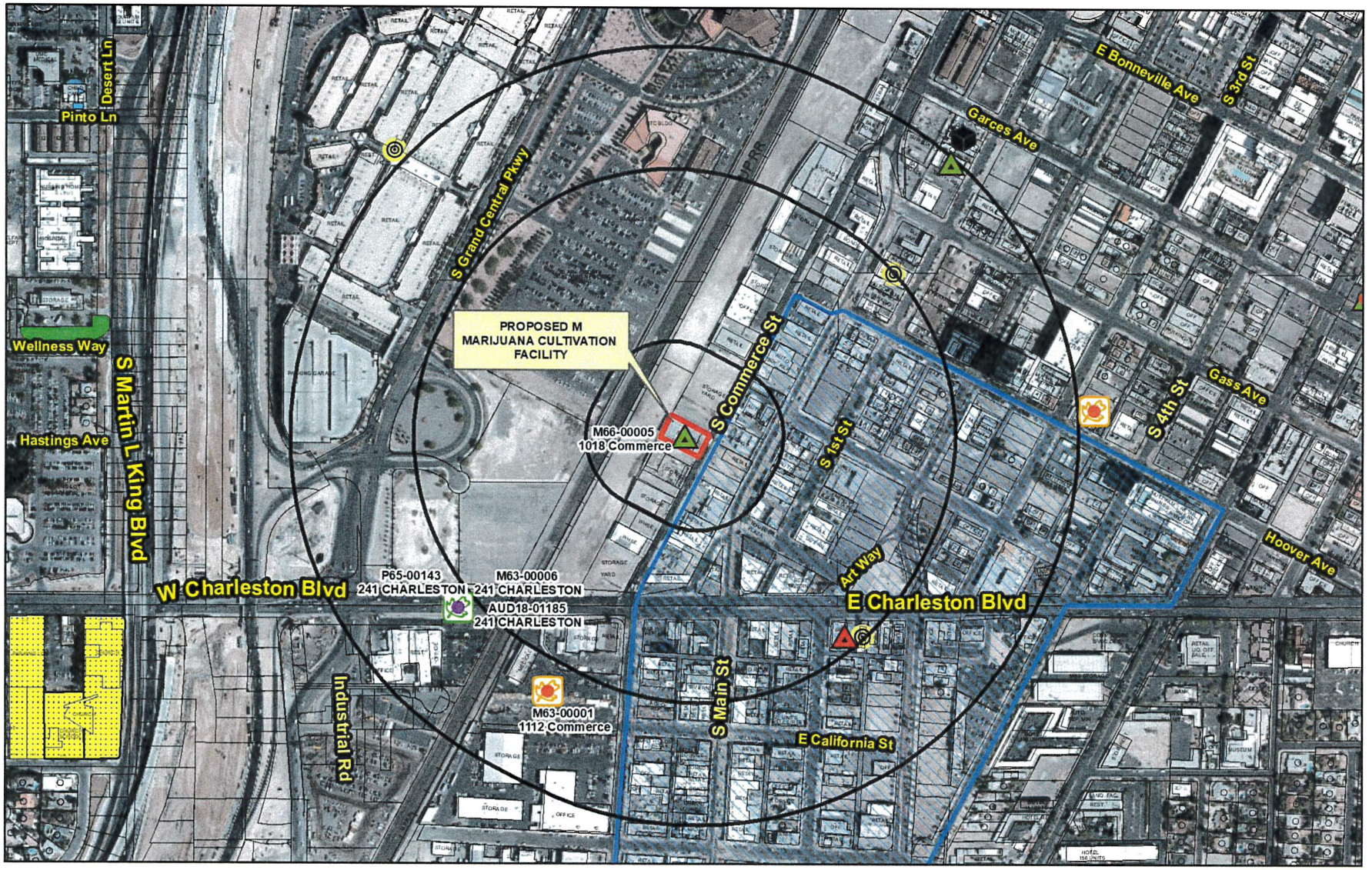
MOLASKY VENTURES, LANDLORD
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

AGENDA ITEM 11



SUP-77198 (PRJ-77163)

Marijuana Establishments

Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Parks
- Pools
- SCHOOLS
- Private Schools
- Martial Arts Instruction Business
- Teen Dance Center
- Child Care
- Amusement Park

Prohibited Areas

- Fremont

Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 300, 1000 and 1500 foot buffer
- Social Use Venue

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: Thursday, September 19, 2019

AGENDA ITEM 11

Submitted after final agenda

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

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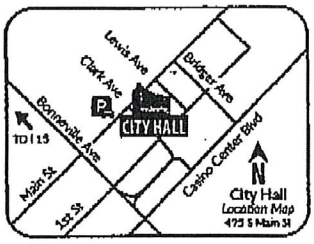
Permit

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 2 3 2019
Dept of Planning
City of Las Vegas

PRJ-77163
13934410001
KENAVO L L C
817 MAIN ST
LAS VEGAS NV 89101-6406

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-77198 [PRJ-77163]

Planning Commission Meeting of **09/24/2019**

Submitted after final agenda

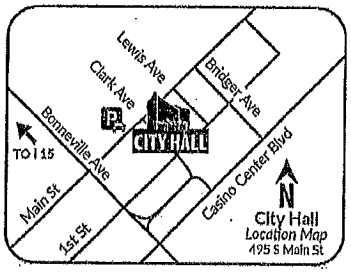
11P

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

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

Does not help development of the Las District into an area where people should enjoy living, + moving to.

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77198 [PRJ-77163]
Planning Commission Meeting of **09/24/2019**

PRJ-77163
13934412156
FROEHLS MICHAEL
200 HOVER AVE #2013
LAS VEGAS NV 89101

87 HRCFNP1 89101

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
12

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

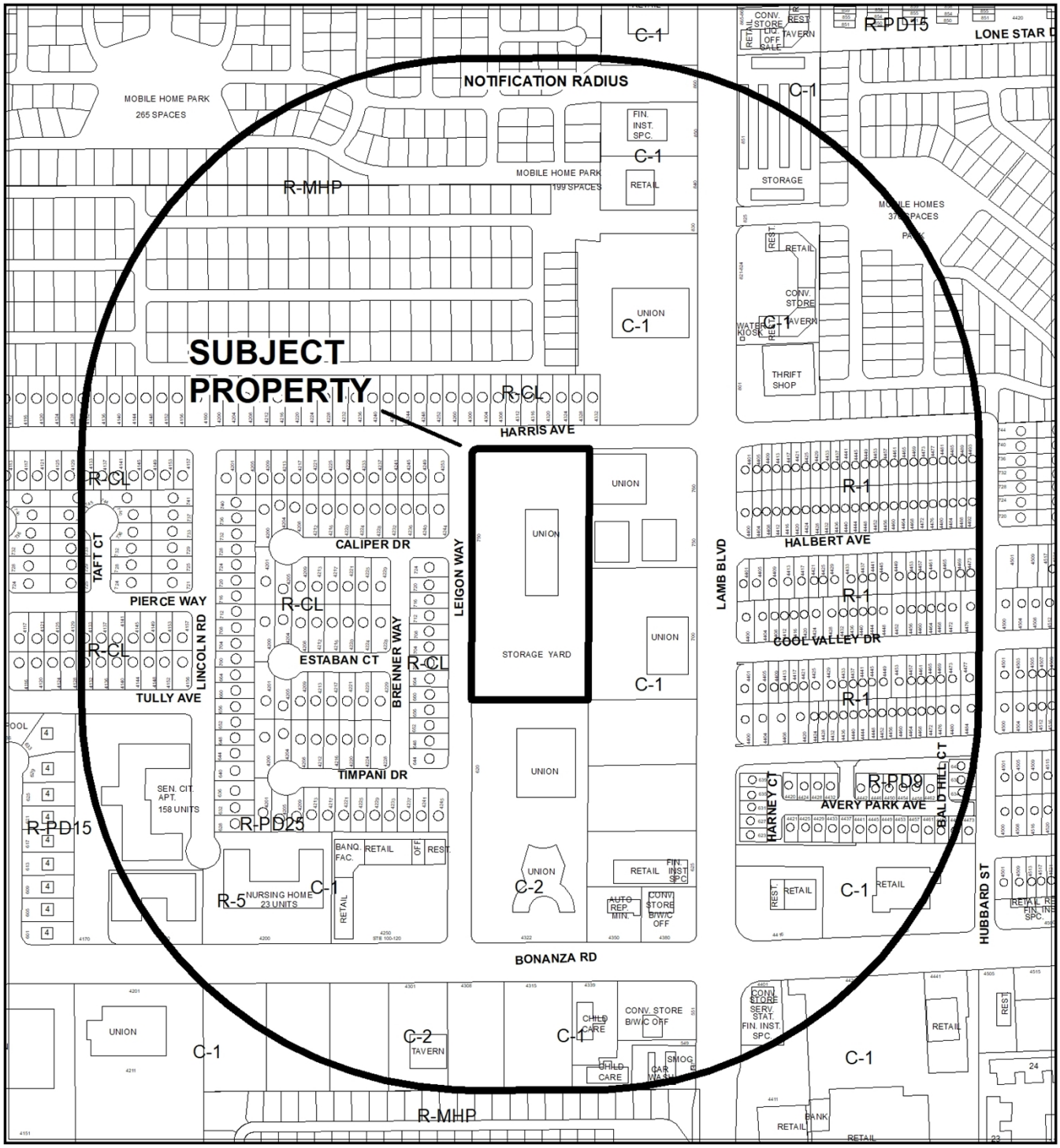
SUBJECT:
SDR-77184 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: UNION LOCAL 525 TRAINING TR NV - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 15,000 SQUARE-FOOT TRADE SCHOOL WITH A 3,000 SQUARE-FOOT MEZZANINE, A 2,000 SQUARE-FOOT ATTACHED SHADE CANOPY AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 4.41 acres at 750 Leigon Way (APN 140-30-803-013), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77152]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

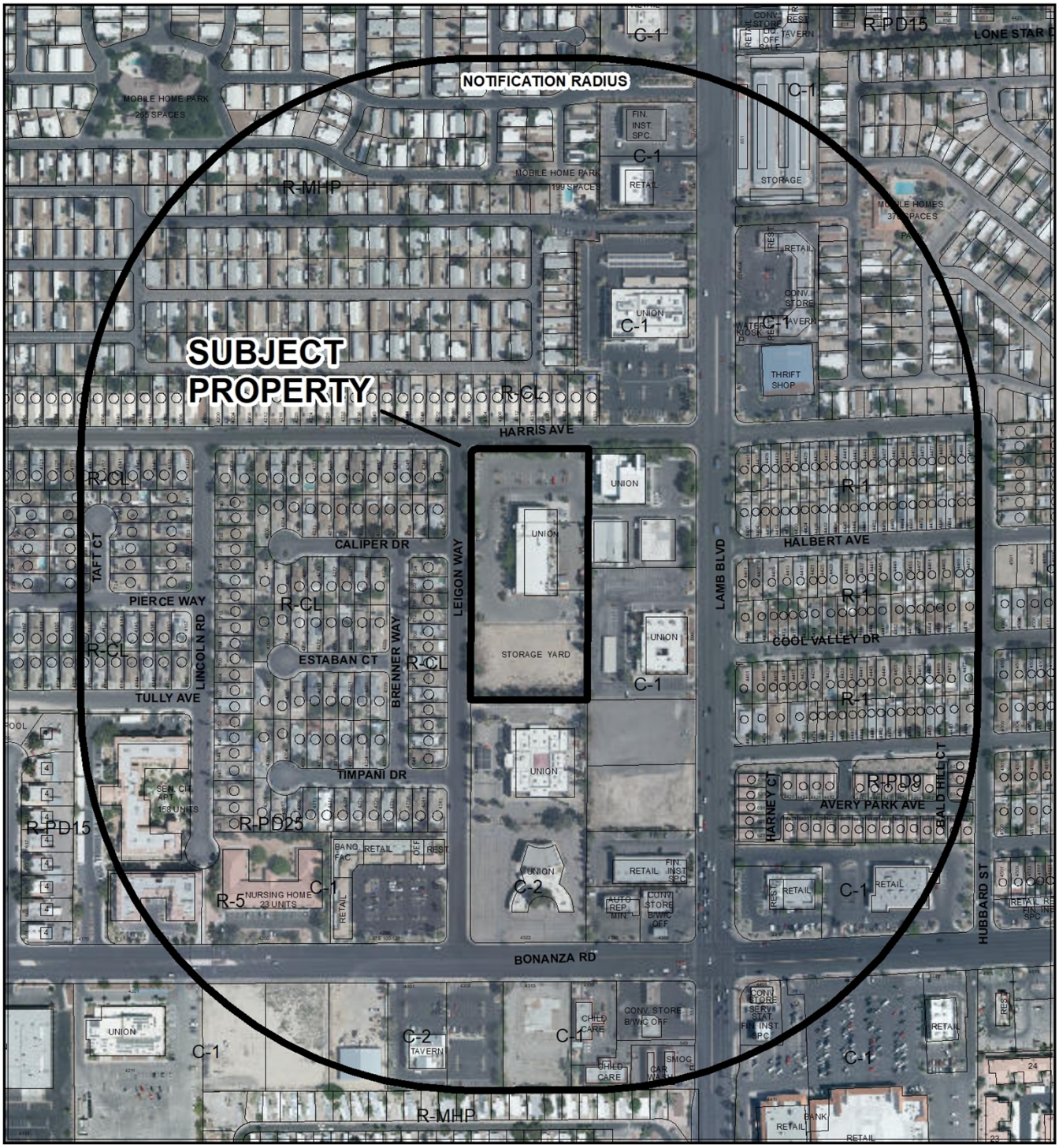
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
6. Justification Letter
7. Support Postcard
8. Submitted after Final Agenda – Executed Condition Confirmation Documentation



CASE: **SDR-77184 (PRJ-77152)**

RADIUS: 1000 FEET

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



CASE: **SDR-77184 (PRJ-77152)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: UNION LOCAL 525 TRAINING TR NV

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77184	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 1,298

PROTESTS 0

APPROVALS 1

NE

**** CONDITIONS ****

SDR-77184 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Variance (VAR-33025) and Site Development Plan Review (SDR-33023) shall be required, except as amended herein.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/06/19, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east property line where eight feet is required.

5. An Exception from Title 19.08 is hereby approved, to allow three parking lot landscape islands where six are required and eight parking lot trees where eleven are required.

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

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

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

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

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

Public Works

11. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks 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. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 15,000 square-foot training facility with a 3,000 square-foot mezzanine and 2,000 square-foot attached shade canopy on an undeveloped lot located at 750 Leigon Way.

ISSUES

- A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to the east property line where eight feet is required. Staff supports this request.
- An Exception is requested to allow three parking lot landscape islands where six are required and eight parking lot trees where eleven are required. Staff supports this request.

ANALYSIS

The subject site is a 4.41-acre parcel with an existing 35,286 square-foot training facility located on the northern portion of the site. The applicant is proposing to the development the southern portion of the site that is currently undeveloped with a second vocational building.

In order to maintain continuity throughout the entire site, the applicant is requesting a Waiver of the perimeter landscape buffer requirements and not provide the required eight-foot wide landscape buffer adjacent to the east property line. This mirrors the existing development pattern established by the northern portion of the site, and staff supports this request. An Exception is requested to reduce the amount of parking lot islands and shade trees, which staff also supports.

The proposed floor plan consists of six classrooms, men's and women's restroom facilities, a storage room and office, and an open shop area. A 20-foot wide shade structure is proposed for the east façade of the new vocational building.

The proposed development completes the subject site by providing a second training facility that is linked to the northern portion by continuing existing drive aisles and parking in a manner that creates an overall cohesive development. Staff recommends approval of this site review with conditions. If denied, the facility will not be constructed.

FINDINGS (SDR-77184)

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 meets residential adjacency standards and is compatible with the existing residential and commercial development that surrounds the subject site.

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

   With the exception of the landscaping Waiver, the proposed building meets the minimum requirements set forth by Title 19 for commercial development. Staff supports the requested Waiver as the proposed building completes the development of the overall site with a cohesive design.

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

   Site access remains as previously constructed and will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed landscape materials consist of desert landscaping materials such as 'Mesquite' trees and 'Red Yucca' shrubbery. The building materials proposed consist of concrete tilt-up and stucco walls with corrugated metal roofing. These materials proposed are appropriate for the area and the City with a dry, 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 proposed building elevations are not unsightly and create an orderly and aesthetically pleasing environment.

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

If approved, the proposed building is subject to building permit review as well as regular inspections during construction, ensuring the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/05/02	The Planning Commission approved a request for a Site Development Plan Review and a reduction of the on-site landscape requirements (SDR-1171) for a 32,580 square-foot training facility on 5.10 acres adjacent to the southeast corner of Harris Avenue and Legion Way. Staff recommended approval.
06/26/03	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-2338) for a proposed second floor addition to an approved training facility on 5.10 acres adjacent to the southeast corner of Harris Avenue and Legion Way.
04/01/09	The City Council approved a request for a Variance (VAR-33025) to allow 285 parking spaces where 316 parking spaces are required on 4.41 acres at 750 Leigon Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-33023) for a proposed 16,000 square-foot addition to an existing 35,286 square-foot building and for a proposed 22,000 square-foot building with a Waiver to allow a zero-foot landscape buffer along the east perimeter where eight feet is required on 4.41 acres at 750 Leigon Way. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
03/09/01	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/02/10	A building permit (C-152078) was issued for a tenant improvement at 750 Leigon Way. The permit received its final inspection on 06/29/10.
09/26/18	A building permit (C18-03726) was issued for an attached metal shade structure at 750 Leigon Way. The permit received its final inspection on 12/21/18.

Pre-Application Meeting	
07/31/19	Staff conducted a pre-application meeting 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	
08/27/19	Staff observed the subject site during a routine field check. The site is secured with fencing and contained overgrown brush.

Details of Application Request	
Site Area	
Net Acres	4.41

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Office, Other Than Listed / Trade School	SC (Service Commercial)	C-1 (Limited Commercial)
East			
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	292 Feet	Y
Min. Setbacks			
• Front	10 Feet	455 Feet	Y
• Side	10 Feet	62 Feet	Y
• Corner	10 Feet	74 Feet	Y
• Rear	20 Feet	84 Feet	Y
Max. Lot Coverage	50 %	26 %	Y
Max. Building Height	44.5 Feet*	30 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

**Residential Adjacency Standards limit the height allowed.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	10 Trees	1 Trees	N*
• West	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
TOTAL PERIMETER TREES		**29 Trees**	**20 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	8 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	8 Feet		8 Feet	Y
• East	8 Feet		Zero Feet	N*
• West	15 Feet		15 Feet	Y

** The applicant is requesting a Waiver of the landscape buffer requirement and an Exception for the parking lot landscape tree/island requirement.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Legion Way	Local	Title 13	60	Y
Harris Avenue	Local	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Trade School	8 Staff 80 Students	One space for each staff member, plus one space for every 2 students in class at maximum capacity.	48				
TOTAL SPACES REQUIRED			48		52		Y
Regular and Handicap Spaces Required			46	2	49	3	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot wide landscape buffer adjacent to all interior lot lines.	To allow a zero-foot wide landscape buffer adjacent to the east property line.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree is required for every six uncovered parking spaces, plus one tree at the end of each row of parking spaces.	To allow three parking lot islands where six are required and eight trees where 11 are required.	Approval

Las Vegas Valley Water District (LVVWD)
This parcel is currently served by LVVWD but the service does not have the backflow prevention required per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit.

NE

1 of 2 pt

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 750 Leigon Way, Las Vegas, Nevada 89110

Project Name 525 Plumbers & Pipefitters JATC Expansion **Proposed Use** Adult Education

Assessor's Parcel #(s) 140-30-803-013 **Ward #** _____

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

Additional Information _____

Property Owner Union Local 525 Training TR NV Contact Dale Stubblefield

Address 750 Leigon Way City Las Vegas State NV Zip 89110

E-mail stubby@local525.org Phone 702-452-1520

Applicant Union Local 525 Training TR NV Contact Dale Stubblefield

Address 750 Leigon Way City Las Vegas State NV Zip 89110

E-mail stubby@local525.org Phone 702-452-1520

Representative GK³ Architecture Contact Gemie Knisely

Address 2111 Edgewood Avenue City Las Vegas State NV Zip 89102

E-mail gemie@gk3architecture.com Phone 702-932-0455

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

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

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

Partner(s) _____

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

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

Property Owner Signature Dale Stubblefield

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

Print Name DALE STUBBLEFIELD

Subscribed and sworn before me

This 30th day of July 20 19

Leann R. Tasler

LEANN R. TASLER
Notary Public, State of Nevada
Appointment No. 18-4100-1
My Appt. Expires Oct 7, 2022

PRJ-77152
08/06/19

2 of 2 lt

NEVADA INDIVIDUAL ACKNOWLEDGMENT
NRS 240.166

State of Nevada
County of Clark } ss.

This instrument was acknowledged before me
on July, 30, 2019 by
Date

Dale Stubblefield (.)
Name of Signer No. 1

(and
N/A .)
Name of Signer No. 2 (if any)

LEANN R. TASLER
Notary Public, State of Nevada
Appointment No. 18-4100-1
My Appt. Expires Oct 7, 2022

Place Notary Seal and/or Stamp Above

Leann R. Tasler
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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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PRJ-77152
08/06/19

PROJECT INFORMATION:

APN: 140 30 803 013
750 LEIGON WAY
LAS VEGAS, NV 89110
ZONING: LIMITED COMMERCIAL DISTRICT (C-1)
PROPERTY SIZE: 4.41 ACRES (192,099 SF)
EXISTING BUILDING: 35,286 SF TWO STORY
PROPOSED BUILDING: 15,000 SF SINGLE STORY
W/3,000 SF MEZZANINE
F.A.R: 26%

REQUIRED PARKING:

TRADE SCHOOL:
1 SPACE FOR EACH STAFF MEMBER + 1 PER 2 STUDENTS

8 STAFF:	8 SPACES
80 STUDENTS:	40 SPACES
TOTAL REQUIRED	48 SPACES
TOTAL PROVIDED	52 SPACES*

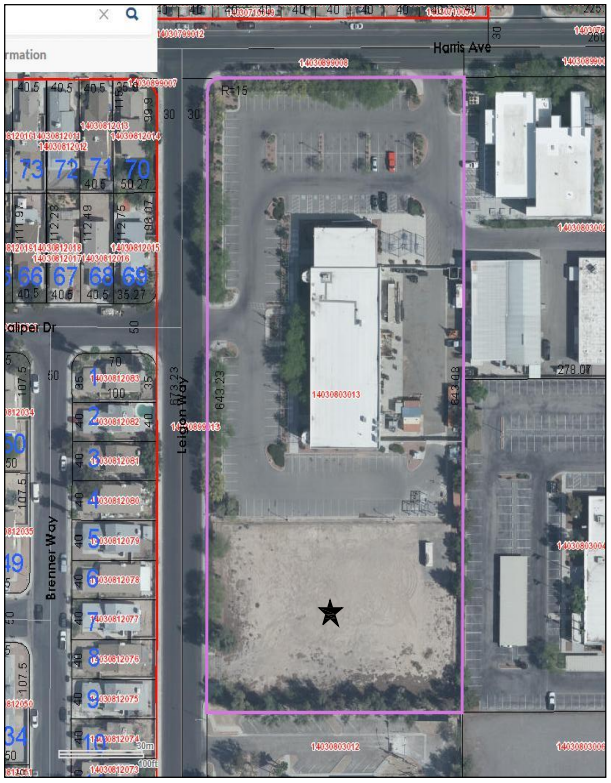
* 49 REGULAR SPACES
+ 1 VAN ACCESSIBLE SPACE
+ 2 ACCESSIBLE SPACES

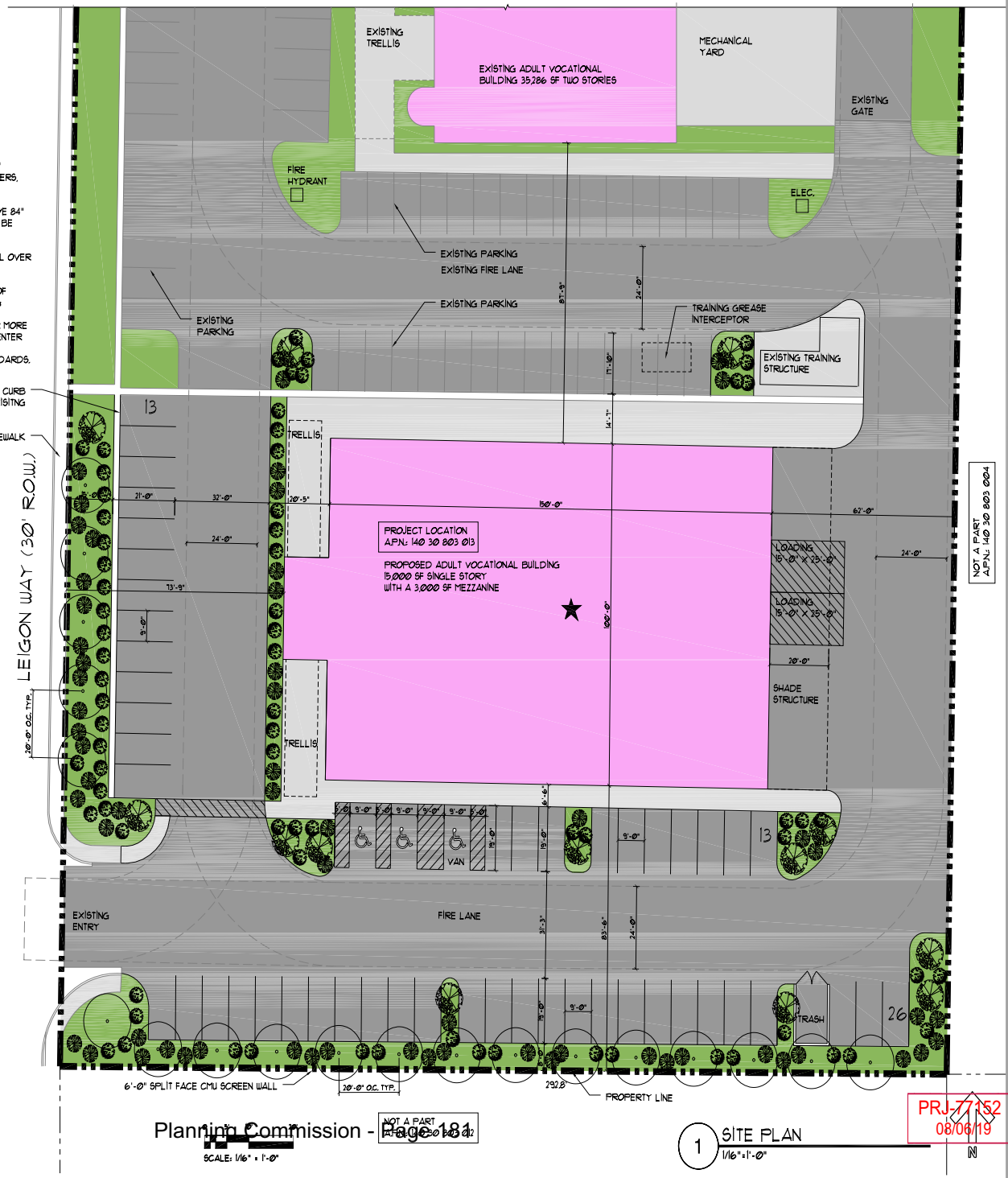
PLANT LEDGEND

SYMBOL	SIZE	QTY.	CLV REQ.	COMMON NAME
	EXISTING ±15ft TALL	EXIST.	EXISTING	MESQUITE
	24" BOX	13	SHADE TREE	RIO GRANDE ASH
	5 GAL.	75	BUSH	FEATHERY CASSIA
	5 GAL.	60	BUSH	RED YUCCA
	EXISTING 2FT DIA.	EXIST.	BUSH	EXISTING BUSH

LANDSCAPE NOTES:

1. GROUND COVER TO BE ROCK MULCH 3/8" SCREENED, 2" DEPTH IN ALL LANDSCAPE PLANTERS, COLOR BY OWNER
2. TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (SVRE) SHALL BRANCH AT OR ABOVE 84" ABOVE FINISH GRADE. SHRUBS IN SVRE'S SHALL BE BELOW 24" AT MATURITY.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, SO AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERS SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARD SCAPE OR OTHER STRUCTURES, INCLUDING BUILDING WALLS AND FOUNDATIONS.
5. SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER TOWN CENTER DESIGN STANDARDS.
6. PROVIDE TREES PER CLV DESIGN STANDARDS.





Planning Commission - Page 184

PRJ-77152
08/06/19

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
kevin@gk3architecture.com
gentle@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
LOCAL 525 PLUMBERS AND PIPEFITTERS
750 LEIGON WAY
LAS VEGAS, NV
89110

PROJECT:
PIPE TRADES TRAINING FACILITY
750 LEIGON WAY
LAS VEGAS, NV
89110
APN:140 30 803 013

SEAL:

REVISIONS

NO.	DESCRIPTION

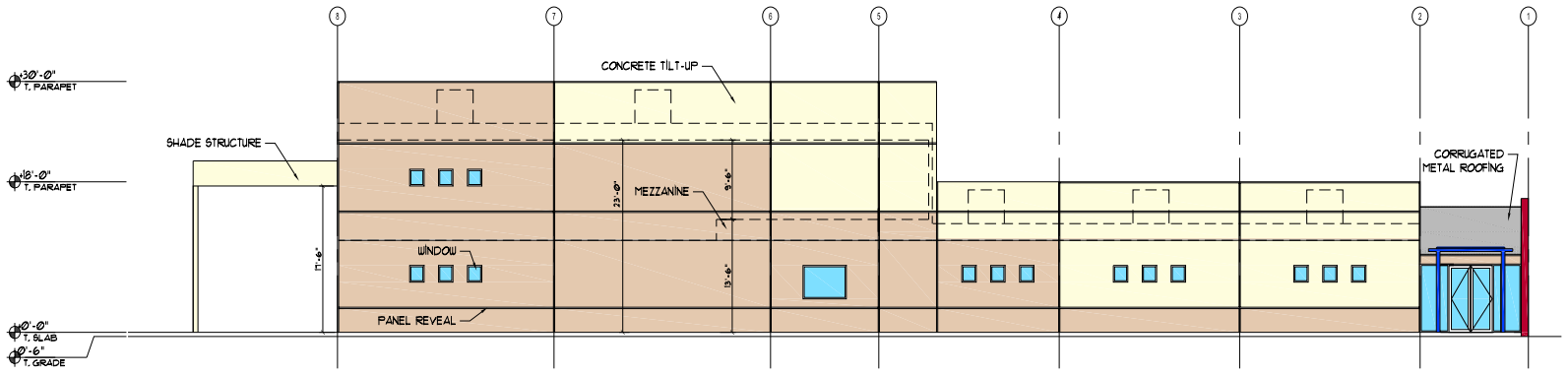
SHEET TITLE:
SITE PLAN

SCALE:
AS NOTED

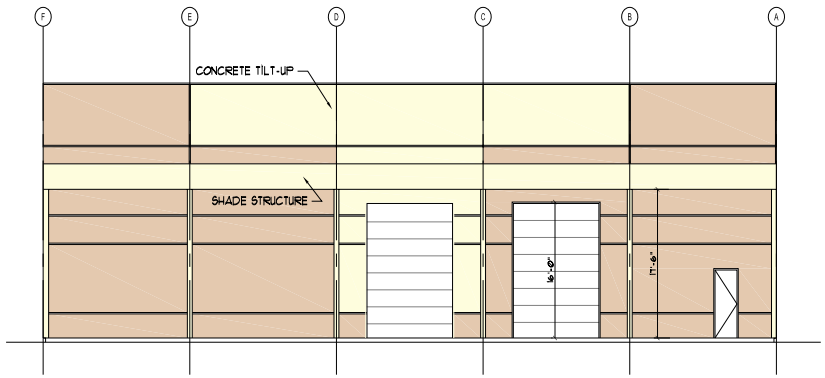
DATE:
08-05-19

ISSUED FOR:
CLV APPROVAL

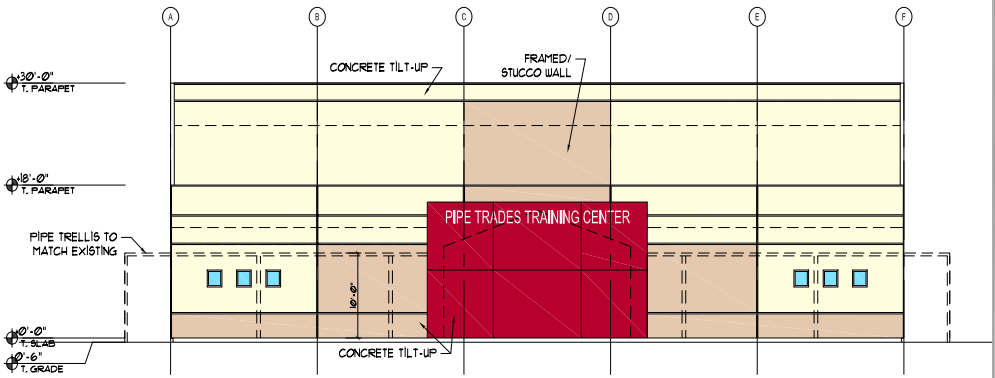
SHEET:
A1.0



4 NORTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"

EXTERIOR MATERIALS:

(MATCH EXISTING BUILDING)

P-1
ELASTOMERIC PAINT FINISH
FRAZEE PAINT #8683W
TINDERBOX

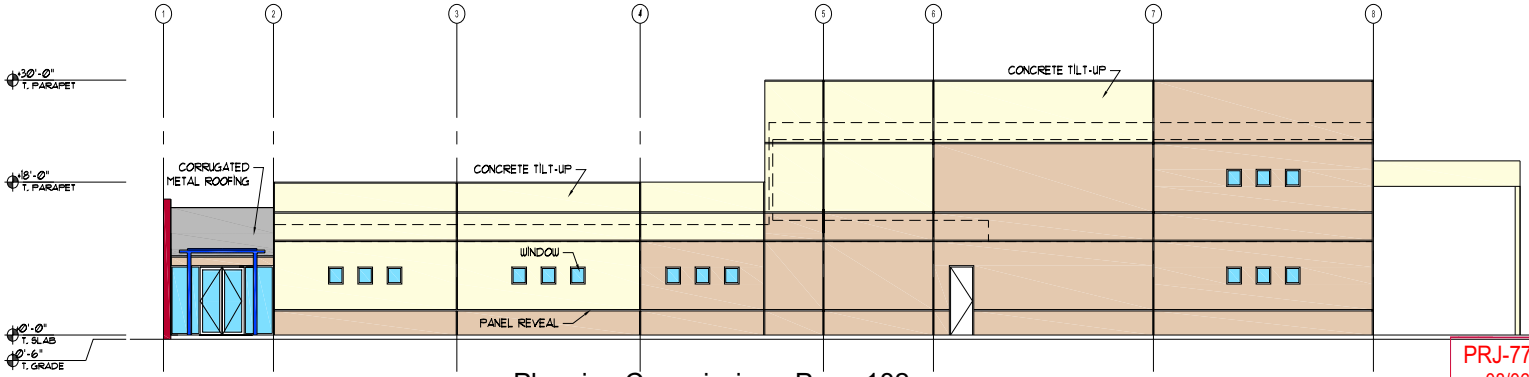
P-2
ELASTOMERIC PAINT FINISH
FRAZEE PAINT #8648M
WOOD CUT

P-3
ELASTOMERIC PAINT FINISH
FRAZEE PAINT #CT13N
SPICED RUM

CORRUGATED METAL ROOFING @ ENTRY

PIPE TRELLIS ACCENT





1 SOUTH ELEVATION
1/8"=1'-0"

PRJ-77152
08/06/19

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LAS VEGAS, NEVADA 89102
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Mobile (702) 250-9416
• kevin@gk3architecture.com
• gemile@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
LOCAL 525 PLUMBERS AND PIPEFITTERS
750 LEIGON WAY
LAS VEGAS, NV
89110

PROJECT:
PIPE TRADES TRAINING FACILITY
750 LEIGON WAY
LAS VEGAS, NV
89110
APN:140 30 803 013

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
ELEVATIONS

SCALE:
AS NOTED

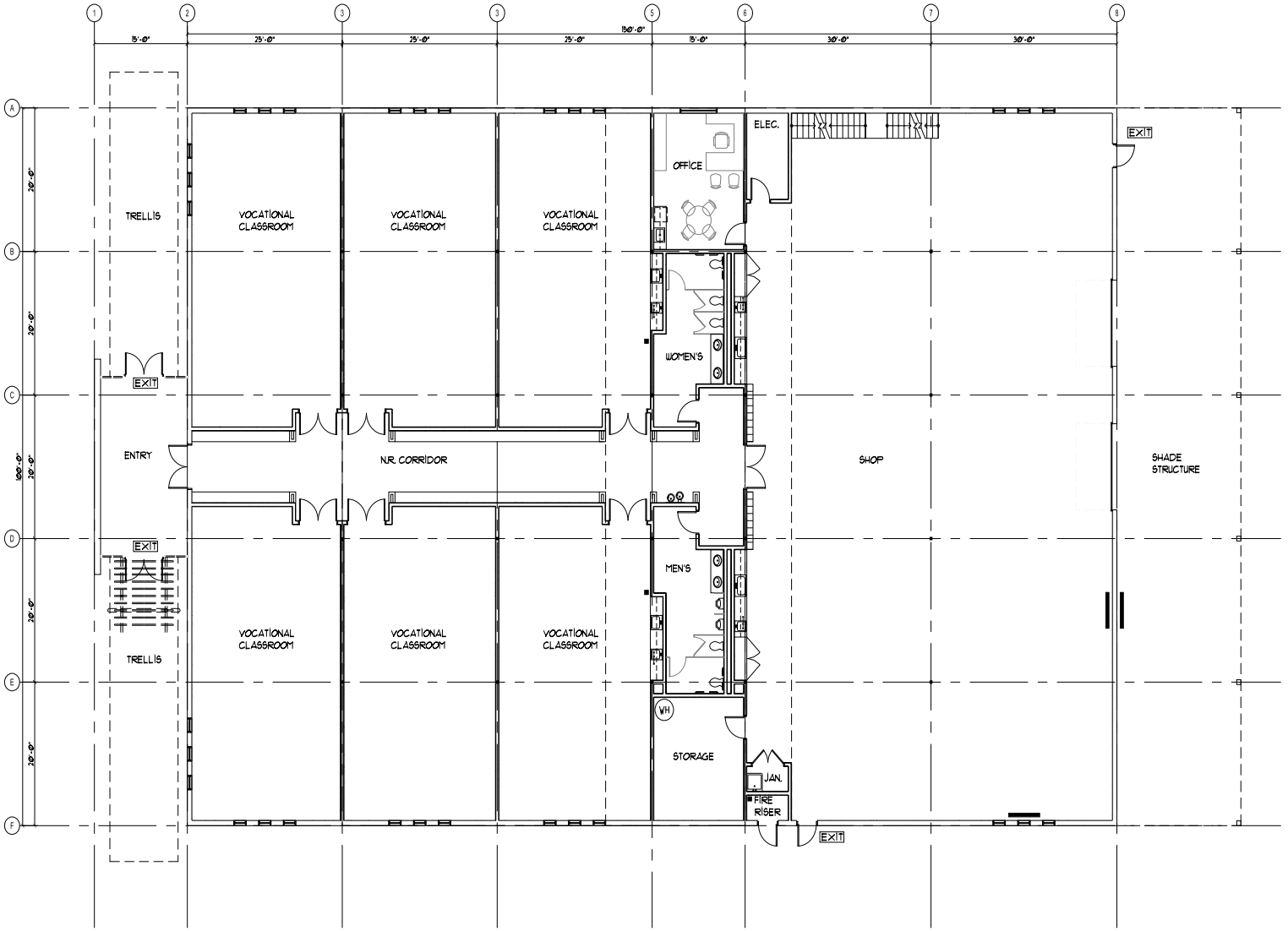
DATE:
08-05-19

ISSUED FOR:
CLV APPROVAL

SHEET:
A3.0

OCCUPANT LOAD AND EXITING, CHAPTER 10, TABLE 1004.5

OCCUPANCY DESCRIPTION	SF / OCCUPANT LOAD FACTOR	OCCUPANTS	MIN. 2 EXITS REQ. WHEN O.L.	REQUIRED NUMBER OF EXITS	NUMBER OF EXITS PROVIDED
VOCATIONAL CLASSROOMS	7,500 SF / 50	150	50	1	1
ENTRY, RESTROOMS, COORIDOR	1,500 SF / 150	10	50	1	1
VOCATIONAL SHOP	6,000 SF / 50	120	50	1	1
MEZZANINE - STORAGE	3,000 SF / 300	10	50	1	1
	TOTAL =	290		2	4



1 FLOOR PLAN
1/8" = 1'-0"

N

PRJ-77152
08/06/19

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SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
FLOOR PLAN

SCALE:
AS NOTED

DATE:
08-05-19

ISSUED FOR:
CLV APPROVAL

SHEET:
A3.0

NOTES

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

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

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

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

0 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

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

BOOK T20S R62E

25	124	123	122
38	139	140	141
63	162	161	160
76	177	178	179

SEC. 30

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

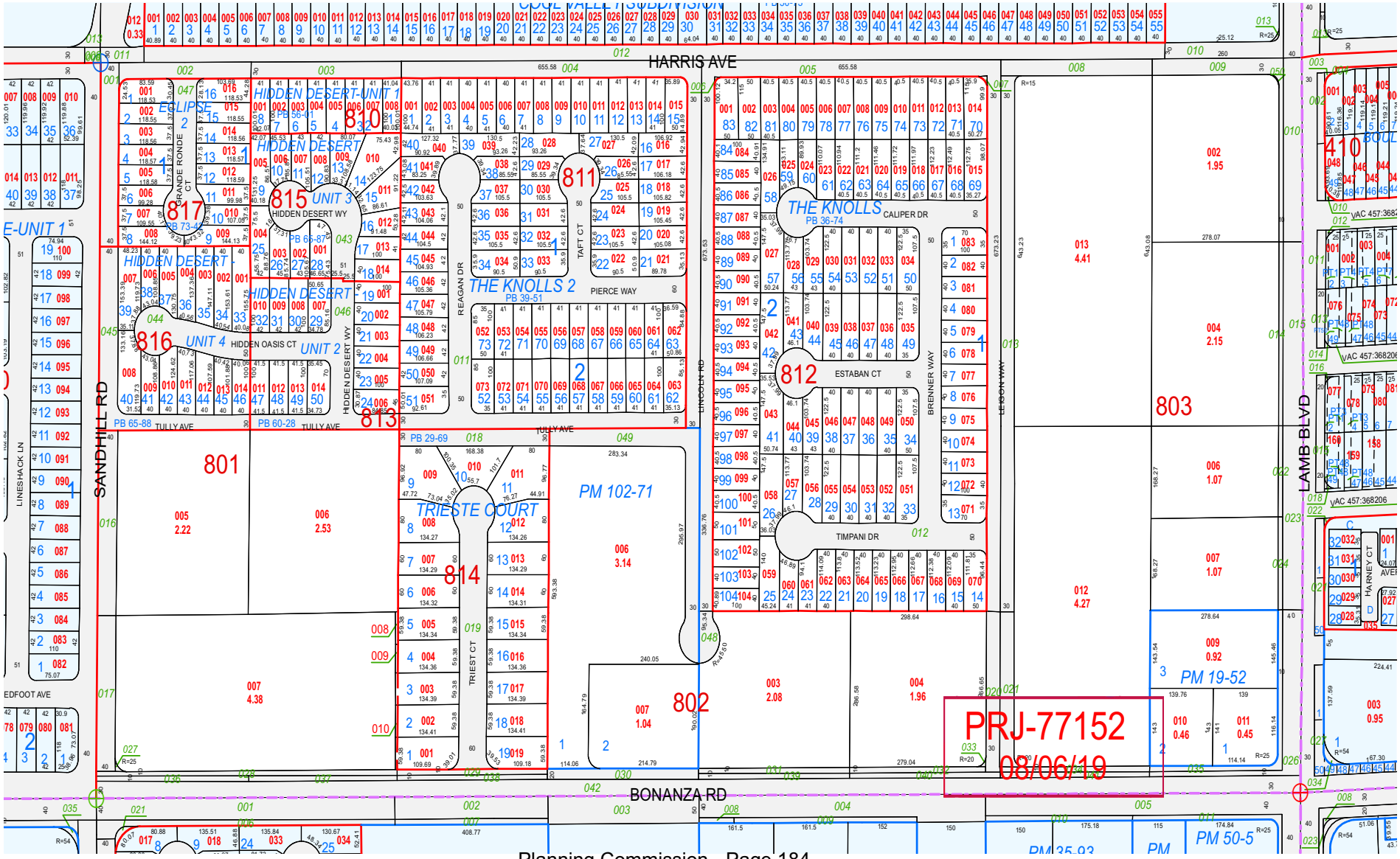
MAP S 2 SE 4

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

140-30-8

Scale: 1" = 200'

Rev: 1/8/2019



TAX DIST 200


750
TRADES TRAINING
PRJ-77152
08/06/19



SDR-77184 [PRJ-77152] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: UNION LOCAL 525 TRAINING TR NV
750 LEIGON WAY

08/27/2019



SDR-77184 [PRJ-77152] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: UNION LOCAL 525 TRAINING TR NV
750 LEIGON WAY

08/27/2019



SDR-77184 [PRJ-77152] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: UNION LOCAL 525 TRAINING TR NV
750 LEIGON WAY

08/27/2019



SDR-77184 [PRJ-77152] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: UNION LOCAL 525 TRAINING TR NV
750 LEIGON WAY

08/27/2019

SDR 77184
Union Local 525 Training TR NV

750 Leigon Way

Proposed 18 thousand square foot trade school.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	18	9.74	**175**
AM Peak Hour			1.16	**21**
PM Peak Hour			1.15	**21**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Harris Avenue

Average Daily Traffic (ADT)	1,574
PM Peak Hour	126

(heaviest 60 minutes)

Bonanza Road

Average Daily Traffic (ADT)	25,497
PM Peak Hour	275

(heaviest 60 minutes)

Lamb Boulevard

Average Daily Traffic (ADT)	40,657
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Harris Avenue	12,480
Bonanza Road	35,490
Lamb Boulevard	52,173

This project will add approximately 175 trips per day on Leigon Way, Harris Ave., Bonanza Rd. and Lamb Blvd. Currently, Harris is at about 13 percent of capacity, Bonanza is at about 72 percent of capacity and Lamb is at about 78 percent of capacity. With this project, Harris is expected to be at about 14 percent of capacity and both Bonanza and Lamb are expected to be unchanged. Counts are not available for Leigon, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 21 additional cars, or about one every three minutes.

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

2111 Edgewood Ave. • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk³ architecture

ARCHITECTURE • PLANNING • INTERIOR DESIGN

July 11, 2019

City of Las Vegas
Planning & Development Department
333 N Rancho Dr
Las Vegas, NV 89106

Justification Letter for Pipe Trades Training Facility
750 Leigon Way; Las Vegas, NV 89110

Ladies and Gentlemen:

GK³ Architecture, on behalf of Local 525 Plumbers and Pipefitters is requesting the review and approval for a site development plan review for a new 15,000 SF training facility with a 3,000 SF mezzanine and 2,000 SF attached shade canopy. The building will be located at the South end of the parcel that is undeveloped. The building will be used for vocational training as is the existing building on site. The building will operate during typical business hours 9am-6pm M-F, and weekend classes when needed for specialized training. The building will have up to 8 staff members and 80 students. The design of the new building will be consistent with the aesthetic of the existing facility. The new building will utilize the existing entry driveway off of Leigon Way. Parking standards will be met. Pedestrian access will be provided from the existing sidewalk on Leigon Way.

We respectfully ask for a waiver of development standards for the landscape buffer adjacent the East property line. 8ft is required for perimeter landscaping, however there is a commercial use to the East and an existing training structure in place. In order to keep the structure and maintain the fire lane the landscape buffer cannot be provided. When the existing facility was construction this landscape buffer was not required and is not provided along the East property line. To compensate for this the existing perimeter landscape, surrounding the new building will be improved.

The use is consistent with the current improvements in the surrounding area. The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie Knisely

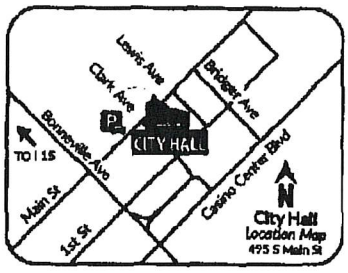
Gemie M. Knisely, RA

PRJ-77152
08/06/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 17 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77184 [PRJ-77152]

Planning Commission Meeting of **09/24/2019**

PRJ-77152
14030812099
VON-HEEDER LISA M
648 LINCOLN RD
LAS VEGAS NV 89110-2231

103 HRDFNP1 89110

12A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
SEP 18 2019
Dept of Planning
City of Las Vegas

CASE: SDR-77184 [PRJ-77152] - SITE DEVELOPMENT PLAN REVIEW

SUBJECT: APPLICANT/OWNER: UNION LOCAL 525 TRAINING TR NV

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 24, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 23, 2019.***

Jennie Knisely — Signature

9/18/19 — Date

Jennie Knisely — Please Print Name

GK3 Architecture — Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

AGENDA ITEM 12

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
13

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

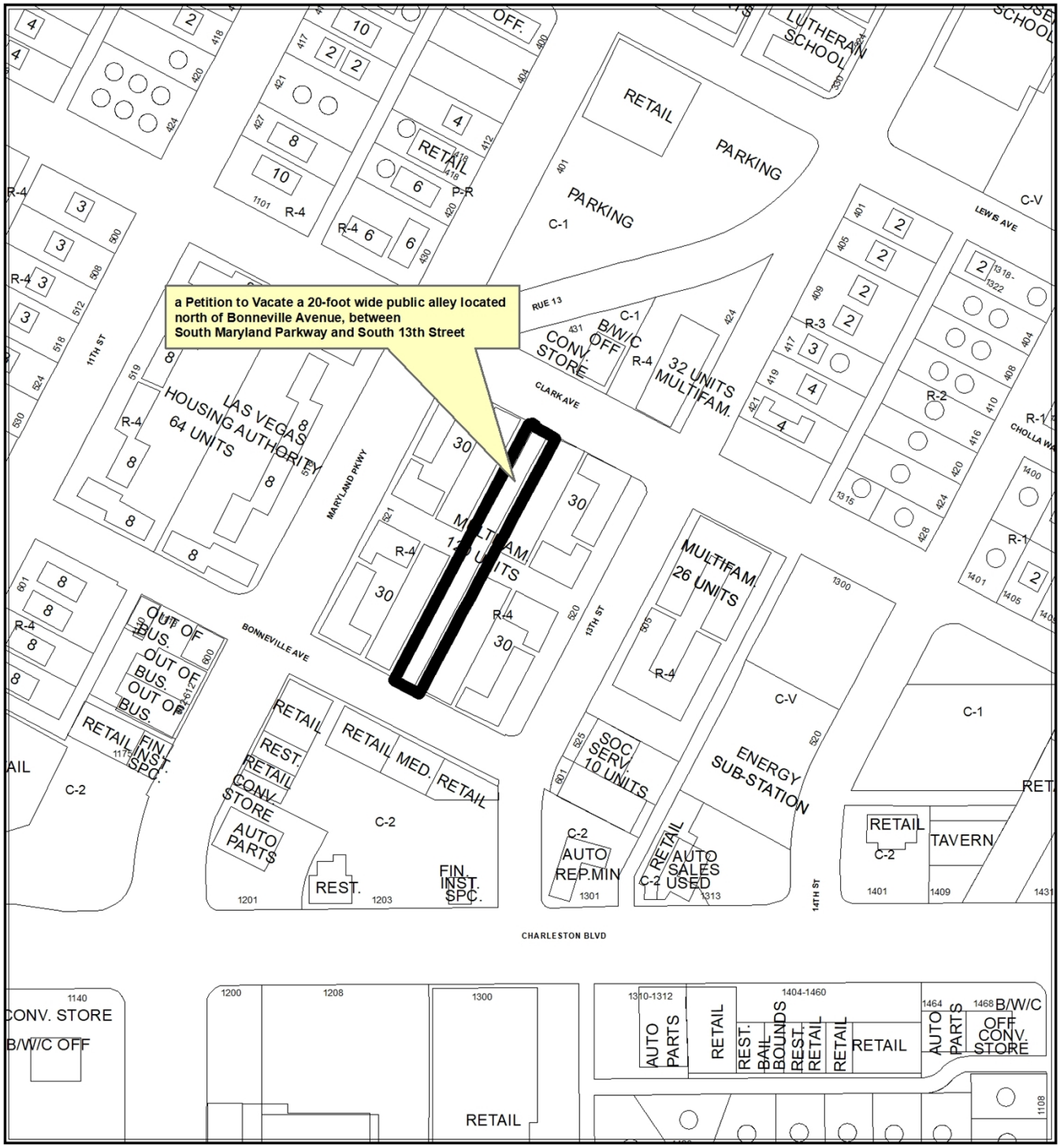
SUBJECT:
VAC-77145 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ORLEANS SQUARE HOA - For possible action on a request for a Petition to Vacate a 20-foot wide public alley located north of Bonneville Avenue, between Maryland Parkway and 13th Street, Ward 3 (Diaz) [PRJ-77072]. Staff recommends APPROVAL.

C.C.: 11/6/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: VAC-77145 (PRJ-77072)


a Petition to Vacate a 20-foot wide public alley located north of Bonneville Avenue, between South Maryland Parkway and South 13th Street
CASE: VAC-77145 (PRJ-77072)
0
150
300
Feet
N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ORLEANS SQUARE HOA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-77145	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 2

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

VAC-77145 CONDITIONS

1. The limits of this Petition of Vacation shall be the entire alley between Bonneville Avenue and Clark Avenue and between Maryland Parkway and 13th Street.

2. This Petition of Vacation shall be amended to reserve a public sewer and drainage easement over the entire area of the alley being vacated. The surface of the easement shall remain paved and drivable and shall be privately maintained.

3. Prior to the recordation of the Order of Vacation, the applicant shall submit a gating plan that is acceptable to the City Traffic Engineer and that does not have gate mechanical equipment within the area requested 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. Existing NV Energy pal lights shall be removed from the City's streetlight service and billing. Additionally, City of Las Vegas access to the existing streetlight service in the alley must be maintained through the reservation of a streetlight easement.

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.

7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, an easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

8. 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 a Petition to Vacate the 20-foot public alley right-of-way generally located north of Bonneville Avenue, between Maryland Parkway and 13th Street.

ANALYSIS

The Department of Public Works has presented the following information concerning this request to vacate the public alley right-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths?
N/A as it is for an entire alley.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
No, since the alley is used mostly for the residents' access and parking.

C. Does it appear that the vacation request involves only excess right-of-way?
No. It is an alley.

D. Does this vacation request coincide with development plans of the adjacent parcels?
No, but limiting access to the alley increases security for the residents.

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.

The Las Vegas Valley Water District has presented the following information concerning this request to vacate the public alley right-of-way:

> The existing development at parcels 139-34-811-049 and 139-34-811-050 are currently served by LVVWD for domestic service through existing facilities within the alley. Neither have the backflow prevention required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD for the abandonment and reconnection of the main, new services, and backflow preventers. Or, provide a minimum 50-foot wide easement by separate document for the existing LVVWD facilities and backflow retrofits. LVVWD will need a minimum 24-foot wide gates for ingress and egress. The proposed gates must be reviewed and approved by LVVWD prior to installation.

FINDINGS (VAC-77145)

As no existing parcel would be landlocked and the alley segment will not be needed for the proposed development, staff recommends approval of the proposed vacation. If denied, the alley would remain in its current configuration.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/24/65	The Board of Zoning Adjustments approved a Variance (V-0028-65) to allow professional offices without the required amount of off-street parking

Most Recent Change of Ownership	
08/05/10	A deed was recorded for a change in ownership.

Pre-Application Meeting	
07/23/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Petition to Vacate.

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

Field Check	
08/15/19	A field check by staff was conducted for the subject site. Nothing was noted of concern.

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	Beer/Wine/Cooler Off-Sale		C-1 (Limited Commercial)
South	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High-Density Residential)
West			

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2045 Downtown Master Plan (Area 2)	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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 of Public Right of Way (20' alley)

Project Address (Location) 521 S. Maryland Parkway, Las Vegas, NV

Project Name Vacation of Alley **Proposed Use** Residential

Assessor's Parcel #(s) 139-34-899-003 **Ward #**

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-4 Proposed R-4

Additional Information vacate the existing alley between Maryland Parkway and Thirteenth Street & between Clark Ave. and Bonneville Avenue

Property Owner Orleans Square HOA Contact David Ackerman, President

Address 601 E. Charleston Blvd. #101 City Las Vegas State NV Zip 89104

E-mail davidackerman268@gmail.com Phone 7403502420

Applicant SAME Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Dwyer Engineering Inc. Contact Thomas L. Hellums, PLS, WRS

Address 7310 Smoke Ranch Road, Suite E City Las Vegas State NV Zip 89128

E-mail thellums@dwyerengineering.com Phone 702254220

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

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

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

Partner(s) _____

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

Property Owner Signature David Ackerman, President

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

Print Name DAVID ACKERMAN

Subscribed and sworn before me

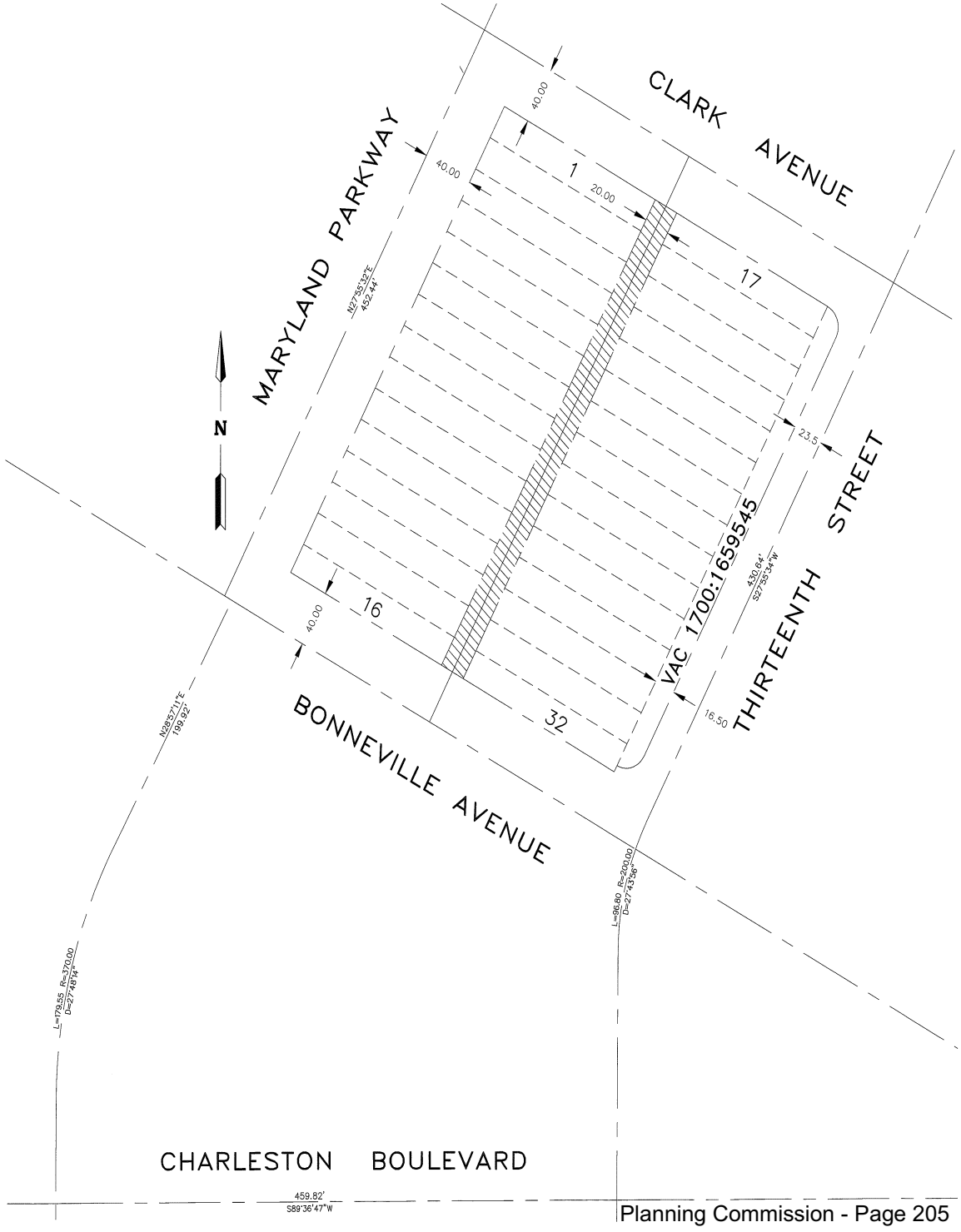
This 3rd day of July, 20 19

Nestor Alfonso Montero Lanz Clark county, NV.

Notary Public in and for said County and State

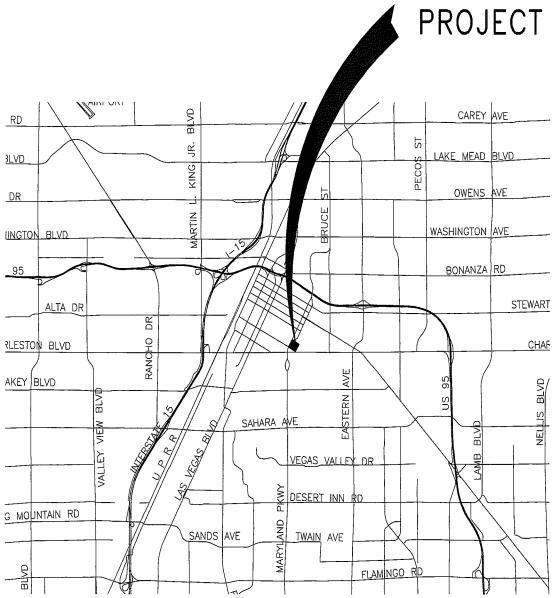
NESTOR ALFONSO MONTERO LANZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-26-2022
Certificate No: 18-3853-1

PRJ-77072
07/30/19



LEGEND

- LOT LINES
- CENTERLINE
- RIGHT OF WAY
- CLARK STREET
- AREA TO BE VACATED
- 19 LOT NUMBER



VICINITY MAP
NOT TO SCALE
North

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED

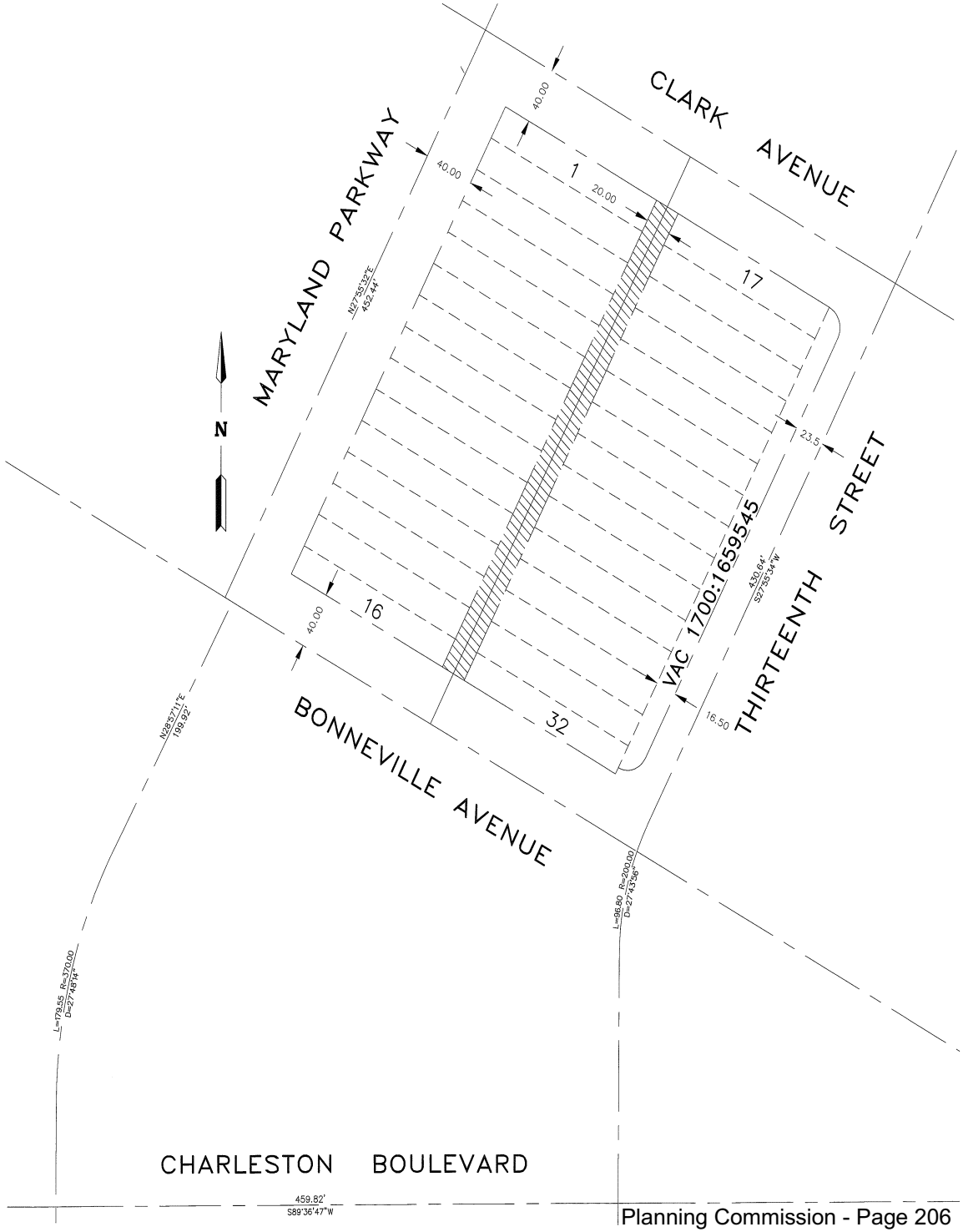
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
THOMAS L. HELLUMS
7-16-19
NO. 9450
EXPIRES 06-30-21

DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
WATER RIGHTS
LAND USE PLANNING
7310 SMOKE RANCH RD., SUITE E
LAS VEGAS, NEVADA 89128
(702) 254-2200
fax: (702) 254-2236

SITE PLAN
ORLEANS SQUARE
HOME OWNERS ASSOCIATION
521 S. MARYLAND PARKWAY
CITY OF LAS VEGAS, NEVADA

DATE: 07/12/19
SCALE: 1"=40'
JOB No.: 19834
DRAWN BY: TLH
CHECKED BY: RBS
SHEET NO.
1 OF 1

PRJ-77072
07/30/19



REVISIONS

NO.	DATE	DESCRIPTION	APPROVED

STATE OF NEVADA
THOMAS L HELLUMS
No. 9450
PROFESSIONAL LAND SURVEYOR
EXPIRES 06-30-21

DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
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LAND PLANNERS
2010 JUNCTION RANCH RD., SUITE C
LAS VEGAS, NEVADA 89128
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DATE:	07/12/19
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JOB No.:	19834
DRAWN BY:	TLH
CHECKED BY:	RBS
SHEET NO.	1 OF 1

PRJ-77072
07/30/19



VAC-77145 [PRJ-77072] - VACATION - APPLICANT/OWNER: ORLEANS SQUARE HOA
NORTH OF BONNEVILLE AVENUE, BETWEEN MARYLAND PARKWAY AND 13TH STREET

08/15/2019



VAC-77145 [PRJ-77072] - VACATION - APPLICANT/OWNER: ORLEANS SQUARE HOA
NORTH OF BONNEVILLE AVENUE, BETWEEN MARYLAND PARKWAY AND 13TH STREET

08/15/2019

DWYER ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

July 11, 2019

City of Las Vegas Current Planning
Development Services Center
333 South Rancho Drive
Las Vegas, Nevada 891xx

RE: Justification Letter – Vacation Application Alley-between Maryland Parkway & Thirteenth Street, from South right of way of Clark Avenue to North right of way of Bonneville Avenue.

To Whom It May Concern:

The purpose of this Vacation of Alley (20' wide) is at the request of the property owner. The current property is in the process of fencing and gating the above referenced block of lots for tenant security. The multi-family property is a fully developed residential property and been experiencing problems with security. The alley way has been used as access for tenant parking and will continue to do so with private automated gate security codes issued to each tenant. There is an existing decorative wrought iron fence around the property perimeter, with pedestrian gates. The Property owners will construct vehicular automated gates located at each end of the alley to accomdate tenant parking, utility access and maintenance access. Traffic engineering will concurr that limited access to the alley will not impact the area traffic flow or create any hazardous conditions along Clark Avenue or Bonneville Avenue. The lots in this area are part of Block 20 of the "Pioneer Heights Addition to Las Vegas, Nevada" Subdivision as recorded in Book 1, of plats, Page 35. There are no Bicycle Parking areas and no electric vehicle charging stations on this property.
Therefore, we are formally requesting the vacation of the above referenced alley.

Sincerely,
DWYER ENGINEERING, INC.

Thomas L. Hellums, P.L.S., W.R.S.
Principal

S:\SURVEY\Mapping\Mapping2019\19834-Vacate-Alley\Just-lttr\OrleansSquare_HOA-Vacation of Alley-JUST.doc

7310 SMOKE RANCH ROAD, SUITE E ▪ LAS VEGAS, NV 89128 ▪ (702) 254-2200 ▪ fax: (702) 254-2236
www.dwyerengineering.com ▪ email: dwyereng@dwyerengineering.com

PRJ-77072
07/30/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
SEP 18 2019
Dept of Planning
City of Las Vegas

CASE: VAC-77145 [PRJ-77072] - VACATION

SUBJECT: APPLICANT/OWNER: ORLEANS SQUARE HOA

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 24, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 23, 2019.***

David Ackerman — 9/18/2019

Signature — Date

DAVID ACKERMAN, PRESIDENT

Please Print Name

ORLEANS SQUARE HOMEOWNERS ASSOCIATION

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

AGENDA ITEM 13

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
14

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

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

C.C.: 11/06/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Withdrawal Request for GPA-76723 and ZON-76724 [PRJ-76649]
2. Location and Aerial Maps
3. Land Use Map
4. Staff Report - GPA-76723 and ZON-76724 [PRJ-76649]
5. Supporting Documentation - GPA-76723 and ZON-76724 [PRJ-76649]
6. Photo(s) - GPA-76723 and ZON-76724 [PRJ-76649]
7. Justification Letter - GPA-76723 and ZON-76724 [PRJ-76649]
8. Backup Submitted for the July 23, 2019 Planning Commission Meeting
9. Backup Submitted for the August 27, 2019 Planning Commission Meeting

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

RECEIVED
SEP 16 2019
Dept of Planning
City of Las Vegas

September 16, 2019

City of Las Vegas
Department of Planning
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Jensen & Helena Area 6 and Area 7 – Request to Withdraw PRJ-76649 (GPA-76723 and ZON-76724)

Dear City of Las Vegas – Department of Planning:

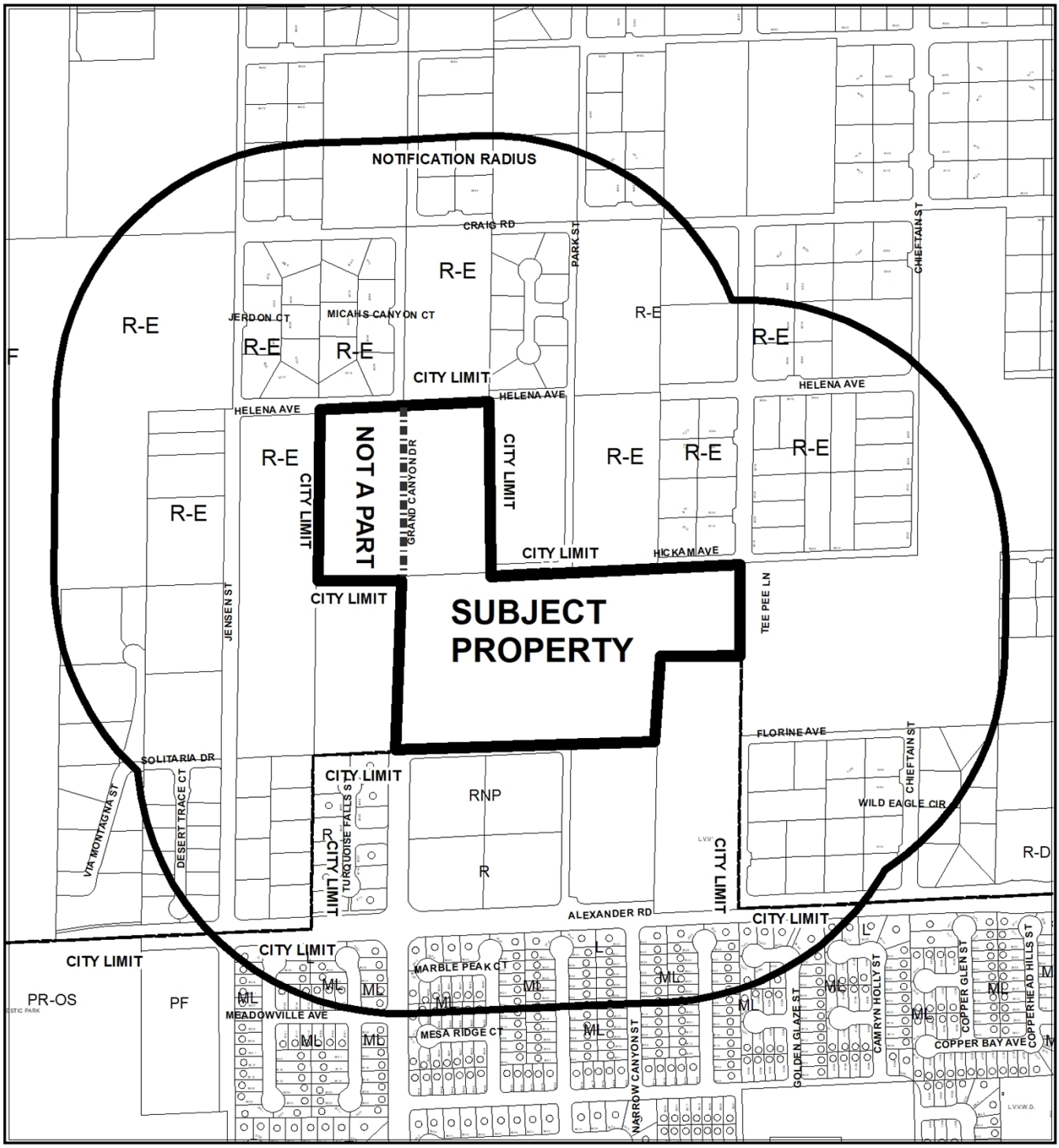
Taney Engineering, on behalf of our client, Lone Mountain Estates, LLC, is formally requesting the withdrawal without prejudice of the General Plan Amendment (GPA-76723) and Zone Change (ZON-76724.

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

Sincerely,

Elisha Scrogum

Elisha Scrogum
Taney Engineering



0 435 870 Feet

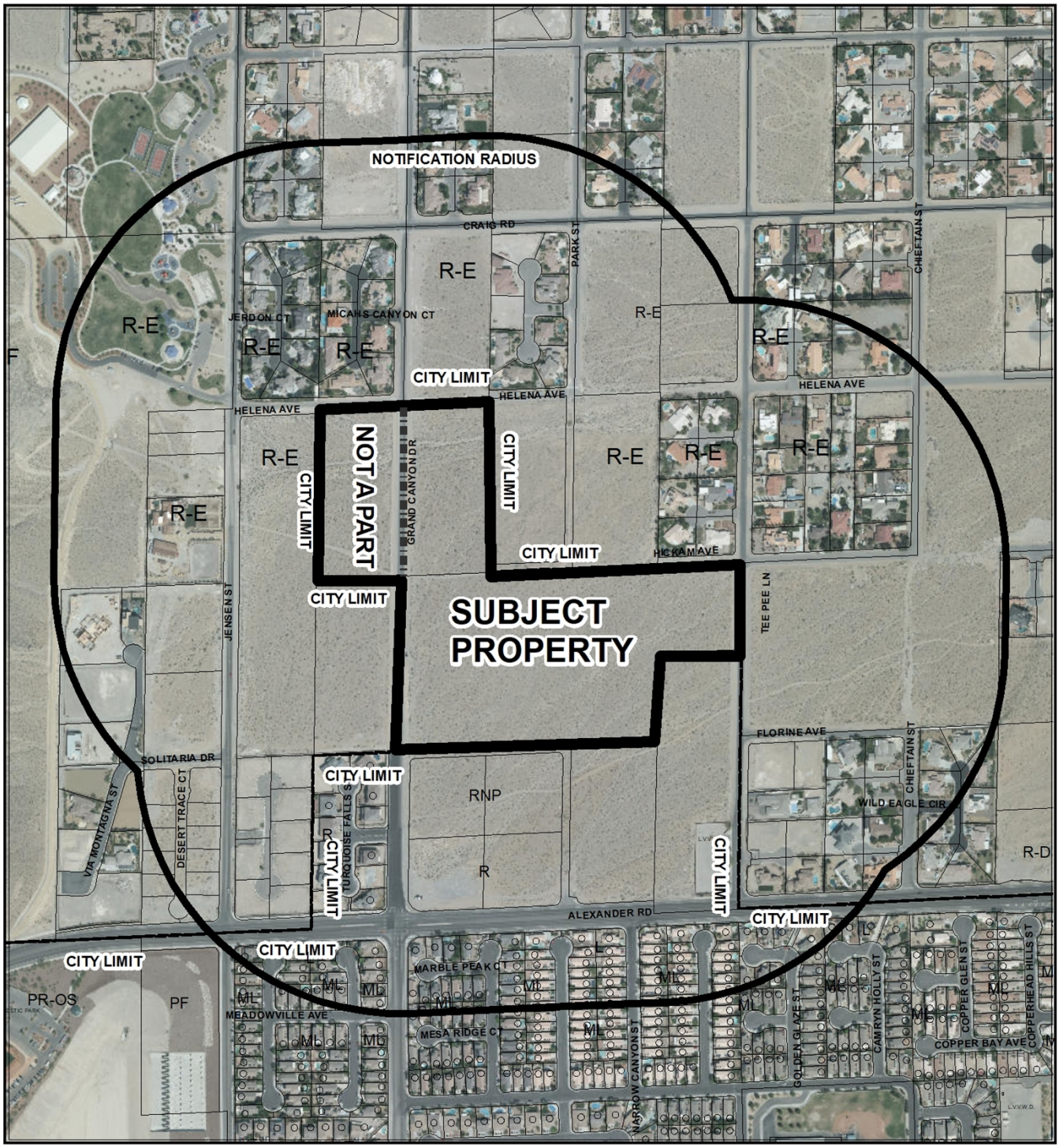
CASE: **GPA-76723 (PRJ-76649)**

RADIUS: 1000 FEET

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

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

N



0 435 870 Feet

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

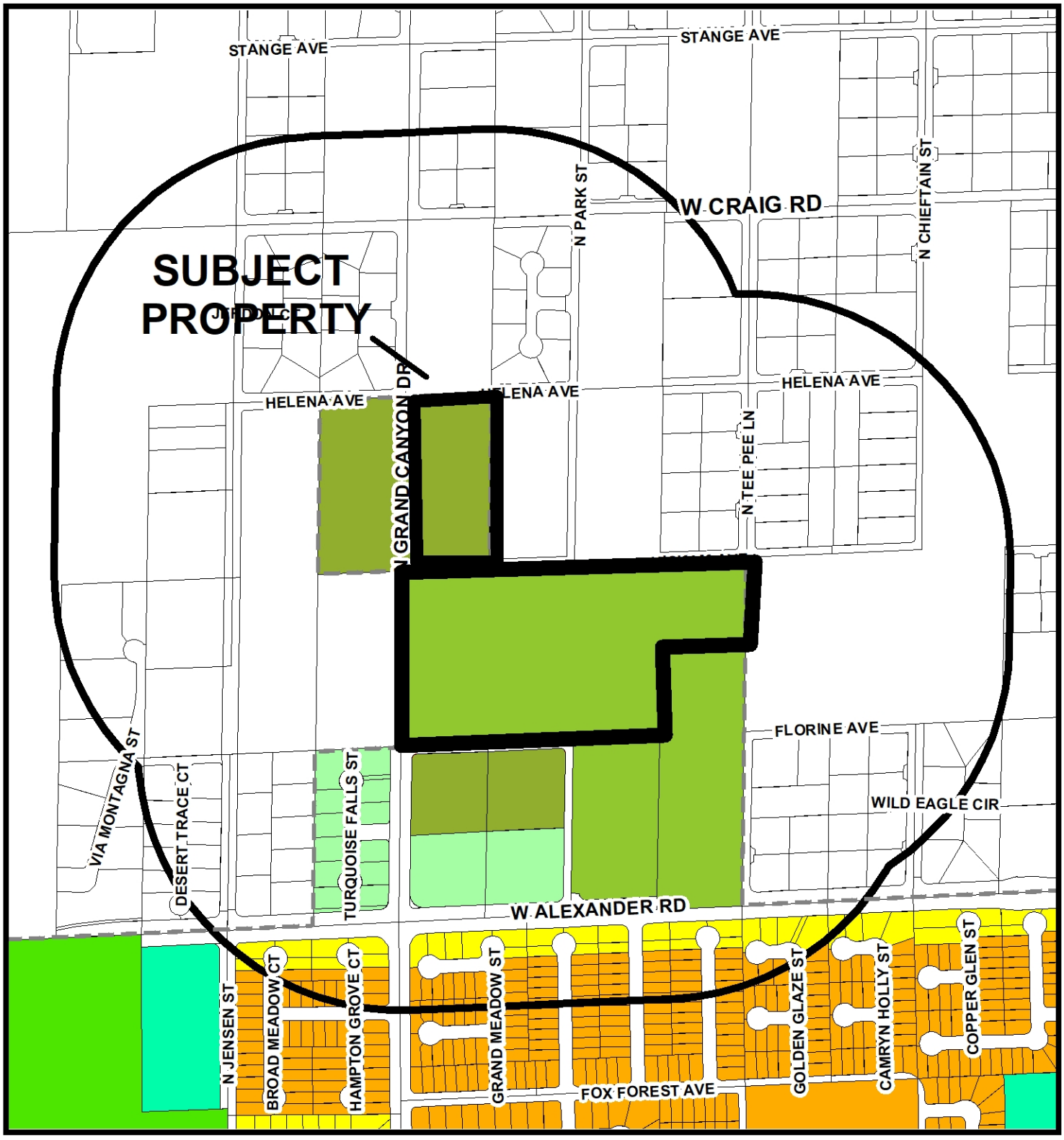
RADIUS: 1000 FEET

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

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

N

GPA-76723



General Plan Amendment

FROM RNP TO DR TO R

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, June 24, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC

** STAFF RECOMMENDATION(S) **

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

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 250 - GPA-76723 and ZON-76724

PROTESTS 8 - GPA-76723 and ZON-76724

APPROVALS 0 - GPA-76723 and ZON-76724

NE

** STAFF REPORT **

PROJECT DESCRIPTION

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

ISSUES

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

ANALYSIS

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

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

NE

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

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

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

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

FINDINGS (GPA-76723)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

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

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

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

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

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

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

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

FINDINGS (ZON-76724)

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

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

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

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

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

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

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

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/06/19	Code Enforcement processed a complaint (#199712) for dumped refuse including furniture on the side of the road at Tee Pee Lane and Hickam Avenue. The case was resolved on 05/07/19.
05/07/19	Code Enforcement processed a complaint (#199868) for dumped refuse including furniture on the side of the road at Tee Pee Lane, north of Florine Avenue. The case was resolved on 05/20/19.
07/23/19	The Planning Commission voted (6-0) to hold in ABEYANCE GPA-76723 and ZON-76724 [PRJ-76649] to the August 27, 2019 Planning Commission meeting.
08/27/19	The Planning Commission voted (6-0) to hold in ABEYANCE GPA-76723 and ZON-76724 [PRJ-76649] to the September 24, 2019 Planning Commission meeting.

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

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

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

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

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

Details of Application Request	
Site Area	
Net Acres	22.46

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

NE

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

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

DEVELOPMENT STANDARDS

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

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

NE

22.46 Acres or 978,358 Square Feet

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Jensen & Helena

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

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

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

Additional Information

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

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

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

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

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

City Official **Partner(s)**

Partner(s)

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

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

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

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

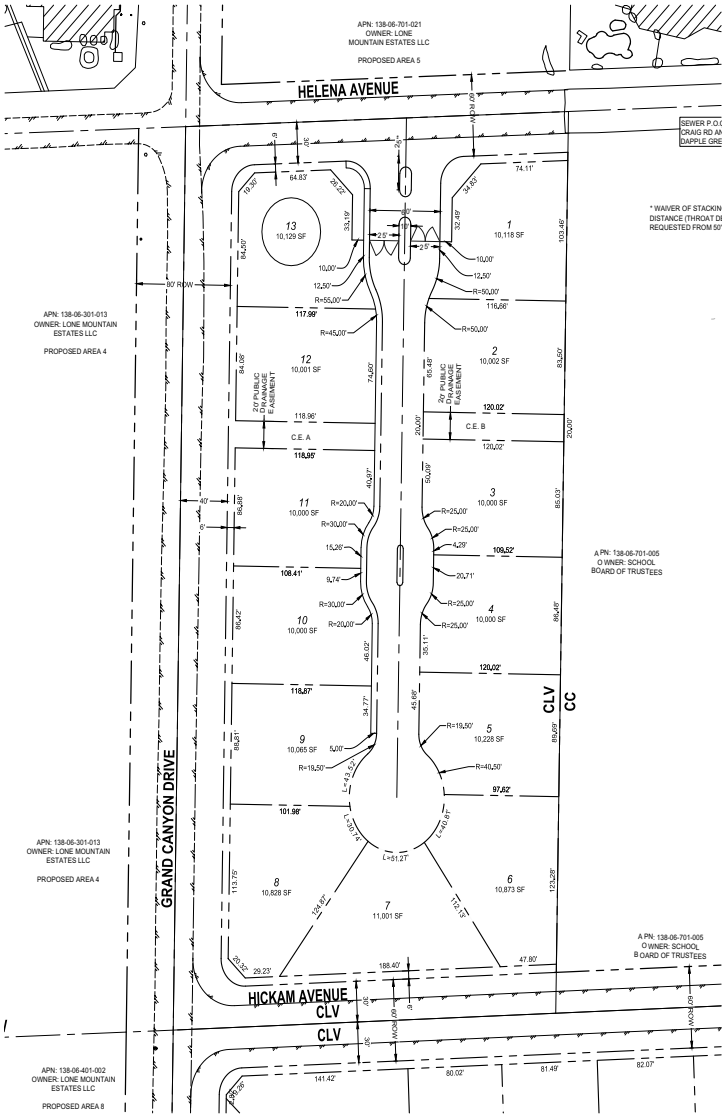
Print Name By: Kenneth L Templeton, Manager

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

Notary Public in and for said County and State

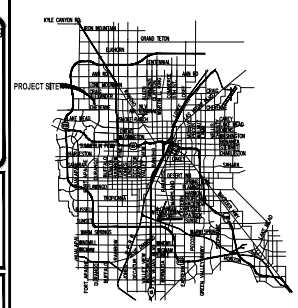
SUSAN BERGER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 18-3917-1
MY APPT. EXPIRES FEBRUARY 21, 2022

PR-17-649
06/04/19



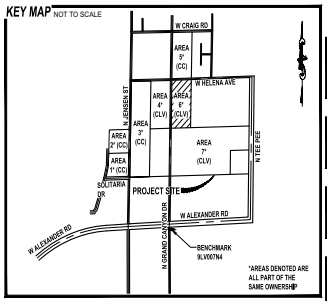
VICINITY MAP

NOT TO SCALE



KEY MAP

NOT TO SCALE



UTILITY DISCLAIMER

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BASIS OF BEARING

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

BENCHMARK

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

LEGAL DESCRIPTION

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

ABBREVIATIONS

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

LEGEND

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

PROJECT INFORMATION

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

OWNER

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

DEVELOPER

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

DEVELOPMENT NOTES

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

UTILITIES

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

BUILDING SETBACKS

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

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

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

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

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

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

EST. 2000

JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL
SITE PLAN

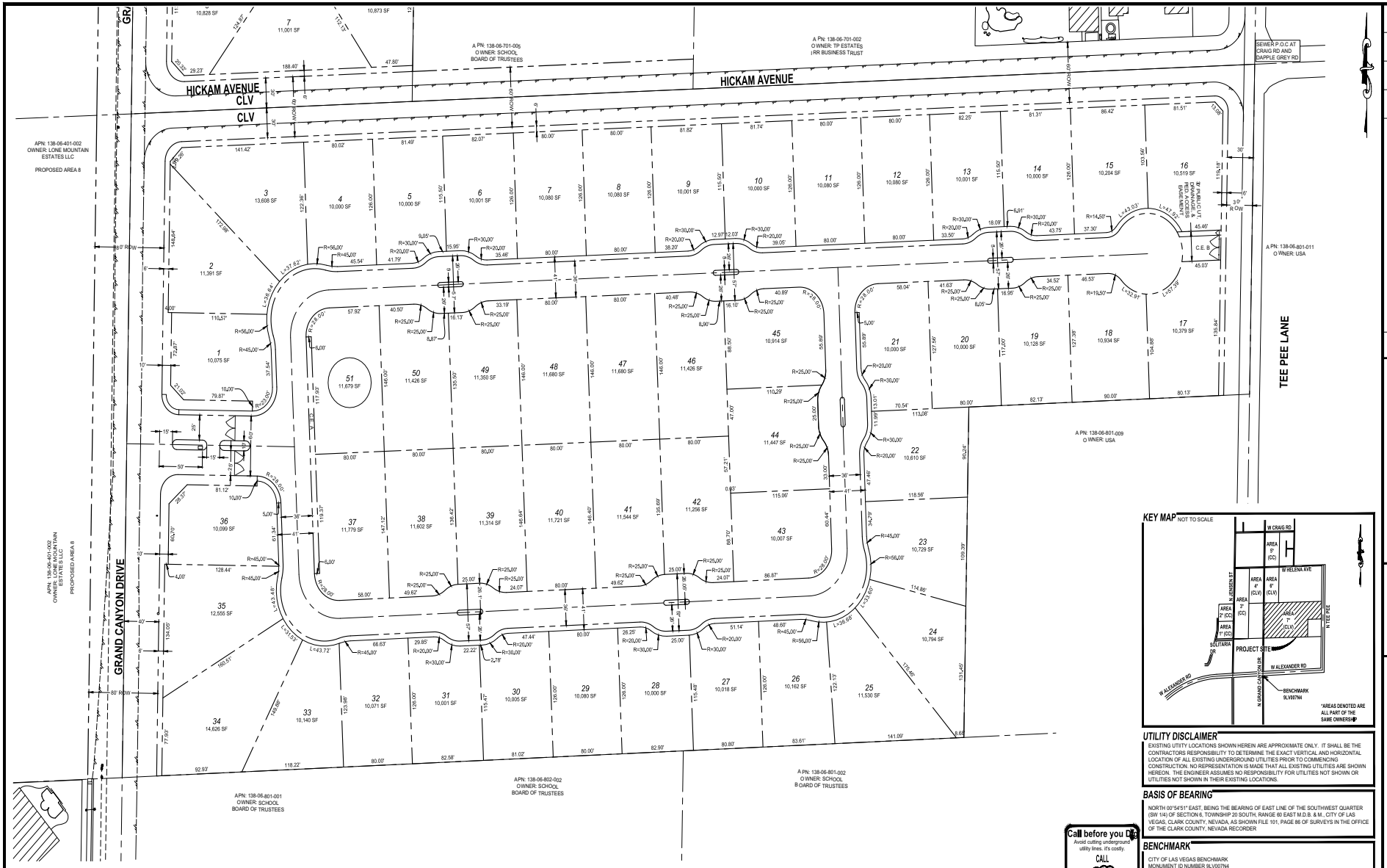
DATE: 6/3/2019
SCALE: 1=50'
JOB NO.: LMT-18-001
DESIGNED BY: NB CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 1 OF 1

PRJ-76649
06/04/19

Planning Commission - Page 225

CLV

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



KEY MAP
NOT TO SCALE

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

BENCHMARK
CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER 9LV007N4
RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & GRAND CANYON
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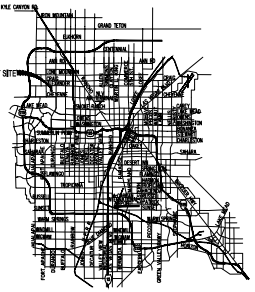
LEGAL DESCRIPTION
THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) ALL IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D. B. & M., CLARK COUNTY, NEVADA.

VICINITY MAP
NOT TO SCALE



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

UTILITIES

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

BUILDING SETBACKS

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

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

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

DEVELOPMENT NOTES
1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES AT THIS TIME. THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
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4. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

PROJECT INFORMATION

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

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
COWD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

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

Call before you Dig
Avoid cutting underground utility lines. It's costly.
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Planning Commission - Page 226

PRJ-76649
06/04/19

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

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

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

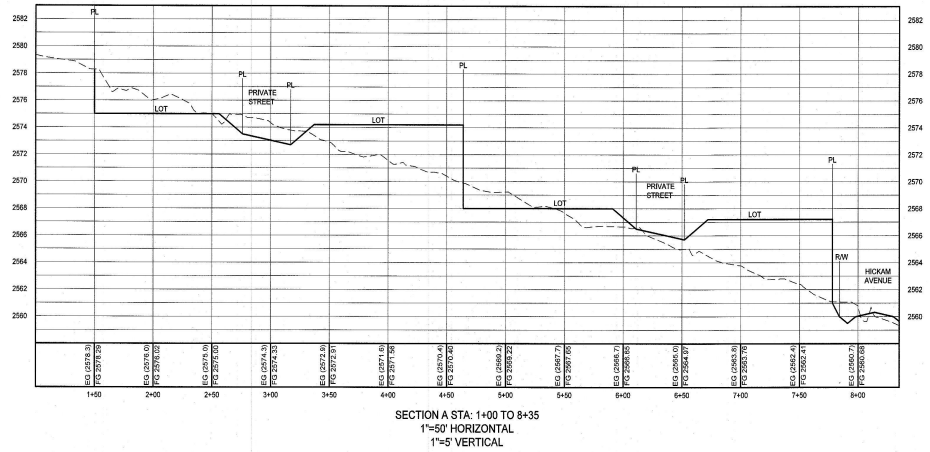
EST. 2000

JENSEN & HELENA AREA 7
SINGLE FAMILY RESIDENTIAL
SITE PLAN

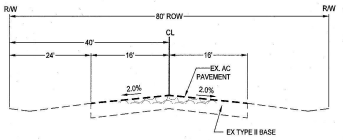
DATE: 6/3/2019
SCALE: 1=50'
JOB NO.: LMT-18-001
DESIGNED BY: NB
CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 1 OF 1

CLV

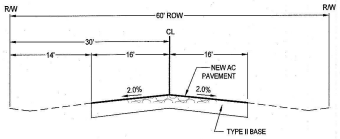
LAST PLOT: Nivel Balayot
FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELEN\ENG\ENGENTITLEMENTS\TM\TENTATIVEMAP_AREA#7.DWG



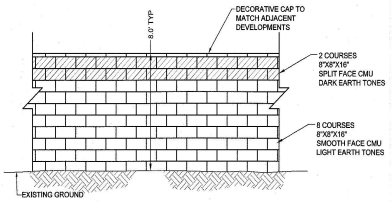
SECTION A STA: 1+00 TO 8+35
1"=50' HORIZONTAL
1"=5' VERTICAL



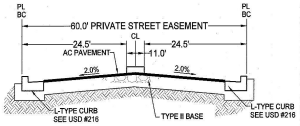
TYPICAL 80' ROW (GRAND CANYON DR)
NTS



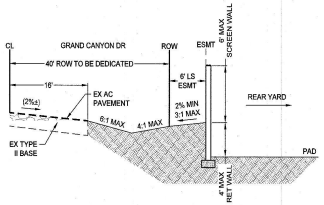
TYPICAL 60' ROW (HELENA AVE, HICKAM AVE, & TEE PEE LN)
NTS



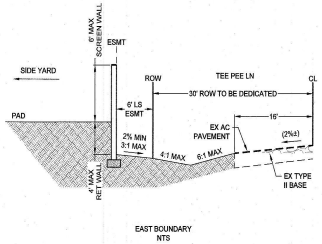
PERIMETER DECORATIVE BLOCK
WALL SECTION
NTS



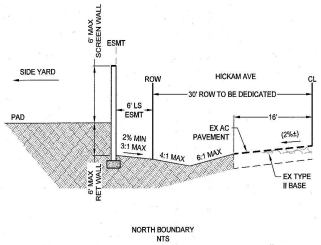
60-FT PRIVATE ENTRANCE
NTS



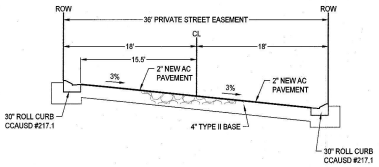
WEST BOUNDARY
NTS



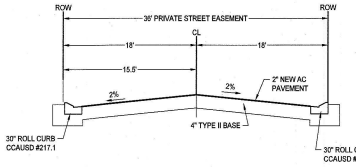
EAST BOUNDARY
NTS



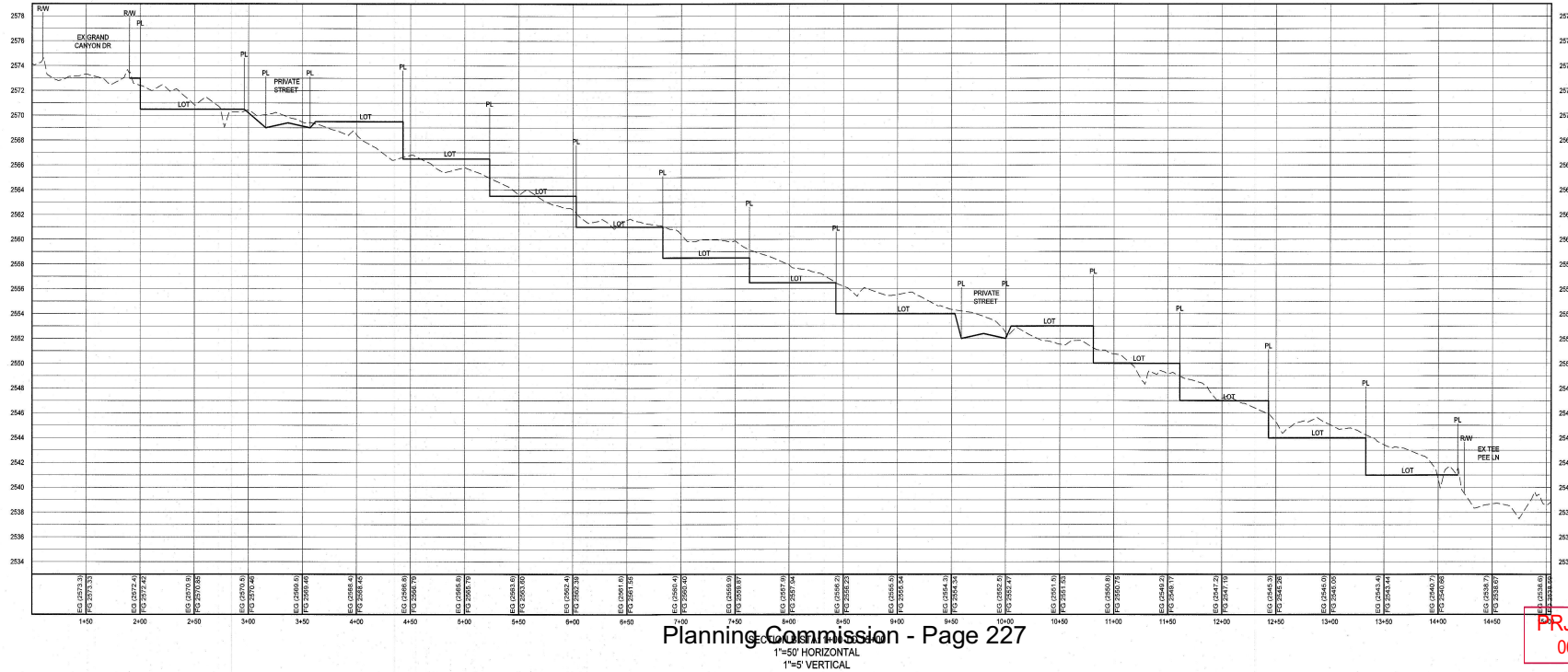
NORTH BOUNDARY
NTS



TYPICAL INTERIOR PRIVATE STREET
CROSSFALL
NTS



TYPICAL INTERIOR PRIVATE STREET
STANDARD CROWN
NTS



SECTION B STA: 1+00 TO 14+50
1"=50' HORIZONTAL
1"=5' VERTICAL

PRJ-76649
06/04/19

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REVISIONS

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

LONE MOUNTAIN ESTATES LLC
3375 S. RAINBOW BLVD, STE 200
LAS VEGAS, NV 89146
FAX:

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-9333

EST. 2000

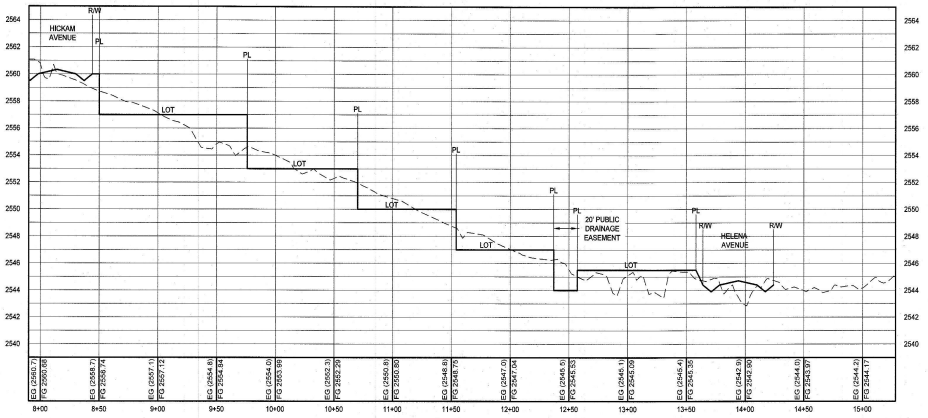
JENSEN & HELENA AREA 7
SINGLE FAMILY RESIDENTIAL
SECTIONS & DETAILS

ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726

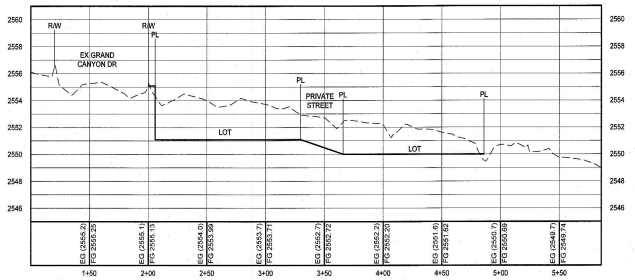
DATE:	6/3/2019
SCALE:	1=50'
JOB NO:	LMT-18-001
DESIGNED BY:	NB
CHECKED BY:	RC
SHEET NAME:	TM
SHEET NUMBER:	2 OF 2

CLV

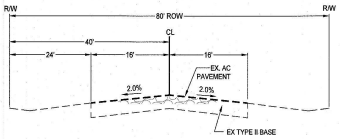
LAST PLOT: Noel Balogot
FILE NAME: R:\LMT\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENGEN\ENTITLEMENTS\TENTATIVE\MAP_AREA-7.DWG



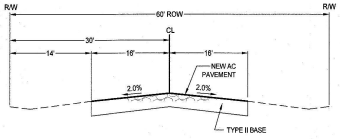
SECTION A STA: 7+90 TO 15+27.95
1"=50' HORIZONTAL
1"=5' VERTICAL



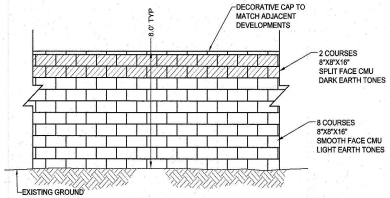
SECTION B STA: 1+00 TO 5+85.90
1"=50' HORIZONTAL
1"=5' VERTICAL



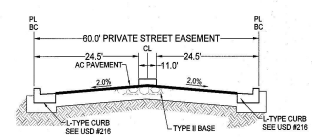
TYPICAL 80' ROW (GRAND CANYON DR)
NTS



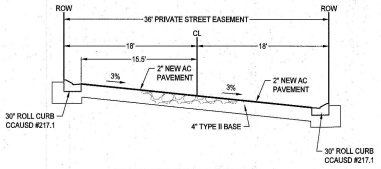
TYPICAL 60' ROW (HELENA AVE & HICKAM AVE)
NTS



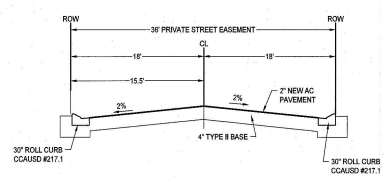
PERIMETER DECORATIVE BLOCK
WALL SECTION
NTS



60-FT PRIVATE ENTRANCE
NTS



TYPICAL INTERIOR PRIVATE STREET
CROSSFALL
NTS



TYPICAL INTERIOR PRIVATE STREET
STANDARD CROWN
NTS

PRJ-76649
06/04/19

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

REVISIONS

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

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

EST. 2000

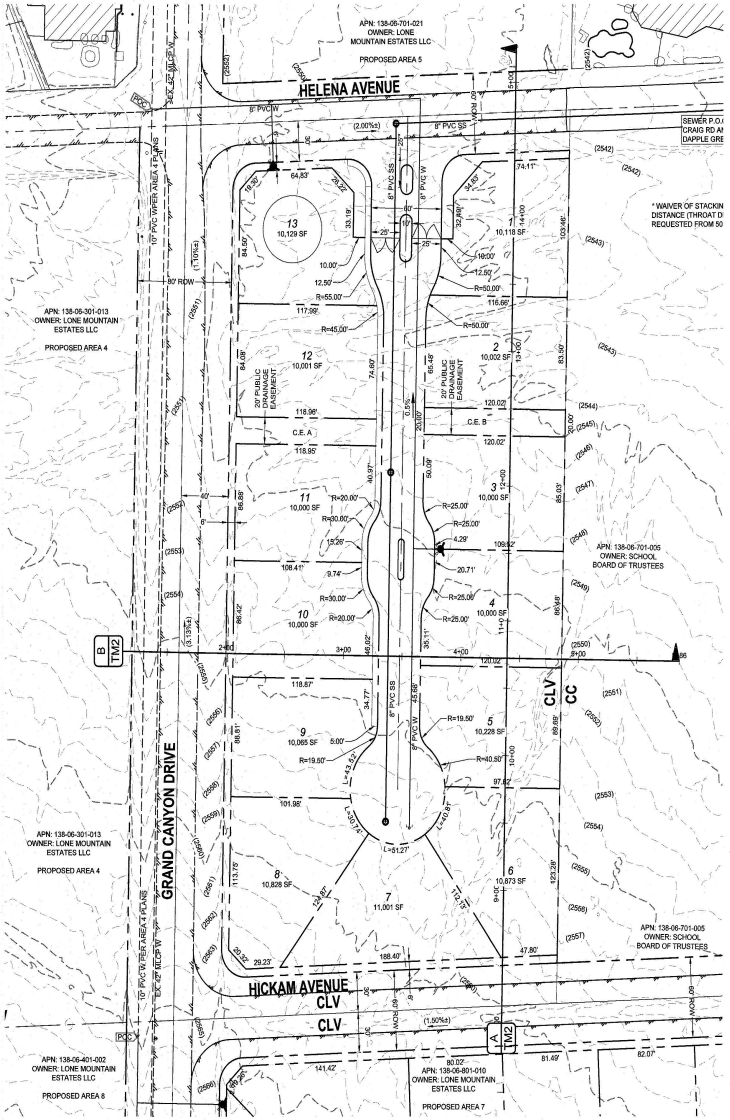
JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL
SECTIONS & DETAILS

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

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

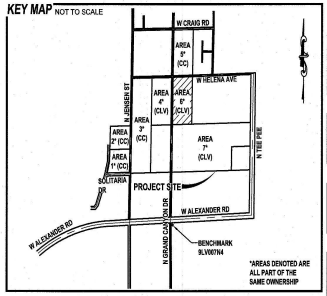
CLV

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



KEY MAP

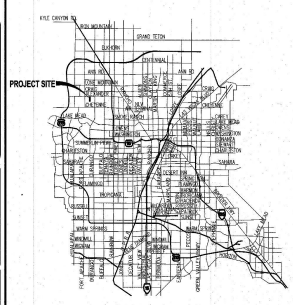
NOT TO SCALE



*AREAS DENOTED ARE ALL PART OF THE SAME OWNERSHIP

VICINITY MAP

NOT TO SCALE



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

UTILITIES

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

BUILDING SETBACKS

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

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

OWNER

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

DEVELOPER

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

DEVELOPMENT NOTES

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

PROJECT INFORMATION

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

ABBREVIATIONS

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

UTILITY DISCLAIMER

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

BASIS OF BEARING

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

BENCHMARK

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

LEGAL DESCRIPTION

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

LEGEND

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

PRJ-76649
06/04/19

Planning Commission - Page 229

REVISIONS

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE

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

TANEY ENGINEERING
8330 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89139
(702) 362-8844 FAX: (702) 362-9333

EST. 2000

JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL
TENTATIVE MAP

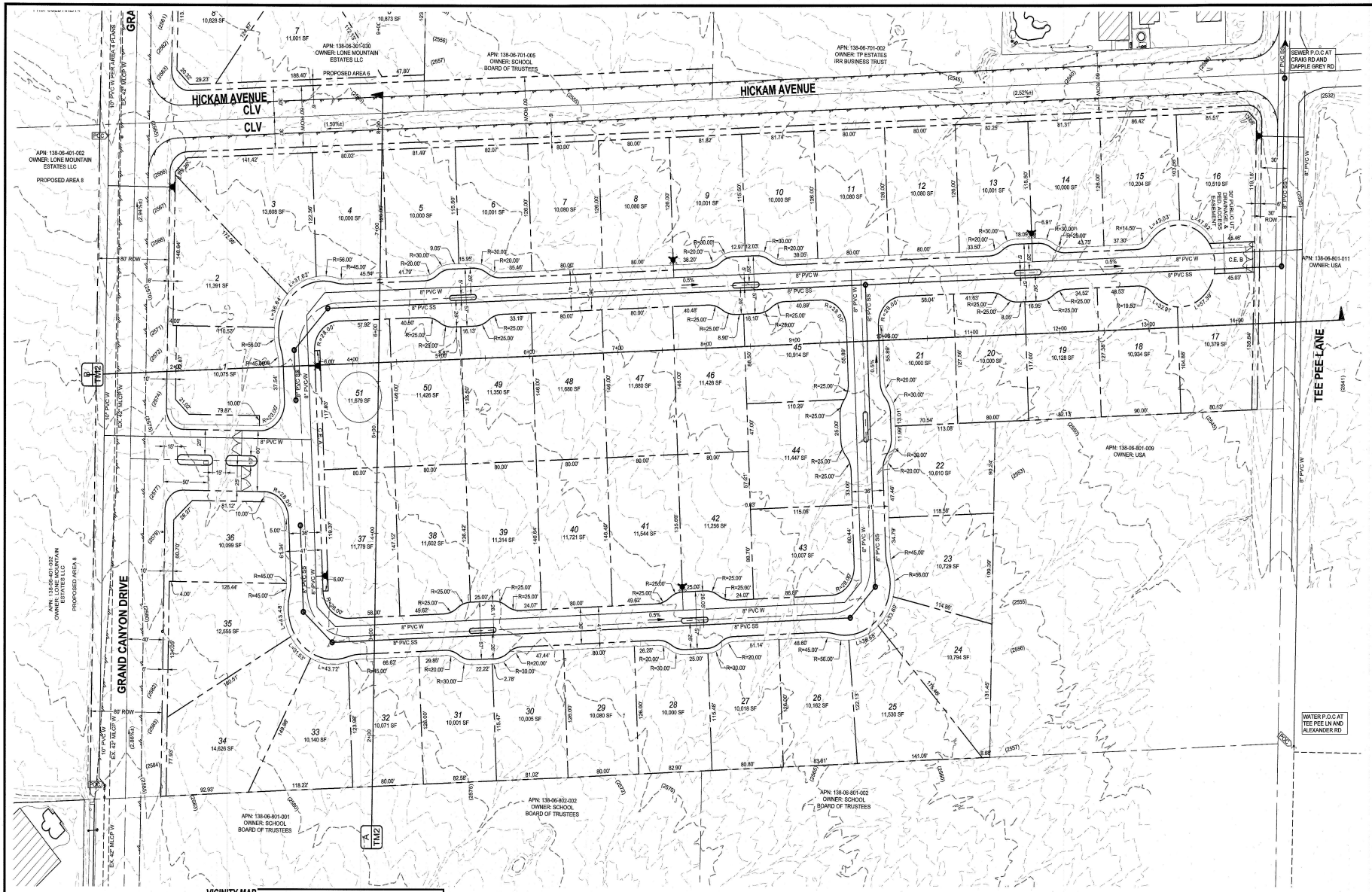
PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No 15726
STATE OF NEVADA

6/3/19

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

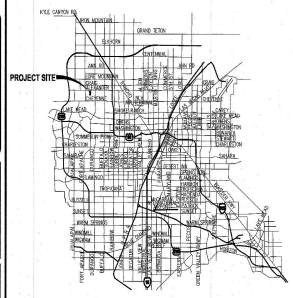
CLV

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



VICINITY MAP

NOT TO SCALE



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POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

BUILDING SETBACKS

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

SCALE: 1" = 50'

50' 25' 50' 100' 150'

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(702) 873-5700 EXT 123

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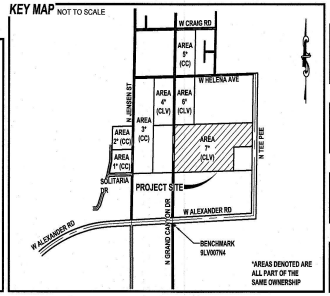
PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-06-801-010
PROPOSED USE OF PROPERTY:	RURAL NEIGHBORHOOD PRESERVATION
EXISTING ZONING:	U(DR)
PROPOSED ZONING:	R-D
TOTAL PROPOSED LOTS:	51 LOTS (TYP) / 2 COMMON LOT
GROSS ACREAGE:	17.50 ACRES
NET ACREAGE:	15.66 ACRES
DENSITY (BASED ON GROSS ACREAGE):	2.91 LOTS/ACRE
SMALLEST LOT SIZE:	10,000 SF
LARGEST LOT SIZE:	14,626 SF
AVERAGE LOT SIZE:	11,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

KEY MAP

NOT TO SCALE



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BENCHMARK

CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER 9LV00764
RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & GRAND CANYON
ELEVATION 792.842 METERS (NAVD88) 2601.18 FEET

PR-L-76649
06/04/19

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW¼) TOP THE SOUTHWEST QUARTER (SE ¼) AND THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) ALL IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D. B. & M., CLARK COUNTY, NEVADA.

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

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

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

EST. 2000

JENSEN & HELENA AREA 7
SINGLE FAMILY RESIDENTIAL
TENTATIVE MAP

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

6.5.19

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

CLV

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

Planning Commission - Page 230



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

06/13/2019



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

06/13/2019



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

06/13/2019

Residential Sprinkler Memorandum of Understanding

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

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

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

Through stakeholder discussion, the following had been agreed upon.

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

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

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

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

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

PRJ-76649
06/04/19

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

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

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

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

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

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

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

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

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

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

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

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

PRJ-76649
06/04/19

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

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

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

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

Nat Hodgson

Executive Director Southern Nevada Home Builders

2/12/18

Scott Adams

City Manager, City of Las Vegas

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

July 17, 2019

RECEIVED
JUL 17 2019
Dept of Planning
City of Las Vegas

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

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

Dear Mr. Boyles:

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

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

Sincerely,
TANEY ENGINEERING

Elisha Scrogum

Elisha Scrogum
Project Coordinator

Submitted after final agenda
Items 41-42

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

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FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
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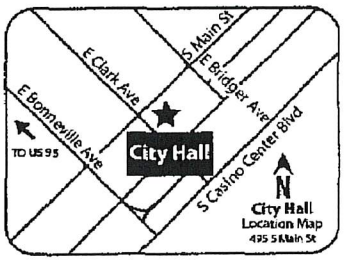
Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

PRJ-76649
13806413010
FAFALIOS MILTON & MARIE
213 FAIRFIELD LN
HILLSBOROUGH NJ 08844

SO PRDFMP1

16-17P

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

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Las Vegas, NV
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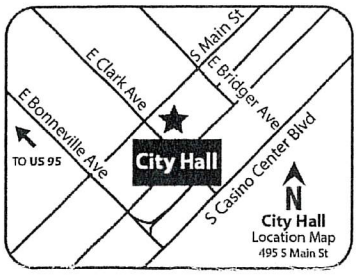
Official Notice of Public Hearing



Keep all zoning preserved, protected, and rural.

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☐ I SUPPORT this Request

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Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13807110016
LUNDGREN DAVID L
3948 BROAD MEADOW CT
LAS VEGAS NV 89129-7916

RECEIVED
JUL 23 2019
Dept of Planning
City of Las Vegas

125 FRDFNP1

16-17P

7/21/19

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

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Return Service Requested
Official Notice of Public Hearing

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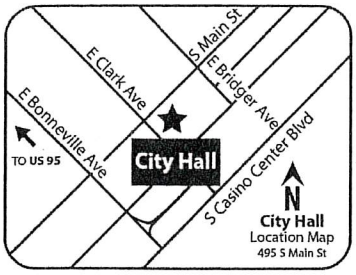
JUL 24 2019
Dept of Planning
City of Las Vegas



Attention Councilman Anthony,
We kindly ask that you deny this request as it is NOT in compliance with the 2016 inter-local agreement signed by then-commissioner Steve Sisolak. This developer must maintain 2 dwelling units per acre (NRS 278.0177).

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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

PRJ-76649
13806710003
HALVERSON JEFF & CANDICE
2576 SABLE RIDGE ST
HENDERSON NV 89044

Thank you for your support,
Jeff & Candice Halverson

65 FRDFTNP1

16-17P

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

7/18/19

Agree w/ STAFF on Denial of Both Items.

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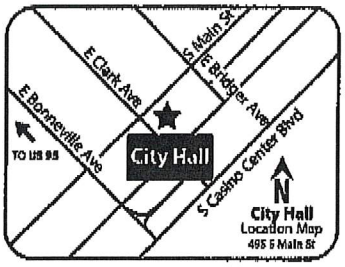

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13806413011
• POPE WADE
CHALUPKA-POPE CAROLYN
4016 TURQUOISE FALLS ST
LAS VEGAS NV 89129

Submitted after final agenda 41-42P

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

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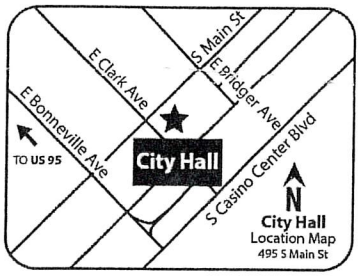

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]

Planning Commission Meeting of ~~**07/23/2019**~~ 08/13/2019

PRJ-76649
13806701019
PINCHART RICKY M & BRENDA K
4215 TEE PEE LN
LAS VEGAS NV 89129-2628

125 FRDFNP1

417
429

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

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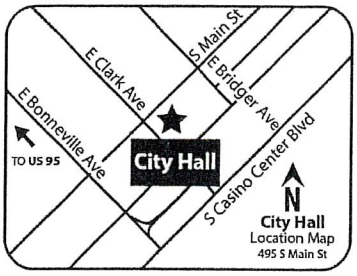

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13806202016
MILLER SCOTT B LIVING TRUST
MILLER SCOTT B TRS
9680 W CRAIG RD
LAS VEGAS NV 89129-1610

125 FRDFNP1

41P
42P

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

We choose to live in this Area because of the ½ Acre lots + higher. Provide Space. Any development less than the ½ Acre per home will lower our property values + increase traffic in our rural neighborhood

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Las Vegas, NV
Permit No. 1630

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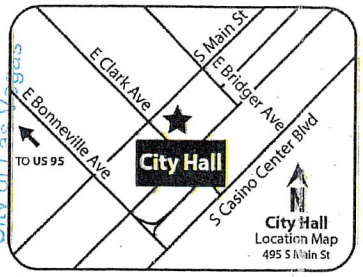
JUL 17 2019
Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13806702012
HANSEN KELLEE ANN & GRANT
9360 HELENA AVE
LAS VEGAS NV 89129

This will change the character of our neighborhood — NO to Anything less than 1 home per ½ Acre!

Thanks —

125 PROFNP1

41 P
42 P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13807510070
LYONS CECIL & SUSAN M
8504 GOLD FLASH AVE
LAS VEGAS NV 89129-7659

125 PROFNP1

412
429

Nora Lares

From: noreply@formstack.com
Sent: Saturday, July 20, 2019 9:37 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/20/19 9:36 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Greg Byrne
Residential or Business Address:	4240 N. Tee Pee Lane Las Vegas, NV 89129
Phone:	(702) 262-2008
Email:	gdbyrne@hotmail.com

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Submitted after final agenda 41-42P

Nora Lares

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Sent: Saturday, July 20, 2019 9:33 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/20/19 9:33 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Katie Byrne
Residential or Business Address:	4240 N. Tee Pee Lane Las Vegas, NV 89129
Phone:	(702) 262-2008
Email:	spottedangel2@gmail.com

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41-42P

Nora Lares

From: noreply@formstack.com
Sent: Friday, July 19, 2019 9:42 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/19/19 9:41 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Peter Filiberti
Residential or Business Address:	9975 W. Azure Drive Las Vegas, NV 89149
Email:	pfiliberti@gamail.com
Comments:	Dear Mr. Perrigo, Yesterday evening I attended a meeting in regards to an application made to the City of Las Vegas for General Plan Amendment and Zoning changes in the County RNP, specifically GPA-76723, ZON-76724, along with Variance VAR-76849. During this meeting it was apparent that the GPA and Zoning changes requested are incompatible with the Interlocal Agreement between the County of Clark and the City of Las Vegas specifically in areas A1 and A2. When this was mentioned

Pg 1 of 2
41-42 P

to City Staff why this was even allowed to be submitted, the staff worker replied that there is a section in the inter local agreement (D.) which stated that when the Western Beltway was complete that these areas could be changed.

That statement was completely false and incorrect. I have read the interlocal and the exact wording is as follows:

D. Upon completion of the western beltway, both parties acknowledge the boundaries of areas A2 and B may change between Ann Road and Lone Mountain at the western beltway.

These applications don't even reside between Ann Road and Lone Mountain and are nowhere near the western beltway. I'm truly confused as to why the City would even accept these applications fully knowing that it would be impossible to allow these. I'm convinced that there needs to be better education for Staff at the City, wether in Planning or whoever accepts these applications so that time and money is not wasted hearing these.

The City Staff that was at the meeting did inform the group that obviously there position was to recommend denial. The group felt that it should not even be allowed to be heard by Planning or even get any further.

Can you please explain how something like this could happen, and how, or what we can do to deal with these type of applications that are contention with the spirit of the inter local agreement. Is there a way to inform this applicant of the mistakes that were made and to resubmit a more compatible request so that they don't waste their time and energy as well.

Sincerely,

Peter Filiberti

Tel: 702-378-0002

CC: Larry Brown

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Pg 2 of 2
41-42

Nora Lares

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Sent: Thursday, July 18, 2019 8:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/18/19 8:20 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Brian Munch
Residential or Business Address:	8460 Helena Ave Las Vegas, NV 89129
Phone:	(702) 259-6528
Email:	bcmunch@aol.com
Comments:	I also oppose PRJ-76655. We were promised that single-family lot sizes in this area would always be half acre lots. It is why we bought our home here. Smaller lots would reduce privacy and cheapen the neighborhood. Please do not allow higher density housing in this area.

41-42P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 18, 2019 5:48 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/18/19 5:47 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Jody Rael
Residential or Business Address:	8585 W. Craig Rd. Las Vegas, NV 89129
Phone:	(702) 596-0940
Email:	jodyrael@me.com

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Nora Lares

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Sent: Thursday, July 18, 2019 3:46 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Formstack Submission For: Planning Application Comments 2019
Submitted at 07/18/19 3:45 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Erin Zielinski-DeLoe
Residential or Business Address:	4265 N Chieftain St Las Vegas, NV 89129
Phone:	(702) 234-9472
Email:	matthewanderin@cox.net
Comments:	I request this correspondence be added to the formal record as Opposition to the above project. This project goes completely against the Interlocal Agreement signed between the City of Las Vegas and Clark County several years ago. The residents of the Rural Neighborhood Preservation Area live in this area BECAUSE of its low density. Many have bought property and invested their life's savings into this area because of the promise made my our government to honor their agreement to keep it the way that it is. My husband and I saved for 10 YEARS to

Pg 1 of 2
41-42P

buy in this area, knowing more than 15 years ago that this is the area that we wanted to call home. By allowing this type of project in our neighborhood the City of Las Vegas will completely DESTROY everything that lures homebuyers and residents to the area. How many areas of town do we have left that are like this? How many areas are left where people can talk to neighbors while passing by on horseback or can trade their chicken's eggs for the fruit off another neighbor's trees? The answer is a resounding NONE. There is no other area in town that has not been infiltrated by increased density and subsequently negatively impacted. Our property values will plummet, much like they have in the Southwest area of town. There is no reason to back away from promises made. A developer will become even more wealthy while leaving the rest of us, our elected official's constituents, with the fallout.

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Pg 2 of 2
41-42

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

August 22, 2019

RECEIVED
AUG 2 6 2019
Dept of Planning
City of Las Vegas

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

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

Dear Mr. Eddowes:

Taney Engineering, on behalf of Lone Mountain Estates, is respectfully requesting that the following application (PRJ-76649) be held in abeyance from the August 27, 2019 Planning Commission meeting to the September 24, 2019 Planning Commission meeting.

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

Sincerely,
TANEY ENGINEERING

Elisha Scrogum

Elisha Scrogum
Project Coordinator

Submitted after final agenda
Items 16-17

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 10:26 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/26/19 10:25 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	GPA-76723
Position:	I OPPOSE the project and all related applications.
Name:	Dawn Prendes
Residential or Business Address:	5765 N Jensen St Las Vegas, NV 89149
Email:	dprendes@cox.net
Comments:	This project does not fit into the life style of our neighborhood. It is causing to much congestion and infrasture can not handle the increase in housing.

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Submitted after final agenda
Date 8/27/19 Item 16P

Nora Lares

From: noreply@formstack.com
Sent: Saturday, August 24, 2019 8:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/24/19 8:23 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Beau England
Residential or Business Address:	9360 Hickam Avenue Las Vegas, NV 89129
Phone:	(702) 461-4191
Email:	england.beau@gmail.com
Comments:	I oppose allowing the lots in the proposed development to be half the size of the required half acre lot. I realize houses will be built, but they need to follow the current codes and policies for the area

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Submitted after final agenda

Date 8/27/19 Item 5 16-17P

Nora Lares

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Sent: Thursday, August 22, 2019 2:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 2:13 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Cynthia Salaices
Residential or Business Address:	8605 Queens Brook Court Las vegas, NV 89129
Phone:	(702) 419-6661
Email:	cynderella618@gmail.com
Comments:	I oppose any development involving lots less than 1/2 acre.

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Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 2:44 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Kristin Vargas
Residential or Business Address:	8980 Fisher Ave LAS Vegas, NV 89149
Phone:	(702) 629-0344
Email:	kristinleevargas@gmail.com
Comments:	I am against any increase in density in our rural neighborhood. I believe that a minimum of 1/2 acre parcel per home should be upheld, along with no sidewalks or streetlights. Amending this would erode the rural aesthetic and lifestyle that most of us value and have invested in with the purchase of our homes in this area. There are very few pockets of these rural spaces left in the valley and I feel they should be protected and no amendments to density should be approved.

16-17 P

Nora Lares

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Sent: Thursday, August 22, 2019 4:12 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 4:11 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Linda Fionda
Residential or Business Address:	9390 Helena Ave Las Vegas, NV 89129
Phone:	(702) 340-8936
Email:	fiondal@wellsfargo.com
Comments:	This application is out of compliance with the inter-local agreement which requires lot sizes of 20,000 square feet. Staff recommends denial for the same reasons

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16-NP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 3:49 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 3:49 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Cindy Salerno
Residential or Business Address:	7744 Painted Sunset Las Vegas , NV 89149
Phone:	(702) 534-6516
Email:	10s4cs@gmail.com
Comments:	Y'all just keep letting the density grow and you are destroying our neighborhood and the sad thing is you don't care.

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Nora Lares

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Sent: Thursday, August 22, 2019 3:34 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 3:34 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Jessica England
Residential or Business Address:	Residential 9360 Hickam Ave Las Vegas, NV 89129
Phone:	(702) 460-1728
Email:	jessicacarolengland@gmail.com

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Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 3:19 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Brinton Marsden
Residential or Business Address:	4270 N. Tee Pee Ln. Las Vegas, NV 89129
Phone:	(818) 825-8662
Email:	cmssecrty@aol.com
Comments:	As per the agreement signed by the county, only 2 homes per acre are allowed! Taney Engineering KNOWS this, but does not care, and is trying to ram this through over our objections. Please deny their request.

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019

Submitted at 08/22/19 7:56 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Howard Croop
Residential or Business Address:	4915 N. Juliano Road Las Vegas, NV 89149
Phone:	(702) 296-5120
Email:	hnc3@yahoo.com
Comments:	OPPOSE!!!!

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 6:58 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 6:57 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Constance Clark
Residential or Business Address:	8885 W. La Mancha ave Las Vegas , NV 89149
Phone:	(702) 645-0062
Email:	c6clark@gmail.com
Comments:	Please keep our area rural and 1/2 acre or more, we have horses and animals, don't need more homes and traffic added. Go elsewhere!

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16-17P

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 23, 2019 6:46 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/23/19 6:46 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Candice Halverson
Residential or Business Address:	Candice Halverson 4399 Maltese Crest Circle, NV 89044
Phone:	(702) 219-4735
Email:	Chalverson91913@gmail.com
Comments:	Our biggest concern is that the proposed project does not abide by the two dwelling units per acre as set forth by the existing interlocal agreement. We bought in this area because of its rural appeal - as there are not many more such areas like it left in Las Vegas. What this developer presented at the neighborhood meeting is just another typical cookie-cutter track home

Pg. 1 of 2
16-17P

development Las Vegas is known for, albeit up-scale and classy as it may be. I realize that those concerns are a rather moot point, but please, at least support the residence in this area and make the developer adhere to the requirements outlined in the interlocal agreement.

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

Pg. 2 of 2
16-17

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 4:26 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/26/19 4:25 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Matthew DeLoe
Residential or Business Address:	4265 North Chieftain Street North Chieftain Street Las Vegas, NE 89129
Phone:	(702) 431-2893
Email:	matthewdeloe@cox.net
Comments:	My neighbors and I are 100% opposed to any reductions in lot size below what has been laid out in the Inter Local Agreement. Any reduction in lot size below that would be a breech of that legal agreement. What the developer has in mind with 10,000 – 12,000 square foot lots erodes the character of our neighborhood and decreases our property values. If this one developer is allowed to change the rules that the rest of us have had to abide by it will give the green light to other

Pg 1 of 2
16-17 P

developers to do the same thing. The result would be that the unique nature of our neighborhood would be stripped away forever. I asking that you please deny the developers request to increase density beyond what is allowed in the Inter Local Agreement. Thank you for your time.

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

Pg 2 of 2
16-17

PLEASE FORWARD TO THE ATTENTION OF PLANNING COMMISSIONER DONNA TOUSSAINT AND ALSO LAS VEGAS COUNCILMAN STAVROS ANTHONY

REQUEST FOR ANOTHER PUBLIC MEETING ON ITEMS **GPA76723** AND **ZON-76724** PRIOR TO DATE OF PLANNING COMMITTEE MEETING ON AUGUST 27, 2019

DEAR MADAM COMMISSIONER DONNA TOUSSAINT:

Thank you for your kindness at last Tuesdays Planning Council meeting. As I mentioned in the meeting, since the staff has recommended denial on the above two items, I would ask that the developer think about redesigning his plan for lots sizes of 20,000 square feet rather than the 10,000 square feet proposed.

When the last meeting was held, approximately 50 neighbors were in attendance. We did not expect the developer to show up and were not surprised when the presentation was left to the engineer. Some of the facts that the engineer used to try to sway us were:

- We are using a blended approach to the layout
- It will be really beautiful just like Summerlin
- The Interlocal agreement was cancelled once all the infrastructure was in place
- These will be million dollar homes (mostly 2 story I might add)

Fortunately, many of us have lived in our homes for 30 years and had been working to preserve our area for years. I,myself, have been in my home off TeePee and Helena for 25 years. My husband and I were very active in the Northwest Citizens Association and worked with Larry Brown and Chip Maxfield on the Interlocal Agreement and Rural Neighborhood Preservation area.

We had an opportunity to live in Summerlin when we moved here. That was not our style of living. Our homes have similar value to what the developer is touting. There are still individuals who re-locate from rural areas that want to live in our area just because of its rural vibe and are willing to pay for the larger lots. With larger lots, homes don't have to be 2 story to achieve the desired square footage and it gives a more spacious overall view.

The greatest thing about Las Vegas is the fact that there are various areas within the city and surroundings that can appeal to a number of different lifestyles. Those around us have horses, many pets, some poultry and a multitude of wild rabbits.

I was appreciative when I saw staff's recommendation. I would think the developer would either withdraw or rework his map to be 20,000 square foot lots. The reason I am asking for a meeting is to give us time to digest the plan prior to Planning Commission.

Thank you for your time. I appreciate what our officials in both the City and County to make this a better community.

Sincerely,
Linda V Fionda

Linda V. Fionda
9390 Helena Ave
Las Vegas, NV 89129
702-340-8936 (cell)

I object to this application
- Not consistent with neighborhood
- Violates Inter-local agreement

Linda V Fionda
8-22-19

Submitted at Planning Commission
Planning Commission - Page 269
Date 8/27/19 Item 5
For 16417

What the developer has ~~they have~~ planned is a density increase of nearly 100% that will erode the character of our neighborhood and undermine our home values. If approved a development like this will give the green light to every developer that they can come into the Rural Neighborhood Preservation area and do what ever they want. My neighbors and myself have either bought, built or intend to build homes that comply with the current zoning and the interlocal agreement and Ken Templeton Realty and Investment should do the same. Maybe they could follow the lead of the many developers building tract homes in our area with none of them having asked to cut lot sizes down from what is allowed in the interlocal agreement

On a personal note I'd like to mention it's disappointing that we even have to be here tonight for this. This developer is wasting our time and right now I'd like to how with my family. So at this point I hope the developer will do what is right for the neighborhood and comply with the interlocal agreement and stop trying to skirt the rules.

Submitted at Planning Commission
Date 8/27/19 Item 5 16 & 17
by Matthew DeLoe

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
15

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

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

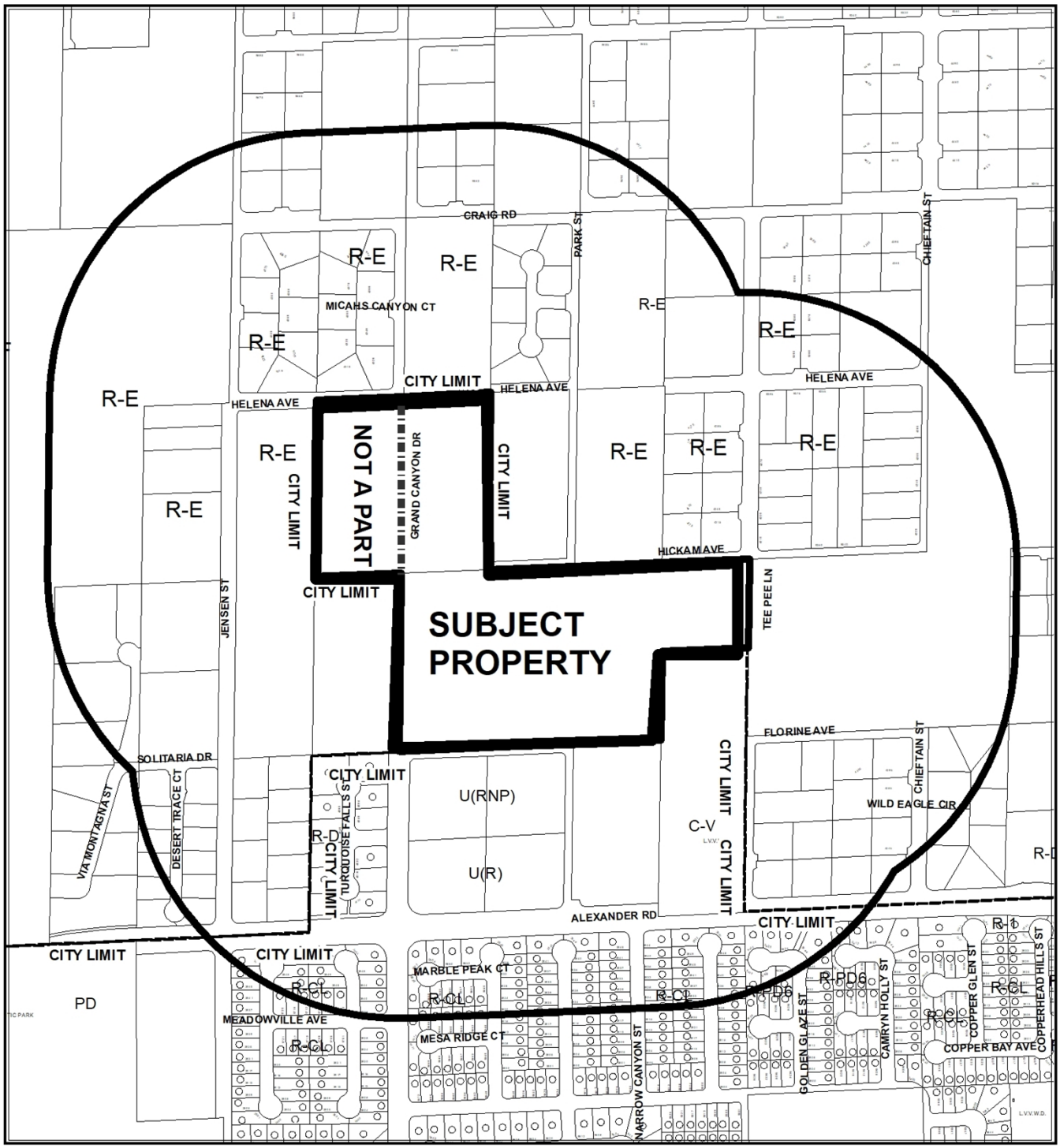
C.C.: 11/06/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
3. Supporting Documentation
4. Backup Submitted for the July 23, 2019 Planning Commission Meeting

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

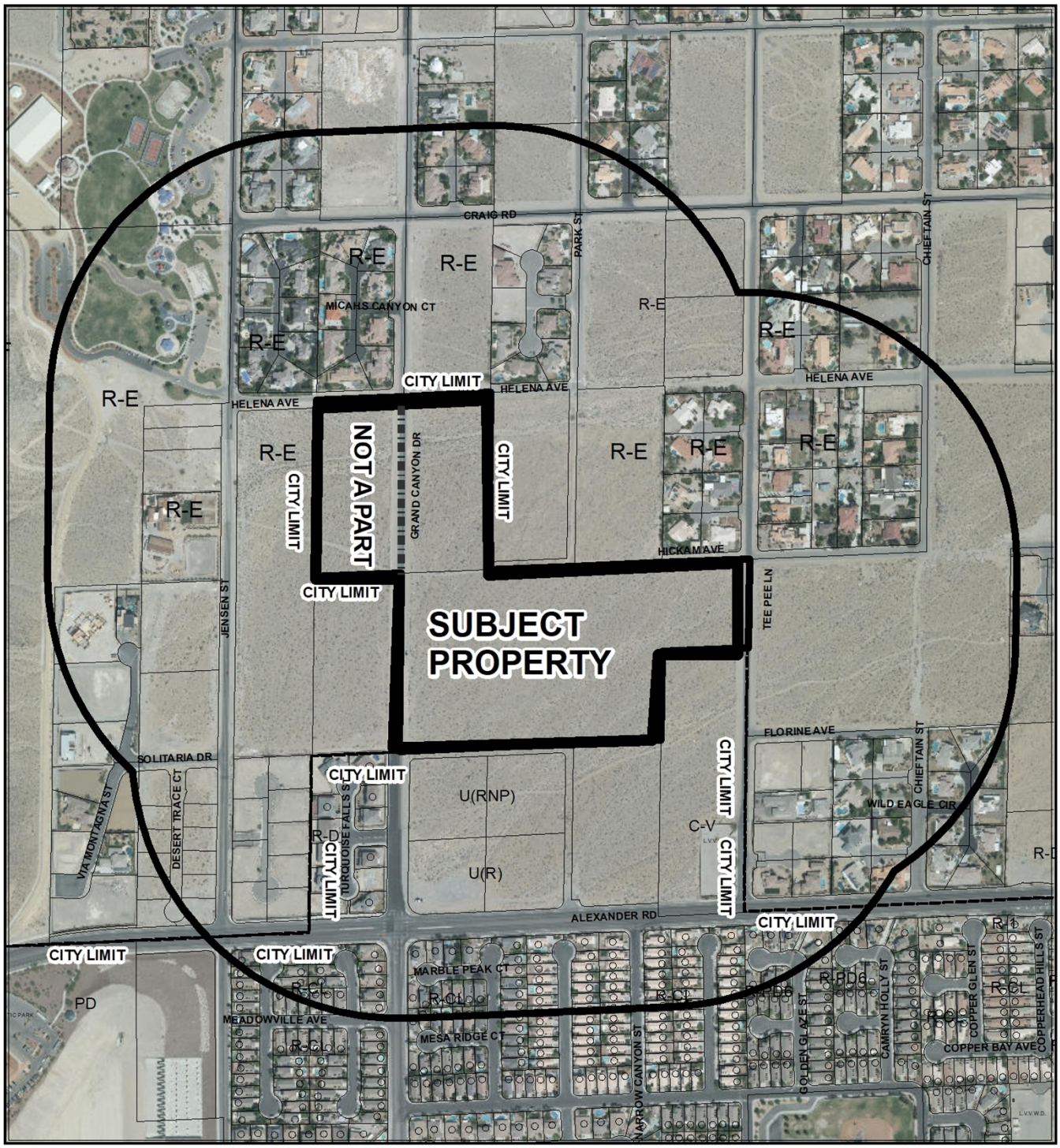


CASE: ZON-76724 (PRJ-76649)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN

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



CASE: **ZON-76724 (PRJ-76649)**

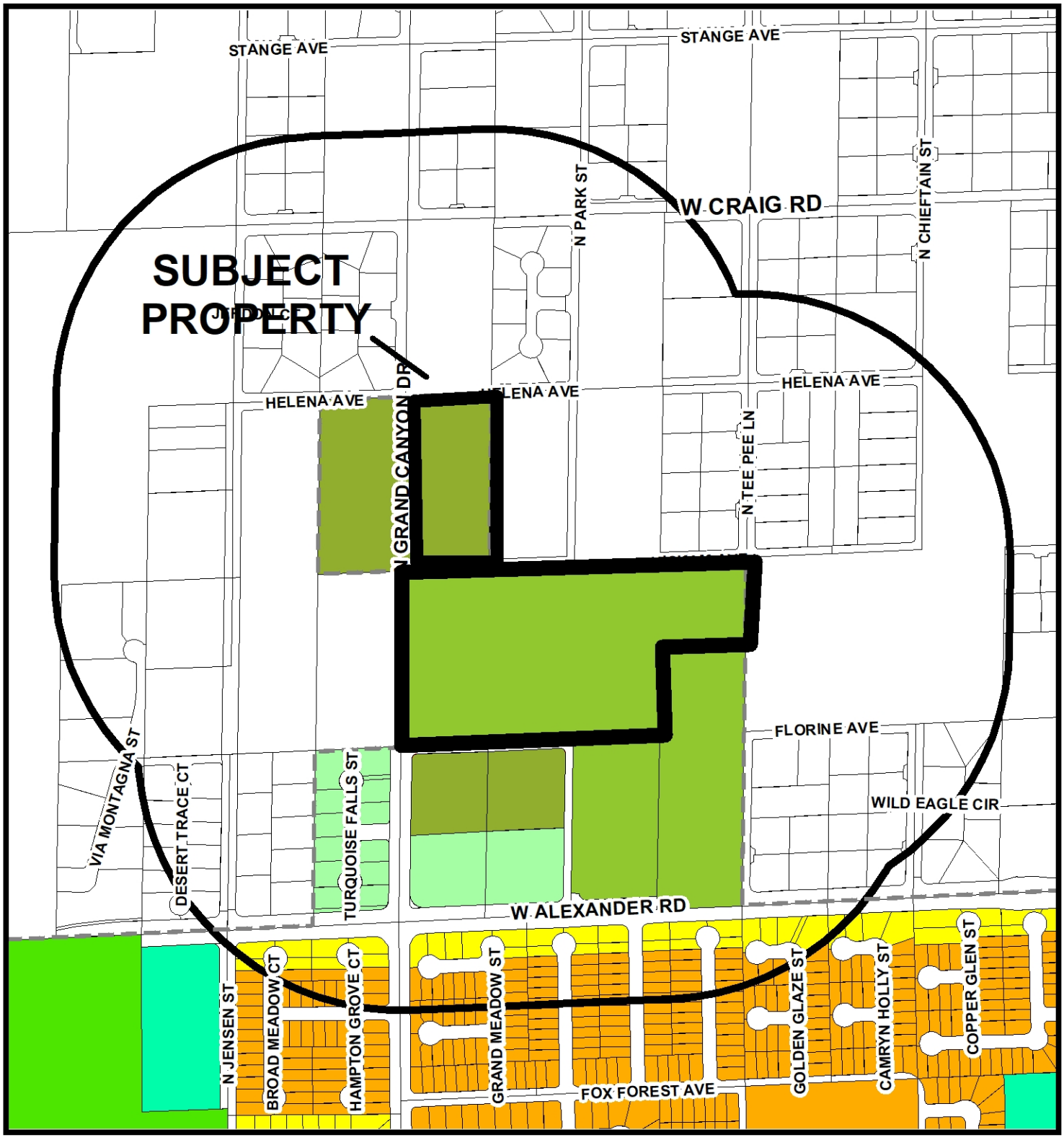
0 425 850 Feet N

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN

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

ZON-76724



Zoning

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

FROM R-E AND U TO R-D

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, June 24, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Jensen & Helena

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

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

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

Additional Information

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

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

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

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

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

City Official **Partner(s)**

Partner(s)

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

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

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

Print Name By: Kenneth L Templeton, Manager

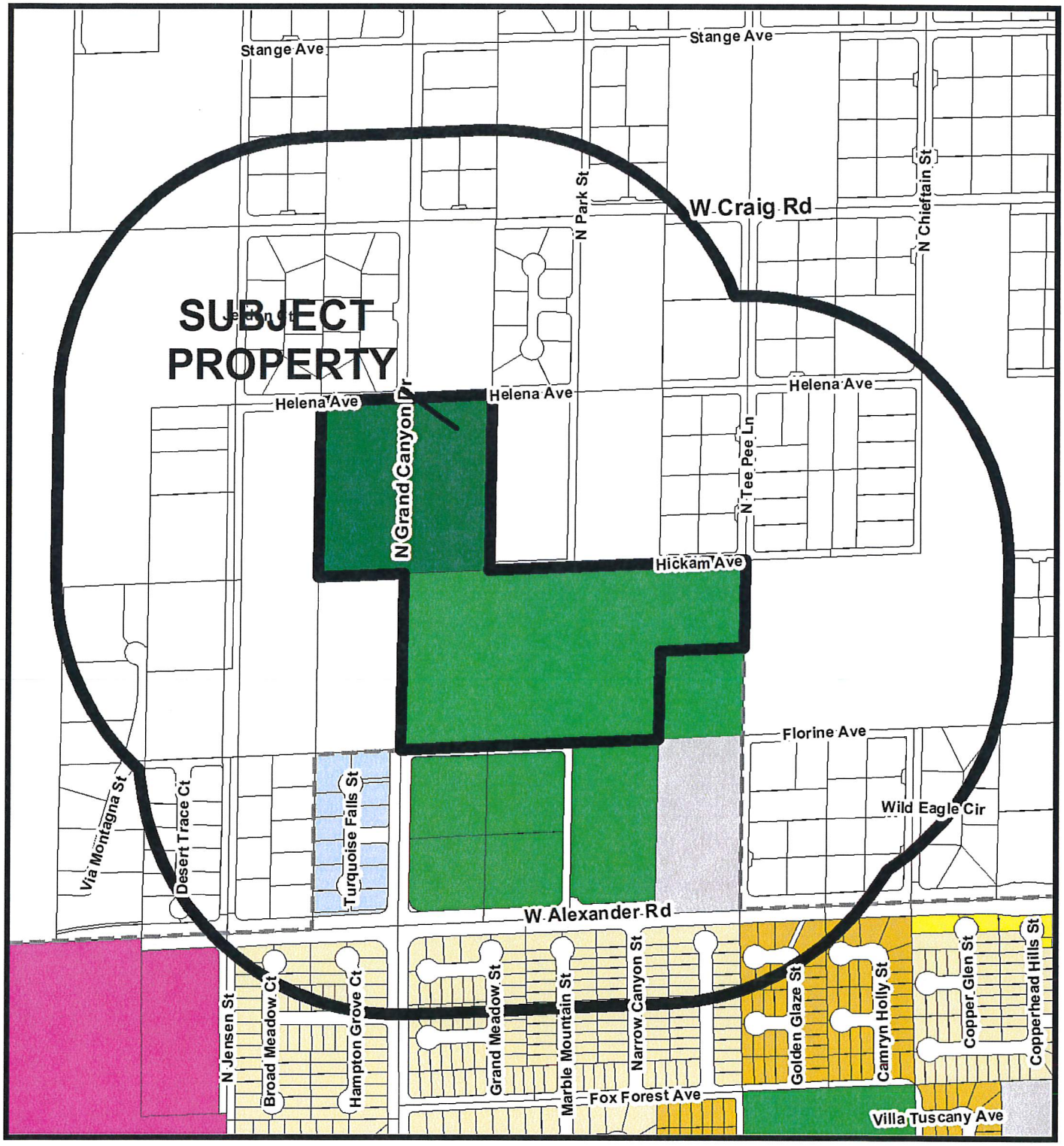
Subscribed and sworn before me
This 3rd day of June, 20 19

Susan Berger
Notary Public in and for said County and State

SUSAN BERGER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 18-3917-1
MY APPT. EXPIRES FEBRUARY 21, 2022

PR-17-649
06/04/19

ZON-76724



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- R-PD - Residential Planned Development
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- P-O - Professional Office
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- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM RE AND U TO R-D

7/23/19
Submitted after final agenda

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, July 23, 2019

Item 42

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
16

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

SUBJECT:
VAR-77252 - VARIANCE - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Variance TO ALLOW 11 PERCENT OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Abeyance Request Submitted by Kaempfer Crowell - VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 and TMP-77192 [PRJ-77038]
2. Location and Aerial Maps - VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 and TMP-77192 [PRJ-77038]
3. Conditions and Staff Report - VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 and TMP-77192 [PRJ-77038]
4. Supporting Documentation - VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 and TMP-77192 [PRJ-77038]
5. Photo(s) - VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 and TMP-77192 [PRJ-77038]
6. Justification Letter - VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 and TMP-77192 [PRJ-77038]

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

TONY CELESTE
ajc@kcnvlaw.com
702.693.4215

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1980 Festival Plaza Drive
Suite 650
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Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

September 12, 2019

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Mail Street
Las Vegas, NV 89101

Re: ***Request for 30 Day Hold***
City of Las Vegas Planning Commission, September 24, 2019
***Great American Capital:* VAR-77252, SDR-77191, TMP-77192, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77194, SUP-77314, SUP-77315**

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that the above referenced items be continued from their presently scheduled hearing date of **September 24, 2019** until the City of Las Vegas Planning Commission hearing of **October 22, 2019** so that we may address comments from planning Staff.

Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,

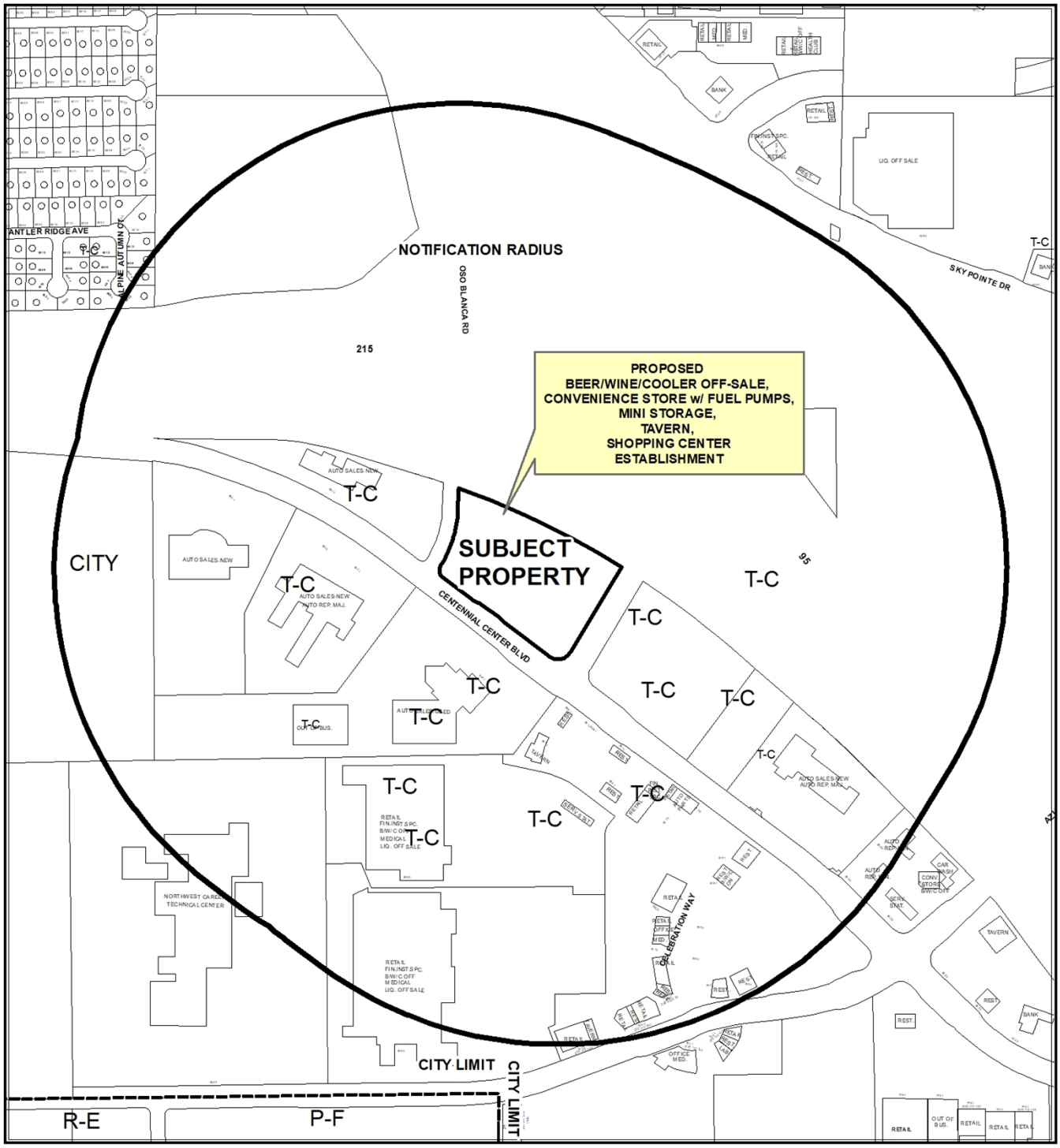
KAEMPFER CROWELL



Anthony J. Celeste

AJC/lab
cc: Peter Lowenstein (via email)
Nicole Eddowes (via email)

AGENDA ITEMS 16-25
RECEIVED 09.12.19



CASE: **VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191, TMP-77192 (PRJ-77038)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)



CASE: **VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191, TMP-77192 (PRJ-77038)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77252	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77188	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77189	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77190	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77193	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77315	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77194	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77314	Staff recommends DENIAL, if approved subject to conditions:	
SDR-77191	Staff recommends DENIAL, if approved subject to conditions:	
TMP-77192	Staff recommends DENIAL, if approved subject to conditions:	

NE

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED
22 - VAR-77252 and SUP-77188
22 - SUP-77189 and SUP-77190
22 - SUP-77193 and SUP-77315
22 - SUP-77194 and SUP-77314
22 - SDR-77191 and TMP-77192

PROTESTS
0 - VAR-77252 and SUP-77188
0 - SUP-77189 and SUP-77190
0 - SUP-77193 and SUP-77315
0 - SUP-77194 and SUP-77314
0 - SDR-77191 and TMP-77192

APPROVALS
0 - VAR-77252 and SUP-77188
0 - SUP-77189 and SUP-77190
0 - SUP-77193 and SUP-77315
0 - SUP-77194 and SUP-77314
0 - SDR-77191 and TMP-77192

NE

**** CONDITIONS ****

VAR-77252 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77188) Special Use Permit (SUP-77189), Special Use Permit (SUP-77190), Special Use Permit (SUP-77193) Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314), Site Development Plan Review (SDR-77191) and Tentative Map (TMP-77192) shall be required, if approved.

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

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

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

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

SUP-77188 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77189), Special Use Permit (SUP-77190), Special Use Permit (SUP-77193), Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314), Site Development Plan Review (SDR-77191) and Tentative Map (TMP-77192) shall be required.

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

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

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

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

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

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

SUP-77189 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Convenience Store (With Fuel Pumps) use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77190), Special Use Permit (SUP-77193) Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314), Site Development Plan Review (SDR-77191) and Tentative Map (TMP-77192) shall be required.

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

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

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

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

SUP-77190 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Mini-Storage facility use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77189), Special Use Permit (SUP-77193) Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314), Site Development Plan Review (SDR-77191) and Tentative Map (TMP-77192) shall be required.

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

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

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

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

SUP-77193 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards manual for a Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77189), Special Use Permit (SUP-77190) Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314), Site Development Plan Review (SDR-77191) and Tentative Map (TMP-77192) shall be required.

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

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

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

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

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

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

SUP-77315 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards manual for a Gaming Establishment, Restricted License use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77189), Special Use Permit (SUP-77190) Special Use Permit (SUP-77193), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314), Site Development Plan Review (SDR-77191) and Tentative Map (TMP-77192) shall be required.

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

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

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

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

SUP-77194 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards manual for a Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77189), Special Use Permit (SUP-77190) Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314), Site Development Plan Review (SDR-77191) and Tentative Map (TMP-77192) shall be required.

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

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

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

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

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

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

SUP-77314 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards manual for a Gaming Establishment, Restricted License use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77189), Special Use Permit (SUP-77190) Special Use Permit (SUP-77193), Special Use Permit (SUP-77194), Special Use Permit (SUP-77315), Site Development Plan Review (SDR-77191) and Tentative Map (TMP-77192) shall be required.

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

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

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

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

SDR-77191 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77189), Special Use Permit (SUP-77190) Special Use Permit (SUP-77193), Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314) and Tentative Map (TMP-77192) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/09/19, except as amended by conditions herein.

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

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

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

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

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

Public Works

9. Prior to the issuance of permits for this site, dedicate 7 feet of right-of-way on Oso Blanca Road coupled with a 3-foot Traffic Appurtenance and Pedestrian Access Easement. Additionally dedicate a right turn lane on Centennial Center Boulevard on to Oso Blanca Road as determined by the accepted Traffic Impact Analysis for this site. Grant a Bus Shelter Pad Easement to the Regional Transportation Commission, unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

10. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Oso Blanca Road and Centennial Center Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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

13. Submit a License Agreement for landscaping and private improvements in the Centennial Center Boulevard and Oso Blanca Road public rights of way, if any, 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 applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

14. Contact the Transportation Engineering Office at 702-229-6327 to coordinate the development of this project with the Centennial Bowl Phase 3D Project (City of Las Vegas and Nevada Department of Transportation) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Transportation Engineering Manager.

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

TMP-77192 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 and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77189), Special Use Permit (SUP-77190), Special Use Permit (SUP-77193), Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314) and Site Development Plan Review (SDR-77191) shall be required, if approved.

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

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

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

Public Works

6. Dedicate 7 feet of right-of-way on Oso Blanca Road coupled with a 3-foot Traffic Appurtenance and Pedestrian Access Easement. Additionally dedicate a right turn lane on Centennial Center Boulevard on to Oso Blanca Road as determined by the accepted Traffic Impact Analysis for SDR-77191. Grant a Bus Shelter Pad Easement to the Regional Transportation Commission, unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required. Required dedications and easements shall record on this Final Map, unless otherwise allowed by the City Engineer.

7. Construct off-site improvements on Centennial Center Boulevard to match improvements shown on SDR-77191 prior to recordation of the Final Map for this site. 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.

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

9. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
   I. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
   II. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

10. Per Title 19.16.060.W.3, provide a note on the Final Map that states “All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits.” A technical drainage study shall be submitted and approved prior to further development of this site.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. The drainage study required by SDR-77191 may be used to satisfy this requirement.

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

13. Comply with all conditions of approval for Site Development Plan Review SDR-77191.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 33,470 square-foot shopping center and a 445-unit Mini-Storage Facility on a 5.86-acre parcel located on the northwest corner of Centennial Center Boulevard and the US95 on and off ramp.

ISSUES

- A Variance of Title 19.10.060 is requested to allow 11 percent open space where 20 percent is required. Staff does not support this request.
- A Waiver of the Town Center Development Standards Manual is requested to allow 11 percent open space where 20 percent is required. Staff does not support this request
- A Special Use Permit is requested to allow a Beer/Wine/Cooler Off-Sale Establishment use. Staff does not support this request.
- A Special Use Permit is requested to allow a Convenience Store with Fuel Pumps use. Staff does not support this request.
- A Special Use Permit is requested to allow a Mini-Storage Facility use that does not resemble a retail or office building where such is required in Town Center. Staff does not support this request.
- A Special Use Permit is requested to allow two Liquor Establishment (Tavern) uses. Staff does not support this request.
- A Special Use Permit is requested to allow two Gaming Establishment, Restricted License uses. Staff does not support this request.
- A Waiver of the Town Center Development Standards Manual is requested to allow reduced perimeter landscape buffer widths and reduced landscape islands with shade trees in the parking lot area.
- The Town Center Development Standards Manual is the primary document for all development plans proposed for the Town Center Master Plan area. With regard to any issue pertaining to land use and development that is not addressed or provided for specifically in the Town Center Development Standards Manual standards, the applicable regulations and standards contained in the Unified Development Code of the City of Las Vegas will apply.

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ANALYSIS

The applicant is proposing to construct a 33,470 square-foot shopping center and a 445-unit Mini-Storage Facility on a 5.86-acre parcel located on the northwest corner of Centennial Center Boulevard and the US95 on and off ramp. As part of the shopping center, the applicant is proposing two taverns, a restaurant with drive through, an auto repair garage for minor repairs and a convenience store with fuel pumps. The proposed Mini-Storage Facility is three-stories and 69,000 square feet. The subject site is located within the Town Center Master Plan area and is designated GC-TC (General Commercial – Town Center). The General Commercial District allows all types of retail, service, office and other general business uses of a more intense commercial character.

Restaurant with Drive Through [Fast Food Restaurant]

The design of fast food restaurants within Town Center shall be inte¬grated with other structures along streets. Exterior walls of all fast food buildings are to be designed as part of the architectural form of the main building or surrounding buildings. The intent is to minimize the fast food appearance through designs which conform to the accompanying development's general architectural features. The following standards apply:

1. When part of a larger structure, standard setback requirements shall apply to the fast food businesses.
2. When fast food buildings are freestanding structures, they shall be setback an additional 10 feet from the required setback to provide a more substantial landscape buffer.
3. To further enhance the presence of fast food enterprises, drive-through lanes shall not wrap around more than two sides of the building, and cannot encroach upon the required landscaping.
4. Outdoor dining areas may encroach into the required additional 10-foot wide landscaped area. Dumpster Trash Room Refuse collection areas and trash receptacles shall be located away from the street front and shall be screened from view of rights-of-way and sidewalks.

Gas and Auto Service Station

Within the Town Center Development Standards Manual, the proposed Gasoline Service Station is subject to the following standards whose purpose is to enhance the appearance of gas and auto service stations within Town Center through designs which conform to the ac¬companying development's general architectural features and the overall aesthetics of Town Center. For gas and auto service stations, the follow¬ing standards apply:

1. Exterior walls of all gas and auto service station buildings are to be designed as part of the architectural form of the primary building or surrounding buildings.
2. When part of a larger structure, standard setback requirements shall apply to gas and auto service stations.

3. When gas stations are freestanding structures, they must be set back an additional five feet from the required setback to provide a more substantial landscape buffer.
4. The main building of the gas and auto service station, that contains the cashier and convenience store, must be located against the right-of-way and face the inside of the parcel (Figure 1).
5. Gas pumps must be located away from the right-of-way to provide for safe access. All accessways shall be coordinated with adjacent uses.
6. To further enhance the presence of gas and auto service stations, care must be given to the lighting. Overhead lighting of a station shall be controlled to avoid spill-over onto adjacent uses. The lighting in the underside of the gas pump canopy must be recessed to avoid unnec¬essary glare and control spillover.

In addition to meeting building height, stepback and exterior materials requirements, building design shall incorporate patterns and materials that are visually interesting, particularly at street level. This must be accomplished through the use of a combination of expression lines and areas, and features of the facade that include changes in material, color and/or relief.

Variance

Within Town Center, a minimum of 20 percent of the gross property area proposed to developed shall consist of any combination of open space, recreation facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities and landscaped areas in public rights-of-way. This includes open-air courtyards, plazas, open space, patios and gathering places; and public amenities such as fountains, arbors, arcades, cloisters and landscaped corridors, paths or lanes. A combination of such features together with the parking lot landscaping, landscaped areas, buffers and landscaping in setback areas satisfies the 20 percent open space requirement for Town Center and Title 19.10. The Town center Development Standards Manual encourages development that enhances pedestrian activity.

The applicant is requesting a Variance to provide 11 percent of open space rather than the 20 percent required. Staff finds the request to be a self-imposed hardship as the proposed developed is providing 263 parking spaces where 148 are required by Title 19.12. The subject site provides adequate space for both adequate parking and 20 percent open space without the necessity of a Variance. Staff supports the vision of the Town Center Development Standards Manual that encourages pedestrian activity by providing public amenities such as shaded parking lots and pathways. Staff is not able to support a Variance request that is preferential in nature and self-imposed and is recommending denial of the Variance.

Beer/Wine/Cooler Off-Sale (SUP-77188)

The Beer/Wine Cooler Off-Sale Establishment is defined by Title 19.12 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where business is conducted, and is operated in connection with a grocery store, drugstore, convenience store, restaurant, general retail store or ancillary brew pub (as the last is referenced in LVMC 6.50.085)."

Per the Town Center Development Standards Manual, the Minimum Special Use Permit Requirements for this use include:

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Beer/Wine/Cooler/On and Off-Sale Establishment," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

The Title 19.12 Minimum Special Use Permit Requirements for this include:

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

The proposed use meets this requirement, as there are no protected uses within 400 feet of the subject site.

* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
    a. any leasehold parcel; or
    b. any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

This is the requirement utilized in measuring for requirement one.

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* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    a. from the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    b. in the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement is not applicable.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

This requirement is not applicable as a Waiver is not part of this request.

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

This requirement is not applicable.

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

The proposed use meets this requirement as the use will be subject to regular inspections to ensure compliance.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;
c. connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

This requirement is not applicable as a Waiver is not part of this request.

8. No beer/wine/cooler off-sale establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

This requirement is not applicable as the subject site is not adjacent to a pedestrian mall.

Although the proposed Beer/Wine/Cooler Off-Sale Establishment use meets all applicable requirements set forth by both the Town Center Development Standards Manual and Title 19.12, staff is not able to support the Special Use Permit request as the proposed convenience store with fuel pumps that would house the proposed use does not comply with the Town Center Development Standards. Staff is recommending denial of the Special Use Permit request.

Convenience Store with Fuel Pumps (SUP-77189)
The Convenience Store with Fuel Pumps is defined by Title 19.12 under the General Retail Store, Other Than Listed use as "a facility for the retail sale of general merchandise to the general public for direct consumption and not wholesale. This use:

1. Includes such uses as an antique/collectible store, retail bakery, convenience store, grocery store, drug store, service station and specialty merchandise store.
2. Includes other general retail uses that may be specifically defined in LVMC Chapter 19.18 and whose definitions may include specific limitations and restrictions, which shall apply as described in that Chapter.
3. Does not include uses that are specifically listed in LVMC Chapter 19.12 .

Per the Town Center Development Standards Manual, the Minimum Special Use Permit Requirements for this use include:

a. Shall not locate within 330 feet of any single-family detached dwelling.

The proposed use meets this requirement, as there is not a single-family detached dwelling within 300 feet of the subject site.

b. The installation and use of an outside public address or bell system is prohibited.

The proposed use meets this requirement as no outside public address or bell system is proposed.

Although the proposed Convenience Store with Fuel Pumps use meets all applicable requirements set forth by both the Town Center Development Standards Manual, staff is not able to support the Special Use Permit request, as the building and fuel pump placement for the proposed use do not comply with the Town Center Development Standards. Staff recommends denial of the Special Use Permit request.

Mini-Storage Facility (SUP-77190)
A Mini-Storage Facility is defined by Title 19.12 as "a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment."

Per the Town Center Development Standards Manual, the Conditional Use Regulations for this use include:

a. No more than one manager or security residence shall be permitted.

The proposed use meets this requirement as no manager or security residence is proposed.

b. No business shall be conducted from or within a mini-warehouse facility.

The proposed use will be subject to regular inspections to ensure compliance with this requirement.

c. Retail sales of stored items on the premises is prohibited.

The proposed use will be subject to regular inspections to ensure compliance with this requirement.

d. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

The proposed use will be subject to regular inspections to ensure compliance with this requirement.

e. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

The proposed use will be subject to regular inspections to ensure compliance with this requirement.

f. The production, fabrication or assembly of products shall be prohibited.

The proposed use will be subject to regular inspections to ensure compliance with this requirement.

g. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

This requirement is not applicable as the storage of recreational vehicles is not proposed.

h. Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.

The proposed facility will not be constructed with a façade that appears as an office or retail facility; therefore, a Special Use Permit is requested.

The proposed Mini-Storage Facility use does not meet the Conditional Use Regulations set forth by the Town Center Development Standards Manual and a Special Use Permit is requested to allow a Mini-Storage Facility that does not appear as an office or retail facility as required by Town Center. Staff supports the Town Center Development Standards Manual and recommends denial of this request.

Liquor Establishment (Tavern) (SUP-77193 and SUP-77194)

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

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

a. No tavern shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.

The proposed use meets this requirement, as there are no protected uses within 400 feet of the subject site.

c. The distances referred to in paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility or from the nearest property line of a city park to the property line of the proposed liquor premises, and in a straight line from the property line of the proposed tavern to the property line of any existing tavern or comparable establishment, disregarding all intervening obstacles.

The proposed use meets this requirement, as this is the measurement method utilized to determine compliance with requirement "a."

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

The proposed use meets this requirement, as the establishment will be subject to regular inspections by multiple regulating agencies to ensure compliance.

e. No tavern shall be located within any Service Commercial District unless it is part of a development with an aggregate acreage exceeding 50 acres with a majority of the acreage located within a zone which allows taverns.

The proposed use meets this requirement, as the subject site is located within the General Commercial District of Town Center.

Although both proposed Liquor Establishment (Tavern) uses meet all applicable requirements set forth by both the Town Center Development Standards Manual, staff is not able to support the Special Use Permit request as the shopping center the use would be located within does not comply with the Town Center Development Standards. Staff is recommending denial of both Special Use Permit requests.

Gaming Establishment, Restricted License (SUP-77314 and SUP-77315)
The Gaming Establishment, Restricted use is defined by Title 19.12 as "an establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, incidental to the primary business at the establishment, and no other game or gaming device."

Per the Town Center Development Standards Manual, the Special Use Permit Requirements for this use include:

a. A Special Use Permit is required for any new gaming establishment.

   The proposed use meets this requirement, as the applicant is applying for a Special Use Permit.

b. May not locate within 330 feet of any single-family detached dwelling.

   The proposed use meets this requirement, as the subject site is not within 330 feet of a single-family detached dwelling.

Although both proposed Gaming Establishment, Restricted License uses meet all applicable requirements set forth by both the Town Center Development Standards Manual, staff is not able to support the Special Use Permit request as the shopping center the use would be located within does not comply with the Town Center Development Standards. Staff is recommending denial of both requests.

Auto Repair Garage (Minor)
The Auto Repair Garage (Minor) use is defined by Title 19.12 as "a facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less. Such repairs and service are limited to electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, and other similar activities. This use also includes the repair and installation of other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excludes general engine repairs, engine installation, and the repair and installation of transmissions and differentials."

Per the Town Center Development Standards Manual, the proposed Auto Repair Garage (Minor) use is a Conditional use in the General Commercial district of the Town Center Master Plan area. The Conditional Use Requirements for this use include:

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

The proposed structure to house the proposed use provides an enclosed building for the use to be performed within.

b. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

Although the service bay openings face the right-of-way, the service bays are at the rear of the property and are screened form view by landscape materials that minimize the visual intrusion to the right-of-way and adjoin properties.

c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

If approved, the subject site would be subject to regular inspections to ensure no used or discarded automotive part or equipment are located outside the enclosed building.

d. No outside storage of stock, equipment or residual used equipment is permitted.

If approved, the subject site would be subject to regular inspections to ensure no stock, equipment or residual used equipment are located outside the enclosed building.

e. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

The applicant has not proposed an area for the storage of vehicles, and no outdoor storage of vehicles will be permitted. The subject site would be subject to regular inspections to ensure compliance.

Although the proposed Auto Repair Garage (Minor) use meets the applicable requirements set forth by both the Town Center Development Standards Manual, staff is not able to support the proposed use, as the proposed shopping center that proposed use would be housed within does not comply with the Town Center Development Standards.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/26/18	Code Enforcement received a complaint (#186980) for tumbleweeds, trash and debris along the fencing on a vacant lot on the north side of Centennial Center Boulevard, west of the US95 entrance, exit ramp. The case was resolved on 04/10/18.

Most Recent Change of Ownership	
02/08/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
07/16/19	Staff conducted a pre-application meeting to discuss the submittal requirements for the proposed development and design requirements of Town Center.

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

Field Check	
08/15/19	Staff observed the undeveloped lot during a routine field check. Staff did not note anything of concern during the field check.

Details of Application Request	
Site Area	
Net Acres	5.86

NE

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center)
North	US 95	Right-of-Way	Right-of-Way
South	Motor Vehicle Sales (Used)	TC (Town Center)	T-C (Town Center)
East	Undeveloped	TC (Town Center)	T-C (Town Center)
West	Motor Vehicle Sales (New)	TC (Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails – NDOT Trail	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	15 Feet	140 Feet	Y
• Side	10 Feet	N/A	N/A
• Corner	15 Feet	32 Feet	Y
• Rear	20 Feet	46 Feet	Y
Max. Building Height	3 Stories*	3 Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

NE

**When adjacent to the beltway or US 95, buildings may exceed the height of the nearest roadway surface of the beltway by one story, otherwise development within the GC-TC land use area is restricted to two stories in height.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Center Boulevard	Frontage Street	Town Center Development Standards Manual	90	Y
Clark County 215	Freeway/Expressway	Master Plan of Streets and Highways	576	Y*

**The Clark County 215 is currently under construction*.

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	445 Units	1 Space Per 50 Units Plus 5 For Customers	14				
Shopping Center	33,470 SF	1:250	134				
TOTAL SPACES REQUIRED			148		263		Y
Regular and Handicap Spaces Required			143	5	255	8	Y
Loading Spaces	30,000 to 50,000 SF		3		3		Y

NE

Las Vegas Valley Water District (LVVWD)	
Parcel	***Requirement***
125-28-510-001	This property is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. The development may propose a shared onsite fire system, but for domestic service, each building will be separately metered to comply with LVVWD Service Rules. To comply with LVVWD Service Rules, executed CC&Rs or REA regarding the proposed shared fire system within the parcel will be required for civil plan approval. The recordation of a commercial subdivision map is required prior to civil plan approval by LVVWD.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

Address 8350 W. Sahara Avenue, Suite 210 City Las Vegas State NV Zip 89117

E-mail matt@greatac.com Phone 702-253-5751

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

Great American Capital, LLC is the contract purchaser for APN 125-28-510-001 ("Buyer") who desires to improve the Property after closing as a strip mall through the entity Centennial 215 Plaza, LLC ("Applicant"). Buyer requests Owner's acknowledgement of this application and represents it will have no effect on the Property if Buyer does not close on the purchase.

* **Property Owner Signature** Jazz Trust by its agent

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

Print Name Baron Harmon, AUthorized Agent for The Jazz Trust

Subscribed and sworn before me

This 3rd day of July, 20 19

Beverly A. Foss

Notary Public in and for said County and State

OFFICIAL SEAL
BEVERLY A FOSS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 2, 2019

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* Owner's signature is provided for the limited purpose of acknowledging notice of Applicant's application and for no other purpose. Applicant is not authorized to take any action that encumbersthe property prior to Buyer closing on the purchase.

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- ☑ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ N/A 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

Planning

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

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

Planning

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

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

B. Supplemental Information

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

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

Planning N/A

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

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

Planning

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

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

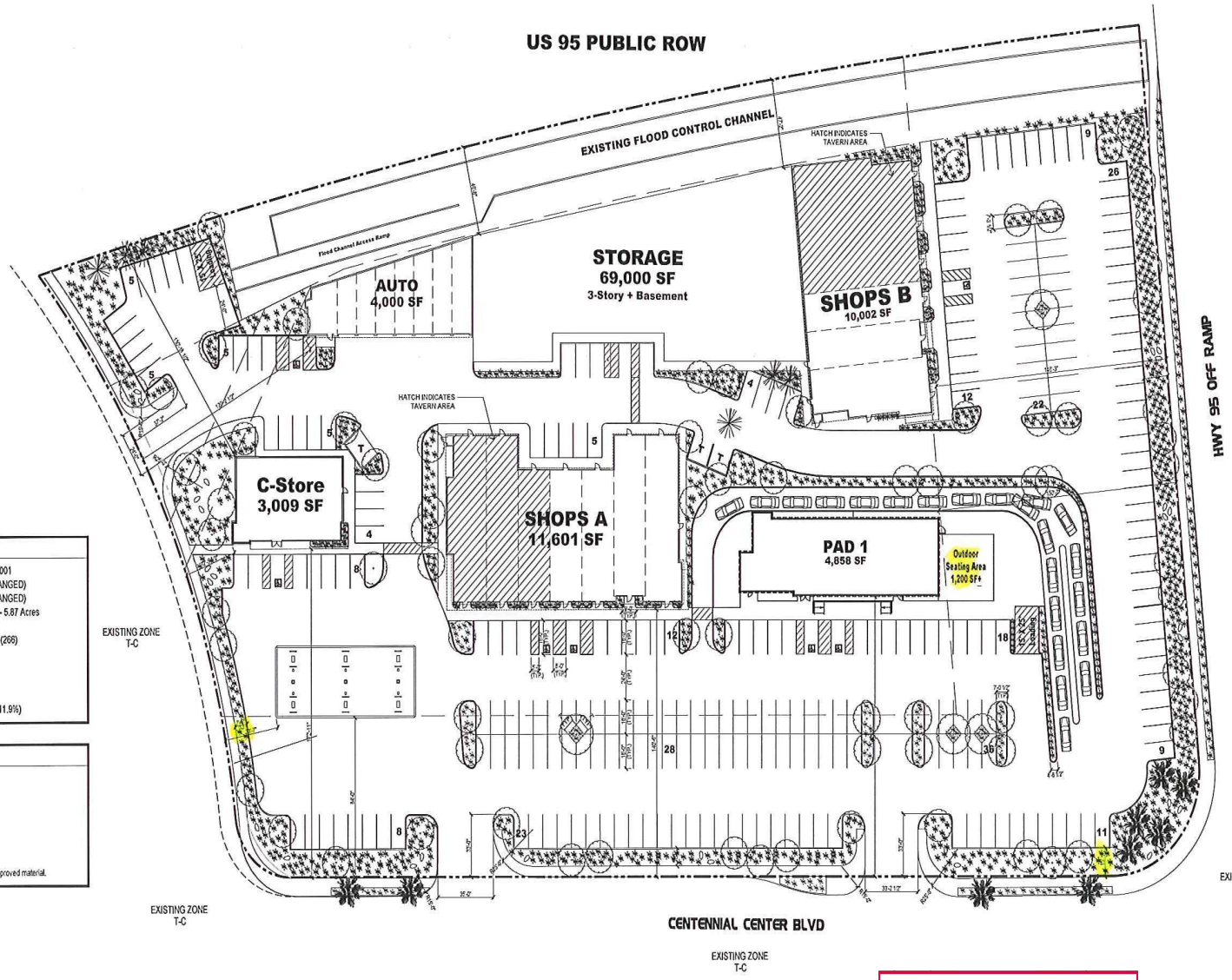
Planning N/A

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

Department of Public Works Signature: Roger Barker

Date: 7/16/19

PRJ-77038
08/06/19 Updated 7/26/2012



TABULATION	
APN:	125-28-510-001
EXISTING ZONING:	T-C (UNCHANGED)
PROPOSED ZONING:	T-C (UNCHANGED)
SITE AREA:	255,593 SF - 5.87 Acres
BUILDING AREA:	102,470 SF
PARKING REQUIRED (provided):	245 Spaces (266)
Shopping Center - 33,470 SF (4.KSF)	133.9
Storage - 69,000 SF (5+1.50 units)	8.0
APPROX. COVERAGE:	17.9%
TOTAL BUILDING SF / SITE SF:	40.1%
OPEN SPACE:	30,360 SF (11.9%)

LANDSCAPE LEGEND

	Size	Landscape Material
	24" Box	Colorado Mesquite
	24" Box	Aleppo Pine
	24" Box	Mexican Fan Palm
	1/4 ton	Ornamental Rock
	5 Gallon	Red Yucca

Planter areas to be covered in decomposed granite or other approved material.

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08/26/19

CENTENNIAL 215 PLAZA • Site/Landscaping Plan • August 23, 2019

NORTH
1" = 30'

JSA ARCHITECTURE
PROJECT NUMBER: 18144

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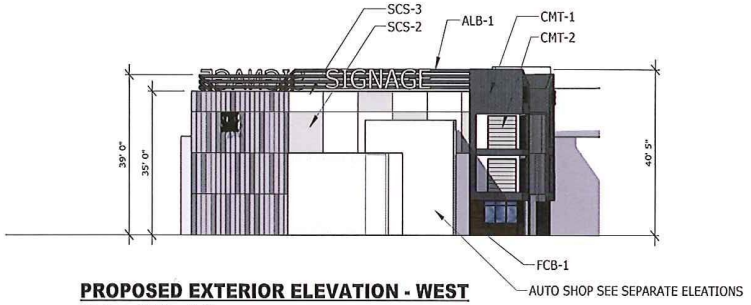
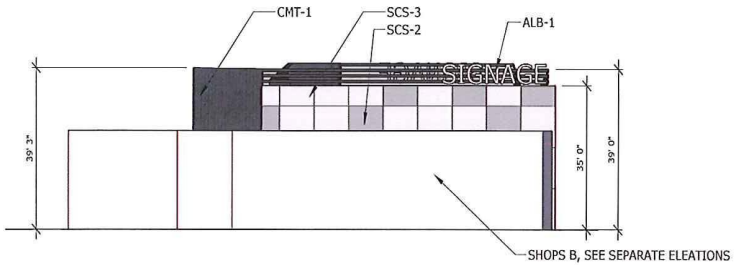


PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"



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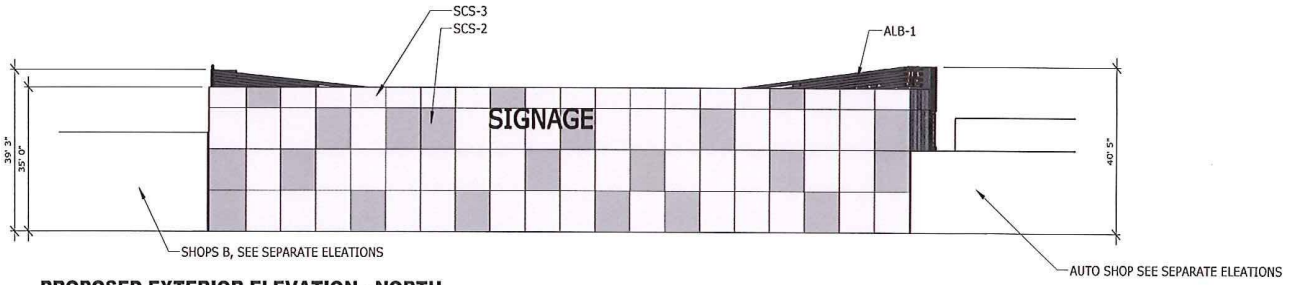

PROPOSED EXTERIOR ELEVATION - NORTH
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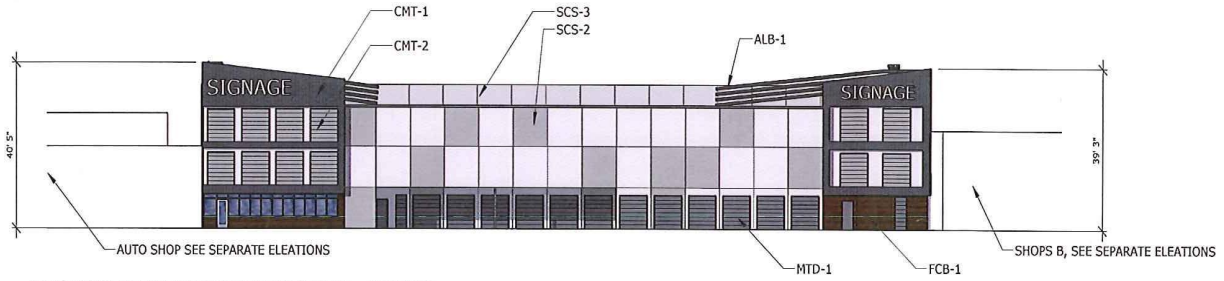

PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

- **METAL DOOR (MTD-1)** SW 2848 - ROYCROFT PEWTER
- **SINGLE COAT SYNTHETIC STUCCO (SCS-2)** SW 7655 - STAMPED CONCRETE
- **SINGLE COAT SYNTHETIC STUCCO (SCS-3)** SW 7646 - FIRST STAR
- **FIBER CEMENT BOARD (FCB-1)**
- **ALUMINUM BAND (ALB-1)** SW 2848 - ROYCROFT PEWTER
- **CORRUGATED METAL (CMT-1)** BERRIDGE - CHARCOAL
- **CORRUGATED METAL (CMT-2)** BERRIDGE

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08/06/19

ARCHITECT OF RECORD

PLRIS design studio

CLIENT
GREAT AMERICAN CAPITAL

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JOHN JOSEPH CARROLL JR. REGISTERED No. 7512 ARCHITECT STATE OF NEVADA
06.18.2019

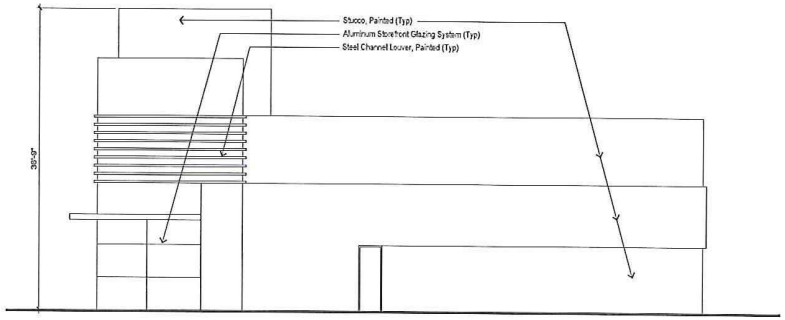
CENTENNIAL CENTER STORAGE PROJECT
CENTENNIAL CENTER BLVD,
LAS VEGAS, NV 89149
APN: 125-28-610-004

Issue Date	Description

Project No.	19-010
Date:	June 18, 2019
Drawn:	J.CARROLL
Reviewed:	J.CARROLL
Drawing Title:	

EXTERIOR ELEVATIONS

Sheet No:
01



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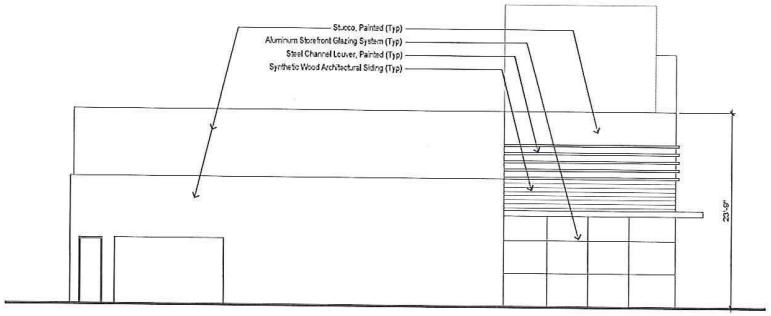

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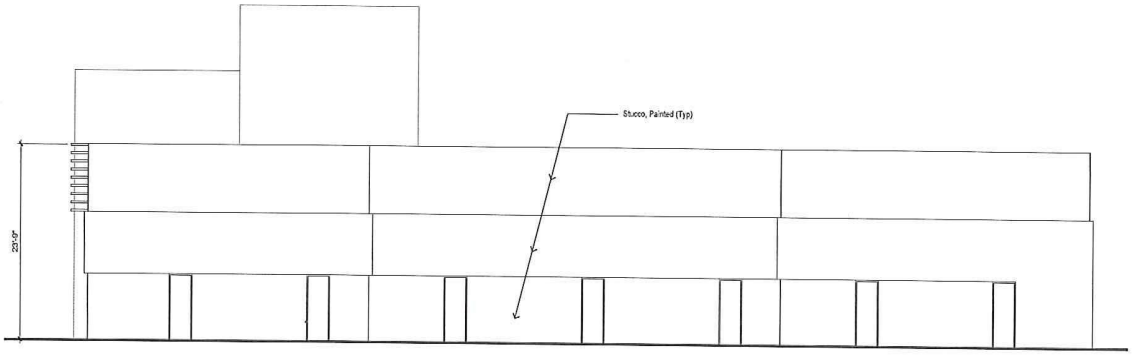

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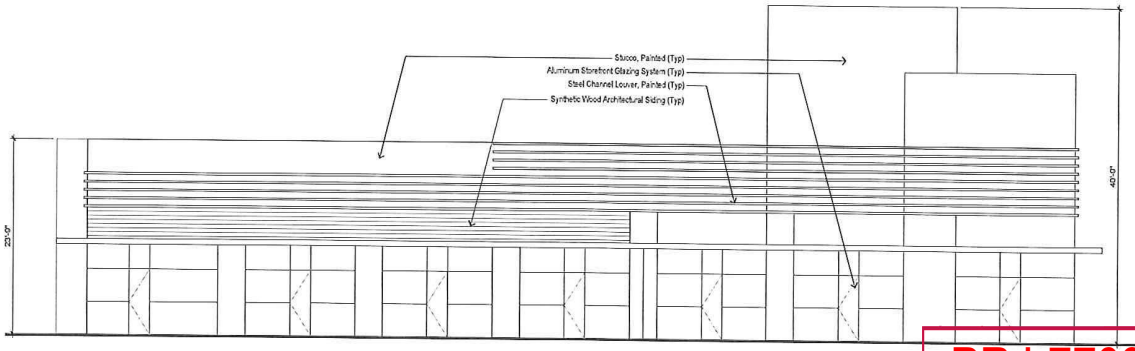

SOUTH ELEVATION

PRJ-77038
08/06/19

CENTENNIAL 215 PLAZA • Shops A - Elevations • June 13, 2019

1" = 8'

JSA ARCHITECTURE

PROJECT NUMBER: 18144

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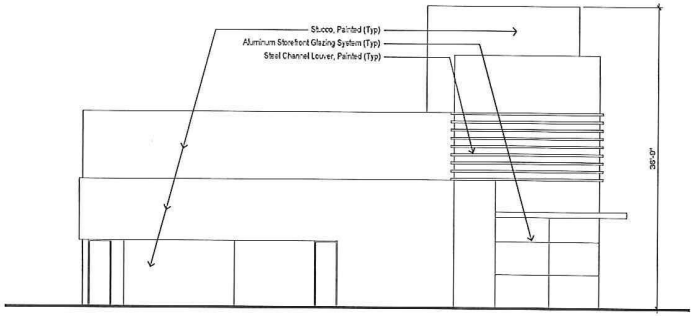

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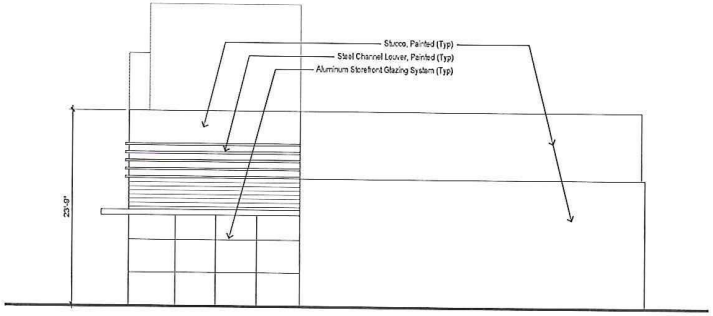
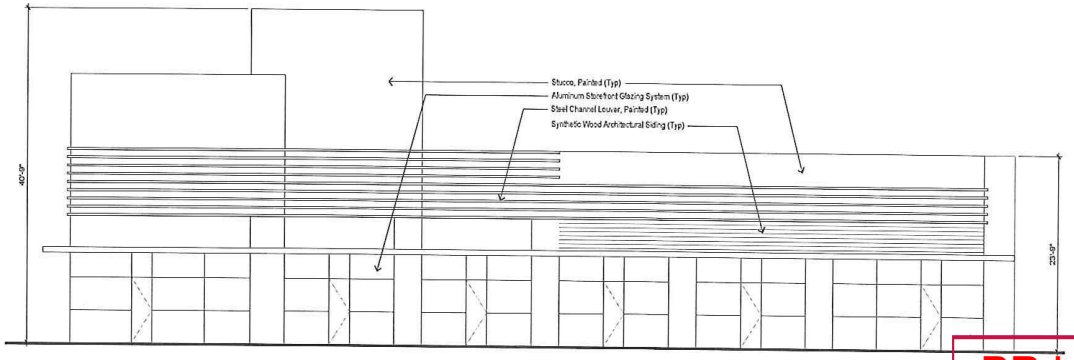


NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PRJ-77038
08/06/19

CENTENNIAL 215 PLAZA • Shops B - Elevations • June 13, 2019

1" = 8'

JSA ARCHITECTURE

PROJECT NUMBER: 18144

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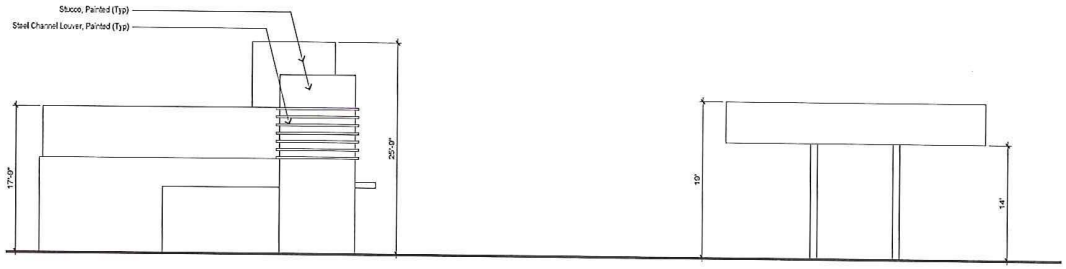

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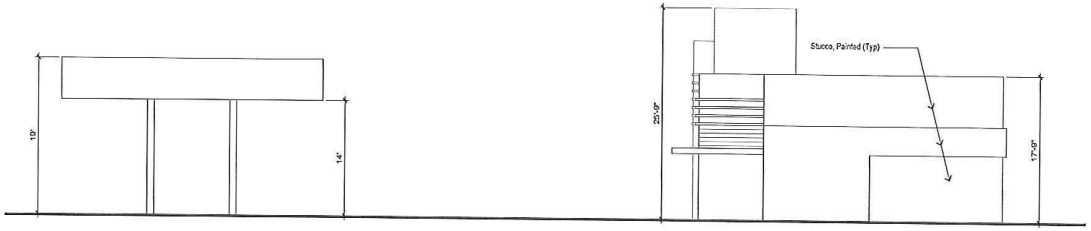

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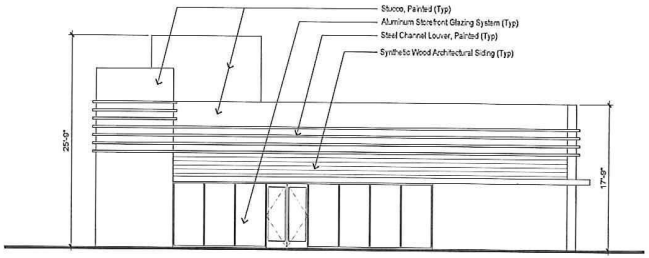

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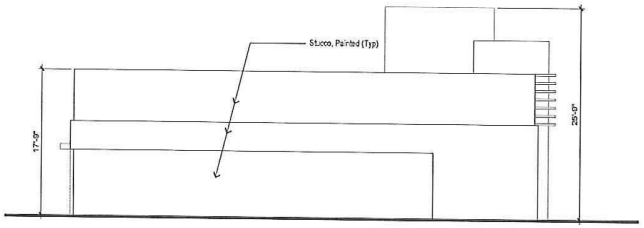

NORTH ELEVATION

PRJ-77038
08/06/19

CENTENNIAL 215 PLAZA • C-Store - Elevations • June 13, 2019

1" = 8'

JSA ARCHITECTURE

PROJECT NUMBER: 18144

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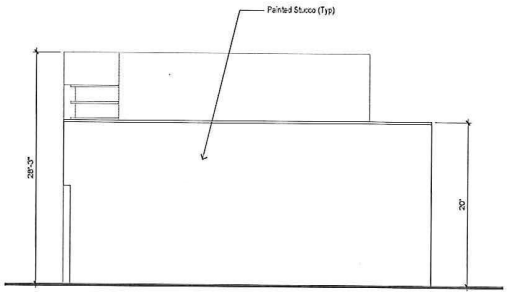

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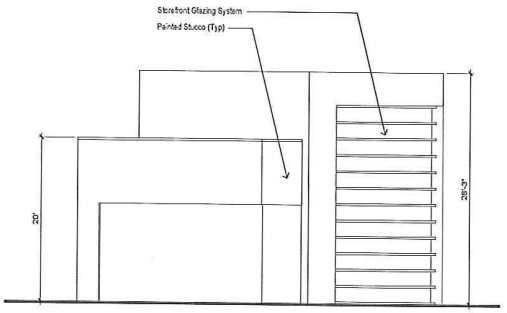

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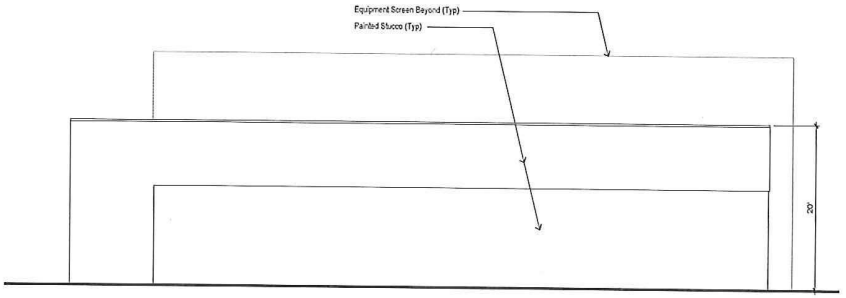

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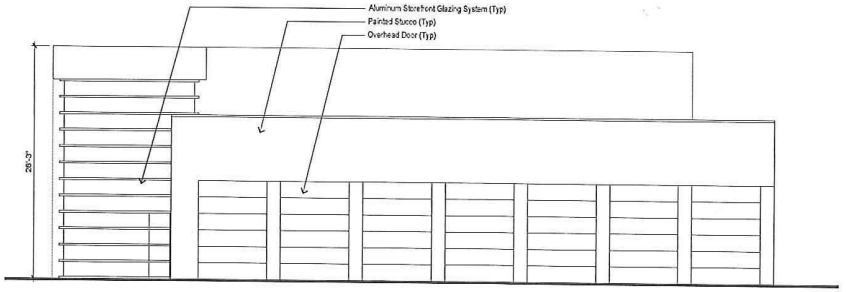

SOUTH ELEVATION

PRJ-77038
08/06/19

CENTENNIAL 215 PLAZA • Auto - Elevations • June 13, 2019

1" = 8'

JSA ARCHITECTURE

PROJECT NUMBER: 18144

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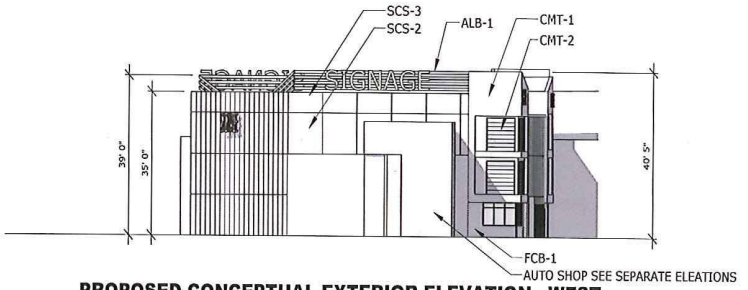
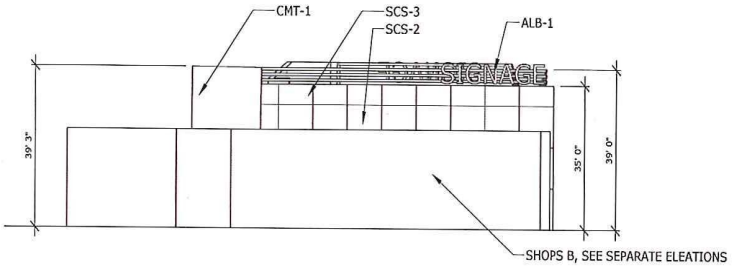
It is based on information provided by others which the Architect has assumed to be substantially accurate. No representation is made by the Architect, express or implied, regarding the accuracy of this drawing, or



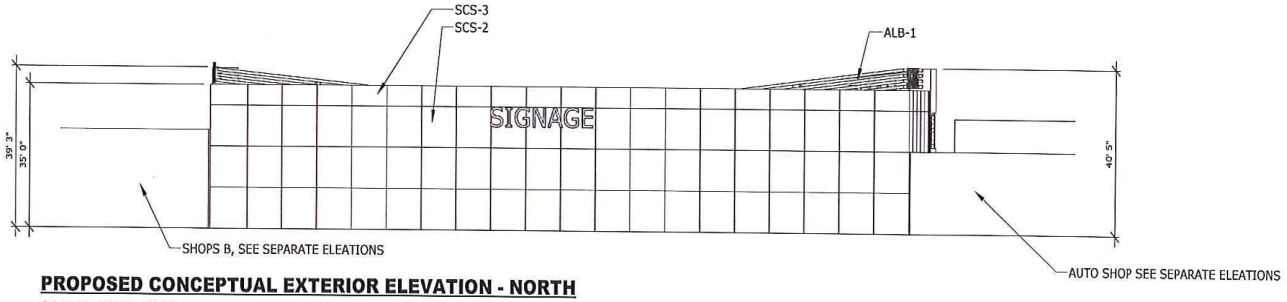
PROPOSED CONCEPTUAL EXTERIOR ELEVATION - WEST

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



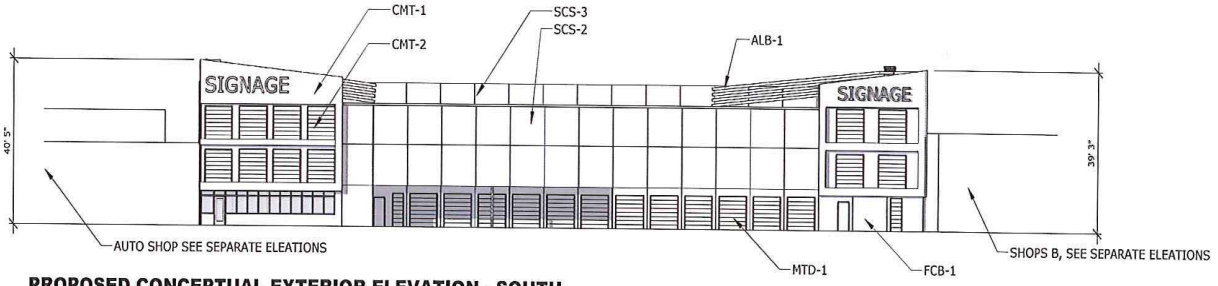
PROPOSED CONCEPTUAL EXTERIOR ELEVATION - EAST

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



PROPOSED CONCEPTUAL EXTERIOR ELEVATION - NORTH

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



PROPOSED CONCEPTUAL EXTERIOR ELEVATION - SOUTH

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

MATERIAL LEGEND:

METAL DOOR
(MTD-1)
SW 2848 - ROYCROFT PEWTER

SINGLE COAT SYNTHETIC STUCCO
(SCS-2)
SW 7655 - STAMPED CONCRETE

SINGLE COAT SYNTHETIC STUCCO
(SCS-3)
SW 7646 - FIRST STAR

FIBER CEMENT BOARD
(FCB-1)

ALUMINUM BAND
(ALB-1)
SW 2848 - ROYCROFT PEWTER

CORRUGATED METAL
(CMT-1)
BERRIDGE - CHARCOAL

CORRUGATED METAL
(CMT-2)
BERRIDGE

ARCHITECT OF RECORD
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JOHN JOSEPH CARROLL JR. REGISTERED No. 7512 ARCHITECT STATE OF NEVADA
06.20.2019

CENTENNIAL 215 PLAZA
CENTENNIAL CENTER BLVD.
LAS VEGAS, NV 89149
APN: 125-28-610-004

PRJ-77038
08/06/19

Issue Date	Description

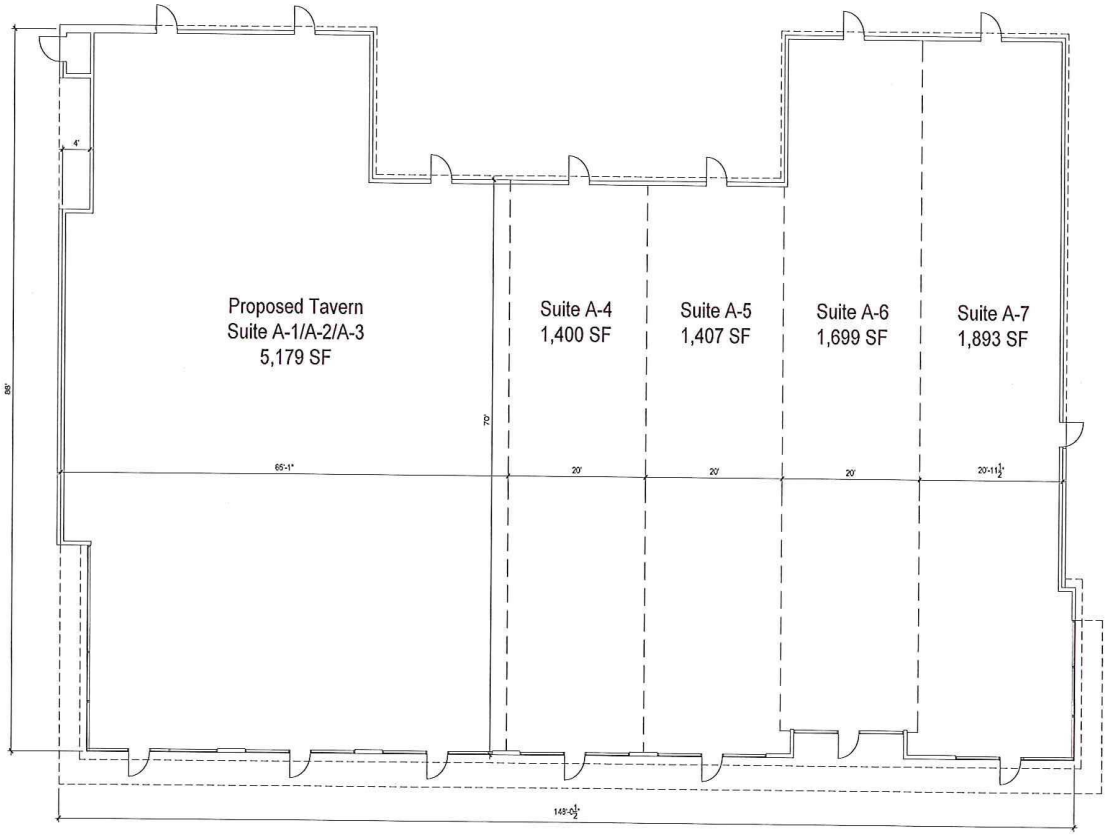
Project No.	19-010
Date:	June 20, 2019
Drawn:	J.CARROLL
Reviewed:	J.CARROLL

Drawing Title:

MINI-STORAGE EXTERIOR ELEVATIONS

Sheet No.:

CEL1.01



11,601 SF

PRJ-77038
08/06/19

NORTH

1" = 8'

CENTENNIAL 215 PLAZA • Shops A - Floor Plan • June 13, 2019

JSA ARCHITECTURE

PROJECT NUMBER: 18144

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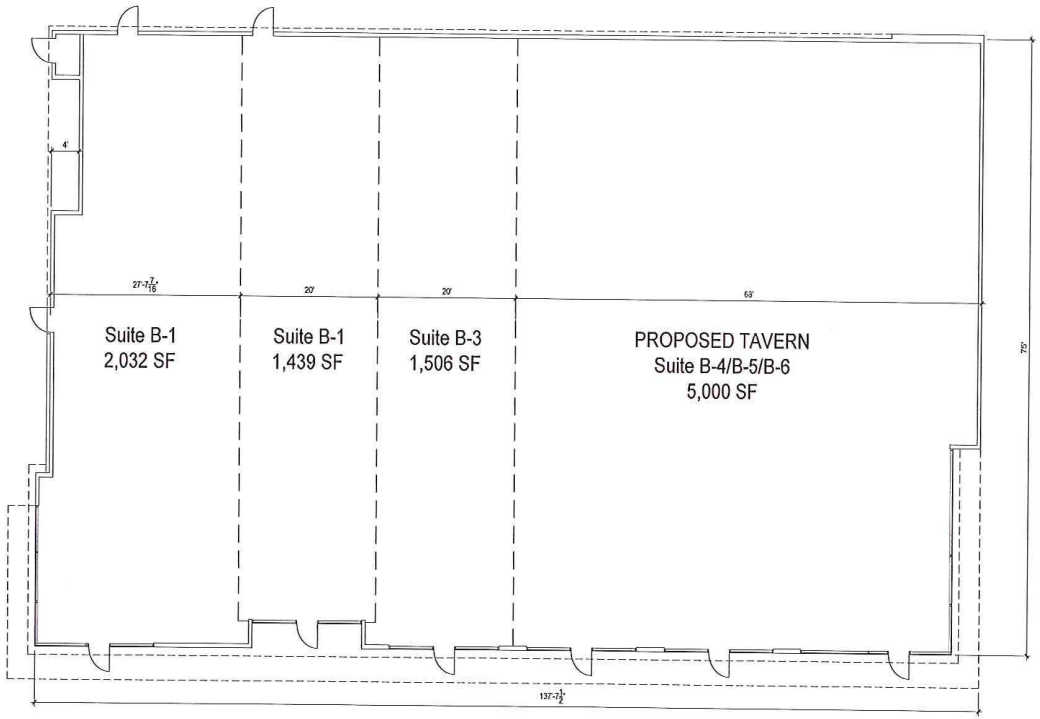

10,002 SF

PRJ-77038
08/06/19

NORTH

1" = 8'

CENTENNIAL 215 PLAZA • Shops B - Floor Plan • June 13, 2019

JSA ARCHITECTURE

PROJECT NUMBER: 18144

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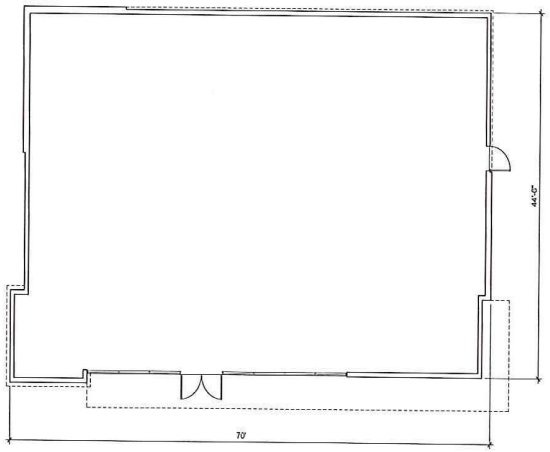

3,009 SF

PRJ-77038
08/06/19

NORTH

1" = 8'

CENTENNIAL 215 PLAZA • C-Store - Floor Plan • June 13, 2019

JSA ARCHITECTURE

PROJECT NUMBER: 18144

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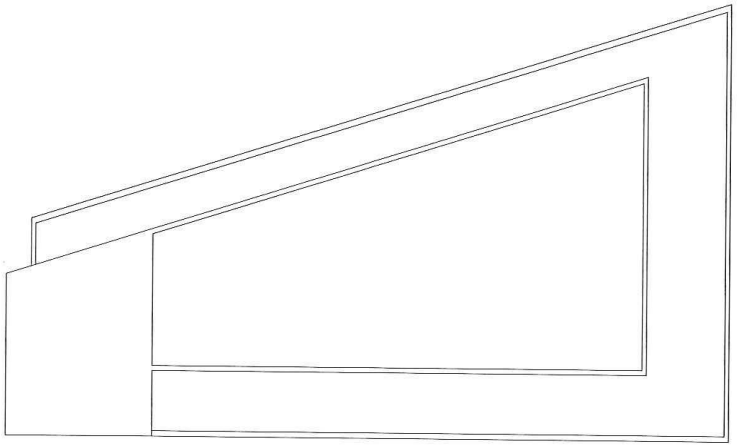
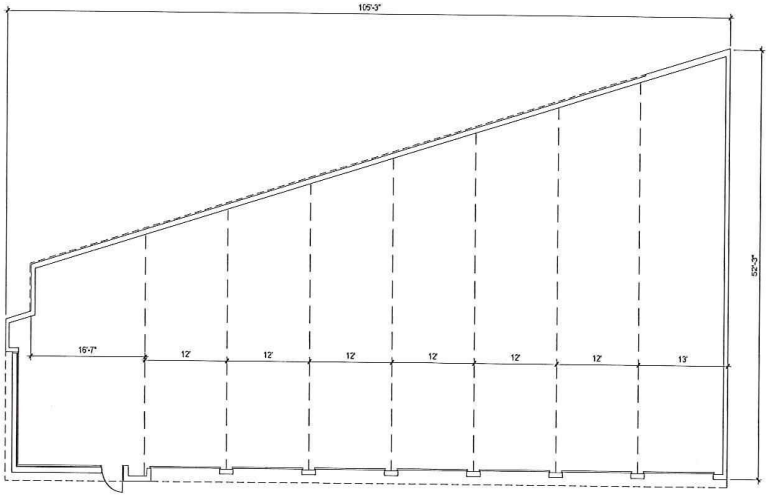


Roof Plan



Floor Plan - 4,000 SF

PRJ-77038
08/06/19

NORTH

1" = 8'

CENTENNIAL 215 PLAZA • Auto - Floor Plan/Roof Plan • June 13, 2019

JSA ARCHITECTURE

PROJECT NUMBER: 18144

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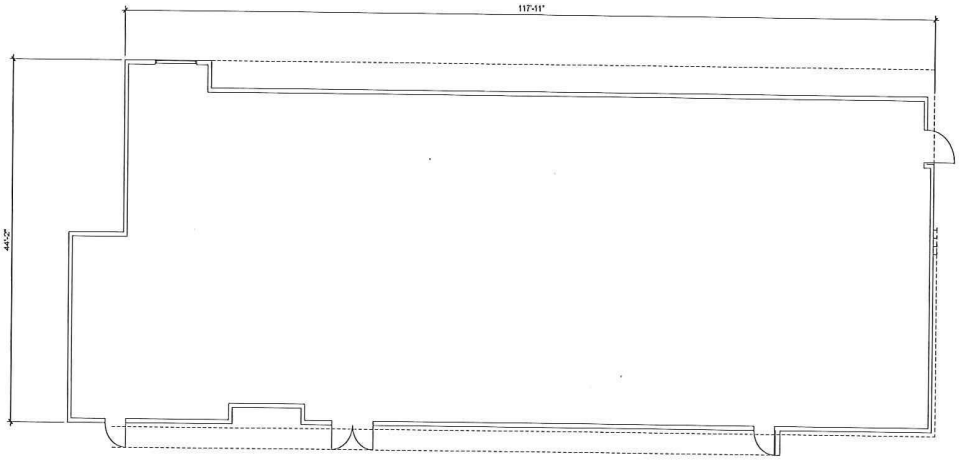

4,858 SF

PRJ-77038
08/06/19

CENTENNIAL 215 PLAZA • Pad 1 - Floor Plan • June 13, 2019

JSA ARCHITECTURE

PROJECT NUMBER: 18144

NORTH

1" = 8'

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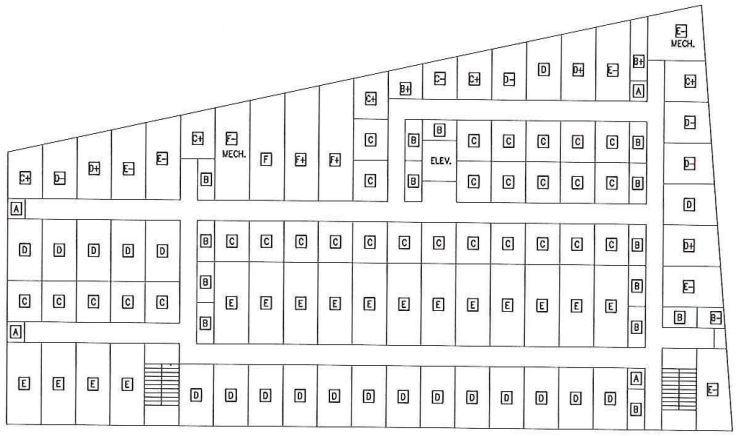
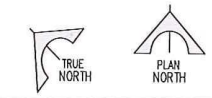
GRAND TOTALS		
LEASABLE BSMT.	12,175 S.F.	23.6%
LEASABLE 1ST FL.	11,297 S.F.	23.9%
LEASABLE 2ND FL.	13,102 S.F.	25.4%
LEASABLE 3RD FL.	13,982 S.F.	27.1%
TOTAL LEASABLE S.F.	51,556 S.F.	100.00%
TOTAL GROSS S.F.	68,096 S.F.	75.7%

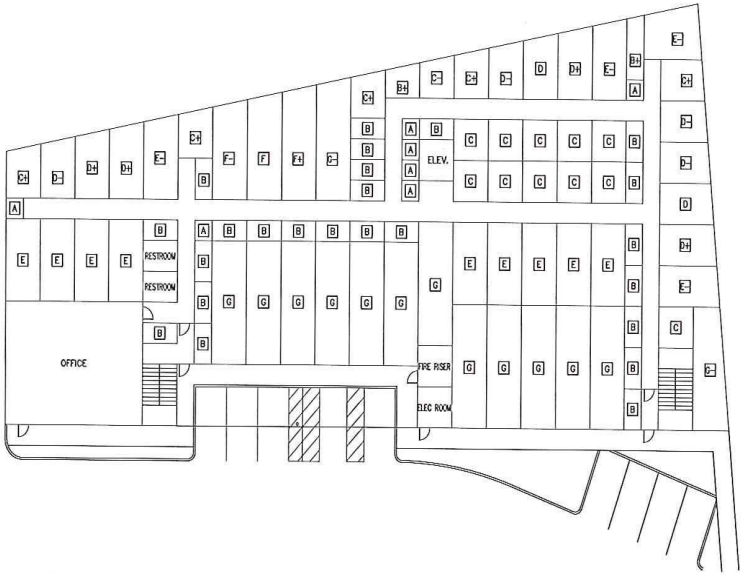
UNIT TABULATIONS

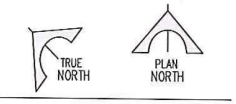
UNIT	SIZE	NUMBER OF UNITS BSMT	1ST FL.	2ND FL.	3RD FL.	TOTAL UNITS	% OF UNITS
A	5'X5'	15	7	4	4	30	6.7%
B-	VARIES	2	0	1	1	4	0.9%
B	5'X10'	43	24	14	14	95	21.4%
B+	VARIES	3	2	2	2	9	2.0%
C-	VARIES	3	1	1	1	6	1.3%
C	10'X10'	48	11	29	29	117	26.3%
C+	VARIES	6	5	5	5	21	4.7%
D-	VARIES	3	4	4	4	15	3.4%
D	10'X15'	8	2	20	20	51	11.5%
D+	VARIES	4	4	3	3	14	3.1%
E-	VARIES	3	4	5	6	18	4.0%
E	10'X20'	1	9	16	16	42	9.4%
F-	VARIES	0	1	0	1	2	0.4%
F	10'X25'	0	1	1	1	3	0.7%
F+	VARIES	0	1	2	2	5	1.1%
G-	VARIES	0	2	0	0	2	0.4%
G	10'X30'	0	12	0	0	12	2.7%
	TOTAL	139	90	107	109	445	100%
TOTAL GROSS S.F.		16,499	16,499	17,549	17,549		



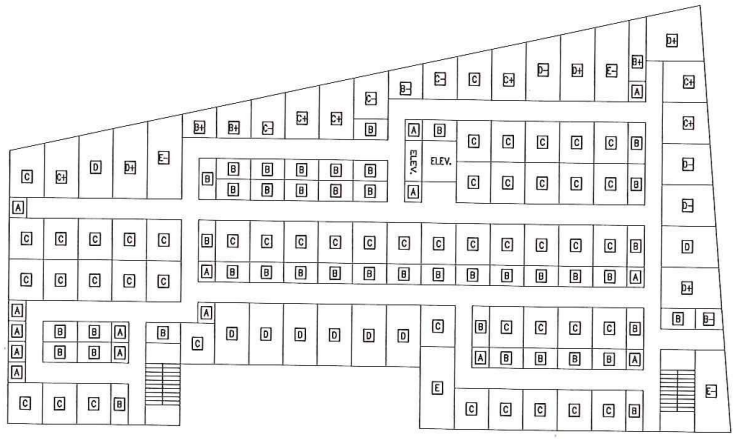


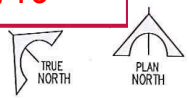
C SECOND AND THIRD FLOOR PLANS
SCALE: 1/16" = 1'-0"





B FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"





A BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

PRJ-77038
08/06/19

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JOHN JOSEPH CARROLL JR REGISTERED No. 7612 STATE OF NEVADA ARCHITECT
06.18.2019

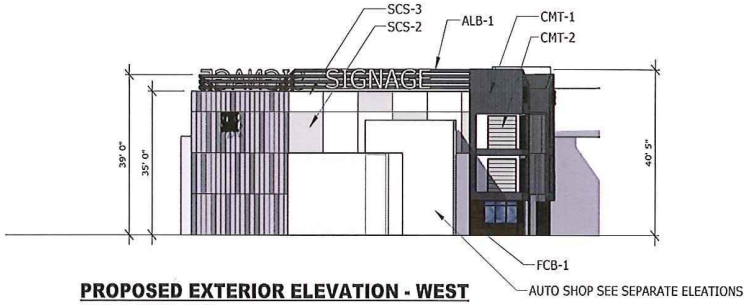
CENTENNIAL CENTER STORAGE PROJECT
CENTENNIAL CENTER BLVD,
LAS VEGAS, NV 89149
APN: 125-28-610-004

Issue Date	Description

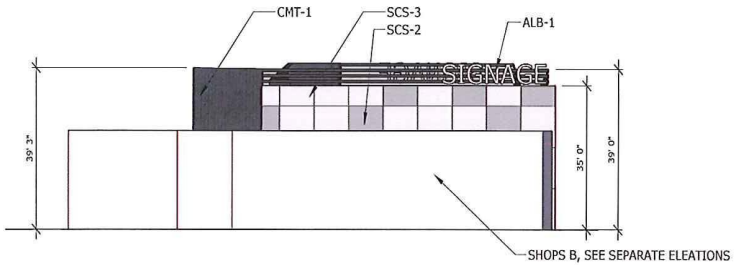
Project No.	19-010
Date:	June 18, 2019
Drawn:	J.CARROLL
Reviewed:	J.CARROLL

Drawing Title:
FLOOR PLANS

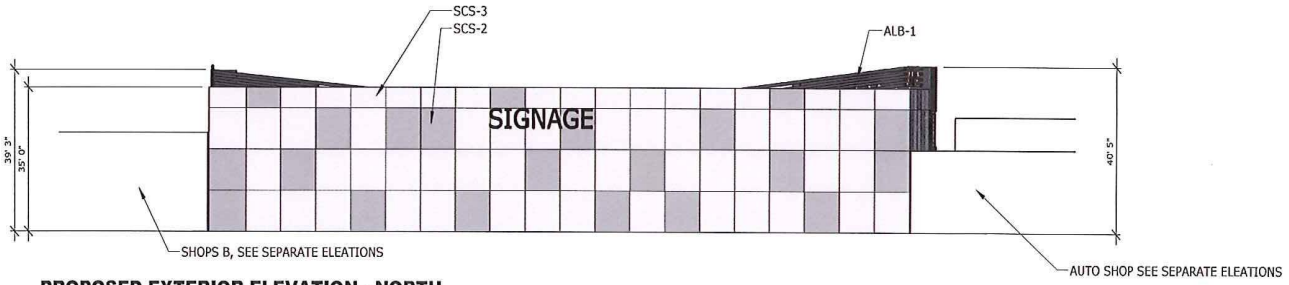
Sheet No.:
A2.01



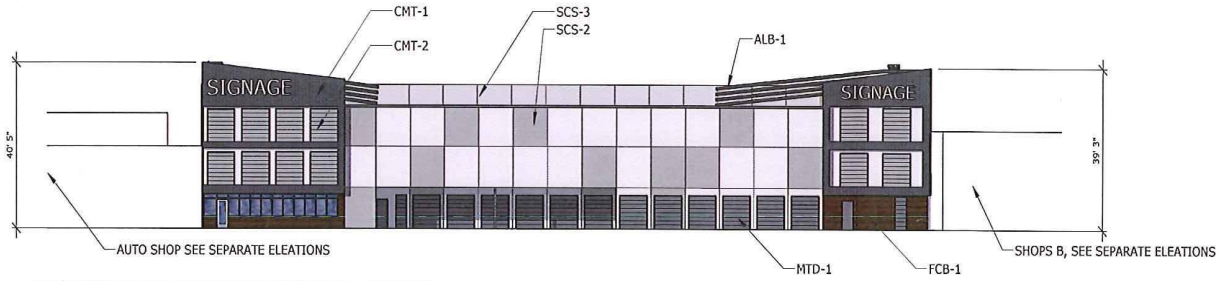
PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - EAST
SCALE: 1/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

- **METAL DOOR (MTD-1)** SW 2848 - ROYCROFT PEWTER
- **SINGLE COAT SYNTHETIC STUCCO (SCS-2)** SW 7655 - STAMPED CONCRETE
- **SINGLE COAT SYNTHETIC STUCCO (SCS-3)** SW 7646 - FIRST STAR
- **FIBER CEMENT BOARD (FCB-1)**
- **ALUMINUM BAND (ALB-1)** SW 2848 - ROYCROFT PEWTER
- **CORRUGATED METAL (CMT-1)** BERRIDGE - CHARCOAL
- **CORRUGATED METAL (CMT-2)** BERRIDGE

PRJ-77038
08/06/19

ARCHITECT OF RECORD

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JOHN JOSEPH CARROLL JR. REGISTERED No. 7612 ARCHITECT STATE OF NEVADA
06.18.2019

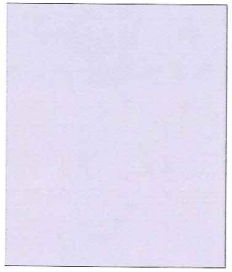
CENTENNIAL CENTER STORAGE PROJECT
CENTENNIAL CENTER BLVD,
LAS VEGAS, NV 89149
APN: 125-28-610-004

Issue Date	Description

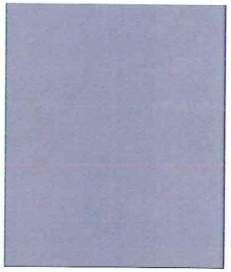
Project No.	19-010
Date:	June 18, 2019
Drawn:	J.CARROLL
Reviewed:	J.CARROLL
Drawing Title:	

EXTERIOR ELEVATIONS

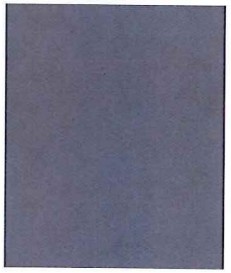
Sheet No:
01



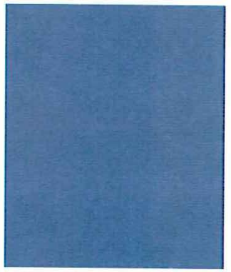
Existing and New Cement Plaster System - Sherwin Williams SW 6232 "Misty"



Existing and New Cement Plaster System (Existing Masonry Where Occurs) - Sherwin Williams SW 9143 - "Cadet"



18" Steel Channels - Sherwin Williams SW 6236 - "Grays Harbor"



Prefinished Metal Panels to Match - Sherwin Williams SW 6516 - "Down Pour"



Synthetic Wood Architectural Siding



Clear Anodized Storefront Aluminum Glazing - System with Blue Reflective 1" Insulated - Butt-Glazed Glass

PRJ-77038
08/06/19

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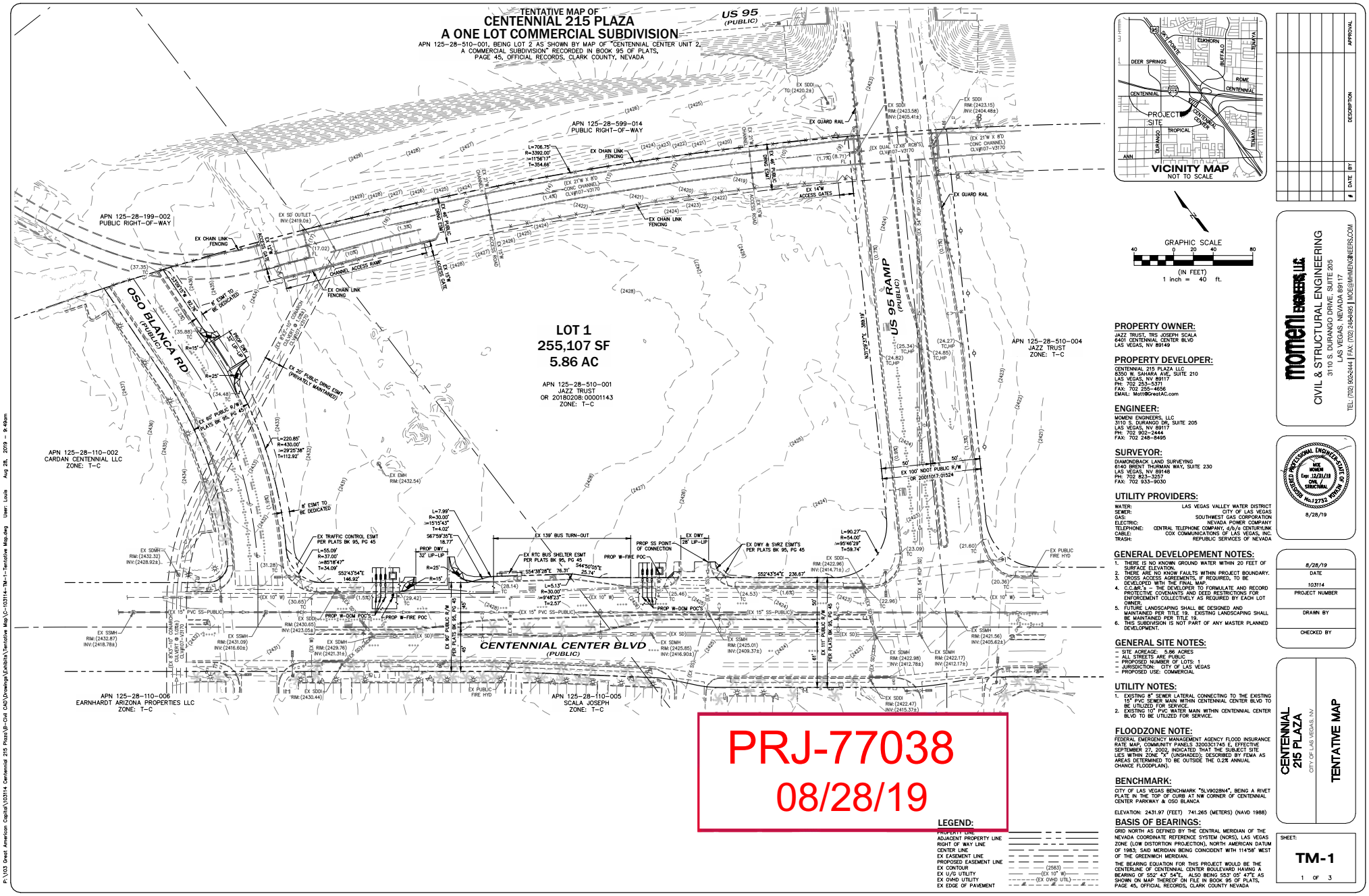


PROPERTY OWNER:
JAZZ TRUST, TRS JOSEPH SCALA
6401 CENTENNIAL CENTER BLVD
LAS VEGAS, NV 89149

PROPERTY DEVELOPER:
CENTENNIAL 215 PLAZA LLC
8350 W. SAHARA AVE, SUITE 210
LAS VEGAS, NV 89117
PH: 702 253-5371
FAX: 702 255-4656
EMAIL: Matt@GreatAC.com

ENGINEER:
MOMENI ENGINEERS, LLC
3110 S. DURANGO DR. SUITE 205
LAS VEGAS, NV 89117
PH: 702 902-2444
FAX: 702 248-8495

SURVEYOR:
DIAMONDBACK LAND SURVEYING
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NV 89148
PH: 702 823-3257
FAX: 702 933-9030

UTILITY PROVIDERS:

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

GENERAL DEVELOPEMENT NOTES:
1. THERE IS NO KNOWN GROUND WATER WITHIN 20 FEET OF SURFACE ELEVATION.
2. THERE ARE NO KNOW FAULTS WITHIN PROJECT BOUNDARY.
3. CROSS ACCESS AGREEMENTS, IF REQUIRED, TO BE DEVELOPED WITH THE FINAL MAP.
4. CC&R'S TO BE DEVELOPED TO FORMULATE AND RECORD PROTECTIVE COVENANTS AND DEED RESTRICTIONS FOR ENFORCEMENT COLLECTIVELY AS REQUIRED BY EACH LOT OWNER.
5. FUTURE LANDSCAPING SHALL BE DESIGNED AND MAINTAINED PER TITLE 19. EXISTING LANDSCAPING SHALL BE MAINTAINED PER TITLE 19.
6. THIS SUBDIVISION IS NOT PART OF ANY MASTER PLANNED DEVELOPMENT.

GENERAL SITE NOTES:
- SITE ACREAGE: 5.86 ACRES
- ALL STREETS ARE PUBLIC
- PROPOSED NUMBER OF LOTS: 1
- JURISDICTION: CITY OF LAS VEGAS
- PROPOSED USE: COMMERCIAL

UTILITY NOTES:
1. EXISTING 8" SEWER LATERAL CONNECTING TO THE EXISTING 15" SEWER MAIN WITHIN CENTENNIAL CENTER BLVD TO BE UTILIZED FOR SERVICE.
2. EXISTING 10" PVC WATER MAIN WITHIN CENTENNIAL CENTER BLVD TO BE UTILIZED FOR SERVICE.

FLOODZONE NOTE:
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 32003C1745 E, EFFECTIVE SEPTEMBER 27, 2002, INDICATED THAT THE SUBJECT SITE LIES WITHIN ZONE "X" (UNSHADED); DESCRIBED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "SLV9028N4", BEING A RIVET PLATE IN THE TOP OF CURB AT NW CORNER OF CENTENNIAL CENTER PARKWAY & OSO BLANCA

ELEVATION: 2431.97 (FEET) 741.265 (METERS) (NAVD 1988)

BASIS OF BEARINGS:
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE (LOW DISTORTION PROJECTION), NORTH AMERICAN DATUM OF 1983, SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE CENTERLINE OF CENTENNIAL CENTER BOULEVARD HAVING A BEARING OF S52° 43' 54"E. ALSO BEING S53° 05' 47"E AS SHOWN ON MAP THEREOF ON FILE IN BOOK 95 OF PLATS, PAGE 45, OFFICIAL RECORDS, CLARK COUNTY NEVADA

LEGEND:
PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT OF WAY LINE
CENTER LINE
EX EASEMENT LINE
PROPOSED EASEMENT LINE
EX CONTOUR (2583)
EX U/G UTILITY (EX 10" W)
EX OVHD UTILITY (EX OHU UTIL)
EX EDGE OF PAVEMENT

PRJ-77038
08/28/19

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

#	DATE	BY	DESCRIPTION	APPROVAL

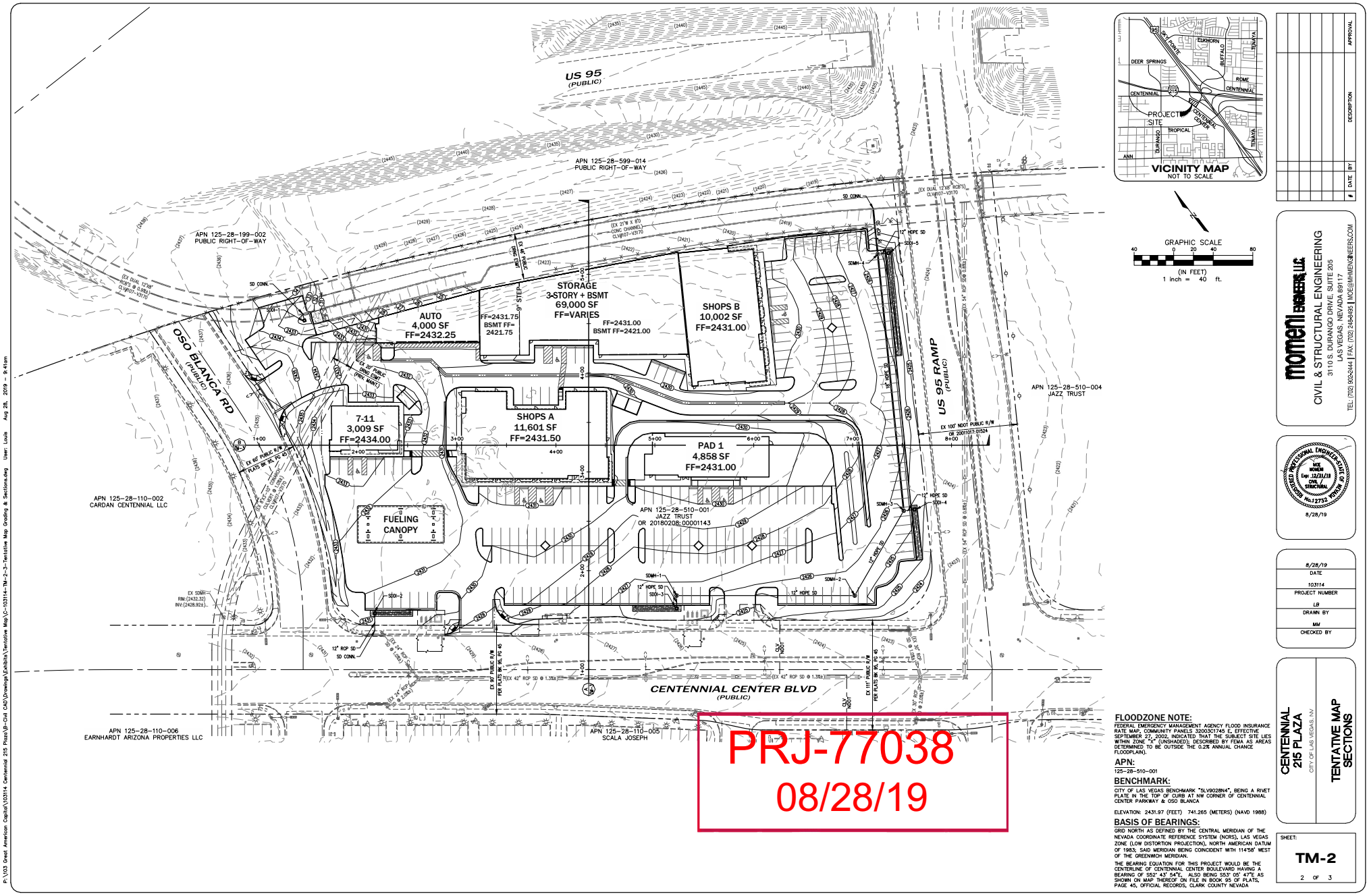
REGISTERED PROFESSIONAL ENGINEER — MOE MOMENI — Exp: 12/31/19 — No.12732 — CIVIL / STRUCTURAL — STATE OF NEVADA
8/28/19

8/28/19
DATE
103114
PROJECT NUMBER
DRAWN BY
CHECKED BY

CENTENNIAL 215 PLAZA
CITY OF LAS VEGAS, NV
TENTATIVE MAP

SHEET:
TM-1
1 OF 3

P:\103 Great American Capital\103114 Centennial 215 Plaza\B-Civil CAD\Drawings\Exhibits\Tentative Map\C-103114-TM-1-Tentative Map.dwg User: Louis Aug 28, 2019 - 9:49am



PRJ-77038
08/28/19

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

#	DATE	BY	DESCRIPTION	APPROVAL

momen ENGINEERS LLC
CIVIL & STRUCTURAL ENGINEERING
3110 S. DURANGO DRIVE, SUITE 205
LAS VEGAS, NEVADA 89117
TEL: (702) 952-2444 | FAX: (702) 248-9965 | MOE@MMENGINEERS.COM

NOT VALID UNLESS SIGNED AND DATED
MOE MOMEN
Exp: 12/31/19
CIVIL & STRUCTURAL
No. 12732
8/28/19

8/28/19
DATE
103114
PROJECT NUMBER
LB
DRAWN BY
MM
CHECKED BY

CENTENNIAL 215 PLAZA
CITY OF LAS VEGAS, NV

TENTATIVE MAP SECTIONS

SHEET:
TM-2
2 OF 3

FLOODZONE NOTE:
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 32003C1745 E, EFFECTIVE SEPTEMBER 27, 2002, INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X" (UNSHADED); DESCRIBED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

APN:
125-28-510-001

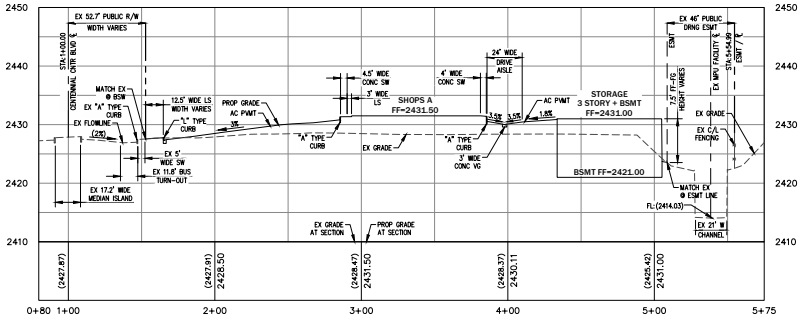
BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "5LV9028N4", BEING A RIVET PLATE IN THE TOP OF CURB AT NW CORNER OF CENTENNIAL CENTER PARKWAY & OSO BLANCA

ELEVATION: 2431.97 (FEET) 741.265 (METERS) (NAVD 1988)

BASIS OF BEARINGS:
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE (LOW DISTORTION PROJECTION), NORTH AMERICAN DATUM OF 1983, SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

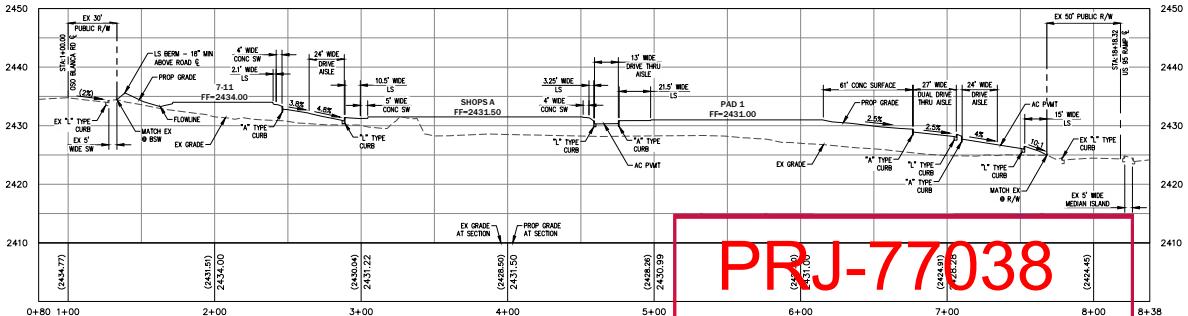
THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE CENTERLINE OF CENTENNIAL CENTER BOULEVARD HAVING A BEARING OF S52° 43' 54"E, ALSO BEING S53° 05' 47"E AS SHOWN ON MAP THEREOF ON FILE IN BOOK 95 OF PLATS, PAGE 45, OFFICIAL RECORDS, CLARK COUNTY NEVADA

P:\103 Great American Capital\103114 Centennial 215 Plaza\B-Civil CAD\Drawings\Exhibits\Tentative Map\C-103114-TM-2-3-Tentative Map Grading & Sections.dwg User: Louis Aug 28, 2019 - 9:41am



TM-SECTION-A SECTION VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

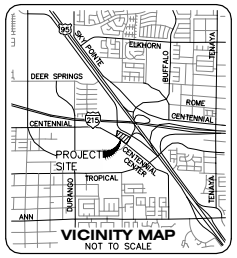
SECTION A



TM-SECTION-B SECTION VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

PRJ-77038
08/28/19

SECTION B



#	DATE	BY	DESCRIPTION	APPROVAL

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3110 S. DURANGO DRIVE, SUITE 205
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8/28/19

8/28/19	DATE
103114	PROJECT NUMBER
LB	DRAWN BY
MM	CHECKED BY

CENTENNIAL 215 PLAZA
CITY OF LAS VEGAS, NV

TENTATIVE MAP SECTIONS

SHEET:
TM-3
3 OF 3

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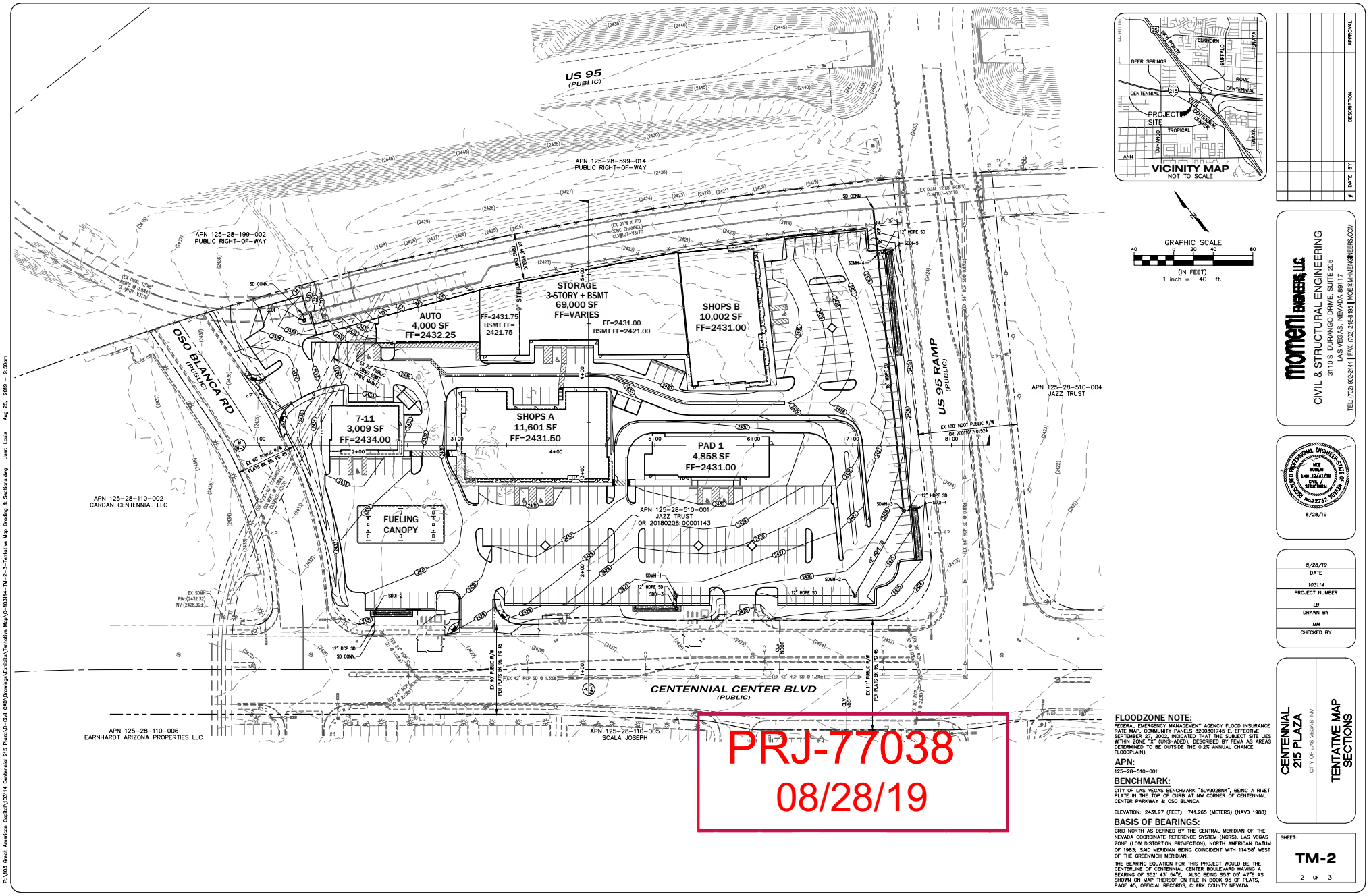

PRJ-77038
08/28/19

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APN:
125-28-510-001

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "5LV9028N4", BEING A RIVET PLATE IN THE TOP OF CURB AT NW CORNER OF CENTENNIAL CENTER PARKWAY & OSO BLANCA

ELEVATION: 2431.97 (FEET) 741.265 (METERS) (NAVD 1988)

BASIS OF BEARINGS:
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REGISTERED PROFESSIONAL ENGINEER
MOE MOMEN
Exp: 12/31/19
CIVIL / STRUCTURAL
No. 12732
STATE OF NEVADA
8/28/19

8/28/19
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CENTENNIAL 215 PLAZA
CITY OF LAS VEGAS, NV

TENTATIVE MAP SECTIONS

SHEET:
TM-2
2 OF 3

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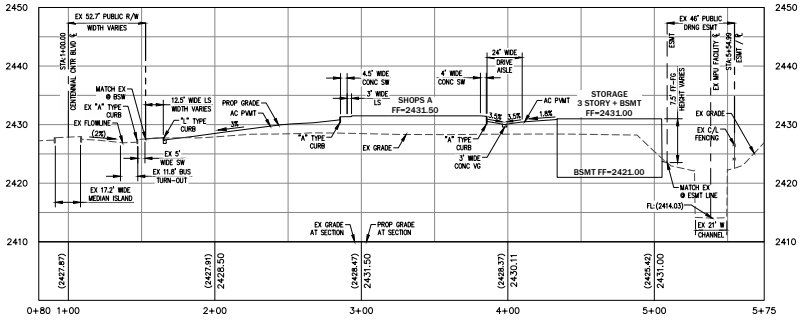
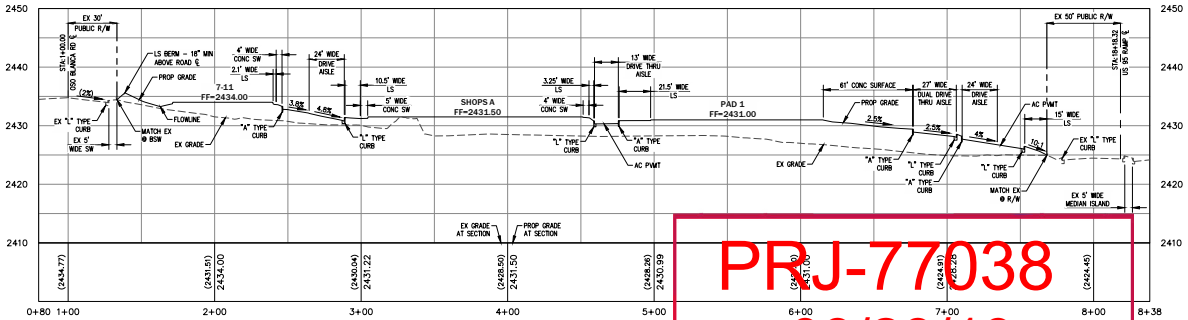


TM-SECTION-A SECTION VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

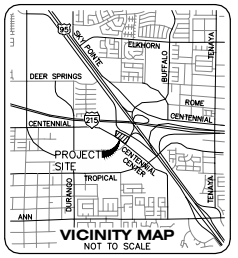
SECTION A



TM-SECTION-B SECTION VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

PRJ-77038
08/28/19

SECTION B



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Exp: 12/31/19
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CENTENNIAL 215 PLAZA
CITY OF LAS VEGAS, NV

TENTATIVE MAP SECTIONS

SHEET:
TM-3
3 OF 3

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VAR-77252 [PRJ-77038] - VARIANCE RELATED TO SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 AND TMP-77192 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST
NORTH SIDE OF CENTENNIAL CENTER BOULEVARD, WEST OF AZURE DRIVE

08/15/2019



VAR-77252 [PRJ-77038] - VARIANCE RELATED TO SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 AND TMP-77192 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST
NORTH SIDE OF CENTENNIAL CENTER BOULEVARD, WEST OF AZURE DRIVE

08/15/2019



VAR-77252 [PRJ-77038] - VARIANCE RELATED TO SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314, SDR-77191 AND TMP-77192 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST
NORTH SIDE OF CENTENNIAL CENTER BOULEVARD, WEST OF AZURE DRIVE

08/15/2019



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NORTH SIDE OF CENTENNIAL CENTER BOULEVARD, WEST OF AZURE DRIVE

08/15/2019

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
ajc@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

August 15, 2019

COMPREHENSIVE PLANNING DEPARTMENT
333 N. Rancho Drive
Third Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Tentative Map, Special Use Permits, Variance & Site Development Plan Review
Great American Capital
APN: 125-28-510-001

To Whom It May Concern:

This firm represents Great American Capital (the "Applicant") in the above referenced matter. The proposed project is located on approximately 5.86 acres on the northwest corner of Centennial Center Boulevard and the I-95 ramp (the "Property"). The Property is more particularly described as Assessor's Parcel Number 125-28-510-001. The Property is zoned Town Center (T-C) with a Town Center zoning designation of Service Commercial (SC-TC). The Applicant is requesting a tentative map, special use permits, and site development plan review to allow for a commercial shopping center.

The Property is located just south of I-95 and a large floor cannel and surrounded by car dealerships to the west, existing commercial to the south, and vacant T-C zoned property to the east. This is a very heavily travelled area with other existing commercial in the immediate area, making the Property ideal for the requested uses.

The Applicant is proposing the following uses and special use permits on the Property:

1. Convenience store with fuel pumps (SUP required);
2. Beer/wine/cooler off-sale for convenience store (SUP Required);
3. Mini-storage facility (SUP required);
4. Mini-storage facility not resembling retail and/or an office building (SUP Required);
5. Auto repair garage (SUP required);
6. Auto repair service bay doors facing right-of-way (SUP Required);
7. Restaurant with drive-thru (SUP required);
8. Two taverns (SUPs required);
9. General retail buildings (Permitted within SC-TC);

Due to the nature of the surrounding area and amount of traffic travelling through the area on a daily basis, the requested uses will not negatively impact the area. Additionally, the convenience

PRJ-77038
08/22/19

store with gas pumps in such close proximity to the I-95 off ramp is beneficial to the area. The two proposed taverns are noted on the site plan with the hashed lines.

Access to the project will be from two points along Centennial Center Boulevard and one point along the western property line. The Applicant will provide 267 parking spaces where 245 spaces are required. The mini-storage facility and auto repair garage will be located along the northern property, closest to the freeway, which will provide an additional buffer to the southern retail buildings. Landscaping will be provided around the perimeter of the Property as well as throughout the parking lot to provide shade and visual relief.

The height of the buildings throughout the Property range from approximately 23-feet to a maximum of 41-feet and will be comprised of synthetic stucco, stamped concrete, decorative metal accents and large windows. The mini-storage facility will be 3-stories and provide a total of 445 units, including a basement level.

Finally, the Applicant is also requesting to reduce the required open space from 20% to approximately 11.9%. The Property faces some hardships that result in the Applicant's request to reduce the required open space. The hardship is due to the existing flood channel that runs the length of the Property's north property line and encumbers the Applicant's ability to develop the entire Property which is the ideal and proper location to place open space.

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

Anthony J. Celeste

PRJ-77038
08/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
17

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

SUBJECT:
SUP-77188 - SPECIAL USE PERMIT RELATED TO VAR-77252 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,009 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

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



SUP-77188 (PRJ-77038)

Beer/Wine/Cooler Off-Sale

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, August 7, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

Address 8350 W. Sahara Avenue, Suite 210 City Las Vegas State NV Zip 89117

E-mail matt@greatac.com Phone 702-253-5751

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

Great American Capital, LLC is the contract purchaser for APN 125-28-510-001 ("Buyer") who desires to improve the Property after closing as a strip mall through the entity Centennial 215 Plaza, LLC ("Applicant"). Buyer requests Owner's acknowledgement of this application and represents it will have no effect on the Property if Buyer does not close on the purchase.

* **Property Owner Signature** Jazz Trust by its agent

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

Print Name Baron Harmon, AUthorized Agent for The Jazz Trust

Subscribed and sworn before me

This 3rd day of July, 20 19

Beverly A. Foss

Notary Public in and for said County and State

OFFICIAL SEAL
BEVERLY A FOSS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 2, 2019

PRJ-77038
08/06/19

* Owner's signature is provided for the limited purpose of acknowledging notice of Applicant's application and for no other purpose. Applicant is not authorized to take any action that encumbersthe property prior to Buyer closing on the purchase.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
18

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

SUBJECT:
SUP-77189 - SPECIAL USE PERMIT RELATED TO VAR-77252 AND SUP-77188 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,009 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

Address 8350 W. Sahara Avenue, Suite 210 City Las Vegas State NV Zip 89117

E-mail matt@greatac.com Phone 702-253-5751

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

Partner(s) _____

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* **Property Owner Signature** Jazz Trust by its agent

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

Print Name Baron Harmon, AUthorized Agent for The Jazz Trust

Subscribed and sworn before me

This 3rd day of July, 20 19

Beverly A. Foss

Notary Public in and for said County and State

OFFICIAL SEAL
BEVERLY A FOSS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 2, 2019

PRJ-77038
08/06/19

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
19

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

SUBJECT:
SUP-77190 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188 AND SUP-77189 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

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

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

Partner(s) _____

Great American Capital, LLC is the contract purchaser for APN 125-28-510-001 ("Buyer") who desires to improve the Property after closing as a strip mall through the entity Centennial 215 Plaza, LLC ("Applicant"). Buyer requests Owner's acknowledgement of this application and represents it will have no effect on the Property if Buyer does not close on the purchase.

* **Property Owner Signature** Jazz Trust by its agent

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

Print Name Baron Harmon, AUthorized Agent for The Jazz Trust

Subscribed and sworn before me

This 3rd day of July, 20 19

Beverly A. Foss

Notary Public in and for said County and State

OFFICIAL SEAL
BEVERLY A FOSS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 2, 2019

PRJ-77038
08/06/19

* Owner's signature is provided for the limited purpose of acknowledging notice of Applicant's application and for no other purpose. Applicant is not authorized to take any action that encumbersthe property prior to Buyer closing on the purchase.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
20

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

SUBJECT:
SUP-77193 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188, SUP-77189 AND SUP-77190 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

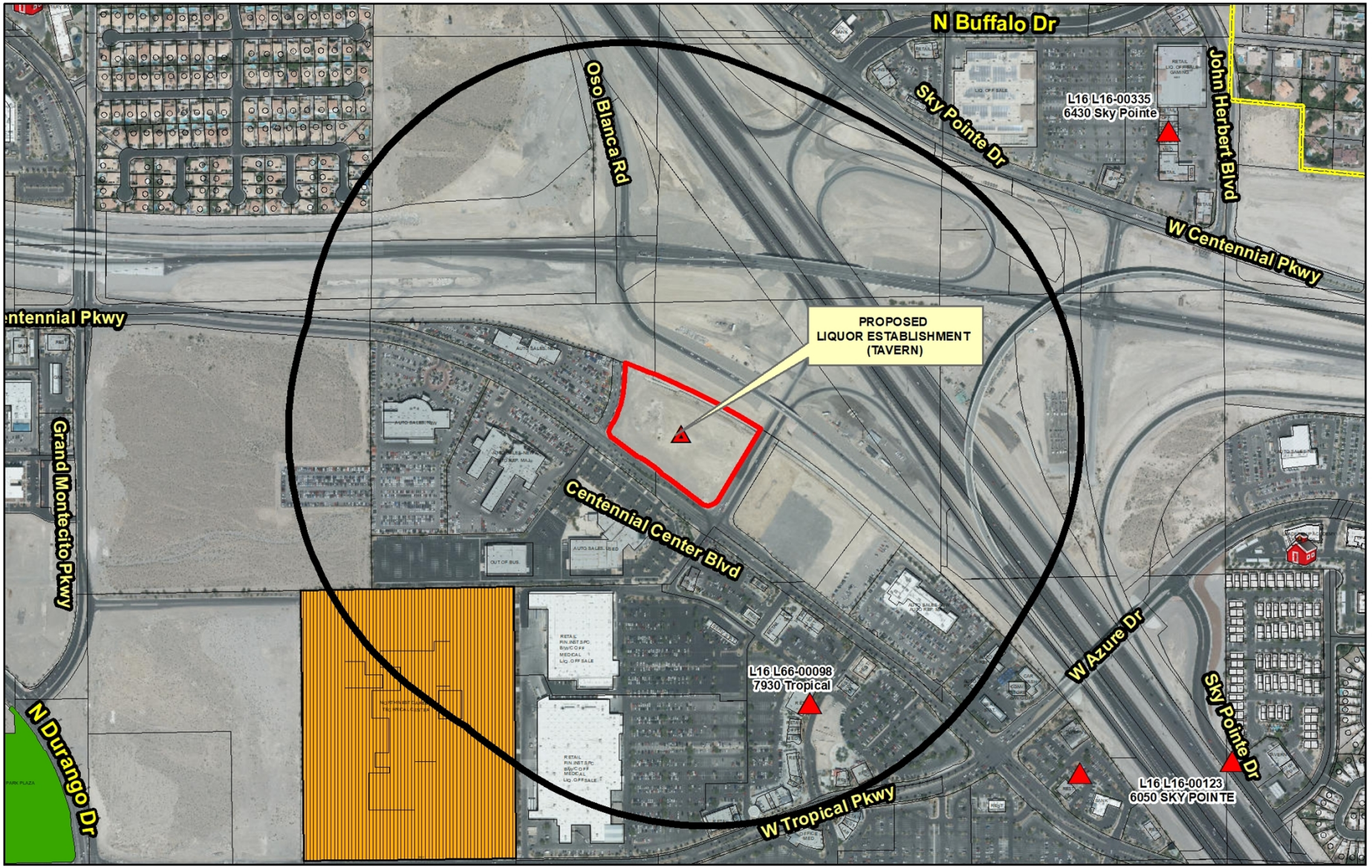
May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map - SUP-77193 and SUP-77194 [PRJ-77038]
3. Supporting Documentation

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



SUP-77193, SUP-77194
(PRJ-77038)

Liquor Establishment (Tavern)

Business Licenses
- Tavern
- Tavern - Limited
- Urban Lounge
- Ancillary Brew Pub

- APPROVED
- SCHEDULED
- Subject Property
- zbuffer
- Parks
- Private Schools

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

Entitlements
- 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: Thursday, August 22, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

Address 8350 W. Sahara Avenue, Suite 210 City Las Vegas State NV Zip 89117

E-mail matt@greatac.com Phone 702-253-5751

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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* **Property Owner Signature** Jazz Trust by its agent

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

Print Name Baron Harmon, AUthorized Agent for The Jazz Trust

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Beverly A. Foss

Notary Public in and for said County and State

OFFICIAL SEAL
BEVERLY A FOSS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 2, 2019

PRJ-77038
08/06/19

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
21

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

SUBJECT:
SUP-77315 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190 AND SUP-77193 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

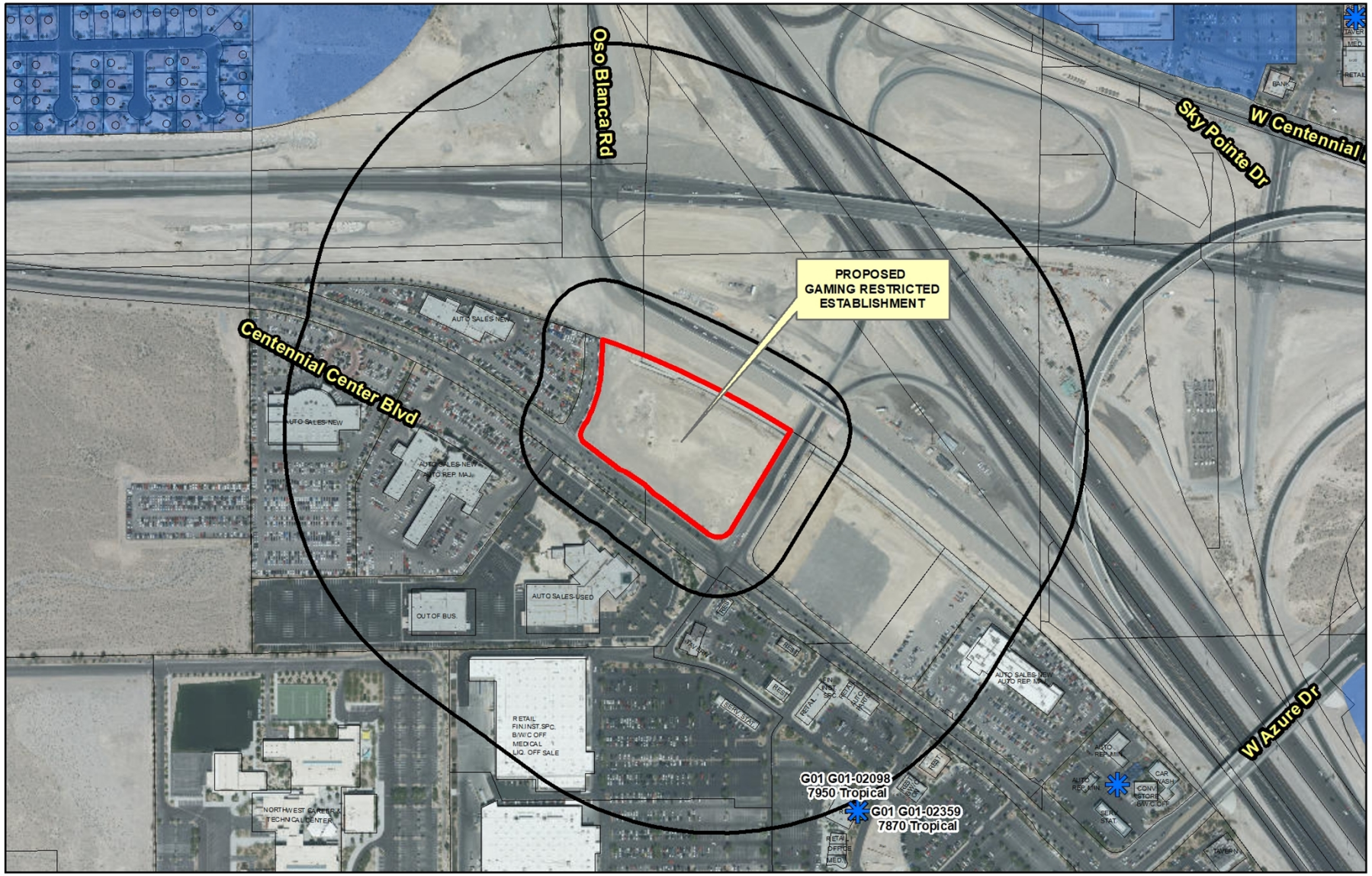
May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map - SUP-77314 and SUP-77315 [PRJ-77038]
3. Supporting Documentation

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



SUP-77314, SUP-77315
(PRJ-77038)

Gaming Restricted

Business Licenses

Gaming Restricted

Protected Uses

Residential Property

Subject Property

Entitlements

APPROVED

SCHEDULED

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: Monday, August 26, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

Address 8350 W. Sahara Avenue, Suite 210 City Las Vegas State NV Zip 89117

E-mail matt@greatac.com Phone 702-253-5751

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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* **Property Owner Signature** Jazz Trust by its agent

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

Print Name Baron Harmon, AUthorized Agent for The Jazz Trust

Subscribed and sworn before me

This 3rd day of July, 20 19

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Notary Public in and for said County and State

OFFICIAL SEAL
BEVERLY A FOSS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 2, 2019

PRJ-77038
08/06/19

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
22

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

SUBJECT:
SUP-77194 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193 AND SUP-77315 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,010 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

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Representative Kaempfer Crowell **Contact** Tony Celeste

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

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My Commission Expires October 2, 2019

PRJ-77038
08/06/19

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
23

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

SUBJECT:
SUP-77314 - SPECIAL USE PERMIT RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315 AND SUP-77194 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,010 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
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PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

Address 8350 W. Sahara Avenue, Suite 210 City Las Vegas State NV Zip 89117

E-mail matt@greatac.com Phone 702-253-5751

Representative Kaempfer Crowell **Contact** Tony Celeste

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My Commission Expires October 2, 2019

PRJ-77038
08/06/19

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
24

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

SUBJECT:
SDR-77191 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194 AND SUP-77314 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: JAZZ TRUST - For possible action on a request for a Site Development Plan Review FOR PROPOSED 33,470 SQUARE-FOOT SHOPPING CENTER WITH A 1,200 SQUARE-FOOT OUTDOOR SEATING AREA AND A 445-UNIT, 69,000 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

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

Partner(s) _____

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Notary Public in and for said County and State

OFFICIAL SEAL
BEVERLY A FOSS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 2, 2019

PRJ-77038
08/06/19

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SDR 77191
Great American Capital

NEC Centennial Center Boulevard & Oso Blanca Road

Proposed 102.47 thousand square foot commercial development.

Traffic produced by proposed development:

First Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	21.603	37.75	816
AM Peak Hour			0.94	21
PM Peak Hour			3.81	82

(heaviest 60 minutes)

Second Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF]	69	1.51	104
AM Peak Hour			0.10	7
PM Peak Hour			0.17	12

(heaviest 60 minutes)

Third Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	4.858	470.95	2,288
AM Peak Hour			40.19	195
PM Peak Hour			32.67	159

(heaviest 60 minutes)

Fourth Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPER CONVENIENCE MARKET/GAS STATION [1000 SF]	3.009	837.58	2,520
AM Peak Hour			83.14	250
PM Peak Hour			69.28	208

(heaviest 60 minutes)

Fifth Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTOMOBILE PART SALES [1000SF]	4	55.34	221
AM Peak Hour			2.59	10
PM Peak Hour			4.91	20

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	102.47		**5,949**
AM Peak Hour				**484**
PM Peak Hour				**481**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Centennial Center Boulevard

Average Daily Traffic (ADT)	16,345
PM Peak Hour	1308

(heaviest 60 minutes)

Oso Blanca Road

Average Daily Traffic (ADT)	1,603
PM Peak Hour	128

(heaviest 60 minutes)

US 95 SB Ramps

Average Daily Traffic (ADT)	5,346
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Centennial Center Boulevard	33,800
Oso Blanca Road	15,600
US 95 SB Ramps	16,380

This project will add approximately 5,949 trips per day on Centennial Center Blvd., Oso Blanca Rd. and the US 95 southbound ramps. Currently, Centennial Center is at about 48 percent of capacity, Oso Blanca is at about 10 percent of capacity and the US 95 ramps are at about 33 percent of capacity. With this project, Centennial Center is expected to be at about 66 percent of capacity, Oso Blanca to be at about 48 percent of capacity and the US 95 ramps to be at about 69 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 484 additional peak hour trips, or about eight every minute.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
25

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

SUBJECT:
TMP-77192 - TENTATIVE MAP RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314 AND SDR-77191 - CENTENNIAL 215 PLAZA - APPLICANT: GREAT AMERICAN CAPITAL - PUBLIC HEARING - OWNER: JAZZ TRUST - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 7 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Centennial Center and US 95

Project Name Centennial 95 **Proposed Use** Commercial Center

Assessor's Parcel #(s) 125-28-510-001 **Ward #** 6 -Flore

General Plan: Existing TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information _____

Property Owner Jazz Trust **Contact** Joseph Scala

Address 6401 Centennial Center Blvd City Las Vegas State NV Zip 89149

E-mail N/A Phone 000-000-0000

Applicant Centennial 215 Plaza, LLC **Contact** Matthew Huss

Address 8350 W. Sahara Avenue, Suite 210 City Las Vegas State NV Zip 89117

E-mail matt@greatac.com Phone 702-253-5751

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

Great American Capital, LLC is the contract purchaser for APN 125-28-510-001 ("Buyer") who desires to improve the Property after closing as a strip mall through the entity Centennial 215 Plaza, LLC ("Applicant"). Buyer requests Owner's acknowledgement of this application and represents it will have no effect on the Property if Buyer does not close on the purchase.

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

Print Name Baron Harmon, AUthorized Agent for The Jazz Trust

Subscribed and sworn before me

This 3rd day of July, 20 19

Beverly A. Foss
Notary Public in and for said County and State

OFFICIAL SEAL
BEVERLY A FOSS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 2, 2019

PRJ-77038
08/06/19

* Owner's signature is provided for the limited purpose of acknowledging notice of Applicant's application and for no other purpose. Applicant is not authorized to take any action that encumbersthe property prior to Buyer closing on the purchase.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
26

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

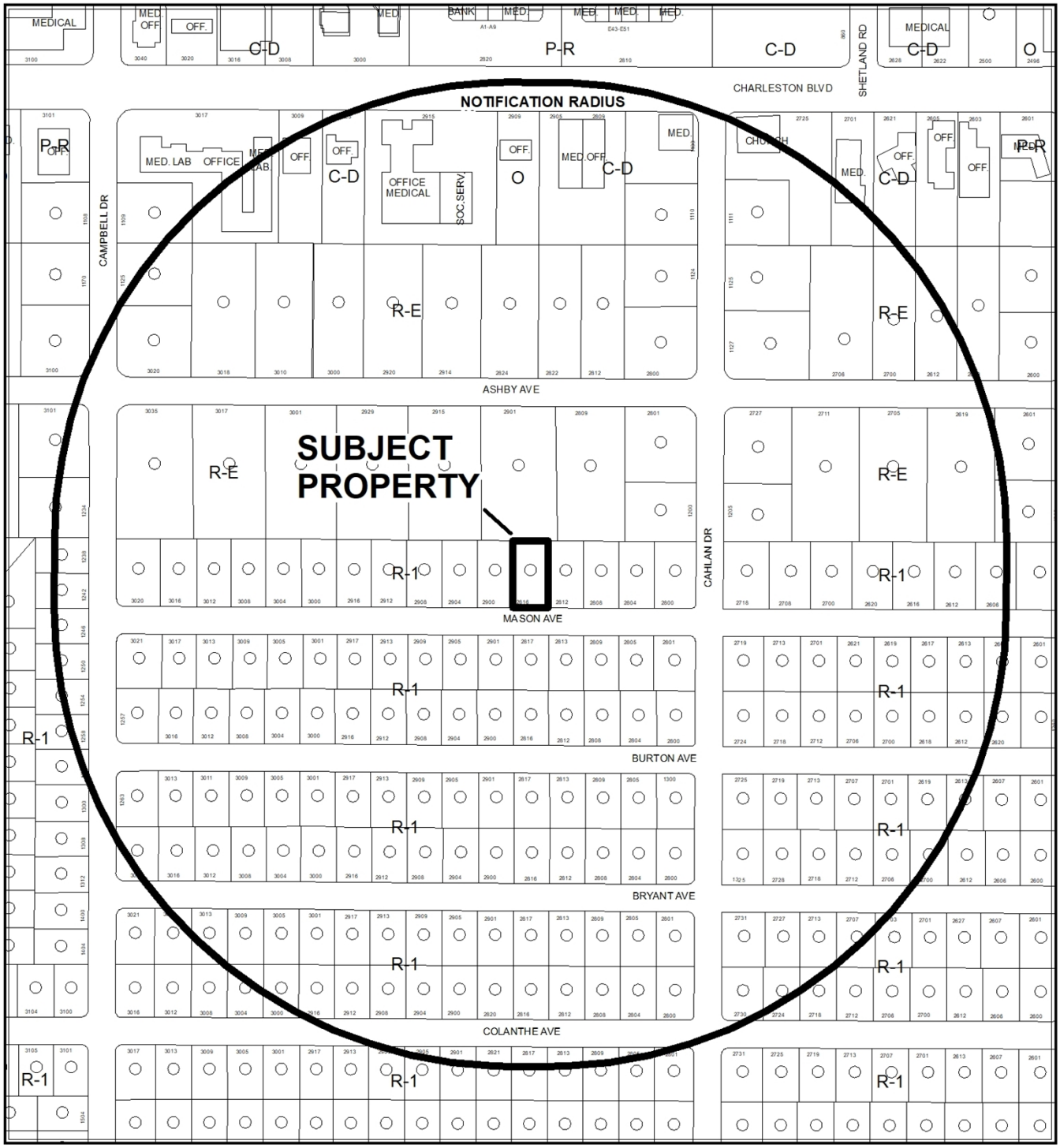
SUBJECT:
VAR-76967 - VARIANCE - PUBLIC HEARING - APPLICANT: BRIAN P. EAGAN - OWNER: B P 2 LIVING TRUST, ET AL - For possible action on a request for a Variance TO ALLOW AN 11-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED on 0.26 acres at 2816 Mason Avenue (APN 162-05-514-006), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-75810]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
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. Justification Letter
6. Documentation Not Vetted - Support Comment Form
7. Submitted after Final Agenda – Support Postcards



CASE: **VAR-76967 (PRJ-75810)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 250 500 Feet

CASE: **VAR-76967 (PRJ-75810)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BRIAN P. EAGAN - OWNER: B P 2 LIVING TRUST, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76967	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 366

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

VAR-76967 CONDITIONS

Planning

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

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

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

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

Public Works

5. The proposed driveway shall be a minimum 18 feet from the back of sidewalk to the front of the garage.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 740 square-foot Accessory Structure (Class II) [Garage] to be built in the front yard area of an existing single family residence located at 2816 Mason Avenue. In addition to being in front of the primary residence, the proposed garage also encroaches into the front yard setback area.

ISSUES

- A Variance is requested to allow an accessory structure to be built in front of an existing principle structure, which is noncompliant with Title 19.06 development standards.
- The proposed structure is both a front-loaded garage, and also encroaches into the front setback, which is noncompliant with Title 19.06 development standards.
- Staff recommends denial of this request.

ANALYSIS

The subject site is zoned R-1 (Single Family Residential) and is subject to Title 19.06 development standards. The applicant has requested a Variance to allow a 740 square foot Accessory Structure (Class II) [Garage] in the front yard area of an existing single family dwelling located at 2861 Mason Avenue. The proposed garage is positioned in front of the existing single family dwelling, and therefore does not comply with Title 19.06.040 that states that "*No accessory structure is permitted in front of the primary structure unless the structure is a side-loaded garage that is used strictly as an ancillary use and does not encroach into the front setback area*". In addition, the structure will encroach into the 20-foot front setback area by 9 feet (Title 19.06.070). Both its placement in front of the principal dwelling and the encroachment into the front setback area make this addition noncompliant with Title 19.06 development standards.

The site plan, stamped 08/29/19, shows approximately 3 feet of landscaping in the right of way. The Department of Public Works has indicated that a License Agreement for this area is not required for established, historic neighborhoods.

The applicant's Justification Letter, date stamped 07/24/19, states that the accessory structure will provide needed garage space, and with the addition of a wall, a 406 square foot entry courtyard space that creates a street level pedestrian experience. Because of the positioning of the accessory structure, staff has determined that the Variance request is a self-imposed hardship, and therefore recommends denial of this request.

FINDINGS (VAR-76967)

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 the placement of the accessory structure which does not comply with Title 19.06 development standards. Alternative site layout 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	
02/26/07	A Code Enforcement case (#50813) was initiated for a commercial vehicle at 2816 Mason Avenue. The case was resolved on 03/14/07.
06/03/09	A Code Enforcement case (#78592) was initiated for a green pool at 2816 Mason Avenue. The case was resolved on 06/12/09.

Most Recent Change of Ownership	
12/06/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/19/05	A business license (R60-02977) was issued for a Repair and Maintenance business at 2816 Mason Avenue. The permit expired on 11/01/11.

Pre-Application Meeting	
02/11/19	A pre-application meeting was held to discuss submittal requirements for a Variance.

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

Field Check	
08/01/19	During a routine site visit staff observed the subject site an existing single family dwelling.

Details of Application Request	
Site Area	
Net Acres	0.26

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

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

DEVELOPMENT STANDARDS

Pursuant to 19.06 the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	11,325 SF	Y
Min. Lot Width	60 Feet	66 Feet	Y
Min. Setbacks – Accessory Structure • Front • Side	 20 Feet 3 Feet	 11 Feet 3 Feet	 N* Y
Min. Distance Between Buildings	6 Feet	8 Feet	Y
Max. Lot Coverage	50 % of PDU	27%	Y
Max. Building Height	12 Feet 4 Inches	12 Feet	Y

*The applicant has requested a Variance (VAR-76967) for an 11 foot setback where 20 feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Mason Ave	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) _____

Project Address (Location) 2816 MASON AVENUE LAS VEGAS, NV 89102

Project Name MASON RESIDENCE RENOVATION **Proposed Use** RESIDENCE

Assessor's Parcel #(s) 162-05-514-006 **Ward #** _____

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

Additional Information _____

Property Owner BRIAN P EAGAN Contact _____

Address 2816 MASON AVENUE City LAS VEGAS State NV Zip 89102

E-mail _____ Phone _____

Applicant CHRIS CORTNEY Contact 702-241-9751

Address 208 S MARYLAND PKWY City LAS VEGAS State NV Zip 89101

E-mail CHRIS@STUDIOBUNNYFISH.COM 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 Brian Knudsen **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 Brian P. Eagan

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

Print Name BRIAN P. EAGAN

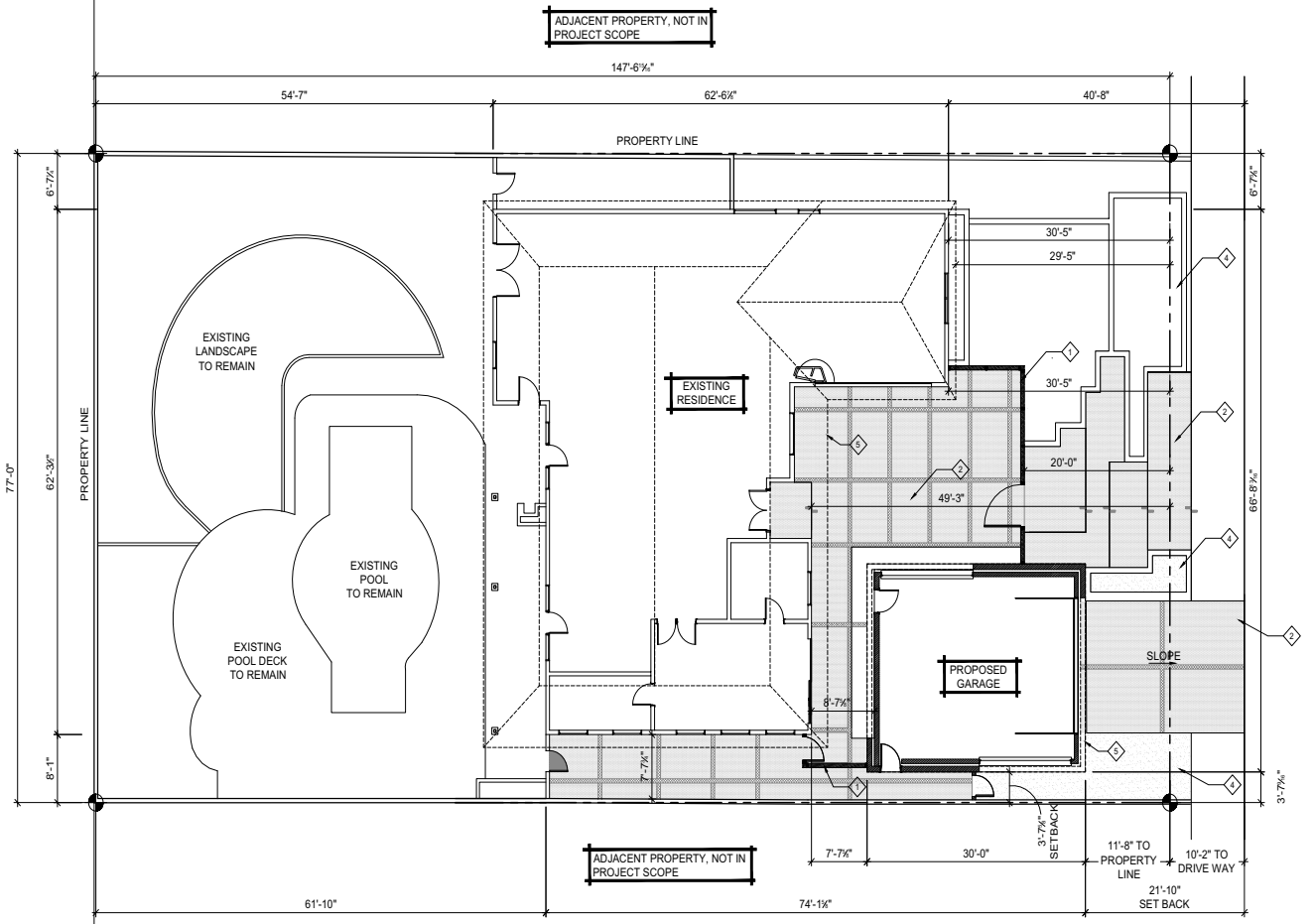
Subscribed and sworn before me

This 1st day of July, 20 19

Notary Public in and for said County and State

PRISCILLA FRANKLIN
Notary Public State of Nevada
No. 12-7726-1
My Appt. Exp. May 16, 2020

PRJ-75810
07/24/19



KEYNOTES

1. WOOD FENCE.
2. STAINED AND STAMPED CONCRETE. PATTERN TBD BY ARCHITECT/OWNER PRIOR TO INSTALLATION. OPTION - GREY RECTANGULAR PAVERS INSTALLED IN HERRINGBONE PATTERN.
3. 6" GRASS LINE.
4. LANDSCAPING
5. OVERHANG

SITE INFORMATION

PARCEL NUMBER:	162-05-514-006
ZONING CLASSIFICATION:	SINGLE FAMILY RESIDENT DISTRICT (R-1)
LOT SIZE:	0.26 ACRES
LOT:12 BLOCK: 2	
CONSTRUCTION YEAR:	1964

LEGEND

- PROPERTY LINE
- CURB
- GRASS LINE
- LANDSCAPE
- STAINED AND STAMPED CONCRETE. PATTERN TBD BY ARCHITECT/OWNER PRIOR TO INSTALLATION.
- X / XXX — ENLARGEMENT TAG

PRJ-75810
08/26/19

Issues and Revisions

Consultant:

Project: MASON RESIDENCE
2816 MASON AVE, LAS VEGAS, NV 89102

Drawing: SITE PLAN

BUNNYFiSH
s t u d i o
702 241 9751
208 S. Maryland Parkway Suite A
Las Vegas NV 89101

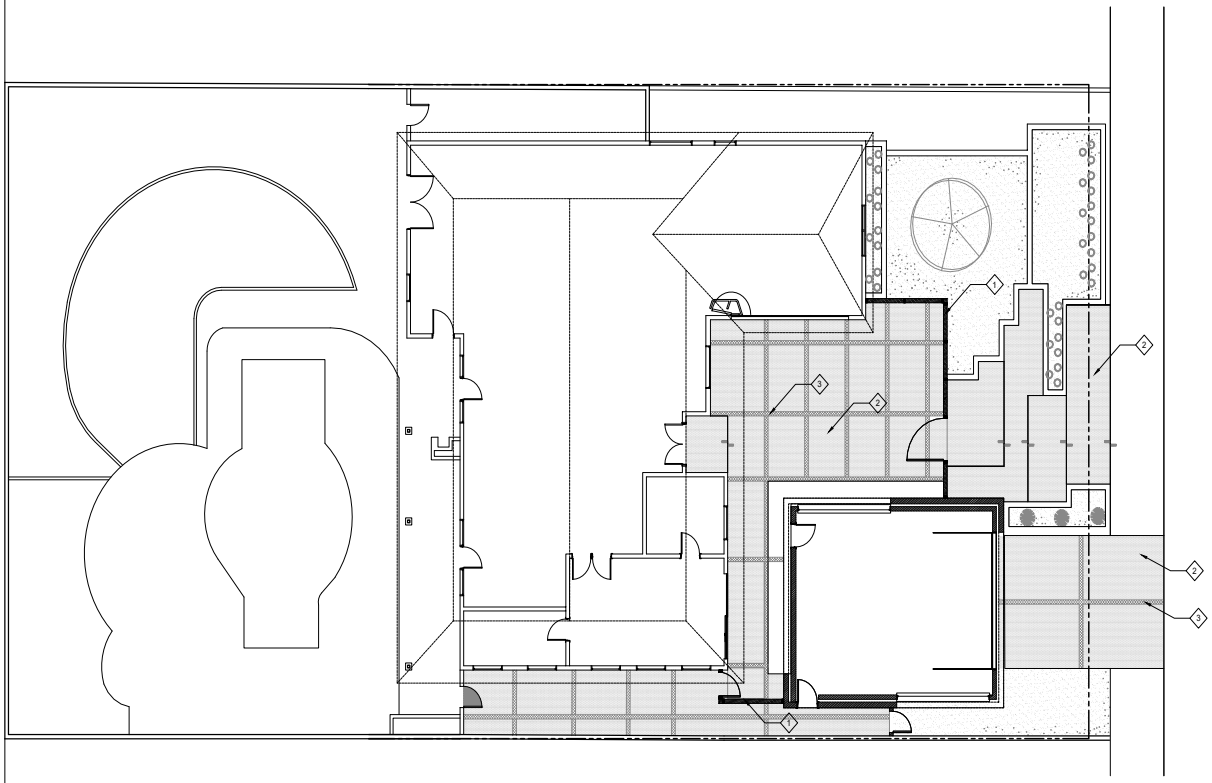
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 18-0702

Sheet No.: AS1.10

SITE PLAN 1/8" = 1'-0" 1



PLANT SCHEDULE

SYM.	QTY.	COMMON NAME	BOTANICAL NAME
O	36	SAN PEDRO CACTUS 1 GAL	Echinopsis pachanoi

KEYNOTES

1 WOOD FENCE.

2 STAINED AND STAMPED CONCRETE. PATTERN TBD BY ARCHITECT/OWNER PRIOR TO INSTALLATION. OPTION - GREY RECTANGULAR PAVERS INSTALLED IN HERRINGBONE PATTERN.

3 6" GRASS LINE.

SITE INFORMATION

PARCEL NUMBER:	162-05-514-006
ZONING CLASSIFICATION:	SINGLE FAMILY RESIDENT DISTRICT (R-1)
LOT SIZE:	0.26 ACRES
LOT:12 BLOCK: 2	
CONSTRUCTION YEAR:	1964

LEGEND

PROPERTY LINE

CURB

GRASS LINE

LANDSCAPE

STAINED AND STAMPED CONCRETE. PATTERN TBD BY ARCHITECT/OWNER PRIOR TO INSTALLATION.

X / XXX

ENLARGEMENT TAG

PRJ-75810
07/24/19

Issues and Revisions

Consultant:

Project: MASON RESIDENCE
2816 MASON AVE, LAS VEGAS, NV 89102

Drawing: LANDSCAPE PLAN

BUNNYFiSH
studio
702 241 9751
208 S. Maryland Parkway Suite A
Las Vegas NV 89101

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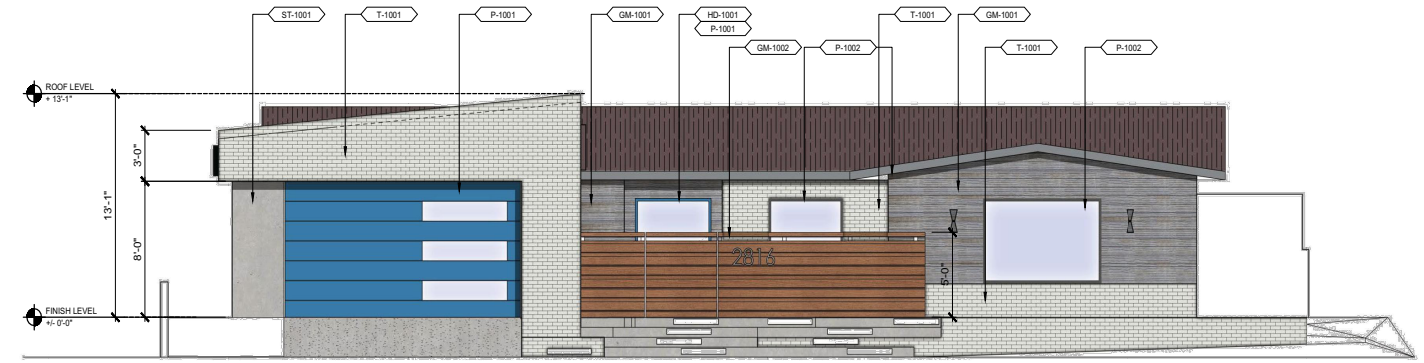
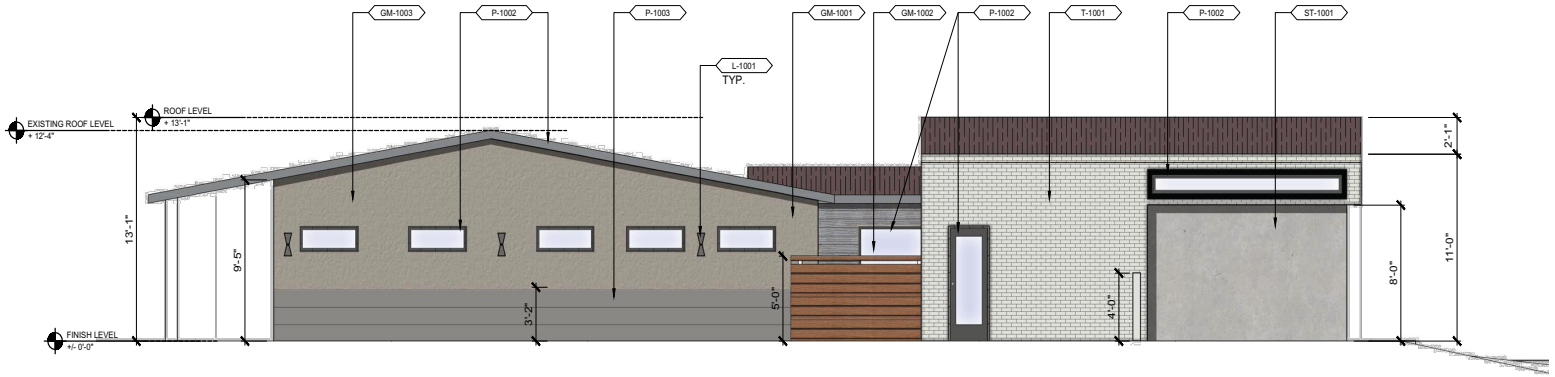
Project No.: 18-0702

Sheet No.: AS1.11

LANDSCAPE PLAN 1/8" = 1'-0" 1



EXTERIOR ELEVATION 1/4" = 1'-0" 2



EXTERIOR ELEVATION 1/4" = 1'-0" 1

LEGEND

GM-1001
WOOD SIDING



GM-1002
WOOD FENCING



GM-1003
STUCCO



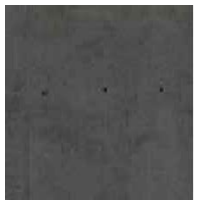
P-1001
PAINT SW 9060



T-1001
THIN BRICK



ST-1001
CONCRETE



P-1003
PAINT
LOOKING GLASS DE6364



P-1002
PAINT
CAVERNOUS DE6364



PRJ-75810
07/24/19

Issues and Revisions

Consultant:

Project: MASON RESIDENCE
2816 MASON AVE, LAS VEGAS, NV 89102

Drawing: EXTERIOR ELEVATIONS

BUNNYFiSH
s t u d i o
702 241 9751
208 S. Maryland
Parkway Suite A
Las Vegas NV 89101

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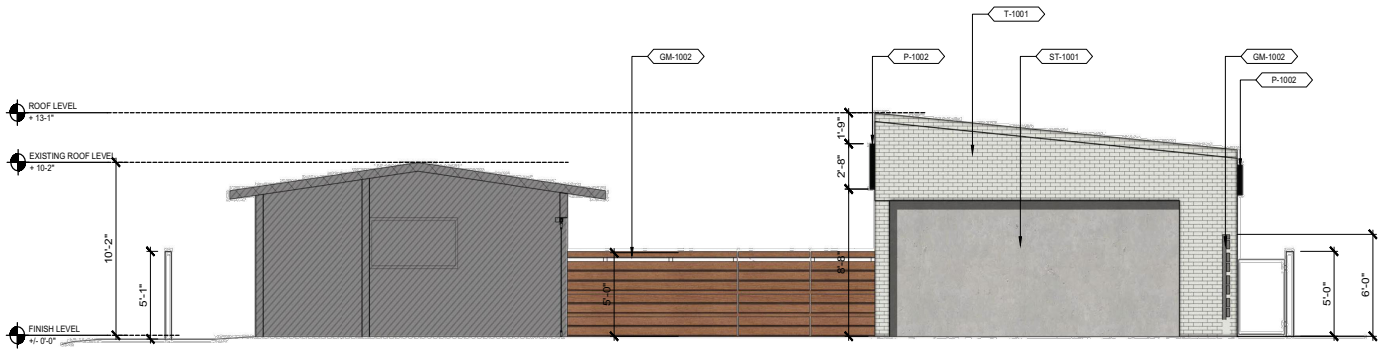
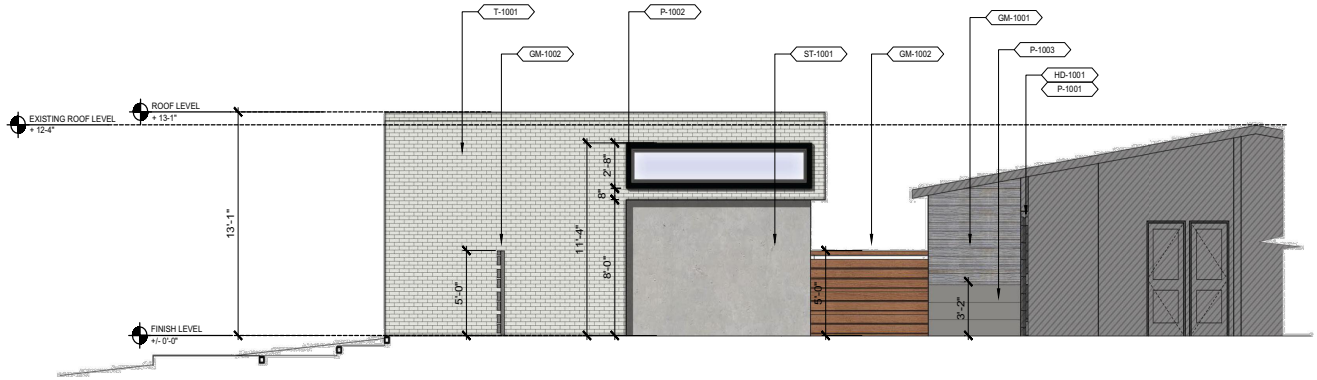
Seal

Project No.: 18-0702

Sheet No.: A6.10



EXTERIOR ELEVATION 1/4" = 1'-0" 2



EXTERIOR ELEVATION 1/4" = 1'-0" 1

LEGEND

GM-1001
WOOD SIDING



GM-1002
WOOD FENCING



GM-1003
STUCCO



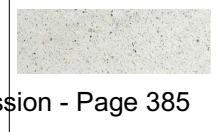
P-1001
PAINT SW 9060



P-1002
PAINT
CAVERNOUS DE6364



T-1001
THIN BRICK



ST-1001
CONCRETE



P-1003
PAINT
LOOKING GLASS DE6376



PRJ-75810
07/24/19

Planning Commission - Page 385

Issues and Revisions

Consultant:

Project: MASON RESIDENCE
2816 MASON AVE, LAS VEGAS, NV 89102

Drawing: EXTERIOR ELEVATIONS

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s t u d i o
702 241 9751
208 S. Maryland
Parkway Suite A
Las Vegas NV 89101

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Project No.: 18-0702

Sheet No.: A6.11









Issues and Revisions

Consultant:

Project: MASON RESIDENCE
2816 MASON AVE, LAS VEGAS, NV 89102

Drawing: RENDERS

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Las Vegas NV 89101

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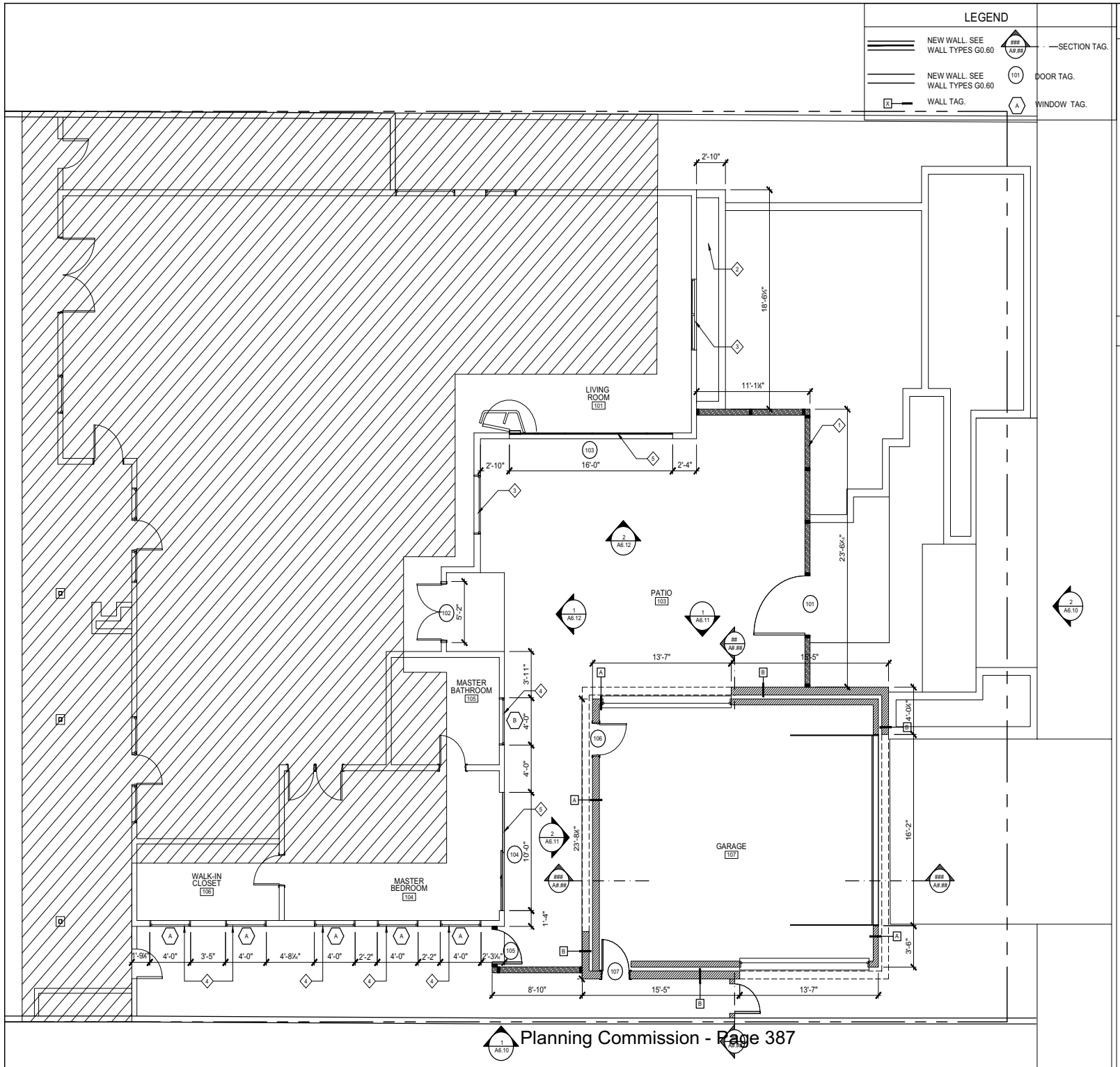
PRJ-75810
07/24/19

Project No.: 18-0702

Sheet No.:

3D MODEL



LEGEND

- NEW WALL. SEE WALL TYPES G0.60 — ###/A#.## — SECTION TAG.
- NEW WALL. SEE WALL TYPES G0.60 — 101 — DOOR TAG.
- X — WALL TAG. — A — WINDOW TAG.

KEYNOTES

1	NEW WOOD FENCE
2	LOW PLANTERS
3	NEW WOOD LARGE WINDOW
4	NEW WOOD SMALL WINDOW
5	NEW DOOR

GENERAL NOTES

1. VERIFY ALL COORDINATING INFORMATION ON DRAWINGS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO G00.60+A7.20.10 FOR THE DESIGN AND CONSTRUCTION OF INDIVIDUAL WALL TYPES. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.
3. ALL "CLEAR" DIMENSIONS ARE TO BE STRICTLY ADHERED TO. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. PROVIDE BACKING FOR ALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY WEIGHTS AND LOCATIONS.
5. ALL WALLS RECIEVING CERAMIC TILE TO HAVE CEMENTIOUS BACKER BOARD IN LIEU OF GYPSUM BOARD.
6. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL INTERIOR SERVICE STATION, TOILET LAVATORIES AND MOP SINK LOCATIONS AS REQUIRED BY CODE.
7. REFER TO A2.10 A 5.01, 5.02, 5.03, 5.04, 5.05, 5.06 FOR FLOORING, WALL COVERING, AND INTERIOR PAINT ASSIGNMENTS.
8. FULLY INSULATE ALL PLUMBING PIPE ASSEMBLIES. THE HIGHER RATING SHALL CONTINUE PAST THE LOWER RATING.
9. PROVIDE PORTABLE FIRE EXTINGUISHER AS SHOWN ON PLANS REFER TO SPECIFICATIONS FOR ADDITONAL INFO.
10. ALL WALLS NOTED AS "EXISTING 1-HR FIRE RATED WALL" - RATED CONSTRUCTION TO BE VERIFIED BY CONTRACTOR. ALL RATED EXIT ENCLOSURES SHALL CONFORM WITH IBC 1022 AND ALL REFERENCED SECTIONS. CONSTRUCTION OF EXIT PASSAGEWAYS SHALL CONFORM WITH IBC 1023.2 AND OPENING AND PENETRATIONS IN EXIT PASSAGEWAYS SHALL CONFORM WITH IBC 1023.5 AND 1023.6 AND ALL REFERENCED SECTIONS.
11. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED - THE CONTRACTOR IS RESPONSIBLE TO COORDINATE W/ THE OWNER AND ARCHITECT TO HAVE THE INTERNATIONAL SYMBOL AT ALL TOILET FACILITIES, AND ANY OTHER AREAS REQ'D BY CODE OR ADA TO BE ACCESSIBLE - THE OWNER IS ALSO TO PROVIDE DIRECTIONAL SIGNAGE AT ALL AREAS NOT ACCESSIBLE INDICATING THE ROUTE TO THE NEAREST SIMILAR ACCESSIBLE ELEMENT FOR ADDITIONAL ACCESSIBILITY GUIDELINES REFER TO THE INTERNATIONAL BUILDING CODE AND ANSI.
12. NOT USED
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE VARIOUS TRADES AND THEIR WORK AS IT RELATES TO OTHER TRADES (I.E. MECHANICAL, ELECTRICAL, LIGHTING, FIRE SPRINKLER)
14. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION - ALL DISCREPANCIES SHALL BE NOTED AND SENT TO THE ARCHITECT W/ ADEQUATE TIME TO REVIEW PRIOR TO START OF ANY CONSTRUCTION WORK IN ORDER TO AVOID PROJECT DELAYS.
15. DO NOT SCALE DRAWINGS.

Issues and Revisions

Consultant:

Project: MASON RESIDENCE
2816 MASON AVE, LAS VEGAS, NV 89102

Drawing: FLOOR PLAN

BUNNYFiSH
s t u d i o
702 241 9751
208 S. Maryland Parkway Suite A
Las Vegas NV 89101

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

PRE-7810
07/24/19

Project No.: 18-0702

Sheet No.: A1.10

FLOOR PLAN 1/4" = 1'-0" 1



VAR-76967 [PRJ-75810] - VARIANCE - APPLICANT: BRIAN P. EAGAN - OWNER: B P 2 LIVING TRUST, ET AL
2816 MASON AVENUE

08/01/2019



VAR-76967 [PRJ-75810] - VARIANCE - APPLICANT: BRIAN P. EAGAN - OWNER: B P 2 LIVING TRUST, ET AL
2816 MASON AVENUE

08/01/2019

July 2, 2019

BUNNYFiSH
studio

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

Justification Letter – Mason Residence

The Mason is a one-story residence located between Cahlan Dr and Campbell Dr. in Las Vegas. The Mason will provide 740 square feet to Garage space. A 406 square feet entry courtyard creates a street level pedestrian experience.

The site is located at 2816 Mason Ave, parcel number 162-055-14-006. The 0.26 acre site is zoned R-1 (Single Family Resident District). The Garages' tallest point is 13'-1" from grade to the top.

We ask for a variance to allow a garage that exceeds the height of the principal dwelling unit where such is not allowed and to be located in front of the principal dwelling unit where such is not allowed for a proposed accessory structure.

Respectfully Submitted,

Craig Sean Palacios, NCARB, AIA, LEED AP bd+c
BUNNYFISH studio

PRJ-75810
07/24/19

208 S. Maryland Parkway Suite A, Las Vegas, NV 89101
702.241.9751

Nora Lares

From: noreply@formstack.com
Sent: Sunday, September 15, 2019 3:29 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019

Submitted at 09/15/19 3:28 PM

Meeting Date:	Tuesday, September 24, 2019
Project Number:	PRJ-75810
Position:	I SUPPORT the project and all related applications.
Name:	Mitchell Wilburn
Residential or Business Address:	1040 Sweeney Ave Las Vegas, NV 89104
Phone:	(702) 325-8652
Email:	mitchellwilburn@gmail.com

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

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

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Permit No. 1630

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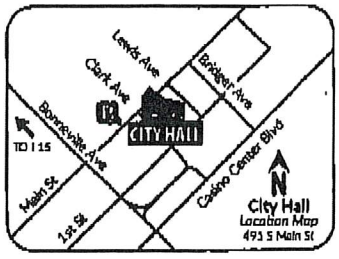
Official Notice of Public Hearing



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SEP 23 2019
Dept of Planning
City of Las Vegas

SEP 13 2019

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76967 [PRJ-75810]
Planning Commission Meeting of **09/24/2019**

PRJ-75810
16202210044
STONE ASSETS L L C
801 S RANCHO DR #E-4
LAS VEGAS NV 89106

2 CoA

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

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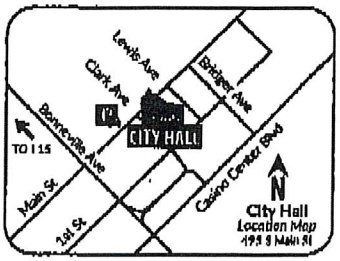

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SEP 13 2019

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76967 [PRJ-75810]
Planning Commission Meeting of **09/24/2019**

PRJ-75810
16202310008
STONE ASSETS L L C
801 S RANCHO DR #E4
LAS VEGAS NV 89106-3812

Submitted after final agenda

2 CoA (X2)

RETURN TO SENDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
27

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

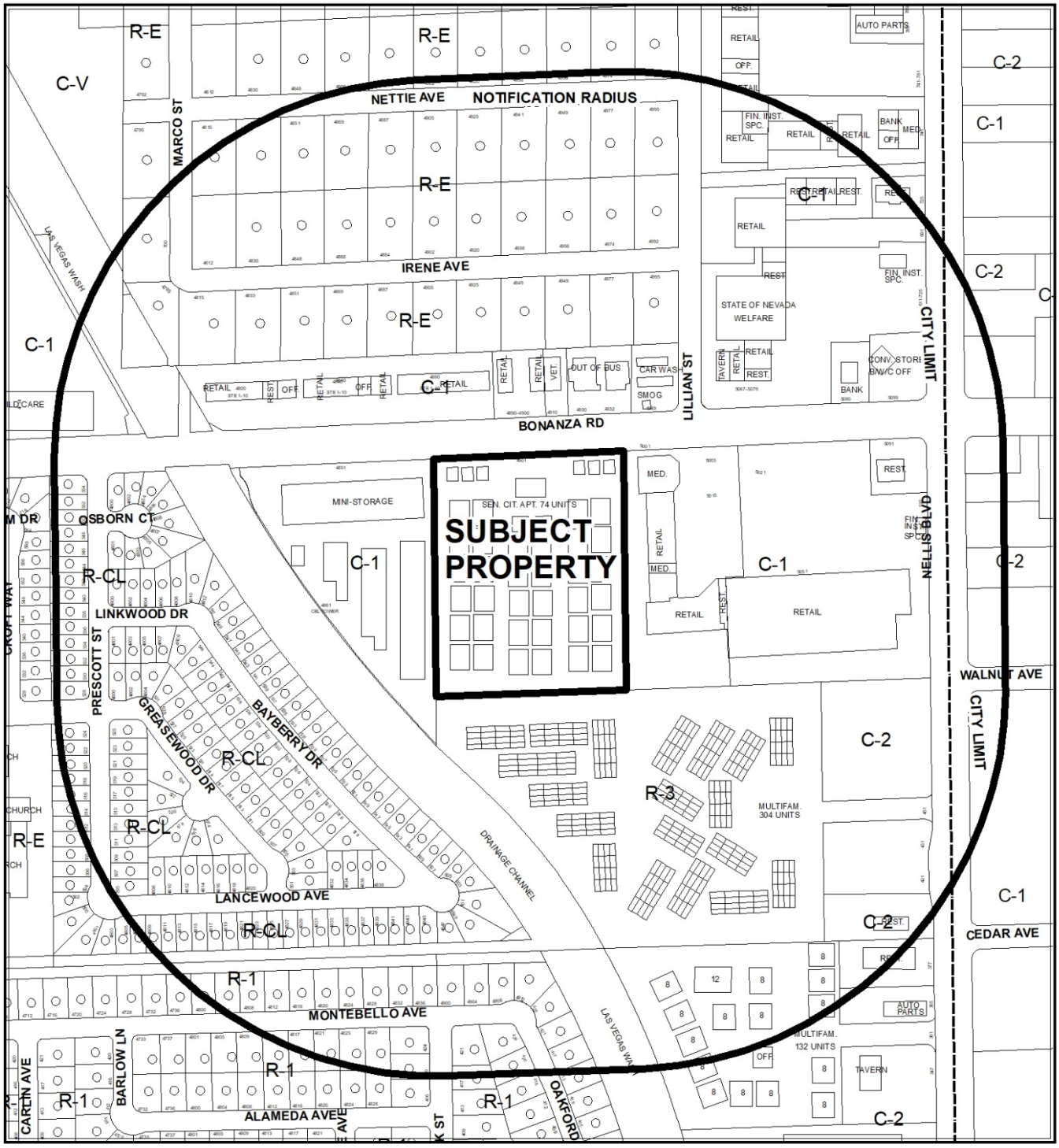
SUBJECT:
VAR-77179 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BONANZA SPRINGS, LLC - For possible action on a request for a Variance TO ALLOW PROHOBITED MATERIALS [CHAIN LINK, BARBED AND CONCERTINA WIRE] FOR AN EXISTING 12-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-77007]. Staff recommends DENIAL.

May go to City Council on: 11/06/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **VAR-77179 (PRJ-77007)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **VAR-77179 (PRJ-77007)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BONANZA SPRINGS LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77179	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 270

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

VAR-77179 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing 12-foot tall perimeter wall which includes chain link, barbed, and concertina wire.

ISSUES

- The existing 12-foot tall perimeter screen wall exceeds the eight-foot height limits for perimeter screen walls in the R-3 zones listed in LVMC 19.06.110.
- Unless approved as an overall development plan, chain link, barbed, and concertina wire are considered by LVMC 19.06.040 materials that are unacceptable for perimeter screen walls.
- The additions to the walls were built without proper building permits.
- This application is a result of Code Enforcement case number CE19-00095.

ANALYSIS

As stated by the applicant in the justification letter, the Bonanza Springs Resort Homes complex has faced numerous issues protecting their residence from undesired intruders leading to vagrancy, theft, and vandalism. In an effort to protect their residents from these issues, the complex has added additional security measures to correct these problems, including the subject chain link, concertina, and barbed wire that exceeds the allowable height limit, in addition to being prohibited materials within the City of Las Vegas.

Within the last three months, the neighboring property to the east had trimmed their landscape buffer, which had in so doing exposed the non-compliant walls that resulted in the code enforcement violation. The neighboring mini-storage facility to the west also had existing unapproved barbed wire; this is also included in the scope of this variance.

Per LVMC 19.06.040, barbed wire, concertina wire, and chain link are all identified as unacceptable materials for perimeter walls. While the height and material of the perimeter walls vary throughout the complex, they are generally composed of a six to eight-foot-tall CMU block wall, approximately 3 feet of chain link, and either barbed wire or concertina wire. Per the site plan provided by the applicant, the height and materials of the walls are as follows:

Location	*Overall Height*	*CMU Block*	*Chain Link*	*Barbed Wire*	*Concertina Wire Barbed Wire Combo*
1: NE corner facing N	9'8"	6'	34"	10"	-
2: NE corner facing E	11'3"	7'1"	34"	16"	-
3: East	11'10"	7'8"	34"	16"	-
4: SE corner facing E	11'8"	8'	34"	-	10"
5: SE corner facing S	11'8"	8'	34"	-	10"
6: South	8'	8'	-	-	-
7: SW corner facing S	11'8"	8'	34"	-	10"
8: SW corner facing W	9'3"	5'7"	34"	-	10"
9: West	8'2"	4'6"	34"	10"	-
10: NW corner facing N	9'1"	5'5"	34"	10"	-

**small portion of NW corner near site 10 with concertina wire observed during the site visit*

The subject property is located within the R-3 (Medium Density Residential) zoning district and is subject to Title 19.06.110 development standards. The maximum wall height allowed in the R-3 zone is eight feet; if approved, the variance would allow for a maximum wall height of 12 feet and consist of prohibited materials.

The applicant has created a self-imposed hardship by installing prohibited materials upon an existing wall without a building permit. Therefore, staff recommends denial of this request. If the application is denied, the existing barbed, concertina wire, and chain link shall be removed. If the application is approved, a building permit would need to be obtained and finalized through an inspection by the Department of Building and Safety.

FINDINGS (VAR-77179)

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 installing prohibited materials upon an existing CMU wall that exceeds the maximum height allowed within the R-3 zone. The alternative would be to remove the chain link, concertina, and barbed wire which would result in the walls being in conformance to 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.	
02/18/15	The City Council approved a General Plan Amendment (GPA-56713) from MLA (Medium Low Attached Density Residential) to M (Medium Density Residential) on 7.27 acres at 4901 East Bonanza Road. The Planning Commission and Staff recommended approval.
	The City Council approved a Rezoning (ZON-56715) from R-MH (Mobile / Manufactured Home Residential) to R-3 (Medium Density Residential) on 7.27 acres at 4901 East Bonanza Road. The Planning Commission and Staff recommended approval.
	The City Council approved a Variance (VAR-56712) to allow 135 parking spaces where 176 spaces are required for a proposed 80-unit multi-family dwelling on 7.27 acres at 4901 East Bonanza Road. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-56711) for a proposed 80-unit multi-family residential development with waivers to allow a 3.5-foot buffer along the east perimeter where six feet is required; a zero-foot buffer along the southern perimeter where six feet is required and a zero-foot buffer along a portion of the western perimeter where six feet is required at 4901 East Bonanza Road.
06/05/19	Code Enforcement processed a Case (CE19-00095) for a block wall with chain link, barbed wire with razor wire wrapped around it. No permit or variance was found for the razor or concertina wire. The case is open pending the outcome of this Variance request.

Most Recent Change of Ownership	
01/18/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/17/13	A building permit (#232515) was issued for on-site hardscapes and additional Single Family Dwellings at 4901 East Bonanza Road. This permit was finalized on 06/12/16.
	A building permit (#232519) was issued for a front yard block wall of six feet, six inches with three feet of iron at 4901 East Bonanza Road. This permit was finalized on 03/30/16.
11/21/13	A revision (#249545) to a building permit was issued for block walls at 4901 East Bonanza Road. The permit was finalized 12/13/13.

Pre-Application Meeting	
07/22/19	A pre-application meeting was conducted by staff with the applicant to discuss the submittal requirements for a Variance application to allow a maximum overall height of 12 feet including sixteen inches of razor and concertina wire.

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

Field Check	
08/15/19	A field check by staff was conducted for the subject site. During the site visit, trash was found entangled within the concertina wire.

Details of Application Request	
Site Area	
Gross Acres	7.27

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Senior Citizen Apartments		
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Child Care Facility		
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mini-Storage		

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

DEVELOPMENT STANDARDS

Pursuant to 19.06.110 the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	N/A	502 Feet	Y
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side	5 Feet	25 Feet	Y
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	30 Feet	Y
Max. Wall Height	8 Feet	12 Feet	N*

- The applicant has requested a Variance (VAR-77179) to allow a 12-foot tall wall with sixteen inches of razor and concertina wire where a maximum of eight feet with no razor or concertina wire is allowed.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
East Bonanza Road	Major Street	Master Plan of Streets & Highways	100	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4901 E. Bonanza Rd.

Project Name Bonanza Springs Resort Homes **Proposed Use** Senior Apartments

Assessor's Parcel #(s) 140-32-502-002 **Ward #** 3

General Plan: Existing M Proposed Same **Zoning:** Existing R-3 Proposed R-3

Additional Information

Property Owner Bonanza Springs LLC Contact Merlin Hardy

Address 494 Spanish View Lane City LV State NV Zip 89110

E-mail hardydevelopment@cox.net Phone 702-376-4937

Applicant Same Contact

Address City State Zip

E-mail Phone

Representative Same Contact

Address City State Zip

E-mail Phone

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name MERLIN HARDY

Subscribed and sworn before me

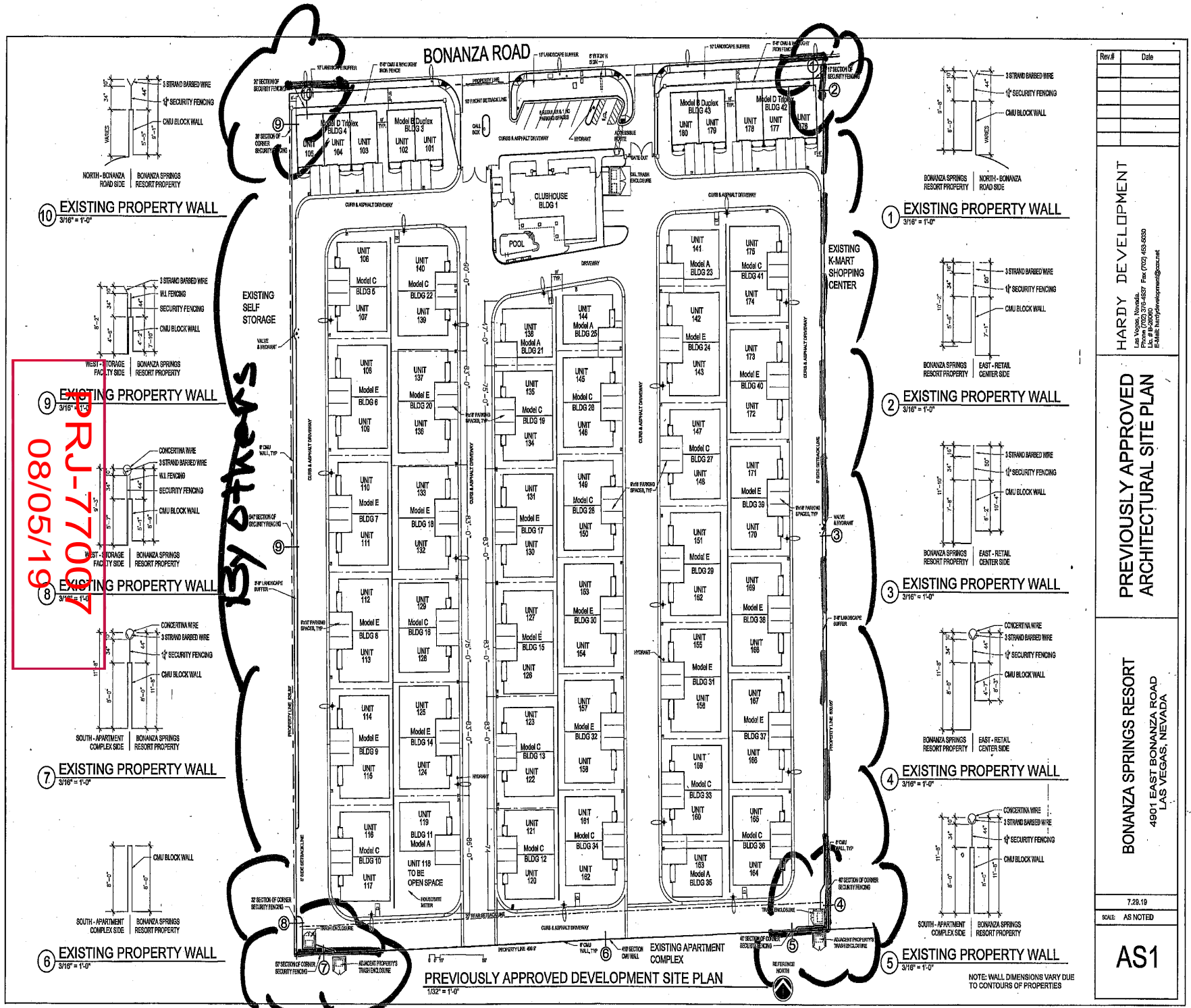
This 1st day of August, 20 19

Ann Vitale

Notary Public in and for said County and State

ANN VITALE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-03-20
Certificate No: 70-60535-1

PRJ-71087
08/05/19



By others

PRJ-77007
08/05/19

PRJ-77007
08/05/19

#3

PRJ-77007
08/05/19

PRJ-77007
08/05/19

PRJ-77007
08/05/19

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PRJ-77007
08/05/19



VAR-77179 [PRJ-77007] - VARIANCE - APPLICANT/OWNER: BONANZA SPRINGS, LLC
4901 EAST BONANZA ROAD

08/15/2019



VAR-77179 [PRJ-77007] - VARIANCE - APPLICANT/OWNER: BONANZA SPRINGS, LLC
4901 EAST BONANZA ROAD

08/15/2019



VAR-77179 [PRJ-77007] - VARIANCE - APPLICANT/OWNER: BONANZA SPRINGS, LLC
4901 EAST BONANZA ROAD

08/15/2019



VAR-77179 [PRJ-77007] - VARIANCE - APPLICANT/OWNER: BONANZA SPRINGS, LLC
4901 EAST BONANZA ROAD

08/15/2019

BONANZA SPRINGS RESORT HOMES
4901 East Bonanza Road
Las Vegas, Nevada. 89110
Phone (702)376-4937
APN # 140-32-502-002
bonanzasprings@cox.net

Attention: City of Las Vegas Planning and Development
RE: Variance Request and Justification Letter for Site Security

In reference to our discussions with Nick Gonzales, code enforcement inspector, and land development planners; we would like to submit an application for a variance with this justification letter to address the security measures we have taken to protect our residents at our seniors only community. Additionally, we ask for the Planning Board to grant any needed waivers or variances required at this time to ensure the safety of our neighborhood.

Bonanza Springs Resort Homes has faced many challenges in constructing this development on the east side of Las Vegas. We have received overwhelming support from our community leaders, and all the building department officials to bringing our community to this area. Unfortunately, we are now facing many obstacles to overcome in protecting our residence from would be perpetrators and undesirables who jeopardize the safety of our residents and find shelter on our property. As a result, we have installed an extensive video surveillance system at the property (see bonanzasprings.com for details); this did not stop the flow of traffic from entering our property. However, it did show us how the offenders accessed the property. To stop the vagrancy, theft, and vandals we have specifically targeted security measures at the four corners of the property. We have added to the existing fencing on the north/west corner of the property 20' and at the south/west corner 50'. Additionally, we installed 3' of fencing along the entire east side property line wall, with a 40' right angle projection at the south/east corner, and a 16' right angle projection at the north/east corner of the property. This is where our cameras have shown us the intruders were accessing our property, and by doing this we have stopped the trespassers from entering our property. Notes: The west side of the property security fencing was installed by others; however, we do want this area to be included in this proposed variance. The east side fencing only became visible 3 months ago when the K-Mart center trimmed their oleanders; when they grow back it will no longer be visible again. We have included a site plan to show the locations of the above described improvements. These changes will not impact the esthetics of the neighborhood, as we have strategically located landscaping to block the views of these security improvements. As the landscape matures again this will obstruct the views of these barriers. Granting this request will eliminate future destruction of our property and/or possible harm to our residents. We also welcome any assistance you can give us in approving these changes. If you have any questions or suggestions please feel free to contact me anytime at the above shown number.

7-18-2019

Merlin Hardy
Bonanza Springs Resort Homes

PRJ-77007
08/05/19

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

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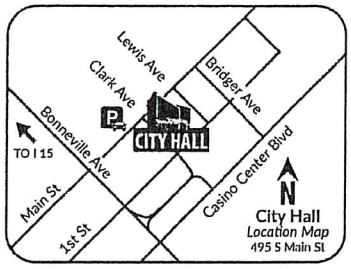
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

RECEIVED
SEP 24 2019
Dept of Planning
City of Las Vegas

PRJ-77007
14029801011
BONANZA SUNRISE L L C
21181 MEANDER LN
TRABUCO CANYON CA 92679

Please use available blank space on card for your comments.

VAR-77179 [PRJ-77007]

Planning Commission Meeting of **09/24/2019**

Use of these materials hurts the neighborhood by making it look more dangerous. Better to add video monitoring and eliminate the criminals.

108 MADFMP1 92679

Submitted after final agenda

27P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
28

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

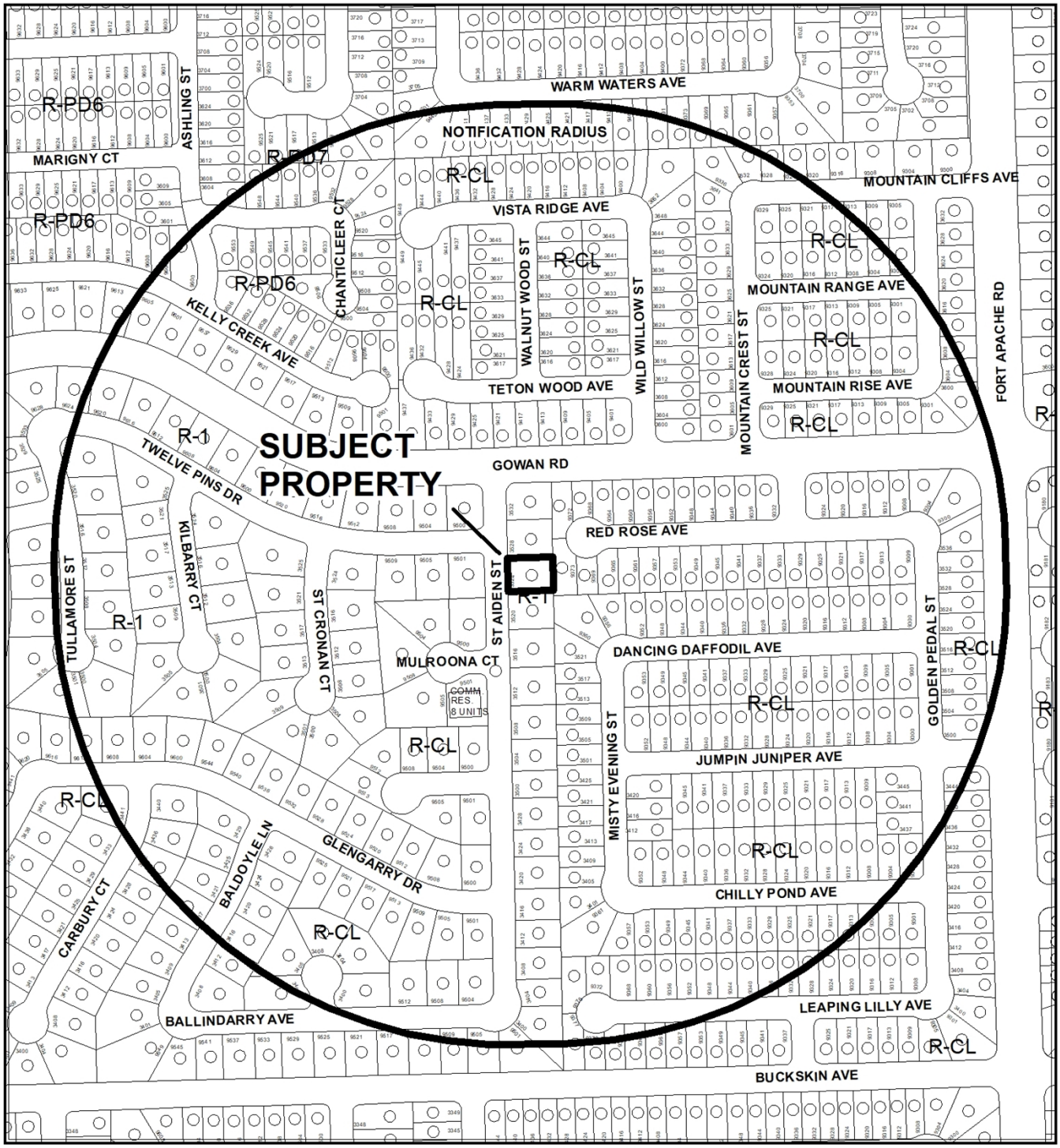
SUBJECT:
SUP-77159 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FRANKLIN GREPO FONTILLAS AND RHODORA TERMULO FONTILLAS - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE USE WITH A WAIVER TO ALLOW A 190-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 3524 Saint Aiden Street (APN 138-07-713-009), R-1 (Single Family Residential) Zone, Ward 4 (Anthony) [PRJ-77132]. Staff recommends DENIAL.

C.C.: 11/6/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Protest Postcard
8. Submitted after Final Agenda – Protest/Support Postcards and Documentation Not Vetted – Protest Comment Forms and Protest/Support Telephone Logs
9. Submitted at Meeting – Protest Postcards Submitted by Alfonso Albarran and Marilyn Grimes



CASE: **SUP-77159 (PRJ-77132)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



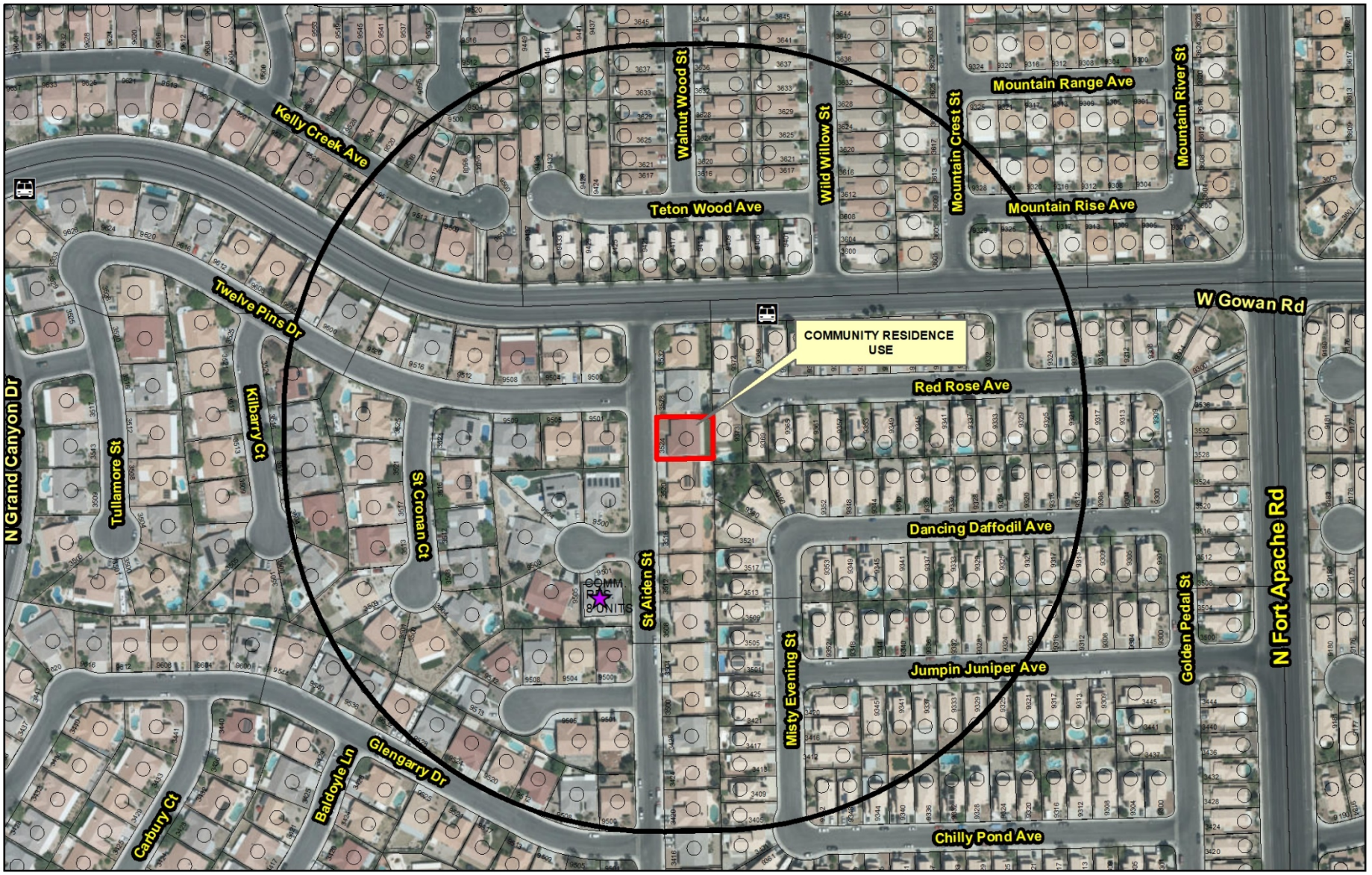
0 250 500 Feet

CASE: **SUP-77159 (PRJ-77132)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



SUP-77159 (PRJ-77132)

Community Residence

Business Licenses

- Half-way House
- Residential Group Care
- Alzheimer's Care

Bus Stops

Subject Property

660 foot buffer

N

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

Date: Tuesday, September 10, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FRANKLIN GREPO AND RHODO TERMULO FONTILLAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77159	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 486

PROTESTS 1

APPROVALS 0

AS

**** CONDITIONS ****

SUP-77159 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a Community Residence use at 3524 St. Aiden Street.

ISSUES

- A Community Residence is a Conditional land use in the R-1 (Single Family Residential) zoning district.
- Per Title 19.12, Conditional Use Regulation Number 1 for the Community Residence use states that "a Community Residence may not be located closer than 660 feet to any other Community Residence."
- The proposed site is approximately 190 feet away from another Community Residence located at 9501 Mulroona Court; therefore, a Special Use Permit is required per LVMC 19.12.040.

ANALYSIS

The applicant has proposed a Community Residence use at 3524 St. Aiden Street, a 2,630 square-foot residence zoned R-1 (Single Family Residential). Located within an established residential neighborhood, the subject residence is a four-bedroom, three bathroom, single-story, detached residential home.

A Community Residence is a Conditional Use in the R-1 zoning district. This location does not meet all of the Conditional Use Regulations listed in LVMC 19.12.070. Conditional Use Regulation 1 requires Community Residences to be at least 660 feet away from one another. A Community Residence is currently licensed at 9501 Mulroona Court, which is 190 feet away from the subject site. Pursuant to Title 19.12.040, when one or more Conditional Use Regulations cannot be met, a Special Use Permit is required to establish the use.

In August 2018, Code Enforcement processed a complaint for a Community Residence that was operating without an approved Conditional Use Verification. A Conditional Use Verification could not be approved due to the 660-foot distance separation not being met. To address the Code Enforcement violation, the owners scaled down the number of residents in order to qualify as an Individual Care – Family Home, a use permitted by right in the R-1 zoning district. The Individual Care – Family Home use is defined as caring for a maximum of six individuals; Community Residences, on the other hand, are defined as

caring for five to 10 individuals. If approved, this Special Use Permit would allow the owner to operate as a Community Residence for six to 10 residents. If the application is denied, the applicant may still operate as an Individual Care - Family Home for no more than six individuals. The appropriate state licensing procedures must be completed.

FINDINGS (SUP-77159)

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

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

   The proposed land use is a family-like living arrangement proposed for an existing single-family residence located within an established residential neighborhood. The proposed land use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding neighborhood as it is 190 feet away from an existing Community Residence.

   Approval would result in a concentration of Community Residences, potentially creating an institutionalized atmosphere. The proposed Community Residence is three houses north from the existing Community Residence. In addition, both Community Residences rely on the same throughway; Mulroona Court is located on a cul-de-sac that utilizes Saint Aiden Street as the primary entry and exit point of the residential neighborhood.

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

   The subject site is located 190 feet from an existing Community Residence. Which, if approved would over saturate an established residential neighborhood with the same land use. The subject site is not physically suitable due to its close proximity to an existing community residence.

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.**

   Antelope Way is a 50-foot wide local street adequate in size to meet the requirements of the proposed Community Residence.

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 Community Residence use will be subject to state regulations and inspections to ensure the public health, safety, or general welfare is not compromised.

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

The subject site is located approximately 190 feet away from another Community Residence that utilizes the same right-of-way for access. The approval of this request would create a concentration of Community Residences and potentially an institutionalized atmosphere in an established residential neighborhood. Therefore, Staff recommends denial on this Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/02/94	A Rezoning case (Z-0124-93) reclassified the property from N-U (Non-Urban) to R-1 (Single Family Residential). The Planning Commission recommended approval..
08/16/18	Code Enforcement processed a Case (#192077) where the property was operating as a Community Residence without a Conditional Use Verification. Since there is another Community Residence within the 660-foot distance separation requirement, the property could not function as a Community Residence for 6 to 10 individuals unless approved through a Special Use Permit. The case was resolved by Code Enforcement on 08/20/18.

Most Recent Change of Ownership	
04/04/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/01/94	A building permit (#94346400) was issued for a single-family dwelling located at 3524 St. Aiden Street.

Pre-Application Meeting	
07/29/19	A Pre-Application meeting was conducted where the submittal requirements for a Special Use Permit were discussed with the applicant.

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

Field Check	
08/15/19	A field check by staff was conducted for the subject site, which contains a single-story single family dwelling in good condition with a two-car garage and a two-car driveway in front of the house.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Individual Care – Family Home	L (Low-Density Residential)	R-1 (Single Family Residential)
North	Single-Family, Detached		
South			
East		ML (Medium Low Density)	R-CL (Residential Compact Lot)
West		L (Low-Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master or Neighborhood Plan Areas	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

AS

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
St. Aiden Street	Local Street	Title 13	50	N/A

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	
Community Residence	1	2 spaces per dwelling unit	2				
TOTAL SPACES REQUIRED			2		2		Y
Regular and Handicap Spaces Required			2	N/A	2	0	Y

AS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 3524 SAINT AIDEN ST. LAS VEGAS, NV 89129

Project Name AIDEN BLISS HOME CARE **Proposed Use** RESIDENTIAL FACILITY FOR GROUPS (AGC)

Assessor's Parcel #(s) 138-07-713-009 **Ward #** 4-ANTHONY

General Plan: Existing L Proposed NO CHANGE **Zoning:** Existing R-1 Proposed NO CHANGE

Additional Information CONVERT THE HOME FOR INDIVIDUAL RESIDENTIAL CARE (HRC) INTO A RESIDENTIAL FACILITY FOR GROUPS (AGC)

Property Owner FRANKLIN & RHODORA FONTILLAS **Contact** FRANKLIN OR RHODORA
Address 3524 SAINT AIDEN ST. City LV State NV Zip 89129
E-mail FONTILLAS1@MSN.COM Phone 702-882-7736

Applicant FRANKLIN & RHODORA FONTILLAS **Contact** FRANKLIN OR RHODORA
Address 3524 SAINT AIDEN ST. City LV State NV Zip 89129
E-mail FONTILLAS1@MSN.COM Phone 702-882-7736

Representative N/A **Contact**
Address City State Zip
E-mail Phone

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name FRANKLIN FONTILLAS / RHODORA FONTILLAS

SANDE MARTIN
Notary Public - State of Nevada
County of Clark
APPT. NO. 14-15295-1
My App. Expires Nov. 4, 2022

Subscribed and sworn before me

This 29 day of JULY, 2019 **State of Nevada County of** Clark

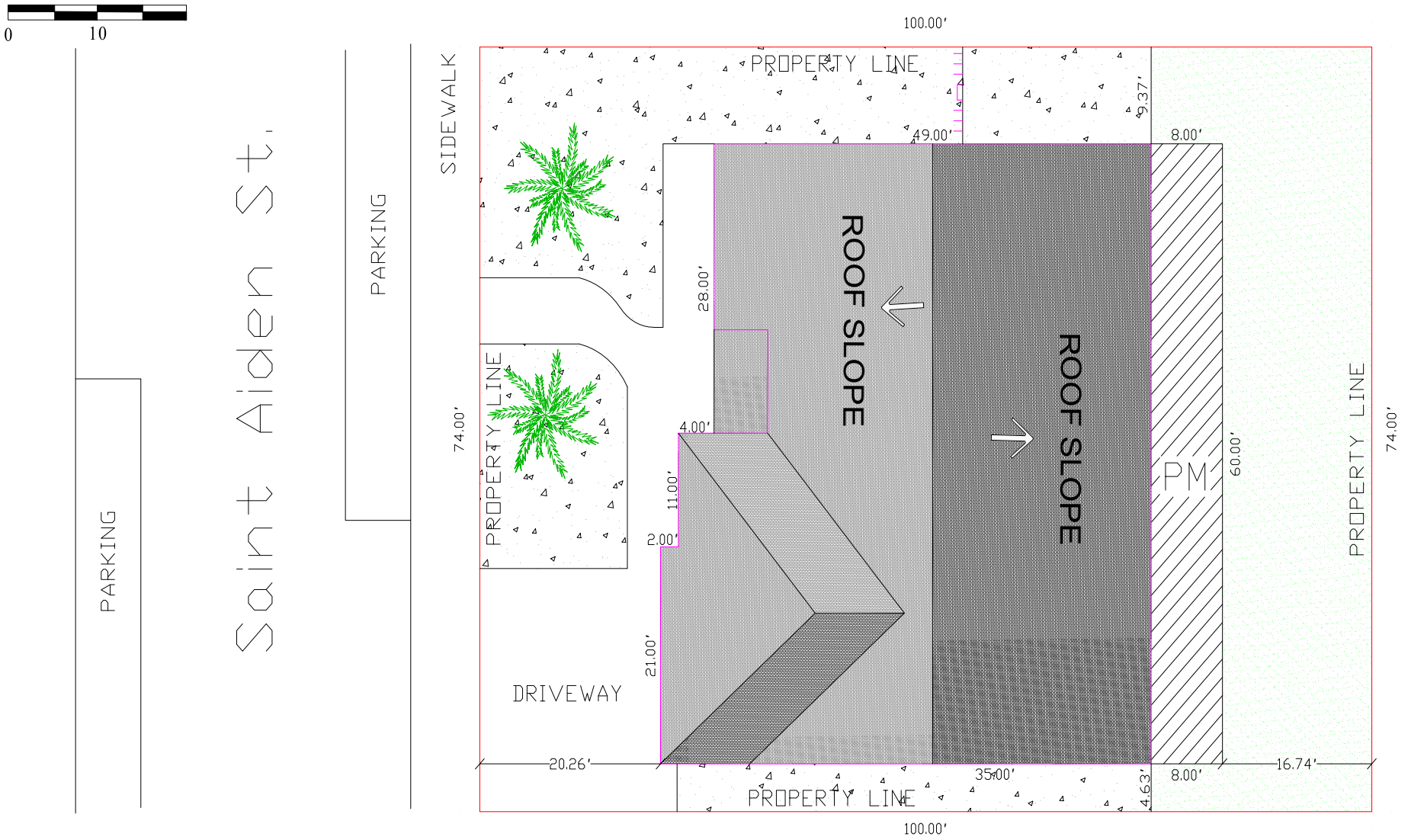
Sande Martin
Notary Public in and for said County and State

This instrument was acknowledged before me on 7/29/19 by RHODORA T. FONTILLAS / FRANKLIN G. FONTILLAS

Sande Martin
Signature of Notorial Officer

PRJ-77132
07/31/19

SITE PLAN



Address:
3524 Saint Aiden St.

City, State, ZIP:
Las Vegas, NV, 89129

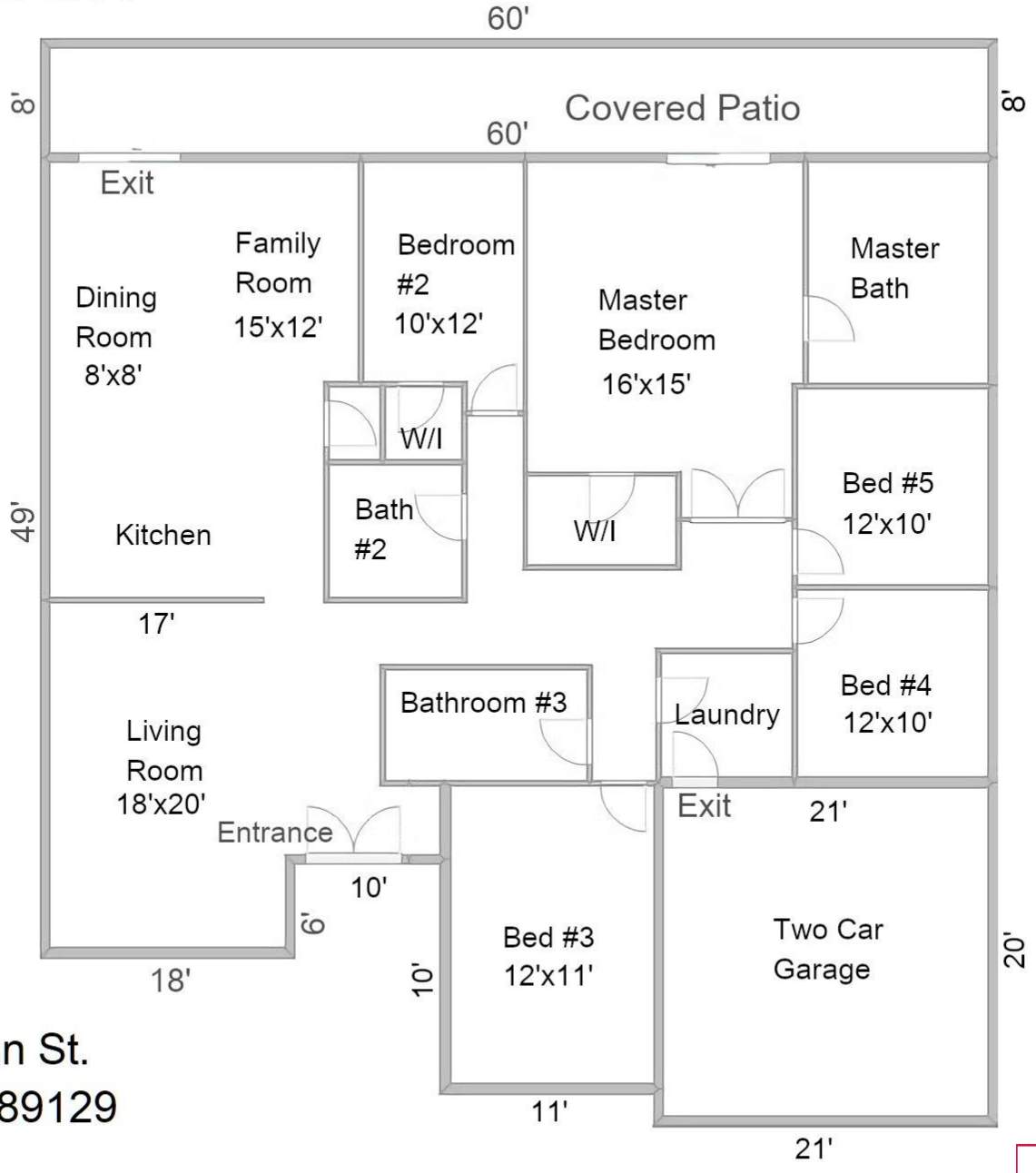
County: Clark County

Units: Feet

Scale: 1"=5'

PRJ-77132
07/31/19

Floor Plan



3524 Saint Aiden St.
Las Vegas, NV 89129
Clark County

PRJ-77132
07/31/19



SUP-77159 [PRJ-77132] - SPECIAL USE PERMIT - APPLICANT/OWNER: FRANKLIN GREPO FONTILLAS AND RHODORA TERMULO FONTILLAS
3524 SAINT AIDEN STREET

08/15/2019

City of Las Vegas
Department of Planning

July 19, 2019

To whom it may concern,

We would like to request a special use permit for the property at 3524 Saint Aiden St., Las Vegas, NV 89129 (APN: 138-07-713-009). Presently, we operate a Home for Individual Residential Care (HIRC) and are licensed to care for two residents. We are planning to convert the HIRC into a Residential Facility for Groups (AGC) that will accommodate up to ten residents. Currently, we have been receiving numerous calls and inquiries from people seeking assistance for their loved ones. They have been mostly referred by the nurses and medical staff because of the excellent service that we provide for our residents. However, we are currently not able to accommodate them, as we only have a license to care for two residents. Since our HIRC was established, we have been getting lots of positive feedback regarding our quality of care. We believe that "residents and families are our concern and priority". We can better serve the Las Vegas community, especially the elderly with dementia / Alzheimer's, if more residents and their families can receive the care that they deserve. Las Vegas in particular is a popular retirement location, and as such, there is increased demand of personalized, family home-like residences for the elderly who need protective supervision – especially group homes. We plan to utilize all bedrooms available to house the additional residents as well as staff. The group home will operate 24 hours a day, 7 days a week with trained staff to ensure that all residents will be properly cared for.

Your consideration will be highly appreciated.

Sincerely,

Franklin and Rhodora Fontillas

PRJ-77132
07/31/19

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

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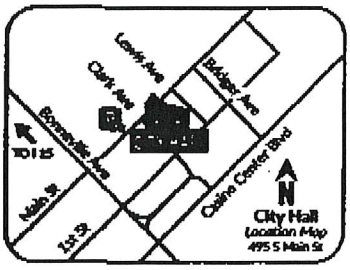

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77159 [PRJ-77132]

Planning Commission Meeting of 09/24/2019

PRJ-77132
13807716013
GEORGE BILL & ILA R COMMUNITY TR
GEORGE WILLIAM S & ILA R CO-TRS
9513 BALLINDARRY AVE
LAS VEGAS NV 89129-6975

125 HRDFNP1 89129

23P

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

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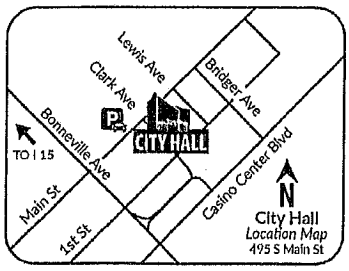

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77159 [PRJ-77132]

Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807714016
BOND TERRY
TANAKA LYNDA Y
3425 BALDOYLE LN
LAS VEGAS NV 89129-6947

125 HRDPNP1 89129

Submitted after final agenda

28P

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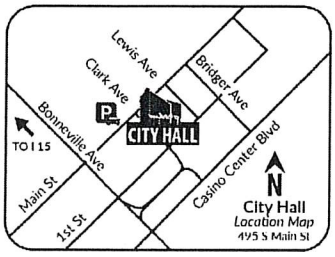

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77159 [PRJ-77132]

Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807713005
BURKE JANET J LIVING TRUST
C/O J BURKE
9504 TWELVE PINS DR
LAS VEGAS NV 89129-6929

(702)300-3089

28P

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

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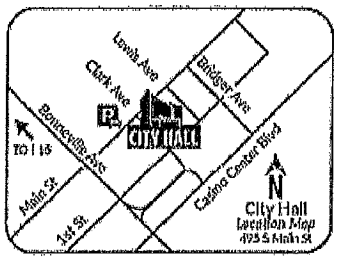

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77159 [PRJ-77132]
Planning Commission Meeting of **09/24/2019**

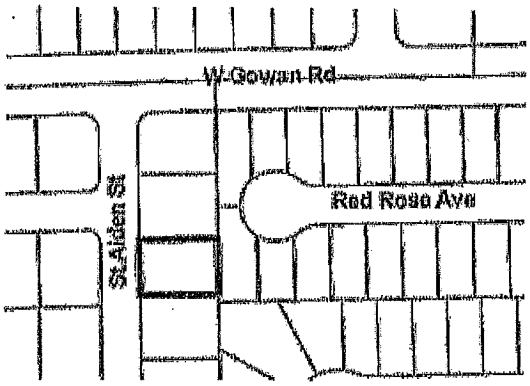
PRJ-77132
13807715050
CUAYCONG ROBERT & MARIA E
9345 DANCING DAFFODIL AVE
LAS VEGAS NV 89129-6988

Application Information

SUP-77159 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FRANKLIN GREPO FONTILLAS AND RHODORA TERMULO FONTILLAS - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE USE WITH A WAIVER TO ALLOW A 190-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 3524 Saint Aiden Street (APN 138-07-713-009), R-1 (Single Family Residential) Zone, Ward 4 (Anthony) [PRJ-77132].

Our Neighborhood already has a Community home for teens, several Section 8/HUD homes, and tons of Rentals. While we do not object to such Places, we as homeowners are tired of the Rattly Yards, garbage, increase crime + drug use/selling, and people hanging out in our area that don't live here.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***09/24/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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

Not to mention the increase of graffiti + tags by gangs and teens!

28P

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

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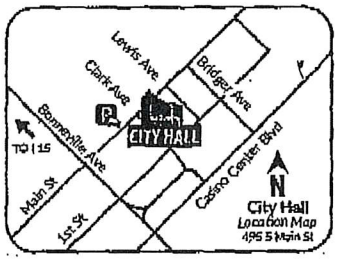

FAX TO
(702) 464-7499

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77159 [PRJ-77132]

Planning Commission Meeting of **09/24/2019**

NO WAY — KEEP OUR NEIGHBORHOOD ALL SINGLE FAMILY

PRJ-77132
13807712005
GUELL RICHARD & LINDA
3505 TULLAMORE ST
LAS VEGAS NV 89129-6978

28P

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

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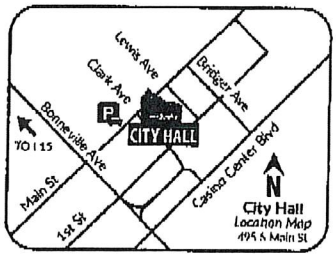

A **Single-Family Residential** Zone is just that. **No exceptions.** Once one exception is made more will follow. And, if there is a similar business within 660 feet, this business it should not be operating in a residential single-family zoned area either.

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

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SUP-77159 [PRJ-77132]
Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807713002
HENRY FAMILY REVOCABLE LIVING TR
HENRY PAUL RICHARD & COLLEENN PA
C/O P & C HENRY
9516 TWELVE PINS DR
LAS VEGAS NV 89129

125 HRDFNF1 89129

28P

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

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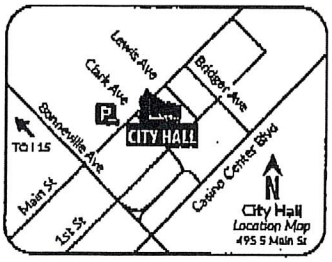

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77159 [PRJ-77132]
Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807714008
MENDOZA MADELINE
3408 ST AIDEN ST
LAS VEGAS NV 89129

28P

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

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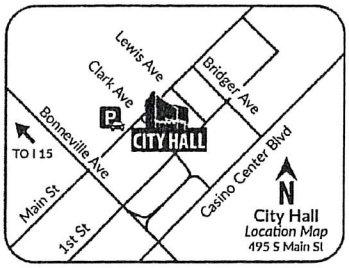

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SUP-77159 [PRJ-77132]

Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807714044
THOMPSON FAMILY TRUST
THOMPSON ROBERT B & GAYLE L TRS
9524 GLENGARRY DR
LAS VEGAS NV 89129-6942

i feel that this would create an institutional atmosphere because of the closeness of an existing community Residence or residences.

125 MRDFMP1 89129

287

08/16/2019 10:27 FAX

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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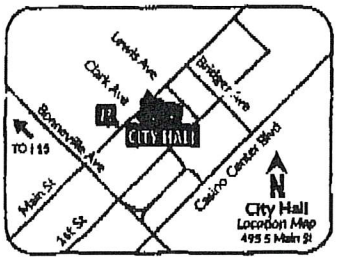

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SUP-77159 [PRJ-77132]

Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807712025
SENNES PAULA M REVOCABLE TRUST
KLEINERMAN JANE C REVOCABLE TR
9600 TWELVE PINS DR
LAS VEGAS NV 89129-6931

125 HRCFNF1 89129

Submitted after final agenda

28A

Nora Lares

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Sent: Monday, September 23, 2019 4:55 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 09/23/19 4:54 PM

Meeting Date:	Tuesday, September 24, 2019
Project Number:	77132
Position:	I OPPOSE the project and all related applications.
Name:	lisa grimes
Residential or Business Address:	9501 twelve pins drive Las Vegas, NV 89129
Phone:	(702) 465-4542
Email:	pacas58@yahoo.com
Comments:	I an opposed to the SUP 3524 Saint Aiden

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28P

Nora Lares

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 09/23/19 3:02 PM

Meeting Date:	Tuesday, September 24, 2019
Project Number:	PRJ-77132
Position:	I OPPOSE the project and all related applications.
Name:	PATRICIA EDWARDS
Residential or Business Address:	9508 TWELVE PINS DR LAS VEGAS, NV 89129
Phone:	(702) 682-3523
Email:	pledwards@cox.net
Comments:	This is a residential area not a Business area.

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26P

Nora Lares

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 09/23/19 1:20 PM

Meeting Date:	Tuesday, September 24, 2019
Project Number:	77132
Position:	I OPPOSE the project and all related applications.
Name:	ALFONSO ALBARRAN
Residential or Business Address:	9500 TWELVE PINS DR. Las Vegas, NV 89129
Phone:	(702) 208-3477
Email:	pacas58@yahoo.com
Comments:	This is a family residential neighborhood, we all work so hard to make our neighborhood attractive and welcoming to all. But limits need to be enforced in allowing homes to become hospices or community hospitals, we have already experienced elderly citizens living in these homes wondering away lost and confused. Gowan is a very busy street and I have seen these poor people walking down to Fort Apache looking for their homes, families attempting to get them to

Pg 1 of 2
28P

go back to these homes. Extremely upsetting to see our elderly so upset and confused. This is not the solution for our elderly citizens.

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Pg 2 of 2
28

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Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 09/23/19 9:51 AM

Meeting Date:	Tuesday, September 24, 2019
Project Number:	PRJ-77132
Position:	I OPPOSE the project and all related applications.
Name:	Gretchen Mikulich
Residential or Business Address:	9505 Twelve Pins Drive Apt 35 Las Vegas, NV 89129
Phone:	(702) 575-5125
Email:	gretchen.mikulich@gmail.com
Comments:	I strongly oppose the application for this home health care business to operate so close to an existing home healthcare business. The code requires a certain distance for a reason and I believe that it should be enforced. I also question how this business is already operating with patients if they are actively violating this distance code. Additionally, it is ridiculous that our neighborhood has so many homes that have been turned into home health care businesses. I request our

Pg 1 of 2
28P

representatives to STOP approving the businesses. Franklin and his wife clearly had no intent on living here in this neighborhood - their intent was to purchase an investment property, flip it into a home health care facility, and move out/on to the next.

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Pg 2 of 2
28

Nora Lares

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Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 09/23/19 8:39 AM

Meeting Date:	Tuesday, September 24, 2019
Project Number:	PRJ-77132
Position:	I OPPOSE the project and all related applications.
Name:	Kathy Perry
Residential or Business Address:	9505 Twelve Pins Dr Las Vegas, NV 89129
Phone:	(702) 575-5125
Email:	gretchen.mikulich@gmail.com
Comments:	This is a residential neighborhood and there is NO reason to run a commercial business here. Employees coming and going, increased traffic/EMS calls, high occupancy rates, no owners living on site are all things that NO neighborhood/home owner wants. My neighbors and I have a right to quiet enjoyment and these businesses/investors buying up homes to make a quick buck is disturbing the use and enjoyment of my property. I live in a residential

Pg 1 of 2
28P

neighborhood for a reason, I don't want businesses cropping up all over my neighborhood. Businesses belong in commercial areas, not in residential.

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Pg 2 of 2
28

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 09/20/19 9:57 AM

Meeting Date:	Tuesday, September 24, 2019
Project Number:	77132
Position:	I OPPOSE the project and all related applications.
Name:	Jack Cordell
Residential or Business Address:	3401 Clonshire Ct Las Vegas, NV 89129
Comments:	We will oppose anything that would contribute to an increase in traffic in this residential area that we have lived for more than twenty years.

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28P

Date: 9-23-2019

Name: Charles Butindaro

Address: 9508 Garrycastle Ct. 89129

Phone: 702-523-3916

☐ PROTEST ☒ APPROVE

SUP-77159 28A

Date: 09/24/19

Name: Doreen Meece

Address: 3400 Carbury Ct Las Vegas NV 89129

Phone: 702.521.2496

☒ PROTEST ☐ APPROVE

SUP-77159 28P

Date:

Name:

Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:

Name:

Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:

Name:

Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:

Name:

Address:

Phone:

☐ PROTEST ☐ APPROVE

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Department of Planning
Development Services Center
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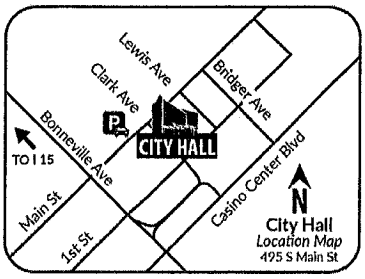

Duplicate - Not Counted

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☐ I SUPPORT this Request ☒ I OPPOSE this Request Janet Burke

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SUP-77159 [PRJ-77132]
Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807713005
BURKE JANET J LIVING TRUST
C/O J BURKE
9504 TWELVE PINS DR
LAS VEGAS NV 89129-6929

125 HRDFMP1 89129

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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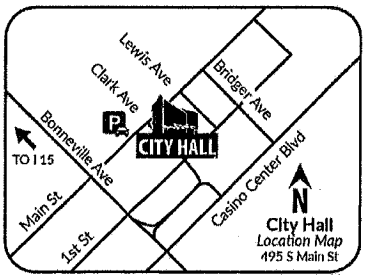

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77159 [PRJ-77132]
Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807713006
ALBARRAN ALFONSO JR & SHARLEEN Y
9500 TWELVE PINS DR
LAS VEGAS NV 89129-6929

Submitted at Planning Commission
Date 9/24/19 Item 28
by Alfonso Albarran

125 HRDFMP1 89129

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

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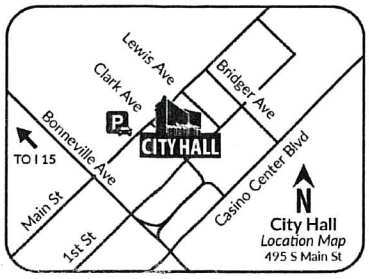

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77159 [PRJ-77132]

Planning Commission Meeting of **09/24/2019**

PRJ-77132
13807713019
GRIMES MARILYN J
9501 TWELVE PINS DR
LAS VEGAS NV 89129-6930

Submitted at Planning Commission

Date 9/24/19 Item 28

by Marilyn Grimes

125 HRDFNP1 89129

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
29

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

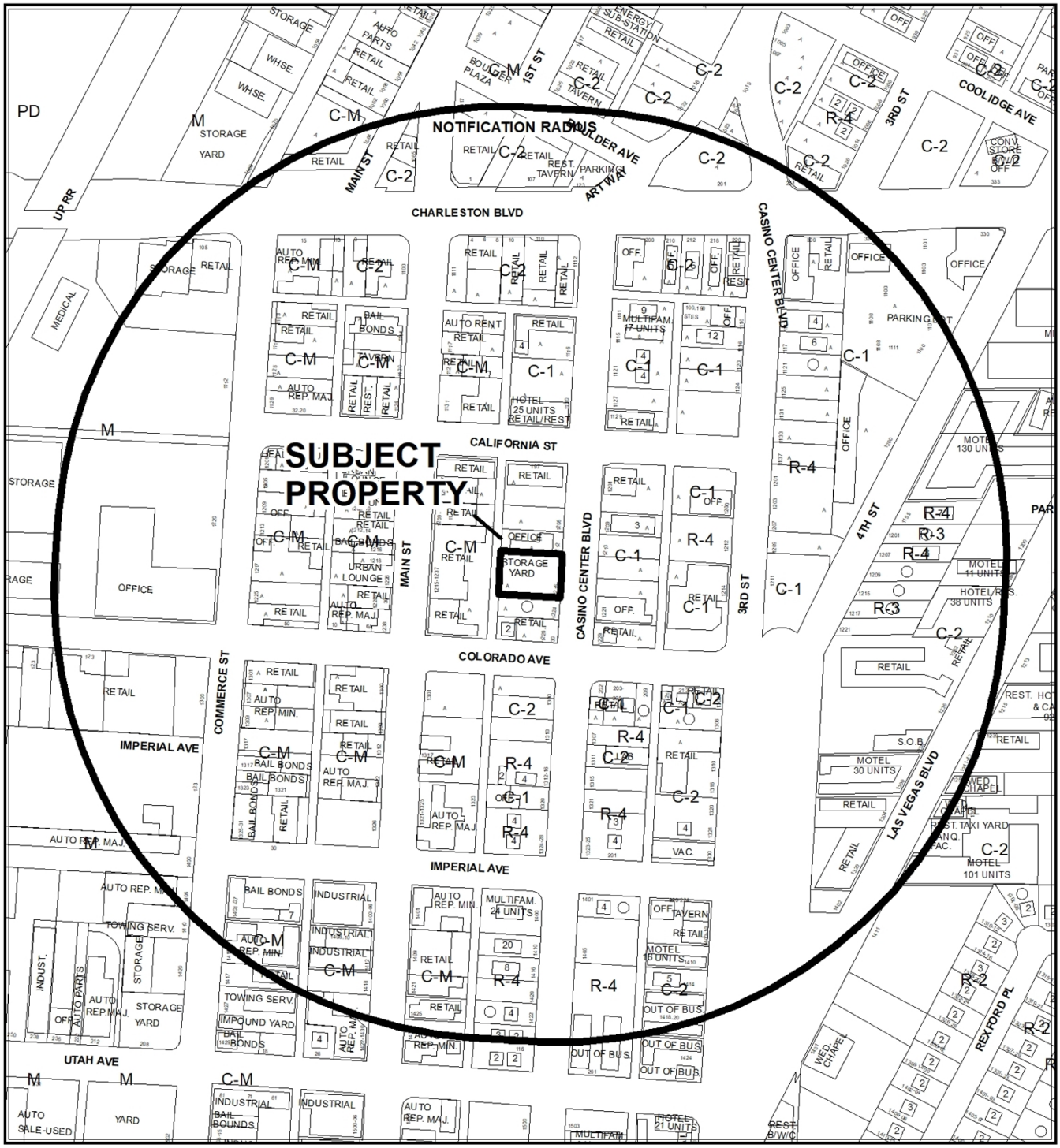
SUBJECT:
SDR-76901 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REBAR - OWNER: MARTHA REBECCA LOPEZ - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TEMPORARY PARKING LOT WITH WAIVERS TO ALLOW A NON-STANDARD PARKING LOT DESIGN on 0.31 acres at 1216 South Casino Center Boulevard (APN 162-03-110-065), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76623]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	4
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. Justification Letter
6. Support Postcards



CASE: **SDR-76901 (PRJ-76623)**

RADIUS: 1000 FEET

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



CASE: **SDR-76901 (PRJ-76623)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: REBAR - OWNER: MARTHA REBECCA LOPEZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76901	Staff recommends DENIAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 190

PROTESTS 0

APPROVALS 4

JAB

**** CONDITIONS ****

SDR-76901 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan date stamped 06/25/19, except as amended by conditions herein.

3. A Waiver from Title 19.08.110 is hereby approved, to allow parking stalls to be 17 feet in depth where 20 feet required.

4. A Waiver from Title 19.08.110 is hereby approved, to allow access aisles to be 14 feet wide where 19 feet is required.

5. A Waiver from Title 19.08.110 is hereby approved, to allow 15 compact parking spaces where 14 is the maximum allowed.

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

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

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

Public Works

9. Meet with the Traffic Engineering Section of the Department of Public Works for assistance in redesigning the proposed parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Temporary Parking Lot on an undeveloped parcel in the Arts District at 1216 Casino Center Boulevard.

ISSUES

- Per Interim Downtown Development Standards, a Temporary Parking Lot can be developed in Area 1.
- A Waiver is requested from Title 19.08.110 to allow parking stalls to be 17 feet in depth where 20 feet required. Staff does not support this request.
- A Waiver is requested from Title 19.08.110 to allow access aisles to be 14 feet wide where 19 feet is required. Staff does not support this request.
- A Waiver is requested from Title 19.08.110 to allow 15 compact parking spaces where 14 is the maximum allowed. Staff does not support this request.

ANALYSIS

This is a proposal for a Temporary Parking Lot in the Arts District of Area 1 of the Vision 2045 Downtown Master Plan. Per Title 19, Appendix F Interim Downtown Las Vegas Development Standards, a Temporary Parking Lot is allowed on the subject site with the approval of a Site Development Plan Review (SDR-76901). The proposed parking lot will consist of 43 parking spaces consisting of 15 compact stalls and two handicapped stalls at an undeveloped midblock location along Casino Center Boulevard. The subject site will have a single entrance and exit drive aisle adjacent to an alley in the rear. The Temporary Parking Lot meets landscaping and screening requirements with the following two of five options:

a. Streetscape amenities in accordance with the applicable streetscape standards herein for the street frontage(s) that immediately abut the site; and

c. A permanent artistic installation as approved by Staff for the street frontage(s) that immediately abut the site, to be properly maintained through the duration of the temporary parking lot interim use.

JAB

At the beginning of 2021, the City of Las Vegas will begin reconstructing and repaving Casino Center adjacent to the subject site and California Street at the north part of the city block. All the on-street parking along these streets will be unavailable during the two years of construction. City of Las Vegas Parking Services is eager to find an alternative parking places for these displaced vehicles. They fully support developing the subject site as a Temporary Parking Lot. A Temporary Parking Lot is suitable, compatible, and harmonious with the Arts District and will reduce parking pressures during necessary improvements on the city streets.

However, the site plans stamped 06/25/19 show a parking lot that does not meet several Title 19.08.110 Commercial Parking Design Standards. Consequently, the applicant is requesting Waivers to allow parking stalls to be 17 feet in depth where 20 feet is required, to allow access aisles to be 14 feet wide where 19 feet is required, and to allow 15 compact parking spaces where 14 is the maximum allowed. Staff believes that, while the parking lot is much needed in the area, the proposed development will create a space that is too small in which to reasonably maneuver cars and trucks. Public Works also notes that proposed parking stall and drive aisle dimensions may create a challenging drivable situation. Therefore, staff recommends denial of the requests.

This property is currently not served by the Las Vegas Valley Water District (LVVWD). If required, civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability.

FINDINGS (SDR-76901)

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

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

   The proposed parking lot is designed as a temporary location for parking in the area during the Casino Center Boulevard renewal and repaving plan. It is compatible with adjacent development.

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 parking spaces are shorter than required, the drive aisles are narrower than required, and there are more compact lots than allowed by Title 19.

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

   Access is provided through two separate drive aisles from the alleyway on the west side of the property. One drive aisle is an entrance only, the other is an exit only. Little impact to area traffic is expected, as no new uses are proposed.

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

   Per Title 19, Appendix F Interim Downtown Las Vegas Development Standards, landscaping requirements are satisfied through the use of a screen fence and artistic installation. The gates and paving material are appropriate 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 of the proposed temporary parking lot provides much less maneuvering space than required by Title 19. The parking spaces are shorter than required, the drive aisles are narrower than required, and there are more compact lots than allowed by Title 19.

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

   Development of the site is subject to review prior to issuances of permits and subsequent inspection, thereby safeguarding the public health, safety and welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
01/31/18	A Special Event Permit (#346208) was issued for "First Friday" at 1216 S Casino Center Boulevard.
02/05/18	A Special Event Permit (#346214) was issued for "Night Swap" at 1216 S Casino Center Boulevard.
03/15/18	A Special Event Permit (#346215) was issued for "St. Patrick's Day" at 1216 S Casino Center Boulevard.
04/03/18	A Special Event Permit (#346936) was issued for "First Friday" at 1216 S Casino Center Boulevard.
	A Special Event Permit (#346937) was issued for "UNLV Book Reading" at 1216 S Casino Center Boulevard.

JAB

Related Relevant City Actions by Planning, Fire, Bldg., etc	
04/10/18	A Special Event Permit (#346938) was issued for "Movie Night" at 1216 S Casino Center Boulevard.
04/11/18	A Special Event Permit (#346940) was issued for "Open Mic" at 1216 S Casino Center Boulevard.
04/17/18	A Special Event Permit (#346941) was issued for "Night Swap" at 1216 S Casino Center Boulevard.
05/16/18	A Special Event Permit (#346947) was issued for "Gabberfest" at 1216 S Casino Center Boulevard.
07/10/18	Code Enforcement processed a complaint (#191095) for outdoor storage with an open gate at 1216 S Casino Center Boulevard. The case was resolved on 07/11/18.
07/23/18	Code Enforcement processed a complaint (#191422) for outdoor storage with an open gate at 1216 S Casino Center Boulevard. The case is open as of 05/22/19.
10/18/18	A Special Event Permit (#348486) was issued for "Socktoberfest" at 1216 S Casino Center Boulevard.
10/31/18	A Special Event Permit (#348886) was issued for "Hempfest" at 1216 S Casino Center Boulevard.

Most Recent Change of Ownership	
08/21/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits and multiple alcohol catering permits related to the subject site for each special event.

Pre-Application Meeting	
05/23/19	Staff conducted a pre-application meeting and discussed the submittal requirements for a Site Development Plan Review with Waivers.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
08/15/19	Staff conducted a routine field check of the subject site and observed some wind-blown trash on the site. No graffiti or refuse.

Details of Application Request	
Site Area	
Net Acres	0.31

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Outdoor Storage	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Office, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Vacant Building	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
West	General Personal Service General Retail Store, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Master Plan • Las Vegas Arts District • Area 1	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Casino Center Blvd	Local Street	Title 13	80	Y

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

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Lot	N/A	N/A	N/A				
TOTAL SPACES REQUIRED			N/A		48		Y
Regular and Handicap Spaces Required			N/A	N/A	46	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
70 degree parking stalls will be 20 feet in depth.	To allow parking stalls to be 17 feet in depth where 20 feet required.	Denial
70 degree parking requires one-way access aisles to be 19 feet wide.	To allow access aisles to be 14 feet wide where 19 feet is required.	Denial
Up to 30 percent of required parking may be designated as compact parking.	To allow 15 compact parking spaces where 14 is the maximum allowed.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1216 S. CASINO CENTER

Project Name FUNKYARD PARKING LOT **Proposed Use** PARKING

Assessor's Parcel #(s) 163-03-110-065 **Ward #**

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

Additional Information TEMPORARY PARKING LOT

Property Owner LOPEZ MARTHA, REBECCA Contact MARIO LOPEZ

Address 1400 LENOIR BAY AVE City HENDERSON State NV Zip 89074

E-mail Phone

Applicant DEREK STONE BARBER Contact

Address 1225 S MAIN STREET City LAS VEGAS State NV Zip 89104

E-mail rebarderek@gmail.com Phone 702-349-2283

Representative ROB GURDISON Contact ROB GURDISON

Address 100 N. CITY PARKWAY, SUITE 1700 City LAS VEGAS State NV Zip 89104

E-mail rgurdison@molaskydevelopment.com Phone 702-768-7779

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 naccuracies, 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 involvec 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 Martha R Lopez

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

Print Name Martha R. Lopez

Subscribed and sworn before me

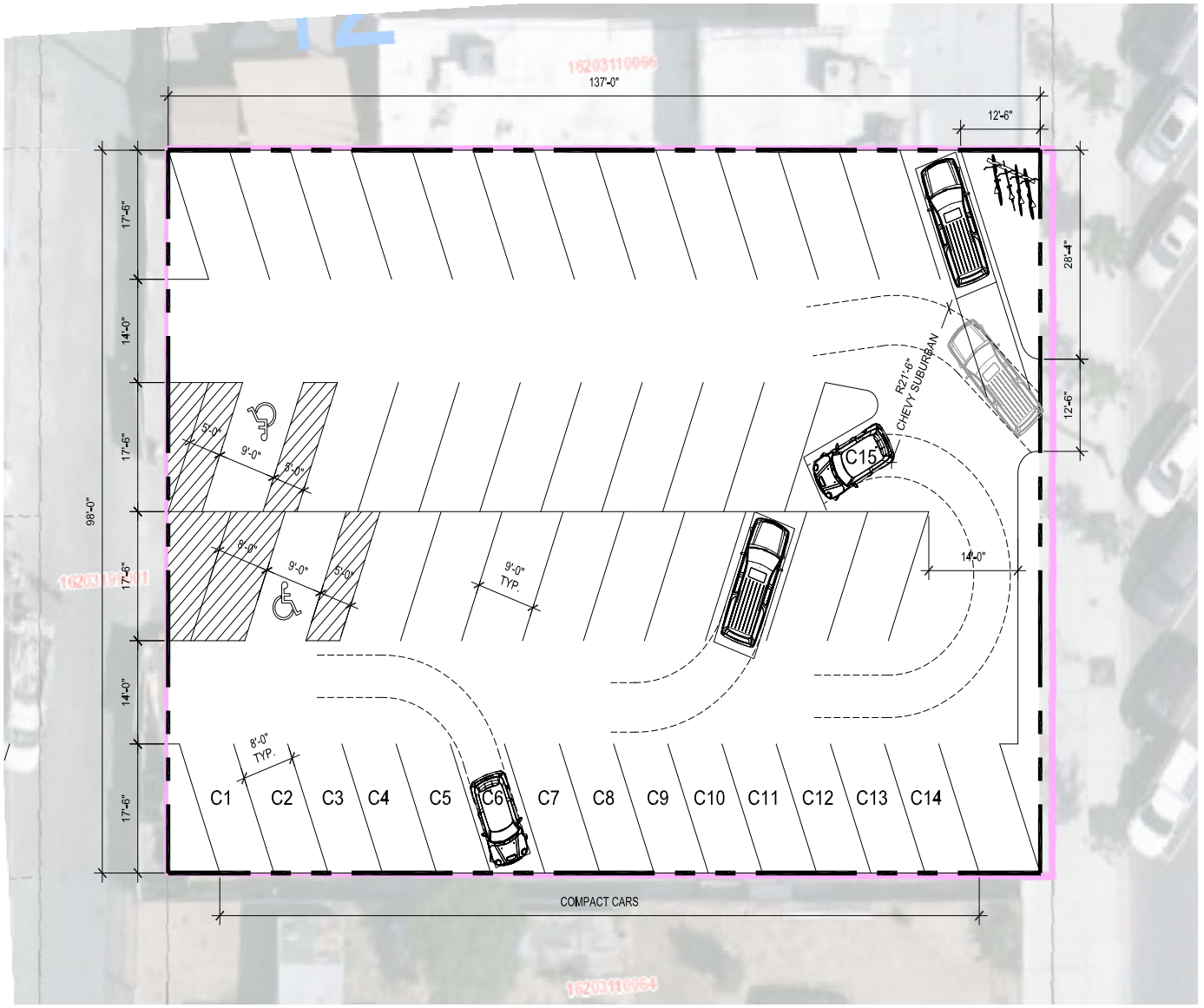
This 18th day of July, 20 19

Margaret L Newman

Notary Public in and for said County and State

MARGARET L. NEWMAN
Notary Public-State of Nevada
APPT NO. 93-0726-1
My Appt. Expires 02-05-2021

PRJ-76623
08/08/19



1 SITE PLAN
SCALE: 1/8"=1'-0"

48 PARKING SPACES

NORTH

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
MASTERPLAN:	INTERIM DOWNTOWN CENTENNIAL PLAN
APN#:	162-03-110-065
ADDRESS:	1216 S. CASINO CENTER BLVD.
ZONING:	C-1
ACRES:	0.31
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	TEMPORARY PARKING LOT
TOTAL PARKING SPACES:	48 SPACES - 2 ACCESSIBLE PARKING 15 COMPACT (LESS THAN 30% OF TOTAL)
REQUIRED EXITS:	2 EXITS
PROVIDED EXITS:	3 EXITS
BIKE RACK:	1 RACK
PAVEMENT TYPE:	NON-ASPHALTIC PAVEMENT - FLUID APPLIED POLYMER PAVEMENT ON GRADE, AS APPROVED BY CLARK COUNTY AIR QUALITY CONTROL.

SITE DATA



1216 S. CASINO CENTER BLVD
LAS VEGAS, NV 89104

ROB GURDISON ARCHITECT
Architecture + Interiors
1000 S. City Parkway Las Vegas, Nevada Ph:702-768-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ROB GURDISON ARCHITECT. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREIN AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF ROB GURDISON ARCHITECT.

SITE PLAN
SCHEME 02

FUNKYARD PARKING LOT

1216 S. CASINO CENTER
LAS VEGAS, NEVADA 89104

DESCRIPTION

PROJECT #:19000
24 X 36 SHEET
DATE: 06-12-19
SHEET NUMBER:

NORTH

PRJ-76623
06/25/19

AS2.00



SDR-76901 [PRJ-76623] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: REBAR - OWNER: MARTHA REBECCA LOPEZ
1216 SOUTH CASINO CENTER BOULEVARD

08/15/2019



SDR-76901 [PRJ-76623] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: REBAR - OWNER: MARTHA REBECCA LOPEZ
1216 SOUTH CASINO CENTER BOULEVARD

08/15/2019

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

THE LAS VEGAS ARTS DISTRICT
1225 S. Main Street
Las Vegas, NV 89104
(702) 349-2283 | 18b.org

To whom it may concern,

In and effort to create some desperately needed parking in the Las Vegas Arts District, ReBAR, the lessee of the vacant land located at 1216 Casino Center is attempting to create a temporary parking lot for the next several years, per the DTLV-0 Area 1 Parking and Related Standards document, and through a unique agreement with the Executive Board of the Las Vegas Vegas Arts District using local artisans.

More specifically, it is our intent to meet the DTLV-O Area 1 Parking Standards for Temporary Parking Lot by meeting a minimum two of the criteria including, but not limited to (a.) Streetscape amenities in accordance with the applicable streetscape standards herein for the street frontage that immediately abut the site on Casino Center, as well as (c.) A Permanent artistic installation to be approved by Staff and located on the street frontage(s) which immediately abuts the site, and of which will properly maintained through the duration of the temporary parking lot use.

We plan to raise our own funds, use Neighborhood Partners Grants, other grant opportunities, property owner funds, and other fundraising efforts to meet the necessary code requirements, and to also acquire and create the art installation, which will be a usable bike rack, created by local artisans who have meaningful ties to the neighborhood.

The Arts District has really become a walkable area through the efforts of many before us. The city has invested millions in the Main Street and Commerce One-Way Couplet project, and for that, yourself, City of Las Vegas employees, Council Members and City Officials should be commended. With that said we ask that the powers at be show leniency during the transformation of this lot, which will further benefit the local community at this critical time.

We believe in the aforementioned statement and recognize that through a unique partnership between the City of the Las Vegas, The Las Vegas Arts District Neighborhood Association, and the lessee of the lot located at 1216 S. Casino Center, otherwise knows as ReBAR, we can further the great art and cultural happenings in the area.

Sincerely,
Derek Stonebarger

Owner / Operator,
ReBAR & Davy's on Main Street

Derek Stonebarger
5/13/2019

Board President,
18b, The Las Vegas Arts District

Lessee, 1216 Casino Center Blvd

CC: 18b Board of Directors, Owner 1216 Casino Center Blvd

PRJ-76623
06/25/19

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

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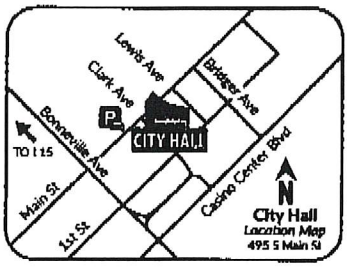
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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SEP 17 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-76901 [PRJ-76623]
Planning Commission Meeting of **09/24/2019**

PRJ-76623
16203110011
CORNERSTONE COMPANY
820 RANCHO LN #85
LAS VEGAS NV 89106

29A

P.003/005

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

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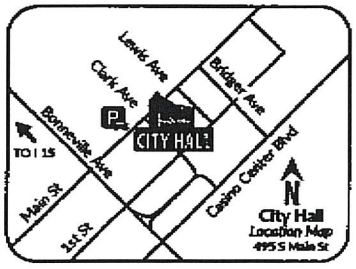

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SDR-76901 [PRJ-76623]
Planning Commission Meeting of **09/24/2019**

PRJ-76623
16203110108
BAILEY KAREN M & PRATO T LIV TR
KEKE L L C
C/O K BAILEY TRS ETAL
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 HRDFNP1 89102

09/14/2019 09:06

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P.004/005

(FAX)

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

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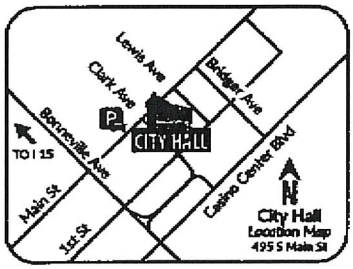

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76901 [PRJ-76623]
Planning Commission Meeting of **09/24/2019**

PRJ-76623
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

09 HRDFNP1 89102

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P.005/005

(FAX)

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

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Las Vegas, NV
Permit No. 1630

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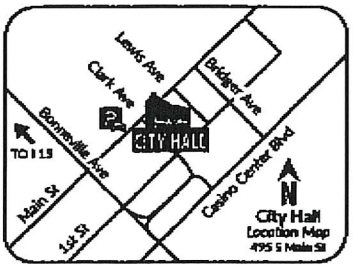

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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SDR-76901 [PRJ-76623]
Planning Commission Meeting of **09/24/2019**

PRJ-76623
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 HRDFNP1 89102

09/14/2019 09:06

29A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 24, 2019

Agenda Item No.:
30

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.