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.

October 8, 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 September 10, 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. GPA-77257 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.
8. ZON-77258 - REZONING RELATED TO GPA-77257 - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.
9. SDR-77259 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77257 AND ZON-77258 - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 34-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.
10. SUP-77216 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JEFFERY EISENMANN - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 3733 Bradley Road (APN 138-12-610-004), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-76929]. Staff recommends APPROVAL.
11. SUP-77277 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAMON GUERRERO - OWNER: NFC, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,331 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE at 2400 West Sahara Avenue (APN 162-05-802-010), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77250]. Staff recommends APPROVAL.
12. SUP-77281 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHINGLISH RESTAURANT - OWNER: BOCA PARK MARKET PLACE SYNDICATIONS GROUP, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,027 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH

1,500 SQUARE FEET OF OUTDOOR SEATING at 8704 West Charleston Boulevard, Suite #103 (APN 138-32-818-010), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77253]. Staff recommends APPROVAL.

13. SUP-77288 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JENNIFER METZGER - OWNER: TOM J NEWTON, JR - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,540 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 3,192 SQUARE-FOOT OUTDOOR SEATING AREA at 1201 South Casino Center Boulevard (APN 162-03-110-046), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77182]. Staff recommends APPROVAL.

14. TMP-77328 - TENTATIVE MAP - SKYE CANYON PHASE 4 - APPLICANT/OWNER: SECTION 12, LLC - For possible action on a request for a Parent Tentative Map FOR A 17-LOT MASTER PLANNED SUBDIVISION on 275.26 acres at the northwest corner of W Skye Canyon Park Drive and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-77323]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

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

16. GPA-77243 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: DR (DESERT RURAL DENSITY RESIDENTIAL) on 0.97 acres at 850 and 860 Shetland Road (APN 139-32-801-010), Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.

17. ZON-77244 - REZONING RELATED TO GPA-77243 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: R-E (RESIDENCE ESTATES) on 0.97 acres at 850 and 860 Shetland Road (APN 139-32-801-010), Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.

18. SUP-77245 - SPECIAL USE PERMIT RELATED TO GPA-77243 AND ZON-77244 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a Special Use Permit FOR A 65-BED CONVALESCENT CARE FACILITY/NURSING HOME USE at the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), C-D (Designed Commercial) and R-E (Residence Estates) Zones [PROPOSED: R-E (Residence Estates)], Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.

19. SDR-77246 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77243, ZON-77244 AND SUP-77245 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 37,000 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME on 2.62 acres located on the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), C-D (Designed Commercial) and R-E (Residence Estates) Zones [PROPOSED: R-E (Residence Estates)], Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.

20. GPA-77278 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), Ward 3 (Diaz) [PRJ-76800]. Staff recommends APPROVAL.

21. ZON-77279 - REZONING RELATED TO GPA-77278 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), Ward 3 (Diaz) [PRJ-76800]. Staff recommends APPROVAL.

22. VAR-77424 - VARIANCE RELATED TO GPA-77278 AND ZON-77279 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 40 ARE REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Diaz) [PRJ-76800]. Staff recommends DENIAL.

23. SDR-77280 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77278, ZON-77279 AND VAR-77424 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF LANDSCAPE BUFFER REQUIREMENTS on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Diaz) [PRJ-76800]. Staff recommends DENIAL.

24. VAR-77275 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 62 SPACES ARE REQUIRED on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.

25. SDR-77276 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77275 - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 6,179 SQUARE FOOT BANQUET FACILITY WITH A WAIVER OF LANDSCAPE BUFFER DEVELOPMENT STANDARDS on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.

26. VAR-77282 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PRIVATE STREET IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED; TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED ON 43-FOOT WIDE INTERNAL PRIVATE STREETS, TO ALLOW NO AMENITY ZONE ON THE EXTERIOR STREET AND TO ALLOW A CONNECTIVITY RATIO OF 1.15 WHERE 1.30 IS REQUIRED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

27. VAR-77283 - VARIANCE RELATED TO VAR-77282 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Variance TO ALLOW A 14-FOOT TALL OVERALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED, TO ALLOW EIGHT-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW EIGHT-FOOT TALL SECONDARY WALLS WHERE FOUR-FEET IS THE MAXIMUM ALLOWED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

28. VAC-77284 - VACATION RELATED TO VAR-77282 AND VAR-77283 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Petition to Vacate a U.S. Government Patent Easement located on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), Ward 6 (Fiore) [PRJ-77218]. Staff recommends APPROVAL.

29. TMP-77285 - TENTATIVE MAP RELATED TO VAR-77282, VAR-77283 AND VAC-77284 - ANN 215 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Tentative Map FOR A 113-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

30. VAR-77419 - VARIANCE - PUBLIC HEARING - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PUBLIC ALLEYWAY IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED on a portion of a 20-foot wide public right-of-way

(alleyway) segment bound by Fremont Street, Carson Avenue, 13th Street and 14th Street, Ward 3 (Diaz) [PRJ-76792]. Staff recommends DENIAL.

31. VAC-77293 - VACATION RELATED TO VAR-77419 - PUBLIC HEARING - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Petition to Vacate a portion of a 20-foot wide public right-of-way (alleyway) segment bound by Fremont Street, Carson Avenue, 13th Street and 14th Street, Ward 3 (Diaz) [PRJ-76792]. Staff recommends DENIAL.

32. VAR-77136 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JUAN MANUEL FLORES - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHADE STRUCTURES] WITH A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW THE ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED at 4605 Lilliput Lane (APN 162-07-212-007), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77067]. Staff recommends DENIAL.

33. VAR-77247 - VARIANCE - PUBLIC HEARING - APPLICANT: FRANK PERONE - OWNER: KELLY D MCCARTNEY-PERONE - For possible action on a request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] WITH A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.28 acres at 5012 Maverick Street (APN 125-35-714-015), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony) [PRJ-77213]. Staff recommends DENIAL.

34. VAR-77267 - VARIANCE - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL VINYL FENCE IN THE FRONT YARD AREA WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.22 acres at 858 West Lake Mead Boulevard (APN 139-21-612-072), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77141]. Staff recommends DENIAL.

35. SUP-77269 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,000 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77181]. Staff recommends APPROVAL.

36. SUP-77273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREENMART OF NEVADA NLV, LLC - OWNER: CHARLEY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,260 SQUARE-FOOT MARIJUANA DISPENSARY USE at 200 East Charleston Boulevard (APN 162-03-110-040), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77175]. Staff recommends APPROVAL.

37. SDR-77286 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BEL INVEST GROUP - OWNER: CORNERSTONE COMPANY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 34-STORY MIXED USE DEVELOPMENT CONSISTING OF 29,974 SQUARE FEET OF COMMERCIAL/OFFICE SPACE AND 513 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY ARCHITECTURAL STANDARDS on 0.46 acres at 1211 South 3rd Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77241]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

38. TXT-77428 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.12 related to the Marijuana Dispensary use, and to provide for other related matters. Staff has NO RECOMMENDATION.

Citizens Participation:

39. 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: October 8, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 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: October 8, 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 SEPTEMBER 10, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 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: October 8, 2019

Agenda Item No.: **7**

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

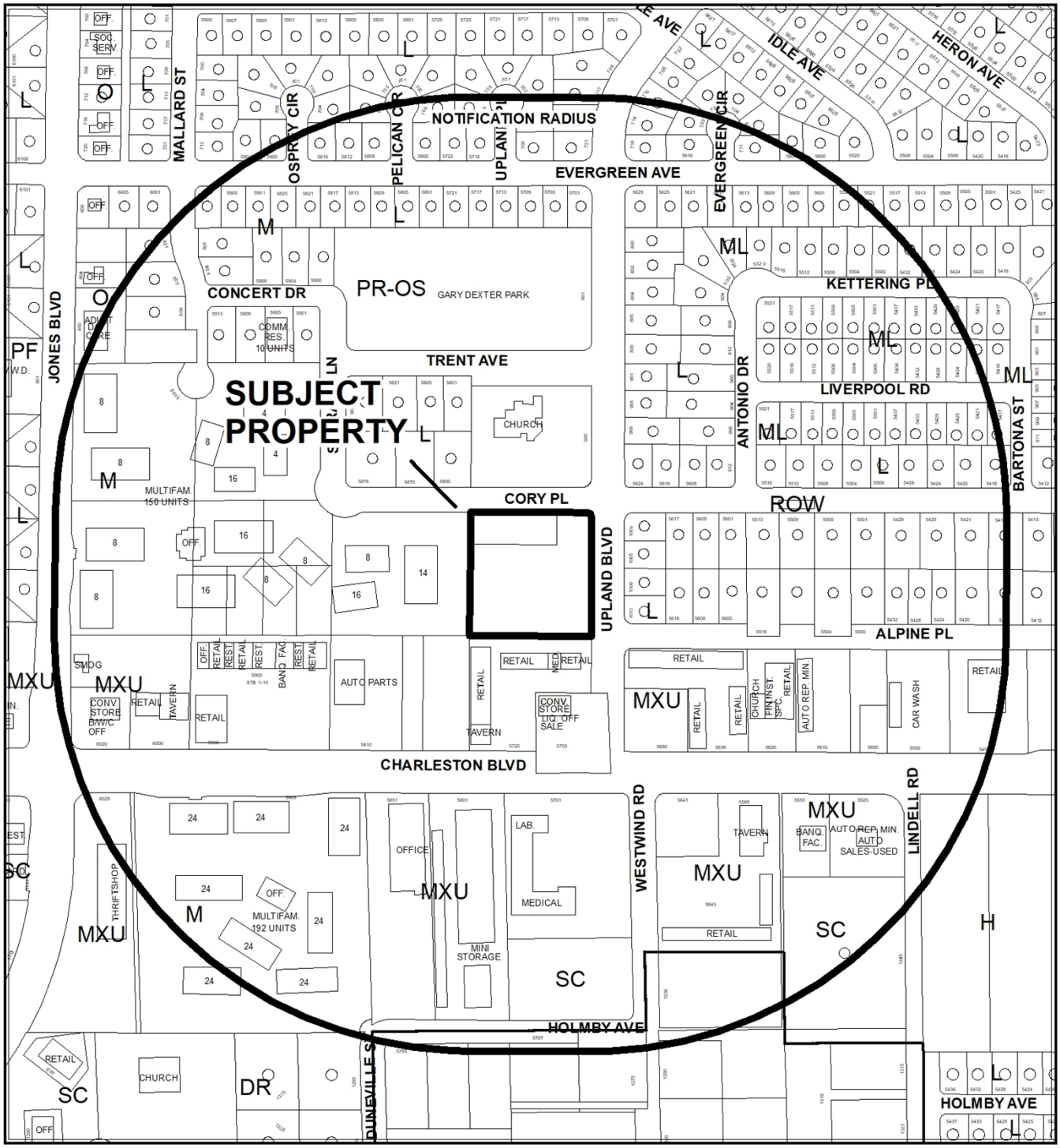
SUBJECT:
GPA-77257 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.

C.C.: 11/20/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	12
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-77257, ZON-77258 and SDR-77259 [PRJ-77098]
4. Supporting Documentation - GPA-77257, ZON-77258 and SDR-77259 [PRJ-77098]
5. Photo(s) - GPA-77257, ZON-77258 and SDR-77259 [PRJ-77098]
6. Justification Letter - GPA-77257, ZON-77258 and SDR-77259 [PRJ-77098]
7. School Tracking Form Submitted by Clark County School District - GPA-77257, ZON-77258 and SDR-77259 [PRJ-77098]
8. Protest and Support Postcards for GPA-77257 and ZON-77258 [PRJ-77098]
9. Submitted after Final Agenda - Executed One Motion One Vote Documentation for GPA-77257 and Protest/Support Postcards for GPA-77257 and ZON-77258 [PRJ-77098]

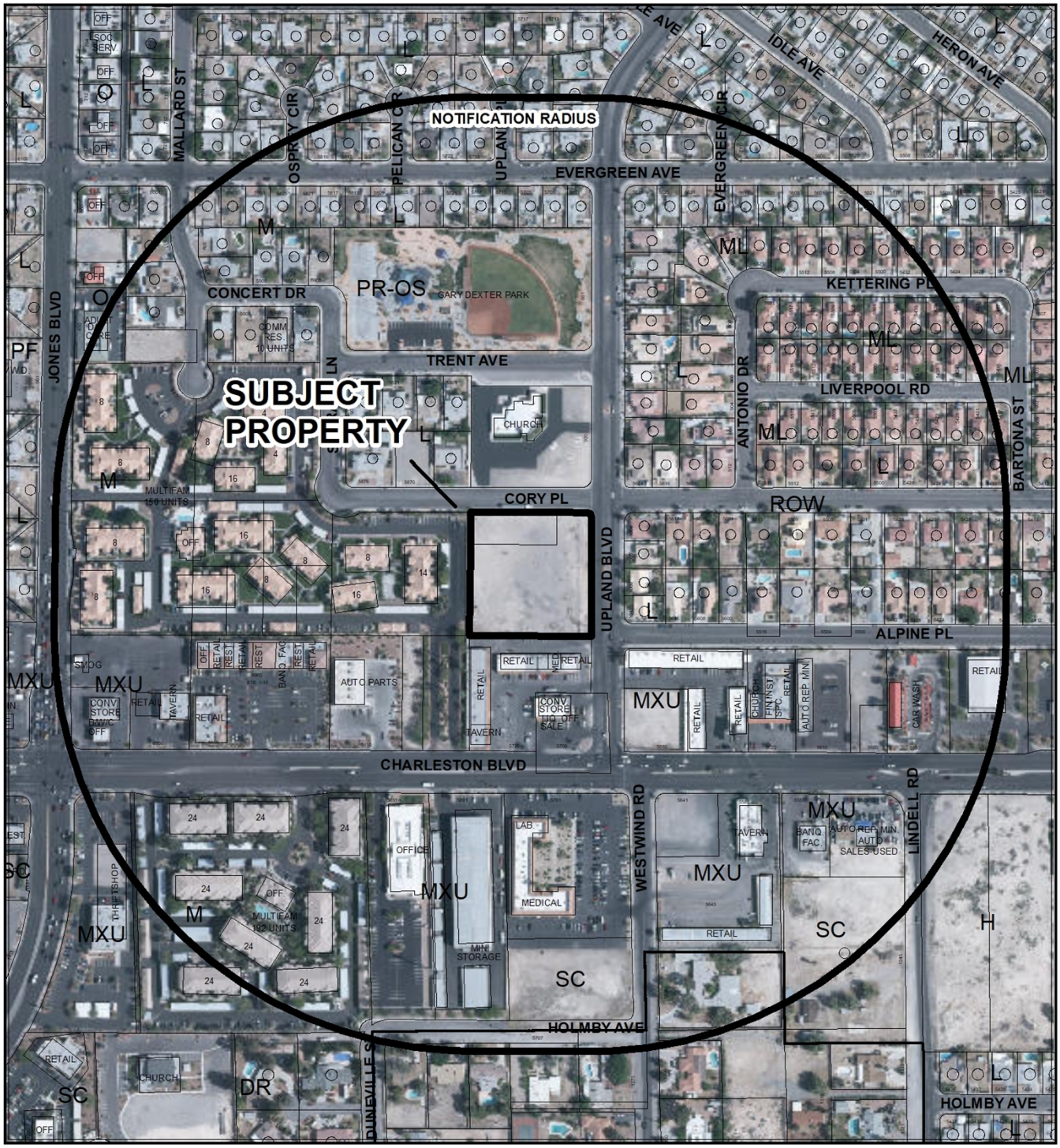


CASE: **GPA-77257 (PRJ-77098)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)



0 275 550 Feet

CASE: **GPA-77257 (PRJ-77098)**

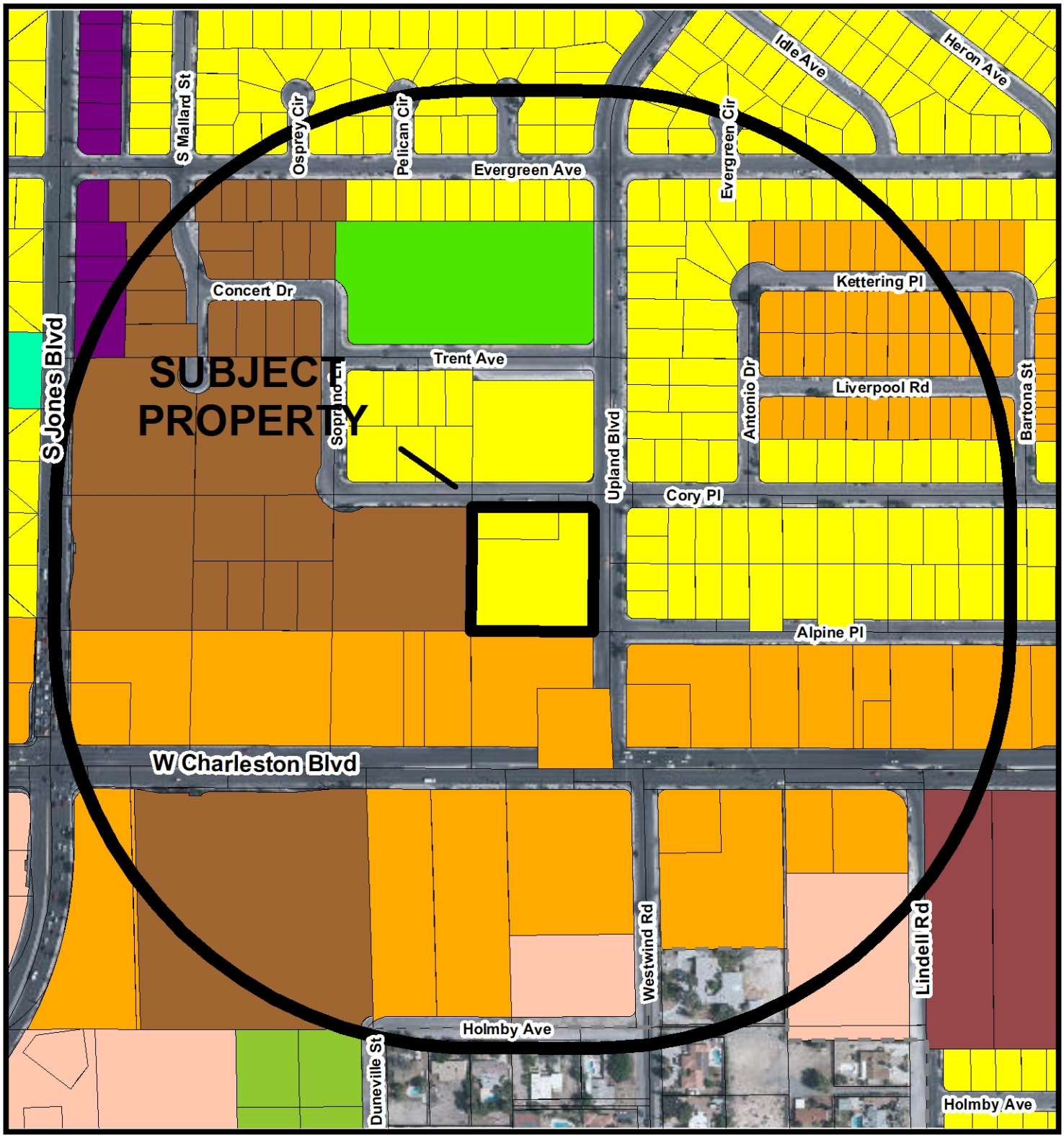
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N

GPA-77257



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM L TO M

Subject Property

1000ft Buffer

City Limits

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

Date: Thursday, August 29, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77257	Staff recommends APPROVAL.	
ZON-77258	Staff recommends APPROVAL.	GPA-77257
SDR-77259	Staff recommends APPROVAL, subject to conditions:	GPA-77257 ZON-77258

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED
459 - GPA-77257 and ZON-77258
459 - SDR-77259

PROTESTS
2 - GPA-77257 and ZON-77258
2 - SDR-77259

APPROVALS
10 - GPA-77257 and ZON-77258
11 - SDR-77259

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** CONDITIONS **

SDR-77259 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77257) and Rezoning (ZON-77258) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan, date stamped 09/09/19, and the building elevations, date stamped 08/15/19, except as amended by conditions herein.

4. An Exception from Title 19.06.040 is hereby approved, to allow a total of 26 trees in the landscape buffer areas where 45 are required.

5. An Exception from Title 19.08.110 is hereby approved, to allow a total of 15 parking area trees where 20 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. The minimum distance between buildings shall be 10 feet.

CS

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

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

12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

14. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Upland Boulevard and Cory Place 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.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to develop the subject site with a 34-unit Multi-Family Residential development located at the southwest corner of Upland Boulevard and Cory Place.

ISSUES

- General Plan Amendment (GPA-77257) is requested to amend a portion of the Southeast Sector Plan from L (Low Density Residential) to M (Medium Density Residential). Staff supports the request.
- Rezoning (ZON-77258) is requested to rezone the subject site from R-1 (Single Family Residential) to R-3 (Medium Density Residential). Staff supports the request.
- Site Development Plan Review (SDR-77259) is requested to allow a 34-unit Multi-Family Residential expansion at the subject site. Staff supports the request.
- Exceptions are requested to allow a reduction in required trees. Staff supports the request.

ANALYSIS

The subject two-acre site is currently undeveloped and zoned R-1 (Single Family Residential) with an L (Low Density Residential) land use designation. It is subject to the development standards of Title 19. The applicant proposes to amend the general plan from L (Low Density Residential) to M (Medium Density Residential) and to rezone the site from R-1 (Single Family Residential) to R-3 (Medium Density Residential) to allow a permitted Multi-Family Residential development. The proposed apartment complex will be an expansion of the existing Multi-Family Residential development adjacent to the west. It will consist of two buildings with a total of 34 units.

The submitted plans depict two proposed 34-foot tall buildings. The residential units will consist of one and three-bedroom units with balcony/patio areas. The façade will have a smooth stucco finish in neutral colors. The proposed building placements adhere to Title 19 residential adjacency proximity slope requirements. An approximate 158-foot setback is provided where 104 feet is required from the R-1 (Single Family Residential) zoned property adjacent to the east. An eight-foot tall wall is proposed along the property lines.

CS

While the site abuts Cory Place and Upland Boulevard, site access will be provided internally via the existing Multi-Family Residential development accessed off of Jones Boulevard. Sufficient parking is provided that meets the requirements of Title 19. A total of 67 spaces are provided where 64 parking spaces are required. An Exception is requested to allow a reduction in required parking and landscape buffer area trees. The majority of trees not provided would be located along the south property line which abuts the rear of an existing shopping center. Staff supports the request as it will not negatively impact the surrounding properties.

An objective of the Las Vegas 2020 Master Plan is to ensure that there is a diverse choice of affordable housing types and costs that meet the present and future needs of the city's population and afford residents a greater opportunity to reside in the housing of their choice. As the proposed Multi-Family Residential expansion development adheres to the majority of Title 19 requirements, staff recommends approval of all requested entitlements.

FINDINGS (GPA-77257)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed M (Medium Density Residential) general plan designation is compatible with the existing adjacent land use designations which consists of M (Medium Density Residential) and L (Low Density Residential).

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed amendment would allow for R-3 (Medium Density Residential) zoning, which is compatible with the existing Multi-Family Residential development adjacent to the west.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are transportation, recreation, utility and other facilities that are adequate to accommodate the uses and densities permitted by the proposed General Plan Amendment.

CS

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment is in conformance to other applicable adopted plans and policies.

FINDINGS (ZON-77258)

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 associated General Plan Amendment (GPA-77257) is approved, the proposed Rezoning will conform.

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 medium density residential uses that are allowed within the R-3 (Medium Density Residential) zoning district are compatible with the adjacent residential uses in the area.

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

   Residential uses that are permitted in the proposed R-3 (Medium Density Residential) zoning district are appropriate for the subject area and will give residents an additional housing option in an underserved area.

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

   Access to the site will be internally via the existing Multi-Family Residential development accessed off of Jones Boulevard.

FINDINGS (SDR-77259)

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

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

   The proposed development is compatible with the adjacent residential development in the area.

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

   If associated General Plan Amendment (GPA-77257) and Rezoning (ZON-77258) are approved, this development will be consistent with all applicable City plans.

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

   While the site abuts Cory Place and Upland Boulevard, site access will be provided internally via the existing Multi-Family Residential development accessed off of Jones Boulevard.

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

   The proposed building and landscape materials are appropriate and compatible with the existing development in the area.

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

   The building elevations feature a stucco façade in neutral colors. The design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed development is compatible with the existing development in the area.

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

   If approved, building permits will be required which will ensure appropriate measures are taken to secure and protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
08/16/06	The City Council tabled General Plan Amendment (GPA-13894) request to Amend a portion of the Southeast Sector of the General Plan FROM: L (Low Density Residential) to: M (Medium Density Residential) on 2.5 acres at the southwest corner of Upland Boulevard and Cory Place. The Planning Commission and Staff recommended denial.
	The City Council tabled Rezoning (ZON-13898) request to allow a zone changes from R-1 (Single Family Residential) to: R-PD23 (Residential Planned Development - 23 units per acre) on 2.5 acres at the southwest corner of Upland Boulevard and Cory Place. The Planning Commission and Staff recommended denial.
	The City Council tabled Site Development Plan Review (SDR-13901) request for a 56-unit apartment complex on 2.5 acres at the southwest corner of Upland Boulevard and Cory Place. The Planning Commission and Staff recommended denial.
	The City Council tabled Variance (VAR-14441) request to allow 32,767 square feet of open space where 40,250 square feet is the minimum required in conjunction with a proposed 56-unit apartment complex on 2.5 acres at the southwest corner of Upland Boulevard and Cory Place. The Planning Commission and Staff recommended denial.

Most Recent Change of Ownership	
02/17/06	A deed was recorded for a change in ownership. (APN: 138-36-406-002)
03/05/04	A deed was recorded for a change in ownership. (APN: 138-36-406-003)

Related Building Permits/Business Licenses
There are no related building permits/business licenses to note.

Pre-Application Meeting	
08/06/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Multi-Family Residential development.

Neighborhood Meeting	
08/28/19	**<u>Wednesday, August 28, 2019 at 5:30 p.m.</u>** at the West Charleston Library, 6301 W. Charleston Blvd, Las Vegas, Nevada 89146 **Attendance:** One (1) representative of the applicant Twelve (12) members of the public One Planning Department Staff Member Meeting conducted by Ethan Thompson (Kaempfer Crowell) Concerns/Questions • Concern raised regarding site access • Concern raised regarding perimeter wall height • Suggestion made that site be used for single family homes • Suggestion made that site be used for a park • Concern raised regarding negative impact for property values • Concern raised regarding a possible increase in crime • Suggestion made that perimeter wall height be 12 feet • Question raised regarding number of proposed units • Question raised regarding site ownership • Question raised regarding what happens if the project is never built • Tiffany Place Owner gave overview of proposed project and intention to see project through as submitted Overall most attendees would prefer a lower density use but are ok with the project as long as site access is not provided from Upland or Cory

Field Check	
08/29/19	Staff conducted a routine field check and found and an undeveloped lot adjacent to an existing apartment complex. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	2.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
North	Church	L (Low Density Residential)	R-1 (Single Family Residential)
South	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	87,120 SF	Y
Min. Setbacks			
• Front	10 Feet	79 Feet	Y
• Side	5 Feet	79 Feet	Y
• Corner	5 Feet	57 Feet	Y
Min. Distance Between Buildings	10 Feet	34 Feet	Y
Max. Building Height	55 Feet/5 stories	34 Feet/3 stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened	Y
Mech. Equipment	Screened	Screened	Y

CS

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	104.1 Feet	158 Feet	Y
Adjacent development matching setback	20 Feet	79 Feet	Y
Trash Enclosure	50 Feet	150 Feet	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	1 du/lot	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	13-50 du/lot	Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.
Existing General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49 du/acre	10
Proposed General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 du/acre	50

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 15 Trees 15 Trees 15 Trees	 13 Trees 0 Trees 13 Trees	 N* N* N*
TOTAL PERIMETER TREES		**45 Trees**	**26 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	20 Trees	15 Trees	N*

CS

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		10 Feet	Y
• South	6 Feet		6 Feet	Y
• East	10 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

*The applicant has requested Exceptions for a reduction in trees. Staff supports the request.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Upland Boulevard	Local Street	Title 13	79	Y
Cory Place	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family (1 bedroom units)	14 units	1.25 per unit	18				
Multi-Family (3 bedroom units)	20 units	2 per unit	40				
Multi-Family (guest spaces)	34 units	one additional guest space for every 6 units	6				
TOTAL SPACES REQUIRED			64		67		Y
Regular and Handicap Spaces Required			61	3	64	3	Y

CS

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide 65 trees within the landscape buffer and parking lot areas	To allow 41 trees in the landscape buffer and parking lot areas	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, Zone Change and SDR

Project Address (Location) Cory and Upland

Project Name Multi-Family Project **Proposed Use** Multi-family

Assessor's Parcel #(s) 138-36-406-002 and 003 **Ward #**

General Plan: Existing L Proposed M **Zoning:** Existing R-1 Proposed R-3

Additional Information GPA and zone change to R-3 to allow for multi-family residential development

PROPERTY OWNER Cory, LLC

Address 6003 McLeod Drive State NV Zip 89120

E-mail n/a Phone n/a

APPLICANT International Asset Managers, Inc.

Address 5800 West Charleston Blvd State NV Zip 89146

E-mail n/a Phone n/a

REPRESENTATIVE Bob Gronauer - Kaempfer Crowell

Address 1980 Festival Plaza Drive, Suite 650 State NV Zip 89135

E-mail rjg@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

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

Property Owner Signature David J. Barnett (MANAGER)

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

Print Name David J. Barnett

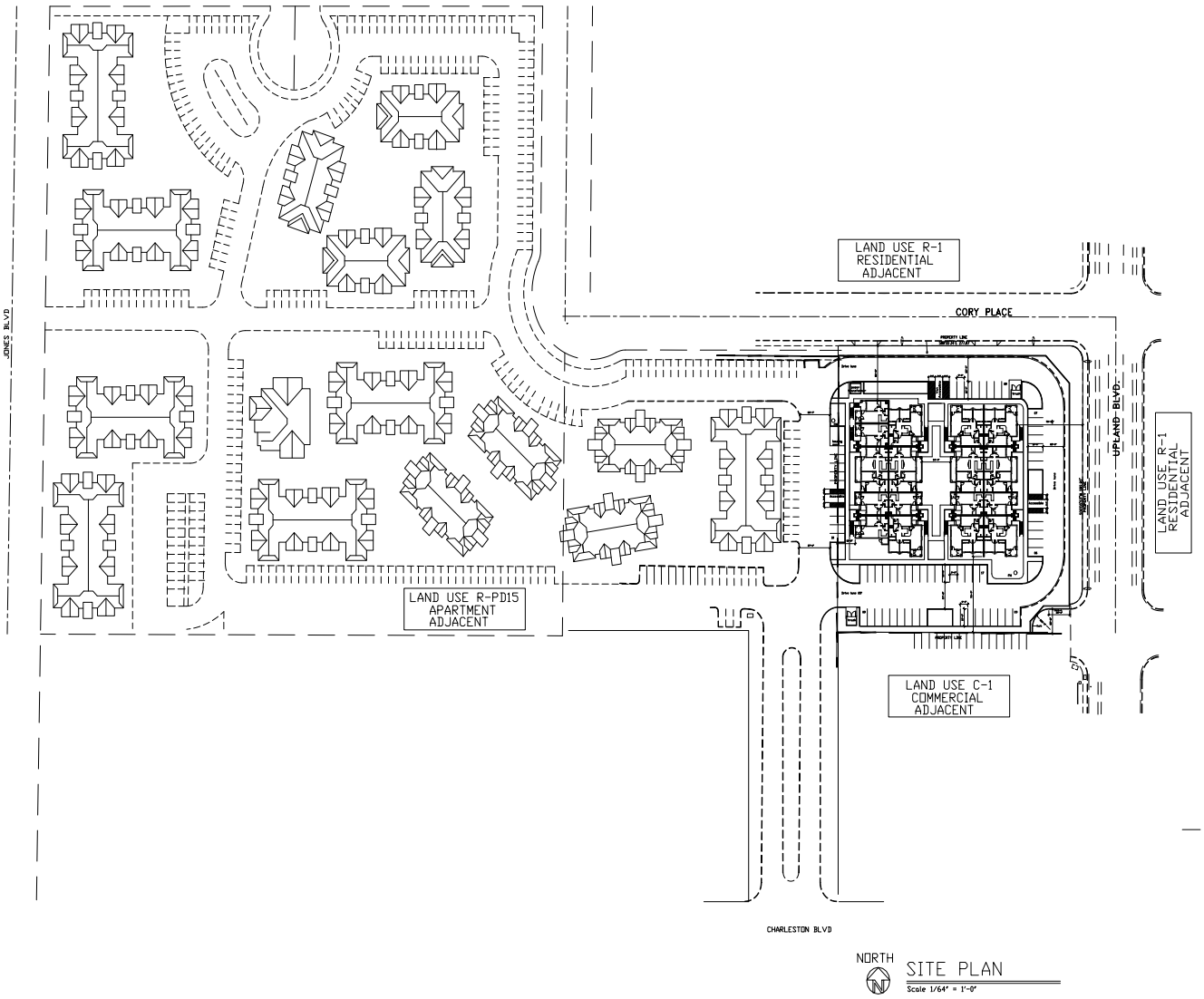
Subscribed and sworn before me

This 17 day of JUNE, 20 19

Notary Public in and for said County and State

JAVIER A. BERBEY
Notary Public - State of Nevada
County of Clark
APPT. NO. 16-1157-1
My Appt. Expires Jan. 9, 2020

PRJ-77098
08/15/19



SITE PLAN

Scale 1/64" = 1'-0"

Proposed Development R-3
Multi Family

APN 138-364-06-003
APN 138-364-06-002
Current Zoning R-1

2.0 Acres Developed
87,450 sq.ft Lot size

Building A - 18,960 sq.ft Livable
Building A - 10,609 foot print

Building B - 20,116 sq.ft Livable
Building B - 11,118 foot print

39,076 - Livable Area sq.ft
21,727 - Building [illegible] Footprint

PRJ-17098
09/09/19

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

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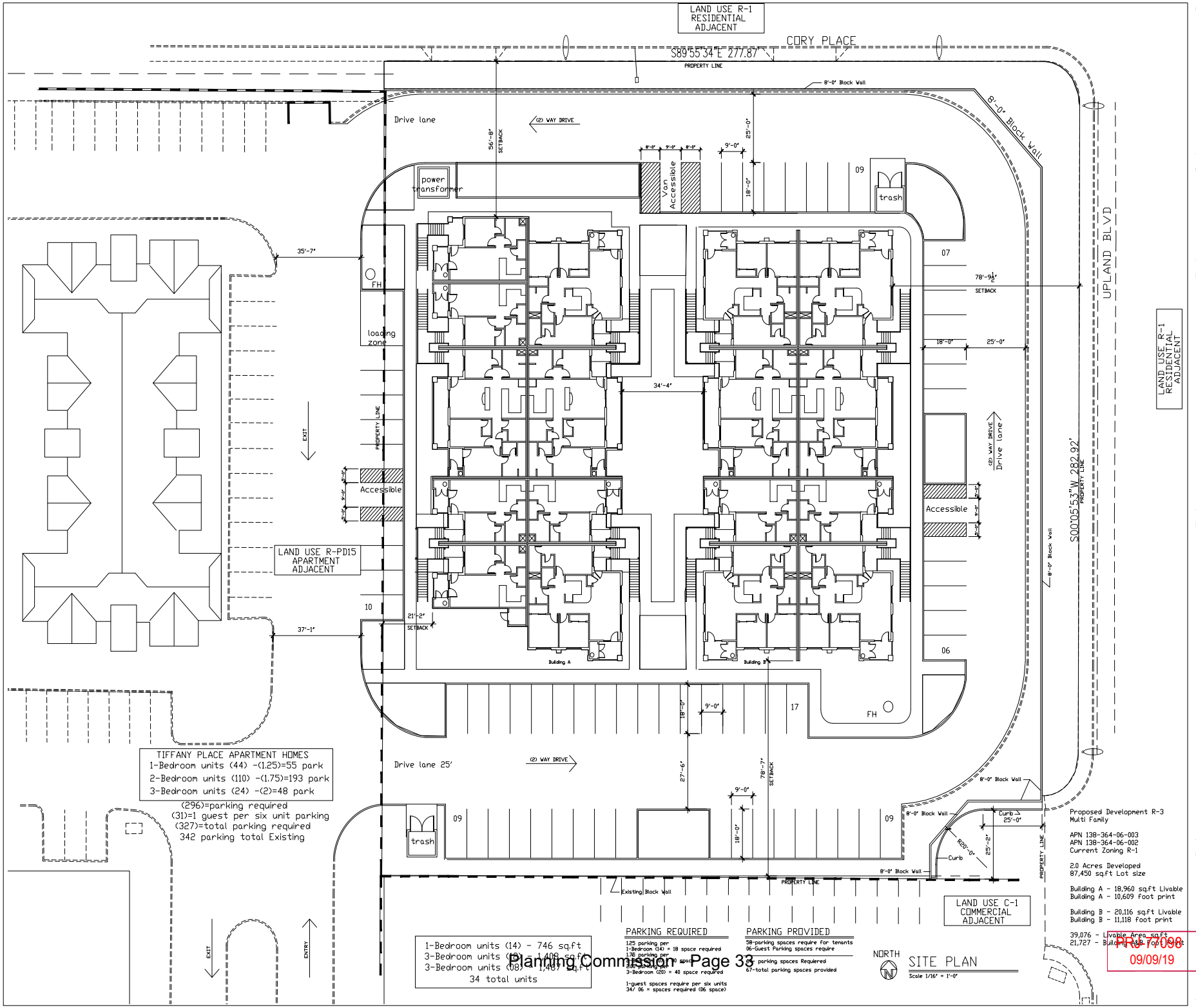
NAC 623.780

REVISIONS | BY:

TITLE: SITE PLAN
PROJECT: TIFFANY PLACE TWO
ADDRESS: UPLAND BLVD

DRAWN DAVE
CHECKED DAVE
DATE 09/09/19
SCALE AS SHOWN
JOB NO.
SHEET A-1.1



TIFFANY PLACE APARTMENT HOMES
1-Bedroom units (44) -(1.25)=55 park
2-Bedroom units (110) -(1.75)=193 park
3-Bedroom units (24) -(2)=48 park
(296)=parking required
(31)=1 guest per six unit parking
(327)=total parking required
342 parking total Existing

1-Bedroom units (14) - 746 sq.ft
3-Bedroom units (12) - 1,408 sq.ft
3-Bedroom units (08) - 1,487 sq.ft
34 total units

PARKING REQUIRED
1.25 parking per
1-Bedroom (14) = 18 space required
1.75 parking per
2-Bedroom (10) = 40 space required
2.00 parking per
3-Bedroom (20) = 40 space required

1-guest spaces require per six units
34/ 06 = spaces required (06 space)

PARKING PROVIDED
58-parking spaces require for tenants
06-Guest Parking spaces require

64- parking spaces Requiered
67-total parking spaces provided

Proposed Development R-3
Multi Family

APN 138-364-06-003
APN 138-364-06-002
Current Zoning R-1

2.0 Acres Developed
87,450 sq.ft Lot size

Building A - 18,960 sq.ft Livable
Building A - 10,609 foot print

Building B - 20,116 sq.ft Livable
Building B - 11,118 foot print

39,076 - Livable Area sq.ft
21,727 - Building A&B foot print

PRD-17098
09/09/19

REVISIONS | BY:

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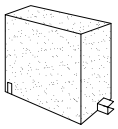
NAC. 623.780

TITLE: SITE PLAN
PROJECT: TIFFANY PLACE TWO
ADDRESS: UPLAND BLVD

DRAWN DAVE
CHECKED DAVE
DATE 09/09/19
SCALE AS SHOWN
JOB NO.
SHEET A-1



① VALVE BOX CABINET FOR RPPA AND VACUUM BREAKER
METAL CABINET PAINT GREEN

Irrigation Notes: Rainbird drip emitters or similar will be used for all landscape area plants

emitter: 5 gal plants to receive one 2 GPH

emitter: 24" box plants will receive two 2 GPH

emitters: 36" box plants will receive two 2 GPH

BLUE PALO VERDE
(32) COUNT
24" BOX TREE

MESQUITE TREE
(17) COUNT
24" BOX TREE

LANTANA
(104) COUNT
5 GALLON PLANTS

RED YUCCA
5 GALLON PLANTS
(89) COUNT

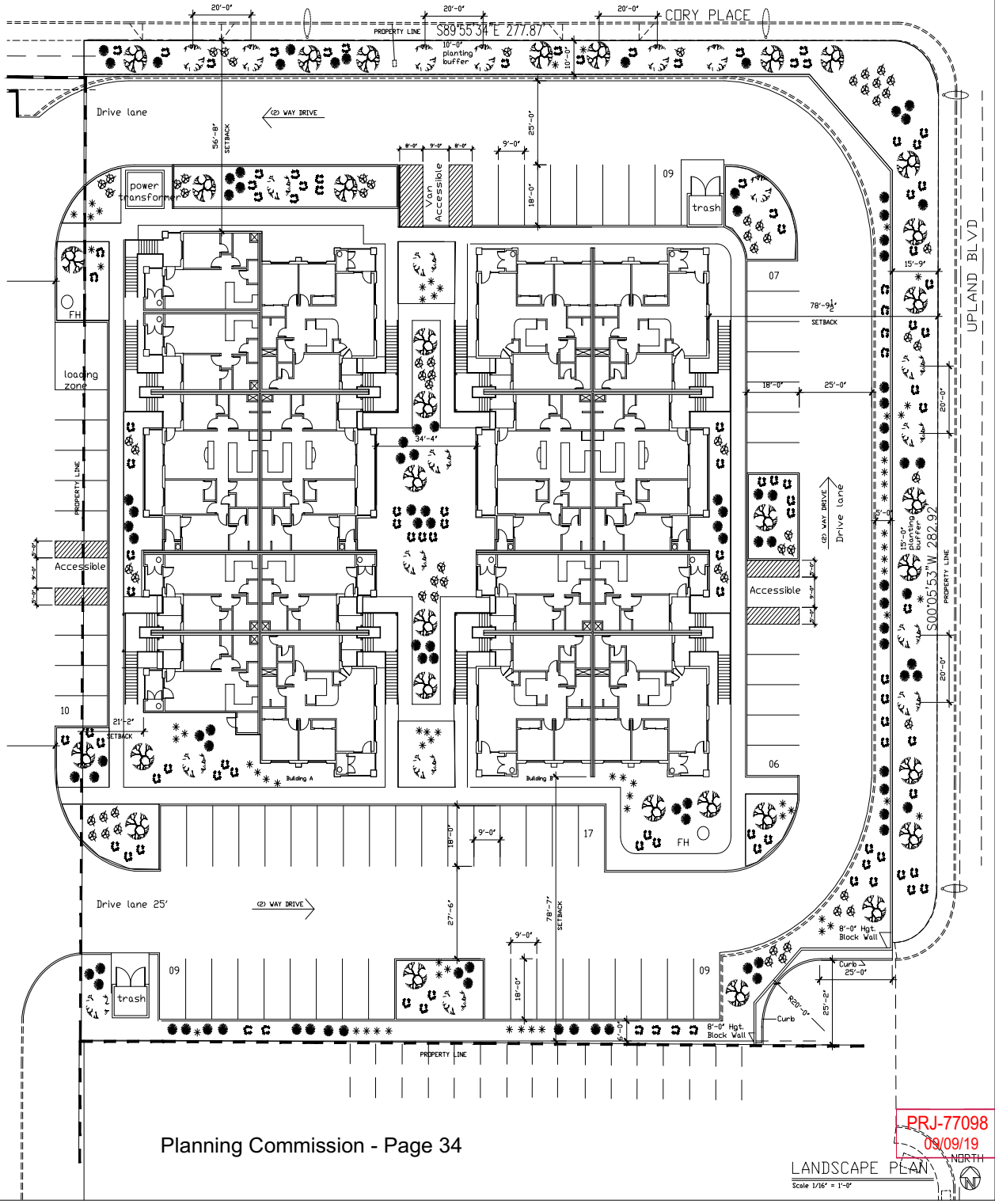
PURPLE TEXAS SAGE
5 GALLON PLANTS
(64) COUNT

REGAL MIST
5 GALLON PLANTS
(65) COUNT

PLANTING AREA
87,450 sq.ft lot size

17,431 sq.ft interior provided planting
7,294 sq.ft exterior provided planting

24,725 sq.ft planting provide - 28% coverage



Planning Commission - Page 34

PRJ-77098
09/09/19

LANDSCAPE PLAN
Scale 1/16" = 1'-0"

NORTH

REVISIONS	BY:

DAVID McKEE
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Las Vegas, Nevada 89118
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Email: Mckeearchitect@juno.com

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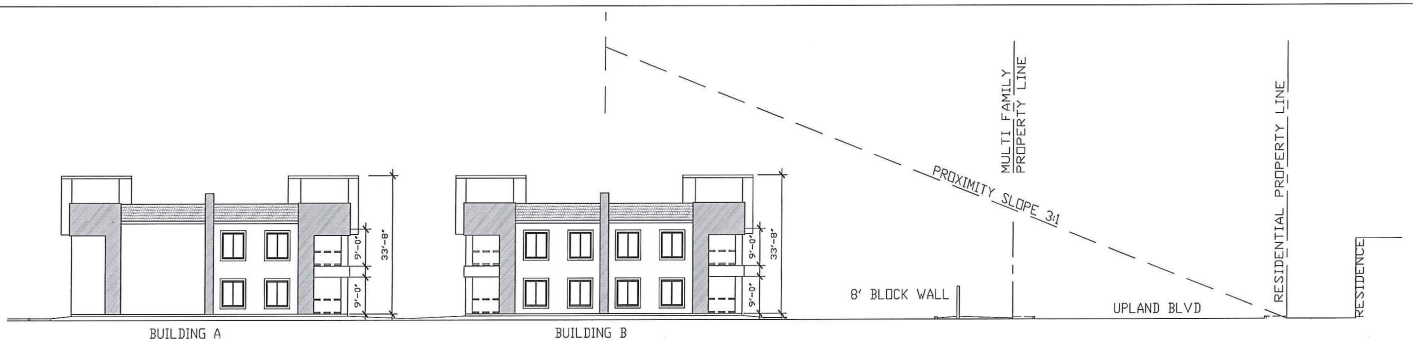
NAC 623.780

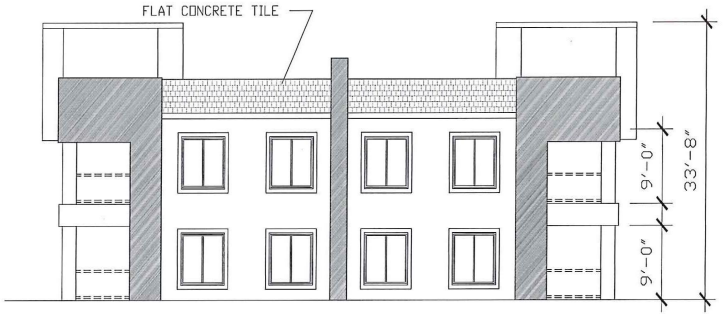
TITLE: LANDSCAPE PLAN
PROJECT: TIFFANY PLACE TWO
ADDRESS: UPLAND BLVD

DRAWN	DAVE
CHECKED	DAVE
DATE	09/09/19
SCALE	AS SHOWN
JOB NO.	
SHEET	L-1



PROXIMITY SLOPE 3:1

SCALE 1/16" = 1'-0"



EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



Body SW6682 June Day
Balcony SW6424 Tansy Green
Balcony Trim SW6691 Glitzy Gold
Popout SW7073 Network Gray

EXTERIOR PERSPECTIVE



PRJ-77098
08/15/19

EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

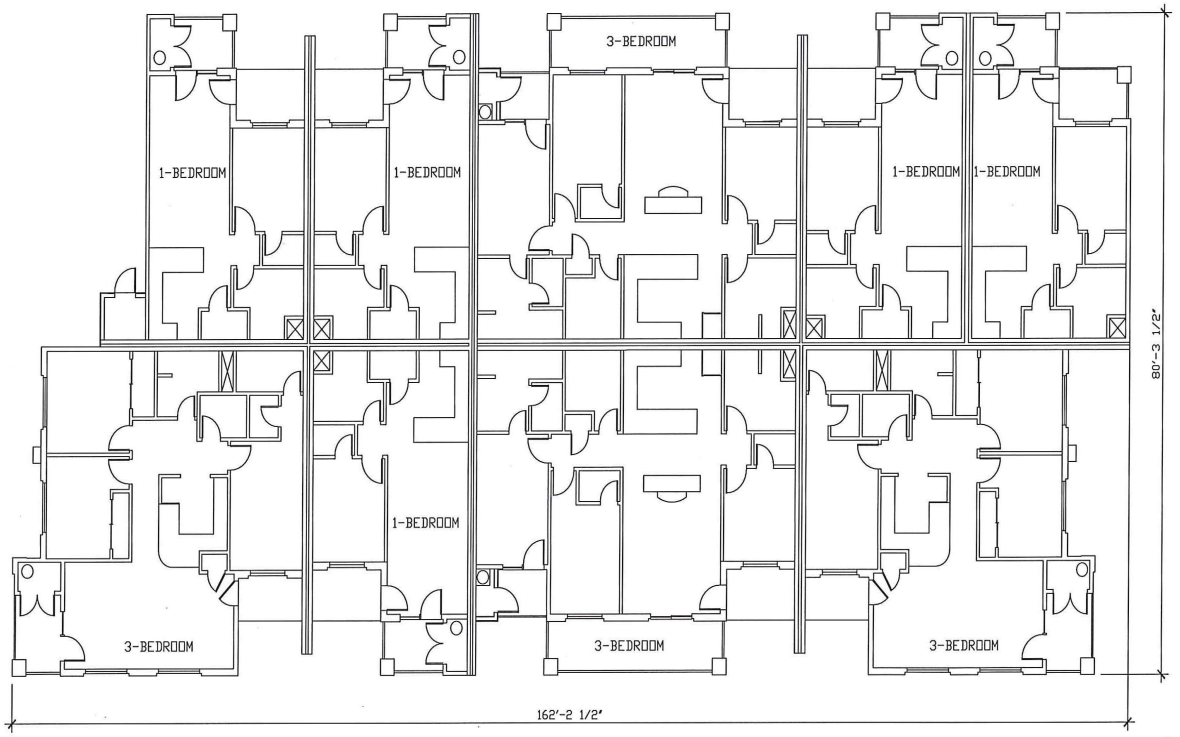
REVISIONS	BY:

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

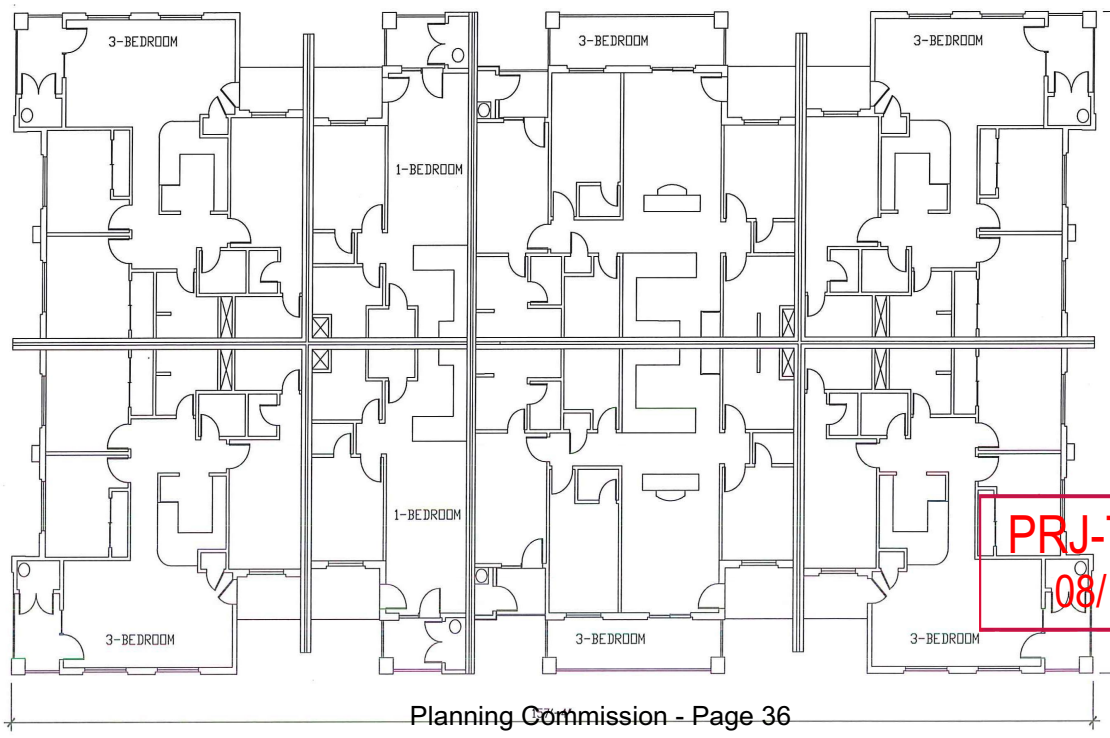
Drawings as instruments of service are the sole property of the architect, and any use or reproduction in whole or part without his written consent is strictly prohibited. Drawing and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
IMC 023788

TITLE: EXTERIOR ELEVATION
PROJECT: TIFFANY PLACE TWD
ADDRESS: UPLAND BLVD

DRAWN	DAVE
CHECKED	DAVE
DATE	08/09/19
SCALE	AS SHOWN
JOB NO.	
SHEET	A-3



BUILDING A
SCALE 1/8" = 1'-0"



BUILDING B
SCALE 1/8" = 1'-0"

PRJ-77098
08/15/19

REVISIONS	BY:

DAVID McKEE
ARCHITECT
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Cell: (702) 250-4070
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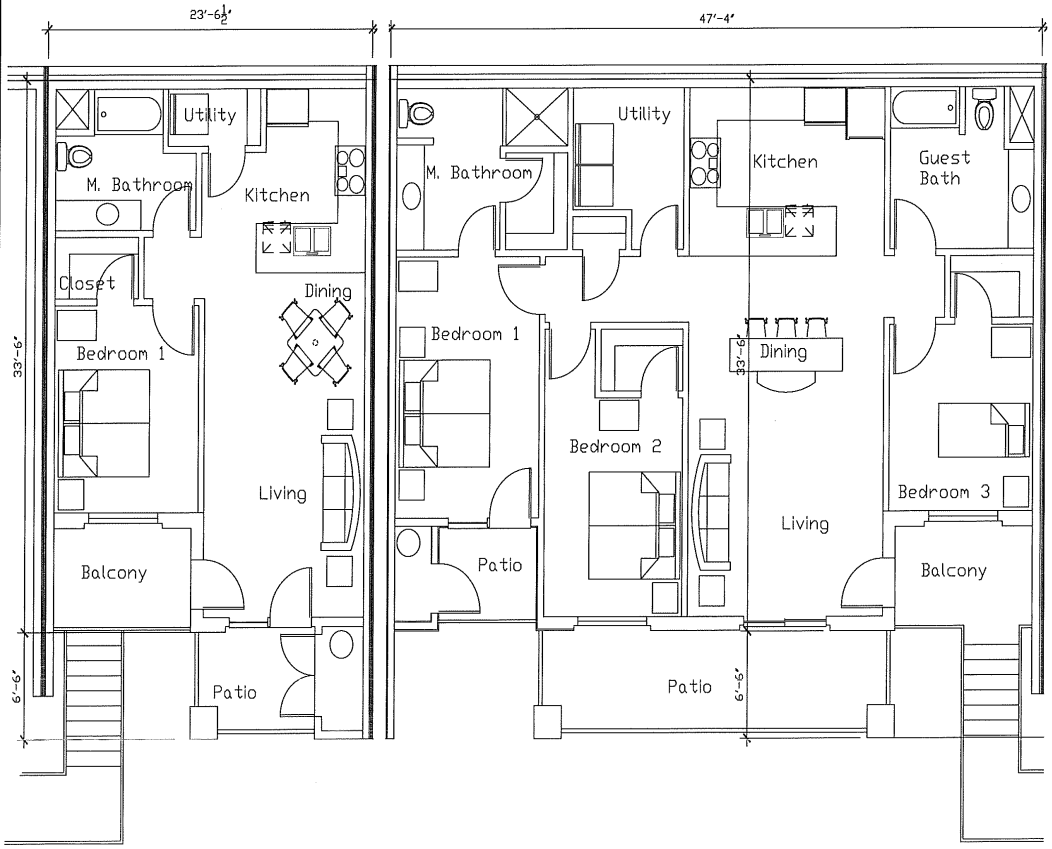
NAC 623.700

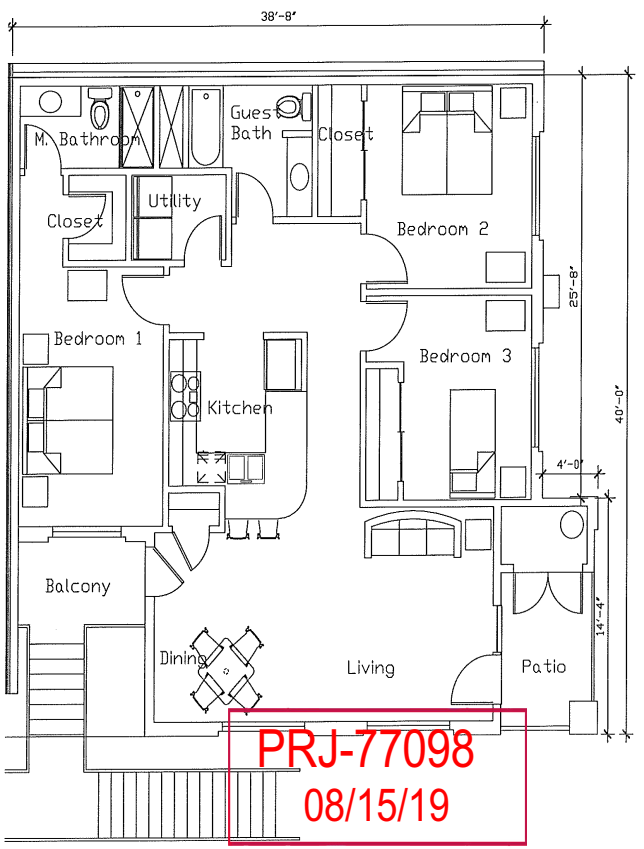
TITLE: BUILDING PLAN
PROJECT: TIFFANY PLACE TWO
ADDRESS: UPLAND BLVD

DRAWN	DAVE
CHECKED	DAVE
DATE	08/09/19
SCALE	AS SHOWN
JOB NO.	
SHEET	A-2



1-BEDROOM SUITE (746sq.ft)
SCALE 1/4" = 1'-0"

3-BEDROOM SUITE (1,467sq.ft)
SCALE 1/4" = 1'-0"



PRJ-77098
08/15/19

3-BEDROOM SUITE (1,408 sq.ft)
SCALE 1/4" = 1'-0"

REVISIONS	BY:

DAVID McKEE
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NAC 625.700

TITLE: FLOOR PLAN
PROJECT: TIFFANY PLACE TWO
ADDRESS: UPLAND BLVD

DRAWN	DAVE
CHECKED	DAVE
DATE	08/09/19
SCALE	AS SHOWN
JOB NO.	
SHEET	A-2.1



GPA-77257 [PRJ-77098] - GENERAL PLAN AMENDMENT RELATED TO ZON-77258 AND SDR-77259 - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC

SOUTHWEST CORNER OF UPLAND BOULEVARD AND CORY PLACE

08/29/2019



GPA-77257 [PRJ-77098] - GENERAL PLAN AMENDMENT RELATED TO ZON-77258 AND SDR-77259 - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC

SOUTHWEST CORNER OF UPLAND BOULEVARD AND CORY PLACE

08/29/2019



GPA-77257 [PRJ-77098] - GENERAL PLAN AMENDMENT RELATED TO ZON-77258 AND SDR-77259 - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC

SOUTHWEST CORNER OF UPLAND BOULEVARD AND CORY PLACE

08/29/2019

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB J. GRONAUER
rjg@kcnvlaw.com
702.792.7000

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RENO OFFICE
50 West Liberty Street
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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 12, 2019

COMPREHENSIVE PLANNING DEPARTMENT
333 N. Rancho Drive
Third Floor
Las Vegas, Nevada 89106

Re: Justification Letter – General Plan Amendment, Zone Change and Site Development Plan Review
Multi-Family Residential – Tiffany Place Apartments Expansion
APN: 138-36-406-002 and 003

Dear Mr. Stewart:

This firm represents International Asset Managers, Inc. (the "Applicant") in the above referenced matter. The proposed project is located on approximately 2.0 acres on the southwest corner of Cory Place and Upland Boulevard (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 138-36-406-002 and 003. The Property is zoned R-1 with an underlying general plan of Low (L). The Applicant is requesting a general plan amendment, zone change and site development plan review to allow for a multi-family residential project that will be an expansion to the existing multi-family project adjacent to the west.

1. General Plan Amendment and Zone Change

The Applicant is requesting a general plan amendment from L to Medium (M) and a zone change from R-1 to R-3 to allow for a 34-unit addition to the existing multi-family development on the corner of Cory and Upland. The density request for the project is 17 units per acre, where 25.49 is permitted for M planned districts.

The Property is surrounded by an existing church to the north, commercial to the south, an existing R-1 community across Upland to the east and the existing Tiffany Place Apartment complex adjacent to the west. The additional 34-unit project would be an extension to the Tiffany Place Apartments, which have been operating since 1999. Therefore, the small expansion to the existing multi-family is the ideal project for the Property and will not negatively impact the surrounding uses. Currently, the Property is a vacant infill piece, which attracts trash and homeless. Development of the Property will eliminate nuisances brought by vacant land.

PRJ-77098
08/15/19

2. Site Development Plan Review

The proposed multi-family expansion would consist of two (2) additional buildings, with a total of 34 units. The buildings would be two-stories with a maximum height of 33-feet and 8-inches. The existing buildings to the west are two-stories in height and comprised of Spanish tile, painted stucco and decorative awnings. The additional building elevations have a more contemporary design to compare with the new multi-family developments being constructed throughout the City.

Access to the Property would be from cross access from the existing apartment complex. No additional access points are proposed on Cory or Upland. Appropriate landscaping will be provided along the north, east and south property lines. The project will include an additional 67 parking spaces as required. Additional parking spaces are being added along the western property line between the expansion and the original phase of the development. The additional buildings meet the required residential adjacency standards per Title 19.

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

Robert J. Gronauer

PRJ-77098
08/15/19

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

School Development Tracking Form

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

Date Filed 09/03/2019 **Application Number** PRJ-77098 **Entity** LV

Company Name Cory, LLC

Contact Name

Contact Mailing Address

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

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

Project Name Cory and Upland

Project Description 34 multi-family residential lots

APN's 138-36-406-002 & 003

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2)	34	x 0.140 = 5	x 0.058 = 2	x 0.064 = 2
Resort Condo Units (3)				
Total		5	2	2

(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
Red Rock ES	408 Upland Blvd.	K-5	586	795	05/01/19
Frank Garside MS	300 Torrey Pines Dr.	6-8	1,289	1,266	05/01/19
Western HS	4601 Bonanza Rd.	9-12	2,424	2,654	05/01/19

*** CCSD Comments** Red Rock ES and Western HS were capacity for the 2018-19 school year. Red Rock ES was 135.67% and Western HS was at 109.49% of program capacity.

Projected enrollment for the 2019-20 school year; Red Rock ES - 703, Frank Garside MS - 1,271, and Western HS - 2,877

☐ Approved ☐ Disapproved

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Las Vegas, Nevada 89106

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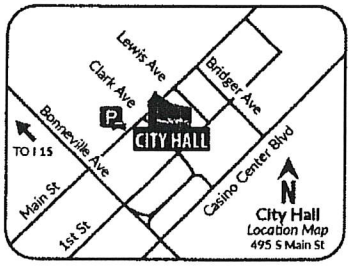

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☐ I SUPPORT this Request ■ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836405005
CHURCH BIBLE UPLAND LV
920 UPLAND BLVD
LAS VEGAS NV 89107-3722

ST HRDFNP1 89107

7-8P

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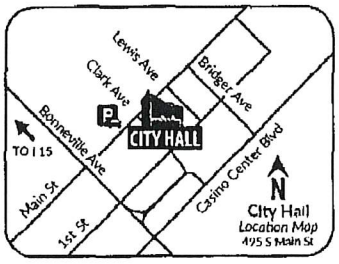

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GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836317032
GATLIFF DELORES
5585 W DESERT INN RD
LAS VEGAS NV 89146-6917

97 HRDFNP1 89146

7-8P

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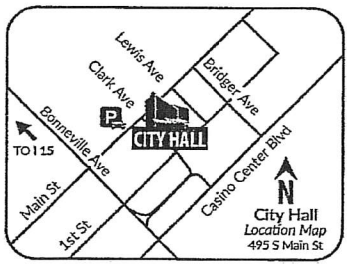

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GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836401020
SHANDER INTERNATIONAL L L C
C/O LEASING OFFICE
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LAS VEGAS NV 89146-1292

97 HRDFNP1 89146

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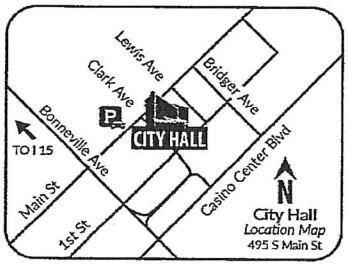

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GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836401018
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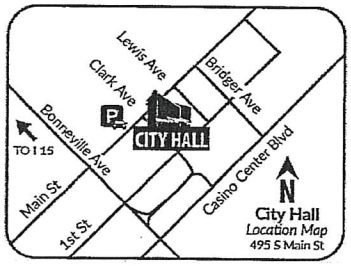

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GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
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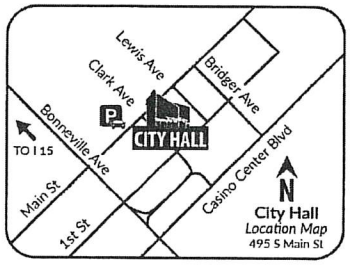

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Planning Commission Meeting of **10/08/2019**

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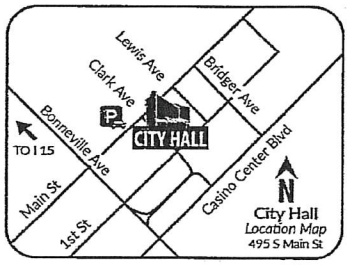

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Planning Commission Meeting of **10/08/2019**

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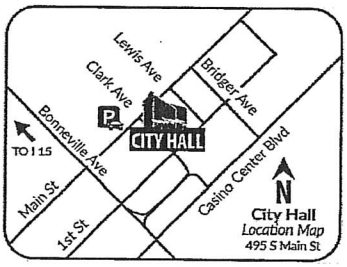

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GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

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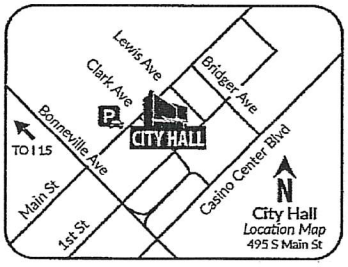

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

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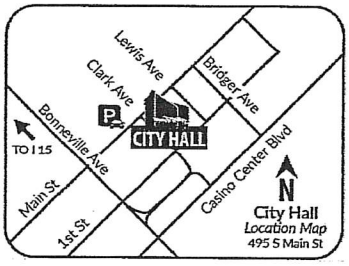

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836401013
SHANDER INTERNATIONAL L L C
C/O LEASING OFFICE
5800 W CHARLESTON BLVD
LAS VEGAS NV 89146-1292

97 HRDFNP1 89146

7-8A

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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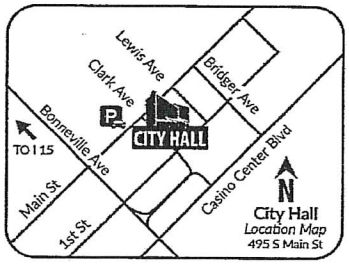

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GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

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Dept of Planning
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PRJ-77098
13836401012
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LAS VEGAS NV 89146-1292

97 HRDFNP1 89146

7-8A

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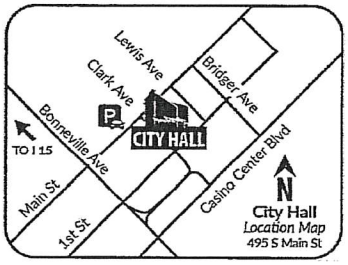

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City of Las Vegas

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GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836406009
SHANDER INTERNATIONAL L L C
C/O LEASING OFFICE
5800 W CHARLESTON BLVD
LAS VEGAS NV 89146-1292

97 HRDFNP1 89148

7-9A

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
OCT 0 3 2019
Dept of Planning
City of Las Vegas

CASE: GPA-77257 [PRJ-77098] - GENERAL PLAN AMENDMENT RELATED TO ZON-77258 AND SDR-77259

SUBJECT: APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 8, 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, OCTOBER 7, 2019.***

[signature] 10-3-2019

Signature Date

Alexander Pevetansky

Please Print Name

International Asset Managers, Inc.

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda Item 7

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

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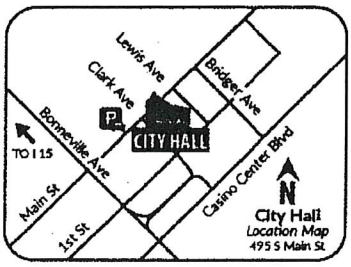

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OCT 07 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836313126
MACMULLEN CAROLYN MAE &
HEATHER
714 UPLAND BLVD
LAS VEGAS NV 89107-3635

97 HRDFNP1 89107

7-8P

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

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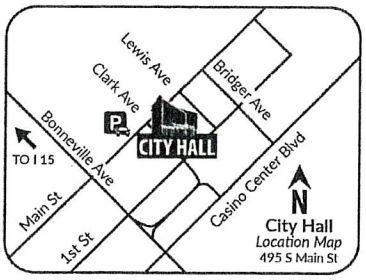

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-77257 and ZON-77258 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836317043
PALMER JEFFREY E & EVA MARIE
5809 EVERGREEN AVE
LAS VEGAS NV 89107-3628

97 MRDFNP1 89107

7P
8P

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

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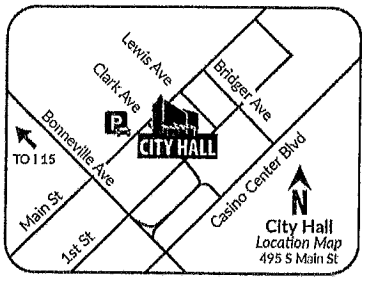

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Department of Planning
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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77257 and ZON-77258 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836317047
~~MOORE~~ KATHRYN E Miller
RUCKER FLORENCE D
1121 SUR ESTE
LAS VEGAS NV 89123

89 MRDFMP1 89123

7P
8P

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

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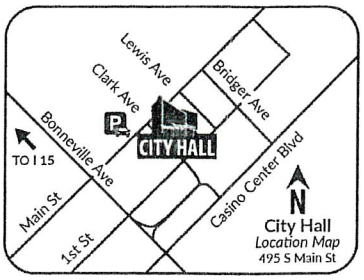

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OCT 07 2019
Dept of Planning
City of Las Vegas

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77257 and ZON-77258 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836403007
HELMS TERRY R LIVING TRUST
HELMS TERRY R TRS
809 UPLAND BLVD
LAS VEGAS NV 89107-3719

97 HRDFMP1 89107

7P
8P

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

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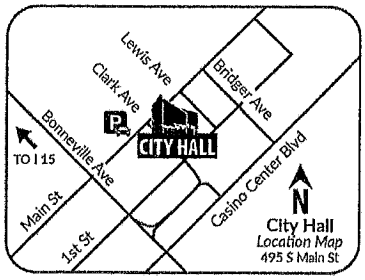

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-77257 and ZON-77258 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836412016
WRIGHT ROBERT W FAMILY TRUST
WRIGHT ROBERT W TRS
5428 LIVERPOOL RD
LAS VEGAS NV 89107-3750

97 HRDFMP1 89107

7P
8P

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

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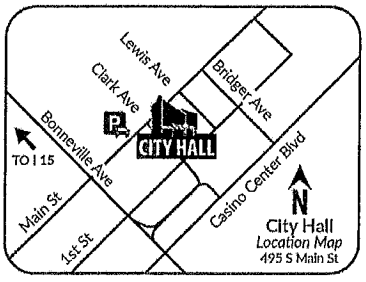

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Dept of Planning
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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77257 and ZON-77258 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836405004
HUFSTETLER RANDALL & SHEREE
5801 TRENT AVE
LAS VEGAS NV 89107-3717

97 HRDFMP1 89107

7P
8P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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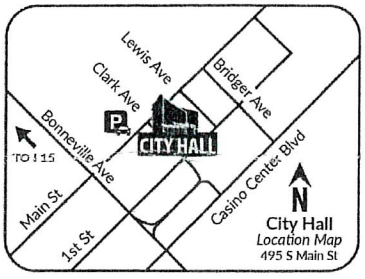

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Department of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77257 and ZON-77258 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

I agreed for construction, I lived across from the property for 20 years. It is always full of trash and several times we had to call police to clean from homeless people there

PRJ-77098
13836407017
CLITA MARIA & MIRCEA
1009 UPLAND BLVD
LAS VEGAS NV 89107-3756

97 HRDFMP1 89107

7A
8A

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

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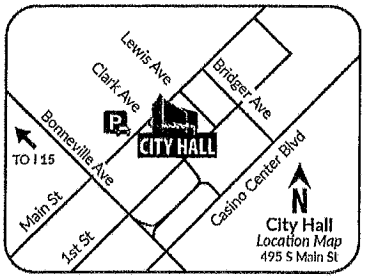

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Dept of Planning
City of Las Vegas

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GPA-77257 and ZON-77258 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836406001
SHANDER INTERNATIONAL L L C
C/O LEASING OFFICE
5800 W CHARLESTON BLVD
LAS VEGAS NV 89146-1292

97 MRDFMP1 89146

7A
8A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.: **8**

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

SUBJECT:
ZON-77258 - REZONING RELATED TO GPA-77257 - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.

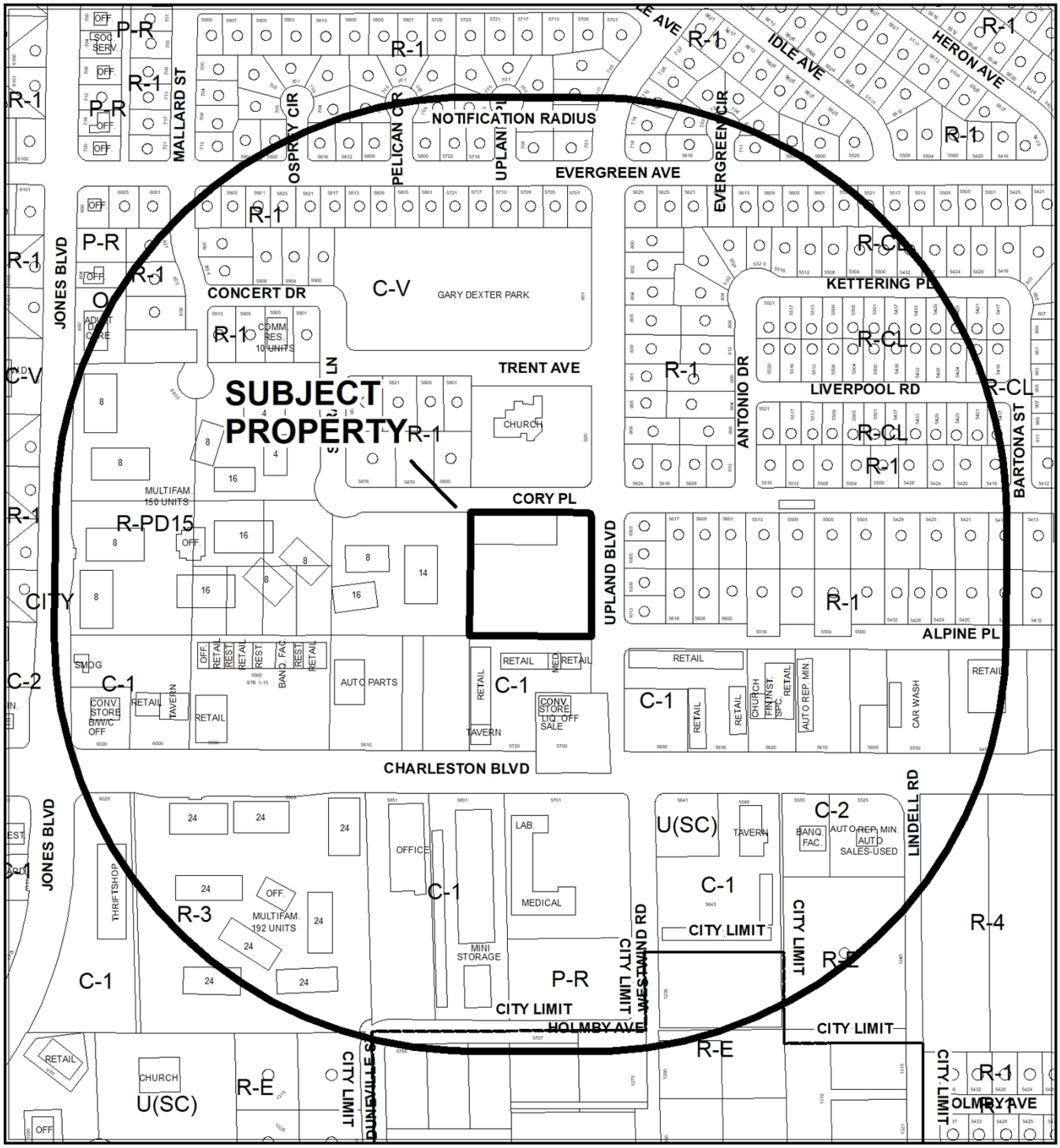
C.C.: 11/20/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	12
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-77258 and SDR-77259 [PRJ-77098]
3. Land Use Map
4. Supporting Documentation
5. Submitted after Final Agenda - Executed One Motion One Vote Documentation

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

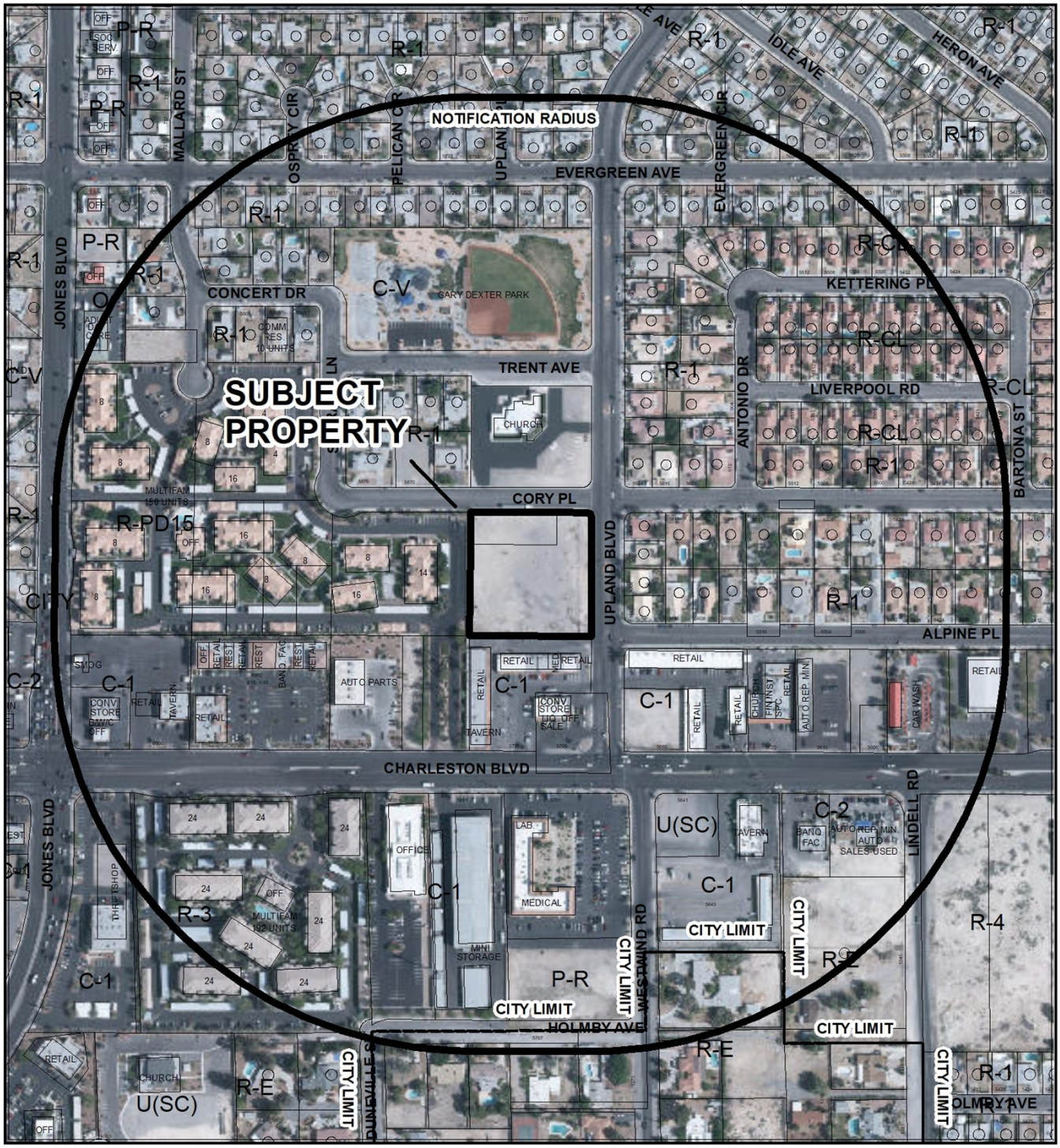


CASE: **ZON-77258, SDR-77259 (PRJ-77098)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



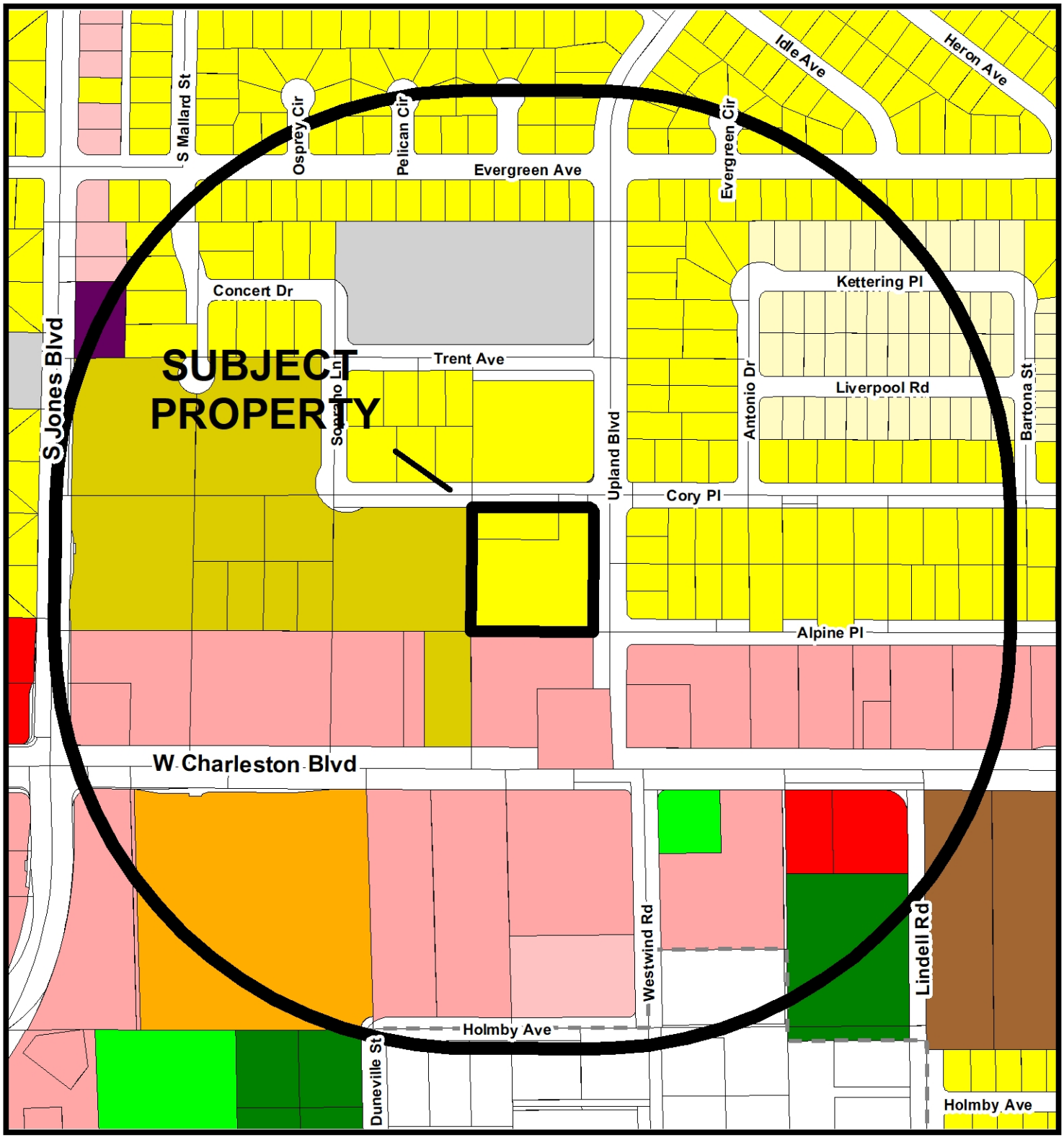
CASE: **ZON-77258, SDR-77259 (PRJ-77098)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

ZON-77258



Zoning

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

FROM R-1 TO R-3

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: Thursday, August 29, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, Zone Change and SDR

Project Address (Location) Cory and Upland

Project Name Multi-Family Project **Proposed Use** Multi-family

Assessor's Parcel #(s) 138-36-406-002 and 003 **Ward #**

General Plan: Existing L Proposed M **Zoning:** Existing R-1 Proposed R-3

Additional Information GPA and zone change to R-3 to allow for multi-family residential development

PROPERTY OWNER Cory, LLC

Address 6003 McLeod Drive State NV Zip 89120

E-mail n/a Phone n/a

APPLICANT International Asset Managers, Inc.

Address 5800 West Charleston Blvd State NV Zip 89146

E-mail n/a Phone n/a

REPRESENTATIVE Bob Gronauer - Kaempfer Crowell

Address 1980 Festival Plaza Drive, Suite 650 State NV Zip 89135

E-mail rjg@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

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

Property Owner Signature David J. Barnett (MANAGER)

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

Print Name David J. Barnett

Subscribed and sworn before me

This 17 day of JUNE, 20 19

Notary Public in and for said County and State

JAVIER A. BERBEY
Notary Public - State of Nevada
County of Clark
APPT. NO. 16-1157-1
My Appt. Expires Jan. 9, 2020

PRJ-77098
08/15/19

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

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OCT 0 3 2019
Dept of Planning
City of Las Vegas

CASE: ZON-77258 [PRJ-77098] - REZONING RELATED TO GPA-77257 AND SDR-77259

SUBJECT: APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC

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Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, OCTOBER 7, 2019.***

[signature] 10-3-2019

Signature Date

Alexander Tzvetansky

Please Print Name

International Asset Managers, Inc.

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 8

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.: **9**

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

SUBJECT:
SDR-77259 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77257 AND ZON-77258 - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 34-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.

C.C.: 11/20/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	12
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Protest and Support Postcards
5. Submitted after Final Agenda - Executed One Motion One Vote Documentation for and Protest/Support Postcards

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, Zone Change and SDR

Project Address (Location) Cory and Upland

Project Name Multi-Family Project **Proposed Use** Multi-family

Assessor's Parcel #(s) 138-36-406-002 and 003 **Ward #**

General Plan: Existing L Proposed M **Zoning:** Existing R-1 Proposed R-3

Additional Information GPA and zone change to R-3 to allow for multi-family residential development

PROPERTY OWNER Cory, LLC

Address 6003 McLeod Drive State NV Zip 89120

E-mail n/a Phone n/a

APPLICANT International Asset Managers, Inc.

Address 5800 West Charleston Blvd State NV Zip 89146

E-mail n/a Phone n/a

REPRESENTATIVE Bob Gronauer - Kaempfer Crowell

Address 1980 Festival Plaza Drive, Suite 650 State NV Zip 89135

E-mail rjg@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

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

Property Owner Signature David J. Barnett (MANAGER)

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

Print Name David J. Barnett

Subscribed and sworn before me

This 17 day of JUNE, 20 19

Notary Public in and for said County and State

JAVIER A. BERBEY
Notary Public - State of Nevada
County of Clark
APPT. NO. 16-1157-1
My Appt. Expires Jan. 9, 2020

PRJ-77098
08/15/19

SDR 77259
International Asset Managers, Inc.

SWC Upland Boulevard and Cory Place

Proposed 34 unit expansion of an existing multi-family development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	34	5.44	**185**
AM Peak Hour			0.36	**12**
PM Peak Hour			0.44	**15**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Jones Boulevard	
Average Daily Traffic (ADT)	34,765
PM Peak Hour	2,781

(heaviest 60 minutes)

Charleston Boulevard	
Average Daily Traffic (ADT)	39,029
PM Peak Hour	3,122

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Jones Boulevard	44,468
Charleston Boulevard	52,173

This project will add approximately 185 trips per day on Charleston Blvd. and Jones Blvd. Currently, Jones is at about 78 percent of capacity and Charleston is at about 75 percent of capacity. With this project, Jones is expected to be at about 79 percent of capacity and Charleston is expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 15 additional peak hour trips, or about one every four minutes.

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

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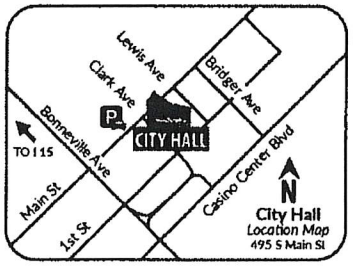

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77259 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836405005
CHURCH BIBLE UPLAND LV
920 UPLAND BLVD
LAS VEGAS NV 89107-3722

97 HRDFNP1 89107

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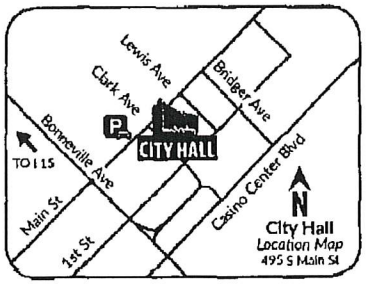

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SDR-77259 [PRJ-77098]

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PRJ-77098
13836317032
GATLIFF DELORES
5585 W DESERT INN RD
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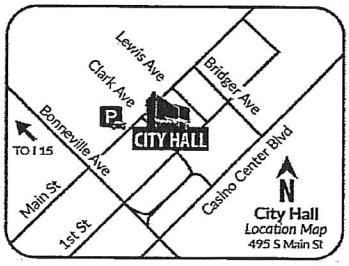

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SDR-77259 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836406009
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5800 W CHARLESTON BLVD
LAS VEGAS NV 89146-1292

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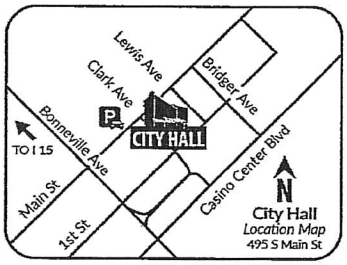

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SDR-77259 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836401012
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5800 W CHARLESTON BLVD
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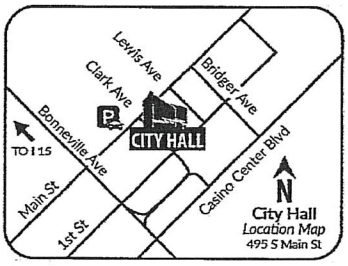

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[V] I SUPPORT this Request
[ ] I OPPOSE this Request

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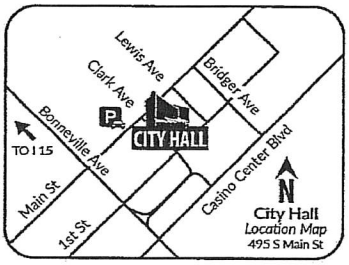

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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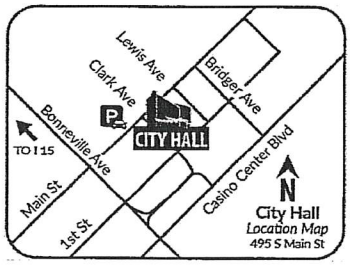

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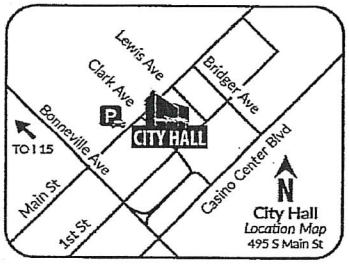

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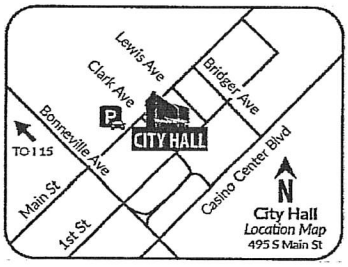

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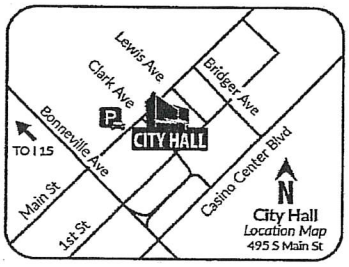

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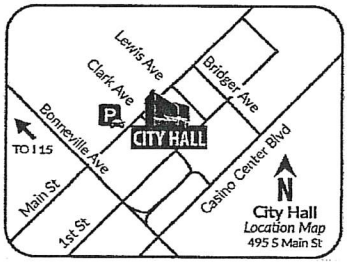

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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SDR-77259 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

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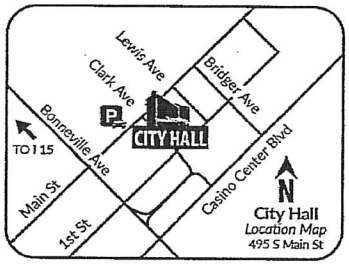

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SDR-77259 [PRJ-77098]
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PRJ-77098
13836401020
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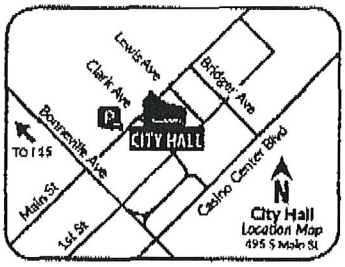

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PRJ-77098
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CITY OF LAS VEGAS

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

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CASE: SDR-77259 [PRJ-77098] - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77257 AND ZON-77258

SUBJECT: APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 8, 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, OCTOBER 7, 2019.***

Signature

10-3-2019
Date

Alexander Tzvetanov
Please Print Name

International Asset Managers, Inc
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 9

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OCT 07 2019

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City of Las Vegas

OCT-04-2019 08:03 PM From:7026454694 Page:1/1

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Las Vegas, Nevada 89106

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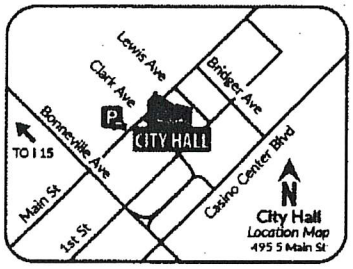
Official Notice of Public Hearing



We are not opposed to apartments per se, but are opposed to the density and height of the proposed units. We would not be opposed to a two story and less units complex. The traffic is bad enough as it is without adding additional vehicle traffic.

Respectfully
Heather MacMullen

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-77259 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836313126
MACMULLEN CAROLYN MAE &
HEATHER
714 UPLAND BLVD
LAS VEGAS NV 89107-3635

97 HRDFNP1 89107

9p

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

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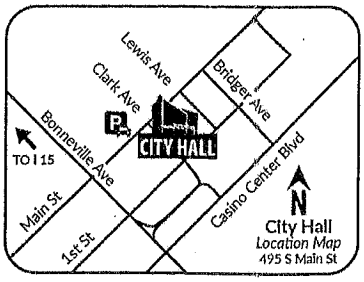

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SDR-77259 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836403007
HELMS TERRY R LIVING TRUST
HELMS TERRY R TRS
809 UPLAND BLVD
LAS VEGAS NV 89107-3719

9P

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

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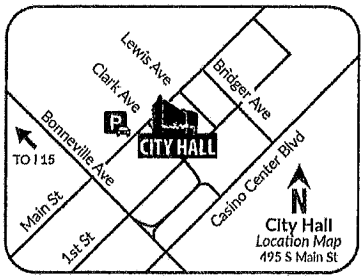

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77259 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836412016
WRIGHT ROBERT W FAMILY TRUST
WRIGHT ROBERT W TRS
5428 LIVERPOOL RD
LAS VEGAS NV 89107-3750

97 MRDFNP1 89107

97

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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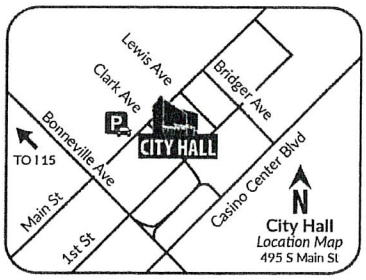

RECEIVED
OCT 07 2019
Department of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77259 [PRJ-77098]

Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836317043
PALMER JEFFREY E & EVA MARIE
5809 EVERGREEN AVE
LAS VEGAS NV 89107-3628

97 HRDFNP1 89107

9P

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

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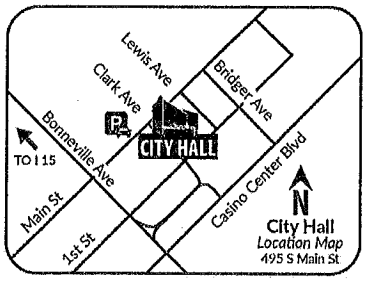

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OCT 31 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77259 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836405004
HUFSTETLER RANDALL & SHEREE
5801 TRENT AVE
LAS VEGAS NV 89107-3717

97 MRDFNP1 89107

97

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

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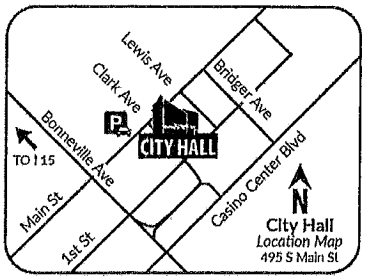

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77259 [PRJ-77098]
Planning Commission Meeting of **10/08/2019**

PRJ-77098
13836406001
SHANDER INTERNATIONAL L L C
C/O LEASING OFFICE
5800 W CHARLESTON BLVD
LAS VEGAS NV 89146-1292

9A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
10

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

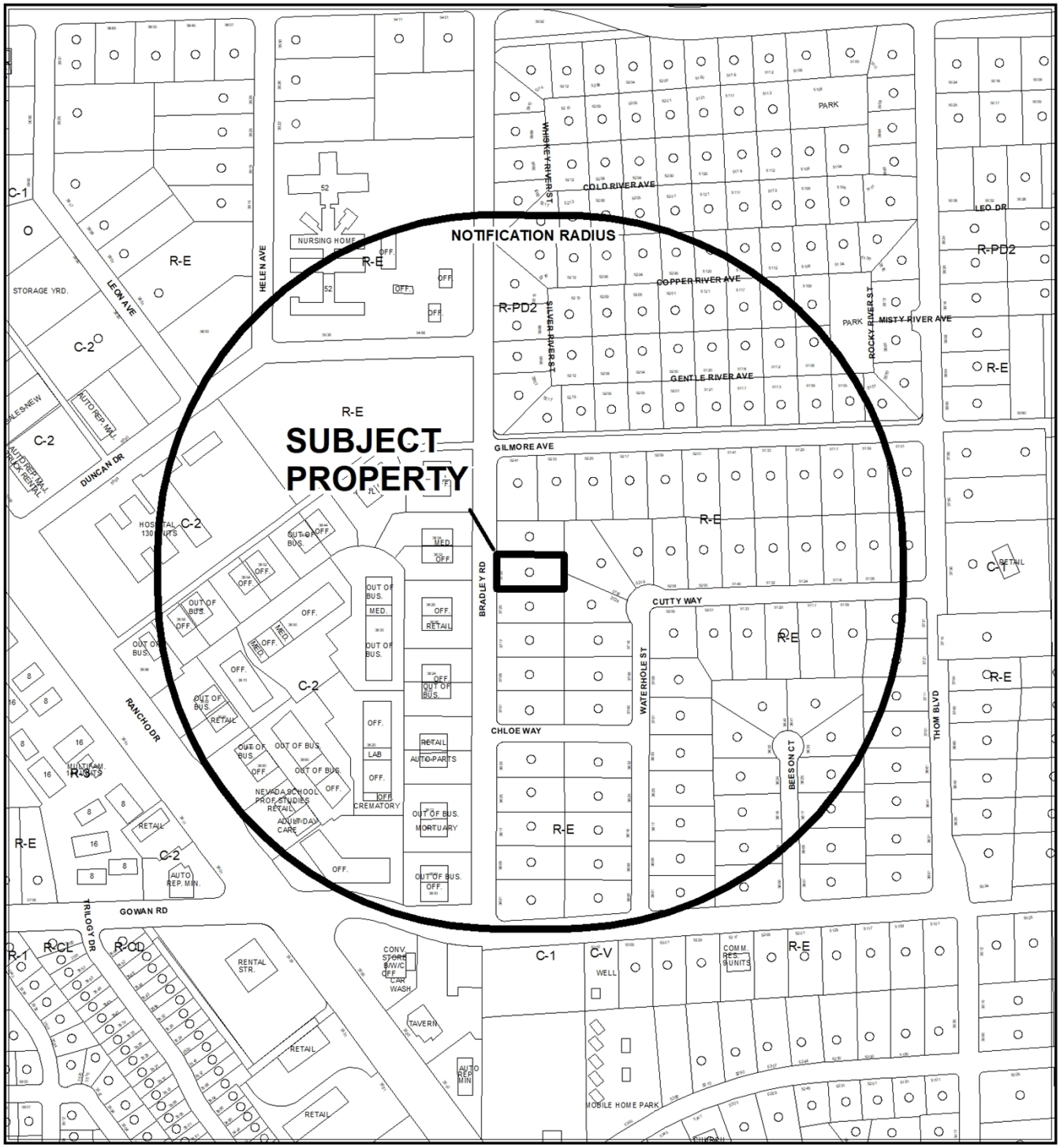
SUBJECT:
SUP-77216 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JEFFERY EISENMANN - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 3733 Bradley Road (APN 138-12-610-004), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-76929]. Staff recommends APPROVAL.

C.C.: 11/20/2019

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 APPROVAL, subject to conditions:

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



CASE: **SUP-77216 (PRJ-76929)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



0 335 670 Feet

CASE: **SUP-77216 (PRJ-76929)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JEFFERY EISENMANN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*
SUP-77216	Staff recommends APPROVAL, subject to conditions:

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 145

PROTESTS 0

APPROVALS 0

** CONDITIONS **

SUP-77216 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Contact the Southern Nevada Health District (SNHD) Environmental Health Division to obtain written approval showing compliance with an individual sewage disposal system (ISDS, or “septic tank”), prior to the issuance of any building permits.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to convert an Accessory Structure from Class II [Garage] to a Class I [Casita], with the addition of full kitchen facilities, on 0.46 acres at 3733 Bradley Road.

ISSUES

- An Accessory Structure (Class I) requires a Special Use Permit in the R-E (Residence Estates) Zone.
- The existing accessory structure is currently functions as an Accessory Structure (Class II) [Garage]. No work has been started.

ANALYSIS

The subject site is located in R-E (Residence Estates) zone, which allows an Accessory Structure (Class I) with an approved Special Use Permit. The Accessory Structure (Class I) use is defined as “An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests”.

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: The size of the lot or parcel must exceed 6500 square feet.

The subject site meets this requirement as the lot is 20,038 square feet.

Requirement 2: Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

The principle dwelling unit is owner-occupied. The submitted Justification letter date stamped 08/12/19 indicates that the applicant intends for the structure to function as a mother-in-law suite. The structure will also be subject to monitoring by city code enforcement.

FINDINGS (SUP-77216)

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 structure is already existing in R-E (Residence Estates) zone, the city's largest lot residential zone. Intensifying the use from an Accessory Structure Class II to Class I would be compatible with existing surrounding residential land uses, and will complement surrounding existing and future rural residential development as the project conforms to the R-E (Residence Estates) zone standard requirements. The proposal is also aligned with the site's existing DR (Desert Rural Density Residential) General Plan designation.

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

   The 0.46 acre site is a flat rectangular lot that is physically suitable for residential development. The existing structure was constructed in conformance with Title 19.06.060 R-E (Residence Estates) zone development standards.

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 project provides acceptable access to existing streets and highways and the project will not have a substantial effect on those systems.

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

   Approval of the Special Use Permit for the Accessory Structure (Class I) conforms to the minimum standards of the Title 19 and R-E (Residence Estates) zone development standards and would not adversely affect public health and safety or the overall objectives of the General Plan.

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

   The proposed Accessory Structure (Class I) use conforms to all Title 19.12 development standards.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related relevant City actions by planning, fire, bldg., etc.

Most Recent Change of Ownership	
03/04/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/27/79	A building permit (#2684-6) was issued for final inspection for a single family dwelling at 3733 Bradley Road.
10/23/08	A building permit (R-125318) was issued for a detached garage at 3733 Bradley Road. The permit was finalized on 03/04/09.
08/04/15	A building permit (C-295659) was issued for roof mounted solar at 3733 Bradley Road. The permit was finalized on 09/02/15.
05/09/19	A building permit (R19-06512) was issued for a tankless water heater at 3733 Bradley Road. The permit was finalized on 06/16/19.

Pre-Application Meeting	
07/09/19	A pre-application meeting was held to discuss the application submittal requirements for this Special Use Permit.

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

Field Check	
08/29/19	Staff observed a well-maintained single family dwelling during a routine field check. Staff did not note anything of concern during the field check.

Details of Application Request	
Site Area	
Gross Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Office, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bradley Road	Local Street	Title 13	72	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 3733 Bradley Road, Las Vegas, NV 89130

Project Name Jemodeleffery Eisenmann Existing Accessory Structure Interior **Proposed Use** Mother-In-law- Apartment

Assessor's Parcel #(s) 138-12-610-004 **Ward #** 5

General Plan: Existing DR Proposed Same **Zoning:** Existing RE Proposed Same

Additional Information Existing accessory garage permitted in 2008 is proposed by new owners to convert +/- 950 S.F. into a accessory apartment for living quarters by mother in law.

Property Owner Jeffery Eisenmann Contact

Address 3733 bradley Road City Las Vegas State NV Zip 89130

E-mail jeffery.eisenmann@gmail.com Phone 917-671-7832

Applicant Jeffery Eisenmann Contact

Address 3733 Bradley Road City Las Vegas State NV Zip 89130

E-mail jeffery.eisenmann@gmail.com Phone 917-671-7832

Representative Gary L. Carlson, Architect Contact

Address 6440 bristol Way City Las Vegas State Nv Zip 89107

E-mail gca.finearch@gmail.com Phone 702-429-8484

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 JEFFERY PAUL EISENMANN

Subscribed and sworn before me

This 30th day of July, 20 19

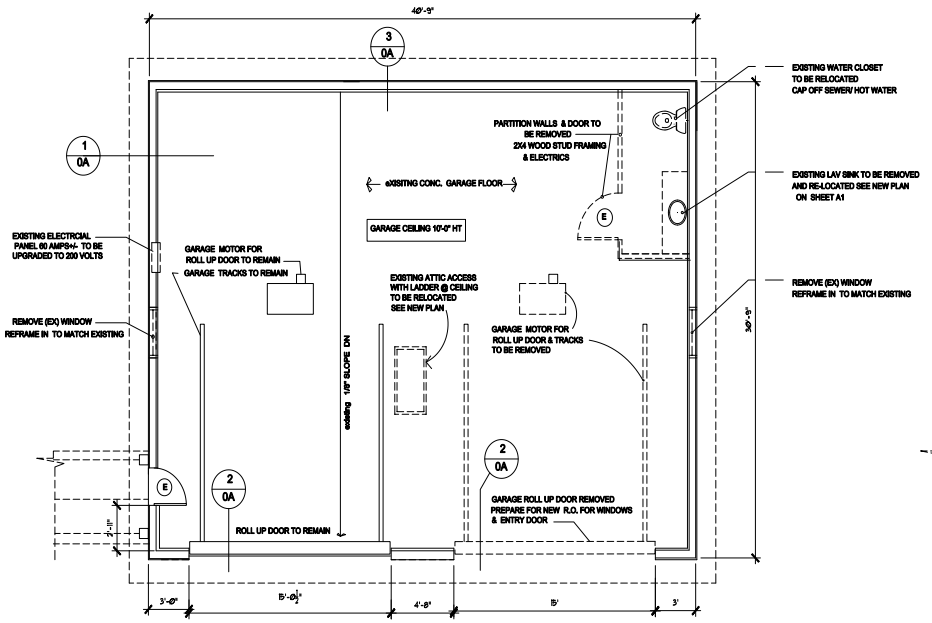
Keith Leah

Notary Public in and for said County and State

CLARK COUNTY, NEVADA

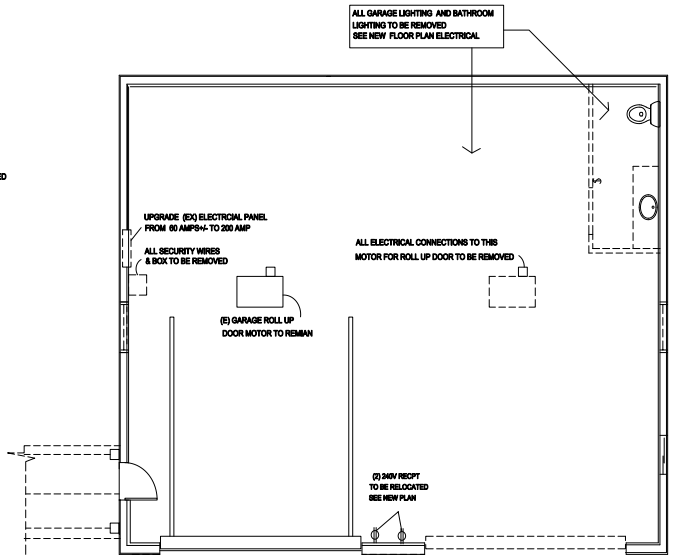
KEITH LEAH
NOTARY PUBLIC
STATE OF NEVADA
No. 11-5[illegible] Exp. Aug. 5, 2019

PRJ-76929
08/12/19



EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING ELECTRICAL PLAN

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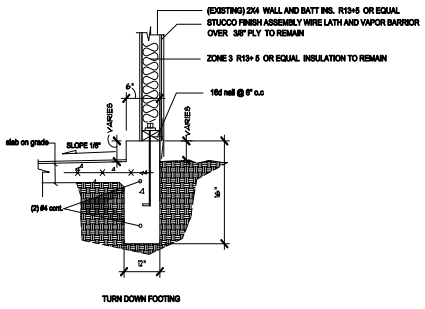

EXISTING FOOTING DETAIL 1

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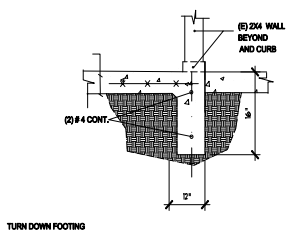

FOOTING @ GARAGE ROLL UP DETL 2

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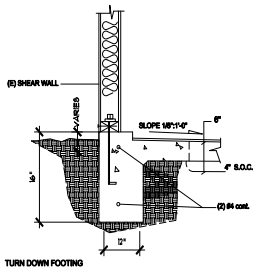


REAR FOOTING 3

SCALE: 1"=1'-0"

REVISIONS	DATE

GARY CARLSON&ASSOCIATES
FINE ARCHITECTS
8440 BRISTOL WAY
LAS VEGAS , NEVADA 89107-3443
PHONE: 702 429-8484
231 E. 400S #340
SALT LAKE CITY, UT
84111

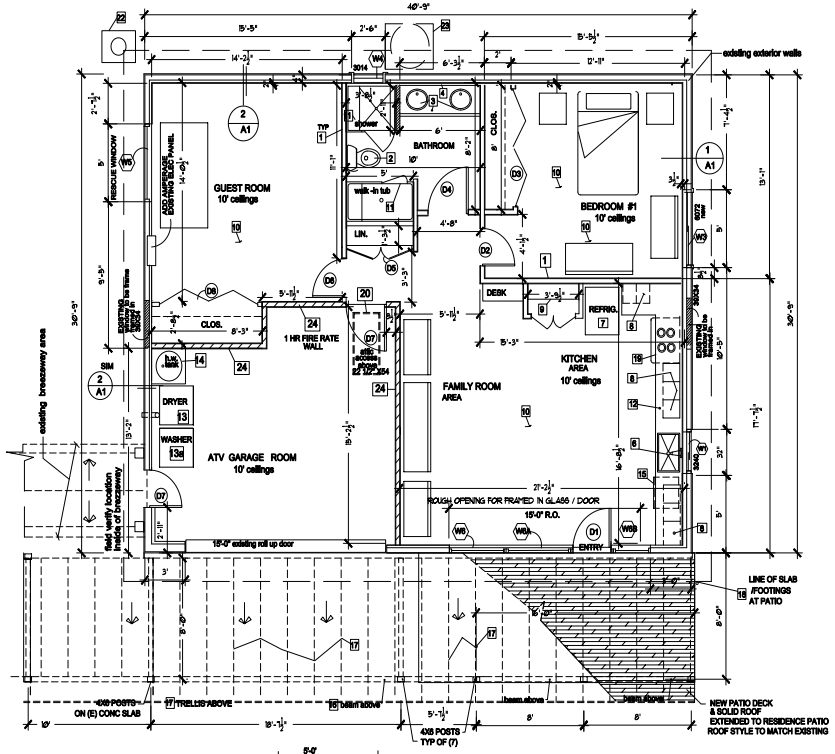
PROJECT:
EISENMANN JEFFERY & WALTERS STACY
ASSESORY REMODEL
3733 BRADLEY RD
LAS VEGAS , NEVADA 89130

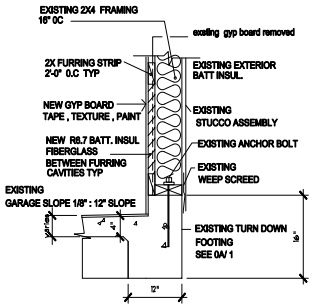
SHEET TITLE:
EXISTING FLOOR PLAN (ASSESORY BUILDING)

DATE: July 17, 2019
SCALE: AS SHOWN
PURSUANT TO NEVADA STATUTES
NRS CODE COMPLIANCE

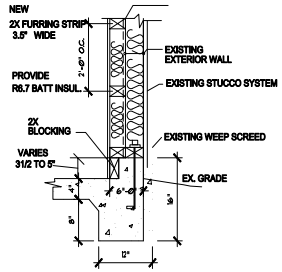
SHEET
0A

PRJ-76929
08/12/19

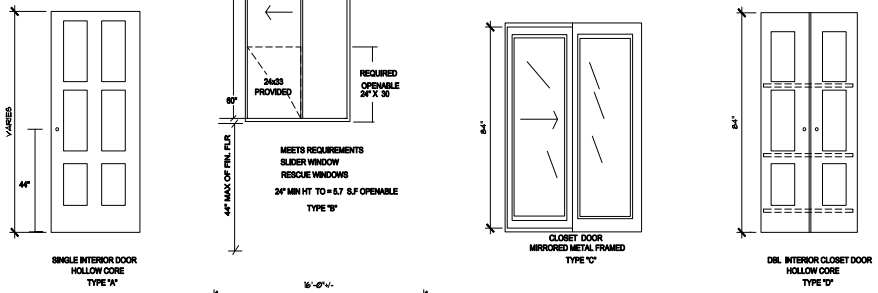


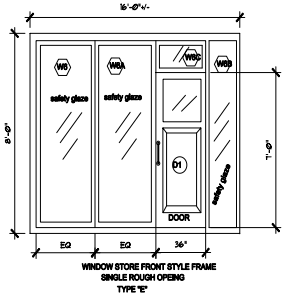


WALL DETAIL 2/A1



(east) WALL DETAIL 1/ A1





	CONSTRUCTION NOTES FOR THIS PAGE ONLY:
1	2X4 STUD INTERIOR WALL- 16" O.C 1/2" GYP BOARD plus furring wall RE 6.7 Insulation see plan- 1/2" gyp BOARD - Tape , texture paint
2	WATER CLOSET, TANK STYLE
3	6'-0" LG X 24 X 35" HIGH (2) LAV SINKS AND VANITY, W/ SPLASH, FAUCETS , COUNTERTOP
4	60" x 36" BEVELED MIRROR at VANITY
5	36" X 40" Custom SHOWER FULL TILE
6	KITCHEN SINGLE SINK- S.S. PER OWNER STYLE PICK
7	KITCHEN REFRIGERATOR PER OWNER PICK
8	CUSTOM UPPER WOOD KITCHEN CABINETS / DOORS AND SHELVES, HINGES, PULLS PER OWNER STYLE
9	PANTRY CUSTOM CABINET
10	FINISHED FLOORS- WATER PROOF WOOD LAMINANT OR EQUAL PER OWNER
11	WALK IN TUB SMALLEST 32X52+/- KHOLAR OR EQUAL
12	KITCHEN COUNTERTOP AND SPLASH GRANITE OR EQUAL
13	WASHER FRONT LOAD - WHIRLPOOL OR EQUAL
13a	DRYER -FRONT LOAD- WHIRLPOOL OR EQUAL 4" VENT
14	HOT WATER TANK 40GAL + TANK ELECTRIC
15	DISH WASHER 15VOLT +/- 24" WIDE X 34+ HIGH X 25" WHIRLPOOL OR EQUAL
16	BEAM PER ENG SIZING
17	2X8 RAFTER JOISTS AND SIMPSON HANGERS PER SNBO B 102-2
18	CONC. SLAB @ PATIO
19	RANGETOP STOVE
20	ATTIC ACCESS PERIMETER 221/2"" X 54" WITH PULL DOWN LADDER
21	AIR HANDLER AT ATTIC- SPLIT SYSTEM HEAT PUMP AND CONDENSER COOLING / HEATING UNIT on ground 4 TON VARIABLE SPEED 208/240 1 PHASE 60 HRTZ 15 AMP BREAKER 58 X 24W X 21 DP APROX 167 LBS IN ATTIC- AS REQUIRED SUSPENDED FROM ROOF TRUSS TOP CHORDS
21	Interior furring wall 2x with gyp board typ "x" over 2x's tape, texture ,paint SEE DETAILS FURRING STRIPS HORIZONTAL 2'-0" O.C
22	SEWAGE PUMP IN BASIN - SEE PLUMBING
23	AC CONDENSER UNIT- SEE MECH.
24	2X4 FRAMED WALL WITH 5/8" GYP BOARD ONE SIDE- FIRE PROOF RATED TO UNDERSIDE CEILING

	DOOR SCHEDULE	
D2	TO BEDROOM #1 36" X 7'-0" HOLLOW CORE SWING DOOR PER-FINISHED WITH WOOD FRAMES	TYPE "A"
D3	BEDROOM #1 CLOSET MIRROR DOUBLE BI FOLD DOORS ON TRACK 6'-0" +/- R.O. TO FIT (2) BI FOLD DOORS	TYPE "C"
D4	BATHROOM DOOR 36" X 7'-0" HOLLOW CORE SWING DOOR PER-FINISHED WITH WOOD FRAMES	TYPE "A"
D5	HALL WAY CLOSET DOORS 2'-6" X 7'-0" DBL HOLLOW CORE SWING DOOR PRE-FINISHED WITH WOOD FRAMES	TYPE "D"
D6	GUEST ROOM ENTRY 36" X 7'-0" HOLLOW CORE SWING DOOR PER-FINISHED WITH WOOD FRAMES	TYPE "A"
D7	EXISTING DOOR TO ATV STORAGE ROOM 36" X 7'-0" HOLLOW CORE SWING DOOR PRE-FINISHED WITH WOOD FRAMES	TYPE "A"
D8	GUEST ROOM ENTRY CLOSET DOOR 2 SETS OF BI-FOLDING DOORS -- field measure rough opening	TYPE "A"
D9	ATV STORAGE ROOM EXTERIOR DOOR FROM BREEZEWAY 30" X 7'-0" HOLLOW METAL CLAD OR EQUAL - SWING DOOR PRE-FINISHED WITH METAL FRAMES	

	WINDOW SCHEDULE	
W1	KITCHEN AREA 32" X 40" TALL TYP OF (2) DBL PANE LOW "E" SLIDER TYPE, VINYL FRAMES	
W2	EXISTING 36" X 34" WINDOW TO BE REMOVED FRAME IN TO MATCH EXISTING	
W3	BEDROOM #1 210 S.F X 8 PERCENT = 16.8 OR natural lighting & 8 s.f of natural ventelation 25 s.f natural light PROVIDED 12 s.f of ventelation provided 5'-0" X 6'-0" DBL PANE LOW "E" SLIDER TYPE, VINYL FRAMES	
W4	SHOWER AREA WINDOW 30" X 14" DBL PANE LOW "E" SLIDER TYPE, VINYL FRAMES	
W5	EXISTING GUEST WINDOW REPLACED WITH: 60" X 60" DBL PANE LOW "E" SLIDER TYPE, VINYL FRAMES (rescue window)	TYPE "B"
W6 W6A W6B W6C	FRONT ENTRY FRAMED OUT WINDOWS AND DOOR ROUGH OPENING FOR FRAME OUT 15'-0" X7'-0" (3) SAFETY GLAZED GLASS WINDOWS ONE DOOR 36" X 7'-0"	TYPE "E"

REVISIONS	DATE

GARY CARLSON&ASSOCIATES
FINE ARCHITECTS
231 E. 400S #340
SALT LAKE CITY, UT
84111
8440 BRISTOL WAY
LAS VEGAS , NEVADA 89107-3443
PHONE: 702 429-8484

PROJECT:
EISENMANN JEFFERY & WALTERS STACY
ASSESSORY REMODEL
2 STORY ADD
LAS VEGAS , NEVADA 89130

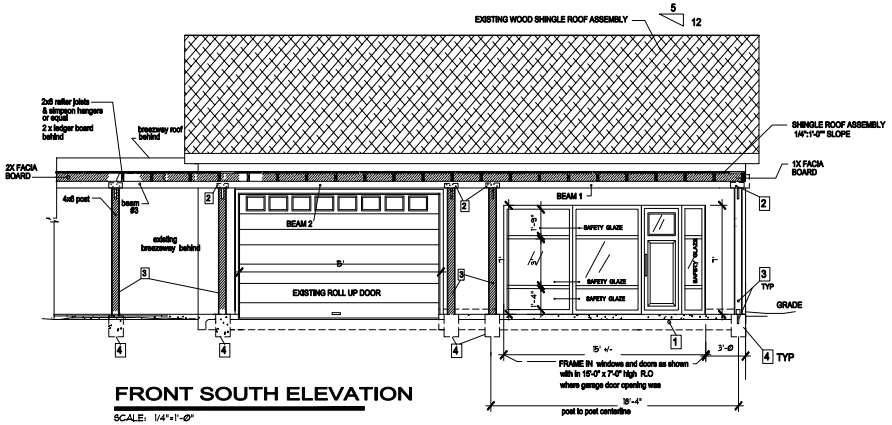
SHEET TITLE:
ASSESORY STRUCTURE FLOOR PLAN

DATE: July 17 2019
SCALE: AS SHOWN

PURSUANT TO NEVADA STATUTES
NRS CODE COMPLIANCE

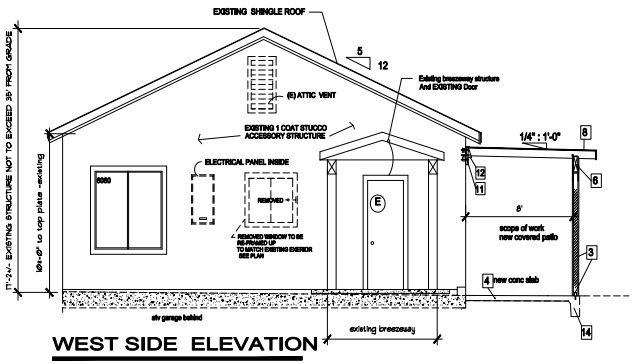
SHEET
A1

PRJ-76929
08/12/19



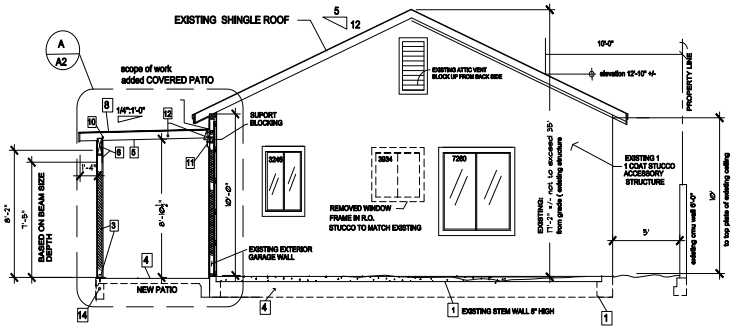
FRONT SOUTH ELEVATION

SCALE: 1/4"=1'-0"



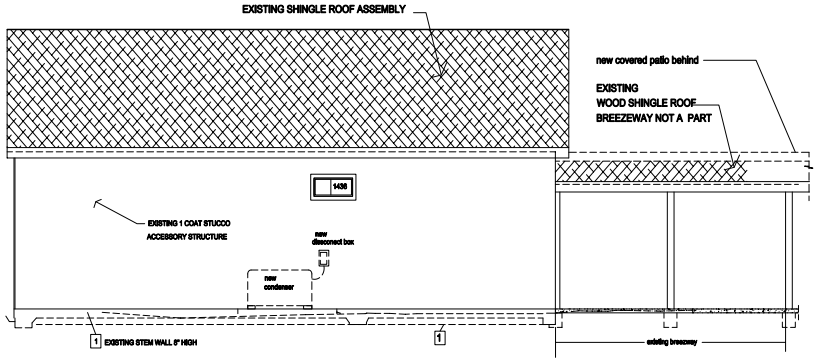
WEST SIDE ELEVATION

SCALE: 1/4"=1'-0"



EAST SIDE ELEVATION

SCALE: 1/4"=1'-0"

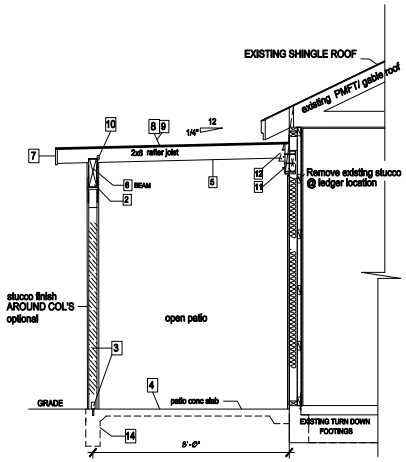


NORTH SIDE ELEVATION

SCALE: 1/4"=1'-0"

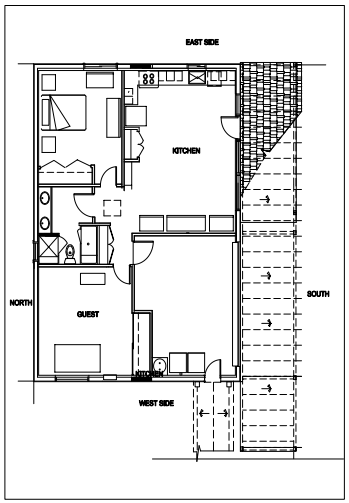
Reference patio structure to southern Nevada building officals regional standards

	CONSTRUCTION NOTES FOR THIS PAGE ONLY:
1	EXISTING FOUNDATION FOR STEM WALL
2	SIMPSON POST CAP
3	4X6 POSTS PRESSURE TREATED LUMBER- stucco finish and concrete anchor to post
4	new CONC 3-4" THK PATIO SLAB
5	open or with bead board option
6	BEAM PER ENG./ standard chart attached B-102-1
7	1" FACIA
8	SHINGLE ROOF ASSEMBLY- 3/8" PLY ,LATH, VAPOR BARRIER alternative underlayment for low-slope roofs is a self-adhering bituminous membrane material is also self-sealing. this underlayment is "Grace Ice and Water Shield."
9	_____
10	HURRICANE STRAPS HU AT RAFTER JOISTS TO BEAM
11	2X12 LEDGER TO BE SCREWED TO EACH WALL STUD 16" O.C W/ (2) 1/2 " DIA 5" LG LAG SCREWS
12	2X6 RAFTER JOISTS & SIMPSON HANGERS OR EQUAL
13	_____
14	POST FOOTING-PER CHART S.N.B.O. B-102-1



ELEVATION "A"

SCALE: 1/2"=1'-0"



KEY REFERENCE ONLY

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

GARY CARLSON & ASSOCIATES
FINE ARCHITECTS
6440 BRISTOL WAY
LAS VEGAS, NEVADA 89107-3443
PHONE: 702 429-8484
231 E. 400S #340
SALT LAKE CITY, UT
84111

REVISIONS DATE

PROJECT: EISENMANN JEFFERY & WALTERS STACY
ASSESSOR PARCEL #: 138-32-310-003
LAS VEGAS, NEVADA 89130

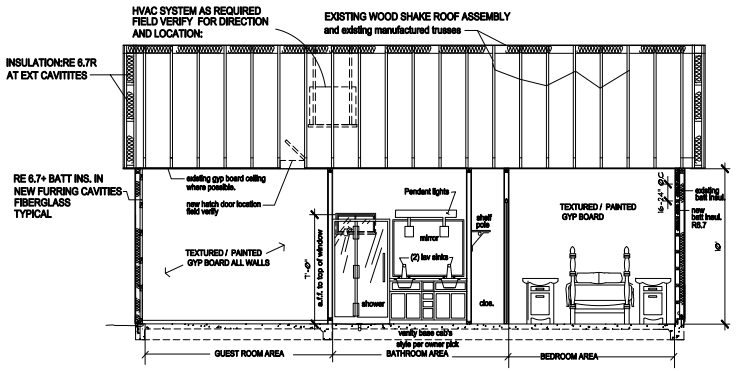
SHEET TITLE: EXTERIOR ELEVATIONS

DATE: AUG 7, 2019
SCALE: AS SHOWN

PURSUANT TO NEVADA STATUTES NRS CODE COMPLIANCE

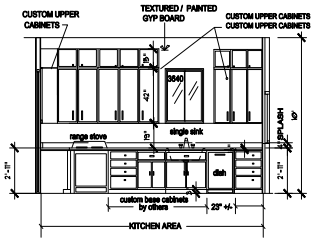
SHEET A2

PRJ-76929 08/12/19



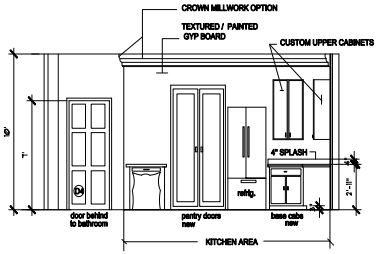
SECTION VIEW BB

SCALE: 1/4"=1'-0"



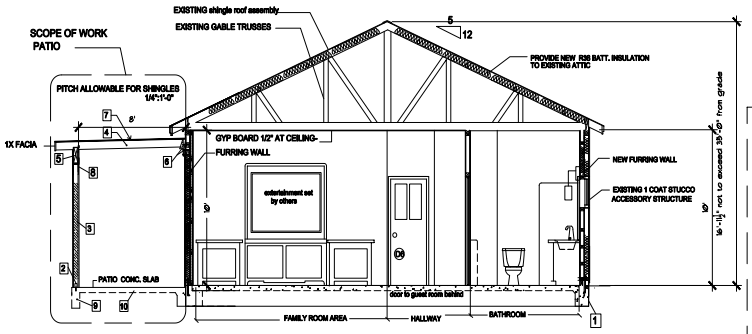
INTERIOR DETAIL 2X

SCALE: 1/4"=1'-0"



INTERIOR DETAIL 1X

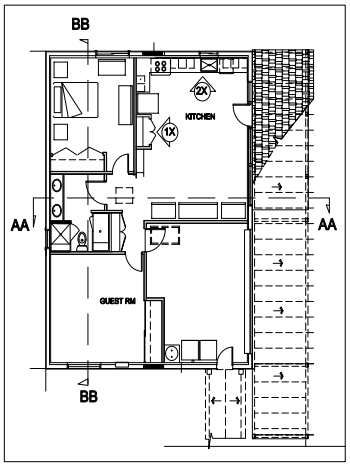
SCALE: 1/4"=1'-0"



SECTION AA

SCALE: 1/4"=1'-0"

	BUILDING ELEVATION KEY NOTES (this page only)
1	EXISTING FOUNDATION FOR STEM WAL 8" HIGH
2	SIMPSON BASE ANCHORS
3	4X6 POSTS PRESSURE TREATED LUMBER STUCCO WRAP
4	2X6 JOIST RAFTERS 24" O.C
5	BEAMS- PER ENG SIZE
6	2X12 LEDGER BOARD AND 3/8" BOLTS
7	SHINGLE ROOF, OVER LATH & VAPOR BARRIOR AND 3/8" PLY Rubber membrane: EPDM (short for ethylene propylene diene monomer) applied to a roof with glue or mechanical anchors. for low sloped roofs
8	SIMPSON POST TO BEAM END CAPS AND CENTER CAPS
9	POST FOOTINGS
10	CONC. PATIO SLAB
	ALL PATIO BREEZEWAY CONSTRUCTION PER SNBO B-102- 1 &2



PLAN KEY REFERENCE FOR CROSS SECTIONS

STANDARD DETAIL

SCALE: 1/4"=1'-0"

REVISIONS DATE

GARY CARLSON&ASSOCIATES
FINE ARCHITECTS
6440 BRISTOL WAY
LAS VEGAS , NEVADA 89107-3443
PHONE: 702 429-8484
231 E. 400S #340
SALT LAKE CITY, UT
84111

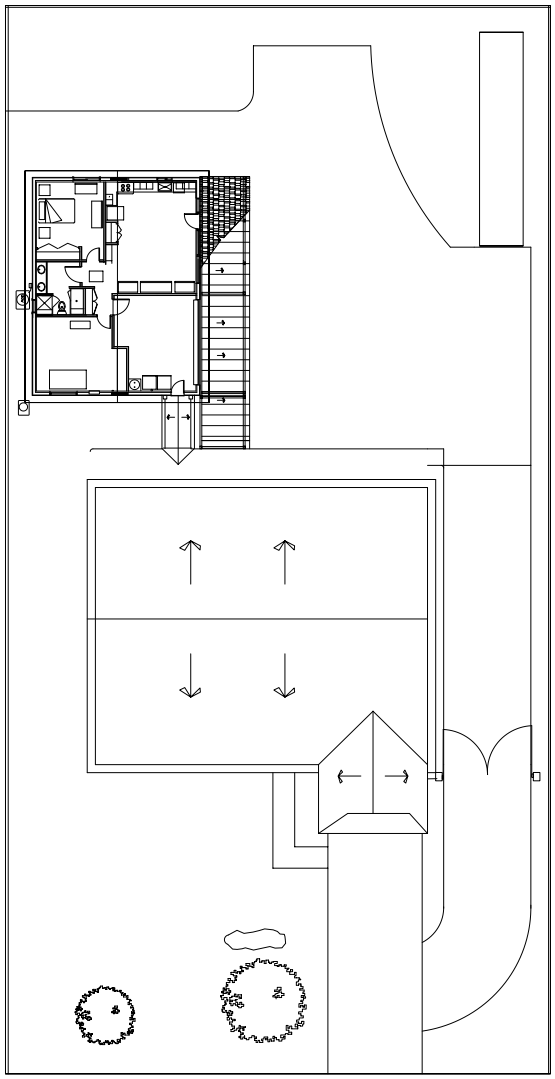
PROJECT:
EISENMANN JEFFERY & WALTERS STACY
ASSESORY REMODEL
3733 BRADLEY RD
LAS VEGAS , NEVADA 89130

SHEET TITLE:
CROSS SECTION VIEWS AND INTERIORS

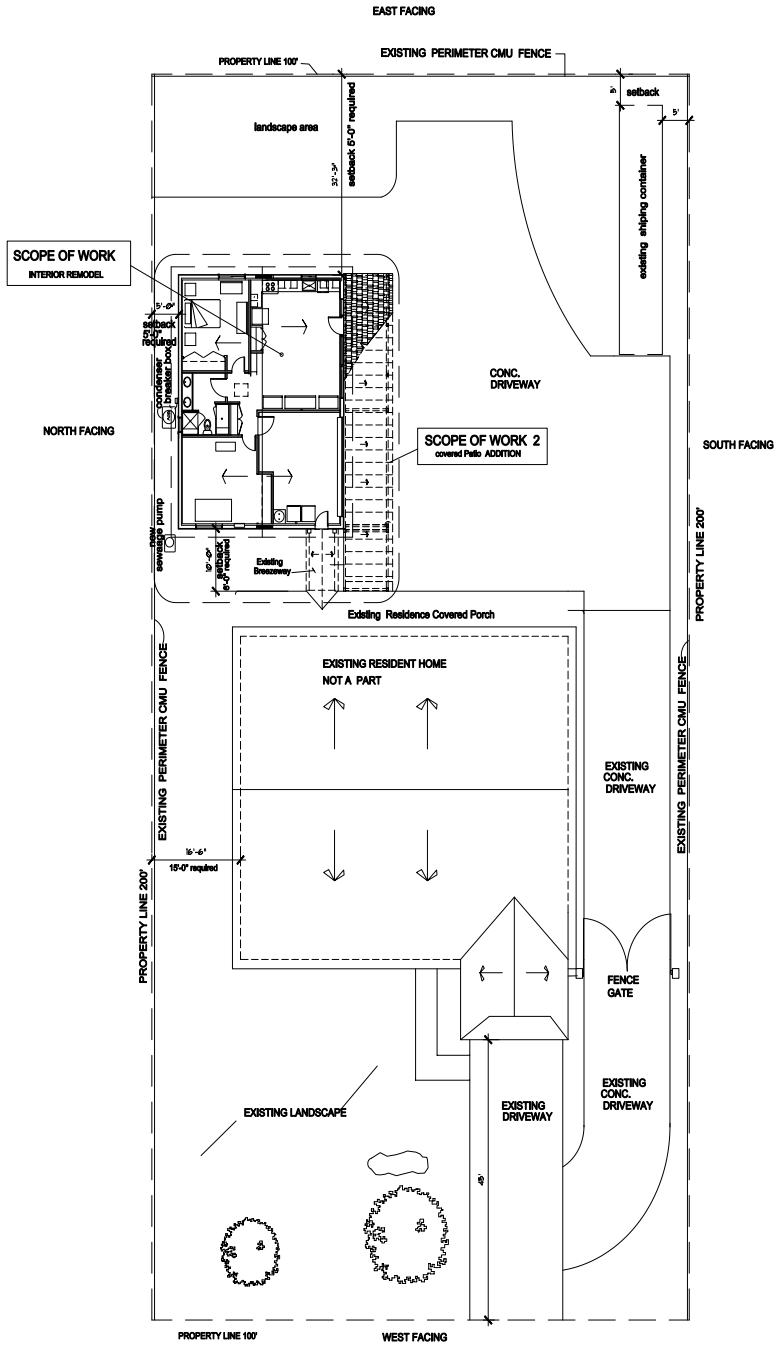
DATE: JULY 20 2019
SCALE: AS SHOWN
PURSUANT TO NEVADA STATUTES
NRS CODE COMPLIANCE

SHEET
A3

PRJ-76929
08/12/19



PRJ-76929
08/12/19



PROJECT SITE PLAN REF.

SCALE: 1"=20'

EISENMANN JEFFERY & WALTERS STACI

INTERIOR REMODLASSESORY BUILDING AND TRELLIS PATIO ADD ON

Las Vegas , Nevada

PROJECT DATA

PN#: 13812610004
3733 BRADLEY RD LAS VEGAS NEVADA 89130

APPLICABLE CODE: 2018 IBC, 2018 IRC ,2018 UPC, 2018 UMC, 2017 NEC
2018 IEEC PLUS 2018, 2017 APPROVED AMENDMENTS

LEGAL JURISDICTION: CITY OF LAS VEGAS

OCCUPANCY CLASSIFICATION- GROUP "R3" SINGLE FAMILY

ZONING DEVELOPMENT RESIDENTIAL ESTATES R-E

ALLOWABLE MAX HEIGHT 35'-0"

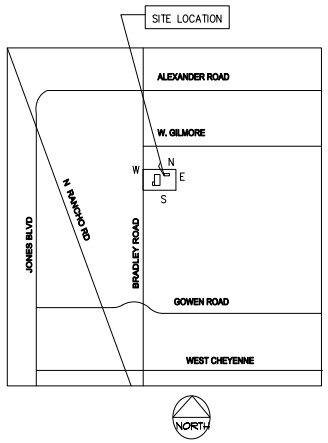
EXISTING RESIDENT HOME 1ST FLOOR - 1,938 S.F.
EXISTING TOTAL GARAGE : 1,692 S.F

SCOPE OF WORK: REMODEL WITHIN ASSECORY STRUCTURE 1,149 S.F.
ADDED COVERED PATIO= 433 S.F.

SHEETS

C1	COVER SHEET
A1	NEW ASSESORY FLOOR PLAN / DOOR WINDOW SCHEDULES
A2	EXTERIOR ELEVATIONS
A3	CROSS SECTIONS AND INTERIOR ELEVATIONS
E1	GENERAL ELECTRICAL CONTRACTOR SHEETS
P1	PLUMBING PER PLUMBING CONTRACTOR SHEETS
M1	MECHANICAL PLAN PER CONTRACTOR SHEETS

VICINITY MAP



REVISIONS DATE

GARY CARLSON&ASSOCIATES
FINE ARCHITECTS
6440 BRISTOL WAY
LAS VEGAS , NEVADA 89107-3443
PHONE: 702 429-8484
231 E. 400S #340
SALT LAKE CITY, UT
84111

PROJECT: EISENMANN JEFFERY & WALTERS STACY
INTERIOR ASSESORY REMODEL & TRLLIS PATIO ADDITION
3733 BRADLEY RD
LAS VEGAS , NEVADA 89130

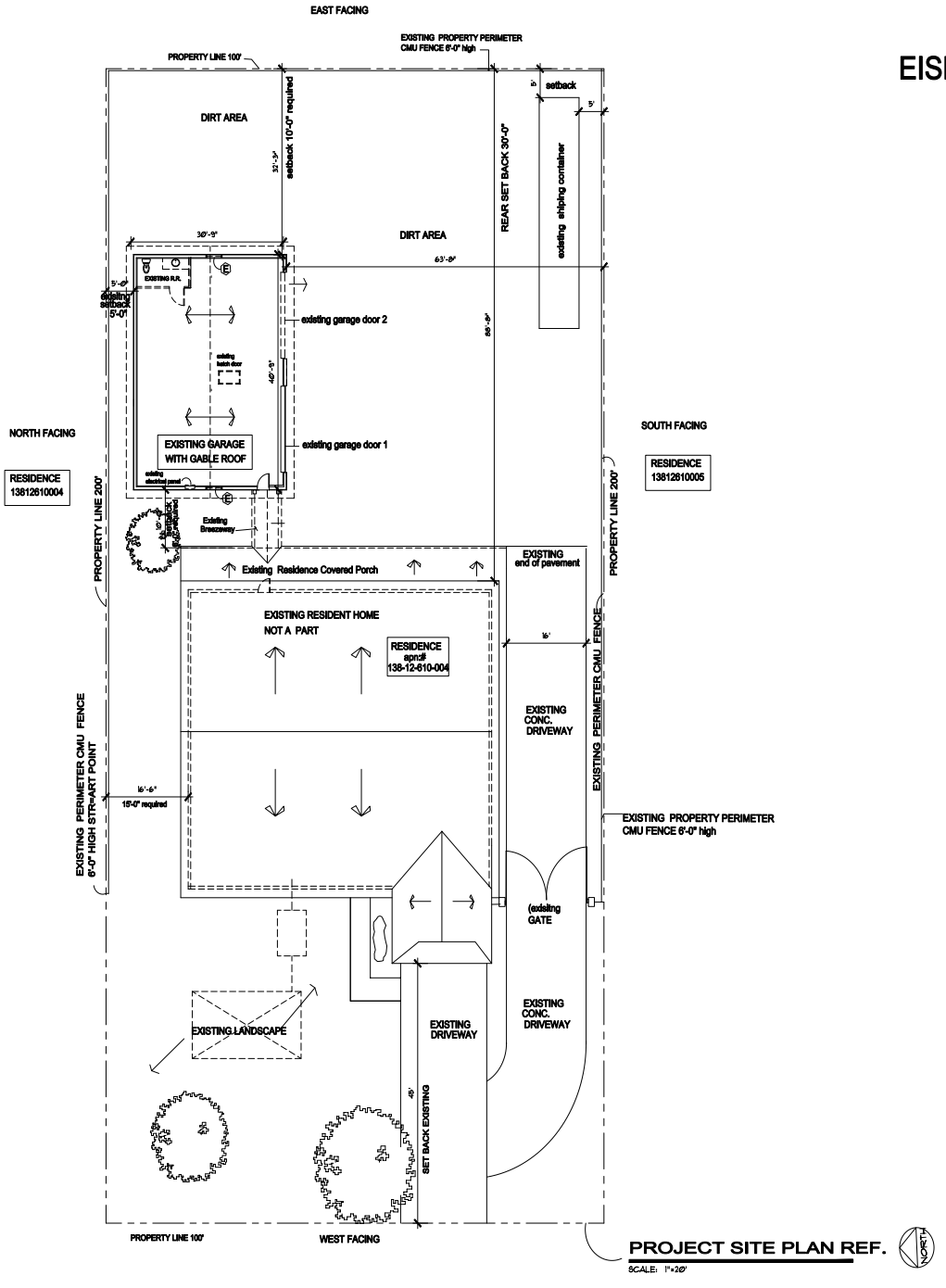
SHEET TITLE: COVER SHEET

DATE: JULY4, 2019
SCALE: AS SHOWN

PURSUANT TO NEVADA STATUTES
NRS CODE COMPLIANCE

SHEET
C1

PRJ-76929
08/12/19



PROJECT SITE PLAN REF.
SCALE: 1"=20'

EISENMANN JEFFERY & WALTERS STACI

EXISTING SITE PLAN
Las Vegas , Nevada

PROJECT DATA

PN#: 13812610004
3733 BRADLEY RD LAS VEGAS NEVADA 89130

APPLICABLE CODE: 2018 IBC, 2018 IRC ,2018 UPC, 2018 UMC, 2017 NEC
2018 IEEC PLUS 2018, 2017 APPROVED AMENDMENTS

LEGAL JURISDICTION: ——— CITY OF LAS VEGAS

OCCUPANCY CLASSIFICATION- GROUP "R3" SINGLE FAMILY
ZONING DEVELOPMENT——— RESIDENTIAL ESTATES R-E

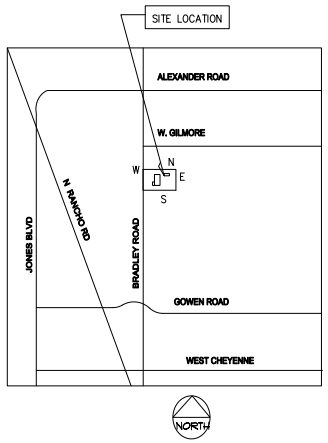
ALLOWABLE MAX HEIGHT 35'-0"

EXISTING RESIDENT HOME 1ST FLOOR - 1,938 S.F.
EXISTING TOTAL GARAGE : 1,692 S.F

SHEETS

C1	COVER SHEET
A0	EXISTING GARAGE PLAN

VICINITY MAP



GARY CARLSON&ASSOCIATES
FINE ARCHITECTS
6440 BRISTOL WAY
LAS VEGAS , NEVADA 89107-3443
PHONE: 702 429-8484
231 E. 400S #340
SALT LAKE CITY, UT
84111

REVISIONS DATE

PROJECT: EISENMANN JEFFERY & WALTERS STACY
INTERIOR,ASSESORY REMODEL & TRELLIS PATIO ADDITION
3733 BRADLEY RD
LAS VEGAS , NEVADA 89130

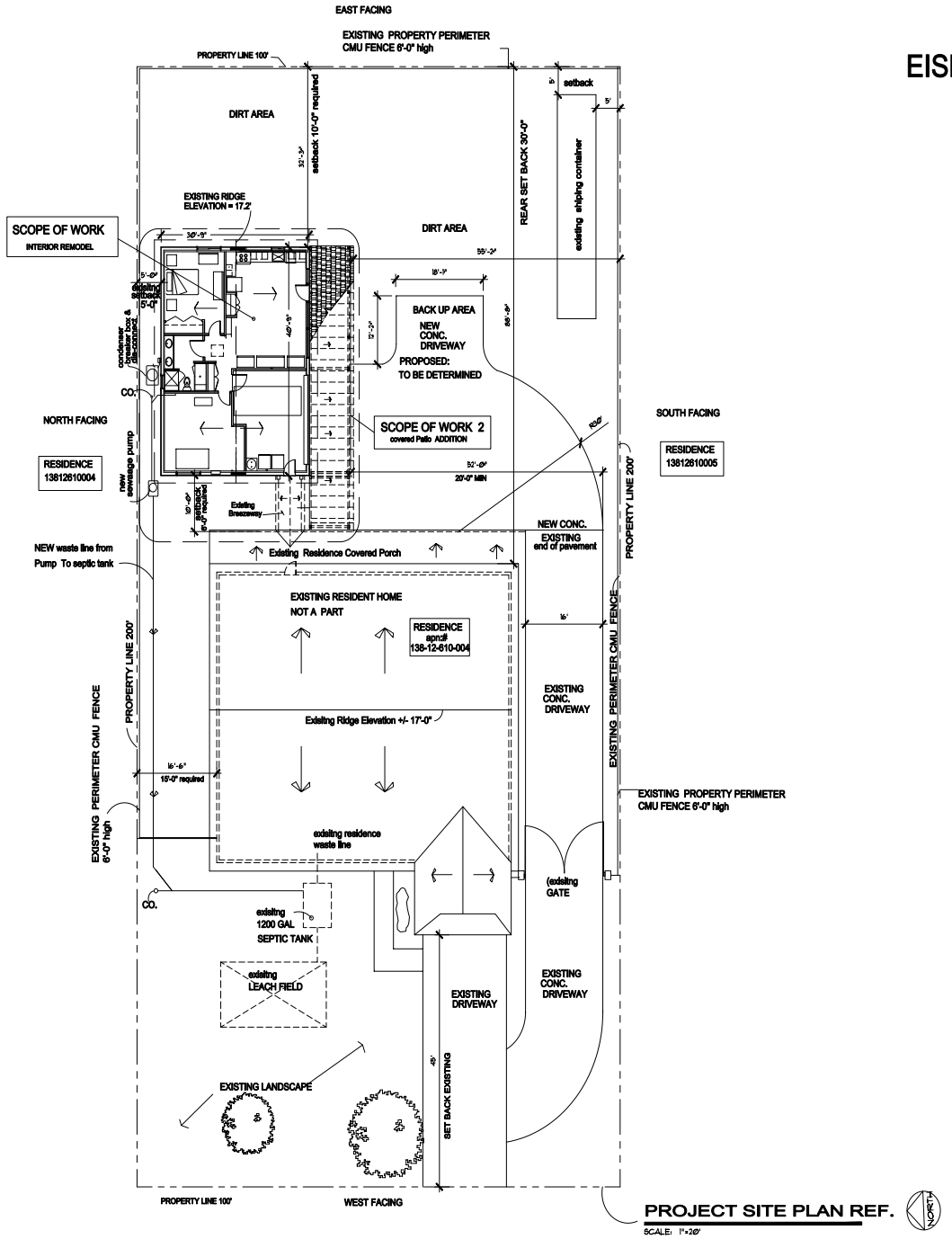
SHEET TITLE: EXISTING COVER SHEET- BEFORE NEW PROPOSAL

DATE: AUG 7, 2019
SCALE: AS SHOWN

PURSUANT TO NEVADA STATUTES
NRS CODE COMPLIANCE

SHEET C1-0

PRJ-76929
08/12/19



EISENMANN JEFFERY & WALTERS STACI

INTERIOR REMODLASSESORY BUILDING AND TRELLIS PATIO ADD ON

Las Vegas , Nevada

PROJECT DATA

PN#: 13812610004
3733 BRADLEY RD LAS VEGAS NEVADA 89130

APPLICABLE CODE: 2018 IBC, 2018 IRC ,2018 UPC, 2018 UMC, 2017 NEC
2018 IEEC PLUS 2018, 2017 APPROVED AMENDMENTS

LEGAL JURISDICTION: CITY OF LAS VEGAS

OCCUPANCY CLASSIFICATION- GROUP "R3" SINGLE FAMILY

ZONING DEVELOPMENT RESIDENTIAL ESTATES R-E

ALLOWABLE MAX HEIGHT 35'-0"

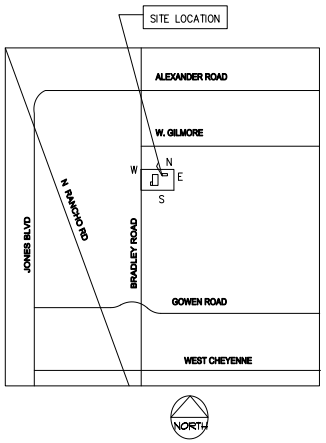
EXISTING RESIDENT HOME 1ST FLOOR - 1,938 S.F.
EXISTING TOTAL GARAGE : 1,263 S.F

SCOPE OF WORK: REMODEL WITHIN ASSECORY STRUCTURE 1,263 S.F.
ADDED COVERED PATIO= 433 S.F.

SHEETS

C1	COVER SHEET
A1	NEW ASSESORY FLOOR PLAN / DOOR WINDOW SCHEDULES
A2	EXTERIOR ELEVATIONS
A3	CROSS SECTIONS AND INTERIOR ELEVATIONS
E1	GENERAL ELECTRICAL CONTRACTOR SHEETS
P1	PLUMBING PER PLUMBING CONTRACTOR SHEETS
M1	MECHANICAL PLAN PER CONTRACTOR SHEETS

VICINITY MAP



GARY CARLSON&ASSOCIATES
FINE ARCHITECTS
8440 BRISTOL WAY
LAS VEGAS , NEVADA 89107-3443
PHONE: 702 429-8484
231 E. 400S #340
SALT LAKE CITY, UT
84111

REVISIONS DATE

PROJECT: EISENMANN JEFFERY & WALTERS STACY
INTERIOR ASSESORY REMODEL & TRELLIS PATIO ADDITION
3733 BRADLEY RD
LAS VEGAS , NEVADA 89130

SHEET TITLE: COVER SHEET

DATE: Aug 7, 2019
SCALE: AS SHOWN

PURSUANT TO NEVADA STATUTES
NRS CODE COMPLIANCE

SHEET C1-1

PRJ-76929
08/12/19



SUP-77216 [PRJ-76929] - SPECIAL USE PERMIT - APPLICANT/OWNER: JEFFERY EISENMANN
3733 BRADLEY ROAD

08/29/2019

GARY CARLSON & ASSOCIATES
FINE ARCHITECTURE

Planning & Zoning
City Of Las Vegas
333 South Rancho Drive
Las Vegas, NV 89106

June 20, 2019

Special Use Permit Justification Letter- 3733 Bradley
APN #138-12-610-004

To Whom It May Concern:

The above family residence property was recently purchased by the Eisenmann family with the intent to not only provide a family residence but also to provide living quarters for Irina Eisenmann, the mother in law, who has moved here to Las Vegas from Michigan to live with her extended family.

The existing garage was built by a previous owner, (an electrician) who used the sizeable accessory garage for vehicles and parts associated with his work/business. The property is of sufficient size to accommodate this use, space for gardening, additional parking space for the apartment as well as remaining garage area to house family recreation toys.

The proposed apartment allows physical separation for the mother in law's privacy, but also allows close proximity for family gatherings for either indoors or outdoor areas. The existing garage structure has a attached breeze way for in climate weather access to both structures.

The proposed mother in law living quarters use will not adversely affect any surrounding neighbors since the structure is already existing and only stands to be improved with landscaping and patio cover similar to the existing residence patio cover.

We appreciate your time and consideration to approving this request.

Sincerely,
GARY CARLSON & ASSOCIATES

Gary L. Carlson, Principal Architect

6440 Bristol Way, Las Vegas, Nevada 89107-3443
W(702)429-8484

231 E. 400 So. #340, Salt lake City, Utah
gcc.finearch@gmail.com

PRJ-76929
08/12/19

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
OCT 0 3 2019
Dept of Planning
City of Las Vegas

CASE: **SUP-77216 [PRJ-76929] - SPECIAL USE PERMIT**

SUBJECT: APPLICANT/OWNER: JEFFERY EISENMANN

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 8, 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, OCTOBER 7, 2019.***

Signature _____ Date 10/2/2019

JEFFERY P. EISENMANN
Please Print Name

_____
Company Name

Sincerely,

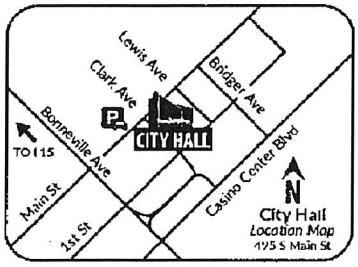
Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Item 10

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 07 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-77216 [PRJ-76929]

Planning Commission Meeting of **10/08/2019**

PRJ-76929
13812611028
MCBRIDE STEVE & ANDREA
3608 WATERHOLE ST
LAS VEGAS NV 89130-2909

31 HRDFNP1 89130

10A

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
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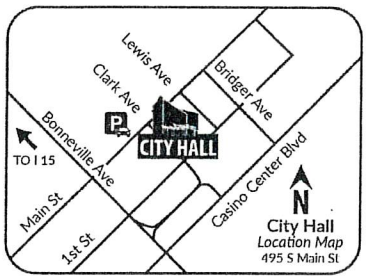

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PLANNING DEPT
CITY OF LAS VEGAS

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77216 [PRJ-76929]

Planning Commission Meeting of **10/08/2019**

PRJ-76929
13812513015
MALBURG CLINT & STEPHANIE
5213 COLD RIVER AVE
LAS VEGAS NV 89130-2928

31 HRDFMP1 89130

10 A

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

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Las Vegas, NV
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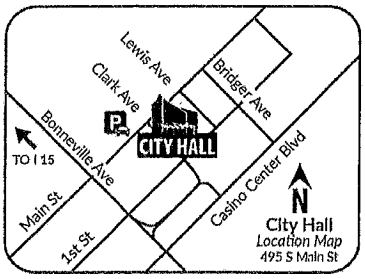

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SUP-77216 [PRJ-76929]
Planning Commission Meeting of **10/08/2019**

PRJ-76929
13812610004
WALTERS STACI
EISENMANN JEFFERY
3733 BRADLEY RD
LAS VEGAS NV 89130

Not Counted

10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
11

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

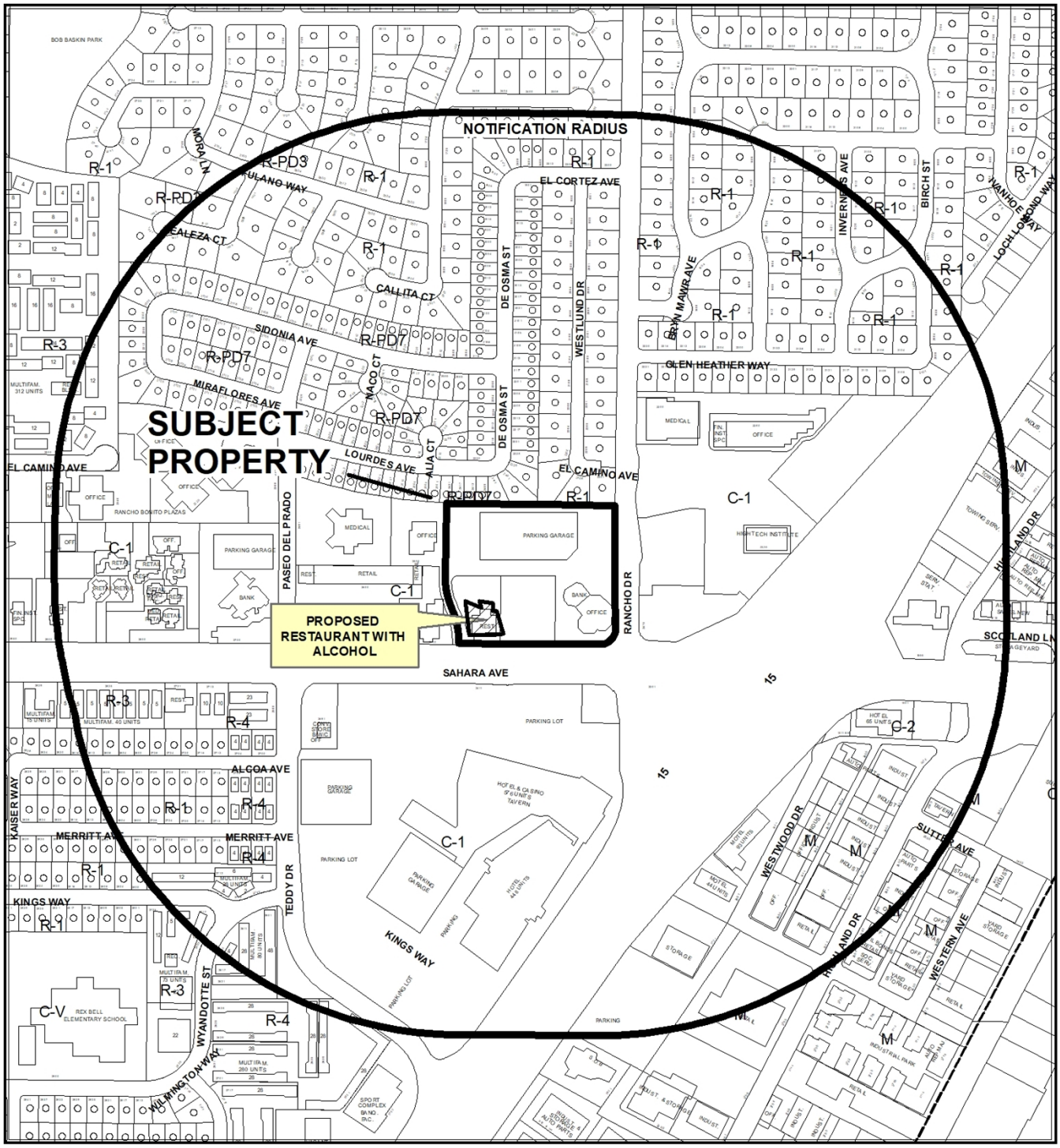
SUBJECT:
SUP-77277 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAMON GUERRERO - OWNER: NFC, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,331 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE at 2400 West Sahara Avenue (APN 162-05-802-010), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77250]. Staff recommends APPROVAL.

C.C.: 11/20/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	8
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 One Motion One Vote Documentation and Protest/Support Postcards



CASE: **SUP-77277 (PRJ-77250)**

RADIUS: 1500 FEET

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



0 437.5 875 Feet

CASE: **SUP-77277 (PRJ-77250)**

RADIUS: 1500 FEET

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

N



SUP-77277 (PRJ-77250)

RESTAURANT WITH ALCOHOL

Business Licenses

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

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 400 foot buffer

N

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

Date: Monday, September 9, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RAMON GUERRERO - OWNER: NFC, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77277	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 452

PROTESTS 1

APPROVALS 4

CS

**** CONDITIONS ****

SUP-77277 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Restaurant with Alcohol 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. Approval of this Special Use Permit does not constitute approval of a liquor license.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a 7,331 square-foot Restaurant with Alcohol use located within an existing commercial building at 2400 West Sahara Avenue.

ISSUES

- The Restaurant with Alcohol use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The Restaurant with Alcohol use is defined by Title 19.12 as "a restaurant and bar operation with alcoholic beverage sales in which:

1. The actual seating available at all times within the dining area will accommodate at least 100 persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;

2. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;

3. Full-course meals are available during all hours the bar area is open to the public;

4. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and

5. The restaurant operation is the principal portion of the business."

The Minimum Special Use Permit Requirements for this use include:

1. **Requirement 1**: No restaurant with alcohol use shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use meets this requirement as there are no protected land uses located within the required distance separation area.

2. **Requirement 2**: Except as otherwise provided in Requirement 3 below, the minimum 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 restaurant with alcohol 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 restaurant with alcohol. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

    a. Any leasehold parcel; or

    b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

    The proposed use meets this requirement as this is the measuring method utilized to determine the distance separation for Requirement 1.

3. **Requirement 3**: In the case of a restaurant with alcohol 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 restaurant with alcohol will be located, without regard to intervening obstacles; or

    b. In the case of a proposed restaurant with alcohol 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 restaurant with alcohol will be located, without regard to intervening obstacles.

    Not applicable, the subject site is not located on a parcel of at least 80 acres of size, the Clark County assessor lists the subject property at 0.92 acres.

4. **Requirement 4**: When considering a Special Use Permit application for a restaurant with alcohol 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.

The requirement is not applicable as there are no protected land uses located within the required distance separation area.

5. **Requirement 5**: The minimum distance requirement in Requirement 1 does not apply to 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.

   This condition is not applicable as the subject site is not located within an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms.

6. **Requirement 6**: The parcel or use is operated or controlled by an agency or subdivision of local, state or federal government. (C-V only)

   This condition is not applicable; the proposed use is not located in a C-V (Civic) zoning district.

7. **Requirement 7**: All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

   The proposed use meets this requirement as the restaurant with alcohol will be subject to regular inspections by a variety of governmental agencies to ensure compliance.

As the proposed use meets all minimum Title 19 requirements, staff recommends approval subject to conditions. If denied, the applicant will not be able to operate a Restaurant with Alcohol use at the subject site.

FINDINGS (SUP-77277)

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

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

   The proposed Restaurant with Alcohol use can be conducted in a manner that is harmonious and compatible with the existing uses within the shopping center and the surrounding area.

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

   The subject site is located within an existing shopping center development that is physically suitable for the intensity of the proposed land use.

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

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 Restaurant with Alcohol use will be subject to business license review to assure it will not compromise the public health, safety and welfare.

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

   The proposed use meets all of the applicable conditions within Title 19.12 for a Restaurant with Alcohol use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/22/94	The City Council approved Special Use Permit (U-0028-94) to allow a Tavern in conjunction with a proposed Restaurant with a Waiver of the 1,500-foot distance separation requirement from other taverns.

Most Recent Change of Ownership	
12/30/92	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/19/09	Business License (#L21-00075) was issued for a Supper Club use at 2400 West Sahara Avenue. The license expired on 04/01/19.
09/11/19	Business Licenses (#P67-00206) and (#G67-06217) were issued for a Full Service Restaurant use at 2400 West Sahara Avenue. The licenses remain active.

Pre-Application Meeting	
08/15/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Restaurant with Alcohol.

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

Field Check	
08/29/19	Staff conducted a routine field check where an existing commercial building was found. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.92

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	C (Commercial)	C-1 (Limited Commercial)
South	Hotel and Casino	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
West	Shopping Center	C (Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Planned Streets and Highways Map	150	Y

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

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	7,331 SF	1:250 SF	30				
TOTAL SPACES REQUIRED			30		54		Y
Regular and Handicap Spaces Required			28	2	50	4	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2400 W Sahara Ave Las Vegas NV 89102

Project Name Culichitown North Las Vegas **Proposed Use** Restaurant serving alcohol

Assessor's Parcel #(s) 16205802010 **Ward #** 1

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

Additional Information _____

Property Owner NFC, LLC **Contact** Donna Shedlock
Address 2300 W Sahara, Suite 530 City Las Vegas State NV Zip 89102
E-mail Dshedlock@thomas-mack.com Phone 702-222-1440

Applicant Ramon M Guerrero **Contact** _____
Address 14539 Vancouver Ave City Fontana State CA Zip 92336
E-mail legal@culichitowns.com Phone 909-904-7737

Representative Alexa Gutierrez **Contact** _____
Address 1500 S Milliken Ave Suite A City Ontario State CA Zip 91761
E-mail legal@culichitowns.com Phone 909-972-8167

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.

PRJ-77250
08/16/19

Property Owner Signature NFC, LLC By: [signature] George L. Ralphs, attorney-in-fact for Thomas A. Thomas, Manager

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

Print Name George L. Ralphs

Subscribed and sworn before me

This 16th day of August, 20 19

[signature]

Notary Public in and for said County and State

HEIDI M ANDERSON
Notary Public, State of Nevada
Appointment No. 00-64715-1
My Appt. Expires Dec. 27, 2020

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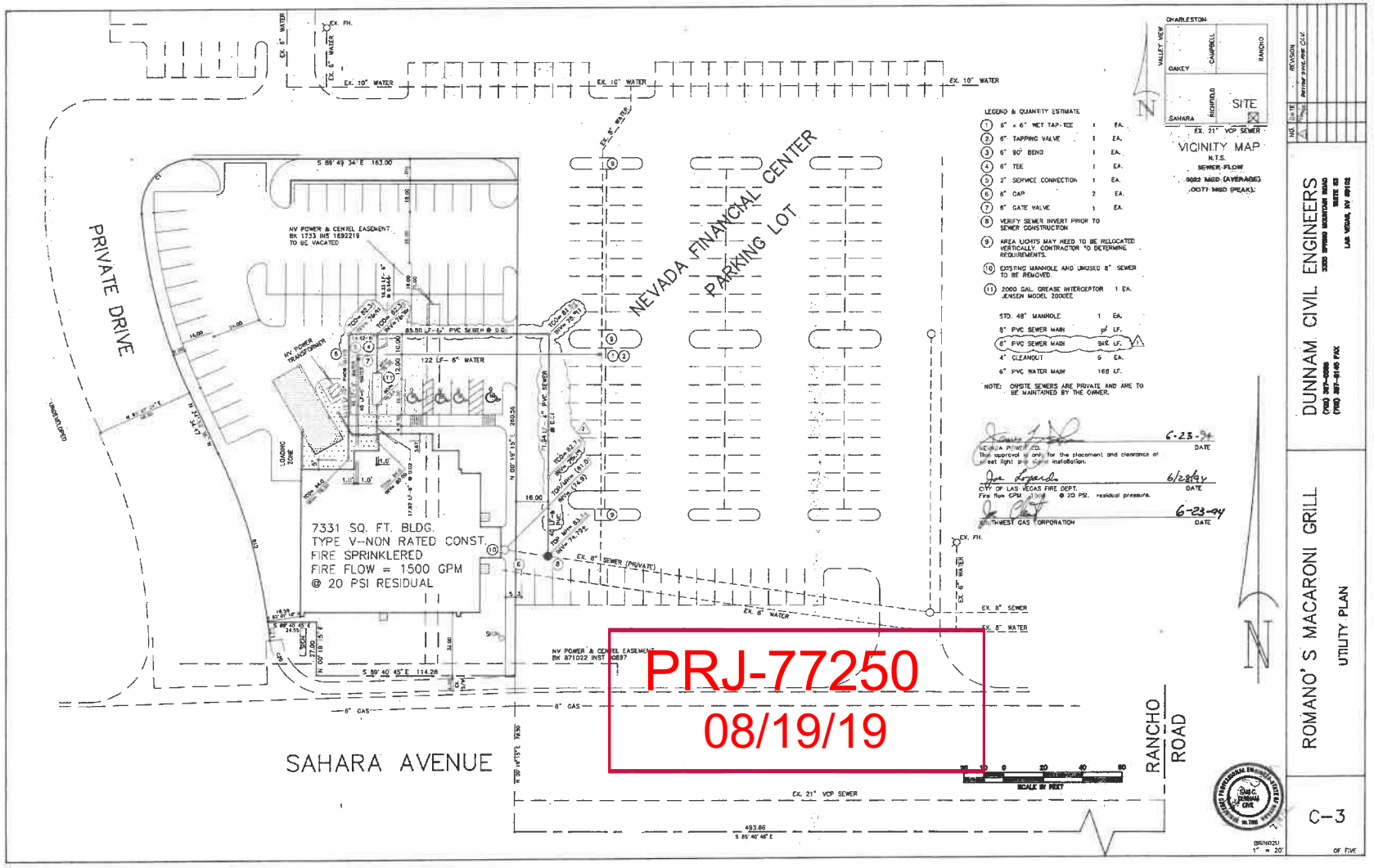
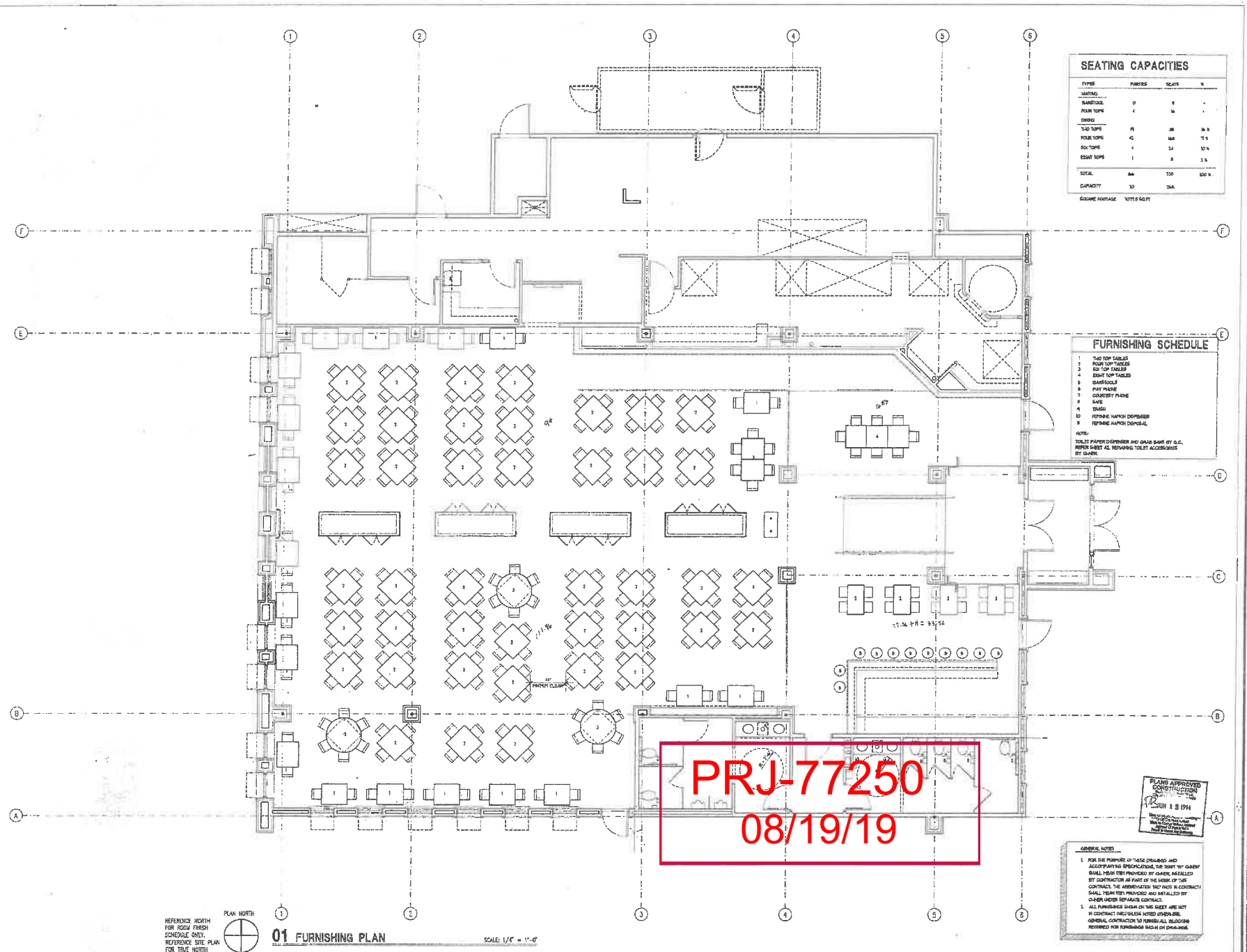
Plan


PRIVATE DRIVE
NEVADA FINANCIAL CENTER
PARKING LOT
SAHARA AVENUE
RANCHO ROAD
7331 SQ. FT. BLDG.
TYPE V-NON RATED CONST.
FIRE SPRINKLERED
FIRE FLOW = 1500 GPM
@ 20 PSI RESIDUAL
PRJ-77250
08/19/19
VICINITY MAP
SITE
DUNNAM CIVIL ENGINEERS
ROMANO'S MACARONI GRILL
UTILITY PLAN
C-3



DAN STUART DAVIS,AIA
1555 EAST FLAMINGO ROAD, #445
LAS VEGAS, NV 89119
TEL (702) 592-5841 FAX (702) 796-1636

ROMANO'S MACARONI GRILL Prototype 4.0
NEC W. Sahara Ave. and Palace Station Dr.
Las Vegas, Nevada

PROJ. 9411
DRWN.
APPVD.
DATE 3/21/94

SHEET A-14



SUP-77277 [PRJ-77250] - SPECIAL USE PERMIT - APPLICANT: RAMON GUERRERO - OWNER: NFC, LLC
2400 WEST SAHARA AVENUE

08/29/2019



SUP-77277 [PRJ-77250] - SPECIAL USE PERMIT - APPLICANT: RAMON GUERRERO - OWNER: NFC, LLC
2400 WEST SAHARA AVENUE

08/29/2019

August 15, 2019

To Whom It May Concern,

Please have this writing serve you as a letter of jurisdiction indicating Culichitown is requesting a Special Use Permit for Restaurant with alcohol.

Mexican sushi is the latest fusion food trend to capture the minds of consumers. Culichitown has proven to be extremely desirable to the public by providing area residents, visitors and workers with an extraordinary food style at a reasonable price.

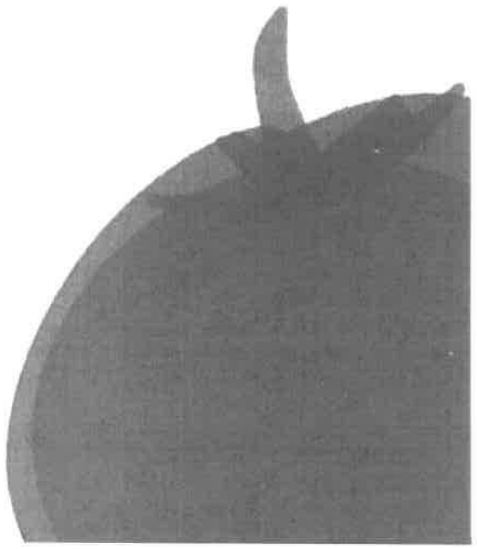
We'll strive to become a valuable member of the community and will work hard to help the neighborhood achieve their development goal and continually improve the character of the neighborhood.

I respectfully request that said jurisdiction finds Culichitown as a convenience and benefit to the neighborhood and appreciate its value that would bring to the neighborhood.

Sincerely,

Misael Guerrero
Culichitown North Las Vegas

PRJ-77250
08/19/19



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

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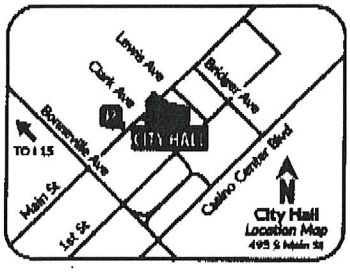

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SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

PRJ-77250
16205812007
PEARSON ROBERT & KATHLEEN
2725 MIRAFLORES AVE
LAS VEGAS NV 89102-4260

89 HRDFNP1 89102

11P

City of Las Vegas
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Development Services Center
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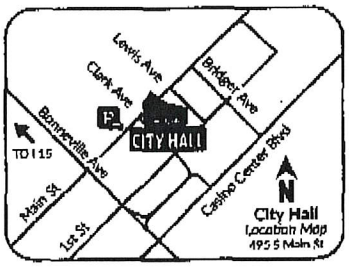

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SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

PRJ-77250
16205715020
BUCKLEY MICHAEL E & CATHERINE B
2512 CALLITA CT
LAS VEGAS NV 89102-2020

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

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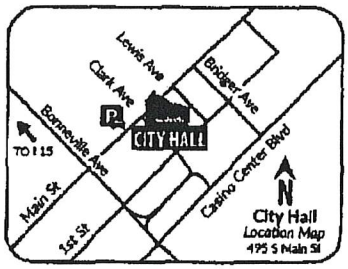

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SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

PRJ-77250
16205802010
N F C L L C
2300 W SAHARA AVE #530 BOX 1
LAS VEGAS NV 89102

89 HRDFNP1 89102

11A

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

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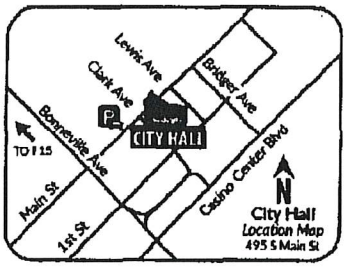

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SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

PRJ-77250
16205802011
N F C L L C
C/O NEVADA FIN CTR
2300 W SAHARA #530
LAS VEGAS NV 89102

11A

City of Las Vegas
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333 North Rancho Drive, 3rd Floor
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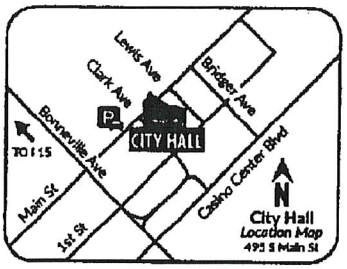

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

PRJ-77250
16205802009
N F C L L C
C/O NEVADA FIN CTR
2300 W SAHARA #530
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

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City of Las Vegas

CASE: SUP-77277 [PRJ-77250] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: RAMON GUERRERO - OWNER: NFC, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 8, 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, OCTOBER 7, 2019.***

Signature

10/02/19
Date

Ramon Guerrero
Please Print Name

culichitown
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 11

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
OCT 0 7 2019
Dept of Planning
City of Las Vegas

CASE: **SUP-77277 [PRJ-77250] - SPECIAL USE PERMIT**

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Signature _____ October 3, 2019 Date

George L. Ralphs, Attorney in Fact for Thomas A. Thomas, Manager of NFC, LLC
Please Print Name

NFC, LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Item 11

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

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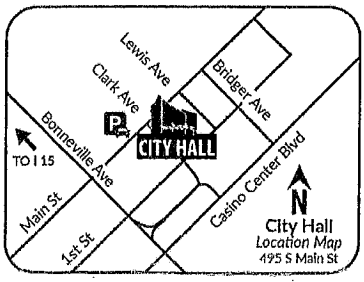

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[illegible]
Department of Planning
City of Las Vegas

PRJ-77250
16204402002
PUEBLO HIGHLAND L L C
2310 HIGHLAND DR #100
LAS VEGAS NV 89102

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

89 HRDFNP1 89102

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

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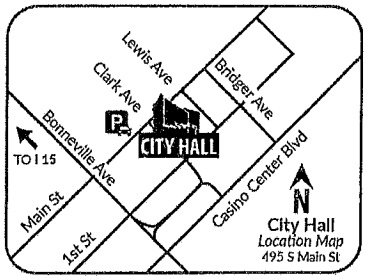

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77277 [PRJ-77250]

Planning Commission Meeting of **10/08/2019**

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Department of Planning
City of Las Vegas

PRJ-77250
16205712028
KLAIN FAMILY TRUST
KLAIN ELLIOTT H & ELAINE C TRS
2309 ZAFRA CT
LAS VEGAS NV 89102-6119

89 MRDFMP1 89102

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Departm...
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Permit No. 1630

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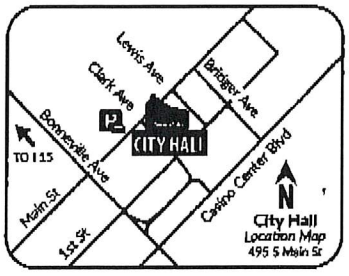

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Dept of Planning
City of Las Vegas

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Please use available blank space on card for your comments.

SUP-77277 [PRJ-77250]

Planning Commission Meeting of **10/08/2019**

PRJ-77250
16205712014
KUDLER DONALD C
DARCYL ONDINA S
1721 AORA CT
LAS VEGAS NV 89102

89 HRDFNP1 89102

11A

333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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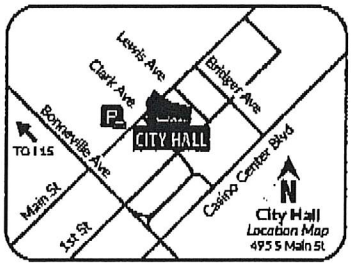

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Dept of Planning
City of Las Vegas

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

Please use available blank space on card for your comments.
SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

PRJ-77250
16204410007
FULL HOUSE PROPERTIES L L C
9029 FEATHER RIVER CT
LAS VEGAS NV 89117

53 HRDFNP1 89117

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

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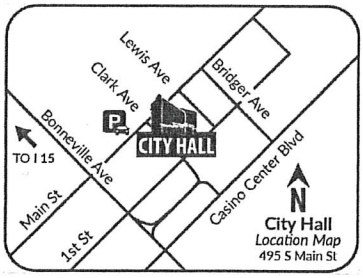

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

PRJ-77250
16205715016
RODRIGUEZ FABIO & MARTHA
2505 FULANO WAY
LAS VEGAS NV 89102-2034

89 HRDFNP1 89102

11A

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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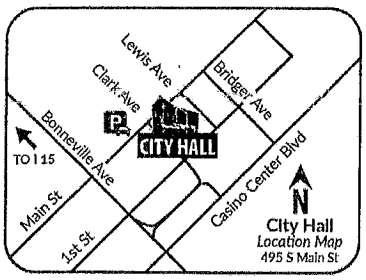

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Please use available blank space on card for your comments.
SUP-77277 [PRJ-77250]
Planning Commission Meeting of **10/08/2019**

PRJ-77250
16205812033
HOESLY DONA LIVING TRUST
2701 SIDONIA AVE
LAS VEGAS NV 89102

89 HRDFNP1 89102

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
12

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

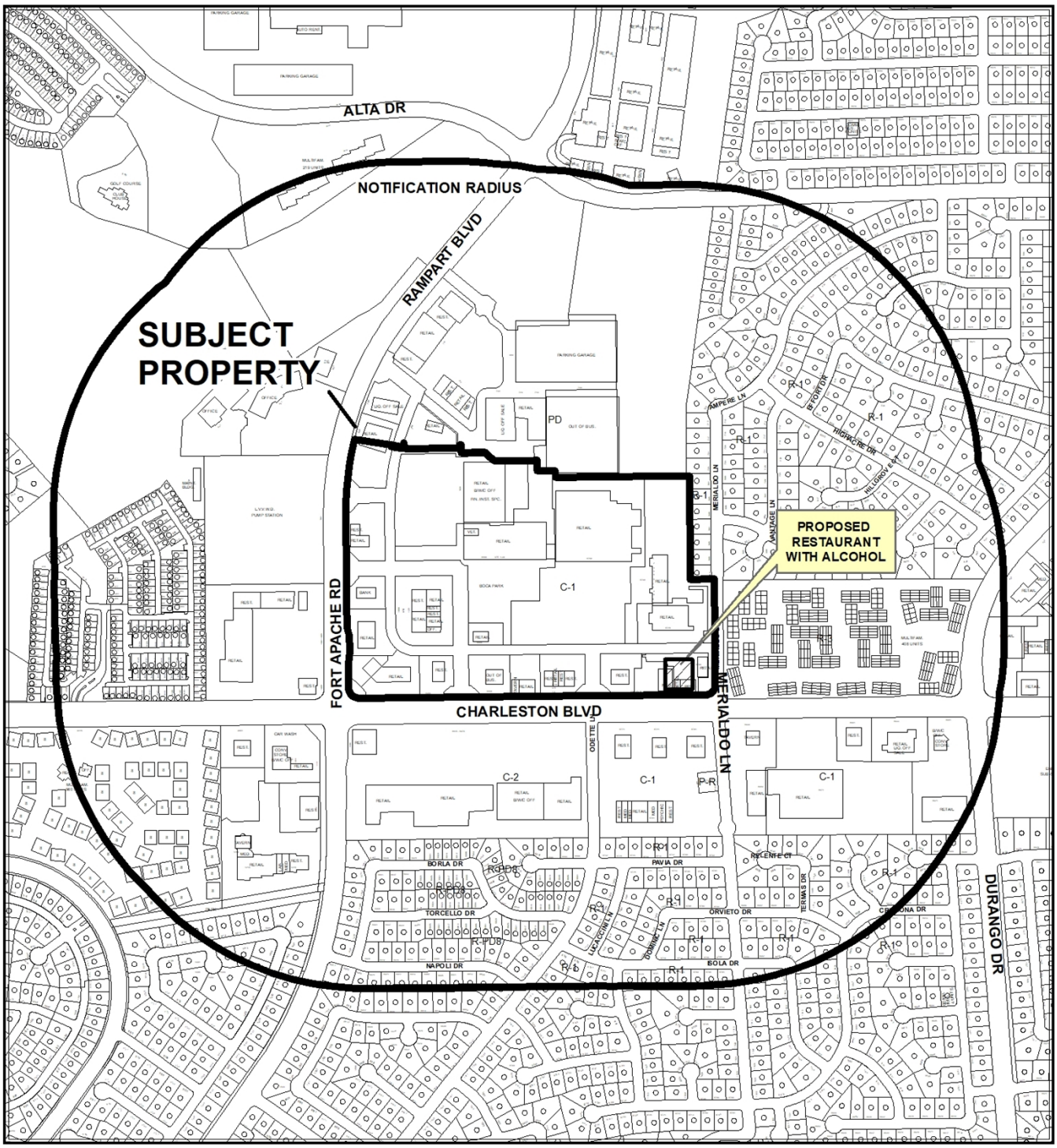
SUBJECT:
SUP-77281 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHINGLISH RESTAURANT - OWNER: BOCA PARK MARKET PLACE SYNDICATIONS GROUP, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,027 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 1,500 SQUARE FEET OF OUTDOOR SEATING at 8704 West Charleston Boulevard, Suite #103 (APN 138-32-818-010), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77253]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



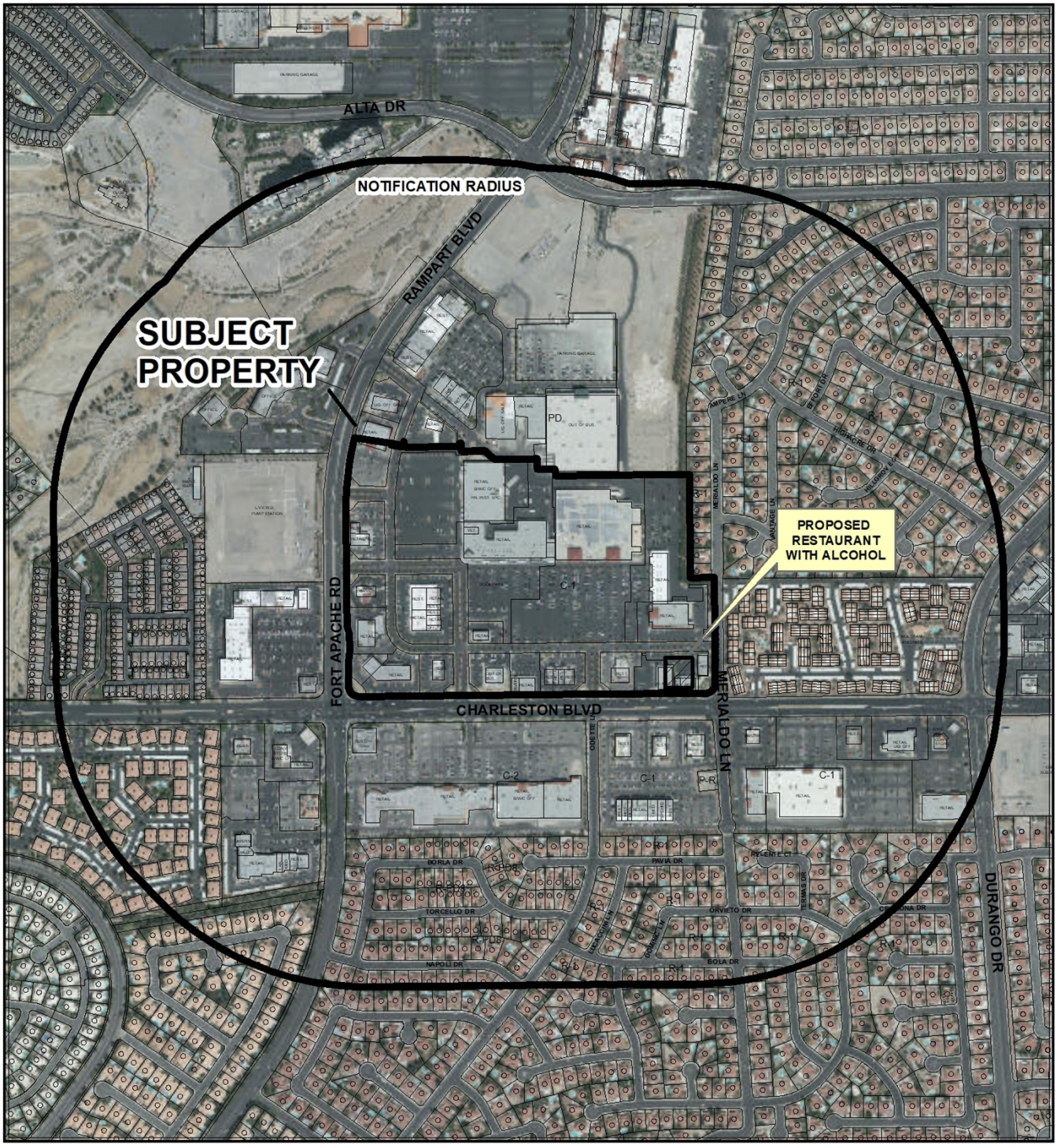
0 550 1,100 Feet

CASE: **SUP-77281 (PRJ-77253)**

RADIUS: 1500 FEET

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

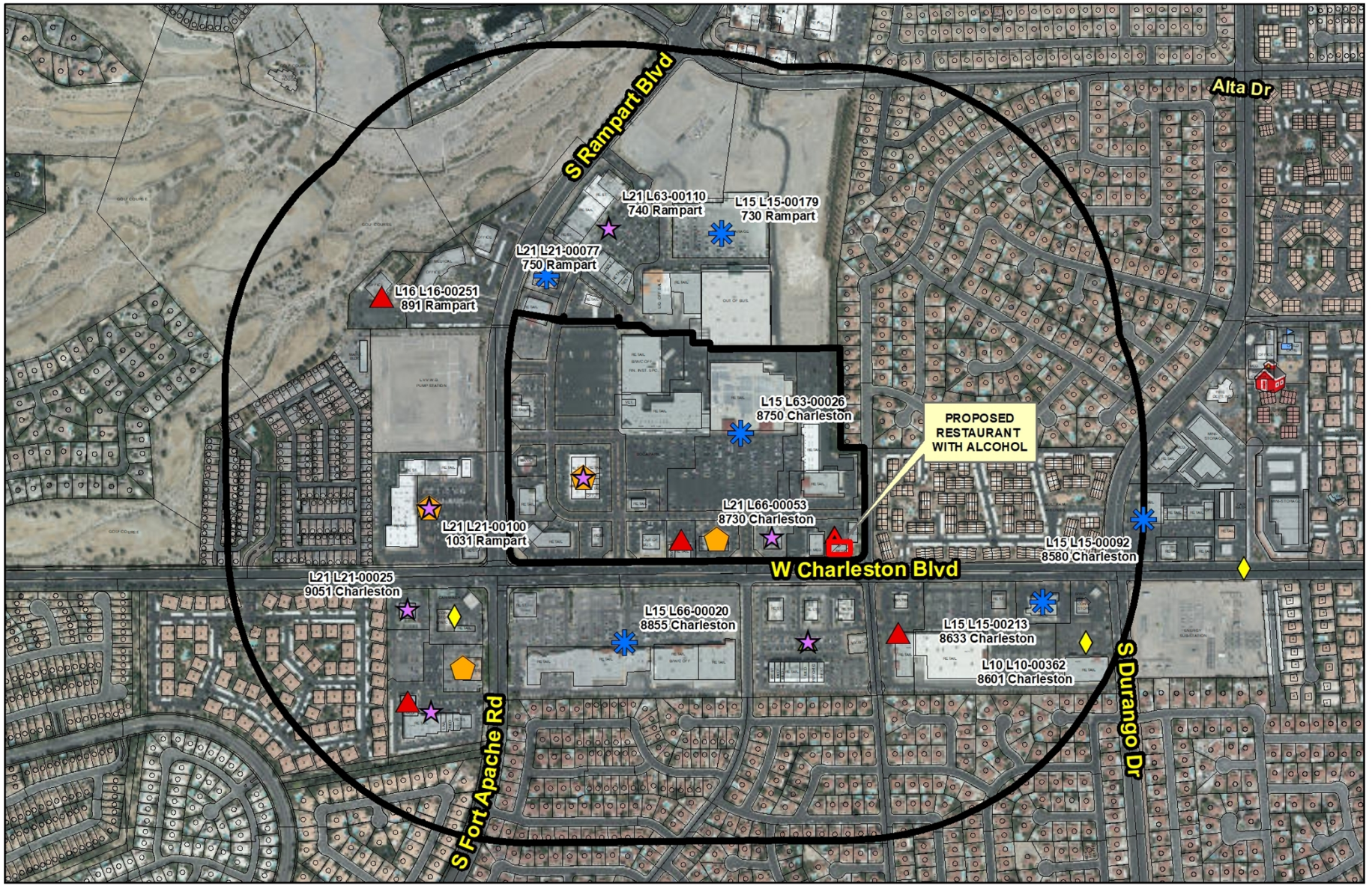
N



CASE: **SUP-77281 (PRJ-77253)**

RADIUS: 1500 FEET

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



SUP-77281 (PRJ-77253)

RESTAURANT WITH ALCOHOL

Business Licenses

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

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- 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: Tuesday, September 17, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CHINGLISH RESTAURANT - OWNER: BOCA PARK MARKET PLACE SYNDICATIONS GROUP, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77281	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 1298

PROTESTS 0

APPROVALS 1

**** CONDITIONS ****

SUP-77281 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Restaurant with Alcohol 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. Approval of this Special Use Permit does not constitute approval of a liquor license.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to establish a Restaurant with Alcohol use at 8704 West Charleston Boulevard, Suite #103 within an existing commercial shopping center. The proposed establishment will occupy 2,027 square feet of interior space and 1,500 square feet of outdoor patio space.

ISSUES

- The Restaurant with Alcohol use is permitted in C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The applicant is proposing to establish a Restaurant with Alcohol use at 8704 West Charleston Boulevard, Suite 103, in a C-1 (Limited Commercial) zoning district. The existing restaurant is 2,027 square feet in size with a 1,500 square-foot outdoor seating area. The applicant submitted a site plan date stamped 09/17/19 that indicates 100 seats in the indoor dining area and 78 on the outdoor patio.

The subject site is located within an existing 323,230 square-foot shopping center. The existing commercial subdivision provides shared access and parking throughout the subject site. The proposal adheres to all minimum parking requirements.

A Restaurant with Alcohol use is described in Tile 19.12 as: “A restaurant and bar operation with alcoholic beverage sales in which:

1. The actual seating available at all times within the dining area will accommodate at least 100 persons. For purposes of this requirement, the “dining area” does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;

2. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;

3. Full-course meals are available during all hours the bar area is open to the public;

4. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
5. The restaurant operation is the principal portion of the business

The Minimum Special Use Permit Requirements for this use include:

1. No restaurant with alcohol use 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.

   There are no churches/houses of worship, schools, individual care centers licensed for more than 12 children or City parks within 400 feet of the subject property.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

Distances have been measured from Commercial Subdivision "Peccole Ranch Town Center" Book 86, Page 23.

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 condition is not applicable, the subject site is not located on a parcel of at least 80 acres of size.

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 condition is not applicable, as there are no churches/houses of worship, schools, individual care centers licensed for more than 12 children or City parks within 400 feet of the subject property.

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

This condition is not applicable because the subject site is not located within an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms.

6. The parcel or use is operated or controlled by an agency or subdivision of local, state or federal government. (C-V only)

This condition is not applicable; the proposed use is not located in a C-V (Civic) zoning district.

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

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

The subject site previously operated in a similar fashion as a Restaurant in conjunction with a Supper Club. Additionally, staff has determined that since there are no protected land uses within 400 feet of the subject property, the proposed Restaurant with Alcohol use can be conducted in a manner that is compatible with the surrounding land uses. Therefore, staff is recommending approval, as the use is appropriate for the surrounding area. Staff has added a condition of approval requiring the business conform to all provisions of LVMC Chapter 6.50 with regards to running a restaurant with alcohol license.

FINDINGS (SUP-77281)

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

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

   The proposed Restaurant with Alcohol use can be conducted in a manner that is harmonious and compatible with neighboring commercial and residential uses in the area.

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

   The subject site is located within an existing shopping center development that is physically suitable for the intensity of the proposed land use.

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

   Access to the site will not change. Vehicles enter the property from Charleston Boulevard, a 100-foot Primary Arterial, as classified by the Master Plan of Streets and Highways.

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

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

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

   The project meets the conditions of Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
09/02/92	The City Council approved a Rezoning (Z-0030-92) to C-1 (Limited Commercial) on this site as part of a larger request that included a Regional Mall. The Planning Commission and staff recommended approval.
04/27/98	The City Council approved a Rezoning (Z-0012-98) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development) on 47.40 acres at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial. This action established development standards for the Peccole Town Center Master Plan area as well as the shopping area, designating the southern 49 acres (zoned C-1) as Phase I and the northern 47 acres (zoned PD) as Phase II. The site plan for Phase II included a five-story non-gaming hotel, 650-seat amphitheater, 592,800 square-feet of retail/office uses, 125 condominium units and two parking garages.
04/27/98	The City Council approved a request for a Site Development Plan Review [Z-0030-92(5)] for a proposed 433,240 square-foot retail Shopping Center, including 21 retail pad sites, on 48.7 acres at the northeast corner of Rampart Boulevard and Charleston Boulevard (Phase I). This was not a Major Amendment of the Rezoning case (Z0030-92), but instead replaced that approved plan.
06/14/99	The City Council approved a request for a Site Development Plan Review [Z-0030-92(7)] for a proposed commercial development consisting of 434,967 square feet of retail and 58,418 square feet of office uses within the previously approved Boca Park Phases I and II Shopping Center on 51.07 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard. The Planning Commission denied the request and it was approved upon appeal.
11/01/00	The City Council approved a request for a Major Modification [Z-0012-98(2)] to a Site Development Plan Review [ZON-0012-98(1)], to the Peccole Town Center Master Development Plan and Development Standards, located at the northeast corner of Rampart Boulevard and Charleston Boulevard.

Most Recent Change of Ownership	
07/07/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/15/09	A Business License (R09-01535) for a Restaurant in conjunction with a Supper Club was issued. The license expired on 03/01/19.
	A Business License (L21-00073) for a Supper Club was issued. The license expired on 04/01/19.

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

Field Check	
08/29/19	Staff conducted a routine field inspection in which they observed a well-kept but vacant, existing commercial space within a shopping center.

Details of Application Request	
Site Area	
Gross Acres	72.55

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	PD (Planned Development)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Utility Installation, Other Than Listed (Pump Station)	PF (Public Facilities)	C-V (Civic)

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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Approved Plot Plan [Z-0012-98(2)], the following standards apply:

Parking Requirement							
Use	***Gross Floor Area***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	323,230	4:1000	1,293				
TOTAL SPACES REQUIRED			1,293		1,683		Y
Regular and Handicap Spaces Required			1,261	32	33	37	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit for Restaurant with Alcohol

Project Address (Location) 8704 W. Charleston Blvd, Las Vegas, NV 89117

Project Name Chinglish Restaurant **Proposed Use** Restaurant w/ alcohol

Assessor's Parcel #(s) 138-32-818-010 **Ward #** 2

General Plan: Existing PD Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information

Property Owner Boca Park Market Place Syndications Group, LLC **Contact** n/a
Address 9440 W. Sahara Avenue City Las Vegas State NV Zip 89117
E-mail n/ Phone 000-000-0000

Applicant Chinglish Restaurant **Contact** Ken Heck
Address 1180 N. Town Center Drive, Suite 150C City Las Vegas State NV Zip 89144
E-mail ken@chinglishlv.com Phone 702-336-4544

Representative Kaempfer Crowell **Contact** Tony Celeste
Address 1980 Festival Plaza Drive, Suite 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) _____

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

Print Name Martin Walrath

Subscribed and sworn before me
This 22nd day of August, 20 19

Ratna R. Patel
Notary Public in and for said County and State

RATNA R. PATEL
Commission # 2390547
Notary Public, State of New Jersey
My Commission Expires
October 26, 2019

PRJ-77253
09/03/19



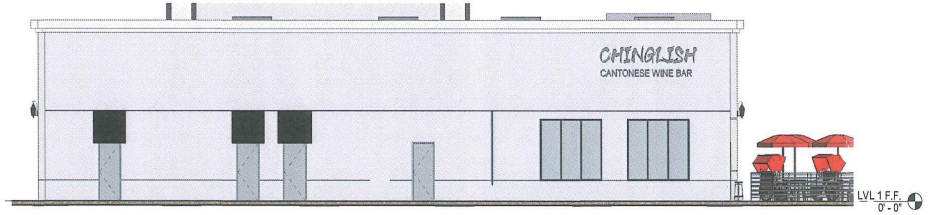
PRJ-77253
08/19/19



1 EXTERIOR ELEVATION - N.
1/8" = 1'-0"



2 EXTERIOR ELEVATION - E.
1/8" = 1'-0"



3 EXTERIOR ELEVATION - S
1/8" = 1'-0"

PRJ-77253
08/19/19

A2

EXTERIOR ELEVATIONS

CHINGLISH

KEN AND KITTY HECK

Scale 1/8" = 1'-0" Date 08.19.2019

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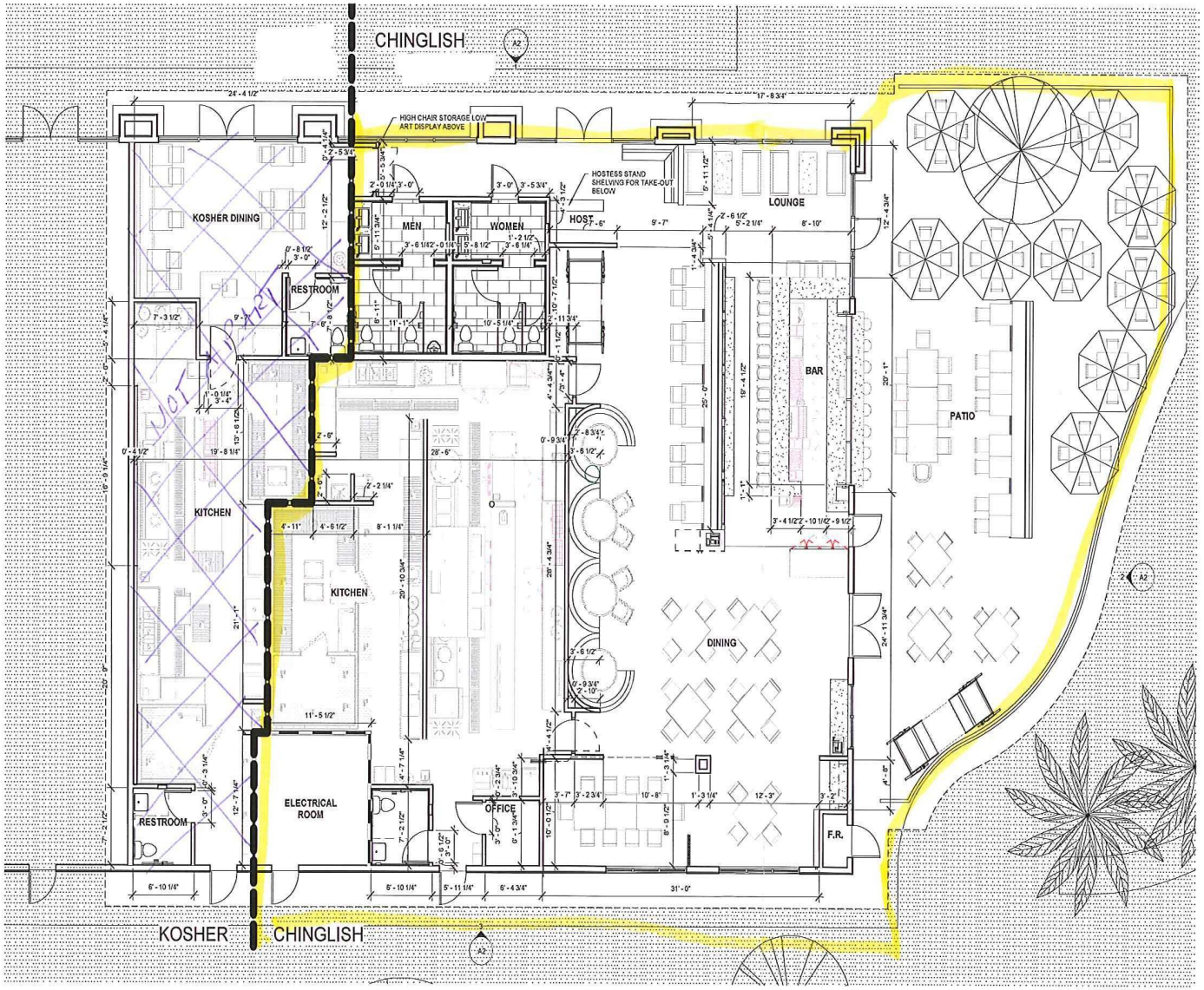
design...sustainability...architecture.
7229 West Sahara Avenue, Suite 120, Las Vegas, NV 89117 PH.702.641.0026 FX.702.475.4705 www.IZdesignstudio.com



CHINGLISH - SEATS PER AREA		
AREA NAME	# OF SEATS	AREA (SQ. FT.)
DINING	92	1656
BAR	21	147
LOUNGE	8	224
TOTAL 121		
PATIO	78	1500
TOTAL 199		

PRJ-77253
09/17/19

Scale 3/16" = 1'-0" Date 08.19.2019

IZ design studio
design...sustainability...architecture.

A1

CHINGLISH

CHINGLISH

KEN AND KITTY HECK



SUP-77281 [PRJ-77253] - SPECIAL USE PERMIT - APPLICANT: CHINGLISH RESTAURANT - OWNER: BOCA PARK MARKET PLACE SYNDICATIONS GROUP, LLC

8704 WEST CHARLESTON BOULEVARD, SUITE #103

08/29/2019

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kletzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

September 12, 2019

VIA HAND DELIVERY

NICOLE EDDOWES
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 S. Rancho Road, 3rd Floor
Las Vegas, NV 89106

Re: Chinglish Restaurant
8704 W. Charleston Blvd. Suite 103

Dear Nicole:

Our office represents Chinglish Restaurant, LLC ("the Applicant"). The Applicant is requesting a special use permit for a restaurant with alcohol. The location has been operated as a restaurant serving alcohol (formerly known as the Melting Pot) for many years at 8704 W. Charleston Blvd. The Melting Pot ceased operations in March of 2019 and therefore the previous use permit has just recently expired. The Applicant is proposing a new restaurant with outside dining and drinking at this location and would like to re-establish the ability to serve alcohol in conjunction with their restaurant.

As this location has been operating as a restaurant in this location for many years, there will not be any adverse effects or impact on the surrounding area. We thank you for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/AMP

PRJ-77253
09/17/19

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

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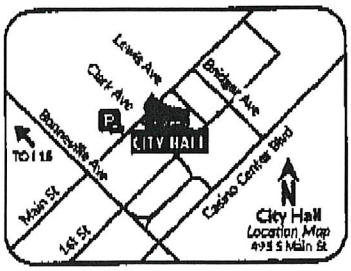
Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 3 0 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.

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

Please use available blank space on card for your comments.

SUP-77281 [PRJ-77253]
Planning Commission Meeting of **10/08/2019**

PRJ-77253
16305512011
MANDOLFO MICHAEL B & RENEE D
8705 PAVIA DR
LAS VEGAS NV 89117-1109

12A

Sep 30 2019 8:34AM HP LASERJET FAX p.1

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

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OCT 0 2 2019
Dept of Planning
City of Las Vegas

CASE: SUP-77281 [PRJ-77253] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: CHINGLISH RESTAURANT - OWNER: BOCA PARK MARKET PLACE SYNDICATIONS GROUP, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 8, 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, OCTOBER 7, 2019.***

Signature

10/2/19
Date

Kenneth Heck
Please Print Name

Chinglish Restaurant Group
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Item 12

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

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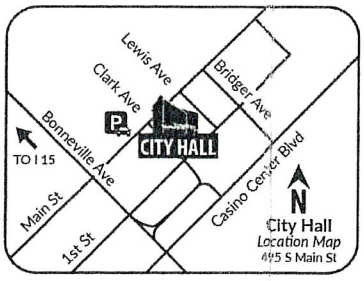

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77281 [PRJ-77253]

Planning Commission Meeting of **10/08/2019**

PRJ-77253
13832213086
STEPHEN & LOUISA L L C
12 FORREST WAY
MORRIS PLAINS NJ 07950

50 HRDFNP1 07950

27

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

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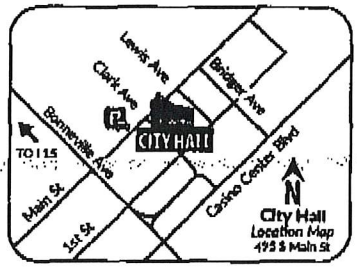

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77281 [PRJ-77253]
Planning Commission Meeting of **10/08/2019**

PRJ-77253
13832712010
RATHBUN BRIAN C & JENNIFER A
609 EFFORT DR
LAS VEGAS NV 89145-4818

RECEIVED
OCT 07 2019
Dept of Planning
City of Las Vegas

45 HRDFNP1 89145

12A

PAGE 01/01
HENDERSON STEEL
7025660957
10/07/2019 09:58

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

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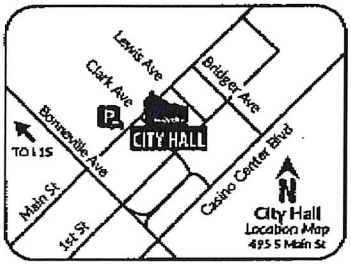

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77281 [PRJ-77253]
Planning Commission Meeting of **10/08/2019**

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OCT 07 2019
Dept of Planning
City of Las Vegas

PRJ-77253
13832213168
PANKRATZ FAMILY TRUST
PANKRATZ FRANK D & DIANE M TRS
9103 ALTA DR #801
LAS VEGAS NV 89145

45 HADFNP1 89145

12A

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

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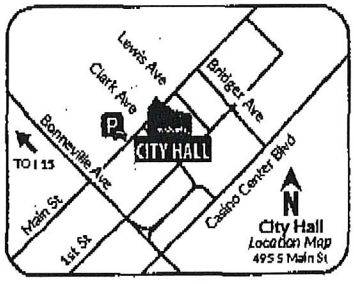

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OCT 07 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77281 [PRJ-77253]
Planning Commission Meeting of **10/08/2019**

PRJ-77253
16305514013
URENO JULIO & AGUEDA
8636 CREMONA DR
LAS VEGAS NV 89117

12A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
13

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

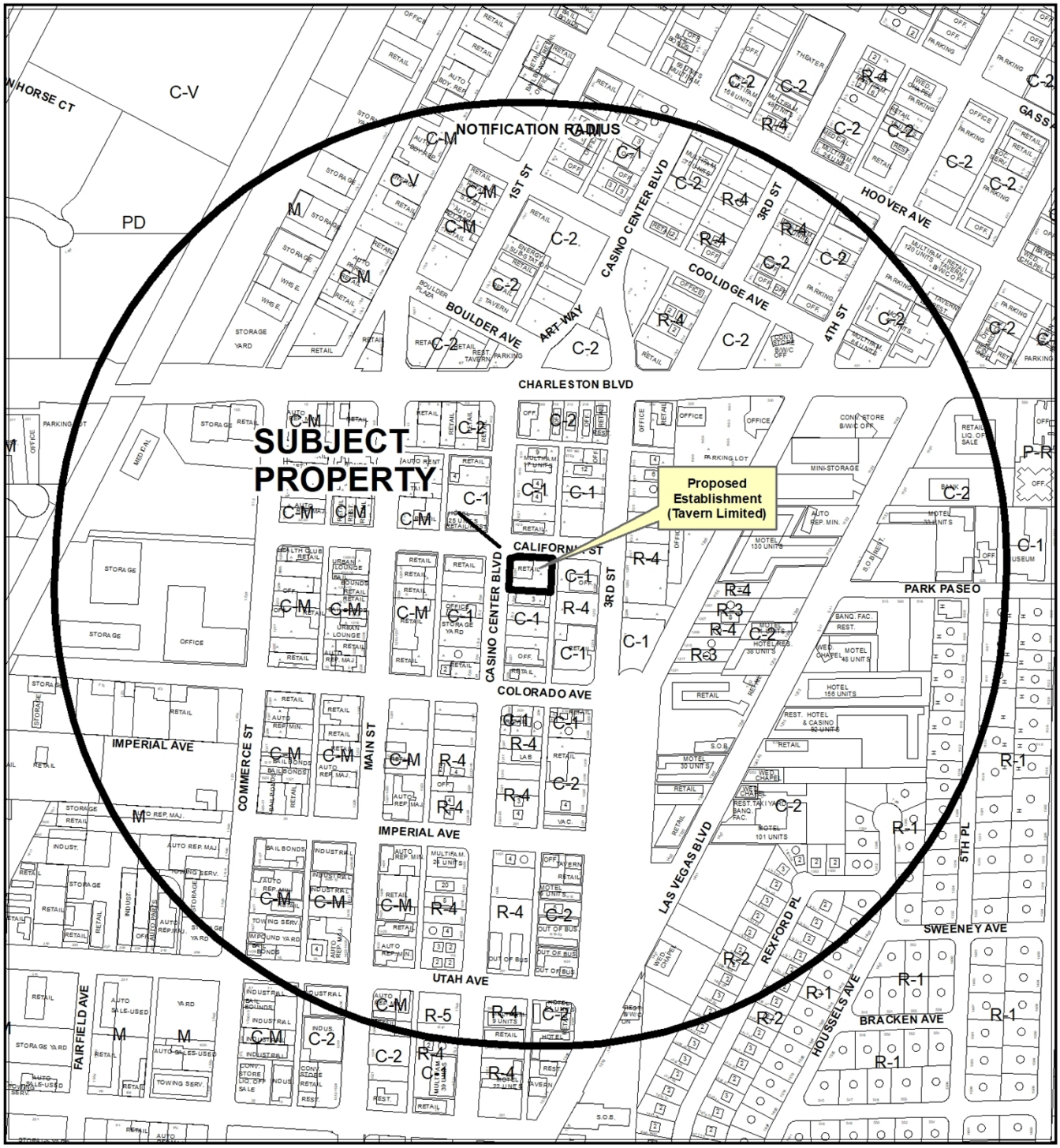
SUBJECT:
SUP-77288 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JENNIFER METZGER - OWNER: TOM J NEWTON, JR - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,540 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 3,192 SQUARE-FOOT OUTDOOR SEATING AREA at 1201 South Casino Center Boulevard (APN 162-03-110-046), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77182]. 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.	20
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. Support Postcards
8. Submitted after Final Agenda - Executed One Motion One Vote Documentation, Support Postcards and Documentation Not Vetted - Concern Postcard



0 375 750 Feet

CASE: **SUP-77288 (PRJ-77182)**

RADIUS: 1500 FEET

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

N



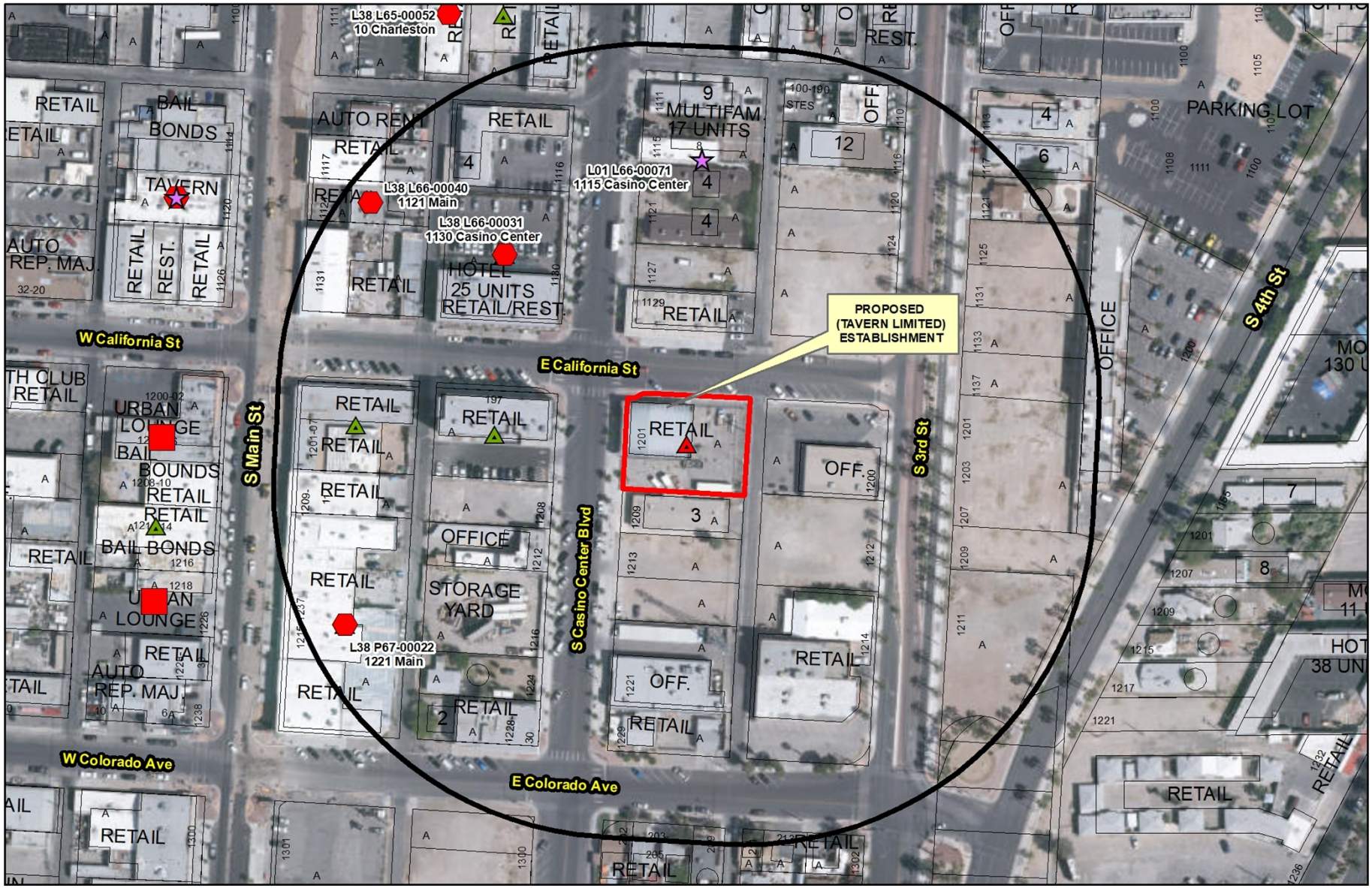
0 375 750 Feet

CASE: **SUP-77288 (PRJ-77182)**

RADIUS: 1500 FEET

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

N



SUP-77288 (PRJ-77182)

(TAVERN LIMITED) ESTABLISHMENT

Business Licenses

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

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 400 foot buffer

N

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

Date: Monday, September 9, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JENNIFER METZGER - OWNER: TOM J NEWTON, JR

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77288	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 362

PROTESTS 0

APPROVALS 9

**** CONDITIONS ****

SUP-77288 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

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

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

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

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

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

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

Public Works

8. A 5-foot clear pedestrian path in accordance with Title 19 appendix F.D.2.a.i is required to be maintained in conjunction with the outdoor dining activities.

9. Submit a License Agreement for the proposed outdoor dining in the California Street public right-of-way 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).

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 2,540 square-foot Tavern-Limited Establishment use with a 3,192 square-foot outdoor seating area at 1201 South Casino Center Boulevard in an existing commercial building. The applicant has indicated that the establishment will have a “locks and keys” theme.

ISSUES

- A Tavern Limited Establishment use is permitted in C-1 (Commercial Limited) zoning district with the approval of a Special Use Permit.

ANALYSIS

The applicant has proposed to develop a 0.35-acre site with Tavern-Limited Establishment use totaling 5,732 square feet at 1201 South Casino Center Boulevard. This includes 2,540 square-foot of interior area within the structure, and 3,192 square feet of outdoor seating via a small front patio and an activated plaza space in the east side yard.

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” This use is allowed in C-1 (Limited Commercial) zoning district, with a Special Use Permit. There are no minimum Special Use Permit Requirements for this use.

The subject site is located in C-1 (Limited Commercial) zoning district, which allows for retail and personal services in major retail corridors. Additionally, this subject site is located within the Downtown Las Vegas Overlay (DTLV-O), in the 18b Las Vegas Arts District, the creative heart of the city. This district is intended to attract and house a diverse community and provide a regional showcase for the arts, according to the Vision 2045 Downtown Master Plan. The applicant proposes to open a Tavern-Limited Establishment with the theme of locks and keys, as the original building was used for Lock Sales.

The Tavern Limited Establishment use allows only the sale of alcoholic beverages on-site, without gaming, within Area 1 of the Downtown Las Vegas Overlay District. Additionally, all Tavern Limited Establishments must establish a theme, as mentioned above, and must provide live entertainment at least two nights per week.

Staff recommends approval for this Special Use Permit request, as the site is compatible with the requested use, and the applicant meets all requirements for this permit type.

FINDINGS (SUP-77288)

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 Tavern Limited Establishment use will be located off two collector streets within the 18b Las Vegas Arts District. As directed by the Downtown Las Vegas Vision 2045 Master Plan, this area is intended to be reinvigorated by new small businesses making use of the existing industrial and commercial building stock that remains largely vacant. A Tavern Limited Establishment can be conduction harmoniously in the area as the surrounding area is a collection of walkable restaurants, bars and retail.

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

   The subject site can physically accommodate a Tavern Limited Establishment use in an existing commercial development, and is in close proximity of other commercial uses in the area. It will also invigorate the block as is will promote activity both inside the existing building and on the patio to the east of the building.

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 Tavern Limited Establishment use is located just off South Casino Center Boulevard, an 80-foot Collector, and East California Street, a 74-foot Collector, and is adequate in size to meet the requirements of the proposed use.

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

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

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

There are no applicable conditions for a Tavern Limited Establishment use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc
No relevant applications.

Related Building Permits/Business Licenses	
01/01/51	A business license (#L06-00013) was issued for a Locksmith at 1201 South Casino Center Boulevard. The license expired 04/01/18.
10/18/17	A business license (#G65-06123) was issued for Safe and Lock Sales at 1201 South Casino Center Boulevard. The license expired 04/01/18
12/05/17	A Code Enforcement case (#184598) was opened for unsafe electrical wiring, pigeons and stray barrels of oil. The case was resolved 08/27/18
05/08/19	A Code Enforcement case (#199918) was opened due to a homeless encampment set up in the side yard area. The case was resolved on 05/30/19.

Most Recent Change of Ownership	
02/16/99	A deed was recorded for a change in ownership.

Pre-Application Meeting	
08/12/19	A pre-application meeting was held to discuss the requirements for a Special Use Permit application, and to clarify the applicant's intentions for the patio space.

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

Field Check	
08/29/19	Staff observed a vacant commercial building with a dirt rear and side yard enclosed by chain link fence, on a routine field check.

Site Area	
Gross Acres	0.35

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
North	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
South	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
East	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
West	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan	Y
Special Area and Overlay Districts	***Compliance***
LW-O (Live/Work Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) 18B Arts District – Area 1	Y
Other Plans or Special Requirements	***Compliance***
Las Vegas Redevelopment Plan Area 1	Y
Southeast Sector/Revitalization Area	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Casino Center Boulevard	Collector	Master Plan of Streets & Highways	80	Y
California Street	Collector	Title 13	74	Y

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

Parking Requirement - Downtown							
Use	***Gross Floor Area***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Reg	Handi-capped	Reg	Handi-capped	
Tavern-Limited Establishment	5,732 SF [5,382 SF public seating (2,540 SF indoors and 3,192 outdoor seating)] & 350 SF remaining GFA	1:50 SF of public seating and waiting area, plus 1:200 SF of the total remaining gross floor area	109				
General Retail	346 SF	1:175 SF	2				
TOTAL SPACES REQUIRED			116		0		Y*
Regular and Handicap Spaces Required			111	5	0	0	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.

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) 1201 CASINO CENTER LV NV 89104

Project Name LOCK AND KEY LOUNGE **Proposed Use** BAR

Assessor's Parcel #(s) 162-03-110-046 **Ward #** 3

General Plan: Existing MXU Proposed No change **Zoning:** Existing C1 Proposed C1 no change

Additional Information SUP

Property Owner THOMAS J NEWTON AND INGELISE NEWTON **Contact** Thomas Newton

Address 1122 Ruthlee Pl City LV State NV Zip 89102

E-mail _____ Phone 702-303-0320

Applicant JENNIFER METZGER **Contact** JENNIFER METZGER

Address 11637 STARFISH CT. City LV State NV Zip 89138

E-mail thijennifer770yahoo.com Phone (702) 419-6339

Representative JENNIFER METZGER **Contact** JENNIFER METZGER

Address 11637 STARFISH CT. City LV State NV Zip 89138

E-mail thijennifer770yahoo.com Phone (702) 419-6339

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

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

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

Partner(s) _____

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

Property Owner Signature Thomas J Newton — Ingelise Newton

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

Print Name Thomas J Newton and Ingelise Newton

Subscribed and sworn before me

This 19th day of August, 20 19

Tory Harman

Notary Public in and for said County and State

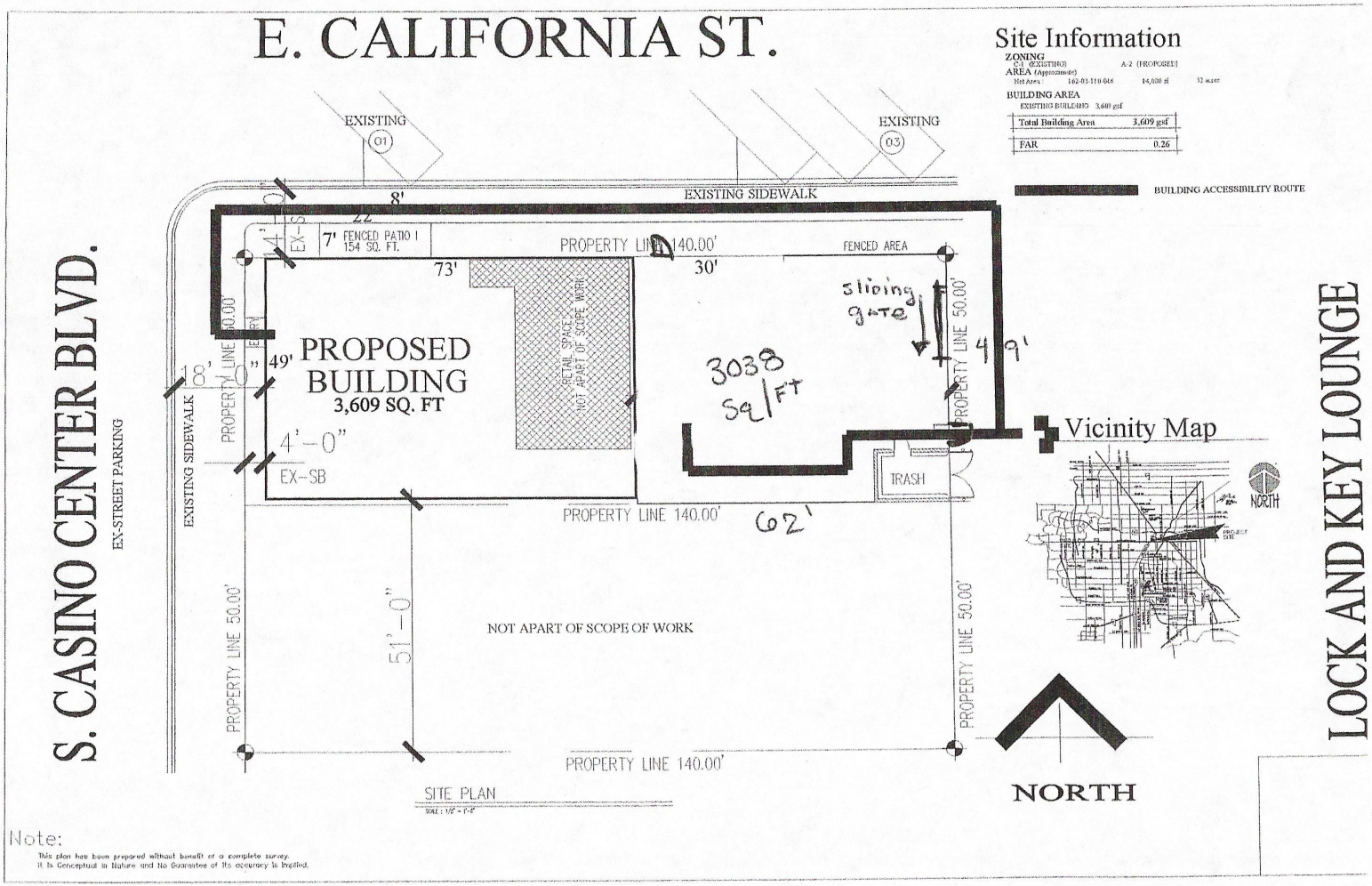
TORY HARMAN
NOTARY PUBLIC
STATE OF NEVADA
My Comm. Expires: 04-11-2020
Certificate No: 03-80990-1

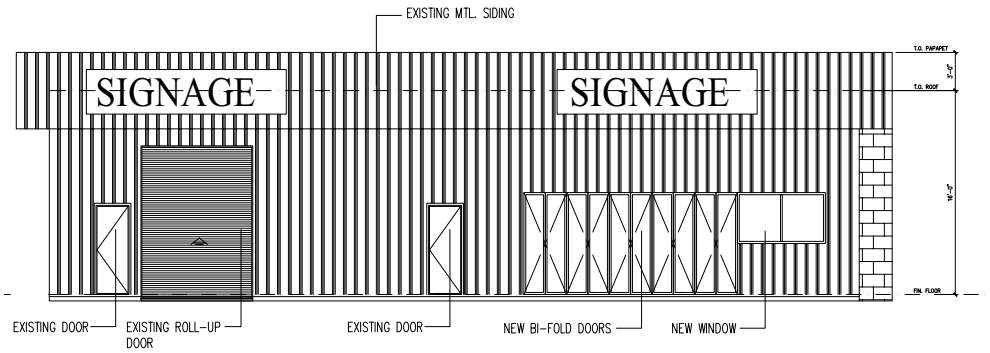
PRJ-77182
08/19/19

SCOPE OF WORK:

* 3609 square foot building.
* 946 square foot leasable retail space (no access to Lock & Key). Not in scope of work as referred to in floor plan.
* 1338 square feet of accessible space for patrons inside Lock & Key.
* 154 square foot patio located on California Avenue (accessible only through foldable doors within Lock & Key/access only available through venue.)
* 1170 square foot patio located on the back East side of the building (fenced in within property.)
* As noted on the site plan the south side of the building will have no doors or windows.
* As noted on the site plan the south side of the parcel, 50'x140', not in scope of work.
* 1868 square feet located on the north/east side of the building will be utilizable space for multiple uses (will obtain event permit as needed.) The space will also be utilized for multiple food trucks to rotate at a maximum of 4 hours per day per truck (only during hours of operation.) This space will be used in a similar manner as to how Ferguson's puts on the Market in the Alley.
* Only access to the 1868 square feet of utilizable space will be through Lock & Key. An exit door (push bar) will be found at the back of this space that will exit into the alley.
* Entire 1868 square foot utilizable space will be enclosed.

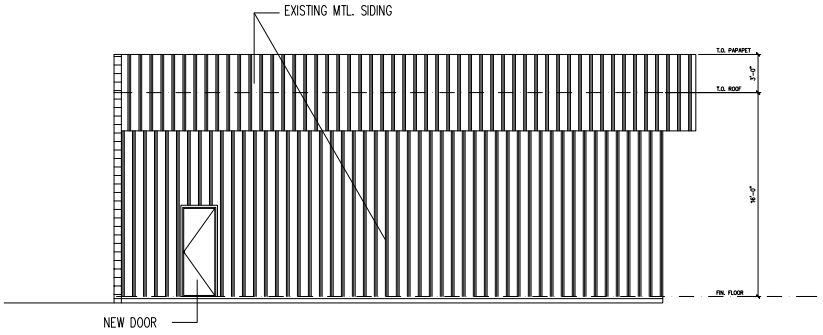
PRJ-77182
08/19/19


E. CALIFORNIA ST.
S. CASINO CENTER BLVD.
EX-STREET PARKING
LOCK AND KEY LOUNGE
EXISTING
01
EXISTING
03
EXISTING SIDEWALK
8'
22'
7' FENCED PATIO
154 SQ. FT.
EX-S
PROPERTY LINE 140.00'
FENCED AREA
30'
73'
sliding gate
PROPOSED BUILDING
3,609 SQ. FT
RETAIL SPACE
NOT APART OF SCOPE WORK
3038 SQ/FT
49'
18'-0"
4'-0"
EX-SB
TRASH
PROPERTY LINE 50.00'
EXISTING SIDEWALK
PROPERTY LINE 140.00'
62'
51'-0"
NOT APART OF SCOPE OF WORK
PROPERTY LINE 50.00'
PROPERTY LINE 140.00'
SITE PLAN
NORTH
Site Information
ZONING
C-1 (EXISTING)
A-2 (PROPOSED)
AREA (Approximate)
Net Area
162-03-110-046
14,000 sf
32 acres
BUILDING AREA
EXISTING BUILDING 3,609 gsf
Total Building Area 3,609 gsf
FAR 0.26
BUILDING ACCESSIBILITY ROUTE
Vicinity Map
NORTH
Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.



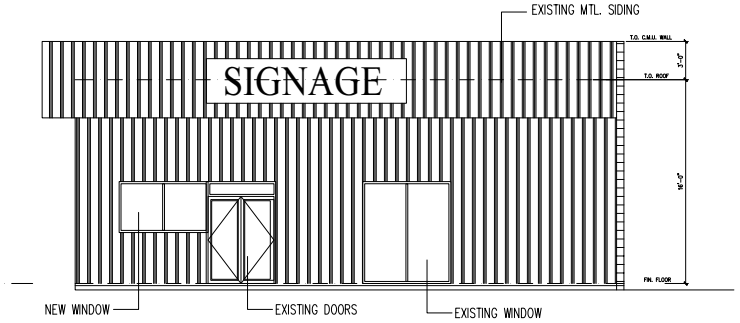
NORTH ELEVATION

SCALE : 1/4" = 1'-0"



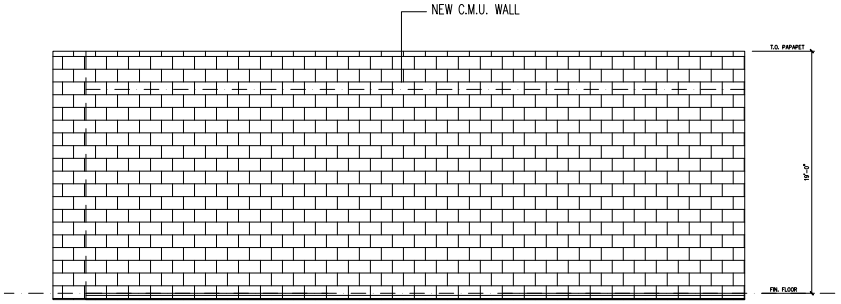
EAST ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

LOCK AND KEY LOUNGE

PRJ-77182
08/19/19

PRJ-77182
08/19/19

BUILDING CODE SUMMARY

CHAPTER ONE - CODE ADMINISTRATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES

BUILDING	2018 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
MECHANICAL	2018 UNIFORM MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
PLUMBING	2018 UNIFORM PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
ACCESSIBILITY	2018 ICC/ANSI A117
ENERGY	2018 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE LIFE SAFETY	2018 FIRE CODE

CHAPTER FIVE - GENERAL REQUIREMENTS

PRIMARY USES

A-2 TAVERN/BAR 3,609 gsf BUSINESS

CHAPTER SIX - CONSTRUCTION REQUIREMENTS

TYPE OF CONSTRUCTION: TYPE V-B (NON-SPRINKLERED)

OCCUPANT LOADS:

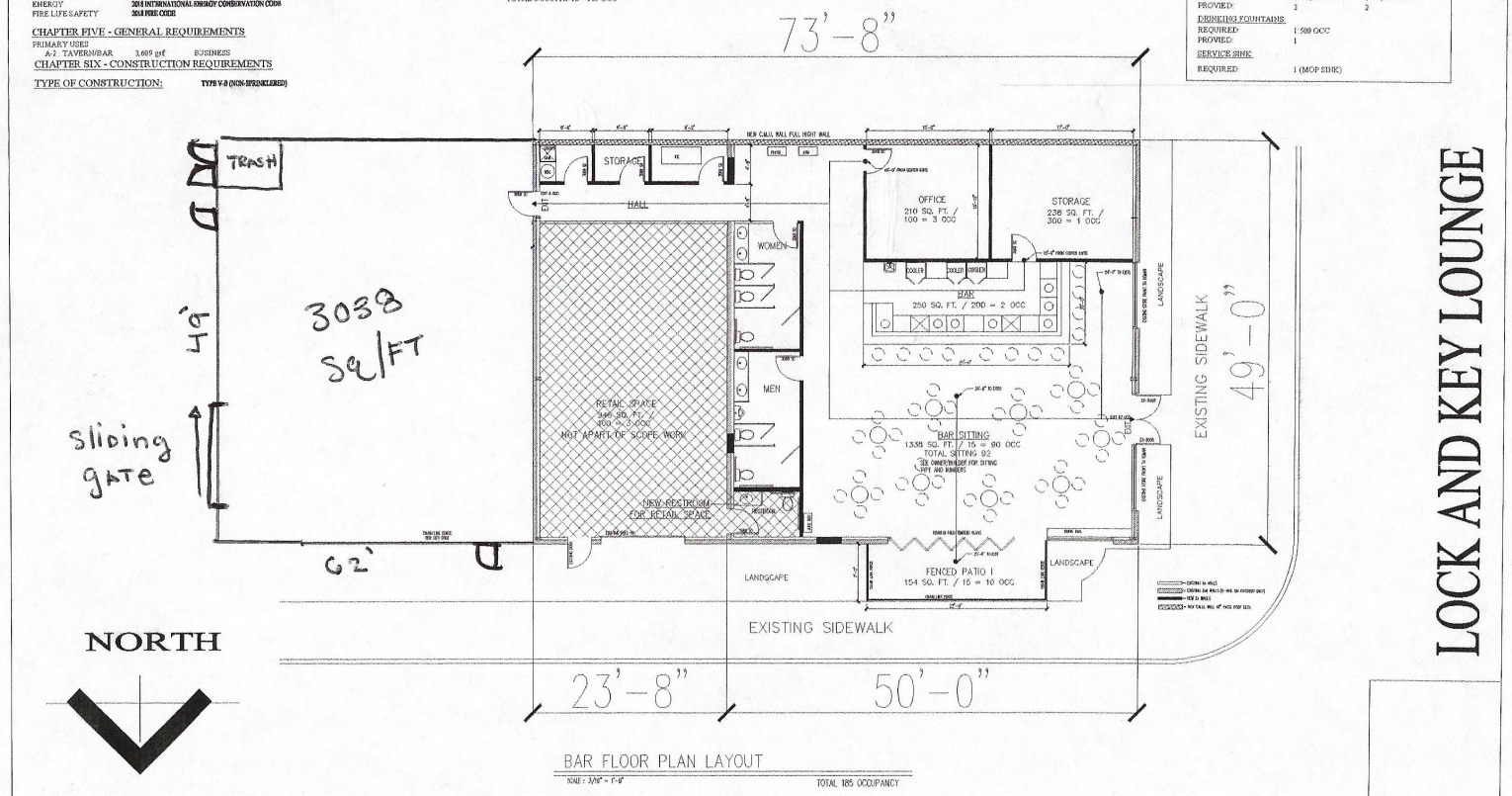
OFFICE	(1 PER 100 S.F./OCC.) - 448 SQ. FT. = 05 OCC	
LOUNGE AREA	(1 PER 15 S.F./OCC.) - 1338 SQ. FT = 90 OCC	
BAR AREA	(1 PER 200 S.F./OCC.) - 268 SQ. FT. = 02 OCC	
LOUNGE		TOTAL= 97 OCC
PATIO		
PATIO #1	(1 PER 15 S.F./OCC.) - 1,170 SQ. FT. = 78 OCC	
PATIO #2	(1 PER 15 S.F./OCC.) - 154 SQ. FT. = 10 OCC	
		TOTAL OCCUPANTS = 185 OCC

MEANS OF EGRESS:

EXITS REQUIRED	2 PER TENANT SPACE
EXITS PROVIDED	2 EXIT PROVIDED

PLUMBING CODE ANALYSIS:

WATER CLOSETS	MALE	FEMALE
REQUIRED:	(1:40) 93 OCC	(1:40) 93 OCC
PROVIDED:	3	3
LAVATORIES:	MALE	FEMALE
REQUIRED:	(1:75) 93 OCC	(1:75) 93 OCC
PROVIDED:	2	2
DRINKING FOUNTAINS:		
REQUIRED:	1:500 OCC	
PROVIDED:	1	
SERVICE SINK:		
REQUIRED:	1 (MOP SINK)	



BAR FLOOR PLAN LAYOUT

SCALE: 3/16" = 1'-0" TOTAL 185 OCCUPANCY

LOCK AND KEY LOUNGE



SUP-77288 [PRJ-77182] - SPECIAL USE PERMIT - APPLICANT: JENNIFER METZGER - OWNER: TOM J NEWTON, JR
1201 SOUTH CASINO CENTER BOULEVARD

08/29/2019



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1201 SOUTH CASINO CENTER BOULEVARD

08/29/2019

Justification Letter

Lock & Key

Request for Special Use Permit for Tavern-Limited Establishment

Nature of the project:

Lock & Key will be the newest cocktail bar in the Arts District. We will provide craft cocktails, beer and wine in a uniquely styled venue that you cannot find anywhere else. The name Lock & Key came about after discovering that the building was originally used for 50+ years as the main locksmith in that area. We wanted to incorporate some of the buildings history into our venue and theme.

Within its four walls will be a 1,338 square foot area for guests and filled with vintage furniture, grand chandeliers and decorated in boutique wallpaper with hints of street pop art. Our name Lock & Key provides us with an interesting twist on décor as we will use that theme in new and different ways throughout the venue. Whether it is the safes that have been repurposed as tables and cabinets or the photo feature wall that will be covered in old boutique door knobs, the venue will provide guests with an experience unlike any other. Lock & Key will feature a cocktail menu that includes themed cocktails that play off the locksmith concept and will be rotated seasonally.

We are requesting the permit for a total indoor space of 2,540 square feet and outdoor seated space that totals 3,192 square feet. That includes the patio located along California Avenue that will be 154 square feet and will be accessible through the 19 foot foldable windows that give the venue an indoor/outdoor feel. The second outdoor area is East of the building and will be 3038 square feet of enclosed space that will have a two push bar exit doors with access out into the alley. These spaces will only be accessible through Lock & Key.

Our one of a kind bar offers a vintage style feel that will be another eye catching feature. We will have huge wooden shelving and cabinets reaching near the ceiling that craft spirits and glassware will rest on. The materials the bar will consist of will be a combination of reclaimed wood and brick that we will tie in the décor throughout the venue.

The restrooms décor will be another highlight of the venue. The women's restroom will be glamorous, with gold fixtures and will have a chandelier of its own. The men's restroom will be covered in original street art and have an industrial feel.

We will drive business through social media outlets, in house bar promotions, happy hour and special events. Guests will have access to a jukebox inside where they can play various lounge tracks for added ambiance. A minimum of four nights a week we will have live entertainment in order to add an addition element to the venue that guests can enjoy while engaging in conversation and relaxing within the venue.

PRJ-77182
09/17/19

Accessible through an entrance on California Avenue will be a separate leasable retail space that will cover 946 square feet and have no access to Lock & Key. It will be a separate entity from Lock & Key and not in our scope of work.

Projected hours of operation:

4PM-3AM Monday-Sunday

Staffing:

Our venue will be staffed adequately with unarmed security officers (third party vendor) and bar staff to accommodate all hours of operation seven days a week.

Parking:

We plan on catering to people living, working and playing in the downtown area. Free parking is available on all public streets in the surrounding area. We will not have parking available on the property.

Trash:

The current location of the trash receptacle is in the alley on the East side of our property. We would like to move it 40' to the north. Essentially shifting it along the same path in the alley it is currently on.

Vendor Deliveries:

Vendor delivery trucks will utilize the alley way to temporarily stage their vehicles to deliver goods. Allowing vendors to utilize the alley will keep vendor vehicles from impeding traffic.

Signage:

The building currently has three light boxes located on three corners of the building along California Avenue and Casino Center Blvd. that we plan to utilize for our signage.

Exterior Building:

The current building façade is made up of unique corrugated metal paneling that we plan to utilize to differentiate us from the surrounding stucco buildings. Another décor focal point of the venue will be our unique front double doors. We will be adding adequate light features/fixtures to increase visibility to our building and surrounding sidewalk.

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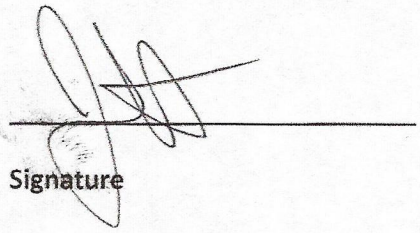
09/17/19



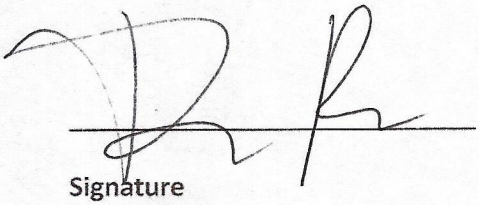
Signature

9-17-19

Date

Jennifer Metzger

Print



Signature

9/17/19

Date

Dillon Reese

Print

PRJ-77182
09/17/19

16094828164 From: GARY Creagh
2019-09-30 03:30:46 (GMT)
To: Dept planning Page 5 of 9

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

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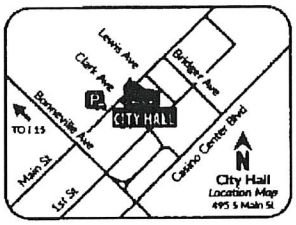

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

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LAS VEGAS NV 89158

101 HRDFNP1 89158

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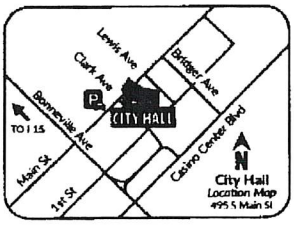

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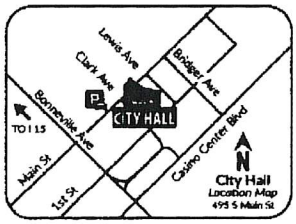

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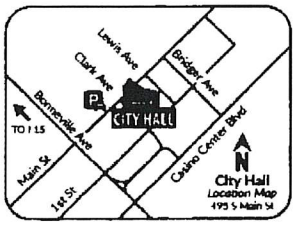

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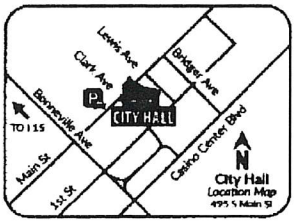

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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LAS VEGAS NV 89158-4364

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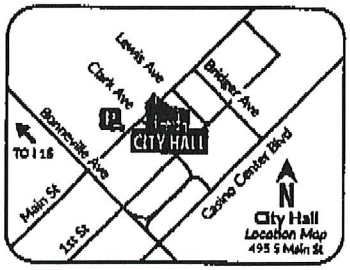

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City of Las Vegas

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]

Planning Commission Meeting of 10/08/2019

PRJ-77182
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

13A

09/30/2019 09:49 (FAX) P.001/002

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.

SUP-77288 [PRJ-77182]

Planning Commission Meeting of **10/08/2019**

PRJ-77182
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

13A

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

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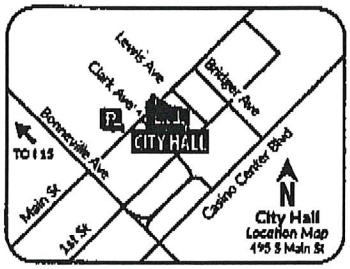

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]

Planning Commission Meeting of 10/08/2019

PRJ-77182
16203110108
BAILEY KAREN M & PRATO T LIV TR
C/O THOMAS PRATO TRS
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

13A

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

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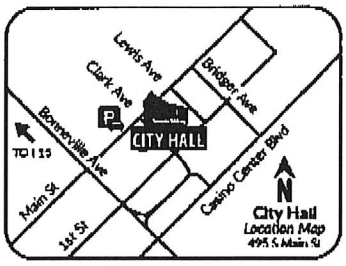

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
16203110011
CORNERSTONE COMPANY
820 RANCHO LN #85
LAS VEGAS NV 89106

67 HRDFNP1 89106

13A

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

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OCT 0 7 2019
Dept of Planning
City of Las Vegas

CASE: SUP-77288 [PRJ-77182] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: JENNIFER METZGER - OWNER: TOM J NEWTON, JR

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 8, 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, OCTOBER 7, 2019.***

Signature

10-3-19
Date

Jennifer Metzger
Please Print Name

Lock & Key Lounge
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Item 13

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

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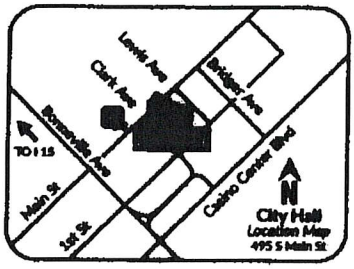

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
13934401008
DOWNTOWN HOLDING GROUP L L C
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

13A

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

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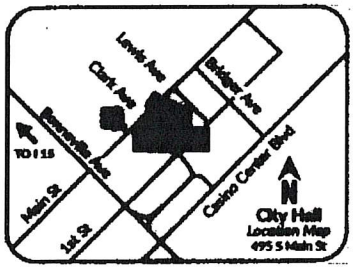

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]

Planning Commission Meeting of **10/08/2019**

PRJ-77182
13934410101
DOWNTOWN HOLDING GROUP L L C
CITY OF LAS VEGAS LEASE
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

13A

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

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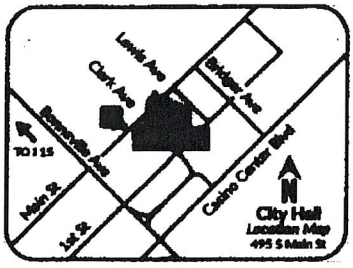
Las Vegas, NV
Permit No. 1639

Return Service Requested
Official Notice of Public Hearing



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OCT 07 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
13934401009
DOWNTOWN HOLDING GROUP L L C
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

13A

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

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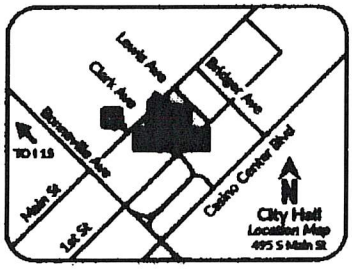
Las Vegas, NV
Permit No. 1630

Return Service Requested

Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]

Planning Commission Meeting of **10/08/2019**

PRJ-77182
13934410252
DOWNTOWN HOLDING GROUP L L C
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

13A

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

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Las Vegas, NV
Permit No. 1630

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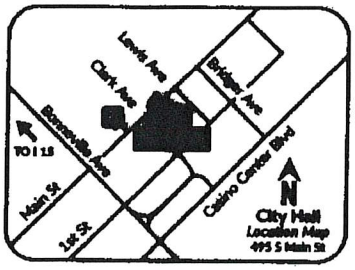

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
13934410131
DOWNTOWN HOLDING GROUP L L C
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

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01/01/2006 00:12 17022433735 ____ PAGE 01/01

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

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Permit No. 1630

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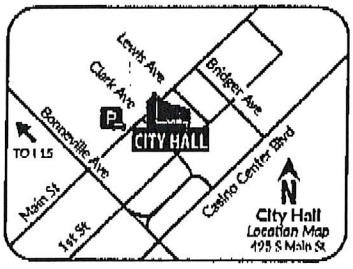

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City of Las Vegas

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

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

21 HRDFMP1 89128

13A

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

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Las Vegas, NV
Permit No. 1630

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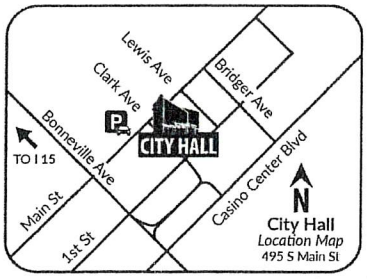

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
13934410018
SHINNICK TRUST
SHINNICK KEVIN A & LAURA L TRS
133 VIRGINIA ST #4
EL SEGUNDO CA 90245

52 HRDFNP1 90245

13A

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

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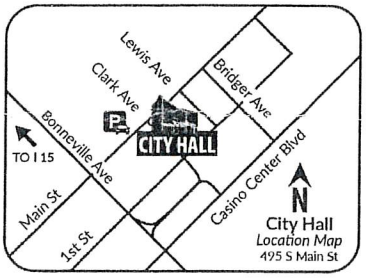

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
16203210047
K L A HOLDINGS L L C
3722 LAS VEGAS BLVD S #1604E
LAS VEGAS NV 89158

101 HRDFNP1 89158

13A

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Department of Planning
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Las Vegas, Nevada 89106

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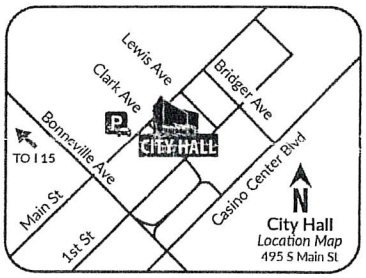

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
16203110060
K L A HOLDINGS L L C
3722 LAS VEGAS BLVD S #1604E
LAS VEGAS NV 89158

101 HRDFNP1 89158

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

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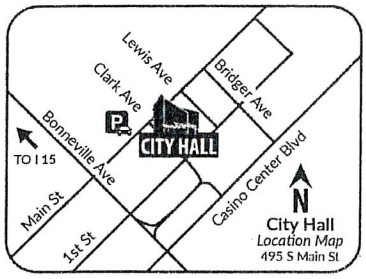

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]

Planning Commission Meeting of **10/08/2019**

PRJ-77182
16203210091
CEDAR ARMS L L C
C/O TOD LAS VEGAS LLC
700 N MAIN ST
LAS VEGAS NV 89101

ES10181914 C022

BA

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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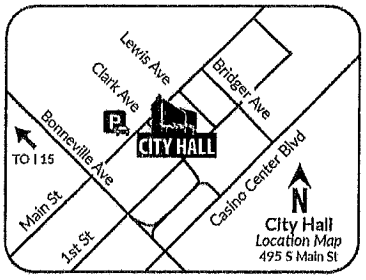

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77288 [PRJ-77182]
Planning Commission Meeting of **10/08/2019**

PRJ-77182
16203210063
TOD LAS VEGAS 1 L L C
700 N MAIN ST
LAS VEGAS NV 89101

89101 MRDFNP1

13A

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

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Las Vegas, NV
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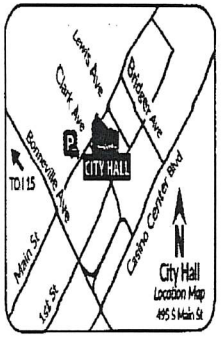

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77288 [PRJ-77182]

Planning Commission Meeting of **10/08/2019**

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OCT 07 2019
Dept of Planning
City of Las Vegas

PRJ-77182
16203110083
MAIN STREET LAS VEGAS L L C
3395 S JONES BLVD #202
LAS VEGAS NV 89146-6729

☒ Only if they keep their on-site parking. See next page for comments.

97 HRDFNP1 89146

Planning Commission - Page 222

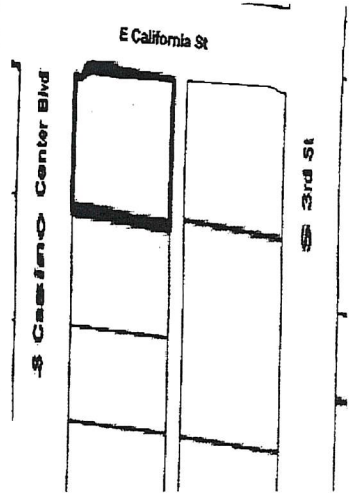
13 C

Application Information

SUP-77288 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JENNIFER METZGER - OWNER: TOM J NEWTON, JR - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,540 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 3,192 SQUARE-FOOT OUTDOOR SEATING AREA at 1201 South Casino Center Boulevard (APN 162-03-110-046), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77182].

Are they removing all the on site parking? If so we vote No. Too many of these new developments have removed existing parking. We do not have enough now!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/08/2019*
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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
14

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

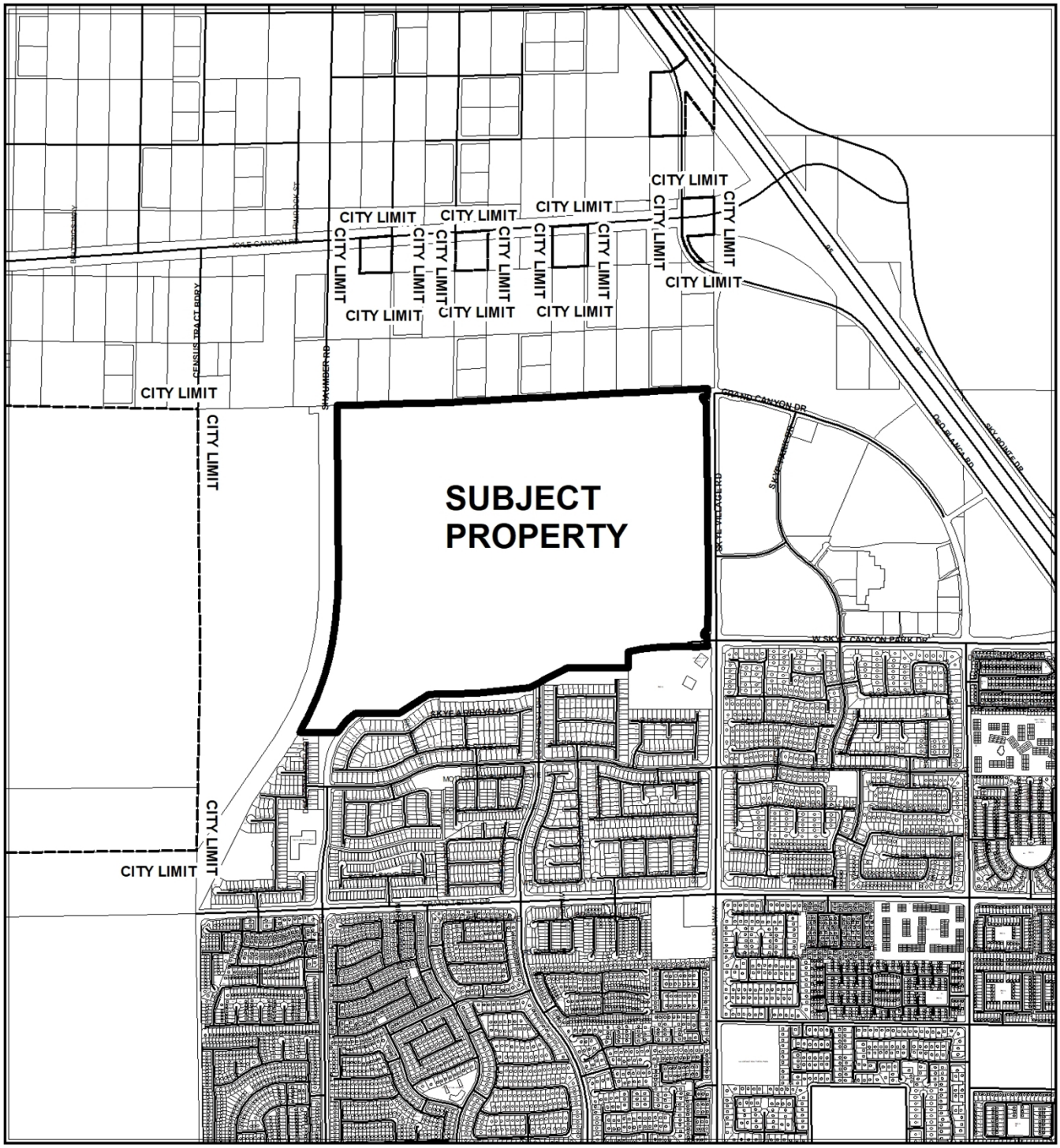
SUBJECT:
TMP-77328 - TENTATIVE MAP - SKYE CANYON PHASE 4 - APPLICANT/OWNER: SECTION 12, LLC - For possible action on a request for a Parent Tentative Map FOR A 17-LOT MASTER PLANNED SUBDIVISION on 275.26 acres at the northwest corner of W Skye Canyon Park Drive and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-77323]. Staff recommends APPROVAL.

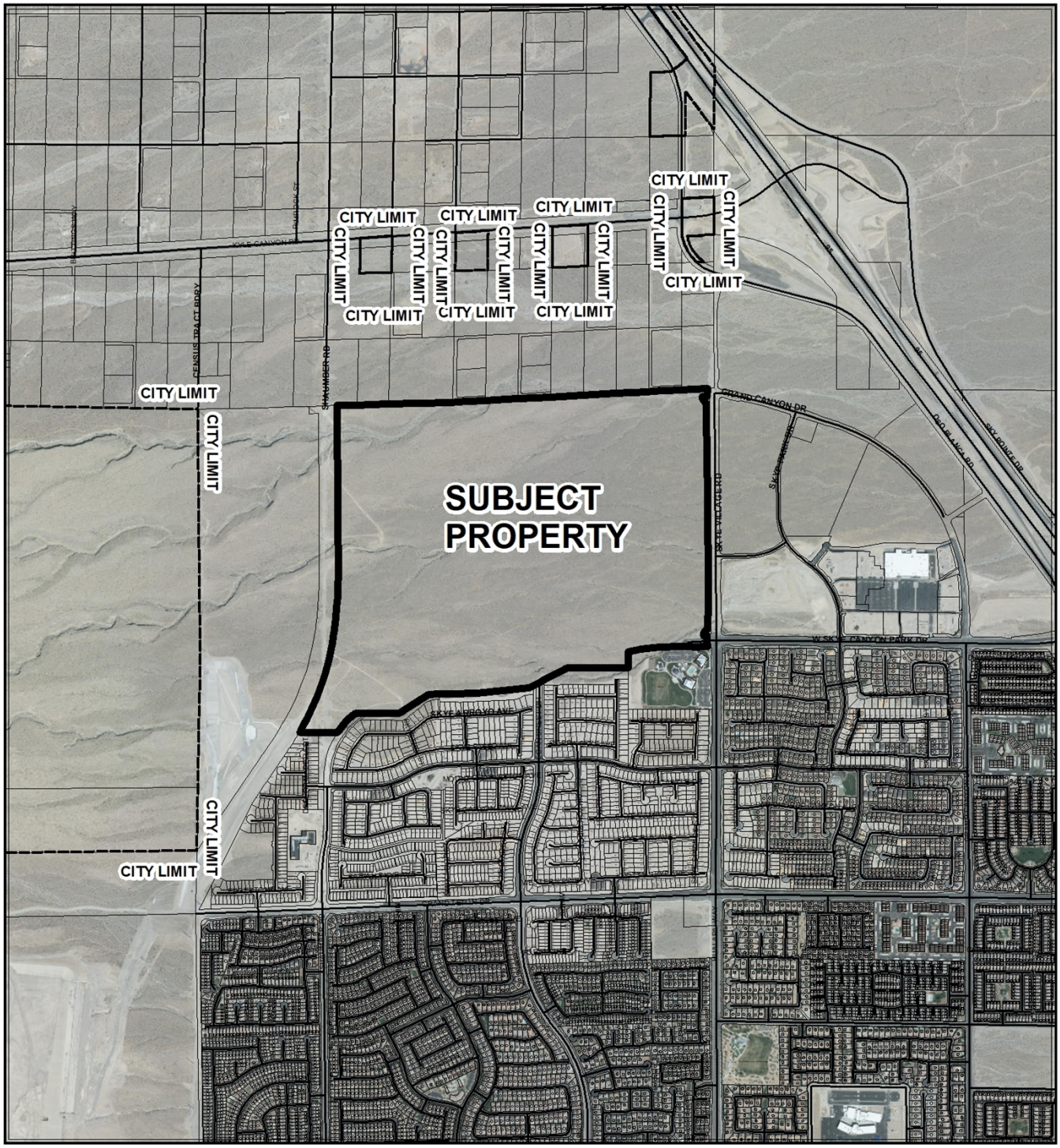
P.C.: Final Action (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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


SUBJECT PROPERTY
CITY LIMIT
CITY LIMIT
CITY LIMIT


SUBJECT PROPERTY
CITY LIMIT
CITY LIMIT
CITY LIMIT

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SECTION 12, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-77328	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

SS

** CONDITIONS **

TMP-77328 CONDITIONS

Planning

1. The previously approved parent tentative map for this area (TMP-76900) shall be expunged upon final approval of this tentative map.

2. 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.

3. All development shall conform to the Skye Canyon Development Agreement and related exhibits as amended, including the Skye Canyon Development Standards and Skye Canyon Parks Agreement.

4. All future child tentative maps proposed within the boundaries of this parent tentative map shall clearly indicate the locations and segments of all trails identified by the Trails Element of the Las Vegas 2020 Master Plan, the Skye Canyon Parks Agreement, and the Skye Canyon Development Standards.

5. All future child tentative maps proposed within the boundaries of this parent tentative map shall provide perimeter wall details and elevations in conformance with the standards and procedures contained within the Skye Canyon Development Standards.

6. Technical landscape plans for the perimeters of Developer Parcels contained within the boundaries of this tentative map shall be submitted concurrently with submittal of future child tentative maps for Developer Parcels.

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

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

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

Public Works

10. Each Final Map by the Master Developer shall grant all Traffic Signal Chord Easements, Streetlight Easements, Public Drainage Easements, and Public Sewer Easements and any other public easements for locations of public facilities that are not within the public right of way concurrent with a Final Map that includes areas where these easements are required. Easements across common lots shall be granted for access and public infrastructure to support individual "Pod" development concurrent with each Final Map that proposed to create "Pod" developments.

11. Grant Public Sewer Easements on the Final Map for this site through Parcel 2.08 from Parcel 2.09 to Skye Village Road, through Parcel 5.03 from Parcel 5.01 to Iron Mountain Road, and through Parcel 5.09 from Sheep Mountain Parkway to Shaumber Road at a width and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works unless otherwise approved by the City Engineer.

12. Per section 3.07(c)(ii) of the Development Agreement, no improvements are required prior to the recordation of the Final Map for this site; however, bonding to secure the placement of survey monuments is required prior to the recordation of a Final Map for this site.

13. Each new driveway or proposed access point on to Village Street shall be required to have a Site Visibility Restriction Zone (SVRZ) Analysis performed per American Association of State Highway and Transportation Officials (AASHTO) Standards prior to receiving approval for each access point. SVRZs shall be shown on all individual "Pod" developments. Restriction for items allowed within SVRZ shall be: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained." Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.

14. A minimum two lanes of asphalt pavement on all village streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Phased construction by the Master Developer of required Village Streets shall conform to the requirements within the Development Agreement Section 3.04(c).

15. Comply with the approved Wastewater Master Plan Study for Skye Canyon West. Concurrent with the construction of Village Streets, extend public sewer in Iron Mountain Road to the west edge of the development, construct public sewer in Shaumber Road to serve Parcels 2.30, 2.36, 5.10, and 5.13, and construct public sewer in Skye Village Road to serve Parcel 2.31.

16. Prior to the recordation of a Final Map for this site, an update to the approved Master Traffic Impact Analysis must be submitted and approved by the Department of Public Works. Southbound right turn lanes on Shaumber Road at school driveways and a bus turnout on the south leg of the Skye Canyon Park Drive/Shaumber Road intersection are required, unless otherwise allowed in the approved Master Traffic Impact Analysis.

17. Prior to the recordation of a Final Map for this site, an update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

18. 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 additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Final Map. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a parent Tentative Map for a 17-lot master planned subdivision on 275.26 acres of undeveloped property at the northwest corner of W Skye Canyon Park Dr and Skye Village Road.

ISSUES

- This parent tentative map will replace the Tentative Map (TMP-76900) approved August 13, 2019 by the Planning Commission.
- This tentative map assumes certain minor amendments to the Skye Canyon Master Land Use Plan. Prior to approval of this parent tentative map, a Minor Modification (MOD-77327) of the Skye Canyon Master Land Use Plan that details these changes shall have been approved.
- To allow for flexibility of design of the arroyos, the tentative map shows easements over the arroyo areas on individual Developer Parcels. These areas must be mapped into separate common lots on future children tentative and maps.

ANALYSIS

The Planning Commission approved a 14-lot parent Tentative Map (TMP-76900) over this area on August 13, 2019. This request would replace the approved map with a 17-lot parent map. Three adopted park parcels that were not labeled on the previously approved map have been added, and the configuration of lots east of Shaumber Road is proposed to be modified. Approval of this map is contingent on approval of and conformance to a Minor Modification of the Skye Canyon Master Land Use Plan pursuant to Section 3.05(d)(ii) of the Skye Canyon Development Agreement to reconfigure the Developer Parcels. Staff approved a Minor Modification (MOD-77327) on September 24, 2019.

The 275-acre area is zoned T-D (Traditional Development), which was established to permit and encourage the development of comprehensively planned mixed-use communities with a minimum of 80 contiguous acres of land under one ownership or control, which can generally exist as a self-contained community. Development standards were approved through a separate Development Standards and Design Guidelines document included with the fifth amendment of the Skye Canyon Development Agreement (DIR-76242).

Section 3.05(b) of the Skye Canyon Development Agreement permits Minor Modifications to change the design of the arroyos in substantial conformance with Exhibit R of the Development Agreement, subject to obtaining Federal 404 permit approval for removal of arroyos from Waterways of the United States. The design of the arroyos is therefore flexible to allow for changes on the edges of the adjacent Developer Parcels. For this reason, arroyos are not assigned parcel designations. The parent tentative and final maps will show Developer Parcel lines extending to the centerline of the arroyos and easements granted over the area to be maintained as arroyos to allow for this flexibility. Individual Developer Parcels to be mapped through future mapping actions must parcel off arroyos as separate common lots with a note that such areas are to be controlled and maintained by the Master Developer.

Perimeter wall details and elevations do not need to be shown on this parent map. Perimeter wall conditions will need to be submitted at the time of submittal of tentative maps for the development parcels to ensure conformance with the Skye Canyon Development Standards, along with Master Developer approval.

Trail segments are generally located along the major street alignments, but are not shown on the parent tentative map. All future tentative map children maps based on the area contained within the parent tentative map must indicate all trail segments as approved through the Las Vegas 2020 Master Plan, the Skye Canyon Development Standards and the Skye Canyon Parks Agreement. In addition, conceptual landscape plans for the perimeter of each development parcel must be submitted concurrently with each child tentative map.

A Development Impact Notice and Assessment (DINA) was not required for this tentative map submittal, as impacts to the area were noted on the DINA submitted with the amended Development Agreement (DIR-76242).

FINDINGS (TMP-77328)

The Tentative Map generally conforms to the terms of the Sunstone Development Agreement, is in substantial conformance with the Sunstone Master Land Use Plan as modified through administrative action (MOD-77327) and has been approved by the Sunstone Design Review Committee. The map conforms to Nevada Revised Statutes as applicable for tentative maps. Staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
05/16/07	The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas.
07/18/07	The City Council approved a request for a Review of Condition (ROC-22954) to remove all conditions of approval of Rezoning (ZON-20543). Staff recommended approval.
08/08/07	The City Council approved a request for a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road and a Petition to Annex (ANX-21950) 5.15 acres generally located on the south side of Kyle Canyon Road, east of Alpine Ridge Way. The Planning Commission and staff recommended approval. The effective date of the annexations was 09/14/07.
04/08/14	The Planning Commission approved a parent Tentative Map (TMP-53058) for a 45-lot subdivision (Skye Canyon) on 1,661.80 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
09/18/14	The Final Map (FMP-53700) for a four-pod residential subdivision (Skye Canyon Phase 1) on 163.65 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive was recorded.
01/21/15	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between US 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/16	The Planning Commission approved a parent Tentative Map (TMP-65803) for an 86-lot mixed use subdivision (Skye Canyon II) on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive. Staff recommended approval.
07/18/18	The City Council approved a request for a Major Modification (MOD-73325) of the Kyle Canyon Development Standards to amend minimum setback standards in the Kyle R-CL (Single Family Compact Lot), Kyle R-TH (Single Family Attached) and Kyle R-2 (Medium-Low Density Residential) Districts. The Planning Commission and staff recommended approval.
03/06/19	The City Council approved a request for a Major Modification (MOD-75347) of the Kyle Canyon Development Standards revised July 20, 2016 to amend the development standards to include private gated street sections. The Planning Commission and staff recommended approval.
06/19/19	The City Council approved the Fifth Amendment and Restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (DIR-76242). The Planning Commission and staff recommended approval.
08/07/19	The City Council adopted the Fifth Amendment and Restatement of the Skye Canyon Development Agreement through Bill 2019-24.
08/13/19	The Planning Commission approved a request for a parent Tentative Map (Skye Canyon Phase 4) for a 14-lot master planned subdivision on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
09/24/19	Department of Planning staff administratively approved a Minor Modification (MOD-77327) of the Skye Canyon Master Land Use Plan to reconfigure Development Parcels on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/13/15	A building permit (284397) was issued for a security office building at 10131 W Skye Canyon Park Dr. The permit received its final inspection on 03/17/16.

Pre-Application Meeting
A pre-application meeting was held with the applicant to discuss submittal requirements for the previous Tentative Map application (TMP-76900). As only minor changes were being proposed and the same requirements would apply to the new map, a second pre-application meeting was deemed unnecessary.

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

Field Check	
09/11/19	The site is undeveloped with desert vegetation. W Skye Canyon Park Dr extends west from Skye Village Road as an unpaved road.

Details of Application Request	
Site Area	
Gross Acres	275.26

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Arroyo/Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Sheep Mountain Parkway (Undeveloped)	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (per Skye Canyon Development Agreement)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Skye Village/Grand Canyon

Project Name Skye Canyon West **Proposed Use**

Assessor's Parcel #(s) 126-12-501-004 **Ward #**

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

Additional Information

Property Owner Section 12, LLC Contact Bobby Williamson

Address 11411 Southern Highlands Parkway # 300 City Las Vegas State NV Zip 89141

E-mail bwilliamson@olympiacompanies.com Phone 702-220-6565

Applicant Section 12, LLC Contact Bobby Williamson

Address 11411 Southern Highlands Parkway # 300 City Las Vegas State NV Zip 89141

E-mail bwilliamson@olympiacompanies.com Phone 702-220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail cjensen@shg-inc.com Phone 702-284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Mark A Boldue

Subscribed and sworn before me

This 24th day of May, 20 19

Debi Guma

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark DEBI GUMA Appt. No. 98-3018-1 My Appt. Expires Jan. 10, 2022

PRJ-77323 08/26/19

WRITTEN CONSENT
OF THE MANAGING MEMBER OF
ROYAL ELK INVESTMENTS LLC

February 18, 2014

The undersigned, being managing member (the "**Managing Member**") of Royal Elk Investments LLC, a Delaware limited liability company (the "**Company**"), acting pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended (the "**Act**") and the Second Amended and Restated Limited Liability Company Agreement of the Company dated as of November 8, 2013 (the "**Operating Agreement**"), authorize and adopt the following resolutions:

WHEREAS, pursuant to Section 8 of the Operating Agreement, the Managing Member manages the business and affairs of the Company and pursuant to Section 9 of the Operating Agreement, the Managing Member is authorized to appoint officers of the Company;

WHEREAS, the Company is the sole member of each of Eastland LLC, a Delaware limited liability company ("**Eastland**"), Section 12 LLC, a Delaware limited liability company ("**Section 12**"), Northland LLC, a Delaware limited liability company ("**Northland**"), MF Land LLC, a Delaware limited liability company ("**MF Land**"), East of 95 LLC, a Delaware limited liability company ("**East 95**") and G Land LLC, a Delaware limited liability company ("**G Land**" and together with Eastland, Section 12, Northland, MF Land and East 95, the "**Land Subsidiaries**"), and pursuant to the operating agreements of each of the Land Subsidiaries, the member is authorized to appoint officers of such company;

WHEREAS, the undersigned, being the Managing Member of the Company, hereby consents to the adoption of the following resolutions and directs that this consent (this "**Consent**") be filed with the minutes of the Company and each of the Land Subsidiaries:

NOW, THEREFORE, BE IT RESOLVED, that the following named persons be, and each of them hereby is, ratified, confirmed and approved to serve, effective as of the date of this Consent, in the offices of each of the Company and each of the Land Subsidiaries set forth opposite their respective names until their resignation or removal, or until their successors shall be duly elected and qualified:

Marc Bolduc	Authorized Signatory
Christopher Armstrong	Authorized Signatory

FURTHER RESOLVED, that each of the Authorized Signatories be, and each of them is hereby, authorized, empowered and directed to prepare, execute and deliver, acknowledge, file and record any and all such agreements, instruments and documents necessary in connection with the day to day administration of the business of each of the Company and each of the Land Subsidiaries (including, but not limited to, maps, applications, permits, approvals, submissions, and other normal and customary documents in the administration of each of the Company's and each of the Land Subsidiaries' day to day affairs), to seek necessary approvals and to take or cause to be taken any and all such other actions as such officers shall deem necessary, appropriate or

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08/26/19

advisable in order to carry out the day to day purpose of each of the foregoing resolutions and the intent thereof, including all things incidental thereto, and that the taking of any such action be conclusive evidence of the due authorization thereof by the Company and each of the Land Subsidiaries, as applicable;

FURTHER RESOLVED, that any actions heretofore taken by either of the Authorized Signatories of the Company and each of the Land Subsidiaries on behalf of such entity in good faith and in furtherance of the day to day business of the Company and each of the Land Subsidiaries otherwise permitted under or contemplated by these resolutions be, and each of them hereby is, ratified, confirmed and approved for all purposes and in all respects;

FURTHER RESOLVED, that neither of the Authorized Signatories shall be entitled to any compensation for their services in such capacity;

FURTHER RESOLVED, that this Consent may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument; and

FURTHER RESOLVED, that this Consent be filed and kept with the minutes of the Company.

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[signature page follows]

PRJ-77323
08/26/19

[Signature Page to the Written Consent of the Managing Member of Royal Elk Investments LLC]

ROYAL ELK MANAGER LLC

By: Kyle Agent LLC, a Delaware limited liability, its sole member

By: _____

Name: Michael L. Stern

Title: Duly Authorized Signatory

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08/26/19

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.

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08/26/19

☑ 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.

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

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

B. Supplemental Information

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

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

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

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

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

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

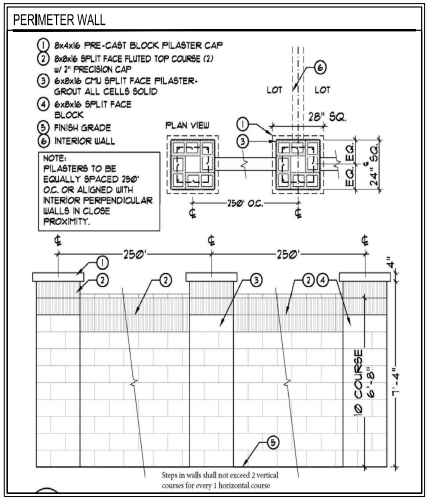
☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

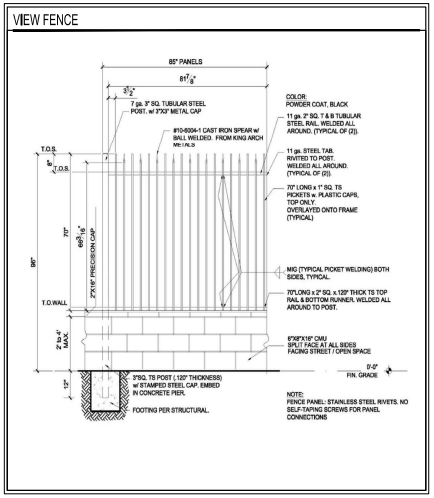
Date: 6/19/19

PRJ-77323
08/26/19

PERIMETER WALL



VIEW FENCE

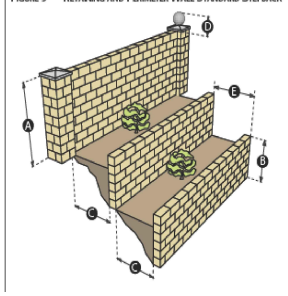


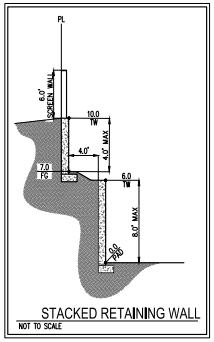
PERIMETER RETAINING WALL

R-1 WALL STANDARD

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

FIGURE 9 - RETAINING AND PERIMETER WALL STANDARD STEPBACK





STACKED RETAINING WALL

NOT TO SCALE

NOTE:

- THE SUBJECT SITE SLOPES GREATER THAN 2% WEST TO EAST. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF T19.06.070 TABLE 8 AND T19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF T19.06.070 TABLE 9 AND T19.06.080 TABLE 10

NOTE:

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

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGMENT, LLC

SKYE CANYON PHASE 4

TENATATIVE MAP - WALL EXHIBIT

DATE: 6/24/19

DRAFTER: RM

DESIGNER: RM

CHECKED: JS

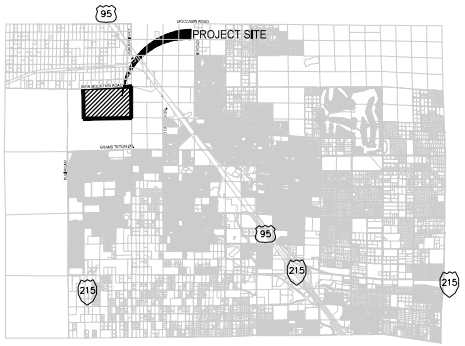
PROJECT NO.

OLY1905-000

EXH-1

SHEET 1 OF 1

Planning Commission - Page 242



LOCATION MAP
NOT TO SCALE

PARENT TENTATIVE MAP

FOR

SKYE CANYON PHASE 4

(FORMERLY KNOWN AS KYLE CANYON GATEWAY)

A MASTER-PLANNED COMMUNITY WITHIN THE CITY OF LAS VEGAS, NEVADA
LOCATED GENERALLY AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND PULI ROAD

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 12;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 12, NORTH 86°52'17" EAST, 2,698.80 FEET;

THENCE DEPARTING SAID THE NORTHERLY LINE, SOUTH 05°22'10" WEST, 87.85 FEET TO A POINT ON THE NORTHERLY LINE OF COMMON ELEMENT "A" OF "SKYE CANYON II PHASE 3A" SUBDIVISION PLAT, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTHERLY, WESTERLY, AND SOUTHERLY LINES OF SAID COMMON ELEMENT "A", THE FOLLOWING SIXTEEN (16) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 05°22'10" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 345.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°45'34", AN ARC LENGTH OF 46.07 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 04°36'16" EAST;
2) THENCE SOUTH 04°36'16" WEST, 25.00 FEET;
3) THENCE SOUTH 38°52'34" EAST, 69.38 FEET;
4) THENCE SOUTH 00°34'18" EAST, 246.23 FEET;
5) THENCE SOUTH 01°50'33" EAST, 225.41 FEET;
6) THENCE SOUTH 00°34'18" EAST, 1430.60 FEET;
7) THENCE SOUTH 00°42'05" WEST, 225.06 FEET;
8) THENCE SOUTH 00°34'18" EAST, 82.56 FEET;
9) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 68.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 21.59 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 72°22'36" EAST;
10) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 132.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 41.92 FEET;
11) THENCE SOUTH 00°34'18" EAST, 105.04 FEET;
12) THENCE SOUTH 43°34'12" WEST, 61.74 FEET;
13) THENCE SOUTH 02°17'17" EAST, 29.51 FEET;
14) THENCE SOUTH 82°49'33" EAST, 13.10 FEET;
15) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 09°37'44", AN ARC LENGTH OF 4.13 FEET;
16) THENCE NORTH 87°42'43" EAST, 16.63 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID COMMON ELEMENT "A", SOUTH 02°17'17" EAST, 111.00 FEET TO A POINT ON THE NORTHERLY LINE OF "SKYE CANYON II PHASE 2" SUBDIVISION PLAT, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 87°42'43" WEST, 135.00 FEET;
2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 15°54'24" WEST;
3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET;
4) THENCE SOUTH 87°42'43" WEST, 77.32 FEET;
5) THENCE SOUTH 88°50'24" WEST, 223.92 FEET;
6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1954.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°56'54", AN ARC LENGTH OF 339.37 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 13°38'45" WEST;
7) THENCE SOUTH 00°08'59" WEST, 166.79 FEET;
8) THENCE NORTH 89°51'01" WEST, 645.31 FEET;
9) THENCE SOUTH 61°26'21" WEST, 456.96 FEET;
10) THENCE SOUTH 84°27'56" WEST, 555.71 FEET;
11) THENCE SOUTH 88°39'22" WEST, 391.78 FEET TO THE NORTHEAST CORNER OF "SKYE CANYON II PARCEL 2.17 AND 2.20" SUBDIVISION PLAT, AS SHOWN BY MAP THEREOF IN BOOK 158, PAGE 29 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING FIVE (5) COURSES:

1) SOUTH 88°39'22" WEST, 115.03 FEET;
2) THENCE SOUTH 57°28'03" WEST, 366.10 FEET;
3) THENCE NORTH 90°00'00" WEST, 456.99 FEET;
4) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 36°12'38" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 833.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 19°47'07", AN ARC LENGTH OF 287.82 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 55°59'46" WEST;
5) THENCE NORTH 89°42'23" WEST, 399.34 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID SUBDIVISION PLAT, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 59°39'28" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 2856.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 23°03'16", AN ARC LENGTH OF 1149.19 FEET;

THENCE NORTH 07°17'16" EAST, 16.62 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 5000.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 07°44'35", AN ARC LENGTH OF 675.70 FEET;

THENCE NORTH 00°27'19" WEST, 1680.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 12;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 12, NORTH 88°23'36" EAST, 1220.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 273.55 ACRES, MORE OR LESS.

APN	OWNER
[illegible]	SECTION 12 LLC

OWNERS

SECTION 12 LLC
c/o NINETY FIVE MANAGEMENT, L.L.C.
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

DEVELOPER

NINETY-FIVE MANAGEMENT, L.L.C.
c/o OLYMPIA COMPANIES, LLC
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565
FX (702) 220-6566

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

DEVIATIONS FROM STANDARDS

SEE SKYE CANYON DESIGN GUIDELINES.

LAND USE

ZONING	-	TD - TRADITIONAL DEVELOPMENT DISTRICT
PROPOSED USE	-	MASTERPLANNED RESIDENTIAL/COMMERCIAL
GROSS ACREAGE	-	±273.5
NUMBERED LOTS	-	17
LETTERED LOTS	-	1

ONSITE SEWER CONTRIBUTION

AVERAGE DAY FLOW	-	0.508 MGD
PEAK DRY WEATHER FLOW	-	1.707 MGD

DISCLAIMER NOTE

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

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE UPDATED KYLE CANYON TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION TO THIS DEVELOPMENT 4,265 MGD (PEAK).
4. ALL LANDSCAPE H.O.A. ENTRY STATEMENTS, AT EACH STREET INTERSECTION, SHALL BE ESTABLISHED BY THE MASTER DEVELOPER AT A LATER DATE.
5. ALL UTILITY SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN AND PER KYLE CANYON MASTER ENGINEERING STUDIES.
6. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
7. THIS DEVELOPMENT IS CONTROLLED BY THE FOURTH AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND THE DEVELOPER.
8. THERE WILL BE A H.O.A. AND C.C.&R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE MASTER DEVELOPER.
9. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
10. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
11. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AND APPROVED TECHNICAL STUDY.
12. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
13. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
14. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC.
15. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
16. THERE ARE NO KNOWN FAULTS LOCATED WITHIN THE BOUNDARY OF THE PROJECT.
17. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
18. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
19. ALL ARROYOS IDENTIFIED ON THIS PLAN WILL BE MAPPED WITH THE CHILD TENTATIVE MAPS AND WILL BE DEDICATED TO THE MASTER HOA FOR DEVELOPMENT AND MAINTENANCE.

PRJ-77323
09/09/19

BENCHMARK

BENCHMARK NUMBER: USDA1934

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD.

ELEVATION = 5817.61 FEET, 858.81 METERS
N.A.V.D. 88 DATUM

PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY MAP & LAND USE TABULATIONS
3-6	TENTATIVE MAP
7	TYPICAL SECTIONS
8-12	CROSS SECTION DRAWINGS PER 19.16.050(J)

SLATER HANIFAN GROUP
a Westwood firm
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

PARENT TENTATIVE MAP

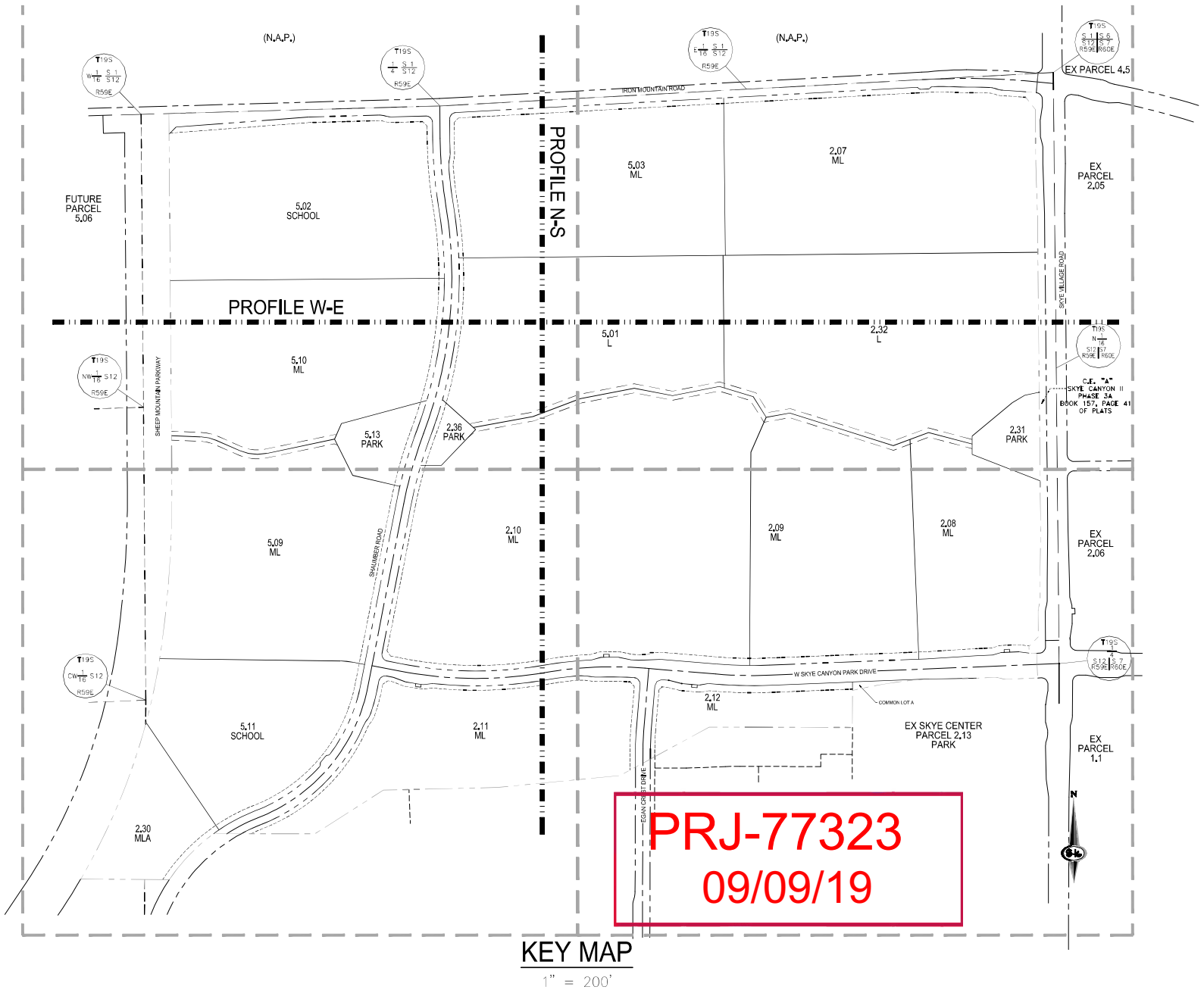
S12 T19S R59E

DATE: 9/8/19
DRAFTER: JTP
DESIGNER: BKS
CHECKED: JJ

PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15769

TM-1
SHEET 1 OF 12



PRJ-77323
09/09/19

KEY MAP
1" = 200'

SLATER HANIFAN GROUP
a Westbrook Partners company
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
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NO.	DESCRIPTION	DATE	BY	APP.	APP.

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

PARENT TENTATIVE MAP

S12 S6 R59E

DATE: 8/30/19
DRAFTER: JTP
DESIGNER: RHS
CHECKED: JJ
PROJECT NO. OLY1905-000

PROFESSIONAL ENGINEER STATE OF NEVADA
JOSHUA L. JOHNSON
No. 15789
Exp. 06/30/2021
CIVIL

TM-2
SHEET 2 OF 12

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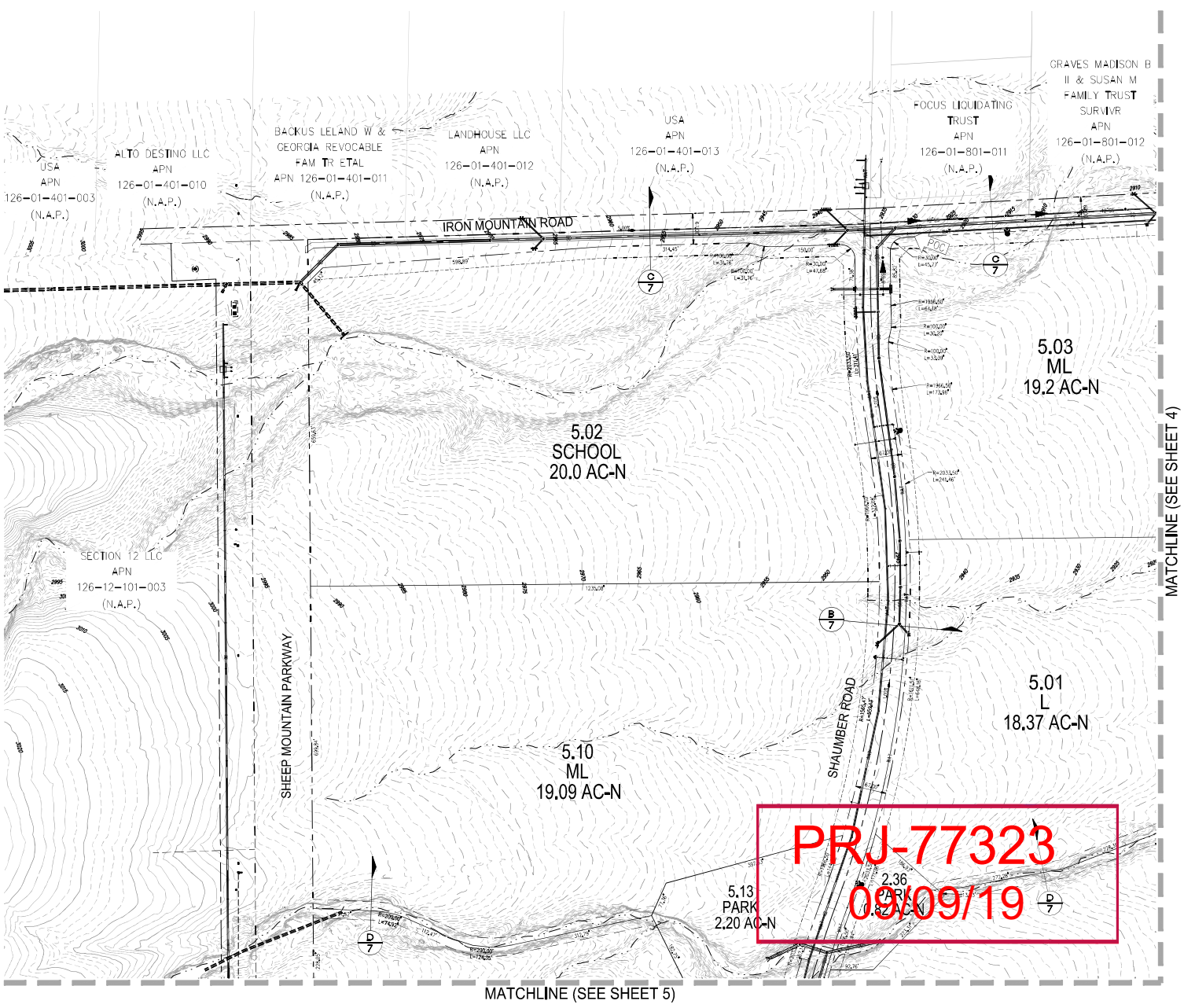

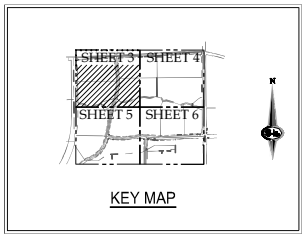

LEGEND

PROJECT BOUNDARY
ROADWAY CENTERLINE
LOT LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EX CONTOUR (1' INTERVAL)
EX CONTOUR (5' INTERVAL)
1.1 PARCEL NUMBER
MLA LAND USE DESIGNATION
17.39 AC PARCEL AREA (NET)
89.55 AC±G PARCEL AREA (GROSS)
W2800 WATER ZONE ELEVATION
WATER ZONE BOUNDARY
EXISTING POWER POLE
SECTION LINE
1/4 SECTION LINE
1/16 SECTION LINE
EXISTING UTILITY
PROPOSED STREET GRADE
SEWER
WATER
STORM DRAIN

SLATER HANIFAN GROUP
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NO.	DESCRIPTION	DATE	BY	APP'D

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

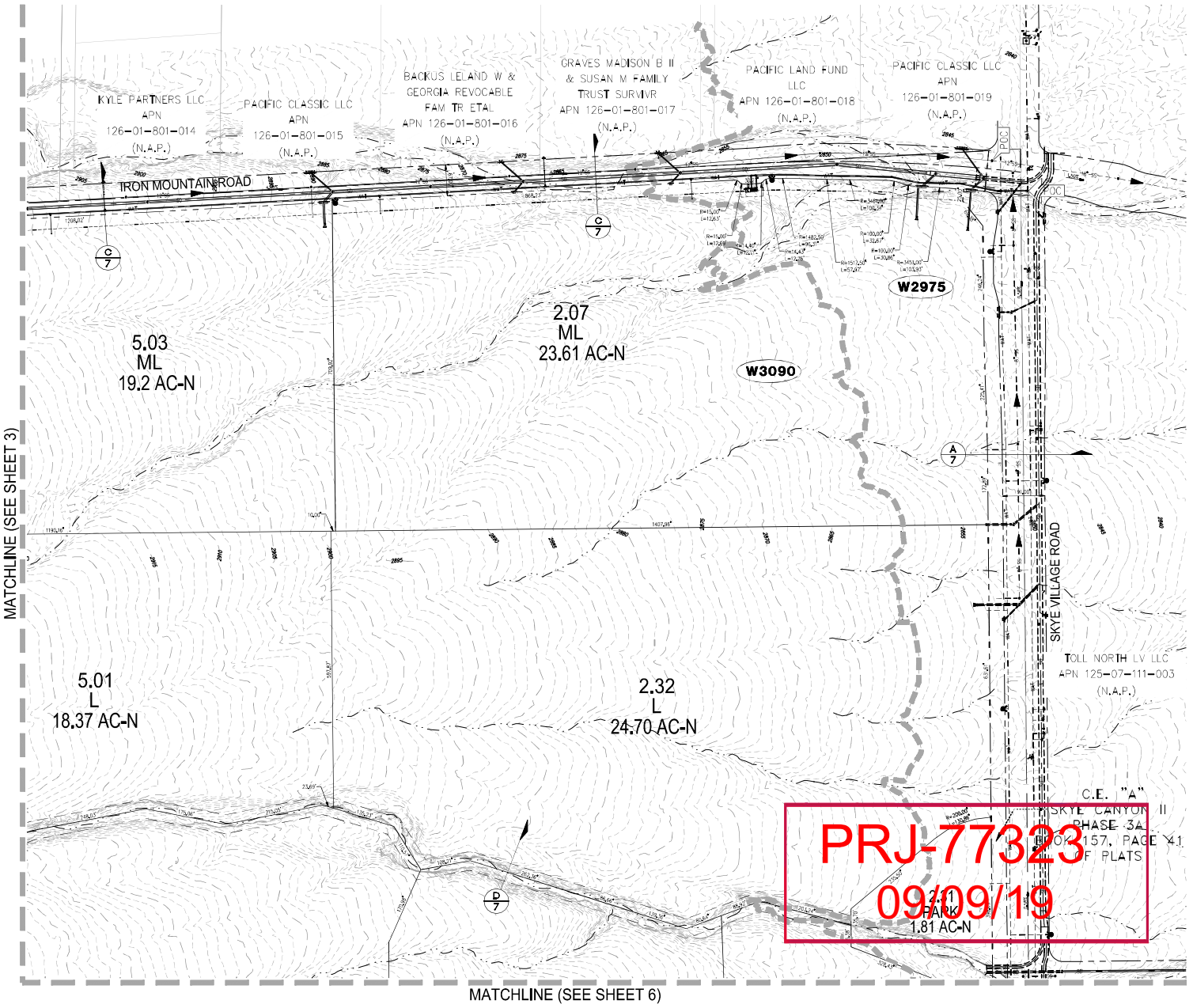
PARENT TENTATIVE MAP

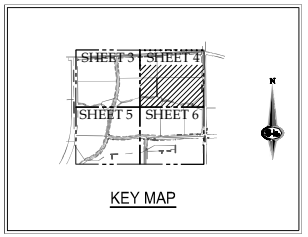
S18 T19S R59E

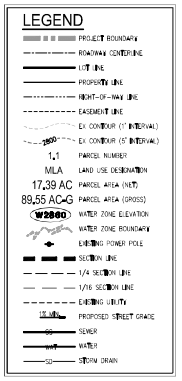
DATE: 8/30/19
DRAFTER: JTP
DESIGNER: RHS
CHECKED: JJ
PROJECT NO. OLY1905-000

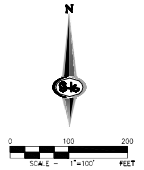
PROFESSIONAL ENGINEER STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789

TM-3
SHEET 3 OF 12









PRJ-77323
09/09/19

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NO.	DESCRIPTION	DATE	BY	APP'D

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

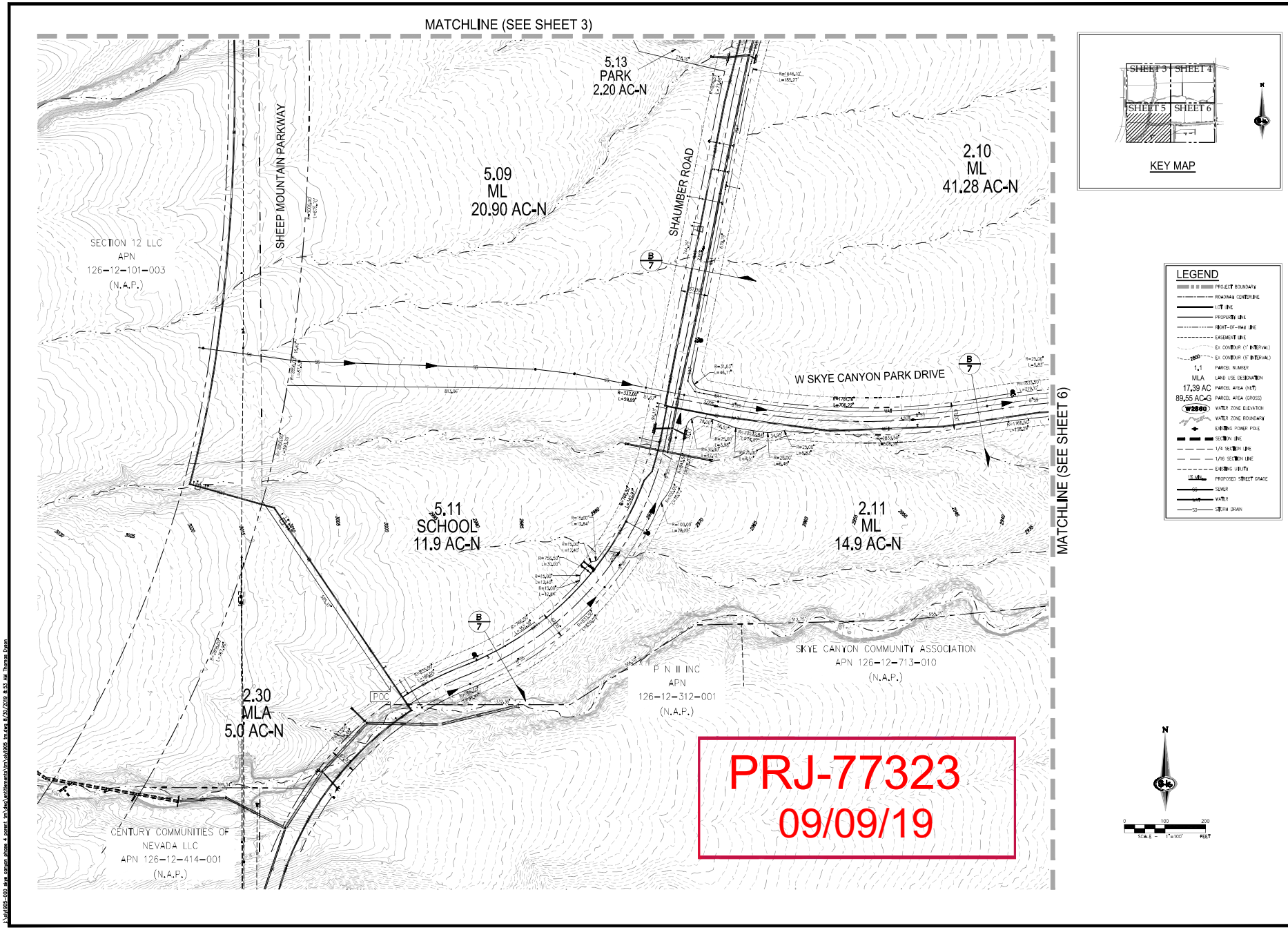
PARENT TENTATIVE MAP

S16 T19S R59E

DATE: 8/30/19
DRAFTER: JTP
DESIGNER: RHS
CHECKED: JJ
PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789

TM-4
SHEET 4 OF 12



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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

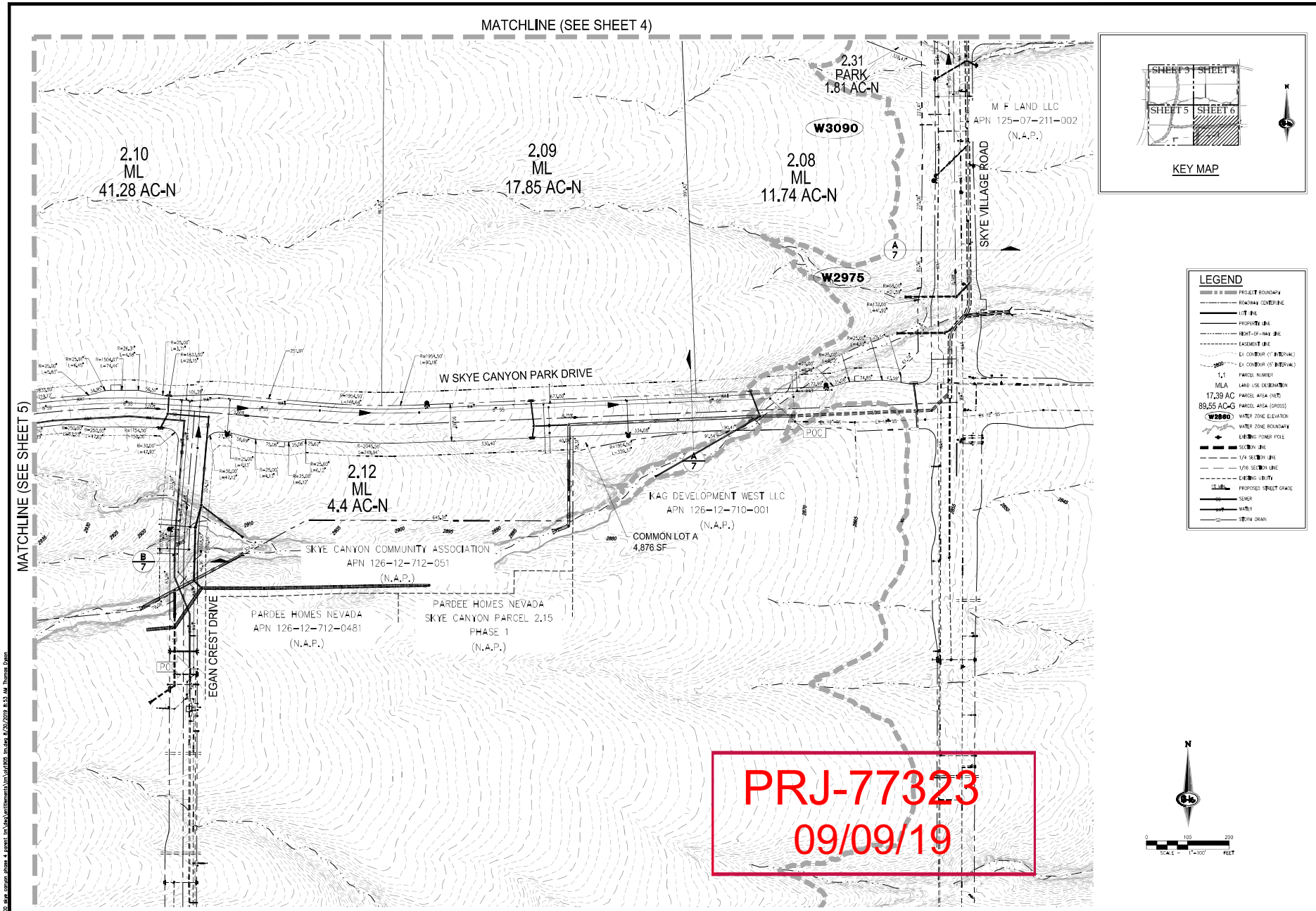
SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

S12 T19S R59E

DATE: 8/30/19
DRAFTER: JTP
DESIGNER: BKS
CHECKED: JJ
PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789

TM-5
SHEET 5 OF 12



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CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

PARENT TENTATIVE MAP

S12 T19S R59E

DATE: 8/30/19
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PROJECT NO.
OLY1905-000

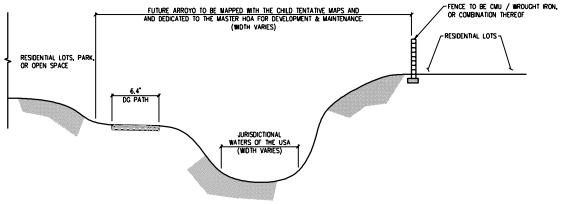
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789

TM-6
SHEET 6 OF 12

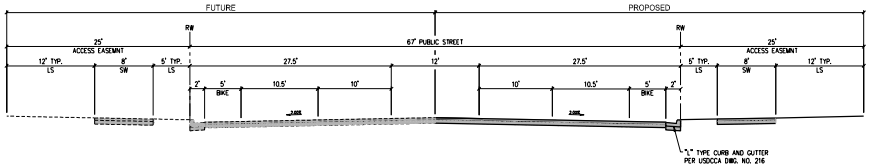
NOTES:

1. ABOVE/BELOW GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
2. SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE
3. PERIMETER WALLS PER DESIGN GUIDELINES COMMON LOTS WILL NOT BE DELINEATED NEXT TO PUBLIC FACILITIES SUCH AS PARKS, SCHOOLS, AND ARROYOS ALLOWING SIDEWALKS TO MEANDER THROUGH THE PARCELS
*. LANDSCAPING, MEDIAN, SIDEWALK, AND TRAIL TO BE MAINTAINED BY THE MASTER HOA

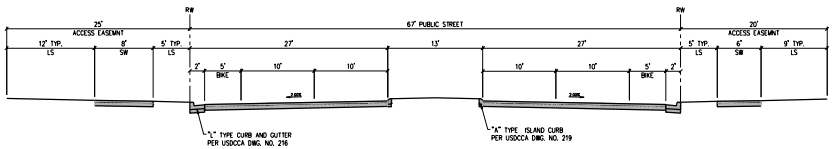
NOTE: STREETSCAPE COMMON LOT WIDTHS AND SIDEWALK WIDTHS INDICATED ON SECTION DRAWINGS ARE FIXED. THE MASTER DEVELOPER INTENDS TO INSTALL DETACHED MEANDERING SIDEWALKS THROUGHOUT THE MASTER DEVELOPMENT WHERE LEGAL AND ABLE. TYPICAL (TYP.) LANDSCAPE STRIP (LS) WIDTHS SHOWN WILL VARY IN MEANDERING SIDEWALK SITUATIONS.



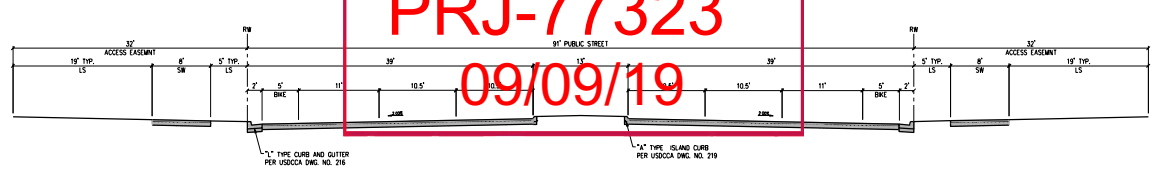
D. ARROYO SECTION
NOT TO SCALE



C. MAJOR COLLECTOR HALF STREET WITH TRAIL ON ONE SIDE
NOT TO SCALE
IRON MOUNTAIN ROAD



B. MAJOR COLLECTOR STREET WITH TRAIL ON ONE SIDE
NOT TO SCALE
W SKYE CANYON PARK DRIVE, EGAN CREST DRIVE & SHAUMBER ROAD



A. ARTERIAL STREET
NOT TO SCALE
SKYE VILLAGE ROAD & W SKYE CANYON PARK DRIVE

PRJ-77323
09/09/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

PARENT TENTATIVE MAP

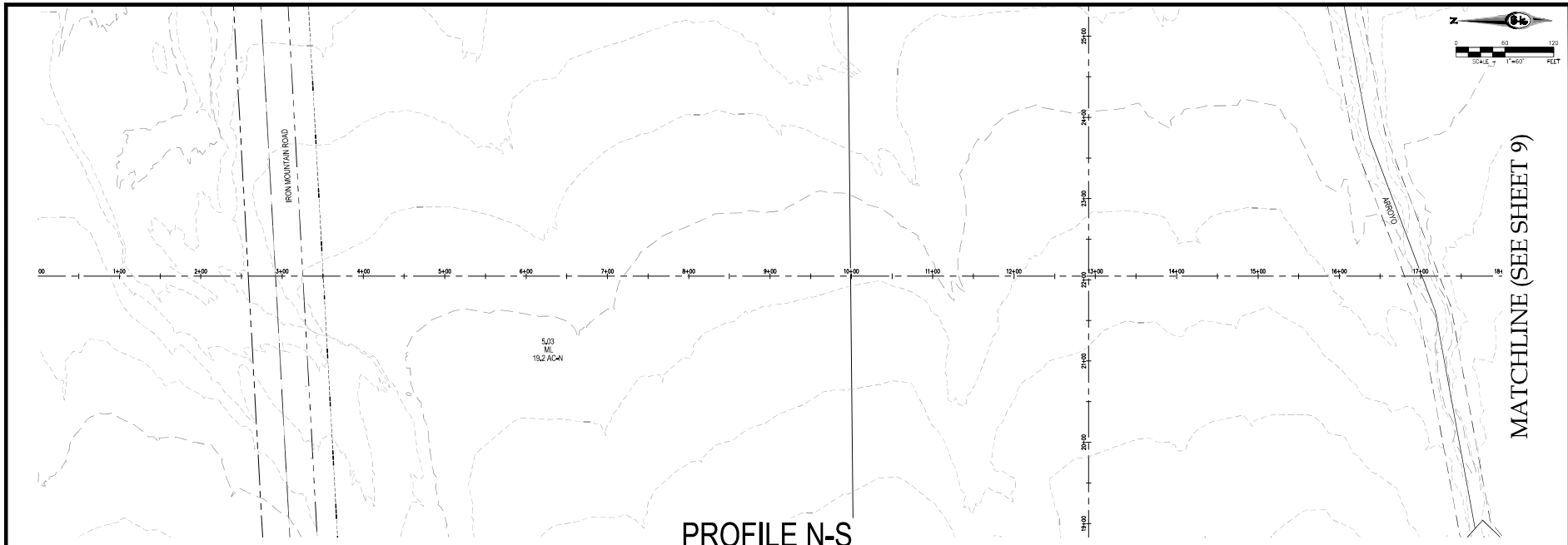
S12 T19S R59E

DATE: 8/30/19
DRAFTER: JTP
DESIGNER: BKS
CHECKED: JJ
PROJECT NO. OLY1905-000

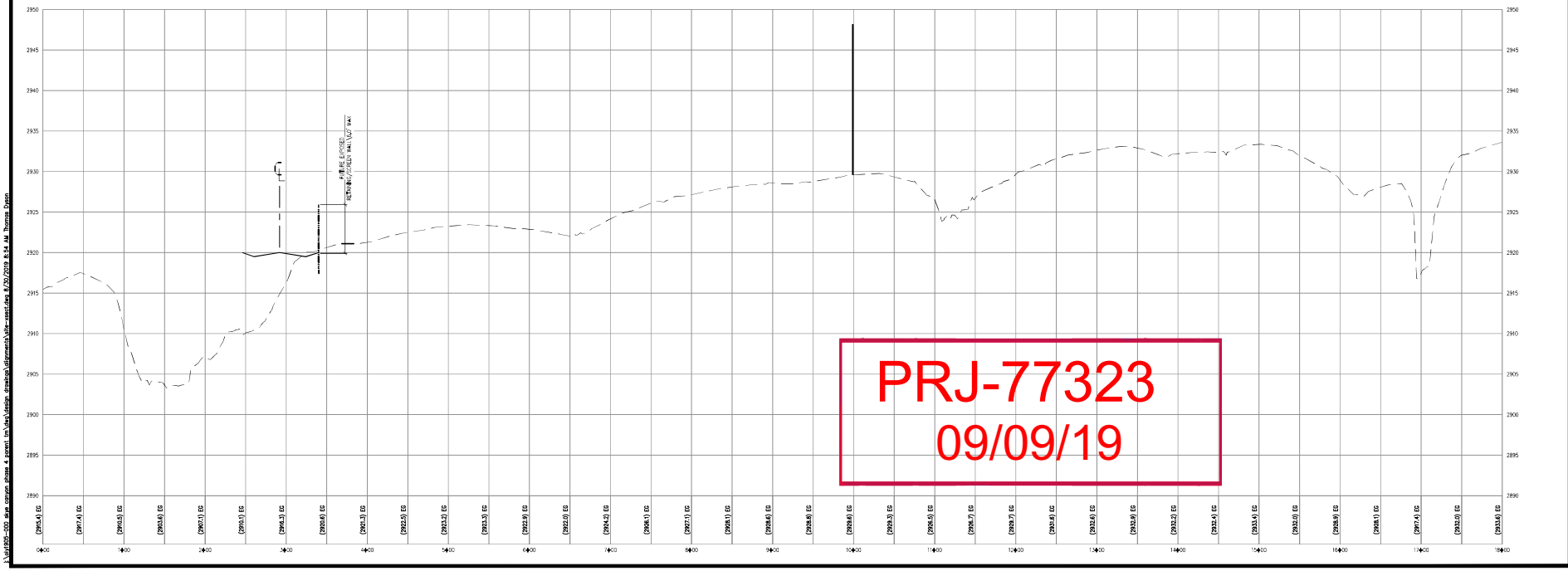
PROFESSIONAL ENGINEER – STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789

TM-7
SHEET 7 OF 12

\\oly1905-000 skye canyon phase 4 parent tm\dwg\entitlements\tm\oly1905 tm-st.dwg 8/30/2019 8:53 AM Thomas Dyson



PROFILE N-S



PRJ-77323
09/09/19

SLATER HANIFAN GROUP
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NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

PARENT TENTATIVE MAP

S17 T18S R59E

DATE: 8/30/19

DRAFTER: JTP

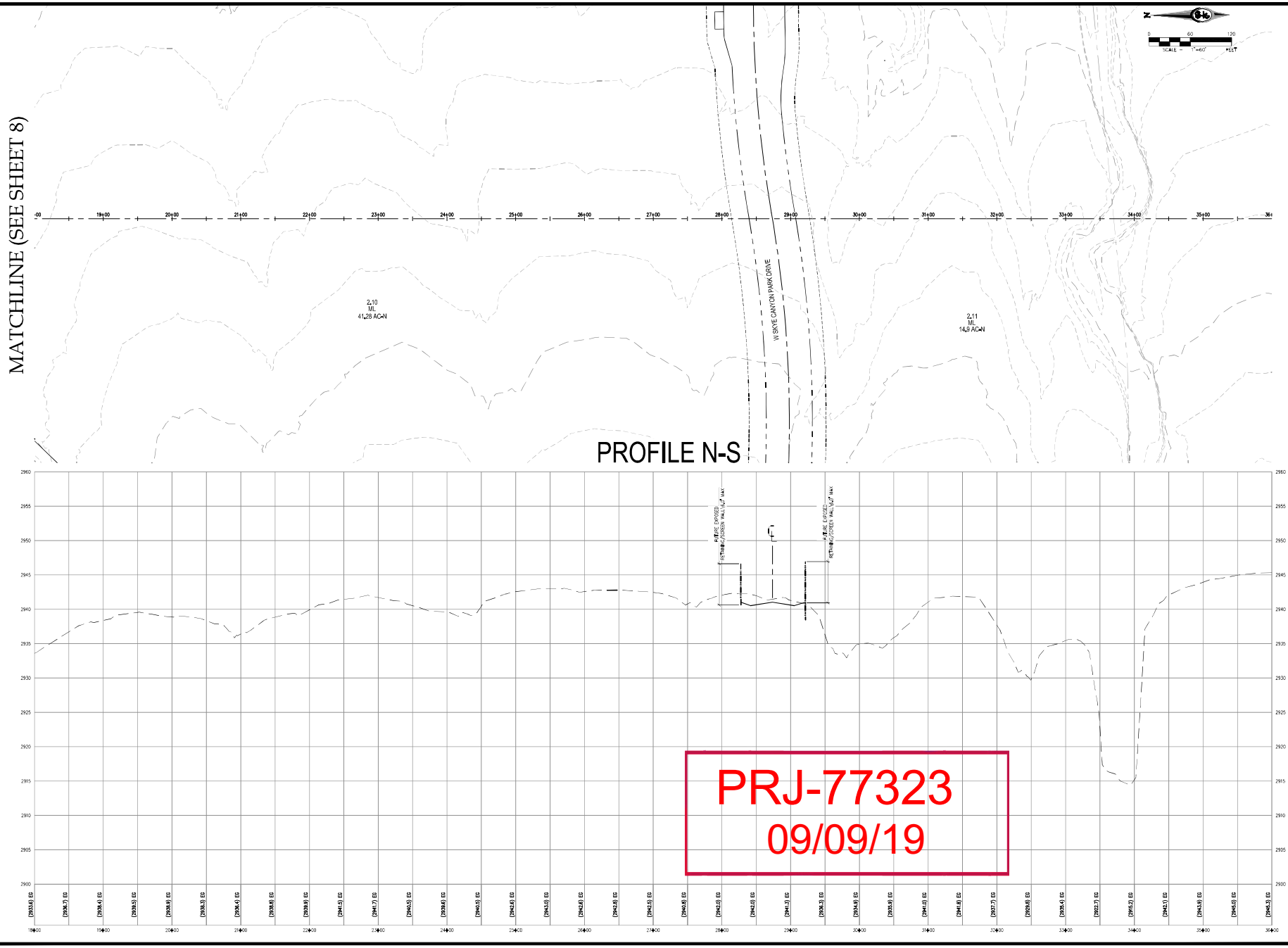
DESIGNER: RHS

CHECKED: JJ

PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789

TM-8
SHEET 8 OF 12



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a Westwood company
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
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NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

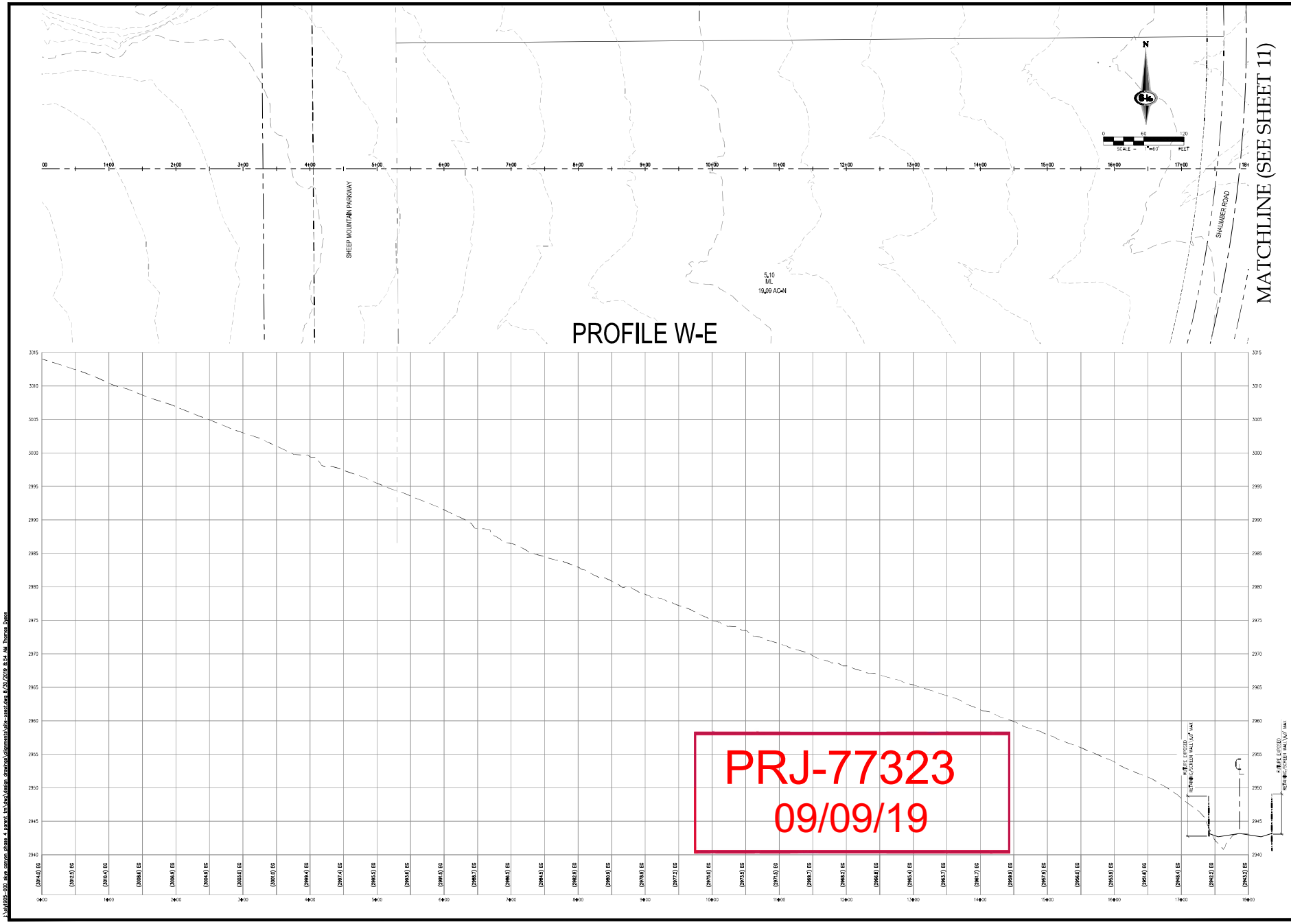
PARENT TENTATIVE MAP

S17 T19S R59E

DATE: 8/30/19
DRAFTER: JTP
DESIGNER: RHS
CHECKER: JJ
PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789

TM-9
SHEET 9 OF 12



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CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

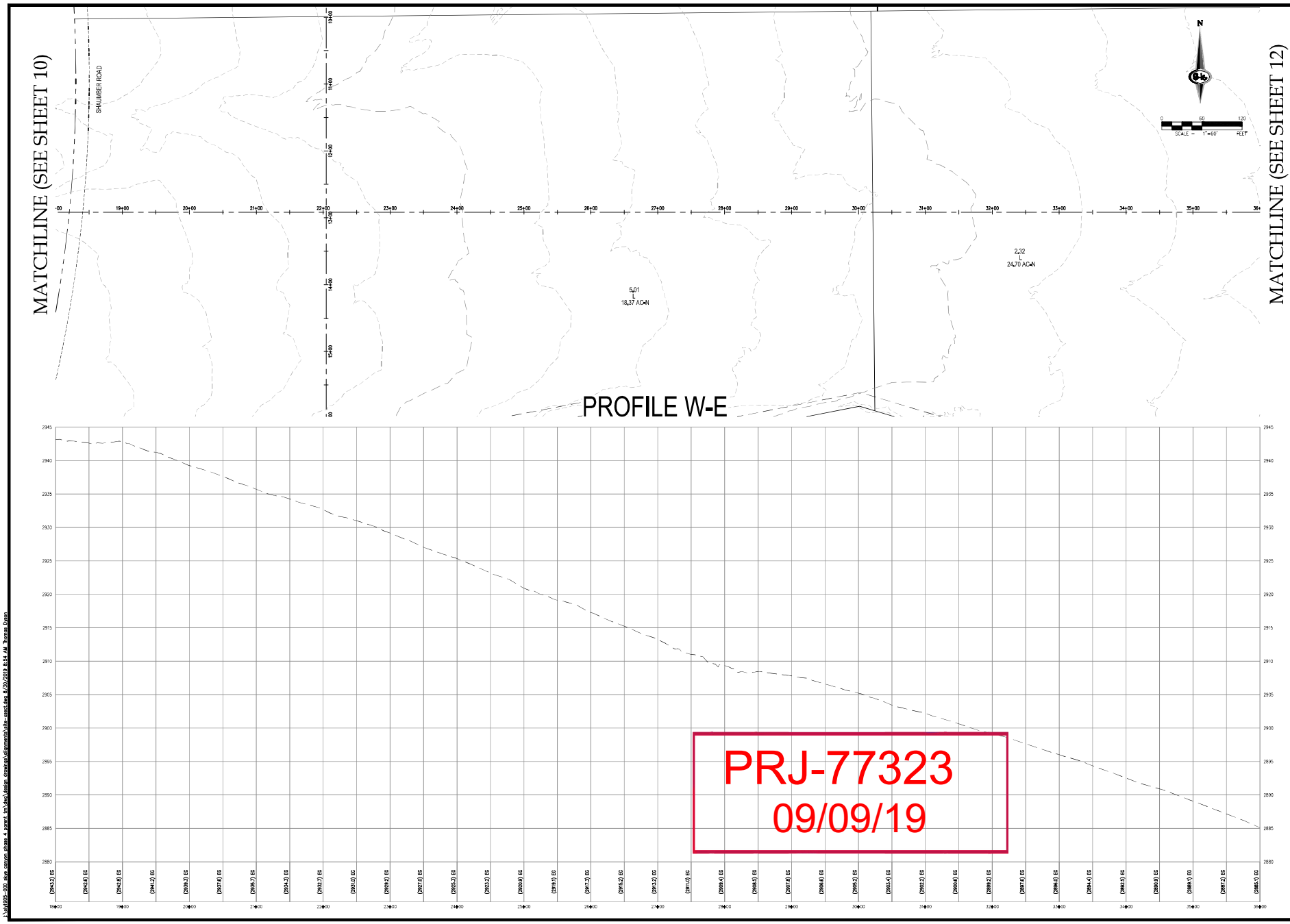
PARENT TENTATIVE MAP

S18 T19S R59E

DATE: 8/30/19
DRAFTER: JTP
DESIGNER: RHS
CHECKED: JJ
PROJECT NO. OLY1905-000

PROFESSIONAL ENGINEER STATE OF NEVADA JOSHUA L. JOHNSON Exp. 06/30/2021 CIVIL No. 15789

TM-10
SHEET 10 OF 12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MATCHLINE (SEE SHEET 12)
SHAUMBER ROAD
5.01
18.37 AC-N
2.32
24.70 AC-N
PROFILE W-E
PRJ-77323
09/09/19
SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
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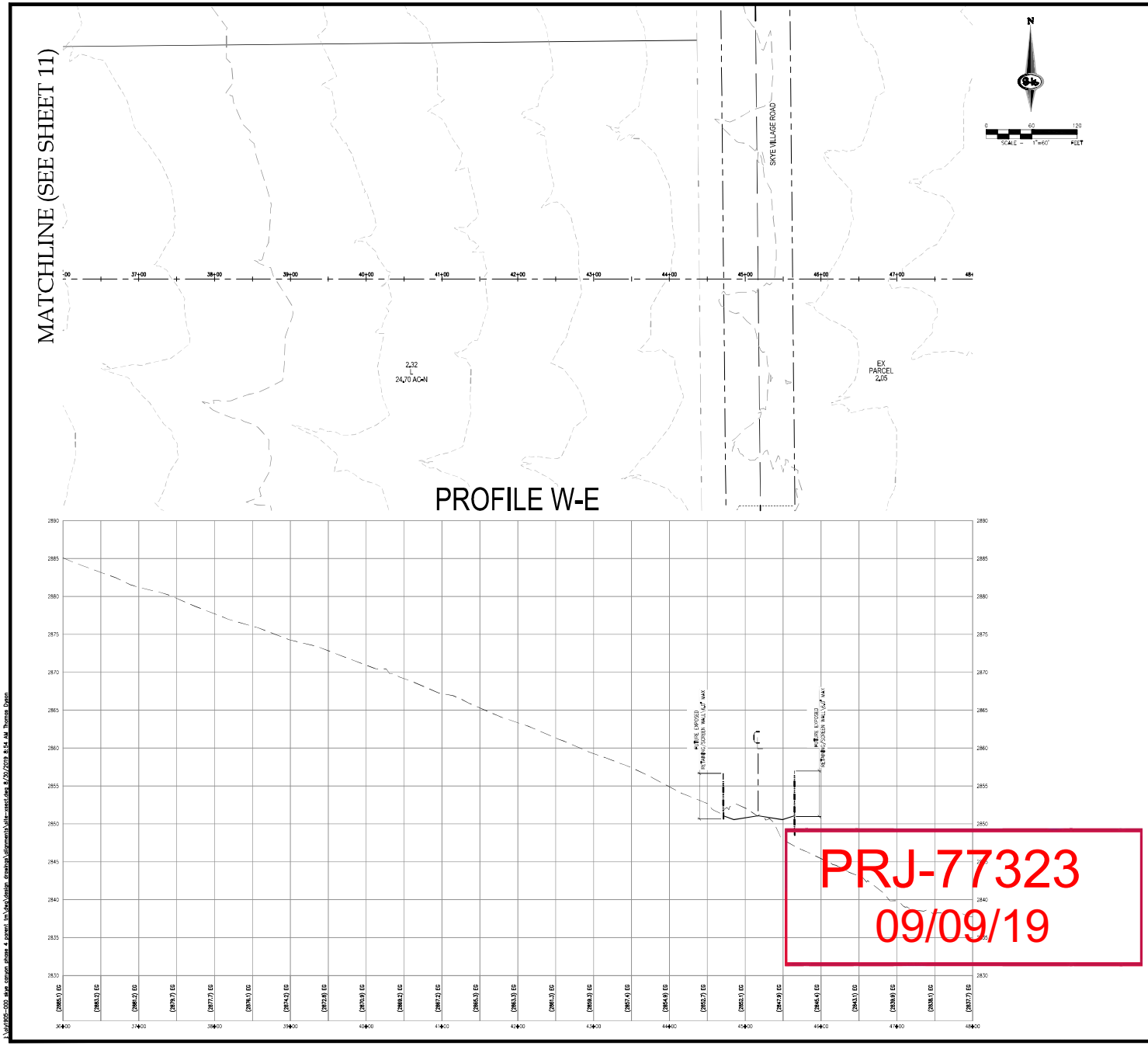
NO.
DESCRIPTION
DATE
BY
APP. DATE
APP.
CITY OF LAS VEGAS, NEVADA
OLYMPIA COMPANIES
SKYE CANYON PHASE 4
PARENT TENTATIVE MAP
S12 T19S R59E
DATE: 8/30/19
DRAFTER: JTP
DESIGNER: BKS
CHECKED: JJ
PROJECT NO.
OLY1905-000
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789
TM-11
SHEET 11 OF 12



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a Westwood team
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

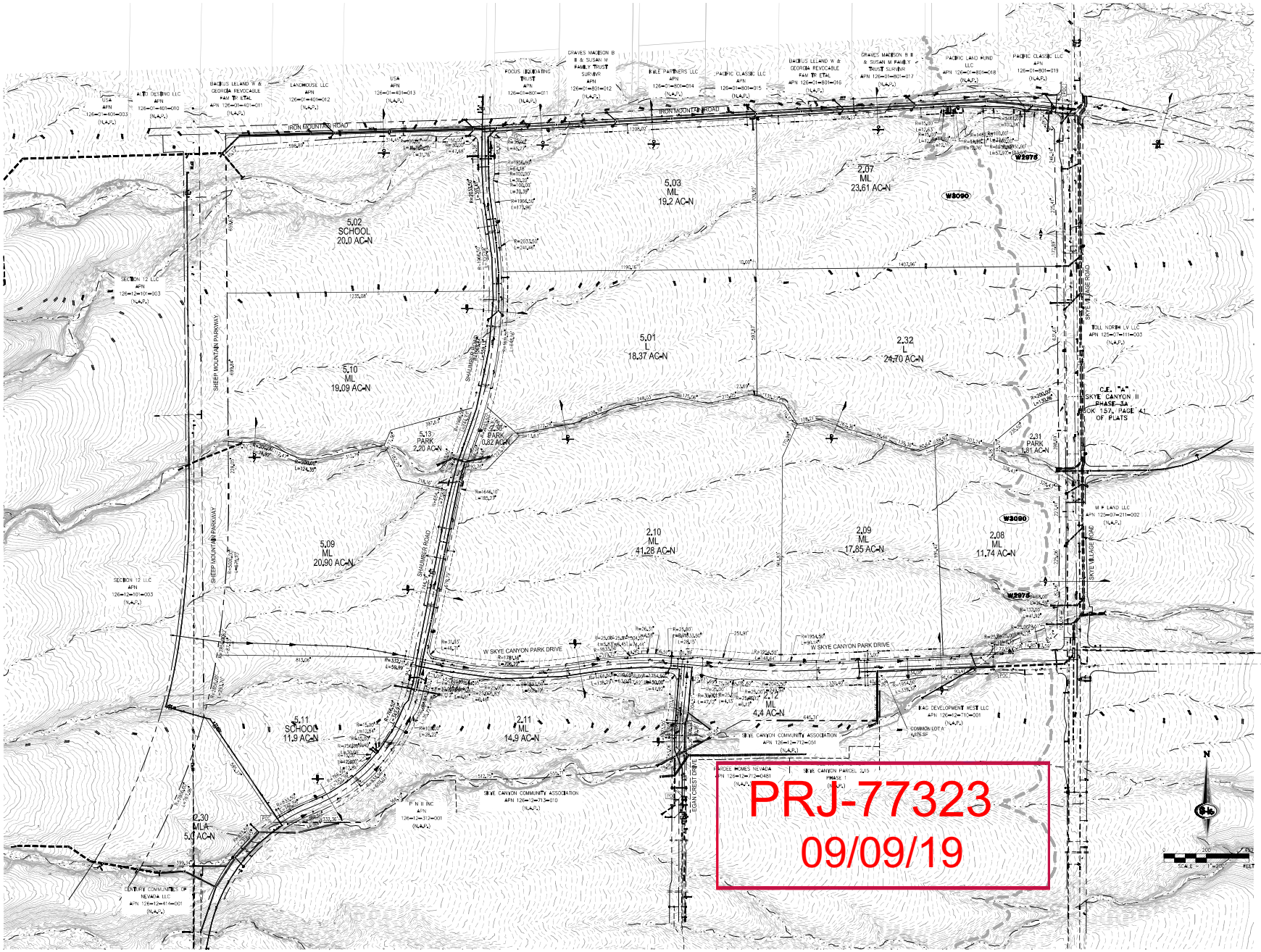
PARENT TENTATIVE MAP

S12 T19S R59E

DATE: 8/30/19
DRAFTER: JTP
DESIGNER: BKS
CHECKED: JJ
PROJECT NO. OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2021
CIVIL
No. 15789

TM-12
SHEET 12 OF 12



SLATER HANIFAN GROUP
a Westbrook Partners company
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-4339 FAX (702) 254-4339

NO.	DESCRIPTION	DATE	BY	APP'D

CITY OF LAS VEGAS, NEVADA

OLYMPIA COMPANIES

SKYE CANYON PHASE 4

OVERALL-EXHIBIT

T21S R59E

DATE: 8/30/2019
DRAFTER: JTP
DESIGNER: RHS
CHECKED: JJ
PROJECT NO. OLY1905-000

EX-1
SHEET 1 OF 1



TMP-77328 [PRJ-77323] - TENTATIVE MAP - APPLICANT/OWNER: SECTION 12, LLC
W SKYE CANYON PARK DRIVE AND SKYE VILLAGE ROAD

09/11/2019



TMP-77328 [PRJ-77323] - TENTATIVE MAP - APPLICANT/OWNER: SECTION 12, LLC
W SKYE CANYON PARK DRIVE AND SKYE VILLAGE ROAD

09/11/2019

OLY1905.000

August 26, 2019

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

RE: Skye Canyon Master Planned Community
Justification Letter for a Parent Tentative Map
APN 126-12-501-004

To Whom it May Concern:

Westwood PS, dba Slater Hanifan Group, on behalf of our client, Section 12, LLC respectfully submits this justification letter to request a Parent Tentative Map for a portion of the Skye Canyon master planned community. This project is generally located on the west side of US 95 and north of Skye Canyon Park Drive. The assessor's parcel number is 126-12-501-004.

Tentative Map Justification

This Parent Tentative Map is being submitted to facilitate the creation of parcels for further subdividing in later applications. The parcels depicted in the Parent Tentative Map are in conformance with the proposed Land Use Plan and Development Agreement currently being reviewed and is intended to support and follow these items once approved and adopted by the Las Vegas City Council.

This Tentative Map will be in conformance with the City of Las Vegas' regulations and will allow for the successful creation and development of parcels once the Final Map is recorded.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

Westwood PS, Inc. dba Slater Hanifan Group, Inc.

Jerry Slater
Vice President

PRJ-77323
08/26/19

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SECTION 12, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-77328	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

Submitted after final agenda

SS

Item 14

** CONDITIONS **

TMP-77328 CONDITIONS

Planning

1. The previously approved parent tentative map for this area (TMP-76900) shall be expunged upon final approval of this tentative map.

2. 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.

3. All development shall conform to the Skye Canyon Development Agreement and related exhibits as amended, including the Skye Canyon Development Standards and Skye Canyon Parks Agreement.

4. All future child tentative maps proposed within the boundaries of this parent tentative map shall clearly indicate the locations and segments of all trails identified by the Trails Element of the Las Vegas 2020 Master Plan, the Skye Canyon Parks Agreement, and the Skye Canyon Development Standards.

5. All future child tentative maps proposed within the boundaries of this parent tentative map shall provide perimeter wall details and elevations in conformance with the standards and procedures contained within the Skye Canyon Development Standards.

6. Conceptual landscape plans for the perimeters of Developer Parcels contained within the boundaries of this tentative map shall be submitted concurrently with submittal of future child tentative maps for Developer Parcels.

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

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

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

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Public Works

10. Each Final Map by the Master Developer shall grant all Traffic Signal Chord Easements, Streetlight Easements, Public Drainage Easements, and Public Sewer Easements and any other public easements for locations of public facilities that are not within the public right of way concurrent with a Final Map that includes areas where these easements are required. Easements across common lots shall be granted for access and public infrastructure to support individual "Pod" development concurrent with each Final Map that proposed to create "Pod" developments.

11. Grant Public Sewer Easements on the Final Map for this site through Parcel 2.08 from Parcel 2.09 to Skye Village Road, through Parcel 5.03 from Parcel 5.01 to Iron Mountain Road, and through Parcel 5.09 from Sheep Mountain Parkway to Shaumber Road at a width and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works unless otherwise approved by the City Engineer.

12. Per Section 3.07(c)(ii) of the Development Agreement, no improvements are required prior to the recordation of the Final Map for this site; however, where such is not already bonded, additional bonding to secure the placement of survey monuments is required prior to the recordation of a Final Map for this site.

13. Each new driveway or proposed access point on to Village Street shall be required to have a Site Visibility Restriction Zone (SVRZ) Analysis performed per American Association of State Highway and Transportation Officials (AASHTO) Standards prior to receiving approval for each access point. SVRZs shall be shown on all individual "Pod" developments. Restriction for items allowed within SVRZ shall be: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained." Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.

14. A minimum two lanes of asphalt pavement on all village streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Phased construction by the Master Developer of required Village Streets shall conform to the requirements within the Development Agreement Section 3.04(c).

SS

15. Comply with the approved Wastewater Master Plan Study for Skye Canyon West. Concurrent with the construction of Village Streets, extend public sewer in Iron Mountain Road to the west edge of the development, construct public sewer in Shaumber Road to serve Parcels 2.30, 2.36, 5.10, and 5.13, and construct public sewer in Skye Village Road to serve Parcel 2.31.

16. Prior to the recordation of a child Final Map for this site, an update to the approved Master Traffic Impact Analysis must be submitted and approved by the Department of Public Works. Southbound right turn lanes on Shaumber Road at school driveways and a bus turnout on the south leg of the Skye Canyon Park Drive/Shaumber Road intersection are required, unless otherwise allowed in the approved Master Traffic Impact Analysis.

17. Prior to the recordation of a child Final Map for this site, an update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

18. 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 additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Final Map. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a parent Tentative Map for a 17-lot master planned subdivision on 275.26 acres of undeveloped property at the northwest corner of W Skye Canyon Park Dr and Skye Village Road.

ISSUES

- This parent tentative map will replace the Tentative Map (TMP-76900) approved August 13, 2019 by the Planning Commission.
- This tentative map assumes certain minor amendments to the Skye Canyon Master Land Use Plan. Prior to approval of this parent tentative map, a Minor Modification (MOD-77327) of the Skye Canyon Master Land Use Plan that details these changes shall have been approved.
- To allow for flexibility of design of the arroyos, the tentative map shows easements over the arroyo areas on individual Developer Parcels. These areas must be mapped into separate common lots on future children tentative and maps.

ANALYSIS

The Planning Commission approved a 14-lot parent Tentative Map (TMP-76900) over this area on August 13, 2019. This request would replace the approved map with a 17-lot parent map. Three adopted park parcels that were not labeled on the previously approved map have been added, and the configuration of lots east of Shaumber Road is proposed to be modified. Approval of this map is contingent on approval of and conformance to a Minor Modification of the Skye Canyon Master Land Use Plan pursuant to Section 3.05(d)(ii) of the Skye Canyon Development Agreement to reconfigure the Developer Parcels. Staff approved a Minor Modification (MOD-77327) on September 24, 2019.

The 275-acre area is zoned T-D (Traditional Development), which was established to permit and encourage the development of comprehensively planned mixed-use communities with a minimum of 80 contiguous acres of land under one ownership or control, which can generally exist as a self-contained community. Development standards were approved through a separate Development Standards and Design Guidelines document included with the fifth amendment of the Skye Canyon Development Agreement (DIR-76242).

SS

Section 3.05(b) of the Skye Canyon Development Agreement permits Minor Modifications to change the design of the arroyos in substantial conformance with Exhibit R of the Development Agreement, subject to obtaining Federal 404 permit approval for removal of arroyos from Waterways of the United States. The design of the arroyos is therefore flexible to allow for changes on the edges of the adjacent Developer Parcels. For this reason, arroyos are not assigned parcel designations. The parent tentative and final maps will show Developer Parcel lines extending to the centerline of the arroyos and easements granted over the area to be maintained as arroyos to allow for this flexibility. Individual Developer Parcels to be mapped through future mapping actions must parcel off arroyos as separate common lots with a note that such areas are to be controlled and maintained by the Master Developer.

Perimeter wall details and elevations do not need to be shown on this parent map. Perimeter wall conditions will need to be submitted at the time of submittal of tentative maps for the development parcels to ensure conformance with the Skye Canyon Development Standards, along with Master Developer approval.

Trail segments are generally located along the major street alignments, but are not shown on the parent tentative map. All future tentative map children maps based on the area contained within the parent tentative map must indicate all trail segments as approved through the Las Vegas 2020 Master Plan, the Skye Canyon Development Standards and the Skye Canyon Parks Agreement. In addition, conceptual landscape plans for the perimeter of each development parcel must be submitted concurrently with each child tentative map.

A Development Impact Notice and Assessment (DINA) was not required for this tentative map submittal, as impacts to the area were noted on the DINA submitted with the amended Development Agreement (DIR-76242).

FINDINGS (TMP-77328)

The Tentative Map generally conforms to the terms of the Skye Canyon Development Agreement and is in substantial conformance with the Skye Canyon Master Land Use Plan as modified through administrative action (MOD-77327). The map conforms to Nevada Revised Statutes as applicable for tentative maps. Staff recommends approval, subject to conditions.

SS

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
05/16/07	The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas.
07/18/07	The City Council approved a request for a Review of Condition (ROC-22954) to remove all conditions of approval of Rezoning (ZON-20543). Staff recommended approval.
08/08/07	The City Council approved a request for a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road and a Petition to Annex (ANX-21950) 5.15 acres generally located on the south side of Kyle Canyon Road, east of Alpine Ridge Way. The Planning Commission and staff recommended approval. The effective date of the annexations was 09/14/07.
04/08/14	The Planning Commission approved a parent Tentative Map (TMP-53058) for a 45-lot subdivision (Skye Canyon) on 1,661.80 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
09/18/14	The Final Map (FMP-53700) for a four-pod residential subdivision (Skye Canyon Phase 1) on 163.65 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive was recorded.
01/21/15	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between US 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/16	The Planning Commission approved a parent Tentative Map (TMP-65803) for an 86-lot mixed use subdivision (Skye Canyon II) on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive. Staff recommended approval.
07/18/18	The City Council approved a request for a Major Modification (MOD-73325) of the Kyle Canyon Development Standards to amend minimum setback standards in the Kyle R-CL (Single Family Compact Lot), Kyle R-TH (Single Family Attached) and Kyle R-2 (Medium-Low Density Residential) Districts. The Planning Commission and staff recommended approval.
03/06/19	The City Council approved a request for a Major Modification (MOD-75347) of the Kyle Canyon Development Standards revised July 20, 2016 to amend the development standards to include private gated street sections. The Planning Commission and staff recommended approval.
06/19/19	The City Council approved the Fifth Amendment and Restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (DIR-76242). The Planning Commission and staff recommended approval.
08/07/19	The City Council adopted the Fifth Amendment and Restatement of the Skye Canyon Development Agreement through Bill 2019-24.
08/13/19	The Planning Commission approved a request for a parent Tentative Map (Skye Canyon Phase 4) for a 14-lot master planned subdivision on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
09/24/19	Department of Planning staff administratively approved a Minor Modification (MOD-77327) of the Skye Canyon Master Land Use Plan to reconfigure Development Parcels on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/13/15	A building permit (284397) was issued for a security office building at 10131 W Skye Canyon Park Dr. The permit received its final inspection on 03/17/16.

SS

Pre-Application Meeting
A pre-application meeting was held with the applicant to discuss submittal requirements for the previous Tentative Map application (TMP-76900). As only minor changes were being proposed and the same requirements would apply to the new map, a second pre-application meeting was deemed unnecessary.

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

Field Check	
09/11/19	The site is undeveloped with desert vegetation. W Skye Canyon Park Dr extends west from Skye Village Road as an unpaved road.

Details of Application Request	
Site Area	
Gross Acres	275.26

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Arroyo/Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Sheep Mountain Parkway (Undeveloped)	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (per Skye Canyon Development Agreement)	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

SS

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
15

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

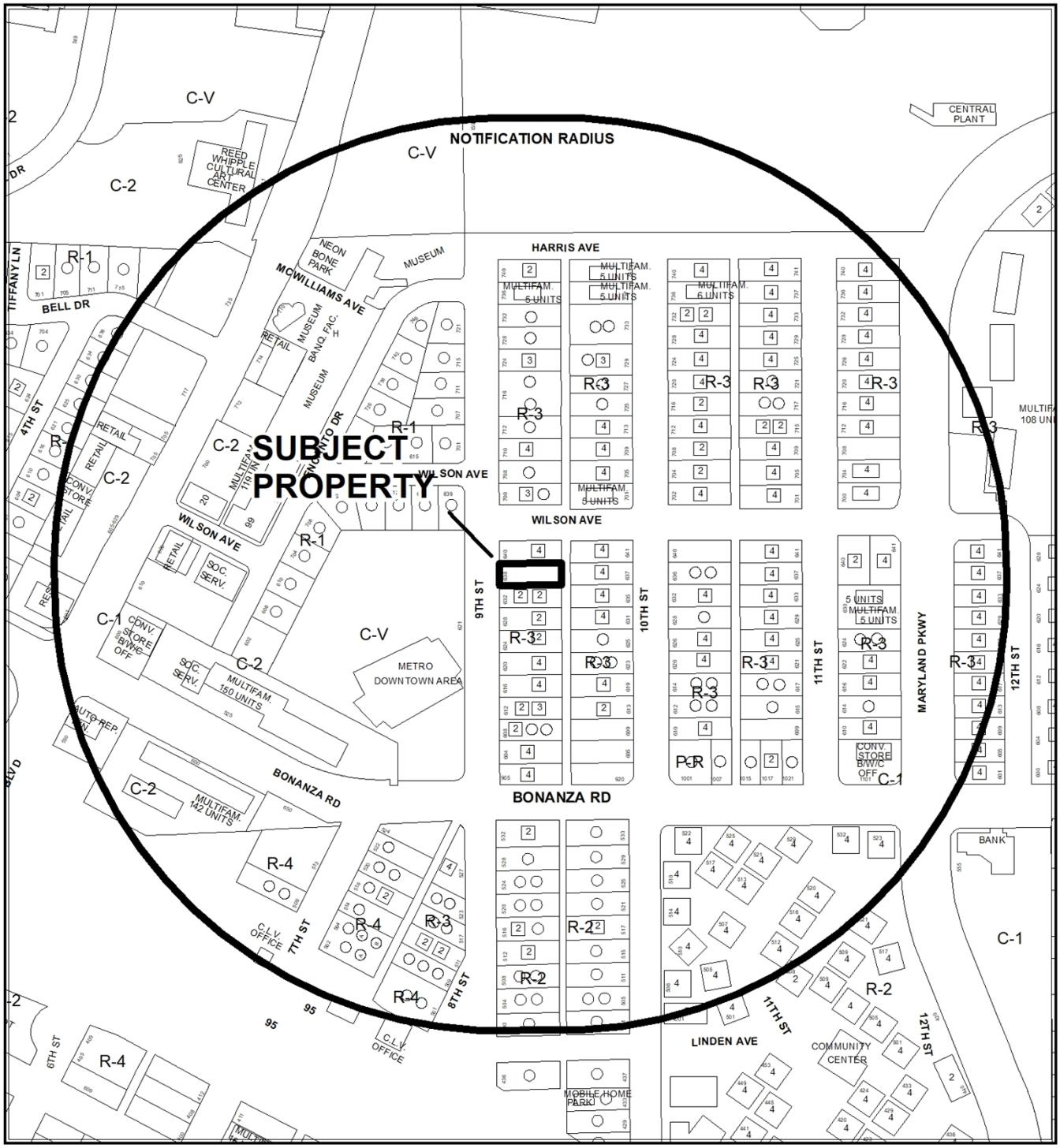
SUBJECT:
ABEYANCE - SDR-76888 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX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

C.C.: 11/20/2019

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Clark County School District School Tracking Form
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Justification Letter
8. Backup Submitted for the August 13, 2019 Planning Commission Meeting
9. Backup Submitted for the September 10, 2019 Planning Commission Meeting
10. Submitted after Final Agenda - Revised Staff Report



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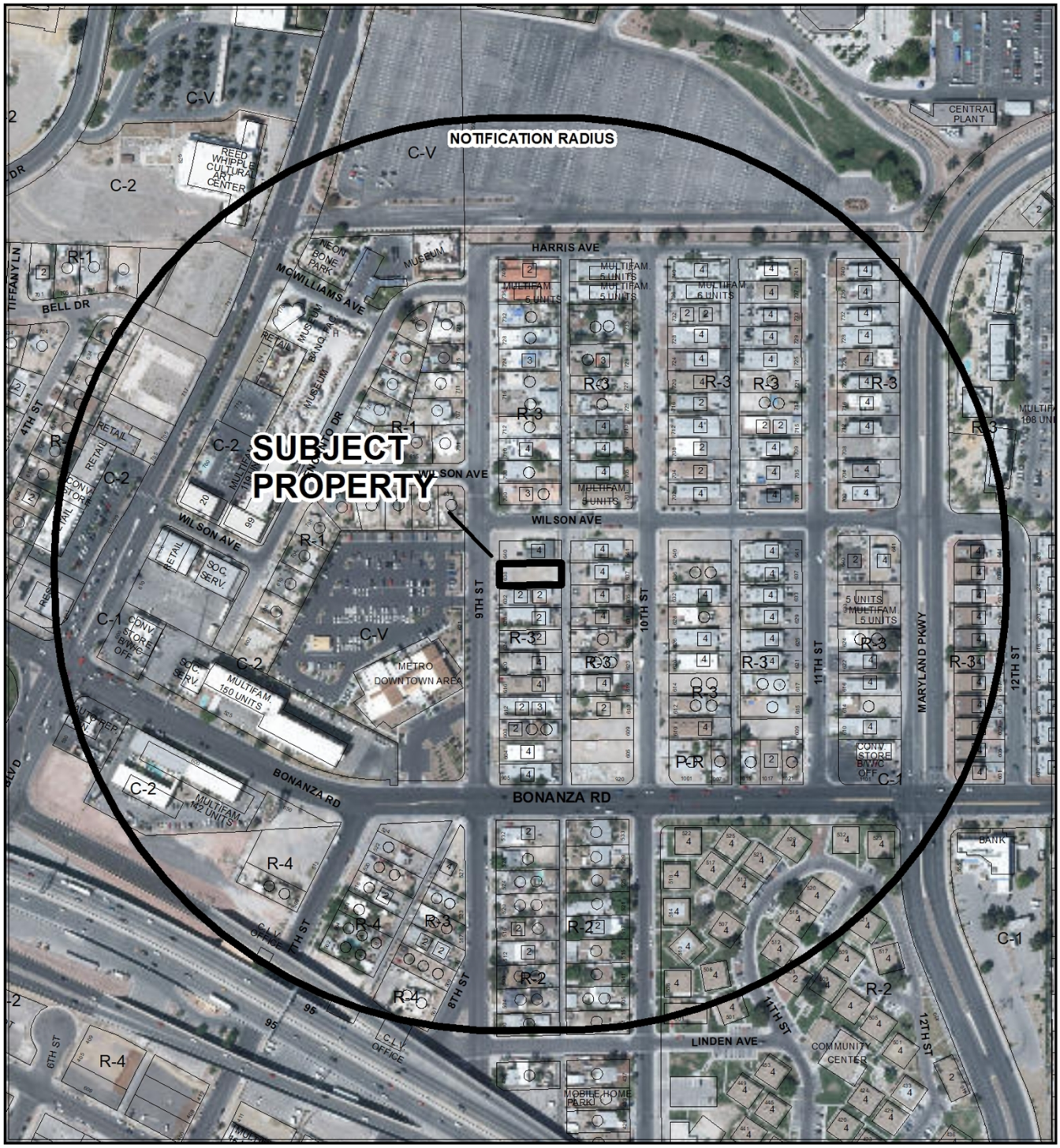
CASE: **SDR-76888 (PRJ-76806)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



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CASE: **SDR-76888 (PRJ-76806)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76888	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 207

PROTESTS 2

APPROVALS 1

CC

**** CONDITIONS ****

SDR-76888 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/11/19, except as amended by conditions herein.

3. A Waiver from Title 19.12 is hereby approved, to allow six parking spaces where 12 parking spaces are required.

4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the north and south property lines where six feet is required.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the east and west property lines where 10 feet is required.

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

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

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. All utility or mechanical equipment shall comply with the provisions of the Appendix F, Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

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

12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

14. The Waiver for the use of one continuous driveway is hereby approved.

15. The proposed sidewalk and driveway along Ninth Street shall be constructed per the American's with Disabilities Act (ADA) in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. The parking stalls along the alley shall be a minimum of 22-feet in length.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct an eight-unit apartment building that does not meet the minimum parking and landscaping requirements at 638 9th Street.

ISSUES

- A Site Development Plan Review is requested for a proposed two-story, 27-foot tall, and 5,848 square-foot multi-family residential building containing eight units.
- A Waiver is requested to allow six parking spaces where 12 spaces are required for a multi-family residential development containing eight one-bedroom units. Staff does not support the request.
- Waivers are requested to allow zero-foot landscape buffer widths along the north and south property lines where six feet is required. Staff does not support the request.
- Waivers are requested to allow zero-foot landscape buffer widths along the east and west property lines where 10 feet is required. Staff does not support the request.
- On 09/11/19, the applicant submitted revised plans which included additional façade materials and landscape improvements including a meandering sidewalk and additional shrubs.

ANALYSIS

The subject site is located within the R-3 (Medium Density Residential) zoning district and is subject to Title 19 development standards. The proposed eight-unit Multi-Family Residential use is a permitted use in the R-3 (Medium Density Residential) zoning district. The subject site is currently an undeveloped parcel located within an existing residential neighborhood. While an apartment building is an appropriate use, the submitted eight-unit apartment building is excessive for the size of the parcel.

The submitted elevations and site plan depict a two-story, 5,848 square-foot apartment building. The building façade will have an EFIS finish and tile roof. Internal staircases are provided to reach the second floor units. The submitted floor plan depicts two levels with four one-bedroom units on each floor. The applicant has requested Waivers to allow zero-foot landscape buffer widths along the north and south property lines where six feet is required for interior lot lines, and zero-foot landscape buffer widths along the east and west property lines where 10 feet is required for lot lines adjacent to

right-of-ways. The proposed landscaping materials adhere to the Southern Nevada Regional Plant List.

A total of six parking spaces are provided. The site plan shows provision of four 90 degree parking spaces abutting the 9th Street frontage, and two 90 degree parking spaces (including a handicapped parking space) abutting the rear alleyway. A Waiver is requested to allow six parking spaces where 12 are required. Per the submitted justification letter, “This property is within 300 feet of Bonanza Road with mass transit available for transportation. Also within a quarter mile of the Fremont East District.”

The City of Las Vegas Public Works - Engineering Department has commented, “The applicant is asking for City of Las Vegas approval for one continuous driveway along the 9th Street frontage. Per code, this is not allowed but given that many other residences in the area have the same configuration, the Department of Public Works has no objection to the Waiver.”

The Parking and Transportation department assessed the project and provided the following information: “This project will add approximately 82 trips per day on 9th St., Bonanza Rd. and Las Vegas Blvd. Currently, Bonanza is at about 69 percent of capacity and Las Vegas is also at about 69 percent of capacity. With this project, Bonanza is expected to be at about 70 percent of capacity and Las Vegas is expected to remain unchanged.”

The Clark County School District projects that approximately one additional secondary school student will be generated by the proposed development on this site. Of the three levels of schools serving the area (Squires Elementary School, Martin Middle School and Rancho High School), Rancho High School were over capacity for the 2018-2019 school year.

The Las Vegas Valley Water District (LVVWD) provided the following comments: “This parcel is not currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. SNWA Regional Connection Charges will be assessed on a per unit basis for the 8 total residential units and all fees must be paid prior to civil plan approval and building permit issuance. The main available to serve the development is in 9th Street.”

Due to the proposed parking and landscape buffer Waivers, staff finds that the proposed development is not appropriate for the subject site as submitted; therefore, staff recommends denial. If approved, the entitlement is subject to conditions.

FINDINGS (SDR-76888)

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

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

   The proposed development is not compatible with the adjacent development in the area due to the lack of parking provided.

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

   The proposed development is consistent with the MXU (Mixed Use) land use plan designation. However, the proposed development is not consistent with Title 19 development standards. The proposal fails to meet the minimum parking and landscaping requirements.

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

   Site access is provided by 9th Street, a 78-foot local street, adequate in size to serve the subject site. Rear access is also available via an alleyway on the east side of the lot. All proposed parking spaces have been designed as continuous driveways, with four spaces accessing 9th Street and two spaces accessing the rear alleyway. However, the lack of proposed onsite parking will negatively impact the adjacent roads.

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

   The proposed Exterior Insulation and Finish System (EFIS) façade is compatible with the existing building materials of surrounding developments. The proposed landscape materials adhere to the Southern Nevada Regional Plant List.

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

   The submitted building elevation design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed EFIS façade is compatible with existing development in the area.

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

   If approved, the proposed development will be subject to building permits, thereby ensuring the protection of public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/03/04	A Code Enforcement case (#10691) was initiated for trash/debris at 638 North 9th Street. The case was resolved on 03/12/04.
05/18/04	A Code Enforcement case (#15153) was initiated for a motor home on a vacant lot at 638 North 9th Street. The case was resolved on 05/23/04.
05/12/05	A Code Enforcement case (#29926) was initiated for junk vehicles, high weeds and trash at 638 North 9th Street. The case was resolved on 07/12/05.
01/09/08	A Code Enforcement case (#61175) was initiated as part of a sweep at 638 North 9th Street. The case was resolved on 01/11/08.
03/28/17	A Code Enforcement case (#176696) was initiated as part of a sweep at 638 North 9th Street. The case was resolved on 05/31/17.
09/05/18	The City Council approved a request for a General Plan Amendment (GPA-73547) from PF (Public Facilities) to MXU (Mixed Use) at 638 North 9th Street. The Planning Commission and staff recommended approval.
08/13/19	The Planning Commission voted (7-0) to hold in ABEYANCE a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806] to the September 10, 2019 Planning Commission meeting.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/10/19	The Planning Commission voted (7-0) to hold in ABEYANCE a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806] to the October 8, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
05/11/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses were found relating to the subject site.

Pre-Application Meeting	
06/13/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Site Development Plan Review.

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

Field Check	
07/02/19	An undeveloped site was observed during a routine field check. Some trash and debris was found scattered within the subject parcel.

Details of Application Request	
Site Area	
Gross Acres	0.16

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Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	R-3 (Medium Density Residential)
North	Multi-Family Residential	PF (Public Facility)	R-3 (Medium Density Residential)
South	Single Family, Attached	PF (Public Facility)	R-3 (Medium Density Residential)
East	Multi-Family Residential	PF (Public Facility)	R-3 (Medium Density Residential)
West	Government Facility	PF (Public Facility)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Land Use Plan	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Cashman District)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	6,969 SF	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side (East)	5 Feet	5 Feet	Y
• Side (West)	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y

CC

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Distance Between Buildings	10 Feet	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	55 Feet	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Y	Y

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	2 Trees	0 Trees	Y
• South	1 Tree / 30 Linear Feet	2 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Tree	0 Trees	Y
• West	1 Tree / 30 Linear Feet	0 Tree	0 Trees	Y
TOTAL PERIMETER TREES		**4 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	4 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		Zero Feet	N*
• South	6 Feet		Zero Feet	N*
• East	10 Feet		Zero Feet	N*
• West	10 Feet		Zero Feet	N*

*Waivers have been requested in conjunction with the subject Site Development Plan Review (SDR-76888) to allow reduced landscape buffer widths and perimeter trees.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
9th Street	Local Street	Title 13	78	Y

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Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	8 One-Bedroom Units	1.25 spaces per unit	10				
	Guest Space	1 space per 6 units	2				
TOTAL SPACES REQUIRED			12		6		N*
Percent Deviation			50%				

*A Waiver is requested in conjunction with the Site Development Plan Review (SDR-76888) to allow six parking spaces where 12 spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 12 parking spaces for a Multi-Family Residential development featuring eight one-bedroom units.	To allow six parking spaces for a Multi-Family Residential development featuring eight one-bedroom units.	Denial
Provide 6-foot landscape buffers along interior property lines.	To allow a zero-foot landscape buffer width along the north and south property lines.	Denial
Provide 10-foot landscape buffer adjacent to the Right-of-Ways.	To allow a zero-foot landscape buffer width along the east and west property lines.	Denial

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 638 9th St

Project Name 9th St Apartments **Proposed Use** Residencial

Assessor's Parcel #(s) 139-26-410-012 **Ward #** 3

General Plan: Existing Undeveloped Proposed 8 Plex **Zoning:** Existing R-3 Proposed N/A

Additional Information

Property Owner Square Trade Holdings Contact Dave Walnum
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail dave@westerntrades.net Phone 702-238-5211

Applicant Square Trade Holdings Contact Charlie Concoby
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail Charlie@westerntrades.net Phone 702-277-5245

Representative Square Trade Holdings Contact Chrisi Reyes
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail chrisi@westerntrades.net Phone 702-469-2543

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature David Walnum
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name David Walnum

Subscribed and sworn before me
This 24 day of June, 20 19

Notary Public in and for said County and State

CHRISI REYES
Notary Public, State of Nevada
Appointment No. 12-9354-1
My Appt. Expires Jun 26, 2020

PRJ-76805
06/27/19

PROJECT NAME

SPECIAL USE PERMIT FOR:

9TH STREET
8 PLEX

638 N. 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-26-410-012

PROJECT INFORMATION

OWNER NAME(S):
SQUARE TRADE HOLDINGS LLC

SITE ADDRESS:
638 N 9TH ST, LAS VEGAS NV 89101

ASSESSORS PARCEL NUMBER:
139-26-410-012

JURISDICTION:
LAS VEGAS

ZONING CLASSIFICATION:
LIMITED MULTIPLE RESIDENCE DISTRICT (R-3)

ESTIMATED LOT SIZE:
0.16 ACRES (6,969 SQ. FT.)

BUILDING AREA:
1ST FLOOR (4 UNITS) – 2,728 SQ. FT.
2ND FLOOR (4 UNITS) – 3,120 SQ. FT.
TOTAL – 5,848 SQ. FT.

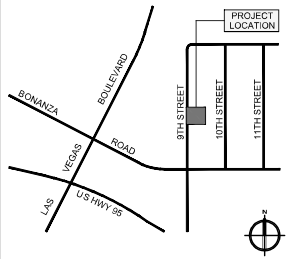
LOT COVERAGE:
40%

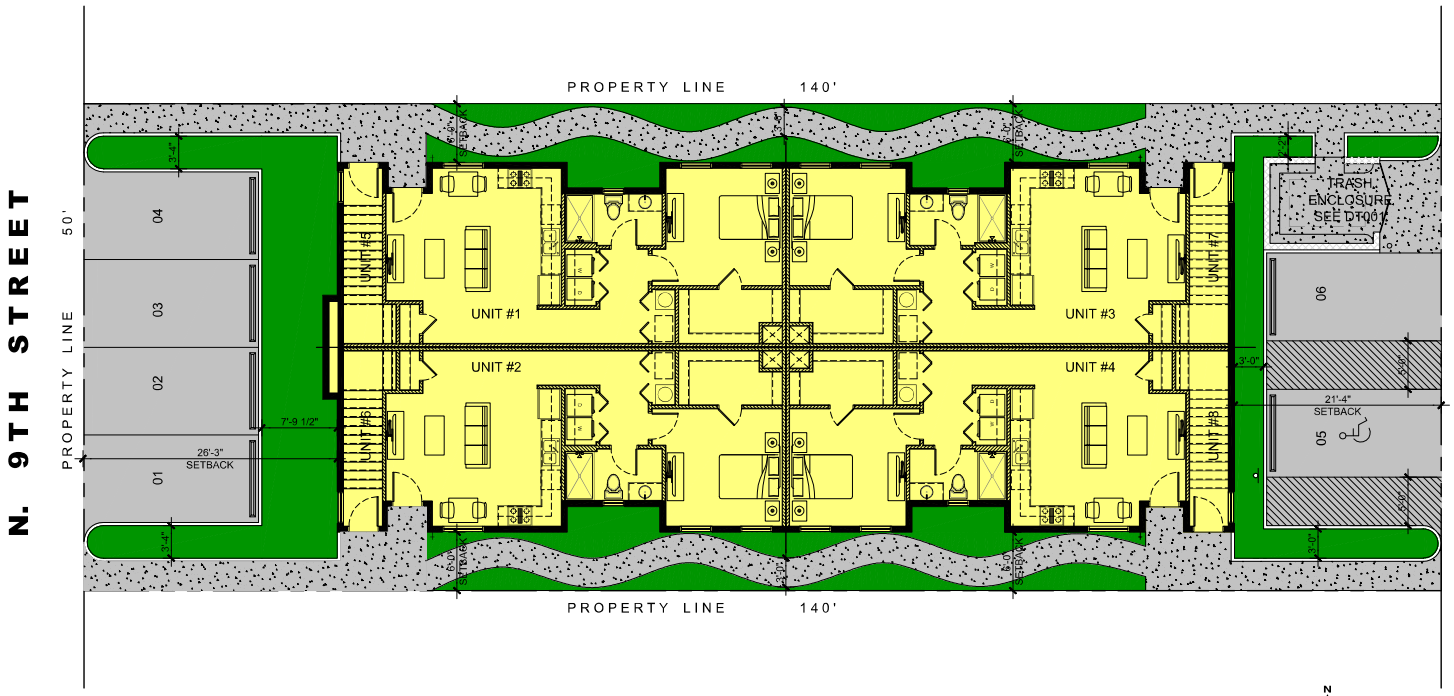
LANDSCAPE PERCENTAGE:
16.5%

REQUIRED PARKING STALLS
7 STANDARD STALLS | 1 HANDICAP STALL = 8 TOTAL STALLS

PROVIDED PARKING STALLS
5 STANDARD STALLS | 1 HANDICAP STALL = 6 TOTAL STALLS

LOCATOR MAP





1 SP001 **PROPOSED SITE PLAN**

SCALE: 3/16" = 1'-0"

PRJ-76806
09/11/19

STAMP:

REVISIONS:

Rev	Date	Description
1	09/05/2019	Original

DESIGN REVIEW SET FOR:
9TH STREET
8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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WESTERN TRADES
CONSTRUCTION, INC.
4345 CORPORATE CENTER DR. #200
N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-1356

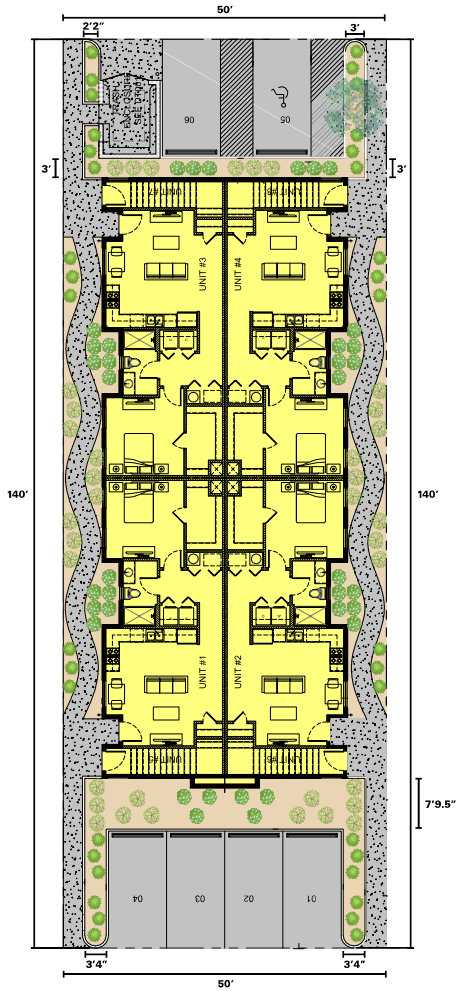
PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
SITE PLAN

DATE:
SEPTEMBER 5TH, 2019

JOB NUMBER:
003-19008

SHEET:
SP001



SCALE: 1" = 8'

Unique-scape & Design

PLANS BY: RUSSELL WILLIAMS DESIGN

9TH STREET 8 PLEX

TYPE	SCALE	DATE	REVISION	APPROVED BY
COMPLEX EXTERIOR LANDSCAPING	1" = 8'	9/5/19	3	

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Prunus cerasifera	PURPLE LEAF PLUM	24" BOX	4

SHRUB SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Leucophyllum frutescens 'Green Cloud'	GREEN CLOUD TEXAS RANGER	5 GAL	36
	Lantana montevidensis	TRAILING LANTANA	5 GAL	36
	Pittosporum tobira 'Wheeler's Dwarf'	DWARF MOCK ORANGE	5 GAL	36

LEGEND:

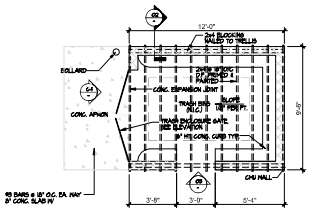
3/4" MINUS "APACHE GOLD" ROCK MULCH

NOTES:

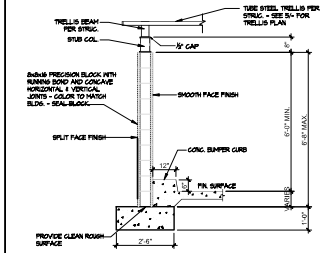
1. Install a 2" layer of 3/4" Screened Rock Mulch in all Landscape areas.
2. All flat work, pathways, curb, gutter planting bituminous surface and CMU walls to be constructed builder per approved plans
3. All lot grading and hose placement shall be done by builder per approved plans
4. A new irrigation system will be installed

Designs are property of Unique-Scape & Design and may not be used by anyone without written consent by Unique-Scape & Design. These plans are schematic in nature only and are a general representation of the completed product. They will vary due to the site conditions.

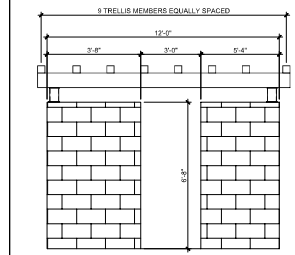
4 0 8
SCALE FEET



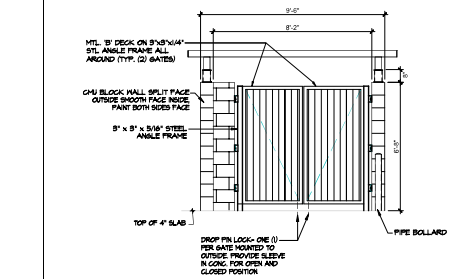
01 TRASH ENCLOSURE PLAN
A1.01 SCALE: 1/4" = 1'-0"



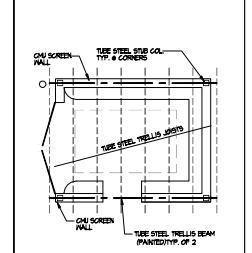
02 TRASH ENCLOSURE WALL
A1.01 SCALE: 1/4" = 1'-0"



03 TRASH ENCLOSURE SIDE ELEVATION
A1.01 SCALE: 1/4" = 1'-0"



04 TRASH ENCLOSURE FRONT ELEVATION
A1.01 SCALE: 1/4" = 1'-0"



05 TRELLIS PLAN
A1.01 SCALE: 1/4" = 1'-0"

STAMP:

REVISIONS:

Rev	Date	Description
1	08/29/2019	Original

DESIGN REVIEW SET FOR:

9TH STREET
8 PLEX

638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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Phone: (702) 235-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
TRASH ENCLOSURE DETAILS

DATE:
SEPTEMBER 4TH, 2019

JOB NUMBER:
003-19008

SHEET:
DT001

PRJ-76806
09/11/19

FINISH LEGEND

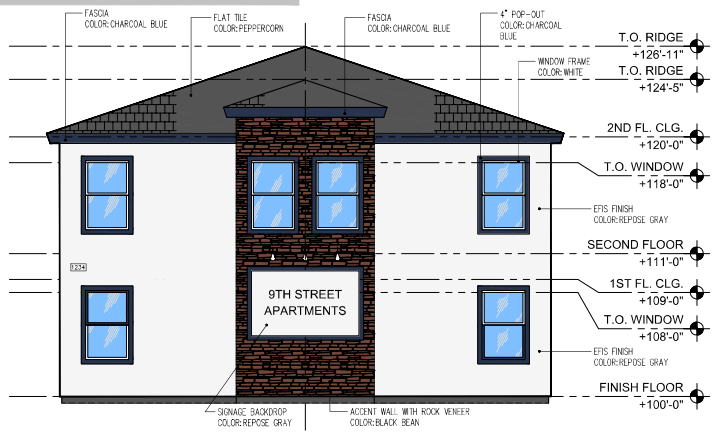
EXTERIOR PRIMARY FACE:
EFIS FINISH
REPOSE GRAY – SW 7015

FASCIA:
EFIS FINISH
CHARCOAL BLUE – SW 2739

TRIM ACCENTS:
MINK – SW 6004

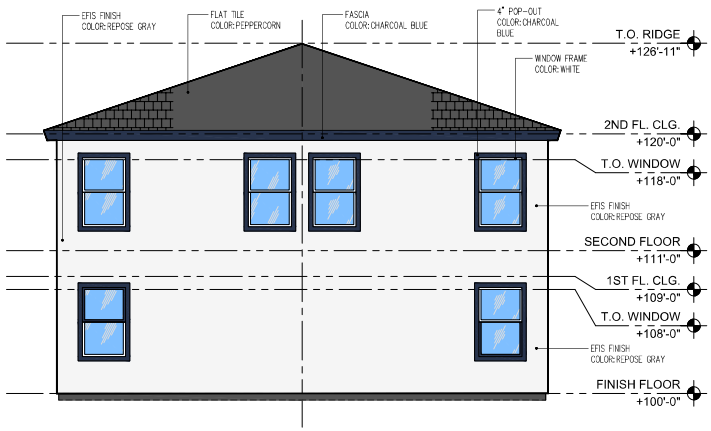
ENTRY DOOR ACCENT & ACCENT WALL
BLACK BEAN – SW 6006

ROOF AND POP-OUTS:
CHARCOAL BLEND
1FBCF1430



1 EV001 **WEST ELEVATION (9TH STREET SIDE)**

SCALE: 1/4" = 1'-0"



2 EV001 **EAST ELEVATION (ALLEY SIDE)**

SCALE: 1/4" = 1'-0"



3 EV001 **NORTH AND SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

PRJ-76806
09/11/19

STAMP:

REVISIONS:

Rev	Date	Description
1	09/05/2019	Original

DESIGN REVIEW SET FOR:
9TH STREET
8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

These plans are the sole property of Western Trades. These drawings are not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to any third party, without first obtaining the express written permission and consent of Western Trades. All dimensions on these plans shall take precedence over scaled dimensions. Western Trades Construction, Inc

WESTERN TRADES
CONSTRUCTION, INC.
4345 CORPORATE CENTER DR. #200
N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-1356

PROJECT:
9TH STREET
8 PLEX

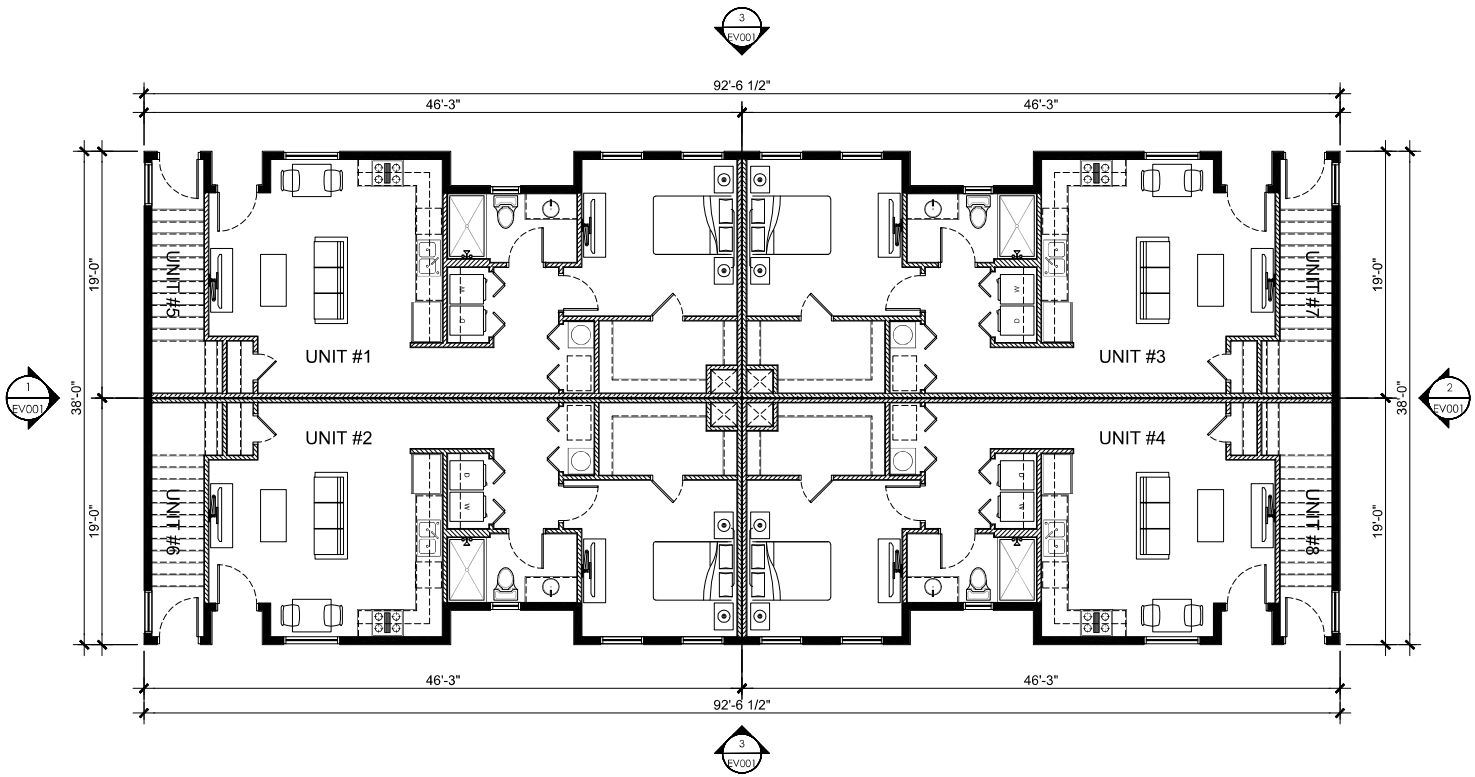
SHEET CONTENT:
BUILDING
ELEVATIONS

DATE:
SEPTEMBER 5TH, 2019

JOB NUMBER:
003-19008

SHEET:
EV001

FLOOR AREA CALCULATION	
BUILDING AREA:	
1ST FLOOR (UNITS 1-4)	2,728 SQ. FT.
2ND FLOOR (UNITS 5-8)	3,120 SQ. FT.
TOTAL	5,848 SQ. FT.
UNIT 1	682 SQ. FT.
UNIT 2	682 SQ. FT.
UNIT 3	682 SQ. FT.
UNIT 4	682 SQ. FT.
UNIT 5	780 SQ. FT.
UNIT 6	780 SQ. FT.
UNIT 7	780 SQ. FT.
UNIT 8	780 SQ. FT.



1 FP001 **PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

PRJ-76806
09/11/19

STAMP:

REVISIONS:

Rev	Date	Description
1	08/29/2019	Original

DESIGN REVIEW SET FOR:

9TH STREET
8 PLEX

638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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Western Trades Construction, Inc

WESTERN TRADES
CONSTRUCTION, INC.
4345 CORPORATE CENTER DR. #200
N. LAS VEGAS, NV 89030
Phone: (702) 235-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
PROPOSED 1ST
FLOOR PLAN

DATE:
SEPTEMBER 4TH, 2019

JOB NUMBER:
003-19008

SHEET:
FP001

FLOOR AREA CALCULATION

BUILDING AREA:	
1ST FLOOR (UNITS 1-4)	2,728 SQ. FT.
2ND FLOOR (UNITS 5-8)	3,120 SQ. FT.
TOTAL	5,848 SQ. FT.
UNIT 1	682 SQ. FT.
UNIT 2	682 SQ. FT.
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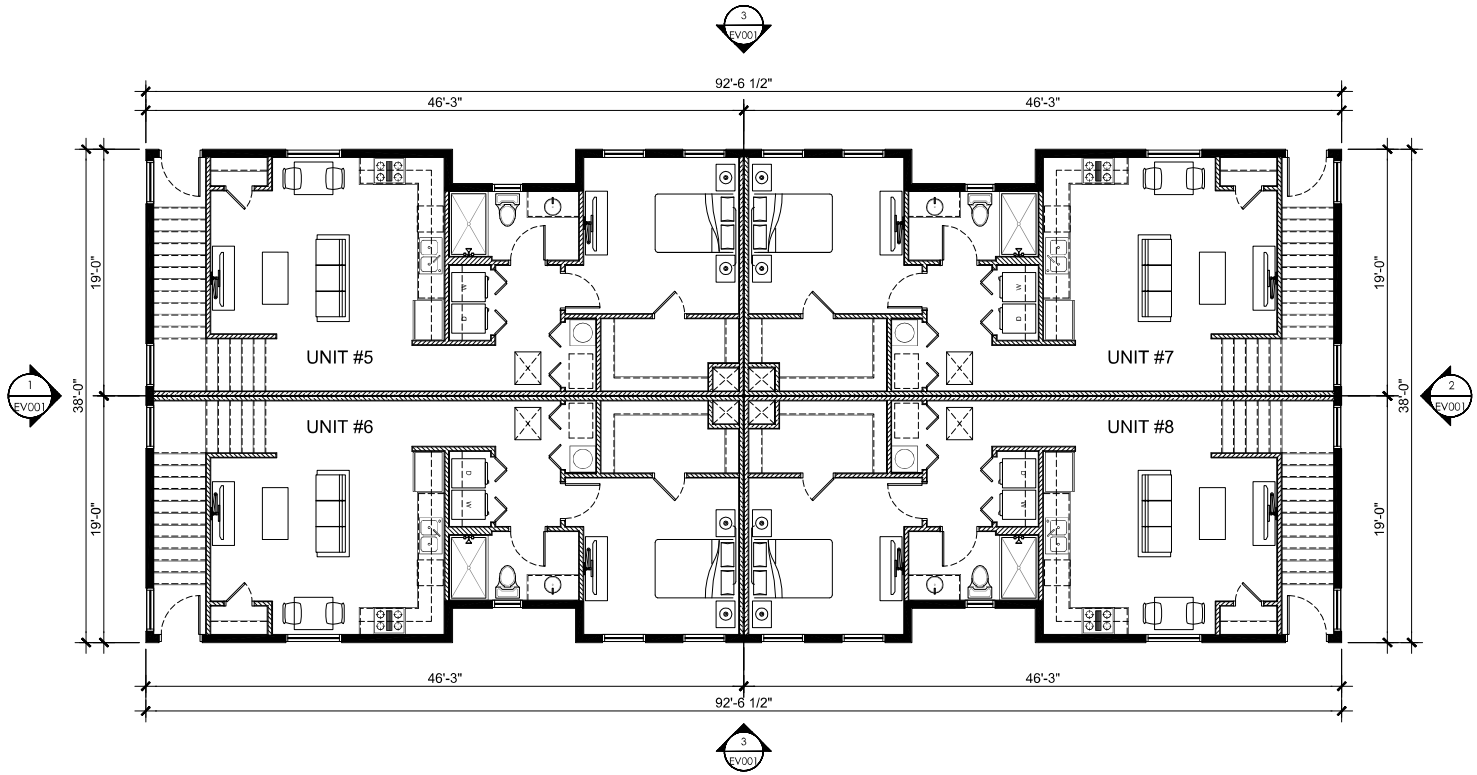

1 FP002 **PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

PRJ-76806
09/11/19

STAMP:

REVISIONS:

Rev	Date	Description
1	08/29/2019	Original

DESIGN REVIEW SET FOR:

9TH STREET
8 PLEX

638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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WESTERN TRADES
CONSTRUCTION, INC.
4345 CORPORATE CENTER DR. #200
N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
PROPOSED 2ND
FLOOR PLAN

DATE:
SEPTEMBER 4TH, 2019

JOB NUMBER:
003-19008

SHEET:
FP002



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19

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

School Development Tracking Form

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

Date Filed 07/09/2019 **Application Number** SDR-76888 **Entity** LV

Company Name Square Trades Holdings

Contact Name

Contact Mailing Address

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

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

Project Name 9th Street Apartments

Project Description 8 multi-family residential units

APN's 139-26-410-012

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2)	8	x 0.140 = 1	x 0.058 = 0	x 0.064 = 0
Resort Condo Units (3)				
Total		1	0	0

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Squires ES	1312 E Tonopah Ave	K-5	900	709	05/01/19
Martin MS	200 N 28th St	6-8	1,662	1520	05/01/19
Rancho HS	1900 Searles Ave	9-12	2453	3210	05/01/19

*** CCSD Comments** Rancho HS was over capacity for the 2018-19 school year. Rancho HS was at130.86% of program capacity.

☐ Approved ☐ Disapproved

SDR 76888
Square Trade Holdings, LLC

638 N 9th Street

Proposed 8 unit multi-family development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	8	7.32	**59**
AM Peak Hour			0.46	**4**
PM Peak Hour			0.56	**4**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonanza Road

Average Daily Traffic (ADT)	23,473
PM Peak Hour	1878

(heaviest 60 minutes)

Las Vegas Boulevard

Average Daily Traffic (ADT)	23,167
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	33,800
Las Vegas Boulevard	33,800

This project will add approximately 82 trips per day on 9th St., Bonanza Rd. and Las Vegas Blvd. Currently, Bonanza is at about 69 percent of capacity and Las Vegas is also at about 69 percent of capacity. With this project, Bonanza is expected to be at about 70 percent of capacity and Las Vegas is expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 4 additional peak hour trips, or about one every fifteen minutes.

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

May 1st, 2019

City of Las Vegas
Planning and Development Department
333 N Rancho Dr.
Las Vegas, NV 89106
Subject: Parking, Landscape, and Turf Coverage Waiver for 638 N 9th St., Las Vegas, NV 89101

To whom it may concern:
This letter shall act to document the justification request for a Parking Waiver, Landscape Waiver, and Turf CoverageWaiver for the above referenced property.

Issue: We are requesting a waiver to the Permissible use Requirments. The current property is vacant land zoned R3, Mixed use. We intend to use the property to build an 8 plex apartment building. We would like to reduce the parking space requirements from 12 spaces to 6 spaces. We would also like to request an exception to the design of parking areas. All adjacent properties allow backing into abutting streets. See attached pictures of surrounding properties. This property is with in 300 feet of Bonanza Road with mass transit available for transportation. Also within ¼ mile of the Fremont East District.
We are requesting a Waiver to the landscape standards from 5 feet to 3 feet on the North and South ends of the property; from 10 feet to 7feet 9.5 inches on the East end of the property; and from 10 feet to 3 feet on the West end of the property. Our total landscape design consists of 1150 square feet.
We are requesting a Waiver of turf coverage from 30% to 0% of lanscapable area.

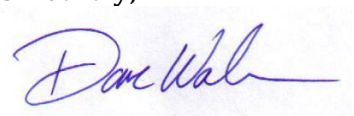
Information:

- Western Trades Construction LLC, and Square Trade Holdings, LLC, Owner, are owned and operated by Dave Walnum. Our focus is to build affordable housing to meet the needs of our growing community. We have recently purchased multiple lots and are building new multi-family homes, single family home and town homes throughout the Las Vegas area. We have specifically chosen these infill lots to support the communities and assist in the revitalization of these areas.
- Western Trades Construction LLC is a licensed contractor, B-2# 73190, and has been in business for 10 years.

Findings:

- The requested change is compatible with the existing adjacent land use designations.
- The requested change is compatablie with the existing zoning of R3.

Thank you for taking the time to review our request.
Sincerely,



Dave Walnum

4345 Corporate Center Dr. Suite # 200
N. Las Vegas, NV 89030
(702) 238-5211
F (702) 543-4356

PRJ-76806
09/11/19

Square Trade Holdings, LLC

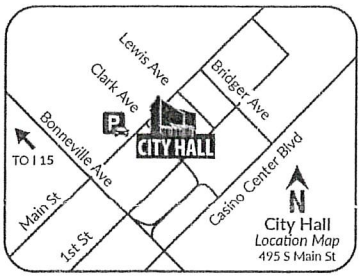
4345 Corporate Center Dr. Suite # 200
N. Las Vegas, NV. 89030
(702) 238-5211
F (702) 543-4356

PRJ-76806
09/11/19

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
AUG 12 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76888 [PRJ-76806]

Planning Commission Meeting of **08/13/2019**

PRJ-76806
13927812033
WOLF PAC FAMILY TRUST
AUSTIN LINDA LOU TRS
PO BOX 19425
JEAN NV 89019-9425

133 FRDFNP1 89019

Submitted after final agenda

44P

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

PRSRT
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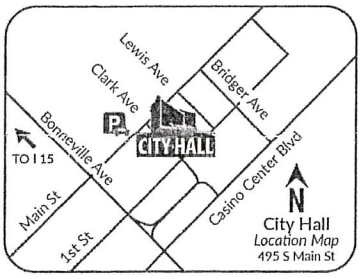
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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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.

SDR-76888 [PRJ-76806]

Planning Commission Meeting of **08/13/2019**

PRJ-76806
13935110009
IAMELE LUIGI TRUST
IAMELE LUIGI TRS
761 SANDY DR
HENDERSON NV 89002

15 FRDFNP1 89002

44P

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

SAN BERNARDINO
CA 924
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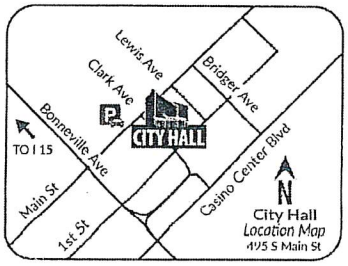
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested

Official Notice of Public Hearing



RECEIVED
AUG 27 2019
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76888 [PRJ-76806]

Planning Commission Meeting of **08/13/2019**

PRJ-76806
13926410031
ALBRITTON WAYNE C & GRETA M
38 CLUB CIRCLE DR
PALM SPRINGS CA 92264

104 FRDFNP1 92264

Submitted after final agenda 21A

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-76888	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 207

PROTESTS 2

APPROVALS 1

CC

Submitted after final agenda
ITEM 15

** CONDITIONS **

SDR-76888 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/11/19, except as amended by conditions herein.

3. A Waiver from Title 19.12 is hereby approved, to allow six parking spaces where 12 parking spaces are required.

4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the north and south property lines where six feet is required.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the east and west property lines where 10 feet is required.

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

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

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. All utility or mechanical equipment shall comply with the provisions of the Appendix F, Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

CC

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

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

12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

14. The Waiver for the use of one continuous driveway is hereby approved.

15. The proposed sidewalk and driveway along Ninth Street shall be constructed per the American's with Disabilities Act (ADA) in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. The parking stalls along the alley shall be a minimum of 22-feet in length.

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

CC

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

CC

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct an eight-unit apartment building that does not meet the minimum parking and landscaping requirements at 638 9th Street.

ISSUES

- A Site Development Plan Review is requested for a proposed two-story, 27-foot tall, and 5,848 square-foot multi-family residential building containing eight units.
- A Waiver is requested to allow six parking spaces where 12 spaces are required for a multi-family residential development containing eight one-bedroom units. Staff does not support the request.
- Waivers are requested to allow zero-foot landscape buffer widths along the north and south property lines where six feet is required. Staff does not support the request.
- Waivers are requested to allow zero-foot landscape buffer widths along the east and west property lines where 10 feet is required. Staff does not support the request.
- On 09/11/19, the applicant submitted revised plans which included significantly reduced building square footage (11,328 to 5,848 SF), additional façade materials and landscape improvements including a meandering sidewalk and additional shrubs.

ANALYSIS

The subject site is located within the R-3 (Medium Density Residential) zoning district and is subject to Title 19 development standards. The proposed eight-unit Multi-Family Residential use is a permitted use in the R-3 (Medium Density Residential) zoning district. The subject site is currently an undeveloped parcel located within an existing residential neighborhood. While an apartment building is an appropriate use, the submitted eight-unit apartment building is excessive for the size of the parcel.

CC

The submitted elevations and site plan depict a two-story, 5,848 square-foot apartment building. The building façade will have an EFIS finish and tile roof. Internal staircases are provided to reach the second floor units. The submitted floor plan depicts two levels with four one-bedroom units on each floor. The applicant has requested Waivers to allow zero-foot landscape buffer widths along the north and south property lines where six feet is required for interior lot lines, and zero-foot landscape buffer widths along the east and west property lines where 10 feet is required for lot lines adjacent to right-of-ways. The proposed landscaping materials adhere to the Southern Nevada Regional Plant List.

A total of six parking spaces are provided. The site plan shows provision of four 90 degree parking spaces abutting the 9th Street frontage, and two 90 degree parking spaces (including a handicapped parking space) abutting the rear alleyway. A Waiver is requested to allow six parking spaces where 12 are required. Per the submitted justification letter, "This property is within 300 feet of Bonanza Road with mass transit available for transportation. Also within a quarter mile of the Fremont East District."

The City of Las Vegas Public Works - Engineering Department has commented, "The applicant is asking for City of Las Vegas approval for one continuous driveway along the 9th Street frontage. Per code, this is not allowed but given that many other residences in the area have the same configuration, the Department of Public Works has no objection to the Waiver."

The Parking and Transportation department assessed the project and provided the following information: "This project will add approximately 82 trips per day on 9th St., Bonanza Rd. and Las Vegas Blvd. Currently, Bonanza is at about 69 percent of capacity and Las Vegas is also at about 69 percent of capacity. With this project, Bonanza is expected to be at about 70 percent of capacity and Las Vegas is expected to remain unchanged."

The Clark County School District projects that approximately one additional secondary school student will be generated by the proposed development on this site. Of the three levels of schools serving the area (Squires Elementary School, Martin Middle School and Rancho High School), Rancho High School were over capacity for the 2018-2019 school year.

The Las Vegas Valley Water District (LVVWD) provided the following comments: "This parcel is not currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. SNWA Regional Connection Charges will be assessed on a per unit basis for the 8 total residential units and all fees must be paid prior to civil plan approval and building permit issuance. The main available to serve the development is in 9th Street."

CC

Due to the proposed parking and landscape buffer Waivers, staff finds that the proposed development is not appropriate for the subject site as submitted; therefore, staff recommends denial. If approved, the entitlement is subject to conditions.

FINDINGS (SDR-76888)

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

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

   The proposed development is not compatible with the adjacent development in the area due to the lack of parking provided.

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

   The proposed development is consistent with the MXU (Mixed Use) land use plan designation. However, the proposed development is not consistent with Title 19 development standards. The proposal fails to meet the minimum parking and landscaping requirements.

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

   Site access is provided by 9th Street, a 78-foot local street, adequate in size to serve the subject site. Rear access is also available via an alleyway on the east side of the lot. All proposed parking spaces have been designed as continuous driveways, with four spaces accessing 9th Street and two spaces accessing the rear alleyway. However, the lack of proposed onsite parking will negatively impact the adjacent roads.

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

   The proposed Exterior Insulation and Finish System (EFIS) façade is compatible with the existing building materials of surrounding developments. The proposed landscape materials adhere to the Southern Nevada Regional Plant List.

CC

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

   The submitted building elevation design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed EFIS façade is compatible with existing development in the area.

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

   If approved, the proposed development will be subject to building permits, thereby ensuring the protection of public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/03/04	A Code Enforcement case (#10691) was initiated for trash/debris at 638 North 9th Street. The case was resolved on 03/12/04.
05/18/04	A Code Enforcement case (#15153) was initiated for a motor home on a vacant lot at 638 North 9th Street. The case was resolved on 05/23/04.
05/12/05	A Code Enforcement case (#29926) was initiated for junk vehicles, high weeds and trash at 638 North 9th Street. The case was resolved on 07/12/05.
01/09/08	A Code Enforcement case (#61175) was initiated as part of a sweep at 638 North 9th Street. The case was resolved on 01/11/08.
03/28/17	A Code Enforcement case (#176696) was initiated as part of a sweep at 638 North 9th Street. The case was resolved on 05/31/17.
09/05/18	The City Council approved a request for a General Plan Amendment (GPA-73547) from PF (Public Facilities) to MXU (Mixed Use) at 638 North 9th Street. The Planning Commission and staff recommended approval.
08/13/19	The Planning Commission voted (7-0) to hold in ABEYANCE a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806] to the September 10, 2019 Planning Commission meeting.

CC

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/10/19	The Planning Commission voted (7-0) to hold in ABEYANCE a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806] to the October 8, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
05/11/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses were found relating to the subject site.

Pre-Application Meeting	
06/13/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Site Development Plan Review.

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

Field Check	
07/02/19	An undeveloped site was observed during a routine field check. Some trash and debris was found scattered within the subject parcel.

Details of Application Request	
Site Area	
Gross Acres	0.16

CC

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	MXU (Mixed Use)	R-3 (Medium Density Residential)
North	Multi-Family Residential	PF (Public Facility)	R-3 (Medium Density Residential)
South	Single Family, Attached	PF (Public Facility)	R-3 (Medium Density Residential)
East	Multi-Family Residential	PF (Public Facility)	R-3 (Medium Density Residential)
West	Government Facility	PF (Public Facility)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Land Use Plan	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Cashman District)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,969 SF	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	10 Feet	26 Feet	Y
• Side (East)	5 Feet	6 Feet	Y
• Side (West)	5 Feet	6 Feet	Y
• Rear	20 Feet	21 Feet	Y

CC

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Distance Between Buildings	10 Feet	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	55 Feet	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Y	Y

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	2 Trees	0 Trees	Y
• South	1 Tree / 30 Linear Feet	2 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Tree	0 Trees	Y
• West	1 Tree / 30 Linear Feet	0 Tree	0 Trees	Y
TOTAL PERIMETER TREES		**4 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	4 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		Zero Feet	N*
• South	6 Feet		Zero Feet	N*
• East	10 Feet		Zero Feet	N*
• West	10 Feet		Zero Feet	N*

*Waivers have been requested in conjunction with the subject Site Development Plan Review (SDR-76888) to allow reduced landscape buffer widths and perimeter trees.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
9th Street	Local Street	Title 13	78	Y

CC

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	8 One-Bedroom Units	1.25 spaces per unit	10				
	Guest Space	1 space per 6 units	2				
TOTAL SPACES REQUIRED			12		6		N*
Percent Deviation			50%				

*A Waiver is requested in conjunction with the Site Development Plan Review (SDR-76888) to allow six parking spaces where 12 spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 12 parking spaces for a Multi-Family Residential development featuring eight one-bedroom units.	To allow six parking spaces for a Multi-Family Residential development featuring eight one-bedroom units.	Denial
Provide 6-foot landscape buffers along interior property lines.	To allow a zero-foot landscape buffer width along the north and south property lines.	Denial
Provide 10-foot landscape buffer adjacent to the Right-of-Ways.	To allow a zero-foot landscape buffer width along the east and west property lines.	Denial

CC

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
16

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

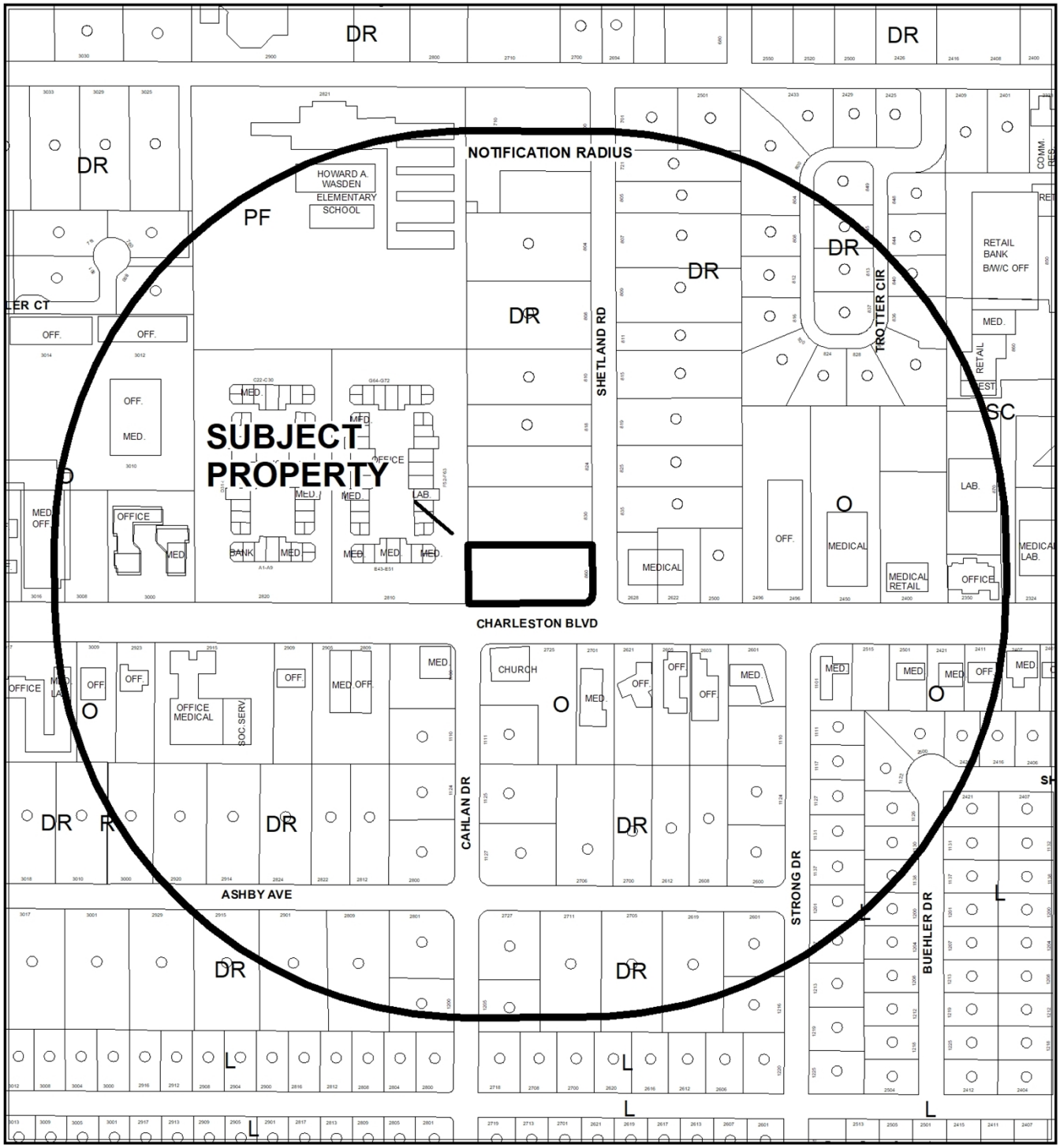
SUBJECT:
GPA-77243 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: DR (DESERT RURAL DENSITY RESIDENTIAL) on 0.97 acres at 850 and 860 Shetland Road (APN 139-32-801-010), Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APROVAL.

C.C.: 11/20/2019

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-77243, ZON-77244, SUP-77245 and SDR-77246 [PRJ-76737]
4. Supporting Documentation - GPA-77243, ZON-77244, SUP-77245 and SDR-77246 [PRJ-76737]
5. Photo(s) - GPA-77243, ZON-77244, SUP-77245 and SDR-77246 [PRJ-76737]
6. Justification Letter - GPA-77243, ZON-77244, SUP-77245 and SDR-77246 [PRJ-76737]
7. Submitted after Final Agenda - Protest/Support Postcards for GPA-77243 and ZON-77244 [PRJ-76737] and Documentation Not Vetted - Protest Comment Forms for GPA-77243, ZON-77244, SUP-77245 and SDR-77246 [PRJ-76737]



0 275 550 Feet

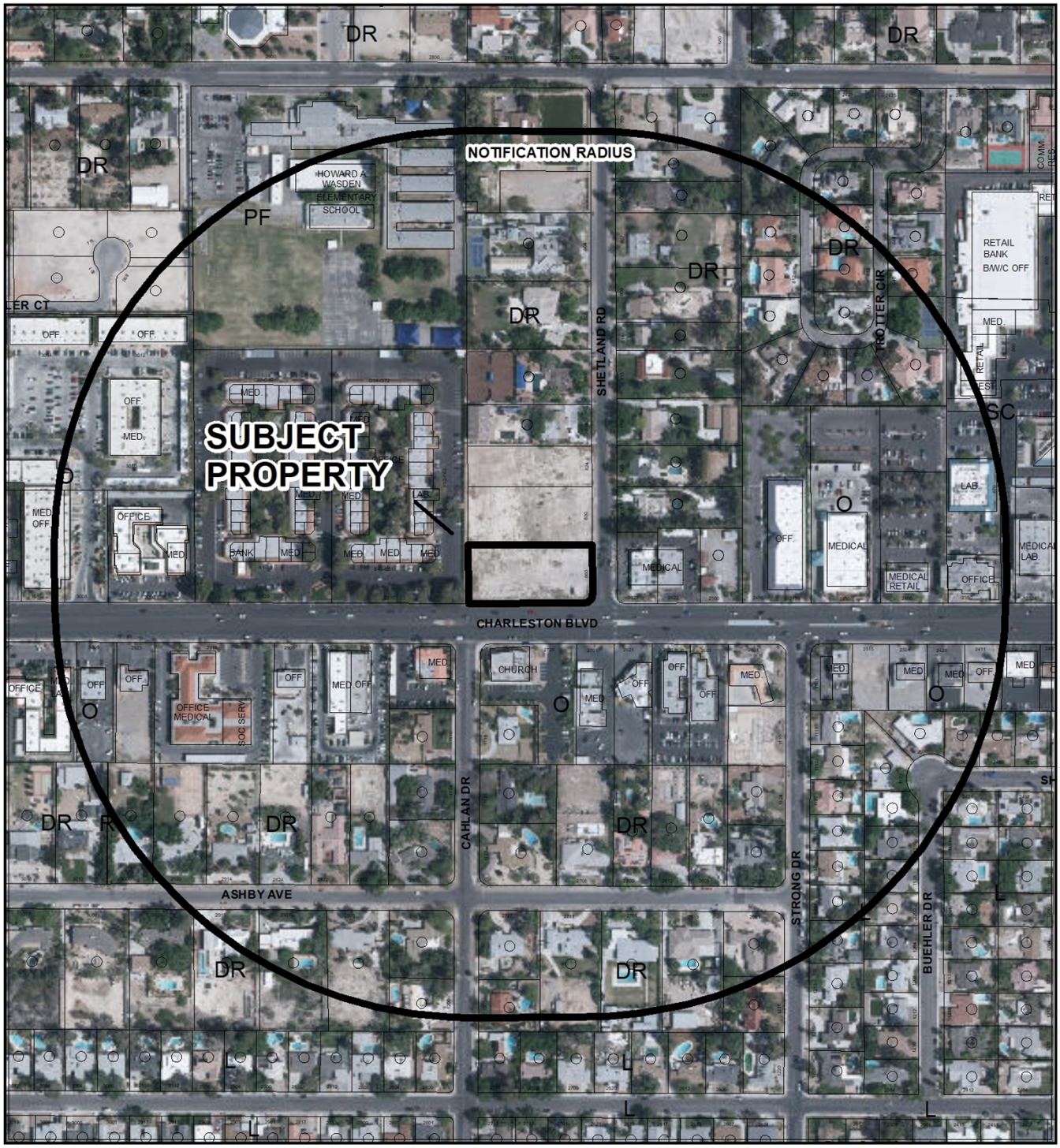
CASE: **GPA-77243 (PRJ-76737)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

N



0 275 550 Feet

CASE: **GPA-77243 (PRJ-76737)**

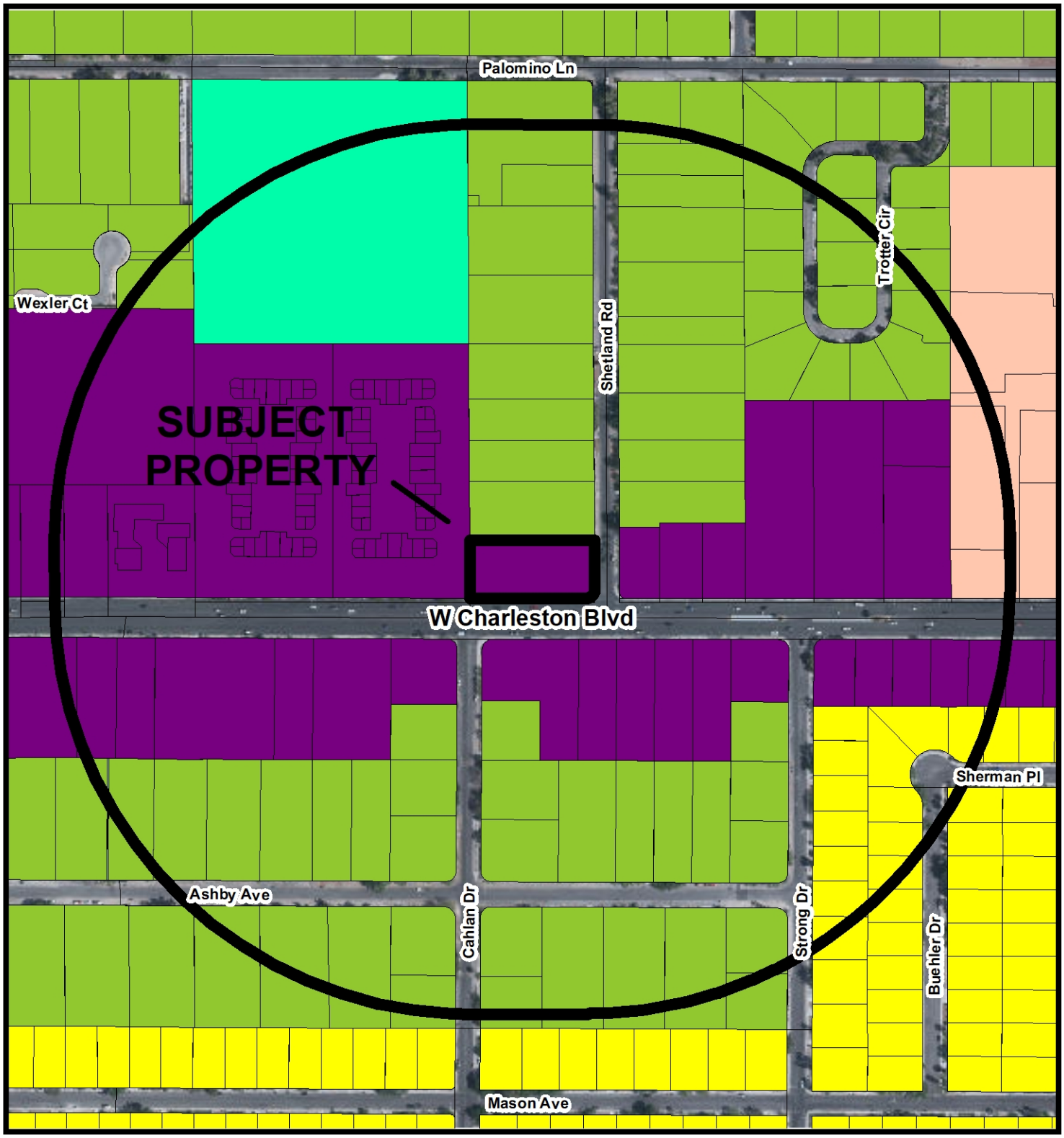
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

N

GPA-77243



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research Park
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM O TO DR

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, August 27, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SHETLAND LAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77243	Staff recommends APPROVAL.	
ZON-77244	Staff recommends APPROVAL.	GPA-77243
SUP-77245	Staff recommends APPROVAL, subject to conditions:	GPA-77243 ZON-77244
SDR-77246	Staff recommends APPROVAL, subject to conditions:	GPA-77243 ZON-77244 SUP-77245

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED
211 - GPA-77243 and ZON-77244
211 - SUP-77245
211 - SDR-77246

PROTESTS
0 - GPA-77243 and ZON-77244
0 - SUP-77245
0 - SDR-77246

APPROVALS
0 - GPA-77243 and ZON-77244
0 - SUP-77245
0 - SDR-77246

JB

**** CONDITIONS ****

SUP-77245 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Convalescent Care Facility use.

2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77243), Rezoning (ZON-77244) and Site Development Plan Review (SDR-77246) 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-77246 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77243), Rezoning (ZON-77244) and Special Use Permit (SUP-77245) shall be required, if approved.

JB

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

3. All development shall be in conformance with the site plan and landscape plan date stamped 09/12/19, and building elevations date stamped 08/14/19, except as amended by conditions herein.

4. An Exception from Title19.06.040 is hereby approved, to allow the following:
    a. To allow ten 24-inch box trees, adjacent to the north property line, where 15 24-inch box trees with four shrubs is required.
    b. To allow six 24-inch box trees adjacent to the south property line, where 12 24-inch box trees with four shrubs is required.
    c. To allow seven 24-inch box trees adjacent to the east property line, where 16 24-inch box trees with four shrubs is required.

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

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

7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

8. 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. Prior to the issuance of permits for this site, grant a Bus Shelter Pad Easement adjacent to the existing bus stop on Charleston Boulevard on this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

12. Construct all incomplete half-street improvements on Shetland Road to meet City standards concurrent with on-site development activities. Additionally, construct median modifications in Charleston Boulevard to restrict left-in and left-out movements from this site while maintaining the left-in and left-out movements for Cahlan Drive.

13. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Charleston 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.

14. Concurrent with development, abandon the existing septic tanks and provide proof to the Southern Nevada Health District (SNHD) Environmental Health Division. Contact SNHD at (702)-459-0661 for requirements.

15. Concurrent with development, construct an eight-inch sewer line in Shetland Road along the entire frontage of the property.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review and Special Use Permit for a proposed 65-bed 37,000 square-foot Convalescent Care Facility/ Nursing Home on 2.62 acres on property generally located on the northwest corner of Charleston Boulevard and Shetland Road.

ISSUES

- The applicant has requested a General Plan Amendment (GPA-77243) from O (Office) to DR (Desert Rural Density Residential) for a portion of the subject site (APN 139-32-801-010). Staff recommends approval of the request.
- The applicant has requested a Rezoning (ZON-77244) from C-D (Designed Commercial) to R-E (Residence Estates) for a portion of the subject site (APN 139-32-801-010). Staff recommends approval of the request.
- The Convalescent Care Facility/Nursing Home use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit. Staff recommends approval of the request.
- The subject site is partially located within the C-D (Designed Commercial Overlay District (APN 139-32-801-010), which limits building height to one story or 20 feet whichever is less, for parcels that front Charleston Boulevard between Rancho Drive and Valley View Boulevard. The submitted building elevations dated stamped 08/14/19 comply with this development standard.
- The applicant has requested an Exception from Title 19.06.040, to allow the following items. Staff recommends approval of the request.
    - To allow ten 24-inch box trees adjacent to the north property line, where 15 24-inch box trees with four shrubs is required.
    - To allow six 24-inch box trees adjacent to the south property line, where 12 24-inch box trees with four shrubs is required.
    - To allow seven 24-inch box trees adjacent to the east property line, where 16 24-inch box trees with four shrubs is required.

JB

ANALYSIS

The applicant has proposed Site Development Plan Review (SDR-77246) to develop the subject site with a proposed 65-bed, 37,000 square-foot Convalescent Care Facility/Nursing Home on 2.62 acres on property generally located on the northwest corner of Charleston Boulevard and Shetland Road. The subject site is comprised of three parcels, located within the Southeast Sector of the General Plan. Two of the parcels (APNs 139-32-801-008 and 009) are currently zoned R-E (Residence Estates) with a DR (Desert Rural Density Residential) General Plan land use designation. The remaining parcel (APN 139-32-801-010) is currently zoned C-D (Designed Commercial) with an O (Office) General Plan land use designation. Staff supports the applicants requested General Plan Amendment and Rezoning of the remaining parcel (APN 139-32-801-010), as it will reduce the allowable intensity of development on the parcel and will allow the parcel to conform to the residential zoning and land use designation of the two other parcels.

A Convalescent Care Facility/Nursing Home use is described in Tile 19.12 as: “A building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital. This use includes a “rest home” and “nursing home,” as well as a use that would qualify as a Community Residence except for the limitation on the number of residents, but does not include an “assisted living apartment,” “hospital” or other medical facility that is specifically defined in LVMC Chapter 19.18.”

Minimum Special Use Permit Requirements (U through and R-2 Districts):

1. The minimum parcel size shall be 20,000 square feet.

The subject site is approximately 114,127 square feet in size, which exceeds the 20,000 square-foot minimum required by Title 19.12.

2. The maximum number of beds per acre shall be 25.

The proposed 65-bed Convalescent Care Facility/Nursing Home is located on a 2.62-acre lot, which complies with the 50 bed per acre maximum outlined in Title 19.12 that would allow a maximum of 131 total beds.

3. Setbacks for buildings shall be the same as required for a single family dwelling in the zoning district where located.

JB

The submitted site plan indicates that the proposed structure will be comply with all applicable R-E (Residence Estates) building setback standards outlined in Title 19.06.060.

4. The maximum building height shall be two stories.

The submitted building elevations indicated the structure will be one-story tall with a maximum height of 20 feet.

5. The facility must be located on a collector street or larger.

Primary site access is from Charleston Boulevard, a 100-foot Primary Arterial, which provides adequate capacity to serve the proposed use.

The proposed site design complies with all applicable Title 19.06.060 site design requirements pertaining to building setbacks, which requires a 50-foot distance separation from the front, 10-foot side yard setback, 15-foot corner side yard setback and a 35-foot setback from the rear property line.

Also, the subject site is partially located within the C-D (Designed Commercial) Overlay District (APN 139-32-801-010), which limits building height to one story or 20 feet, whichever is less, for parcels that front Charleston Boulevard between Rancho Drive and Valley View Boulevard. The submitted elevations show a maximum building height of 20 feet for the structure with an 11.25-foot tall building height adjacent to the existing R-E (Residence Estates) zone single-family residences located to the north, which complies with residential adjacency standards outlined in Title 19.06.040. The proposed 37,000 square-foot building will cover approximately 32% of the 2.62-acre site. The submitted building elevations indicate the building façades will have a “Tan”, “Beige”, “White” and “Light Tan” stucco finish, with “Tan” and “Beige” decorative stone stacked veneer accents and “Dark Bronze” and “Black” metal accents.

The site will provide 41 total parking spaces with two van-accessible handicapped parking spaces, which exceeds the 40 spaces required by Title 19.12.010 for a Convalescent Care Facility/Nursing Home with 65 beds and 26 employees on the largest shift. The parking area also provides space for two loading zones and one trash enclosure, which have been designed to comply with Title 19.06.040 standards.

JB

All interior parking lot landscaping and landscape buffer widths have been designed to comply with Title 19.06 requirements. However, the applicant has requested an Exception to allow ten 24-inch box trees adjacent to the north property line where 15 24-inch box trees with four shrubs are required, to allow six 24-inch box trees adjacent to the south property line where 12 24-inch box trees with four shrubs are required and to allow seven 24-inch box trees adjacent to the east property line where 16 24-inch box trees with four shrubs are required. Staff supports the requested Exception, as the applicant has proposed to install 860 additional five-gallon shrubs throughout the subject site, which will provide adequate infill within the perimeter landscape buffers. The primary tree species being utilized are the 24-inch box Holly Oak and 24-inch box Red Push Pistache trees, which are consistent with the Southern Nevada Regional Planning Coalition Regional Plant List.

Staff has determined the proposed project is compatible with surrounding development in the area and the requested landscaping Exception of planting materials will not have a negative impact to the existing single family residential dwellings and commercial developments surrounding the site. Therefore, staff recommends approval of this project with conditions.

FINDINGS (GPA-77243)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed DR (Desert Rural Density Residential) General Plan designation is consistent with the adjacent single family residential dwellings and commercial developments surrounding the subject site.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The applicant has proposed a Rezoning (ZON-77244) from C-D (Designed Commercial) to R-E (Residence Estates) for a portion of the subject site (APN 139-32-801-010), which is consistent with the remainder of the site and the proposed DR (Desert Rural Density Residential) General Plan designation.

JB

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation and recreation facilities within close proximity to the subject site to accommodate the proposed Convalescent Care Facility/Nursing Home land use.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (ZON-77244)

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

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

   The proposed Rezoning from C-D (Designed Commercial) to R-E (Residence Estates) for a portion of the subject site (APN 139-32-801-010) is in conformance with the proposed DR (Desert Rural Density Residential) designation under the Southeast Sector Plan of the General Plan.

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

   The applicant has proposed to develop the site with a 65-bed 37,000 square-foot Convalescent Care Facility/Nursing Home, which is a permitted land use within the proposed R-E (Residence Estates) zoning designation with the approval of Special Use Permit (SUP-77245).

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

The proposed R-E (Residence Estates) is an appropriate zoning designation, which will allow conformance with the proposed DR (Desert Rural Density Residential) designation under the Southeast Sector Plan of the General Plan. Current development factors in the area warrant the requested Rezoning (ZON-77244) to R-E (Residence Estates) which matches the existing single family residential dwellings to the north and east of the subject site

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

   Primary site access is from Charleston Boulevard, a 100-foot Primary Arterial, which provides adequate capacity to serve the proposed zoning district.

FINDINGS (SUP-77245)

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 Convalescent Care Facility/Nursing Home use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

   The subject site is an undeveloped irregularly shaped “Flag Lot” that is physically suitable for the intensity of the proposed land use.

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

   Primary site access is from Charleston Boulevard, a 100-foot Primary Arterial, which provides adequate capacity to serve the proposed use.

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

JB

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

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

The proposed use meets all applicable conditions of approval for a Convalescent Care Facility/Nursing Home use per Title 19.12.

FINDINGS (SDR-77246)

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 Convalescent Care Facility/Nursing Home development is compatible with adjacent commercial and residential development in the area. The proposed 20-foot tall structure is contextually appropriate with other buildings in the area and the applicant has provided sufficient landscaping, creating an attractive commercial development.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed Convalescent Care Facility/Nursing Home development is consistent with the General Plan and complies with all Title 19 development standards; with the exception of the requested Exception of required perimeter landscape planting materials. Staff has determined the requested landscaping Exception will have a minimal negative impact to the overall development.

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

The site is accessed from Charleston Boulevard, which is classified by the Master Plan of Streets and Highways as a 100-foot Primary Arterial and is sufficient in size to carry the minimal amount of traffic this proposed development will generate.

JB

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

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The submitted building elevations indicate the building façades will have a "Tan", "Beige", "White" and "Light Tan" stucco finish, with "Tan" and "Beige" decorative stone stacked veneer accents and "Dark Bronze" and "Black" metal accents. The primary tree species being utilized are the 24-inch box Holly Oak and 24-inch box Red Push Pistach trees, which are consistent with the Southern Nevada Regional Planning Coalition Regional Planting List.

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

The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/27/88	The Board of Zoning Adjustment approved a request for a Variance (V-0120-88) to allow construction of a carport four feet from the side property line, where a ten-foot setback is the minimum required.
01/17/96	The City Council denied a request for a Rezoning (Z-0084-95) from C-D (Designed Commercial) and R-E (Residence Estates) to C-1 (Limited Commercial) to allow a proposed Sav-On Drug Store. The Planning Commission recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/25/99	The City Council accepted the applicants request to withdraw without prejudice Rezoning (Z-0077-98) from C-D (Designed Commercial) and R-E (Residence Estates) to P-R (Professional Office and Parking) and C-D (Designed Commercial) for a proposed 41,575 square-foot office complex located on the northwest corner of Charleston Boulevard and Shetland Road. The Planning Commission recommended approval of the request.
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and; from L (Low Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan.
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and change the future land use designation on various parcels within the Redevelopment Area to Commercial or Mixed Use. The Planning Commission recommended approval of the request.
10/22/13	A Code Enforcement case (#134687) was processed for high weeds at 2704 West Charleston Boulevard. The case was resolved on 11/05/13.
08/06/14	A Code Enforcement case (#144218) was processed for graffiti on a wall at 824 Shetland Road. The case was resolved on 08/21/14.
11/24/14	A Code Enforcement case (#148359) was processed for vehicle with out of state registration at 830 Shetland Road. The case was resolved on 12/23/14.
03/23/15	A Code Enforcement case (#152013) was processed for an abandoned vehicle and homeless at 830 Shetland Road. The case was resolved on 05/16/15.
01/24/16	A Code Enforcement case (#162609) was processed for graffiti on a wall at 824 Shetland Road. The case was resolved on 02/25/16.
02/09/16	A Code Enforcement case (#163243) was processed for homeless at 830 Shetland Road. The case was resolved on 02/10/16.
02/10/16	A Code Enforcement case (#163278) was processed for high weeds, trash and debris at 2704 West Charleston Boulevard. The case was resolved on 03/05/16.
01/24/17	A Code Enforcement case (#173982) was processed for graffiti at 2704 West Charleston Boulevard. The case was resolved on 02/07/17.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/23/17	A Code Enforcement case (#176386) was processed for high weeds at 2704 West Charleston Boulevard. The case was resolved on 04/17/17.
	A Code Enforcement case (#176387) was processed for high weeds at 824 Shetland Road. The case was resolved on 04/17/17.
	A Code Enforcement case (#176388) was processed for high weeds at 830 Shetland Road. The case was resolved on 04/17/17.
07/25/17	A Code Enforcement case (#181035) was processed for graffiti on a wall at 2704 West Charleston Boulevard. The case was resolved on 08/09/17.
08/09/17	A Code Enforcement case (#181504) was processed for graffiti on a wall at 830 Shetland Road. The case was resolved on 08/10/17.
08/30/17	A Code Enforcement case (#182131) was processed for graffiti on a wall at 830 Shetland Road. The case was resolved on 09/05/17.
01/18/18	A Code Enforcement case (#185511) was processed for graffiti on a wall at 830 Shetland Road. The case was resolved on 02/05/18.
01/22/18	A Code Enforcement case (#185550) was processed for graffiti on a wall at 824 Shetland Road. The case was resolved on 02/05/18.
	A Code Enforcement case (#185551) was processed for graffiti on a wall at 2704 West Charleston Boulevard. The case was resolved on 02/05/18.
04/25/18	A Code Enforcement case (#187974) was processed for high weeds at 824 Shetland Road. The case was resolved on 05/10/18.
07/23/18	A Code Enforcement case (#191440) was processed for graffiti on a wall at 824 Shetland Road. The case was resolved on 07/26/18.
	A Code Enforcement case (#191453) was processed for graffiti on a wall at 2704 West Charleston Boulevard. The case was resolved on 07/26/18.
11/27/18	A Code Enforcement case (#194942) was processed for graffiti on a wall at 830 Shetland Road. The case was resolved on 11/28/18.
	A Code Enforcement case (#194943) was processed for graffiti on a wall at 824 Shetland Road. The case was resolved on 11/28/18.
02/26/19	A Code Enforcement case (#196846) was processed for graffiti on a wall at 824 Shetland Road. The case was resolved on 02/27/19.
	A Code Enforcement case (#196847) was processed for graffiti on a wall at 830 Shetland Road. The case was resolved on 02/27/19.
	A Code Enforcement case (#196848) was processed for graffiti on a wall at 2704 West Charleston Boulevard. The case was resolved on 03/04/19.

JB

Most Recent Change of Ownership	
12/27/13	A deed was recorded for a change in ownership (APN 139-32-801-008).
01/07/14	A deed was recorded for a change in ownership (APN 139-32-801-009).
07/08/15	A deed was recorded for a change in ownership (APN 139-32-801-010).

Related Building Permits/Business Licenses
There are no related Building Permits and Business Licenses associated with the subject site.

Pre-Application Meeting	
06/04/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Site Development Plan Review, General Plan Amendment, Rezoning and Special Use Permit for a proposed Convalescent Care Facility/Nursing Home use.

Neighborhood Meeting	
09/18/19	A neighborhood meeting was held at the location of 2200 South Rancho Drive at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Special Use Permit and Site Development Plan Review for a proposed 37,000 square-foot Convalescent Care Facility/ Nursing Home use at the northwest corner of Charleston Boulevard and Shetland Road, Assessor's Parcels (APNs 139-32-801-008, 009 and 010). <u>Concerns:</u> • Concerns were raised about the how the commercial development of the site and the proposed ingress/egress on Shetland Road will increase traffic for residents on the street. o The applicant indicated that the proposed Convalescent Care use is one of the lowest traffic generators, since the residents of the community do not drive and parking is primarily utilized by employees, which would be approximately 20 max per shift.

Neighborhood Meeting	
	○ The applicant also indicated that the entrance on Shetland Road is positioned closer to Charleston Boulevard to prevent traffic from going north in to the neighborhood. • Concerns were raised about the impact this development would have to property values of surrounding homes located on Shetland Road. ○ The applicant indicated the proposed development would be an asset to the community and would enhance the existing aesthetics of the surrounding area. • Concerns were raised regarding visiting hours for the facility. ○ The applicant indicated that visitors primarily use the facility on weekends and evenings because of the residents early sleep schedules. • Concerns were raised noise generated from trash service. ○ The applicant indicated the parking and trash service areas have been positioned on the south perimeter of the site adjacent to Charleston Boulevard and on the west perimeter adjacent to an existing commercial development to mitigate noise intrusion to the adjacent residential properties to the north. • Concerns were raised about the size of the proposed perimeters landscape planting materials used on the north perimeter of the site. Can a larger size tree be installed? The applicant indicated the proposed trees are 24-inch box trees per Title 19 requirements. However, they would consider using a larger more mature 36-inch box tree.

Field Check	
08/29/19	Staff conducted a routine site visit staff found the subject site to be an undeveloped parcel of land with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	2.62

JB

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
		O (Office)	C-D (Designed Commercial)
North	Single Family Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Church/House of Worship	O (Office)	C-D (Designed Commercial)
	Office, Medical or Dental		
East	Single Family Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
West	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)
	Office, Medical or Dental		C-D (Designed Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
CD-O (Designed Commercial Overlay) District	Y
RP-O (Rural Preservation 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

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060 and Title 19.10.090, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	114,127 SF	Y
Min. Lot Width	100 Feet	280 Feet	Y
Min. Setbacks			
• Front	50 Feet	55 Feet	Y
• Side	10 Feet	75 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y
Max. Lot Coverage	N/A	32.40 %	Y
Max. Building Height	One story or 20.00 feet	One story, 19.50 feet	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* Pursuant to Title 19.10.090 (CD-O Designed Commercial Overlay District) maximum building height is limited to one story or 20 feet, whichever is less, for parcels that front Charleston Boulevard between Rancho Drive and Valley View Boulevard

Pursuant to Title 19.06.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	35 Feet	35 Feet	Y
Trash Enclosure	50 Feet	150 Feet	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
C-D (Designed Commercial)	N/A	0
R-E (Residence Estates)	One Dwelling per Lot	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	One Dwelling per Lot	1
Existing General Plan	***Permitted Density***	***Units Allowed***
O (Office)	N/A	0
DR (Desert Rural Density Residential)	2.49 Dwellings per Acre	6

JB

Proposed General Plan	*Permitted Density*	*Units Allowed*
DR (Desert Rural Density Residential)	2.49 Dwellings per Acre	6

Pursuant Title 19.06.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	15 Trees	10 Trees	N*
• South	1 Tree / 20 Linear Feet	12 Trees	6 Trees	N*
• East	1 Tree / 20 Linear Feet	16 Trees	7 Trees	N*
• West	1 Tree / 30 Linear Feet	12 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**55 Trees**	**35 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	11 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		35 Feet	Y
• South	15 Feet		22 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		9 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has requested an Exception of required perimeter planting materials outlined in Title 19.06.040 development standards.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	Primary Arterial	Master Plan of Streets & Highways	100	Y
Shetland Road	Local Street	Title 13	60	Y

JB

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Convalescent Care Facility/ Nursing Home	37,000SF (65 Beds w/ 26 Employees)	One space: Six beds plus, One space for each employee on largest shift, plus three spaces	40				
TOTAL SPACES REQUIRED			40		41		Y
Regular and Handicap Spaces Required			38	2	39	2	Y
Loading Spaces	37,000 SF	30,000 SF to 50,000 SF	3		2		Y*

**On-Site Loading Space requirements do not apply to the proposed Convalescent Care Facility/Nursing Home land use, as the use does not distribute materials or merchandise by truck. However, the site plan does indicate that two loading spaces will be provided in the rear of the proposed structure.*

JB

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.06.040 one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.	To allow ten 24-inch box trees, adjacent to the north property line, where 15 24-inch box trees with four shrubs is required	Approval
	To allow six 24-inch box trees adjacent to the south property line, where 12 24-inch box trees with four shrubs is required.	Approval
	To allow seven 24-inch box trees adjacent to the east property line, where 16 24-inch box trees with four shrubs is required.	Approval

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Rezone, SUP and SDPR

Project Address (Location) 2704 W. Charleston Blvd, Las Vegas NV 89102

Project Name -Project Name- **Proposed Use** Convalescent Care Facility

Assessor's Parcel #(s) 139-32-801-010, 139-32-801-009, 139-32-801-008 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing CD & RE Proposed RE

Additional Information -Short Project Description- 65 BED RESIDENT MEMORY CARE FACILITY

Property Owner Shetland Land LLC Contact Dr. David Steinberg

Address 7301 Peak Drive City Las Vegas State NV Zip 89128

E-mail davids@sdmi-lv.com Phone 702-240-1232

Applicant Shetland Land LLC Contact Dr. David Steinberg

Address 7301 Peak Drive City Las Vegas State NV Zip 89128

E-mail davids@sdmi-lv.com Phone 702-240-1232

Representative In2it Architecture Contact A.J. Plank

Address 5135 S. Durango Dr. Suite 103 City Las Vegas State NV Zip 89113

E-mail aj.plank@in2itarchitecture.com Phone 702-852-2252

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name David L. Steinberg

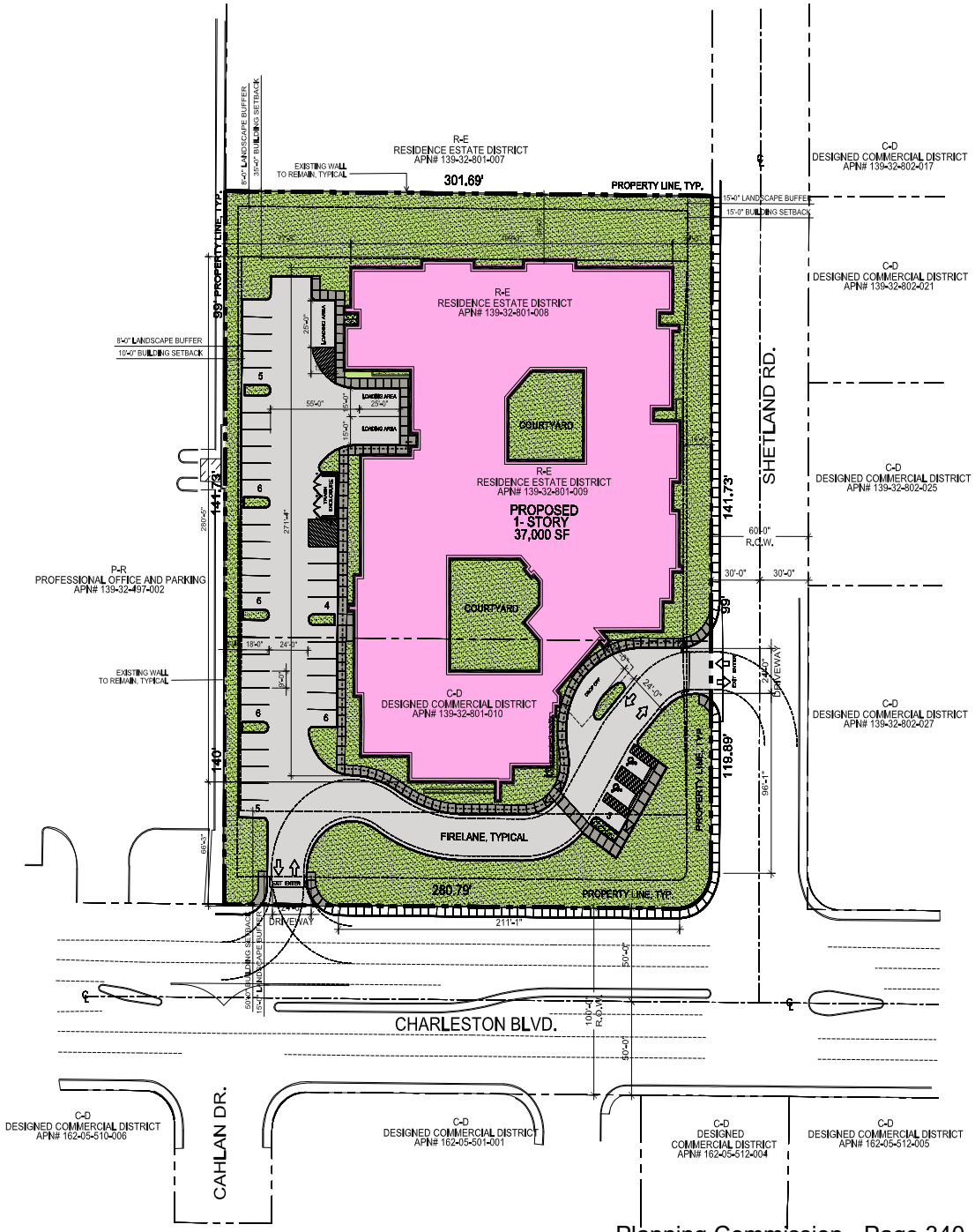
Subscribed and sworn before me

This 21st day of May, 20 19

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
STACEY A. WEBB
Appt. No. 04-88377-1
My Appt. Expires April 15, 2020

PRJ-76737
08/14/19



PROJECT SITE DATA

Project Description:
Convalescent Care Facility - 65 beds

Jurisdiction:	Clty of Las Vegas
APN:	139-32-801-010
Zoning:	C-D (Designed Commercial District)
Lot Size:	.97 acres
APN:	139-32-801-009
Zoning:	R-E (Residence Estates District)
Lot Size:	.97 acres
APN:	139-32-801-008
Zoning:	R-E (Residence Estates District)
Lot Size:	.68 acres
Total Lot Area	**2.62 acres**
FAR:	.324
COVERAGE	32.4% (Overalll Site)
COVERAGE	19.7% (AT PARCEL 139-32-801-010)
Proposed Zoning:	R-E (Residence Estates District)

Site Data:
Proposed Building (1 STORY): +/- 37,000 sf

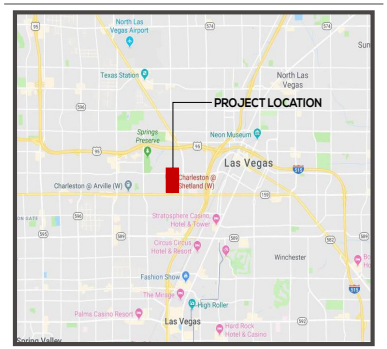
Parking Required: **+/- 40 spaces**
Convalescent Care Facility (26 employees)
(1space:6 beds + 1space:1 employee + 3 spaces for medical professional)

Parking Provided: **+/- 41 spaces**
- HC 2 spaces
- 3 Loading space

COLOR LEGEND

- Proposed building - 1 story
- Landscape area
- pedestrian sidewalk area
- car pavement area
- --> pedestrian access

VICINITY MAP



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Planning Stamp :

PRJ-76737
09/12/19

rosemann & ASSOCIATES, INC.

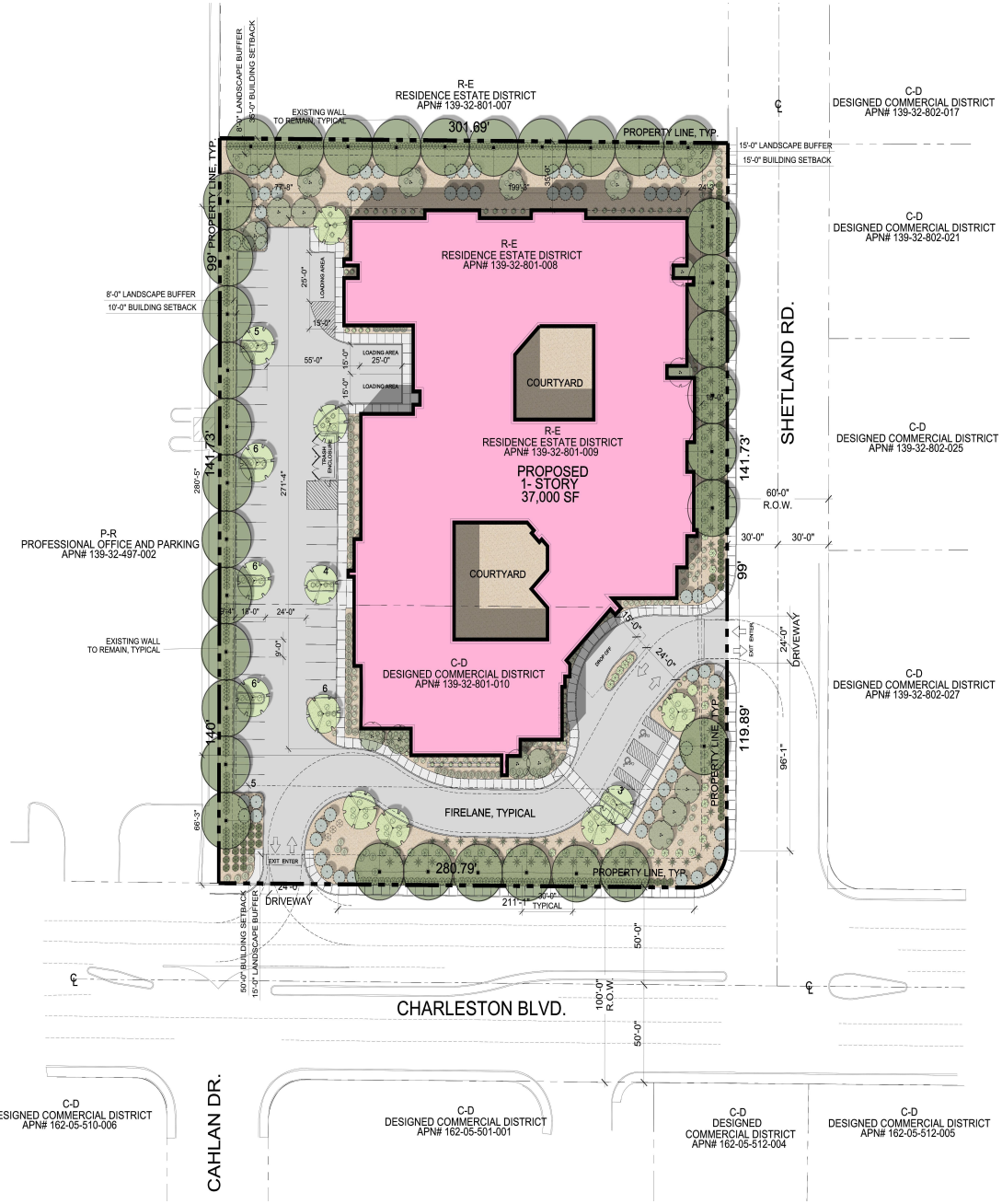
INFILL ARCHITECTURE

STEINBERG MEMORY CARE COMMUNITY
2704 W. Charleston Bvld., Las Vegas NV 89102

Site Plan

CLV No:
PREAPP2019-010189
Date : 05.28.2019
Scale : 1/32"=1'-0"
Sheet No :

SP.001



LANDSCAPE DATA

Site area:	2.62 acres
Zoning:	R-E (Residence Estates District)
New Landscape	39,417 SF

PLANT LEGEND

SYM.	BOTANICAL NAME/COMMON NAME	SIZE	Qty.	Spacing
	TREES			
	Quercus Ilex / Holly Oak	24" box	35	30'-0" O.C.
	Pistacia Chinensis / Red Push Pistach	24" box	13	30'-0" O.C
	Yucca Plant	24" box	1	
	SHRUBS			
	Brahea Armata / Mexican Blue Palm	5 gal.	16	60" to 72"
	Rosmarinus O. " Prostrata" / Trailing Rosemary	5 gal.	64	36" to 48"
	Leucophyllum Frutescens / Texas Ranger	2 gal.	82	36" to 48"
	Acacia Redolens / Creeping acacia	5 gal.	177	30" to 36"
	Dastilrion Wheeler / Desert Spoon	5 gal.	86	30" to 36"
	Rhaphlolepis Indica / Indian Hawthorn	5 gal.	69	30" to 36"
	Nerium Oleander / Pink Oleander	5 gal.	61	30" to 36"
	Buxus Microphylia 'Japonia' / Japanese Boxwood	5 gal.	305	30" to 36"
	Decomposed Granite	3/4" to 4" aggregate		

N

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1/32 INCH - 1 FEET

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Planning Stamp :

PRJ-76737
09/12/19

rosemann & ASSOCIATES, INC.

INFILL ARCHITECTURE

STEINBERG MEMORY CARE COMMUNITY
2704 W. Charleston Bvld., Las Vegas NV 89102

Landscape Plan

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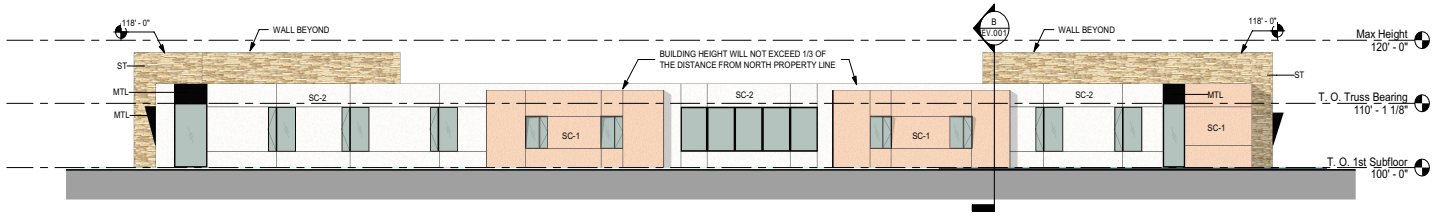
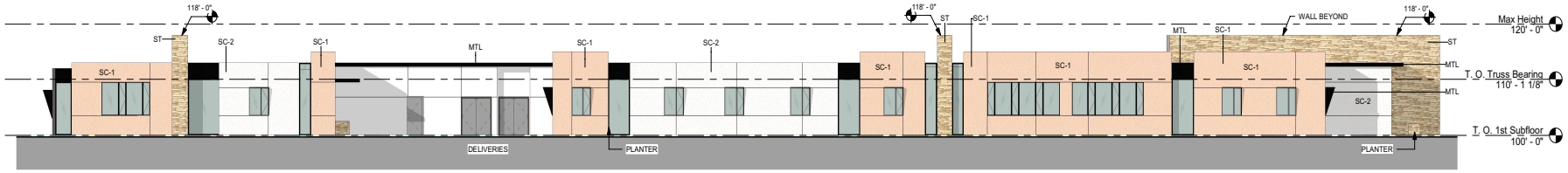
Sheet No :

LP.001



A4 NORTH ELEVATION
3/32" = 1'-0"



A3 WEST ELEVATION
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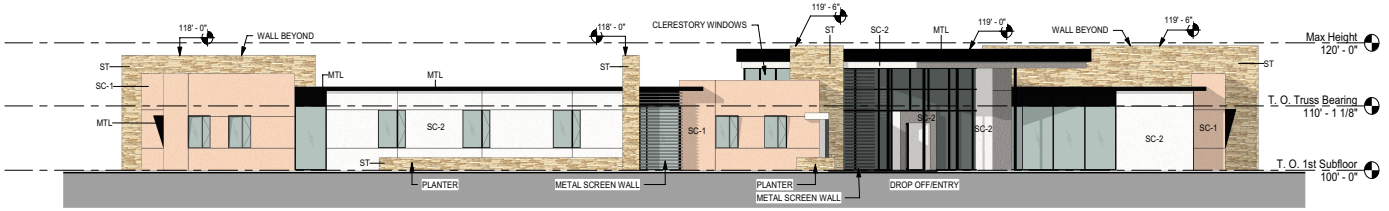
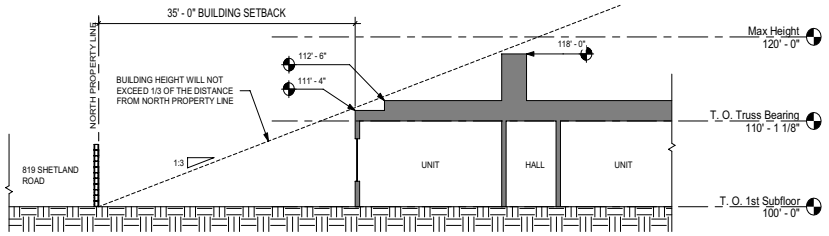


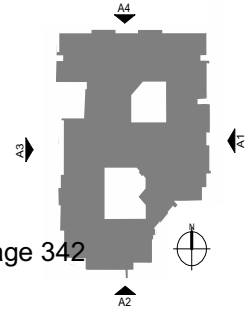
A2 SOUTH ELEVATION
3/32" = 1'-0"



A1 EAST ELEVATION
3/32" = 1'-0"



B BUILDING SECTION @ NORTH PROPERTY LINE LOOKING EAST
1/8" = 1'-0"



MATERIALS LEGEND

SC-1	STUCCO; FINE FINISH; COLOR - TAN/BEIGE
SC-2	STUCCO; FINE FINISH; COLOR - WHITE/LIGHT TAN
ST	STONE; THINSET/DRYSTACK; COLOR - TAN/BEIGE
MTL	METAL PANEL/FASCIA; COLOR - DARK BRONZE/BLACK

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Planning Stamp :

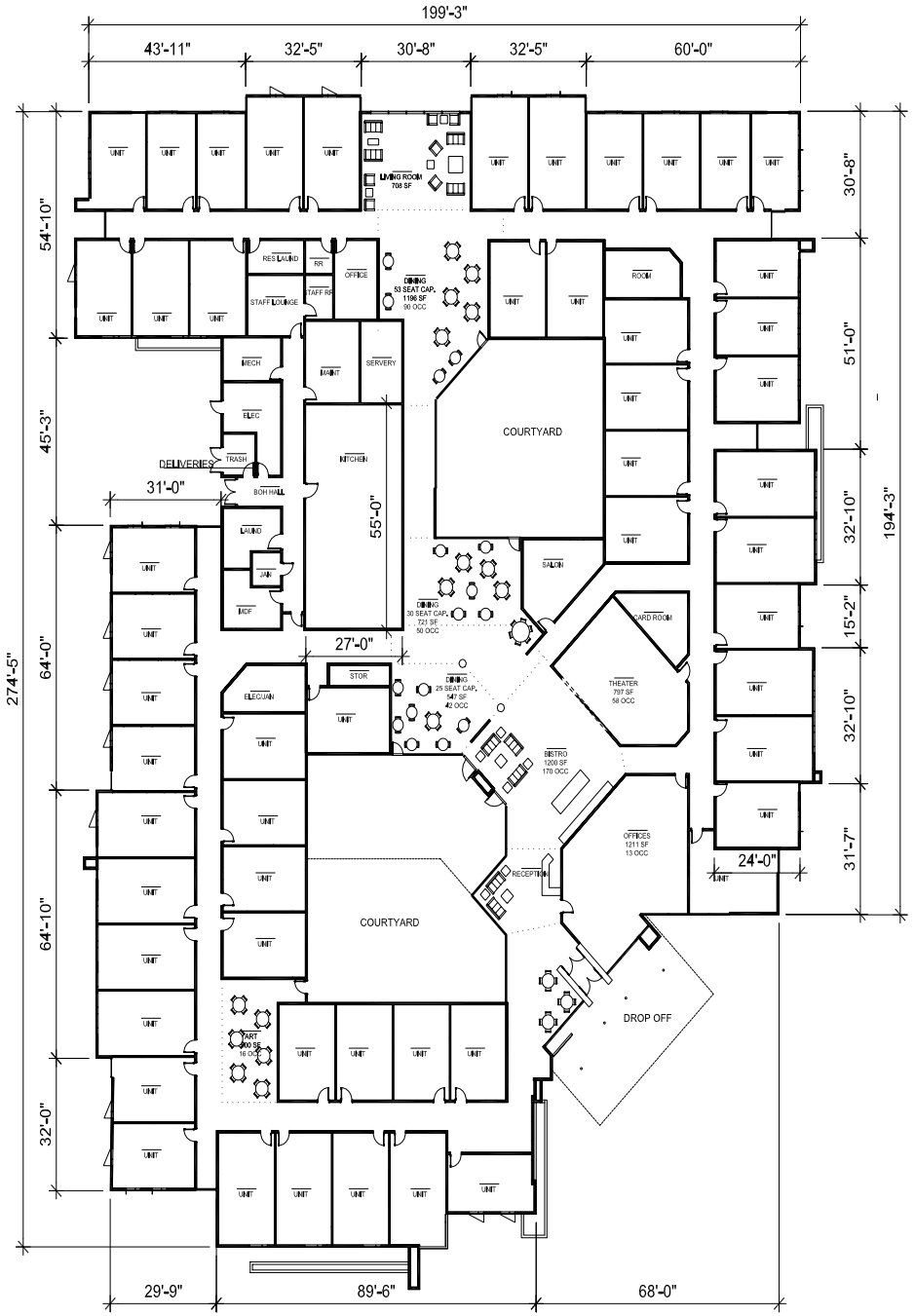
PRJ-76737
08/14/19

rosemann & ASSOCIATES, INC.
INFILL ARCHITECTURE

STEINBERG MEMORY CARE COMMUNITY
2704 W. Charleston Bvld., Las Vegas NV 89102
Elevations and Section

CLV No: **PREAPP2019-010189**
Date : 05.28.2019
Scale : 3/32" = 1'-0"
Sheet No :

EV.001



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Planning Stamp :

PRJ-76737
08/14/19

rosemann & ASSOCIATES PC

INFILL ARCHITECTURE

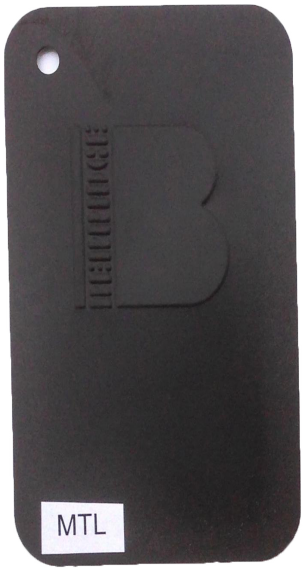
STEINBERG MEMORY CARE COMMUNITY
2704 W. Charleston Bvld., Las Vegas NV 89102

Floor Plan

CLV No:
PREAPP2019-010189
Date : 05.28.2019
Scale : 1" = 10'-0"
Sheet No :

FP.001

MATERIALS LEGEND	
SC-1	STUCCO; FINE FINISH; COLOR - TAN/BEIGE
SC-2	STUCCO; FINE FINISH; COLOR - WHITE/LIGHT TAN
ST	STONE; THINSET/DRYSTACK; COLOR - TAN/BEIGE
MTL	METAL PANEL/FASCIA; COLOR - DARK BRONZE/BLACK









PRJ-76737
08/14/19

Planning Stamp :

rosemann & ASSOCIATES
ARCHITECTURE

STEINBERG MEMORY CARE COMMUNITY
2704 W. Charleston Blvd., Las Vegas NV 89102

Material Board

CLV No:
PREAPP2019-010189
Date : 05.28.2019
Scale : 1/8" = 1'-0"

Sheet No :
MB.001



GPA-77243 [PRJ-76737] - GENERAL PLAN AMENDMENT RELATED TO ZON-77244, SUP-77245 AND SDR-77246 -
APPLICANT/OWNER: SHETLAND LAND, LLC
850 AND 860 SHETLAND ROAD

08/29/2019



GPA-77243 [PRJ-76737] - GENERAL PLAN AMENDMENT RELATED TO ZON-77244, SUP-77245 AND SDR-77246 -
APPLICANT/OWNER: SHETLAND LAND, LLC
850 AND 860 SHETLAND ROAD

08/29/2019

INHIT ARCHITECTURE
INNOVATIVE | INTELLIGENT | INTUITIVE

May 21, 2019

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

Regarding: Senior/Memory Care Facility – 2704 W. Charleston Blvd
Site Development Plan Justification Letter
(APN #'s 139-32-801-008, 009 and 010)

To whom it may concern,

The purpose of this letter is to provide justification for the attached Site Development Plan review for the Charleston Shetland Memory Care Treatment Facility located at 2704 W. Charleston. The new project is a single story building with total of approximately 40,000 square feet and 65 beds.

The purpose of this facility is a community to serve aging individuals with Alzheimer's / Dementia. We plan to develop a single story, 55-60 unit (roughly 65 beds) community that is staffed 24/7 to care for individuals with Dementia, in a safe and secure environment. Staffing ratios will be approximately 7 residents per care associate, with 26 employees planned at peak shift, with 3 shifts of employees throughout the day. Our community will be staffed 24/7 for resident care and safety. Solera Senior Living operates four communities in three states, with five more under construction currently. This community will be licensed by the Nevada Division of Public and Behavioral Health as a Residential Facility for Groups, and will comply with Nevada Administrative Code regulations.

Currently, the Las Vegas market is undersupplied by 610-650 units for Memory Care/Dementia. This is a much needed service and is appropriate for this location due to its aging population and close proximity to the Medical District.

We believe the proposed use is most appropriately classified as Convalescent Care/Nursing Home, a permitted use in the R-E zone with a Special Use Permit. The proposed site is designed to comply, except where requested, with the current Title 19 Development Code standards for RE and NAC.

This project will not be LEED certified or equivalent. However, the proposed building will use passive and affordable sustainability practices where applicable and cost effective. It will have light materials and openings that are protected from direct solar heat gain with shading devices and deep overhangs. Natural and indirect daylight will be brought into the facility to supplement the electric lighting needed and reduce energy usage. Further electrical efficiency will be achieved through the use of LED lamps. Water conservation will be achieved through the appropriate low-flow plumbing fixtures as well as utilizing xeriscape landscape appropriate for our desert climate.

The site consists of three parcels with 2 different zoning designations, which are CD (Designed Commercial District) and RE (Residential Estates District). For the proposed facility, we proposed for rezoning the CD (Designed Commercial District) to RE (Residential Estates District). This

PRJ-76737
08/14/19

5135 S. DURANGO DR, SUITE 103 LAS VEGAS, NV 89113 | 702.852.2252 | WWW.IN2ITARCHITECTURE.COM

application is for Special Use Permit, Zone Change and Site Development Plan Review to combine the current parcels with new zoning RE (Residential Estates District). Though this proposal would result in the re-zone of the CD parcel, the site does still comply with the CD-O overlay in height and density on that parcel resulting in a project compliant with the overlay intent, even if it is not required.

This proposed project will provide a low traffic, low-density use along a busy thoroughfare (Charleston Blvd.) and will be a much less intense use than many which could be proposed on this property. The project has been sited against Shetland and oriented toward Charleston Blvd, providing an appropriate buffer of both distance and landscape between it and the adjacent residential estates to the North. We believe that the proposed rezone to R-E is both compatible and appropriate as a buffer between the busier elements along Charleston, and the more private residences to the north.

The project will provide bicycle parking located at the west employee entrance to comply with code requirements. The project also will provide seating or benches in front and rear of the building.

This use is compatible with the General Plan and is permitted within R-E zoning for the site. This project is intended to in-fill the vacant lot which will bring more life and energy to surrounding area as well as surrounding neighborhood. The intent of this project is to comply with all current planning requirements including design standards, landscape, buffer, parking, etc.

Though the site is largely designed to comply with the Title 19 Development Code, a Waiver of Standards is being applied for to address the driveway access from Shetland. Due to the need for appropriate vehicular access and circulation to the site, a driveway will be needed from Shetland. However, complying with the 150’ distance from the intersection is problematic because it would bifurcate the site in a way which would make efficient development more difficult. Also, keeping the driveway closer to Charleston keeps any traffic generated by the project at the busier end of Shetland rather than forcing the site access nearer to the adjacent residences.

In summary, we believe that the proposed design meets the requirements and intent of the development code. The improvements will bring more life to the surrounding community and provide an appropriate buffer to the adjacent residences.

Should you have any questions or need any clarification on any of these issues, please do not hesitate to contact me at 702-852-2252 or aj.plank@in2itarchitecture.com

Sincerely,



A.J. Plank Assoc. AIA, LEED AP BD+C
Design Director
In2it Architecture

PRJ-76737
08/14/19

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77243 and ZON-77244 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

97 HRDFNP1 89107

Submitted after final agenda

16-17P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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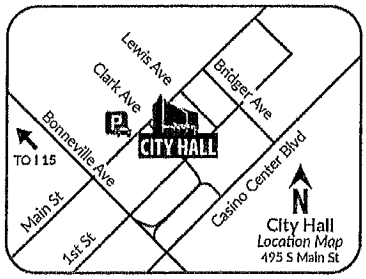

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GPA-77243 and ZON-77244 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932801002
SHETLAND MUTUAL WATER ASSN
808 SHETLAND RD
LAS VEGAS NV 89107

97 HRDFNP1 89107

16P
17P

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Las Vegas, Nevada 89106

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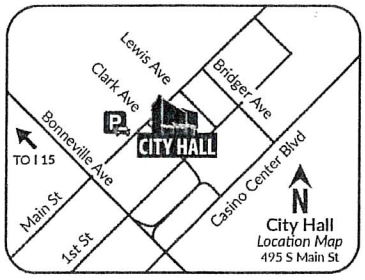

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GPA-77243 and ZON-77244 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932802021
ANDRASFAY CHRISTOPHER M
825 SHETLAND RD
LAS VEGAS NV 89107-4519

97 HRDFNP1 89107

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17P

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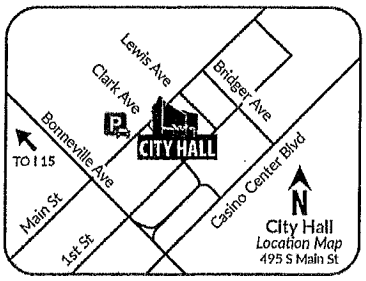

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Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932801004
MCDONALD RANDALL & TONI LIV TR
MCDONALD RANDALL LYLE & TONI TRS
808 SHETLAND RD
LAS VEGAS NV 89107-4520

97 HRDFMP1 89107

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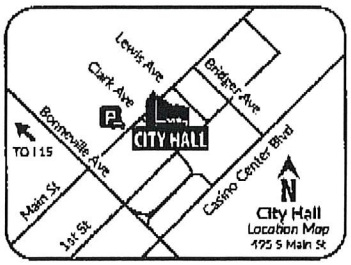

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KAMER ZUCKER ABBOTT
ATTORNEYS AT LAW

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GPA-77243 and ZON-77244 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932405020
MICHAEL ETHAN INVESTMENT L L C
3000 W CHARLESTON BLVD #3
LAS VEGAS NV 89102-1990

89 MEMPHIS 891.02

16-17A

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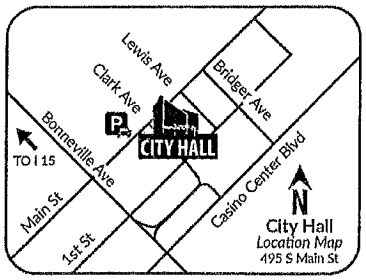

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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GPA-77243 and ZON-77244 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
16205510007
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 MRDFNP1 89102

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Las Vegas, Nevada 89106

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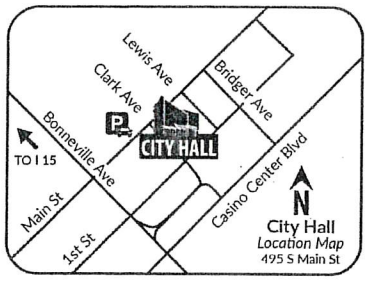

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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GPA-77243 and ZON-77244 [PRJ-76737]

Planning Commission Meeting of **10/08/2019**

PRJ-76737
16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

89 HRDFNP1 89102

16A
17A

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Department of Planning
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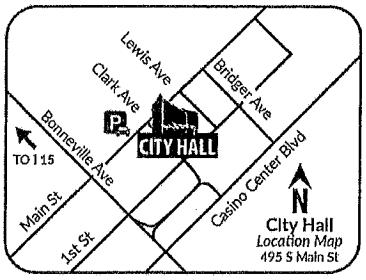

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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GPA-77243 and ZON-77244 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
16205510008
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 HRDFNP1 89102

16 A
17 A

Nora Lares

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Sent: Thursday, October 3, 2019 10:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 10/03/19 10:49 AM

Meeting Date:	Tuesday, October 8, 2019
Project Number:	76737
Position:	I OPPOSE the project and all related applications.
Name:	neil carmena
Residential or Business Address:	2825 pinto lane Las Vegas, NV 89107
Phone:	(702) 878-8108
Email:	n.carmena@cox.net

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16-19P

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 10/04/19 11:52 AM

Meeting Date:	Tuesday, October 8, 2019
Project Number:	PRJ-76737
Position:	I OPPOSE the project and all related applications.
Name:	Charles Kavitsky
Residential or Business Address:	2329 Alta Drive Las Vegas , NV 89107
Phone:	(415) 250-2565
Email:	chuckkavitsky@yahoo.com
Comments:	Vehemently oppose this project! It will ruin our beautiful historic neighborhood

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11e-19P

Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 10/04/19 11:43 AM

Meeting Date:	Tuesday, October 8, 2019
Project Number:	PRJ-76737
Position:	I OPPOSE the project and all related applications.
Name:	Mindy Kavitsky
Residential or Business Address:	2329 Alta Drive Las Vegas , NV 89107
Phone:	(702) 510-2341
Email:	mindykavitsky@aol.com
Comments:	This project will ruin our lovely historic neighborhood! Please do NOT let this happen.

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16-19P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
17

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

SUBJECT:
ZON-77244 - REZONING RELATED TO GPA-77243 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: R-E (RESIDENCE ESTATES) on 0.97 acres at 850 and 860 Shetland Road (APN 139-32-801-010), Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.

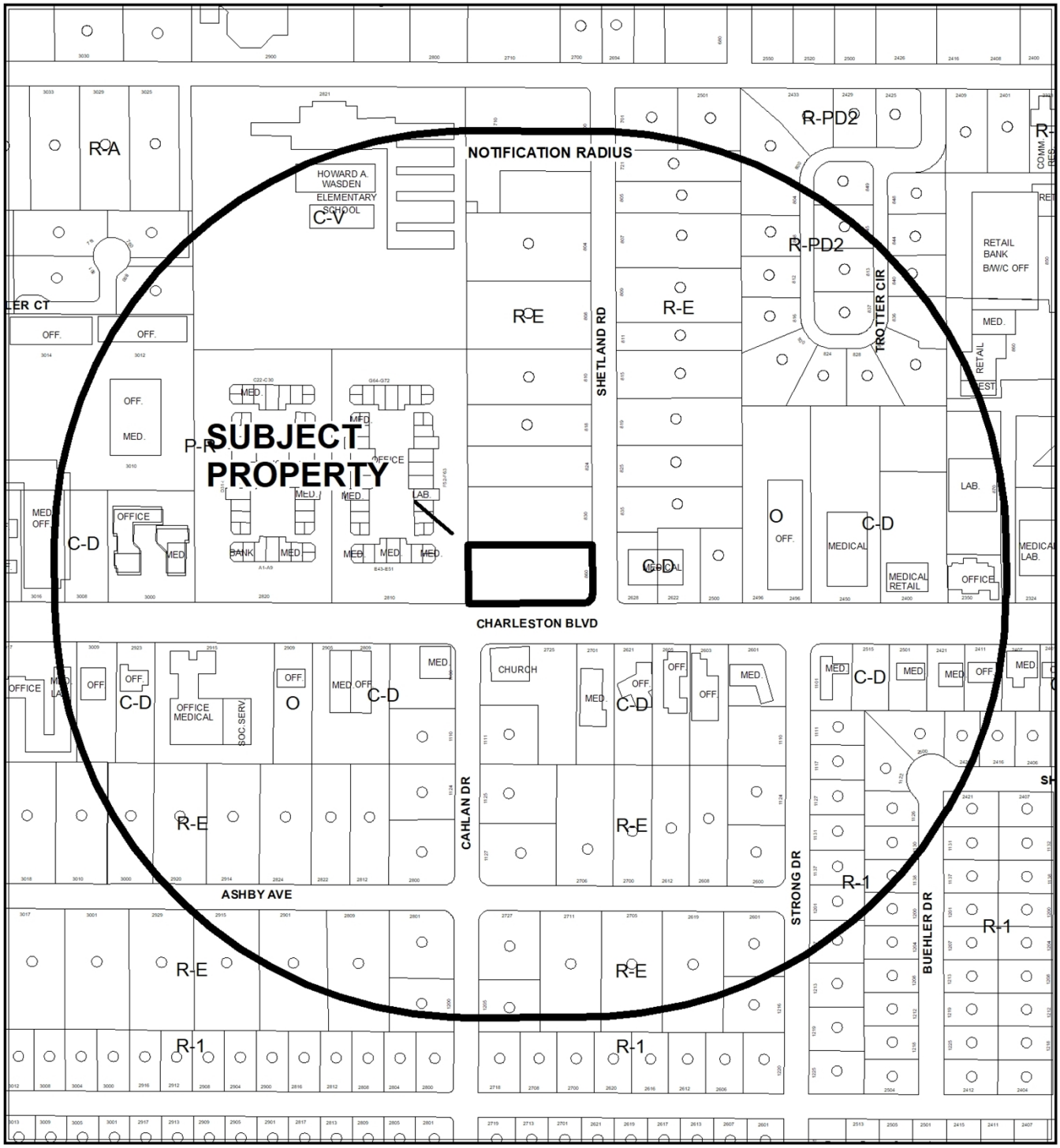
C.C.: 11/20/2019

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation

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

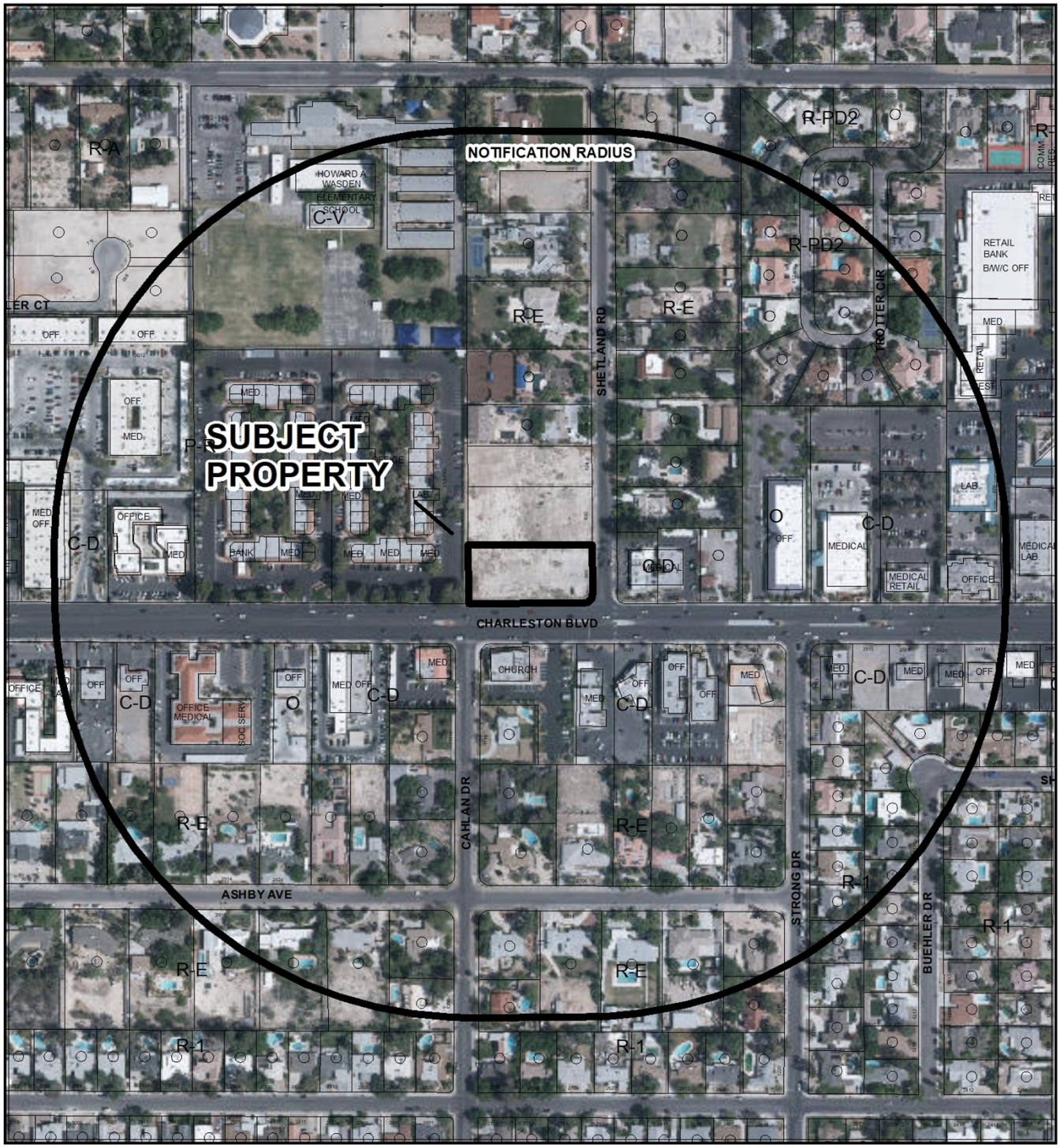


CASE: **ZON-77244 (PRJ-76737)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



0 275 550 Feet

CASE: **ZON-77244 (PRJ-76737)**

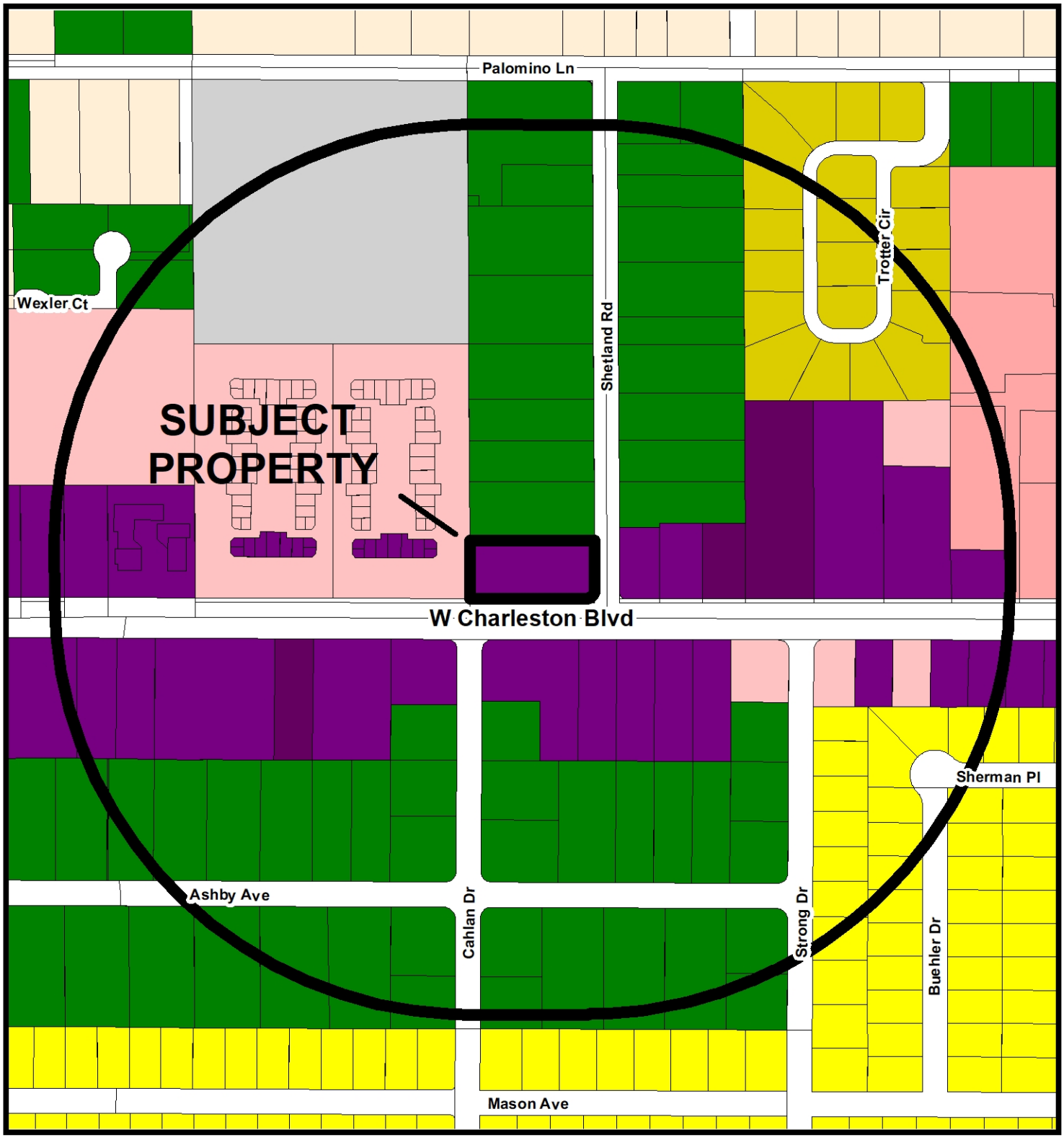
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

ZON-77244



Zoning

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

FROM C-D TO R-E

- 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, August 27, 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) Rezone, SUP and SDPR

Project Address (Location) 2704 W. Charleston Blvd, Las Vegas NV 89102

Project Name -Project Name- **Proposed Use** Convalescent Care Facility

Assessor's Parcel #(s) 139-32-801-010, 139-32-801-009, 139-32-801-008 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing CD & RE Proposed RE

Additional Information -Short Project Description- 65 BED RESIDENT MEMORY CARE FACILITY

Property Owner Shetland Land LLC Contact Dr. David Steinberg

Address 7301 Peak Drive City Las Vegas State NV Zip 89128

E-mail davids@sdmi-lv.com Phone 702-240-1232

Applicant Shetland Land LLC Contact Dr. David Steinberg

Address 7301 Peak Drive City Las Vegas State NV Zip 89128

E-mail davids@sdmi-lv.com Phone 702-240-1232

Representative In2it Architecture Contact A.J. Plank

Address 5135 S. Durango Dr. Suite 103 City Las Vegas State NV Zip 89113

E-mail aj.plank@in2itarchitecture.com Phone 702-852-2252

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name David L. Steinberg

Subscribed and sworn before me

This 21st day of May, 20 19

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
STACEY A. WEBB
Appt. No. 04-88377-1
My Appt. Expires April 15, 2020

PRJ-76737
08/14/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
18

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

SUBJECT:
SUP-77245 - SPECIAL USE PERMIT RELATED TO GPA-77243 AND ZON-77244 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a Special Use Permit FOR A 65-BED CONVALESCENT CARE FACILITY/NURSING HOME USE at the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), C-D (Designed Commercial) and R-E (Residence Estates) Zones [PROPOSED: R-E (Residence Estates)], Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.

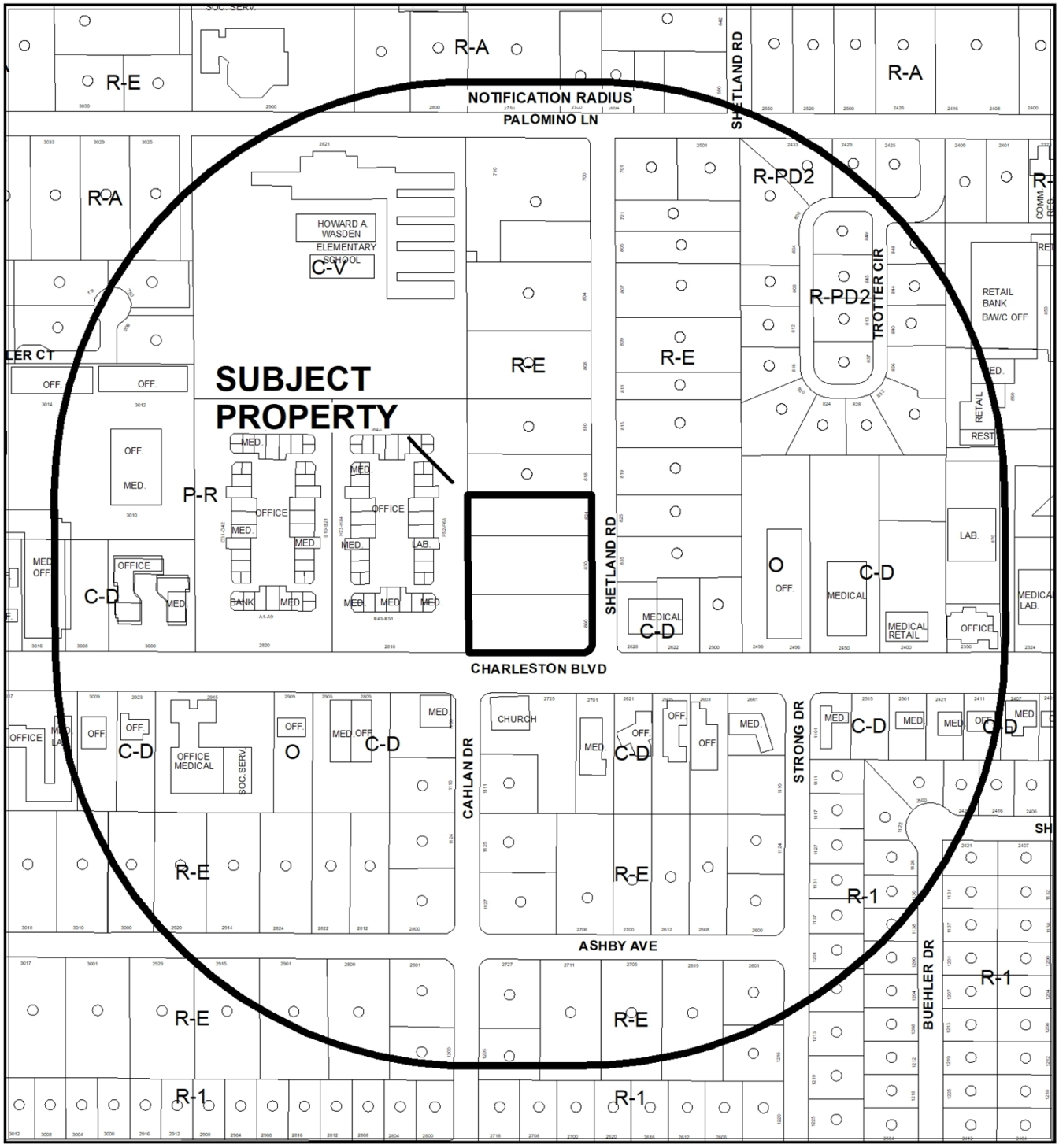
C.C.: 11/20/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - SUP-77245 and SDR-77246 [PRJ-76737]
3. Supporting Documentation
4. Submitted after Final Agenda - Protest/Support Postcards

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



0 275 550 Feet

CASE: **SUP-77245, SDR-77246 (PRJ-76737)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL) AND R-E (RESIDENCE ESTATES)

N



CASE: **SUP-77245, SDR-77246 (PRJ-76737)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL) AND R-E (RESIDENCE ESTATES)

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) Rezone, SUP and SDPR

Project Address (Location) 2704 W. Charleston Blvd, Las Vegas NV 89102

Project Name -Project Name- **Proposed Use** Convalescent Care Facility

Assessor's Parcel #(s) 139-32-801-010, 139-32-801-009, 139-32-801-008 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing CD & RE Proposed RE

Additional Information -Short Project Description- 65 BED RESIDENT MEMORY CARE FACILITY

Property Owner Shetland Land LLC Contact Dr. David Steinberg

Address 7301 Peak Drive City Las Vegas State NV Zip 89128

E-mail davids@sdmi-lv.com Phone 702-240-1232

Applicant Shetland Land LLC Contact Dr. David Steinberg

Address 7301 Peak Drive City Las Vegas State NV Zip 89128

E-mail davids@sdmi-lv.com Phone 702-240-1232

Representative In2it Architecture Contact A.J. Plank

Address 5135 S. Durango Dr. Suite 103 City Las Vegas State NV Zip 89113

E-mail aj.plank@in2itarchitecture.com Phone 702-852-2252

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
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PRJ-76737
08/14/19

PAGE 03/04

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ATTORNEYS AT LAW

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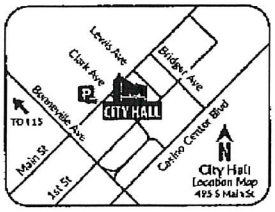

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77245 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932405020
MICHAEL ETHAN INVESTMENT L L C
3000 W CHARLESTON BLVD #3
LAS VEGAS NV 89102-1990

89 MRDFNP1 89102

KZA

10/02/2019 16:37 7022598646

Submitted after final agenda
18P

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Development Services Center
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Las Vegas, Nevada 89106

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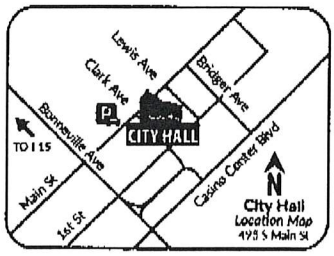

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SUP-77245 [PRJ-76737]

Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

18P

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

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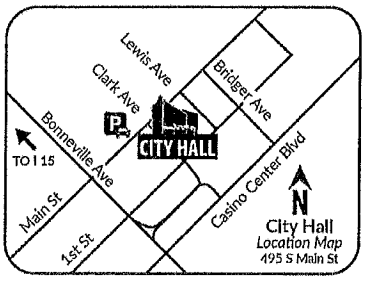

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SUP-77245 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932801002
SHETLAND MUTUAL WATER ASSN
808 SHETLAND RD
LAS VEGAS NV 89107

97 HRDFMP1 89107

187

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

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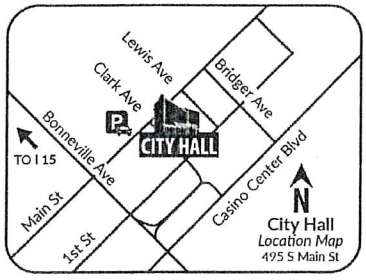

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☒ I OPPOSE this Request

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SUP-77245 [PRJ-76737]

Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932802021
ANDRASFAY CHRISTOPHER M
825 SHETLAND RD
LAS VEGAS NV 89107-4519

97 HRDFNP1 89107

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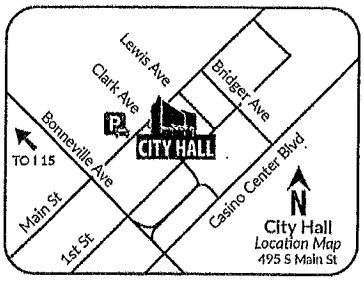

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SUP-77245 [PRJ-76737]

Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932801004
MCDONALD RANDALL & TONI LIV TR
MCDONALD RANDALL LYLE & TONI TRS
808 SHETLAND RD
LAS VEGAS NV 89107-4520

97 HRDFNP1 89107

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Las Vegas, Nevada 89106

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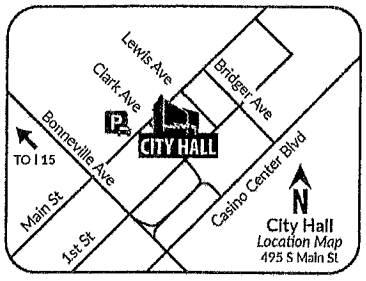

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77245 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
16205510008
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 HRDFMP1 8910Z

18A

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Las Vegas, Nevada 89106

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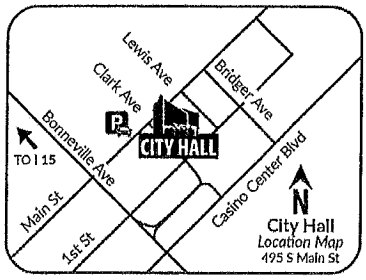

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SUP-77245 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

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PLANNING DEPARTMENT

PRJ-76737
16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

89 HRDFNF1 89102

18A

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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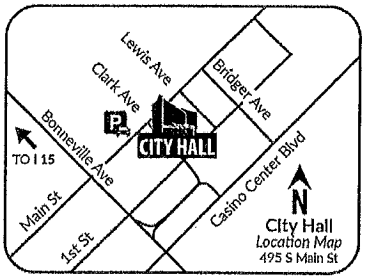

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77245 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
16205510007
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 MRDFMP1 89102

18A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
19

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

SUBJECT:
SDR-77246 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77243, ZON-77244 AND SUP-77245 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 37,000 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME on 2.62 acres located on the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), C-D (Designed Commercial) and R-E (Residence Estates) Zones [PROPOSED: R-E (Residence Estates)], Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.

C.C.: 11/20/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards

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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) Rezone, SUP and SDPR

Project Address (Location) 2704 W. Charleston Blvd, Las Vegas NV 89102

Project Name -Project Name- **Proposed Use** Convalescent Care Facility

Assessor's Parcel #(s) 139-32-801-010, 139-32-801-009, 139-32-801-008 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing CD & RE Proposed RE

Additional Information -Short Project Description- 65 BED RESIDENT MEMORY CARE FACILITY

Property Owner Shetland Land LLC Contact Dr. David Steinberg

Address 7301 Peak Drive City Las Vegas State NV Zip 89128

E-mail davids@sdmi-lv.com Phone 702-240-1232

Applicant Shetland Land LLC Contact Dr. David Steinberg

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E-mail aj.plank@in2itarchitecture.com Phone 702-852-2252

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)**

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County of Clark
STACEY A. WEBB
Appt. No. 04-88377-1
My Appt. Expires April 15, 2020

PRJ-76737
08/14/19

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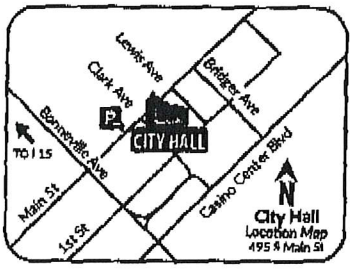

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-77246 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932810008
BUCHAREST NEVADA MANAGEMENT
816 TROTTER CIR
LAS VEGAS NV 89107-4501

97 HRDFNP1 89107

Submitted after final agenda

19P

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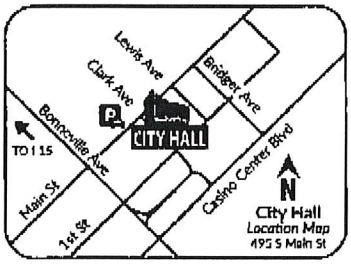

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SDR-77246 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932405020
MICHAEL ETHAN INVESTMENT L L C
3000 W CHARLESTON BLVD #3
LAS VEGAS NV 89102-1990

89 HRDFHP1 89102

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Development Services Center
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SDR-77246 [PRJ-76737]

Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

19p

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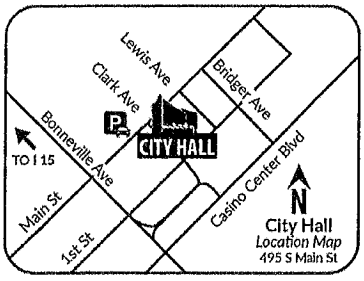

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OCT 07 2019
Planning Division
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77246 [PRJ-76737]

Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932801002
SHETLAND MUTUAL WATER ASSN
808 SHETLAND RD
LAS VEGAS NV 89107

97 HRDFNP1 89107

197

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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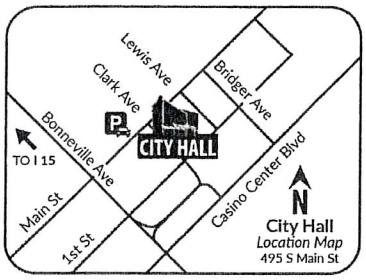

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SDR-77246 [PRJ-76737]

Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932802021
ANDRASFAY CHRISTOPHER M
825 SHETLAND RD
LAS VEGAS NV 89107-4519

97 HRDFMP1 89107

197

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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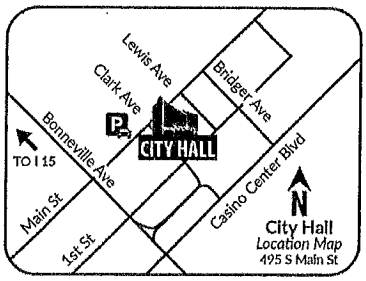

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SDR-77246 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
13932801004
MCDONALD RANDALL & TONI LIV TR
MCDONALD RANDALL LYLE & TONI TRS
808 SHETLAND RD
LAS VEGAS NV 89107-4520

89107 HRDFMP1 89107

19P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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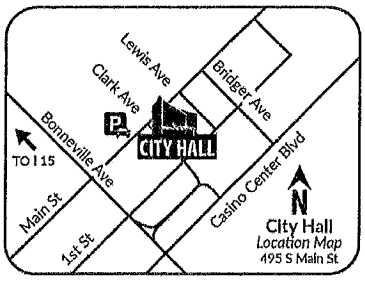

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SDR-77246 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

89 HRDFMP1 89102

19A

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

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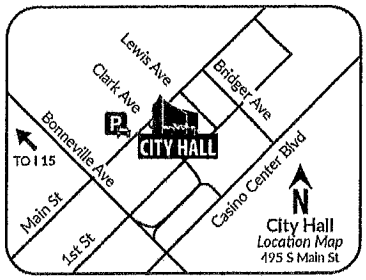

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SDR-77246 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
16205510007
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 HRDFMP1 89102

19A

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

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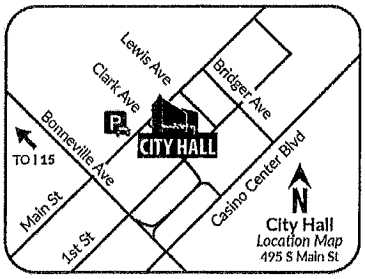

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SDR-77246 [PRJ-76737]
Planning Commission Meeting of **10/08/2019**

PRJ-76737
16205510008
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 MRDFMP1 89102

19A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
20

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

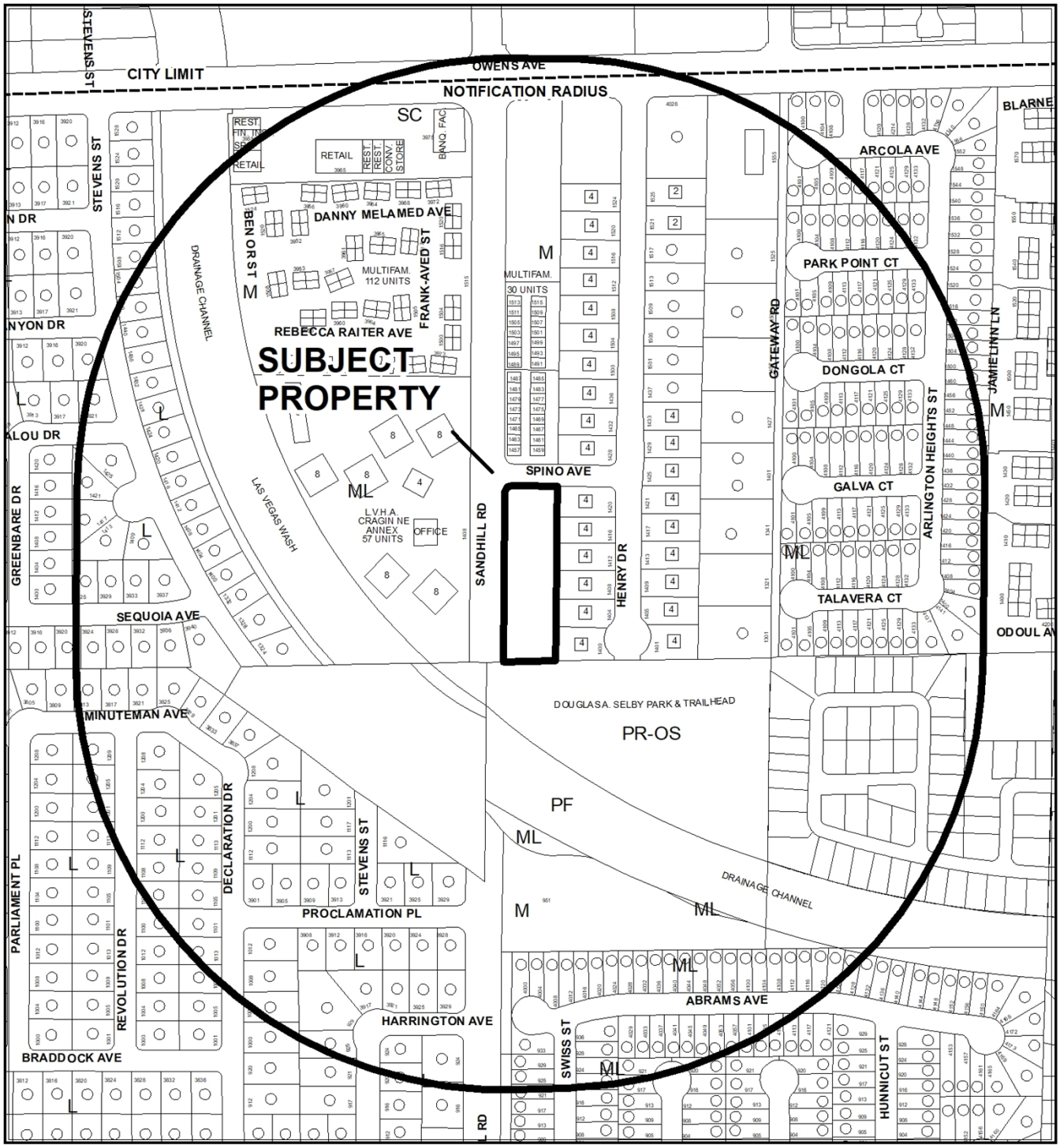
SUBJECT:
GPA-77278 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), Ward 3 (Diaz) [PRJ-76800]. Staff recommends APPROVAL.

C.C.: 11/20/2019

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-77278, ZON-77279 and SDR-77280 [PRJ-76800]
4. Supporting Documentation - GPA-77278, ZON-77279 and SDR-77280 [PRJ-76800]
5. Photo(s) - GPA-77278, ZON-77279 and SDR-77280 [PRJ-76800]
6. Justification Letter - GPA-77278, ZON-77279 and SDR-77280 [PRJ-76800]
7. School Tracking Form Submitted by Clark County School District - GPA-77278, ZON-77279 and SDR-77280 [PRJ-76800]
8. Submitted after Final Agenda - Protest/Support Postcards for GPA-77278 and ZON-77279 [PRJ-76800]



0 265 530 Feet

CASE: **GPA-77278 (PRJ-76800)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N



0 265 530 Feet

CASE: GPA-77278 (PRJ-76800)

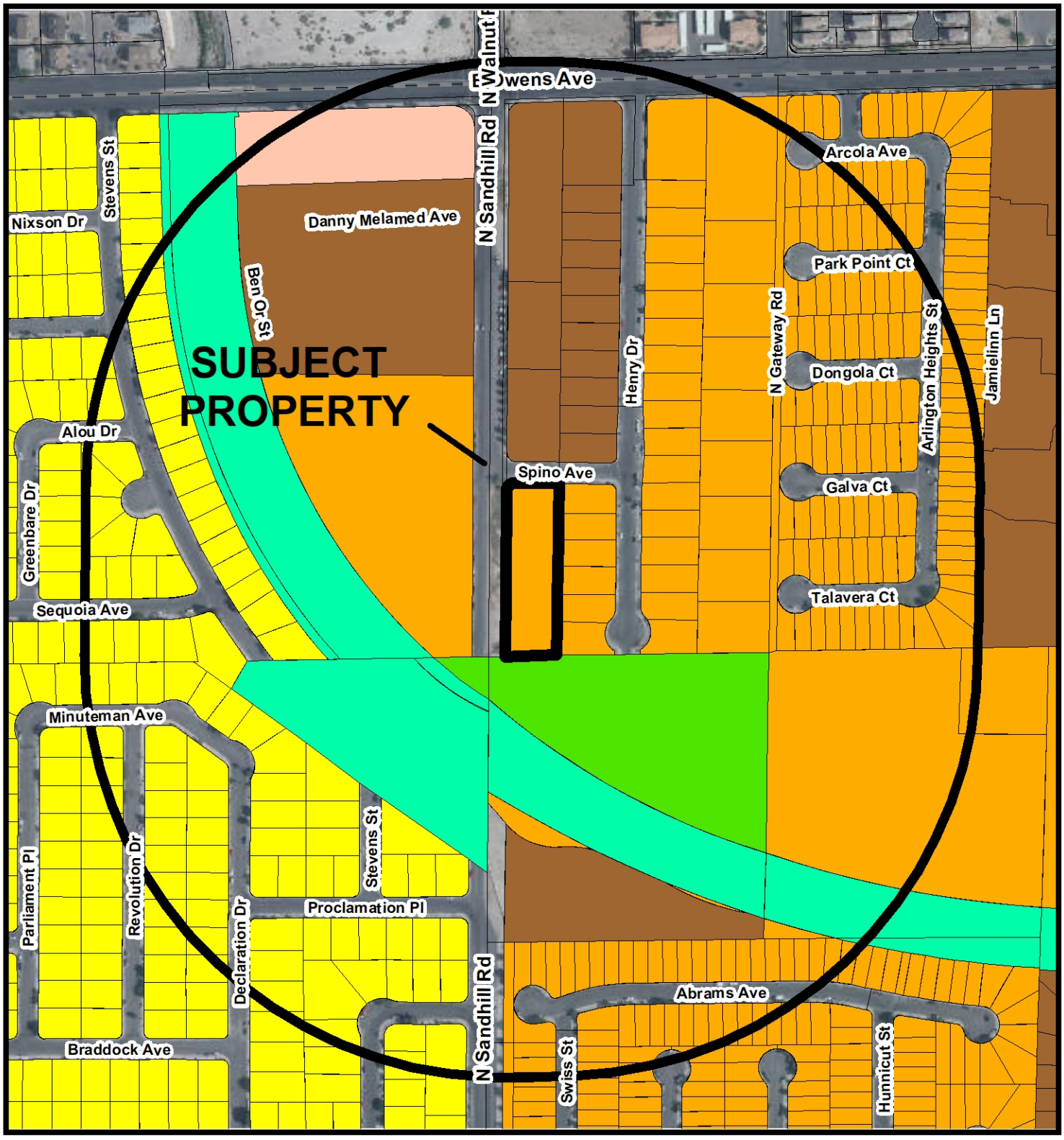
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N

GPA-77278



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM ML TO M

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, August 20, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77278	Staff recommends APPROVAL.	
ZON-77279	Staff recommends APPROVAL.	GPA-77278
VAR-77424	Staff recommends DENIAL, if approved subject to conditions:	GPA-77278 ZON-77279
SDR-77280	Staff recommends DENIAL, if approved subject to conditions:	GPA-77278 ZON-77279 VAR-77424

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED
620 - GPA-77278 and ZON-77279
620 - VAR-77424
620 - SDR-77280

PROTESTS
0 - GPA-77278 and ZON-77279
0 - VAR-77424
0 - SDR-77280

APPROVALS
0 - GPA-77278 and ZON-77279
0 - VAR-77424
0 - SDR-77280

CS

** CONDITIONS **

VAR-77424 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.

SDR-77280 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77278), Rezoning (ZON-77279) and Variance (VAR-77424) 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 09/11/19, except as amended by conditions herein.

CS

4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscape buffer width along a portion of the west property line where 10 feet is required.

5. An Exception from Title 19.08.110 is hereby approved, to allow a total of 2 parking area trees where 7 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. The minimum distance between buildings shall be 10 feet.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, 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.

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

11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

13. Concurrent with on-site development, construct all incomplete half-street improvements on Sandhill Road and Spino Avenue to meet current City standards.

14. If necessary, grant an additional easement to widen the existing Public Sewer Easement (1276:1235203 and 1402:1361696) located on the south side of this site to 20-feet. No trees or landscaping over 3-feet in height shall be allowed in the easement.

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

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

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits 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 to develop the subject parcel with a 28-unit Multi-Family Residential development located at the southeast corner of Sandhill Road and Spino Avenue.

ISSUES

- General Plan Amendment (GPA-77278) is requested to amend a portion of the Southeast Sector Plan from ML (Medium Low Density Residential) to M (Medium Density Residential). Staff supports the request.
- Rezoning (ZON-77279) is requested to allow a zone change from R-E (Residence Estates) to R-3 (Medium Density Residential). Staff supports the request.
- Variance (VAR-77424) is requested to allow 38 parking spaces where 40 are required. Staff does not support the request.
- Site Development Plan Review (SDR-77280) is requested to allow a 28-unit Multi-Family Residential development. Staff does not support the request.
- A Waiver is requested to allow a reduced landscape buffer width along a portion of the west property line.

ANALYSIS

The subject 1.20-acre site is currently undeveloped and zoned R-E (Residence Estates) with a ML (Medium Low Density Residential) land use designation. It is subject to the development standards of Title 19. The site is predominantly surrounded by other Multi-Family residential developments. The applicant proposes to amend the General Plan from ML (Medium Low Density Residential) to M (Medium Density Residential) and to rezone the site from R-E (Residence Estates) to R-3 (Medium Density Residential) to allow a permitted 28-unit Multi-Family Residential development.

The submitted plans depict two single story buildings, containing 14 one-bedroom units each. Each unit also has a patio area. The façade will have a stucco finish in neutral tones. Site ingress is provided by Spino Avenue and egress is provided by Sandhill Road. A Variance (VAR-77424) is requested to allow 38 parking spaces where 40 area required. A Waiver is requested to allow a zero-foot landscape buffer width along a portion of the west property line where 10 feet is required. The proposed landscape materials adhere to the Southern Nevada Regional Plant List requirements.

CS

An objective of the Las Vegas 2020 Master Plan is to ensure that there is a diverse choice of affordable housing types and costs that meet the present and future needs of the city's population and afford residents a greater opportunity to reside in the housing of their choice. While the subject site does address some of the goals of the Las Vegas 2020 Master Plan, staff recommends denial of the Site Development Plan Review for a multi-family residential development due to the associated Variance and Waiver. However, staff recommends approval of the associated General Plan Amendment and Rezoning as they comply with all applicable City plans.

FINDINGS (GPA-77278)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed M (Medium Density Residential) General Plan designation is compatible with the existing adjacent land use designations which consists of M (Medium Density Residential) and ML (Medium Low Density Residential).

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed amendment would allow for R-3 (Medium Density Residential) zoning, which is compatible with the existing Multi-Family Residential development in the surrounding area.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are transportation, recreation, utility and other facilities that are adequate to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment is in conformance to other applicable adopted plans and policies.

FINDINGS (ZON-77279)

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 associated General Plan Amendment (GPA-77278) is approved, the proposed Rezoning will conform.

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 medium density residential uses that are allowed within the R-3 (Medium Density Residential) zoning district are compatible with the adjacent residential uses in the area.

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

   Residential uses that are permitted in the proposed R-3 (Medium Density Residential) zoning district are appropriate for the subject area and will give residents an additional housing option in an underserved area.

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

   Access to the site will be provided by Spino Avenue and Sandhill Road, both public right-of-ways adequate in size to serve the needs of the proposed zoning district.

FINDINGS (VAR-77424)

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 proposed to construct a development that does not meet the minimum Title 19 parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-77280)

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

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

   The proposed development is compatible with the adjacent multi-family residential development in the area.

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

   The proposed development is not consistent with Title 19. A Variance is requested to allow a five percent reduction in required onsite parking and a Waiver is requested to allow a reduced landscape buffer width along a portion of the west property line.

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

Access to the site will be provided by Spino Avenue and Sandhill Road, both public right-of-ways adequate in size to serve the needs of the proposed zoning district.

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

   The proposed building and landscape materials are appropriate and compatible with the existing development in the area.

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

   The building elevations feature a stucco façade in neutral colors. The design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed development is compatible with the existing development in the area.

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

   If approved, building permits will be required which will ensure appropriate measures are taken to secure and protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
09/19/01	The City Council approved Variance (V-0057-01) request to allow 45 parking spaces where 46 were required at the southeast corner of Sandhill Road and Spino Avenue. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
05/02/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

CS

Pre-Application Meeting	
06/13/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed for a proposed Multi-Family Residential development.

Neighborhood Meeting	
09/18/19	**Wednesday, September 18, 2019 at 5:30 p.m.** at the Big League Dreams, Las Vegas Soccer Pavilion Building, 3151 East Washington Avenue, Las Vegas, Nevada 89101 Attendance: 2 Applicant Representatives 1 Planning Department Staff Member 1 Member of the Public Meeting conducted by Nathan Taylor Concerns/Questions • Question raised about the amount of proposed parking and landscaping • Question raised regarding if the property would be Section 8 Housing • Concern raised regarding traffic issues • Question raised regarding the number of tenants allowed per unit • Question raised regarding who will manage the property • Concern raised regarding other parking lots in the area not being up kept • Question raised regarding the rent price • Question raised regarding bus access Overall, the public attendee is happy with the proposed development.

Field Check	
08/29/19	Staff conducted a routine field check and found an existing undeveloped lot. No issues were noted.

CS

Details of Application Request	
Site Area	
Net Acres	1.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
South	City Park	PR-OS (Park/Recreation/Open Space)	C-V (Civic)
East	Multi-Family Residential	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
West	Multi-Family Residential	ML (Medium Low Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)

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

CS

DEVELOPMENT STANDARDS

Pursuant to Title 19.06110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	52,272 SF	Y
Max. Dwelling Units per Lot	13-50	28	Y
Min. Setbacks			
• Front	10 Feet	11 Feet	Y
• Side	5 Feet	29 Feet	Y
• Corner	5 Feet	10 Feet	Y
• Rear	20 Feet	51 Feet	Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Building Height	55 Feet/5 Stories	14 Feet/1 Story	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	1 du/lot	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	13-50 du/lot	Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.
General Plan	***Permitted Density***	***Units Allowed***
ML (Medium-Low Density Residential)	8.49 units per acre	10
Proposed General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 units per acre	30

CS

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• South	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• East	1 Tree / 20 Linear Feet	20 Trees	20 Trees	Y
• West	1 Tree / 20 Linear Feet	19 Trees	19 Trees	Y
TOTAL PERIMETER TREES		**50 Trees**	**50 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	2 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		10 Feet	Y
• South	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
• West	10 Feet		0-10 Feet	N**

*An Exception is requested to allow a reduction in required parking area trees.
**A Waiver is requested to allow a reduced landscape buffer width along a portion of the west property line.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sandhill Road	Major Collector	Planned Streets and Highways Map	80	Y
Spino Avenue	Local Street	Title 13	50	Y

CS

Pursuant to Title 19.06 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (One bedroom units)	28	1.25 spaces per unit	35				
Multi-Family Residential (guest spaces)	28	one additional guest space for every 6 units	5				
TOTAL SPACES REQUIRED			40		38		N*
Regular and Handicap Spaces Required			38	2	36	2	N*
Percent Deviation			5%				

*The applicant has requested Variance (VAR-77424) to allow a reduction in parking. Staff does not support the request.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 10-foot landscape buffer width along the west property line	To allow a zero-foot landscape buffer width along a portion of the west property line.	Denial

CS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Sandhill/Owens

Project Name Sandhill Apartments **Proposed Use** Multi-Family Residencial

Assessor's Parcel #(s) 14030505001 **Ward #** 3

General Plan: Existing ML Proposed M **Zoning:** Existing RE Proposed R-3

Additional Information 28 unit apartment building asking for parking/ landscape varience

Property Owner Square Trades Holdings, LLC Contact Charlie Concoby

Address 4345 Corporate Center Dr Ste 200 City N Las Vegas State NV Zip 89030

E-mail Charlie@westerntrades.net Phone 702-277-5245

Applicant Charlie Concoby Contact Charlie Concoby

Address 4345 Corporate Center Dr Ste 200 City Las Vegas State NV Zip 89030

E-mail Charlie@westerntrades.net Phone 702-277-5245

Representative Chrisi Reyes Contact Chrisi Reyes

Address 4345 Corporate Center Dr Ste 200 City Las Vegas State NV Zip 89030

E-mail chrisi@westerntrades.net Phone 702-469-2543

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name David Walmum

Subscribed and sworn before me

This 12 day of August, 20 19

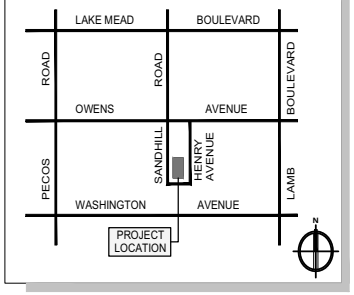
_____

Notary Public in and for said County and State

CHRISI REYES
Notary Public, State of Nevada
Appointment No. 12-9354-1
My Appt. Expires Jun 26, 2020

PRJ-76800
08/19/19

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
SQUARE TRADE HOLDINGS LLC

SITE ADDRESS:
NOT ASSIGNED

ASSESSORS PARCEL NUMBER:
14030505001

JURISDICTION:
LAS VEGAS

ZONING CLASSIFICATION:
EXIST – TWO-FAMILY RESIDENCE DISTRICT (R-2)
PROP – MEDIUM DENSITY RESIDENTIAL (R-3)

ESTIMATED LOT SIZE:
1.20 ACRES (52,272 SQ. FT.)

BUILDING AREA:

BUILDING (4 EA.)	4,670 SQ. FT.
TOTAL	18,680 SQ. FT.

LOT COVERAGE:
36%

PROVIDED PARKING STALLS
38 STANDARD / 2 HANDICAP = 40 TOTAL

REQUIRED PARKING STALLS
38 STANDARD / 2 HANDICAP = 40 TOTAL

UNIT TYPE

TYPE A – STANDARD UNIT – SEE FP001

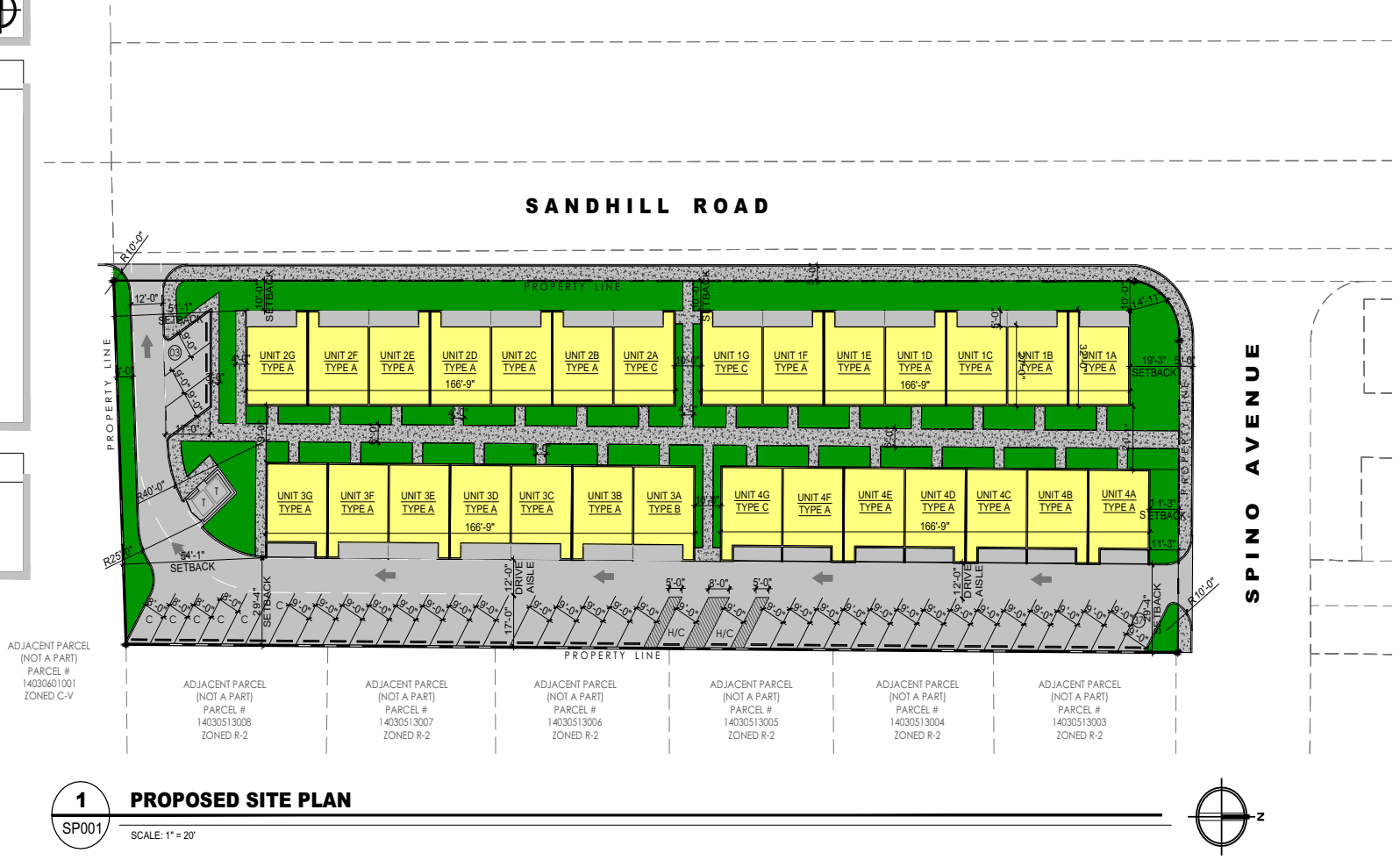
TYPE B – STANDARD UNIT W/ FIRE RISER – SEE FP002

TYPE C – HANDICAP ACCESSIBLE UNIT W/ FIRE RISER – SEE FP003

SPECIAL USE PERMIT FOR:

NORTH SANDHILL ROAD APARTMENTS

LAS VEGAS, NEVADA 89110
PARCEL # 140-30-505-001



1 SP001 **PROPOSED SITE PLAN**

SCALE: 1" = 20'

PRJ-76800
08/19/19

Rev.	Date	Description

Stamp:

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WESTERN TRADES
CONSTRUCTION, INC.
4357 CORPORATE CENTER DR. #400 - N. LAS VEGAS, NV 89030
Phone: (702) 238-5211 Fax: (702) 543-4356

SPECIAL USE PERMIT FOR:
NORTH SANDHILL ROAD APARTMENTS
LAS VEGAS, NEVADA 89110
PARCEL # 140-30-505-001

DATE
05-22-19

PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
003-19006

SHEET NO.
SP001

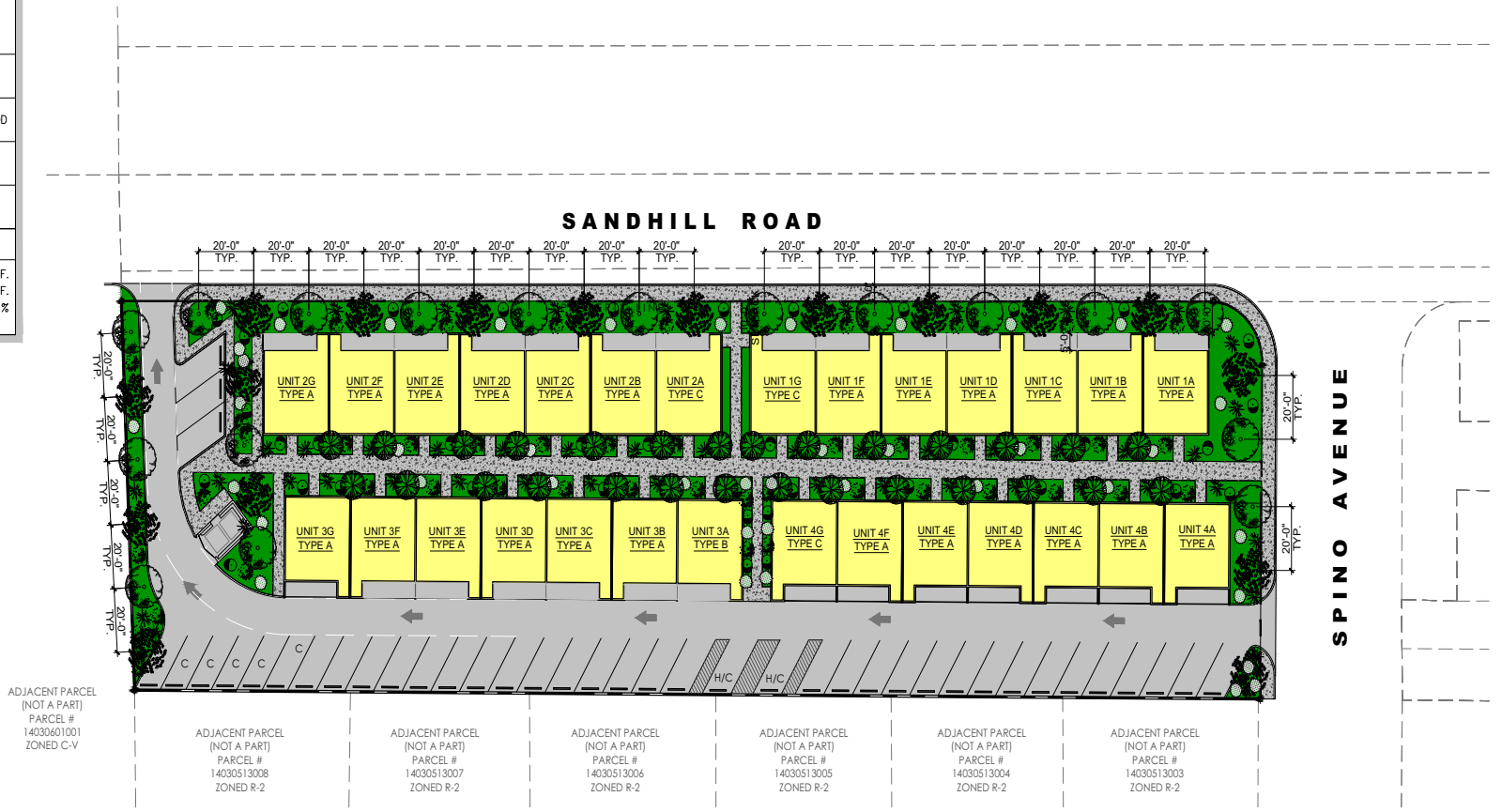
PROPOSED SITE PLAN

LANDSCAPE LEGEND

TREE SYMBOL	QTY.	SIZE	COMMON NAME
	17	24" BOX	DESERT WILLOW
	28	15" BOX	TEXAS MOUNTAIN LAUREL
	17	24" BOX	CHITALPA
	50	5-GAL	FEATHERY CASSIA
	46	5-GAL	JAPANESE BOXWOOD
	39	5-GAL	GREEN CLOUD TEXAS RANGER
	42	5-GAL	RADIANT LANTANA

LANDSCAPE PERCENTAGE

EXISTING PROPERTY S.F.	52,272 S.F.
PROVIDED LANDSCAPE S.F.	10,980 S.F.
PERCENTAGE OF LOT LANDSCAPED	21%



1 LP001 **PROPOSED LANDSCAPE PLAN**

SCALE: 1" = 20'

N

PRJ-76800
08/19/19

Rev.	Date	Description

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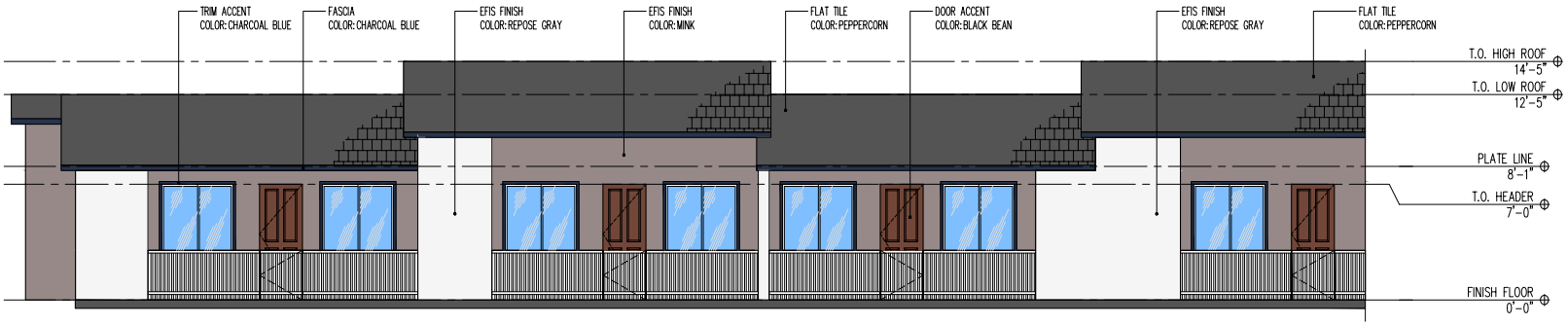
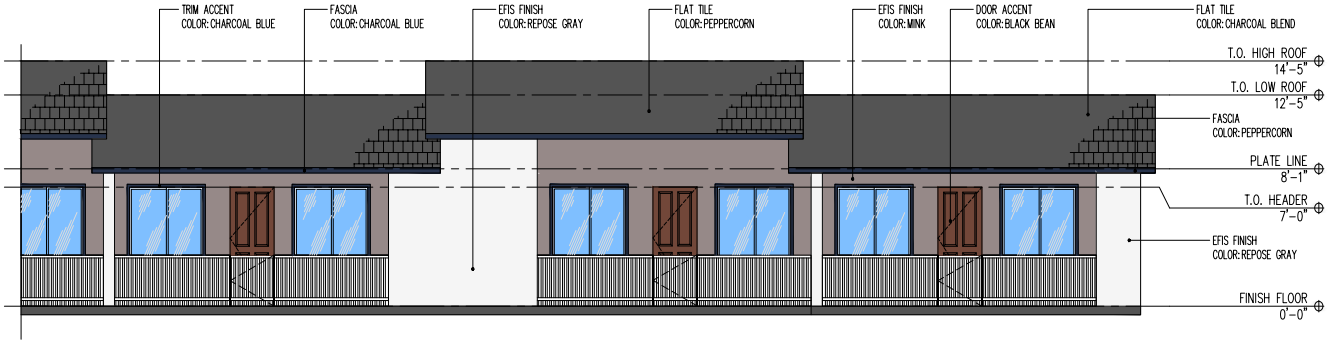
SPECIAL USE PERMIT FOR:
NORTH SANDHILL ROAD APARTMENTS
LAS VEGAS, NEVADA 89110
PARCEL # 140-30-505-001

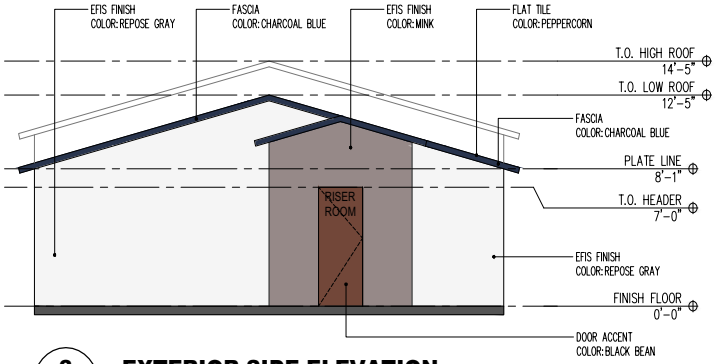
DATE 05-22-19
PHASE SPECIAL USE PERMIT SUBMITTAL
PROJECT NO. 003-19006
SHEET NO. LP001
PROPOSED LANDSCAPE PLAN



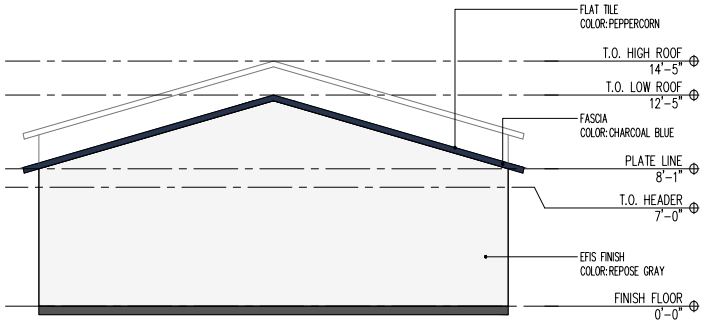
1 FRONT ELEVATION
EV001
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
EV001
SCALE: 1/4" = 1'-0"



3 EXTERIOR SIDE ELEVATION
EV001
SCALE: 1/4" = 1'-0"



4 INTERIOR SIDE ELEVATION
EV001
SCALE: 1/4" = 1'-0"

FINISH LEGEND

EXTERIOR PRIMARY FACE:
EFIS FINISH
REPOSE GRAY – SW 7015

EXTERIOR SECONDARY FACE:
MINK – SW 6004

FASCIA & TRIM ACCENTS:
EFIS FINISH
CHARCOAL BLUE – SW 2739

ENTRY DOOR
BLACK BEAN – SW 6006

ROOF
CHARCOAL BLEND
1FBCF1430

Rev.	Date	Description

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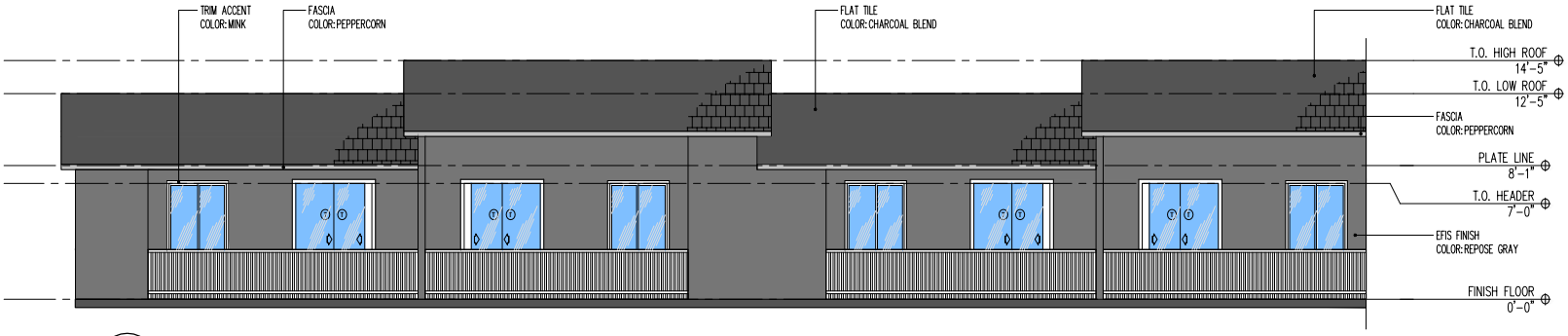
WESTERN TRADES
CONSTRUCTION, INC.
4357 CORPORATE CENTER DR. #400 - N. LAS VEGAS, NV 89030
Phone: (702) 238-5211 Fax: (702) 543-4356

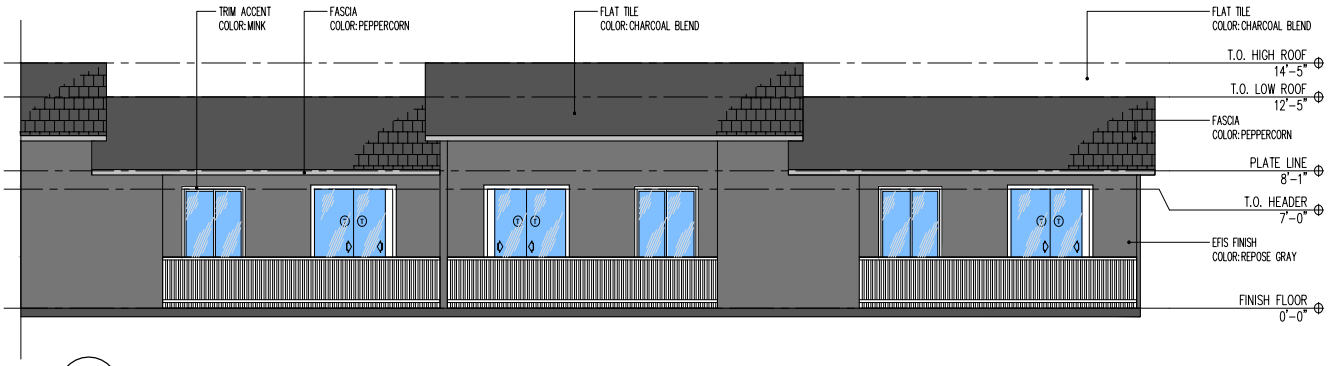
SPECIAL USE PERMIT FOR:
NORTH SANDHILL ROAD APARTMENTS
LAS VEGAS, NEVADA 89110
PARCEL # 140-30-505-001

DATE
09-09-2019
PHASE
SPECIAL USE PERMIT SUBMITTAL
PROJECT NO.
003-19006
SHEET NO.
EV001
PROPOSED ELEVATION

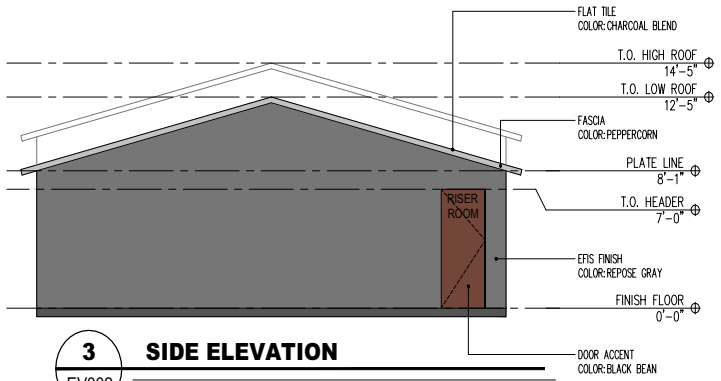
PRJ-76800
09/11/19



1 REAR ELEVATION
EV002
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
EV002
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
EV002
SCALE: 1/4" = 1'-0"

FINISH LEGEND

EXTERIOR PRIMARY FACE:
EFIS FINISH
REPOSE GRAY – SW 7015

FASCIA:
EFIS FINISH
PEPPERCORN – SW 7674

TRIM ACCENTS:
MINK – SW 6004

ENTRY DOOR ACCENT
BLACK BEAN – SW 6006

EXTERIOR PRIMARY FACE:
CHARCOAL BLEND
1FBCF1430

PRJ-76800
08/19/19

Rev.	Date	Description

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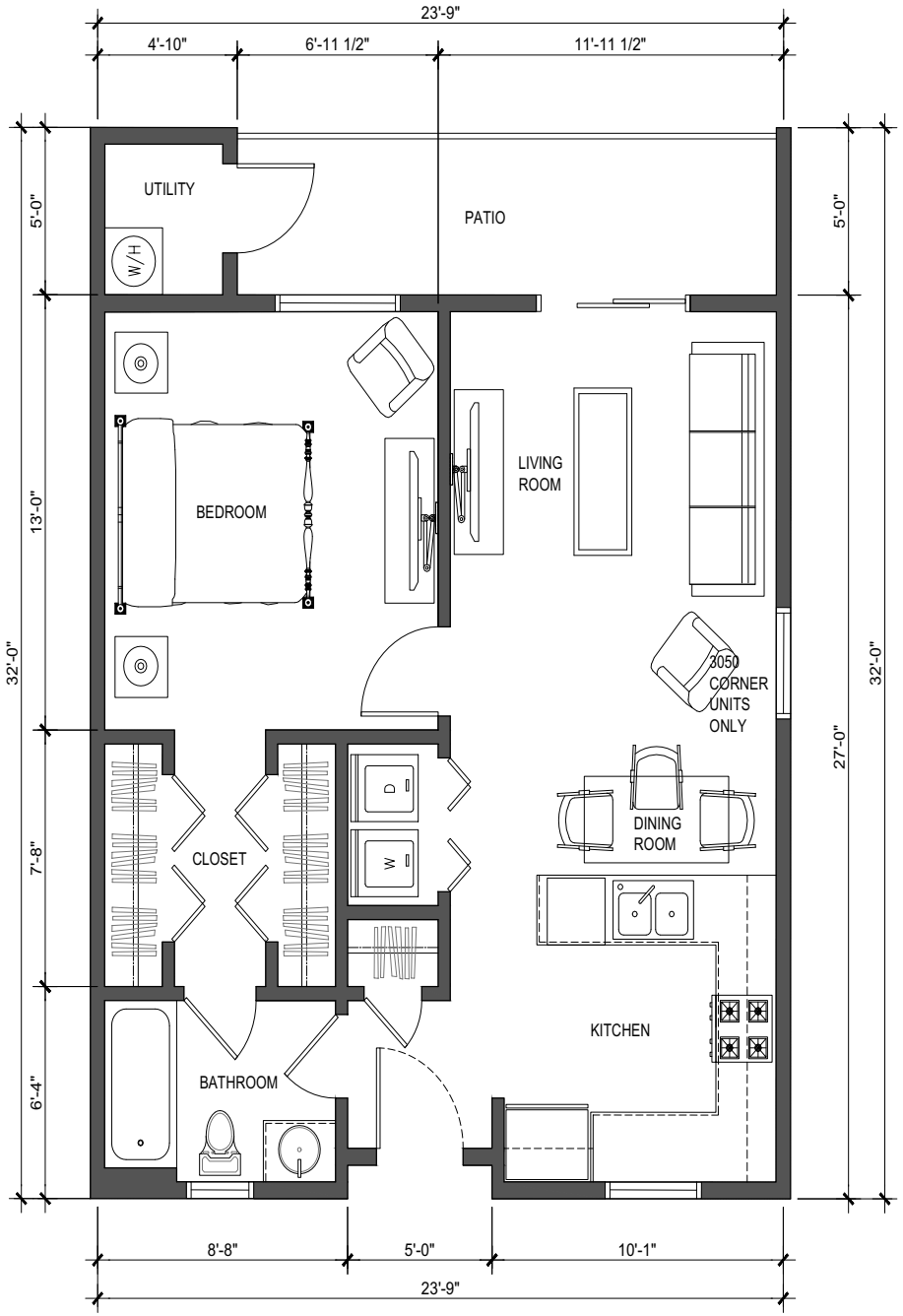
SPECIAL USE PERMIT FOR:
NORTH SANDHILL ROAD APARTMENTS
LAS VEGAS, NEVADA 89110
PARCEL # 140-30-505-001

DATE
05-22-19
PHASE
SPECIAL USE PERMIT SUBMITTAL
PROJECT NO.
003-19006
SHEET NO.
EV002
PROPOSED ELEVATION

FLOOR AREA CALCULATION

UNIT SQUARE FOOTAGE:	667 SQ. FT.
BACK PORCH SQUARE FOOTAGE:	96 SQ. FT.
UNIT SQUARE FOOTAGE:	763 SQ. FT.



1 PROPOSED STANDARD UNIT FLOOR PLAN - TYPE A

FP001

SCALE: 1/2" = 1'-0"

PRJ-76800
08/19/19

Rev.	Date	Description

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Phone: (702) 238-5211 Fax: (702) 543-4356

SPECIAL USE PERMIT FOR:
NORTH SANDHILL ROAD APARTMENTS
LAS VEGAS, NEVADA 89110
PARCEL # 140-30-505-001

DATE
05-22-19

PHASE
SPECIAL USE PERMIT SUBMITTAL

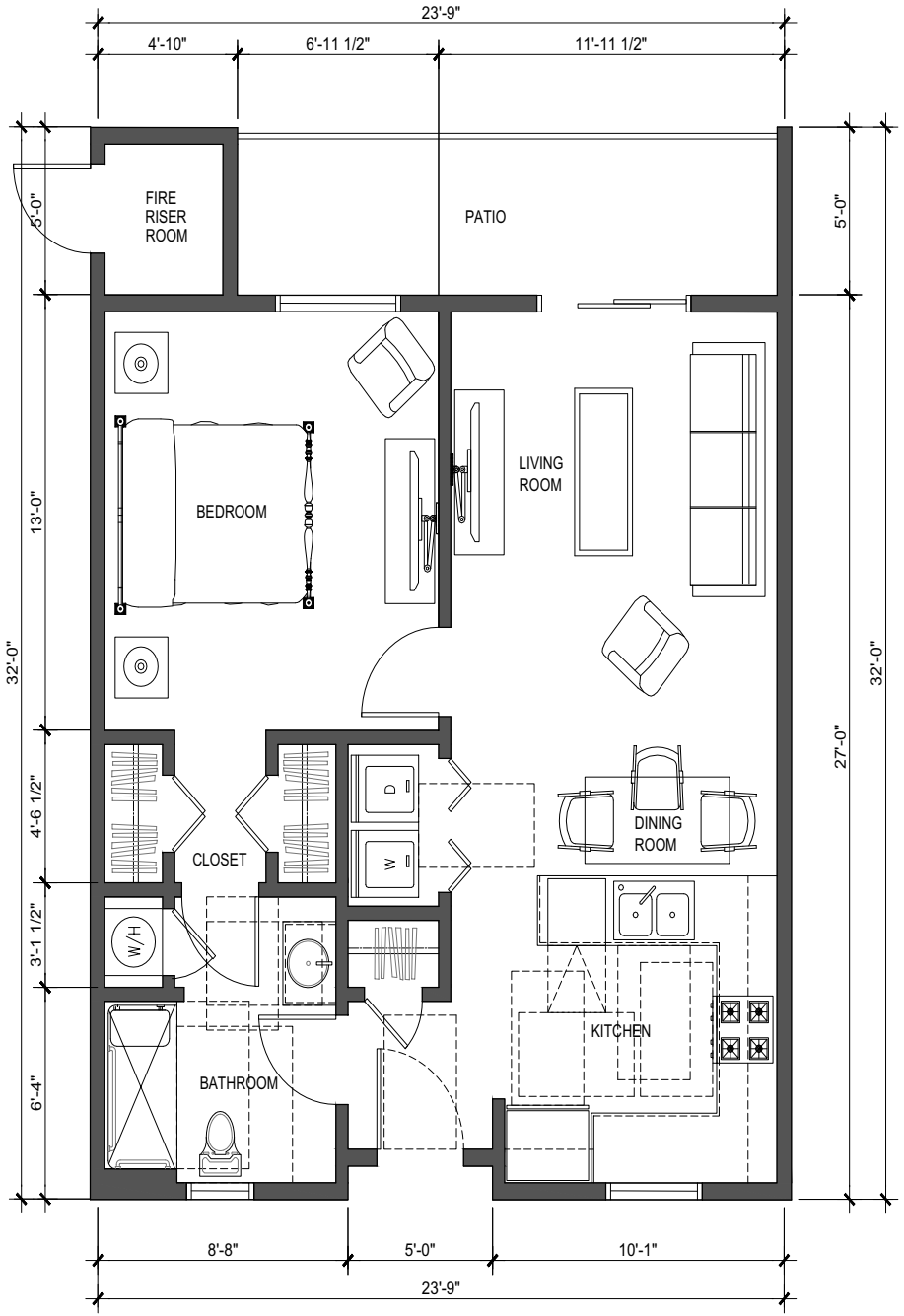
PROJECT NO.
003-19006

SHEET NO.
FP001

PROPOSED FLOOR PLAN

FLOOR AREA CALCULATION

UNIT SQUARE FOOTAGE:	667 SQ. FT.
BACK PORCH SQUARE FOOTAGE:	96 SQ. FT.
UNIT SQUARE FOOTAGE:	763 SQ. FT.



1 FP002

PROPOSED ADA UNIT FLOOR PLAN - TYPE B

SCALE: 1/2" = 1'-0"

PRJ-76800
08/19/19

Rev.	Date	Description

Stamp:

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SPECIAL USE PERMIT FOR:
NORTH SANDHILL ROAD APARTMENTS
LAS VEGAS, NEVADA 89110
PARCEL # 140-30-505-001

DATE
05-22-19

PHASE
SPECIAL USE PERMIT SUBMITTAL

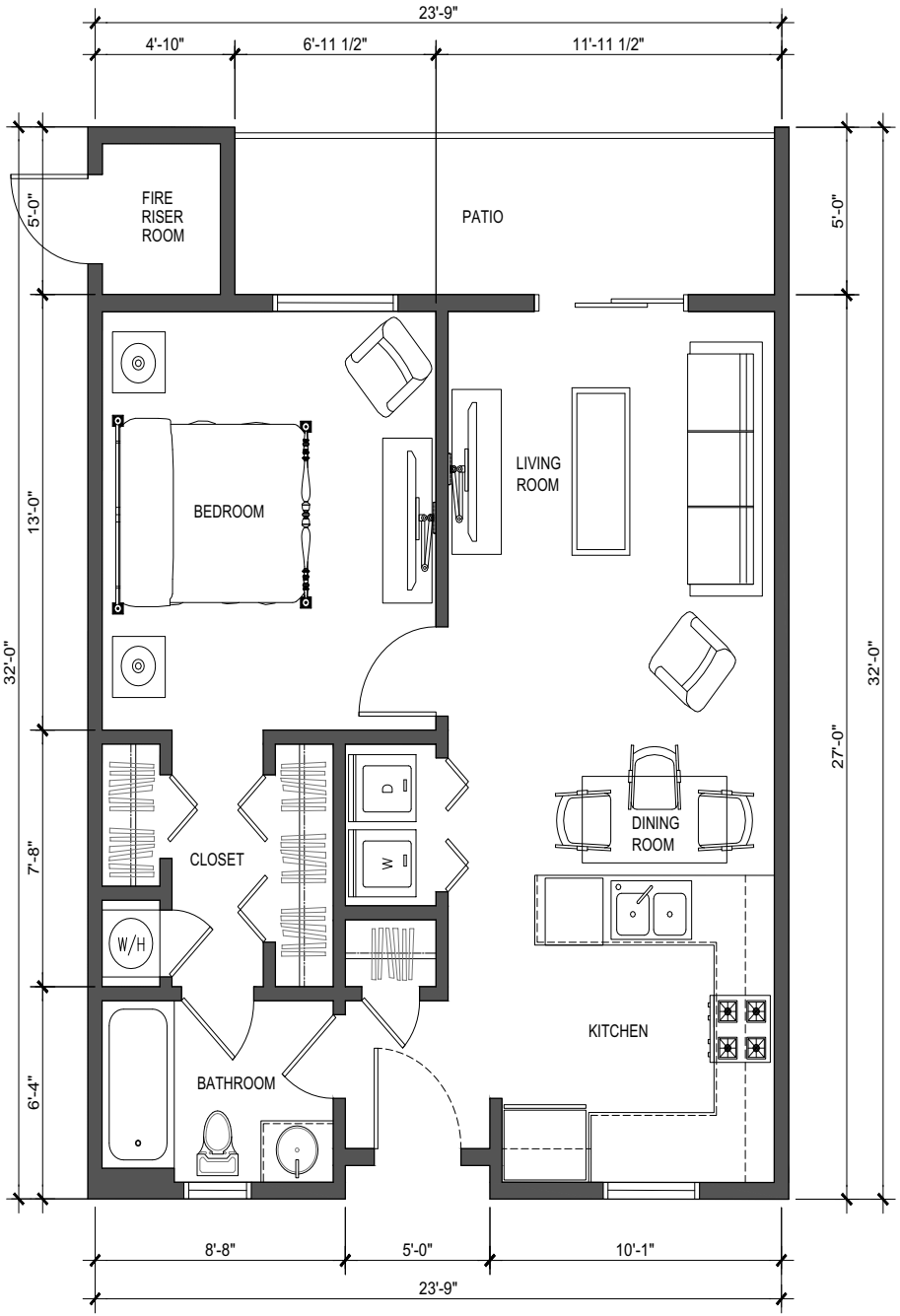
PROJECT NO.
003-19006

SHEET NO.
FP002

PROPOSED ADA FLOOR PLAN

FLOOR AREA CALCULATION

UNIT SQUARE FOOTAGE:	667 SQ. FT.
BACK PORCH SQUARE FOOTAGE:	96 SQ. FT.
UNIT SQUARE FOOTAGE:	763 SQ. FT.



1 FP001 **PROPOSED STANDARD UNIT FLOOR PLAN - TYPE C**

SCALE: 1/2" = 1'-0"

PRJ-76800
08/19/19

Rev.	Date	Description

Stamp:

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CONSTRUCTION, INC.
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Phone: (702) 238-5211 Fax: (702) 543-4356

SPECIAL USE PERMIT FOR:
NORTH SANDHILL ROAD APARTMENTS
LAS VEGAS, NEVADA 89110
PARCEL # 140-30-505-001

DATE 05-22-19
PHASE SPECIAL USE PERMIT SUBMITTAL
PROJECT NO. 003-19006
SHEET NO. FP003
PROPOSED FLOOR PLAN



GPA-77278 [PRJ-76800] - GENERAL PLAN AMENDMENT RELATED TO ZON-77279, VAR-77424 AND SDR-77280 -
APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC
SOUTHEAST CORNER OF SANDHILL ROAD AND SPINO AVENUE

08/29/2019



GPA-77278 [PRJ-76800] - GENERAL PLAN AMENDMENT RELATED TO ZON-77279, VAR-77424 AND SDR-77280 -
APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC
SOUTHEAST CORNER OF SANDHILL ROAD AND SPINO AVENUE

08/29/2019



GPA-77278 [PRJ-76800] - GENERAL PLAN AMENDMENT RELATED TO ZON-77279, VAR-77424 AND SDR-77280 -
APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC
SOUTHEAST CORNER OF SANDHILL ROAD AND SPINO AVENUE

08/29/2019

August 15, 2019

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

Subject: General Plan Amendment/ Parking Variance for Sandhill Rd/Spino Ave

To whom it may concern:
This letter shall act to document the justification request for a General Plan Amendment and a Parking Variance for the above referenced property.

General Plan Amendment: The property is vacant land currently ML (Medium Low Density) zoned R-E (Residencial Estates). We are requesting to change the General plan to M (Medium Density Residential) zoning to R3 (Medium Density). We intend to build 4 seven unit buildings. The requested change is compatible with the existing land two properties north of our property. The same waiver was requested on the property to the North as well and was approved.

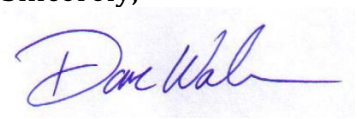
Variance: We are requesting a variance to the parking standards from 40 stalls to 38 stalls allow for adequate landscape and space for backing out of parking spots. All other requirements have been met.

Information:

- Western Trades Construction LLC, and Square Trade Holdings, LLC, Owner, are owned and operated by Dave Walnum. Our focus is to build affordable housing to meet the needs of our growing community. We have recently purchased multiple lots and are building new single family homes, town homes, and Multi-family residential buildings throughout the Las Vegas area. We have specifically chosen these infill lots to support the communities and assist in the revitalization of these areas.
- Western Trades Construction LLC is a licensed contractor, B-2# 73190, and has been in business for 10 years.

Thank you for taking the time to review our request. We would like your approval to move forward with our project.

Sincerely,



Dave Walnum
Square Trade Holdings, LLC

4345 Corporate Center Dr. Suite # 200
N. Las Vegas, NV 89030
(702) 238-5211
F (702) 543-4356

PRJ-76800
09/11/19

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

School Development Tracking Form

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

Date Filed 09/03/2019 **Application Number** PRJ-76800 **Entity** LV

Company Name Square Trades Holdings, LLC

Contact Name

Contact Mailing Address

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

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

Project Name Sandhill Apartments

Project Description 28 multi-family units

APN's 140-30-505-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)		x 0.196 =	0	x 0.101 =	0	x 0.137 =	0
Multi-Family Units (2)	28	x 0.140 =	4	x 0.058 =	2	x 0.064 =	2
Resort Condo Units (3)							
Total			4		2		2

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Ruben Diaz ES	4450 Owens Ave	K-5	767	724	05/01/19
Mario and Joanne Monaco MS	1870 N Lamont St	6-8	1,564	1,325	05/01/19
Desert Pines HS	3800 Harris Ave	9-12	2,472	2,719	05/01/19

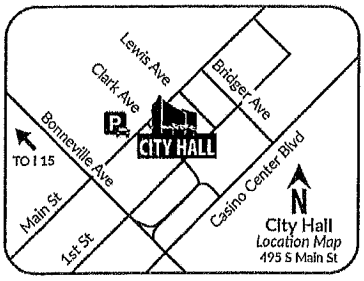
*** CCSD Comments** Desert Pines HS was over capacity for the 2018-19 school year and was 109.99% of program capacity. It has a projected enrollment of 2,918 for the 2019-20 school year.

☐ Approved ☐ Disapproved

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

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

Return Service Requested
Official Notice of Public Hearing



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OCT 07 2019
Dept of Planning
City of Las Vegas

PRJ-76800
14030512020
STELLE PAUL & DONNA
4307 DELAWARE DR
FREMONT CA 94538-5906

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-77278 and ZON-77279 [PRJ-76800]
Planning Commission Meeting of **10/08/2019**

116 MRDPNP1 94538

Submitted after final agenda
20P
21P

p.3
7027353451
Xram Excavation
Oct 06 19 06:22p

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

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Permit No. 1630

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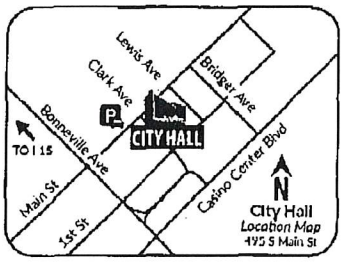

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GPA-77278 and ZON-77279 [PRJ-76800]
Planning Commission Meeting of **10/08/2019**

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PRJ-76800
14030502010
MARX RONALD & KIMBERLY
1301 N GATEWAY RD
LAS VEGAS NV 89110

103 HRDFNP1 89110

20-21A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
21

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

SUBJECT:
ZON-77279 - REZONING RELATED TO GPA-77278 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), Ward 3 (Diaz) [PRJ-76800]. Staff recommends APPROVAL.

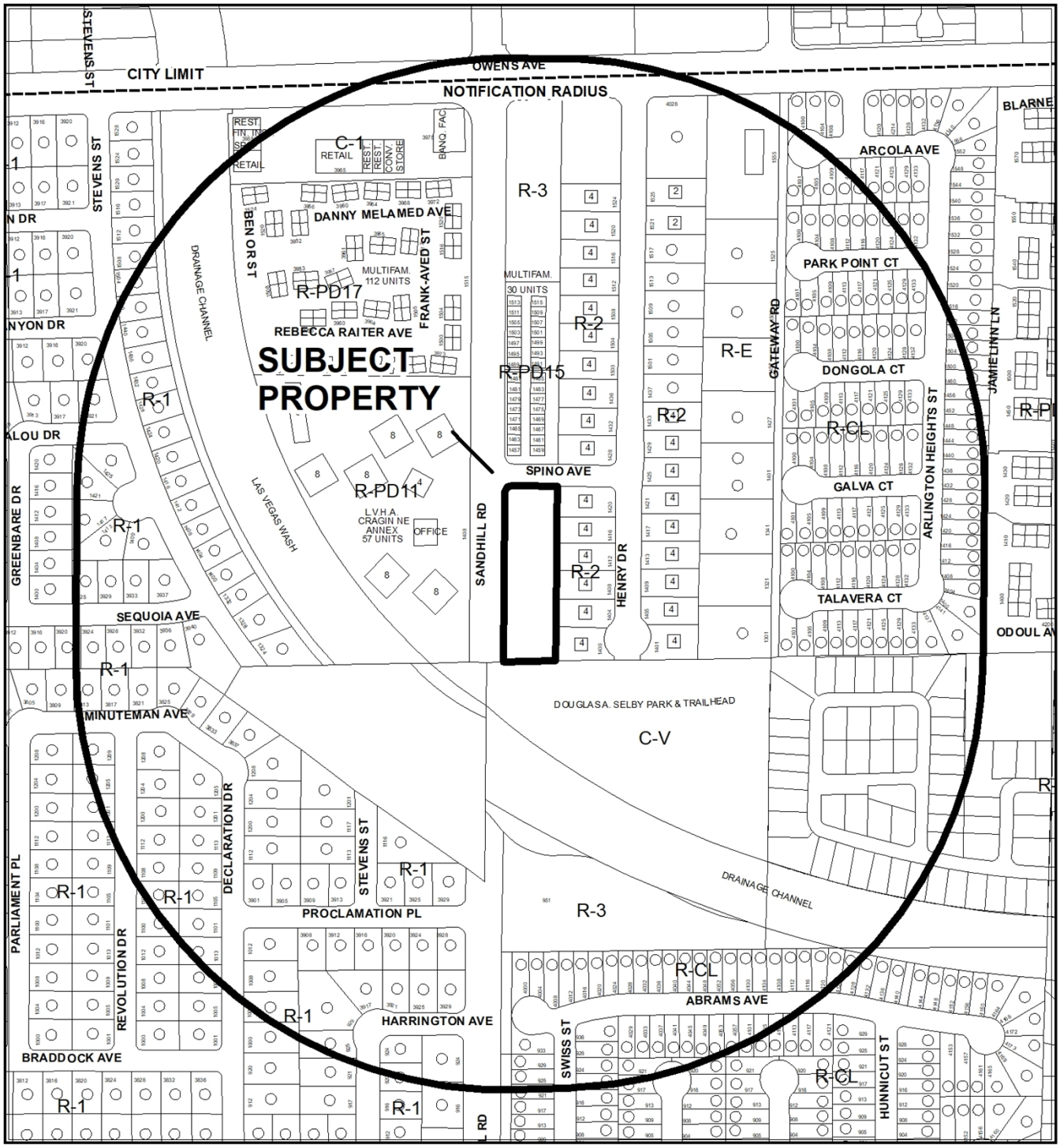
C.C.: 11/20/2019

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-77279 and SDR-77280 [PRJ-76800]
3. Land Use Map
4. Supporting Documentation

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



CASE: ZON-77279, VAR-77424, SDR-77280 (PRJ-76800)

0 265 530 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



CASE: ZON-77279, VAR-77424, SDR-77280 (PRJ-76800)

0 265 530 Feet

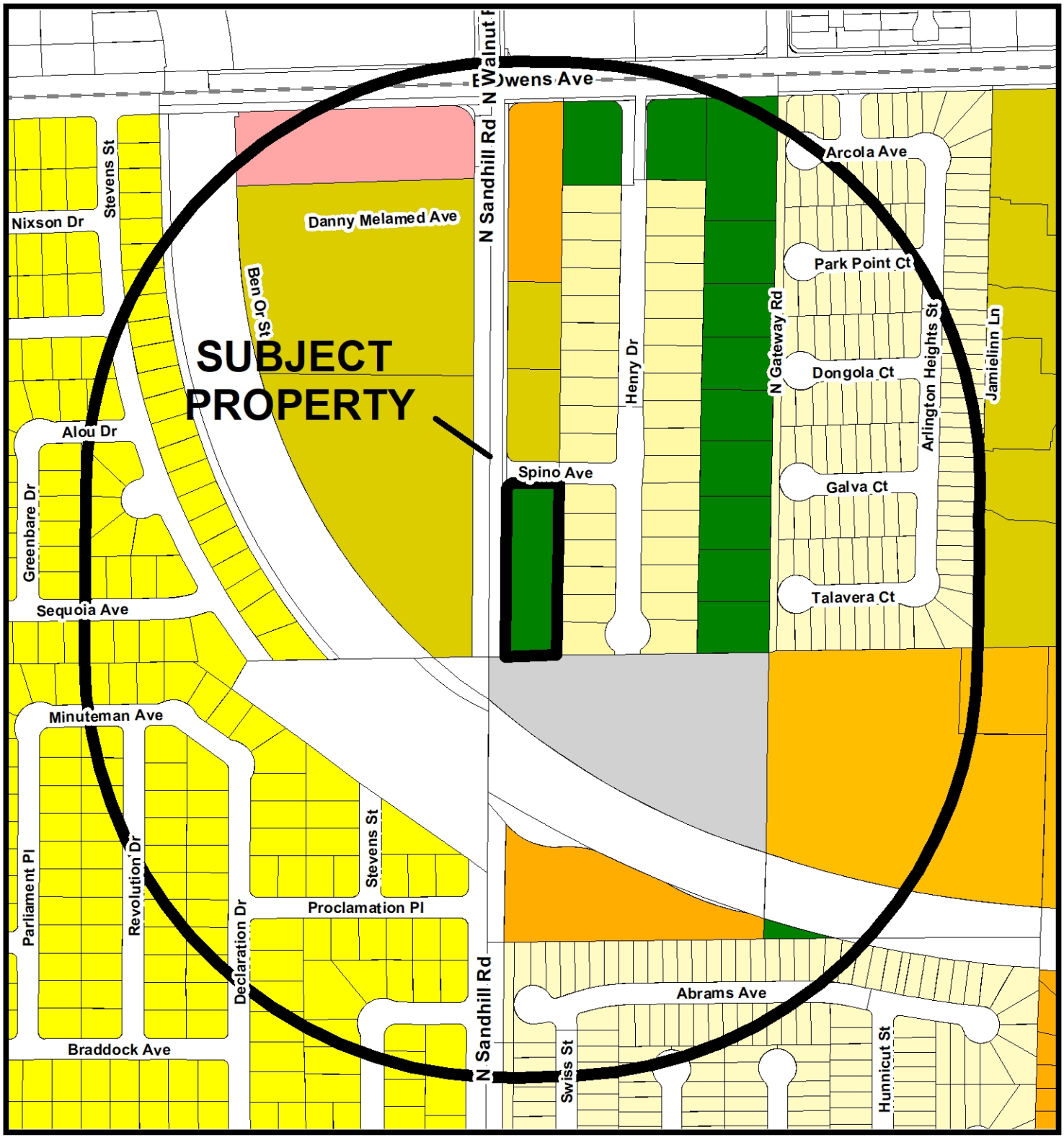
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

ZON-77279



Zoning

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

FROM R-E TO R-3

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, August 20, 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) Rezoning/Varience

Project Address (Location) Sandhill/Owens

Project Name Sandhill Apartments **Proposed Use** Multi-Family Residencial

Assessor's Parcel #(s) 14030505001 **Ward #** 3

General Plan: Existing ML Proposed M **Zoning:** Existing RE Proposed R-3

Additional Information 28 unit apartment building asking for parking/ landscape varience

Property Owner Square Trades Holdings, LLC Contact Charlie Concoby

Address 4345 Corporate Center Dr Ste 200 City N Las Vegas State NV Zip 89030

E-mail Charlie@westerntrades.net Phone 702-277-5245

Applicant Charlie Concoby Contact Charlie Concoby

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Representative Chrisi Reyes Contact Chrisi Reyes

Address 4345 Corporate Center Dr Ste 200 City Las Vegas State NV Zip 89030

E-mail chrisi@westerntrades.net Phone 702-469-2543

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name David Walmum

Subscribed and sworn before me

This 12 day of August, 20 19

_____

Notary Public in and for said County and State

CHRISI REYES
Notary Public, State of Nevada
Appointment No. 12-9354-1
My Appt. Expires Jun 26, 2020

PRJ-76800
08/19/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
22

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

SUBJECT:
VAR-77424 - VARIANCE RELATED TO GPA-77278 AND ZON-77279 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 40 ARE REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Diaz) [PRJ-76800]. Staff recommends DENIAL.

C.C.: 11/20/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Sandhill/Owens

Project Name Sandhill Apartments **Proposed Use** Multi-Family Residencial

Assessor's Parcel #(s) 14030505001 **Ward #** 3

General Plan: Existing ML Proposed M **Zoning:** Existing RE Proposed R-3

Additional Information 28 unit apartment building asking for parking/ landscape varience

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Representative Chrisi Reyes Contact Chrisi Reyes

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☐ Yes ☒ No

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

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Print Name David Walmum

Subscribed and sworn before me

This 12 day of August, 20 19

_____

Notary Public in and for said County and State

CHRISI REYES
Notary Public, State of Nevada
Appointment No. 12-9354-1
My Appt. Expires Jun 26, 2020

PRJ-76800
08/19/19

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

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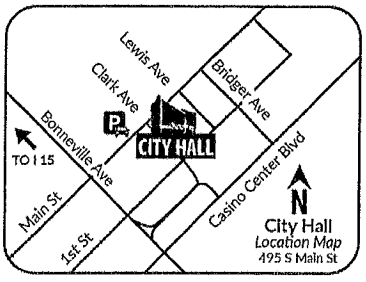

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77424 [PRJ-76800]

Planning Commission Meeting of **10/08/2019**

PRJ-76800
14030512020
STELLE PAUL & DONNA
4307 DELAWARE DR
FREMONT CA 94538-5906

1 1 6 HRDFMP1 94538

Submitted after final agenda

22P

Oct 06 19 06:22p Xram Excavation 7027353451 p.2

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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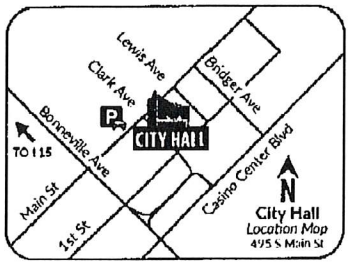

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Dept of Planning
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VAR-77424 [PRJ-76800]

Planning Commission Meeting of **10/08/2019**

PRJ-76800
14030502010
MARX RONALD & KIMBERLY
1301 N GATEWAY RD
LAS VEGAS NV 89110

103 HRDFNP1 89110

22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
23

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

SUBJECT:
SDR-77280 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77278, ZON-77279 AND VAR-77424 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF LANDSCAPE BUFFER REQUIREMENTS on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Diaz) [PRJ-76800]. Staff recommends DENIAL.

C.C.: 11/20/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Protest/Support Postcards

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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) Rezoning/Varience

Project Address (Location) Sandhill/Owens

Project Name Sandhill Apartments **Proposed Use** Multi-Family Residencial

Assessor's Parcel #(s) 14030505001 **Ward #** 3

General Plan: Existing ML Proposed M **Zoning:** Existing RE Proposed R-3

Additional Information 28 unit apartment building asking for parking/ landscape varience

Property Owner Square Trades Holdings, LLC Contact Charlie Concoby

Address 4345 Corporate Center Dr Ste 200 City N Las Vegas State NV Zip 89030

E-mail Charlie@westerntrades.net Phone 702-277-5245

Applicant Charlie Concoby Contact Charlie Concoby

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Representative Chrisi Reyes Contact Chrisi Reyes

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E-mail chrisi@westerntrades.net Phone 702-469-2543

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☐ Yes ☒ No

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

Partner(s) _____

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Property Owner Signature _____

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

Print Name David Walmum

Subscribed and sworn before me

This 12 day of August, 20 19

_____

Notary Public in and for said County and State

CHRISI REYES
Notary Public, State of Nevada
Appointment No. 12-9354-1
My Appt. Expires Jun 26, 2020

PRJ-76800
08/19/19

SDR 77280
Square Trade Holdings, LLC

SEC Spino Avenue & Sandhill Road

Proposed 28 unit multi-family development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	28	7.32	**205**
AM Peak Hour			0.46	**13**
PM Peak Hour			0.56	**16**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Sandhill Road	
Average Daily Traffic (ADT)	4,214
PM Peak Hour	337

(heaviest 60 minutes)

Owens Avenue	
Average Daily Traffic (ADT)	22,226
PM Peak Hour	1,778

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sandhill Road	16,380
Owens Avenue	50,900

This project will add approximately 205 trips per day on Spino Ave., Sandhill Rd. and Owens Ave. Currently, Sandhill is at about 26 percent of capacity and Owens is at about 44 percent of capacity. With this project, Sandhill is expected to be at about 27 percent of capacity and Owens is expected to remain unchanged. Counts are not available for Spino, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 16 additional peak hour trips, or about one every four minutes.

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

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

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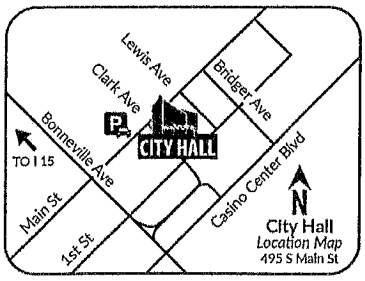

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OCT 17 2019
Dept of Planning
City of Las Vegas

PRJ-76800
14030512020
STELLE PAUL & DONNA
4307 DELAWARE DR
FREMONT CA 94538-5906

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77280 [PRJ-76800]
Planning Commission Meeting of **10/08/2019**

1 1 6 HRDFNP1 94538

Submitted after final agenda

23P

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Xram Excavation
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City of Las Vegas
Department of Planning
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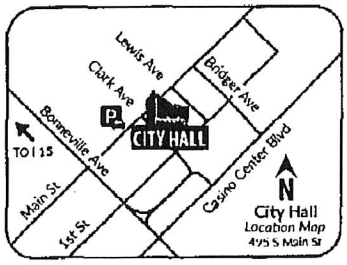

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77280 [PRJ-76800]
Planning Commission Meeting of **10/08/2019**

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PRJ-76800
14030502010
MARX RONALD & KIMBERLY
1301 N GATEWAY RD
LAS VEGAS NV 89110

103 HRDFNP1 89110

23A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
24

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

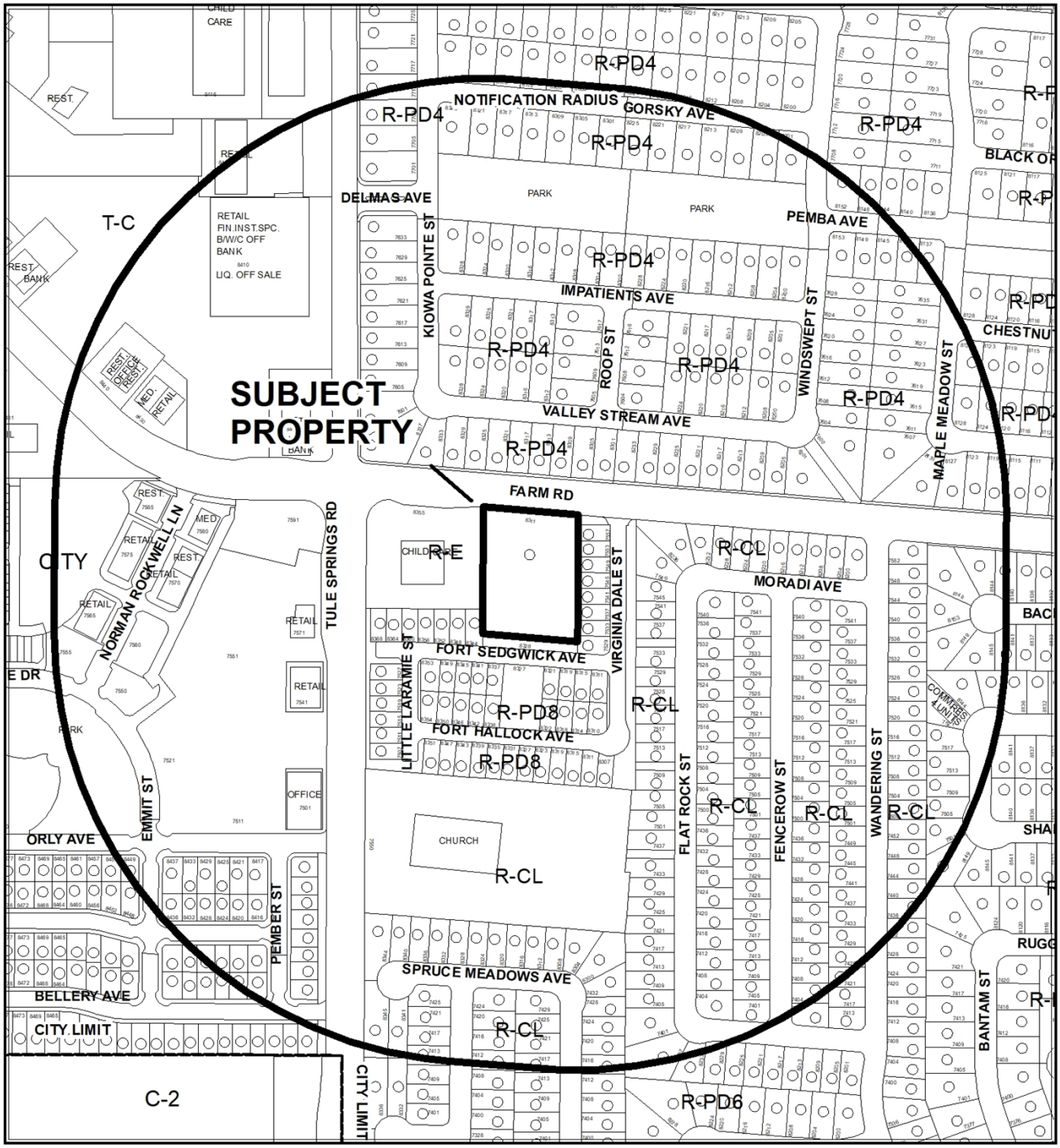
SUBJECT:
VAR-77275 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 62 SPACES ARE REQUIRED on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.

May go to City Council on: 11/20/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77275 and SDR-77276 [PRJ-77034]
2. Conditions and Staff Report - VAR-77275 and SDR-77276 [PRJ-77034]
3. Supporting Documentation - VAR-77275 and SDR-77276 [PRJ-77034]
4. Photo(s) - VAR-77275 and SDR-77276 [PRJ-77034]
5. Justification Letter - VAR-77275 and SDR-77276 [PRJ-77034]
6. Submitted after Final Agenda - Protest/Support Postcards for VAR-77275 and SDR-77276 [PRJ-77034]



CASE: **VAR-77275, SDR-77276 (PRJ-77034)**

RADIUS: 1000 FEET

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



CASE: **VAR-77275, SDR-77276 (PRJ-77034)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ZION LOVINGIER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77275	Staff recommends DENIAL, if approved subject to conditions:	
SDR-77276	Staff recommends DENIAL, if approved subject to conditions:	VAR-77275

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 49

NOTICES MAILED 456 - VAR-77275 and SDR-77276

PROTESTS 0 - VAR-77275 and SDR-77276

APPROVALS 0 - VAR-77275 and SDR-77276

JB

** CONDITIONS **

VAR-77275 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77276) 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.

SDR-77276 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77275) shall be required, if approved.

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

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

4. A Waiver from Title 19.08.070 is hereby approved to allow:
    a. A five-foot wide landscape buffer on the north perimeter, where 15 feet is required.
    b. A four-foot wide landscape buffer on a portion of the south perimeter, where eight feet is required.
    c. A six-foot wide landscape buffer on a portion of the east perimeter, where eight feet is required.
    d. A zero-foot wide landscape buffer on a portion of the west perimeter, where eight feet is required.

5. The applicant has requested the following Exceptions from Title 19.08.040 development standards is hereby approved to allow::
    e. To allow one 24-inch box tree in the interior parking lot area where ten 24-inch box trees are required within parking lot islands or at the end of a row of parking.
    f. To allow one 24-inch box tree, one 15-foot palm tree and 19 five-gallon shrubs adjacent to the north property line, where seven 24-inch box trees with four shrubs is required.
    g. To allow seven 24-inch box trees adjacent to the south property line, where eleven 24-inch box trees with four shrubs is required.
    h. To allow two 24-inch box trees and twenty-seven 24-inch box shrubs adjacent to the east property line, where fourteen 24-inch box trees with four shrubs is required.
    i. To allow twenty-five 24-inch box shrubs adjacent to the west property line, where nine 24-inch box trees with four shrubs is required.

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

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

8. 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 on Farm Road 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. This site shall connect to the public sewer system in Farm Road.

13. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (SDR-77276) to convert an existing single-family detached dwelling into a proposed 6,179 square-foot Banquet Facility development on 1.50 acres located at 8311 Farm Road.

ISSUES

- The proposed Banquet Facility use is a permitted land use in the C-1 (Limited Commercial) zoning designation.
- A Variance (VAR-77275) has been requested to allow 38 parking spaces where 62 parking spaces are required. Staff recommends denial of this request.
- The applicant has requested the following Waivers from Title 19.08.070 development standards, which staff does not support:
    - A five-foot wide landscape buffer on the north perimeter, where 15 feet is required.
    - A four-foot wide landscape buffer on a portion of the south perimeter, where eight feet is required.
    - A six-foot wide landscape buffer on a portion of the east perimeter, where eight feet is required.
    - A zero-foot wide landscape buffer on a portion of the west perimeter, where eight feet is required.
- The applicant has requested the following Exceptions from Title 19.08.040 development standards, which staff does not support:
    - To allow one 24-inch box tree in the interior parking lot area where ten 24-inch box trees are required within parking lot islands or at the end of a row of parking.
    - To allow one 24-inch box tree, one 15-foot palm tree and 19 five-gallon shrubs adjacent to the north property line, where seven 24-inch box trees with four shrubs is required.
    - To allow seven 24-inch box trees adjacent to the south property line, where eleven 24-inch box trees with four shrubs is required. Staff recommends denial of this request.
    - To allow two 24-inch box trees and twenty-seven 24-inch box shrubs adjacent to the east property line, where fourteen 24-inch box trees with four shrubs is required.
    - To allow twenty-five 24-inch box shrubs adjacent to the west property line, where nine 24-inch box trees with four shrubs is required.

JB

ANALYSIS

The subject site is currently developed with a 6,179 square-foot single family detached dwelling. On 08/14/18 the Planning Commission approved a Special Use Permit (SUP-73820) for a proposed Short-term Residential Rental use at the subject for an existing single family detached dwelling. During the Short-term Residential Rental uses operation two Code Enforcement violations (#198233 and #200045) were processed for excessive noise on the subject site associated with events occurring at the subject site.

On 08/07/19 the City Council approved a request for a General Plan Amendment (GPA-75668) from PCD (Planned Community Development) to SC (Service Commercial) and a request for a Rezoning (ZON-75669) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.50 acres at 8311 Farm Road. The applicant has proposed to convert the existing single family detached dwelling into a Banquet Facility development.

A Banquet Facility use is a permitted use in the C-1 (Limited Commercial) zoning district and is described in Title 19.12 as, “An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food;
2. The sale of alcoholic beverages for on-premises consumption, only during an event; and
3. Outdoor gardens or reception facilities.

Per the submitted justification letter date stamped 08/19/19 the applicant indicates they intend to use the property to conduct weddings and other various private events.

The applicant has proposed Waivers from Title 19.08.070 development standards to allow a five-foot wide landscape buffer on the north perimeter, where 15 feet is required; and a four-foot wide landscape buffer on a portion of the south perimeter, a six-foot wide landscape buffer on a portion of the east perimeter and a zero-foot wide landscape buffer on a portion of the west perimeter, where eight feet is required. The submitted landscape plan indicates the landscaping buffers will provide a combination of 24-inch box Oleander shrubs, 24-inch box African Sumac, Chaste and Eucalyptus trees, 15-foot Mexican Fan Palm trees and various five-gallon shrubs.

According to Title 19.12, the proposed 6,179 square-foot Banquet Facility use will require a total of 62 onsite parking spaces. The applicant has requested Variance (VAR-77275) to allow 38 parking spaces where 62 are required. The applicant has indicated in the submitted justification letter, “Our facility is three minutes from the public Centennial Hills Park & Ride. In the event existing parking spaces are filled, we can require that visitor’s

park at the Park & Ride and shuttle over to the property." The submitted site plan indicates the site will provide 38 parking spaces including two ADA parking spaces, which are located on the north and east perimeter of the site. The parking area also provides space for one proposed trash enclosure located on the northwest perimeter of the subject site.

In addition, the applicant has requested an Exception of Title 19.08.040 development standards to allow one 24-inch box tree within the interior parking lot area where 10 trees are required within parking lot islands or at the end of a row of parking and to allow deviations to required perimeter landscape planting materials and landscape buffer widths outlined in Title 19.08. Staff recommends denial of the requested Exceptions, as the site can physically accommodate the required amount of parking lot and perimeter landscaping materials.

The proposed development fails to comply with the minimum parking standards and landscape buffer development standards outlined in Title 19. As such, the required Variance and Waivers further reinforce the unsuitability of this site for the proposed 6,179 square-foot Banquet Facility development with the surrounding commercial and residential developments in the area. Therefore, staff recommends denial of the project and all associated land use entitlement applications.

FINDINGS (VAR-77275)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development which does not comply with Title 19.12 parking requirements. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-77276)

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

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

   Staff has determined the proposed project is not compatible with surrounding development in the area, and will have a negative impact to the adjacent residential and commercial developments as evidenced by the requested Variance and Waivers.

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

   The proposed development is not compatible with surrounding development in the area as evidenced by the requested Variance and Waivers to address insufficient onsite parking spaces and perimeter landscape buffer development standards outlined in Title 19; and will have a negative impact to the adjacent commercial developments.

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

   Access to the site is provided from Farm Road an 80-foot Major Collector Street, as designated by the Master Plan of Streets & Highways. This street is sufficient in size to accommodate the needs of the proposed use.

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

The project design and style are not appropriate for the subject location and will not be harmonious with buildings in the surrounding area. The submitted elevations indicate the building facades will remain as currently constructed. The submitted landscape plan indicates the landscaping buffers will provide a combination of 24-inch box Oleander shrubs, 24-inch box African Sumac, Chaste and Eucalyptus trees, 15-foot Mexican Fan Palm trees and various five-gallon shrubs, which are not consistent with Title 19.08.040 development standards for size and location of required planting materials.

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

   The submitted elevations indicate the building facades will remain as currently constructed. However, the requested variance to address insufficient onsite parking and requested Waivers and Exceptions of required perimeter and parking lot planting materials further reinforce the unsuitability of the proposed development. Therefore, staff has determined the proposal is not compatible with surrounding development in the area, and will have a negative impact to the adjacent residential and commercial developments.

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

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/12/64	The City Council approved a Petition to Annex (A-0003-64) approximately 5,000 acres generally located north of Lone Mountain Road, west of Decatur Boulevard. The annexation became effective 05/22/64.
07/25/91	The Board of Zoning Adjustment approved a request for a Home Occupation Permit (U-0163-91) to allow a mail order business at 8311 Farm Road. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/14/18	The Planning Commission approved a request for a Special Use Permit (SUP-73820) for a Short Term Residential Rental use at 8311 Farm Road. Staff recommended approval.
12/05/18	Code Enforcement received a complaint (#195135) for home remodeling including restroom facilities on the side of the home at 8311 Farm Road. The case was resolved on 12/31/18.
12/17/18	Code Enforcement received a complaint (#195314) for a sign installed at 8311 Farm Road without proper permitting. The case was resolved on 01/23/19.
04/02/19	Code Enforcement received a complaint (#198233) for excessive noise associated with a short-term residential rental being used for events at 8311 Farm Road. The case was resolved on 04/03/19.
05/13/19	Code Enforcement received a complaint (#200045) for excessive noise associated with a wedding being held at 8311 Farm Road. The case is unresolved as of 07/15/19.
08/07/19	The City Council approved a request for a General Plan Amendment (GPA-75668) from PCD (Planned Community Development) to SC (Service Commercial) on 1.50 acres at 8311 Farm Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-75669) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.50 acres at 8311 Farm Road. The Planning Commission recommended approval, staff recommended denial.

Most Recent Change of Ownership	
07/26/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/25/90	A building permit (#90067864) was issued for a single family dwelling at 8311 Farm Road. The dwelling was constructed by 1993; however, a final inspection was completed under Permit #90069553 and a Certificate of Occupancy was issued 07/18/08.
07/10/08	A building permit (#119243) was issued for a pool at 8311 Farm Road. The permit received its final inspection on 10/07/09.
12/14/18	A business license (G66-07437) was issued for a Short-Term Residential Rental at 8311 Farm Road. The license was marked inactive on 04/29/19

Pre-Application Meeting	
07/15/19	Staff met with the applicant and discussed the submittal requirements for a Variance and Site Development Plan Review for a proposed Banquet Facility development.

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

Field Check	
08/29/19	During a routine site inspection staff observed a well maintained single-family detached dwelling.

Details of Application Request	
Site Area	
Net Acres	1.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	PCD (Planned Community Development)	R-E (Residence Estates)
North	Single Family, Detached	PCD (Planned Community Development)	R-PD4 (Residential Planned Development – 4 Units per Acre)
South	Single Family, Detached (Common Area)	PCD (Planned Community Development)	R-PD8 (Residential Planned Development – 8 Units per Acre)
East	Single Family, Detached	PCD (Planned Community Development)	R-PD8 (Residential Planned Development – 8 Units per Acre)
West	Individual Care Center	PCD (Planned Community Development)	R-E (Residence Estates)

JB

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, etc., the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	222 Feet	Y
Min. Setbacks			
• Front	10 Feet	47 Feet	Y
• Side (east)	10 Feet	51 Feet	Y
• Side (west)	10 Feet	44 Feet	Y
• Rear	20 Feet	158 Feet	Y
Max. Lot Coverage	50 %	8 %	Y
Max. Building Height	N/A	Two Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

JB

Pursuant to Title 19.08.040 and 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 30 Linear Feet	 7 Trees 11 Trees 14 Trees 9 Trees	 2 Trees 7 Trees 2 Trees 0 Trees	 N* N* N* N*
TOTAL PERIMETER TREES		**41 Trees**	**11 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	1 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 15 Feet 8 Feet 8 Feet 8 Feet		 5 Feet 4 Feet 6 Feet 0 Feet	 N** N** N** N**
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has requested an Exception of required perimeter and interior parking lot planting materials outlined in Title 19.08.040 development standards.
** The applicant has requested a Waiver to allow deviations to Title 19.08 perimeter landscaping buffer width development standards.

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Banquet Facility	6,179 SF	1:100 SF	62				
TOTAL SPACES REQUIRED			62		38		N*
Regular and Handicap Spaces Required			59	3	36	2	N*
Loading Spaces	0 to 10,000 SF		1		0		N*

* The applicant has requested a Variance (VAR-77275) to allow 38 parking spaces where 62 spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.070 a 15-foot landscape buffer is required adjacent rights-of way.	To allow a five-foot landscape buffer adjacent to a portion of the Farm Road right-of way.	Denial
Pursuant to Title 19.08.070 a eight-foot landscape buffer is required adjacent to interior lot lines	To allow a four-foot wide landscape buffer on a portion of the south perimeter.	Denial
	To allow a six-foot wide landscape buffer on a portion of the east perimeter.	Denial
	To allow a zero-foot wide landscape buffer on a portion of the east perimeter.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.040 one 24-inch box tree with four shrubs is required per 20/30 linear feet within the landscape buffer areas.	To allow two 24-inch box trees adjacent to the north property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.	Denial
	To allow seven 24-inch box trees adjacent to the south property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.	Denial
	To allow two 24-inch box trees adjacent to the east property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.	Denial
	To allow zero 24-inch box trees adjacent to the west property line, where one 24-inch box tree with four shrubs is required per 30 linear feet within the landscape buffer areas.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.040 one parking lot islands is required per six parking spaces and at the end of a row of parking.	To allow one 24-inch box tree in the interior parking lot area where 10 trees are required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 8311 Farm Road Las Vegas NV ~~89~~ 89131

Project Name The lotus House Banquet Facility **Proposed Use** Banquet / Event Center

Assessor's Parcel #(s) 125-16-301-003 **Ward #** 6 - Fiore

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

Additional Information _____

Property Owner Zion Loringier Contact Zion

Address 6533 Rio Vista St City Las Vegas State NV Zip 89131

E-mail ZionLov@gmail.com Phone 951-972-6875

Applicant ~~SA~~ Zion Loringier Contact Zion

Address 6533 Rio Vista St City Las Vegas State ~~NV~~ Zip 89131

E-mail ZionLov@gmail.com Phone 951-972-6875

Representative Zion Loringier Contact Zion

Address 6533 Rio Vista St City Las Vegas State NV Zip 89131

E-mail ZionLov@gmail.com Phone 951-972-6875

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 NA **Partner(s)** NA

Partner(s) NA

- 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 Zion Loringier

Subscribed and sworn before me

This 16th day of August, 20 19

_____

Notary Public in and for said County and State

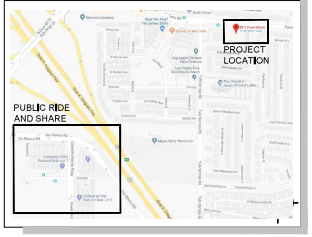
DALTON PARSON
Notary Public-State of Nevada
Appointment No. 19-15549-1
My Appointment Expires Feb. 3, 2023

PRJ-77034
08/19/19

THE LOTUS HOUSE BANQUET FACILITY

8311 FARM ROAD
LAS VEGAS, NEVADA 89131
PARCEL # 125-16-301-003

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
LOVINGER ZION

SITE ADDRESS:
8311 FARM RD

ASSESSORS PARCEL NUMBER:
125-16-301-003

JURISDICTION:
LAS VEGAS – 89131

CURRENT ZONING CLASSIFICATION:
RESIDENCE ESTATES DISTRICT (R-E)

PROPOSED ZONING CLASSIFICATION:
COMMERCIAL (C-1)

ESTIMATED LOT SIZE:
1.50 ACRES (65,340 SQ. FT.)

BUILDING AREA:
FOOTPRINT 6,179 SQ. FT.

LOT COVERAGE:
11%

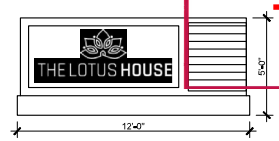
REQUIRED PARKING STALLS
1:100 S.F.
60 STANDARD / 2 HANDICAP = 62 TOTAL

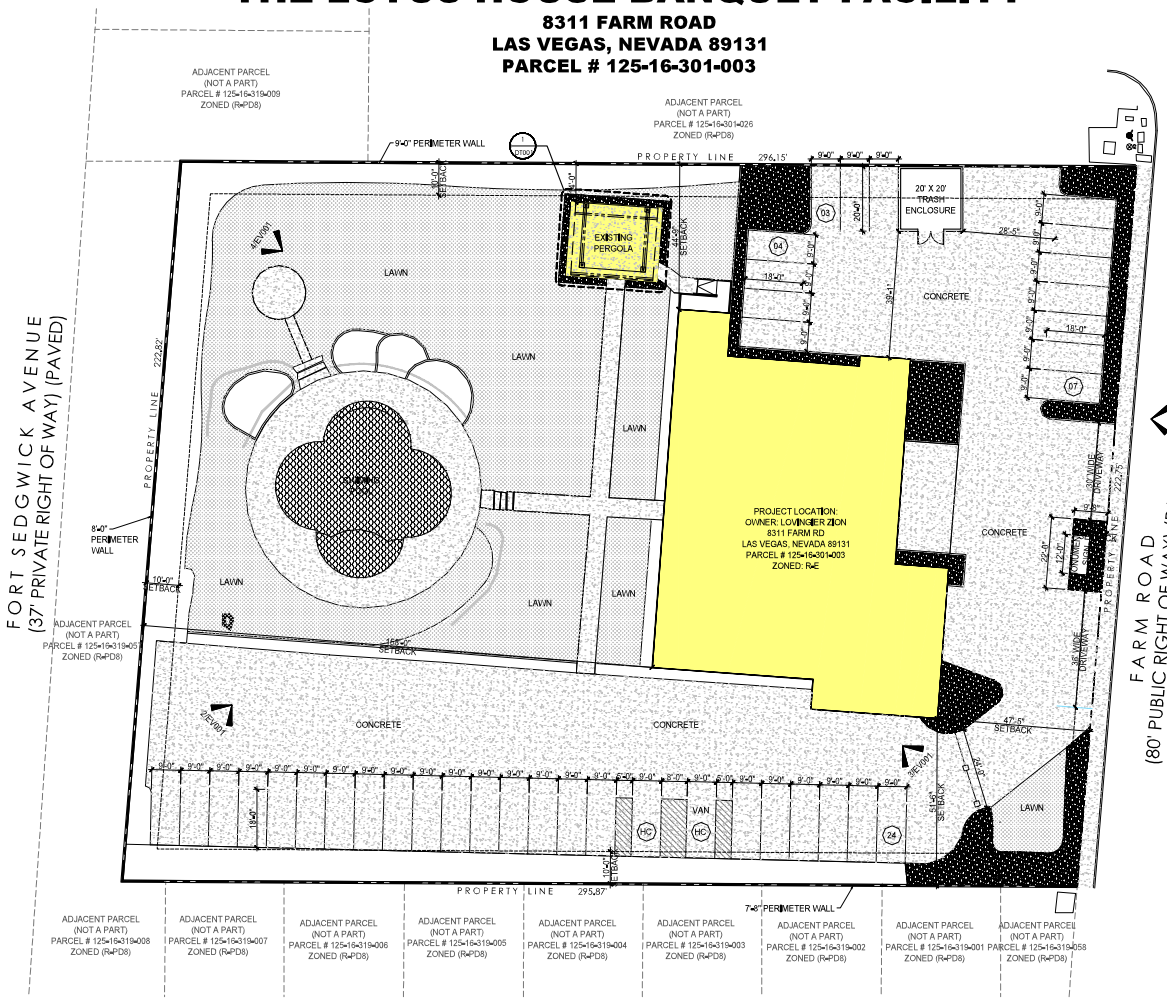
PROVIDED PARKING STALLS
36 STANDARD / 2 HANDICAP = 38 TOTAL

ADDITIONAL 24 PARKING STALLS TO BE ACCOUNTED FOR AT THE CENTENNIAL HILLS PARK AND RIDE, LOCATED AT 7313 GRAND MONARCH TO PROCEED TO LAS VEGAS NEVADA 89149. A 5 MINUTE TRANSPORTATION TO THE FACILITY.

PRJ-77034
08/29/19

MONUMENT SIGNAGE





1 SP001 **PROPOSED SITE PLAN**
SCALE: 1/16" = 1'-0"

THE LOTUS HOUSE
BANQUET FACILITY
8311 FARM RD
LAS VEGAS, NEVADA 89131
APN # 125-16-301-003

DATE 08-27-2019
PHASE
SUBMITTAL
PROJECT NO. 001-19011
SHEET NO. SP001
PROPOSED SITE PLAN

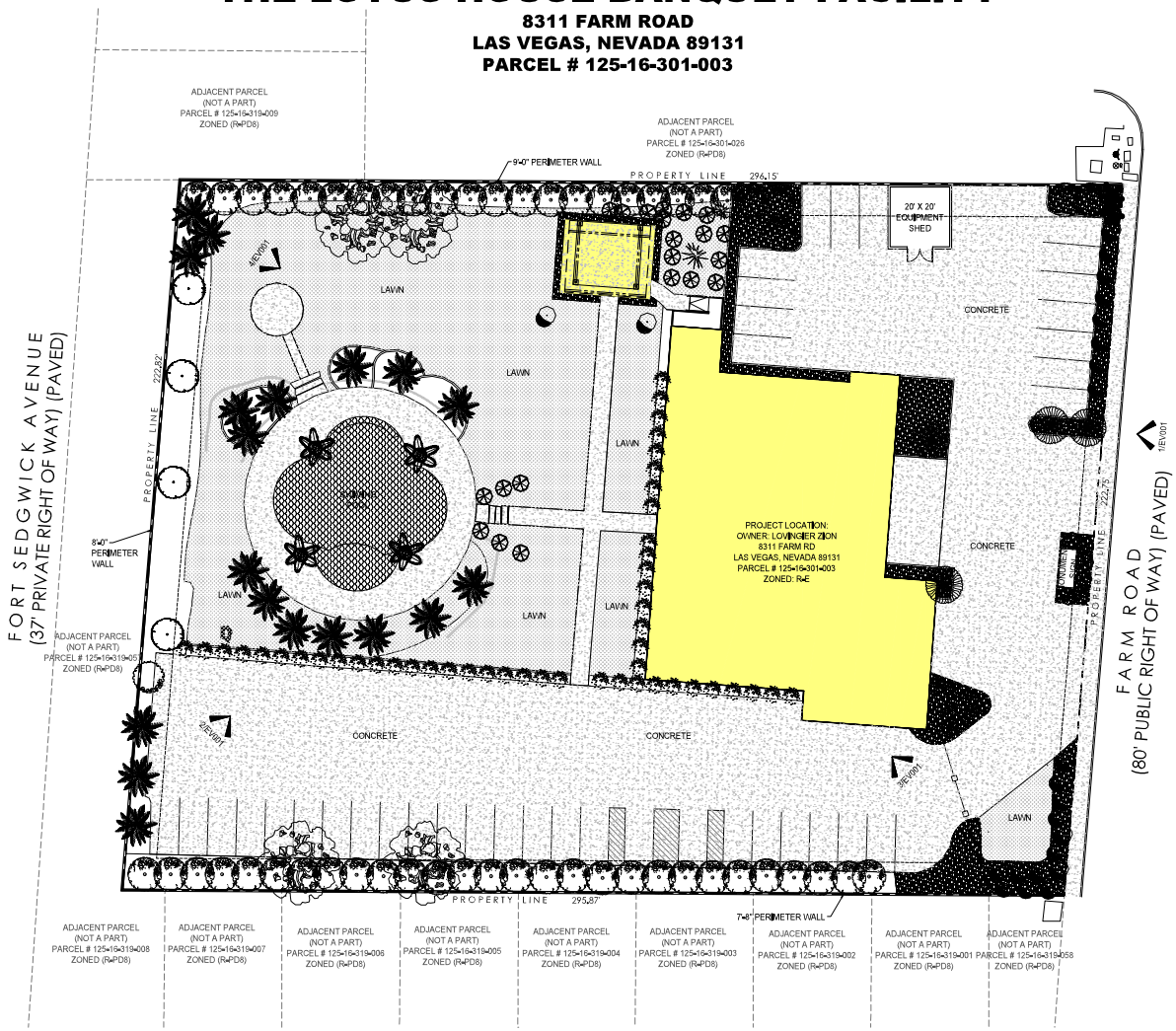
THE LOTUS HOUSE BANQUET FACILITY

8311 FARM ROAD
LAS VEGAS, NEVADA 89131
PARCEL # 125-16-301-003

LANDSCAPE LEGEND

TREE SYMBOL	QTY.	SIZE	COMMON NAME
	68	24" BOX	OLEANDER
	01	24" BOX	AFRICAN SUMAC
	20	24" BOX	CANARY PALMS
	04	24" BOX	CHASTE TREE
	04	24" BOX	EUCALYPTUS
	02	15 GAL.	MEXICAN FAN PALM
	04	5-GAL	MAGNOLIA
	04	15 GAL.	SAGO PALM
	01	5-GAL	WEEPING WILLOW
	50	5-GAL	BUTTERFLY IRIS
	18	5-GAL	JAPANESE BLUEBERRY
	48	5-GAL	PRIVET SHRUB

PRJ-77034
08/29/19



1 LP001 **PROPOSED LANDSCAPE PLAN**

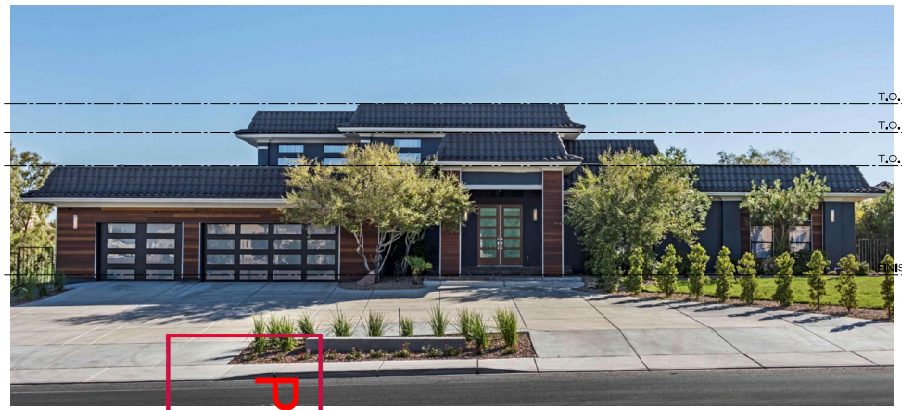
SCALE: 1/16" = 1'-0"

Rev.	Date	Description

Stamp:

THE LOTUS HOUSE BANQUET FACILITY
8311 FARM RD
LAS VEGAS, NEVADA 89131
APN # 125-16-301-003

DATE 08-27-2019
PHASE
SUBMITTAL
PROJECT NO. 001-19011
SHEET NO. LP001
PROPOSED LANDSCAPE PLAN



1 EV-001 **NORTH ELEVATION - STREET VIEW**

SCALE: N.T.S.



2 EV-001 **SOUTH EAST ELEVATION - REAR YARD VIEW**

SCALE: N.T.S.

PRJ-77034
08/29/19



3 EV-001 **NORTH EAST ELEVATION - SIDE YARD VIEW**

SCALE: N.T.S.



4 EV-001 **SOUTH WEST ELEVATION - REAR YARD VIEW**

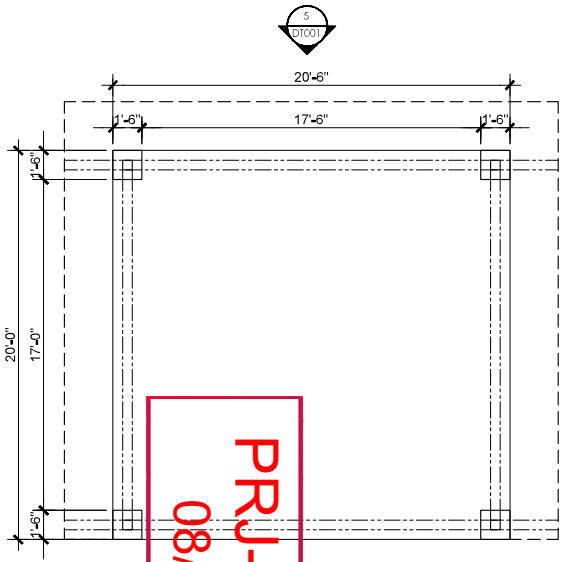
SCALE: N.T.S.

Rev	Date	Description

Stamp:

THE LOTUS HOUSE
BANQUET FACILITY
8311 FARM RD.
LAS VEGAS, NEVADA 89131
APN # 125-15-301-003

DATE 08-27-2019
PHASE
SUBMITTAL
PROJECT NO. 001-19011
SHEET NO.
EV001
EXISTING PHOTO ELEVATIONS



1 DT-001 **EXISTING PERGOLA FLOOR PLAN**
SCALE: N.T.S.

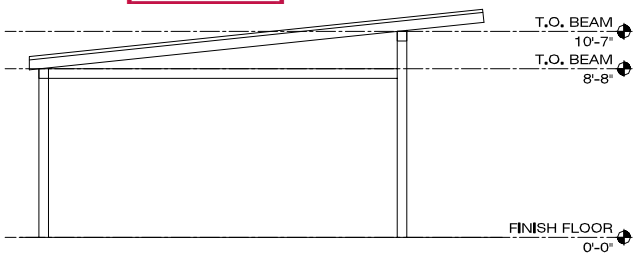


2 DT-001 **EXISTING PERGOLA PHOTO (FRONT)**
SCALE: N.T.S.

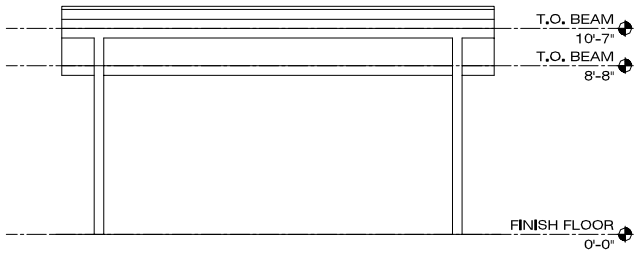


3 DT-001 **EXISTING PERGOLA PHOTO (SIDE)**
SCALE: N.T.S.

PRJ-77034
08/29/19



4 DT-001 **SOUTH ELEVATION**
SCALE: N.T.S.



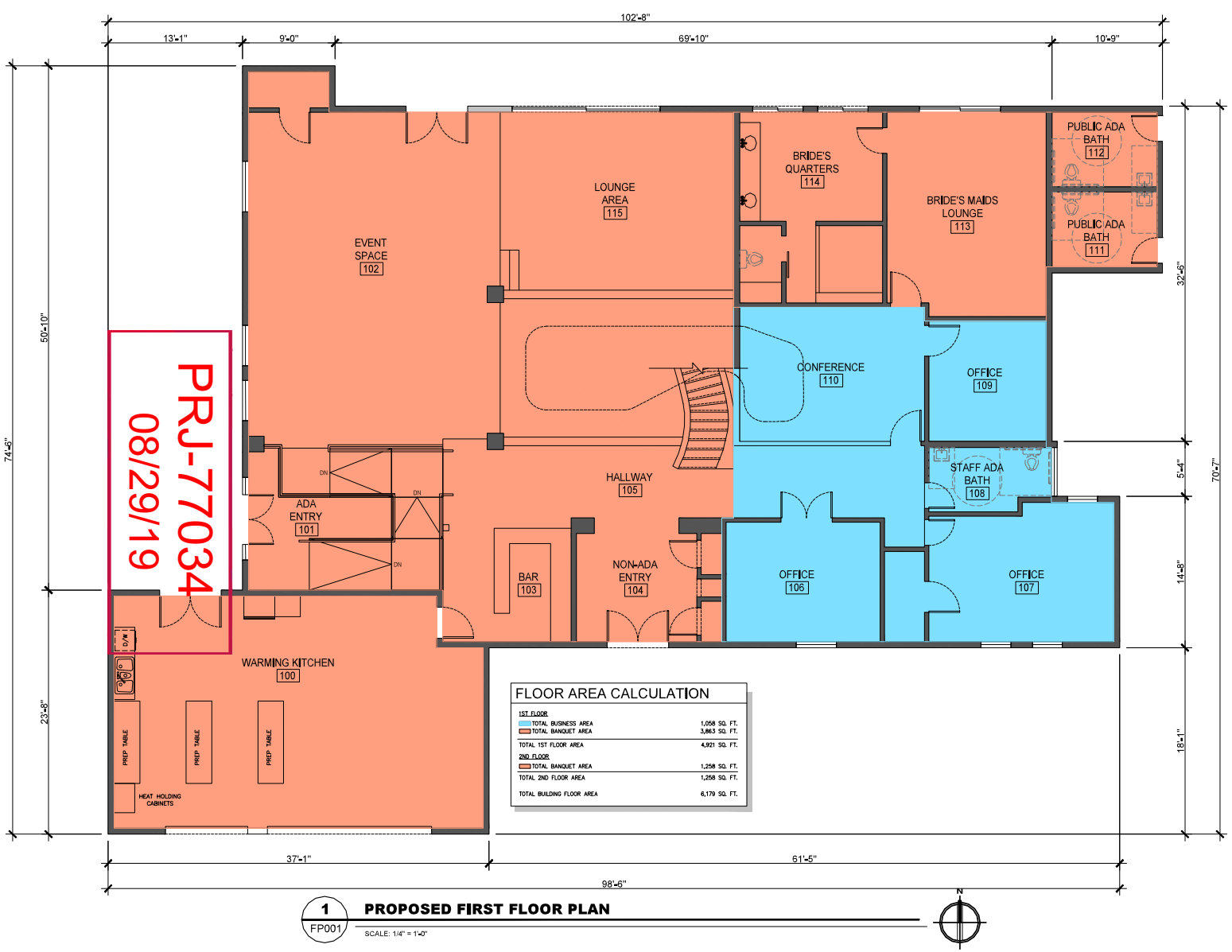
5 DT-001 **EAST ELEVATION**
SCALE: N.T.S.

Rev. | Date | Description

Stamp:

THE LOTUS HOUSE
BANQUET FACILITY
8311 FARM RD
LAS VEGAS, NEVADA 89131
APN # 125-15-301-003

DATE
08-27-2019
PHASE
SUBMITTAL
PROJECT NO.
001-19011
SHEET NO.
DT001
EXISTING PERGOLA
FLOOR PLAN/ELEV



1 FP001 **PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

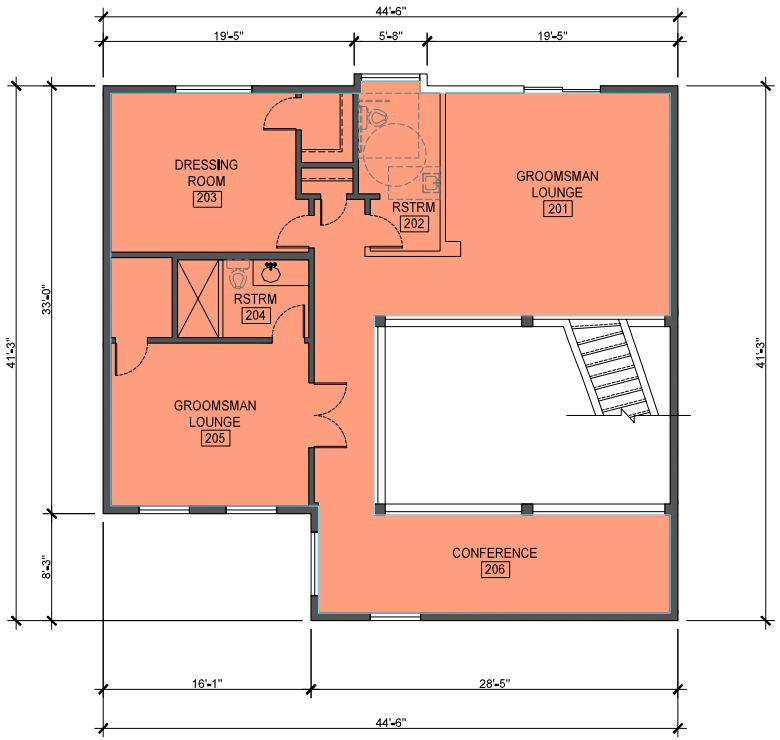
Rev. | Description | Date

Stamp:

THE LOTUS HOUSE
BANQUET FACILITY
8311 FARM RD
LAS VEGAS, NEVADA 89131
APN # 125-15-301-003

DATE 08-27-2019
PHASE
SUBMITTAL
PROJECT NO. 001-19011
SHEET NO.
FP001
PROPOSED 1ST FLOOR PLAN

PRJ-77034
08/29/19



1 FP002 **PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

Description
Date
Rev

Stamp:

THE LOTUS HOUSE
BANQUET FACILITY
8311 FARM RD
LAS VEGAS, NEVADA 89131
APN # 125-15-301-003

DATE 08-27-2019
PHASE
SUBMITTAL
PROJECT NO. 001-19011
SHEET NO.
FP002
PROPOSED 2ND FLOOR PLAN



VAR-77275 [PRJ-77034] - VARIANCE RELATED TO SDR-77276 - APPLICANT/OWNER: ZION LOVINGIER
8311 FARM ROAD

08/29/2019



VAR-77275 [PRJ-77034] - VARIANCE RELATED TO SDR-77276 - APPLICANT/OWNER: ZION LOVINGIER
8311 FARM ROAD

08/29/2019



VAR-77275 [PRJ-77034] - VARIANCE RELATED TO SDR-77276 - APPLICANT/OWNER: ZION LOVINGIER
8311 FARM ROAD

08/29/2019

To Whom It May Concern,

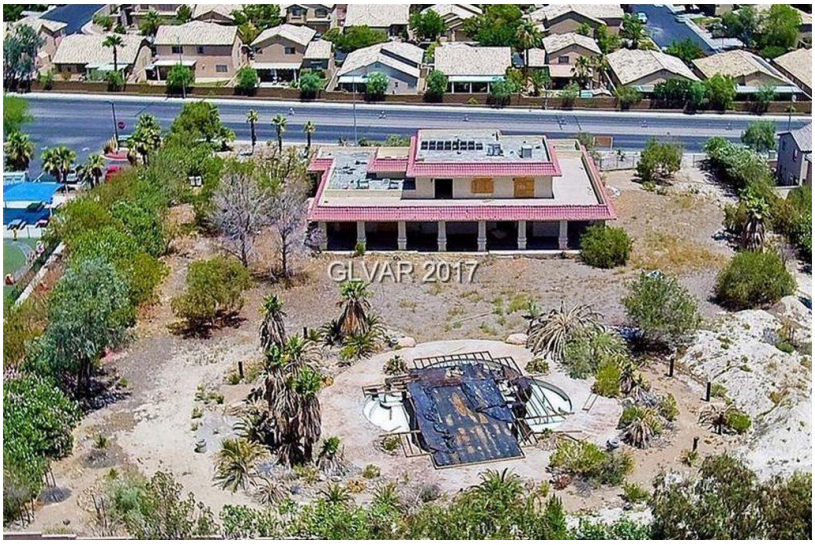
We purchased 8311 Farm Road two year ago. When we acquired the property, it was extremely dilapidated and at that point had been vacant for several years. It had been broken into countless times, was vandalized excessively, was the scene of numerous crimes, and it became an eye-sore and hazard to the entire community.





This was one of those properties that was built on the outskirts of town back in the late 1980's, when there was nothing around it. Over time, commercial and residential development has engulfed it's perimeters entirely. Farm road has since become a very busy artery of traffic.

PRJ-77034
08/19/19



Over the course of the first year of ownership, we spent over a million dollars cleaning and renovating the property. Our intention from the beginning was to make this a wedding and event facility. We were naive enough at that point to believe that the best way to make that happen was to apply for a short term rental permit, and to operate the property under an STR special use permit.



PRJ-77034
08/19/19





PRJ-77034
08/19/19



We were approved for the STR permit in October of 2018 and were extremely disappointed to find out shortly thereafter that we would not be allowed to host wedding events under the restrictions of the STR, and that we would be obligated to request a zone change and general plan amendment.

We applied for the zone change and GPA in early February of 2019. Application # is GPA 75668. These applications have been approved by Planning Commission and City Council on 08/07/19.

Our anticipate our hours of operation to be from 7am - 10pm for weekdays, and 7am-11pm on weekends.

We believe that a wedding/banquet facility is the highest and best use for this property. We have excellent support from the immediate neighbors as well as the surrounding community.

Variance Requests

-We will be requesting a variance for parking requirements. Our facility is 3 minutes from the public Centennial Hills Park & Ride. In the event that our existing parking spots were filled, we can require that visitors park at the Park and Ride and shuttle over to the property.

PRJ-77034
08/19/19

-We would also like to request a variance for rear screening (south property line). In our pre- application meeting, it was brought to our attention that we would need to plant additional trees , no more than 20' on center. We feel this would be unnecessary considering that a community park with mature trees sits adjacent to our south property line.





PRJ-77034
08/19/19

Thank you for your assistance in making this goal a reality.

Zion Lovingier
zionlov@gmail.com
951-972-6875

PRJ-77034
08/19/19

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

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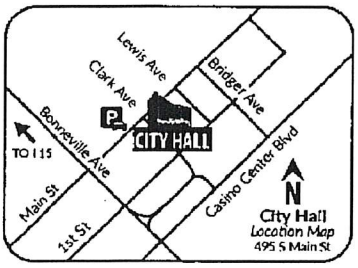
Official Notice of Public Hearing



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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.

VAR-77275 and SDR-77276 [PRJ-77034]
Planning Commission Meeting of **10/08/2019**

PRJ-77034
12516311013
SARGENT FAMILY TRUST
SARGENT PHILIP J & REBECCA L TRS
52 SWEETWATER CT
DANVILLE CA 94506-1222

1 1 6 HRDFNP1 94506

Submitted after final agenda

24-25P

City of Las Vegas
Department of Planning
Development Services Center
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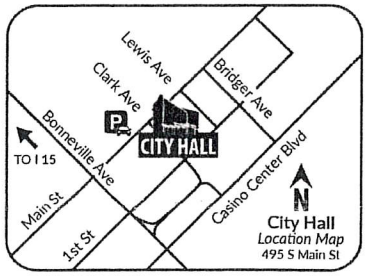

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City of Las Vegas

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VAR-77275 and SDR-77276 [PRJ-77034]
Planning Commission Meeting of **10/08/2019**

PRJ-77034
12516212005
SCHOONMAKER RENA MARIE TRUST
SCHOONMAKER RENA MARIE TRS
7620 WINDSWEPT ST
LAS VEGAS NV 89131-4636

35 HRDFMP1 89131

24P
25P

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

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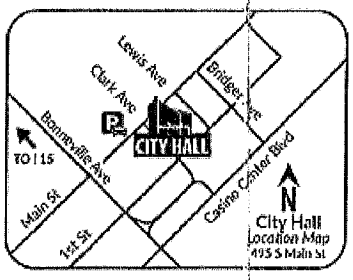

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Please use available blank space on card for your comments.
VAR-77275 and SDR-77276 [PRJ-77034]
Planning Commission Meeting of **10/08/2019**

PRJ-77034
12516215004
MALINAK JOSEPH A & ROBERT J
7635 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

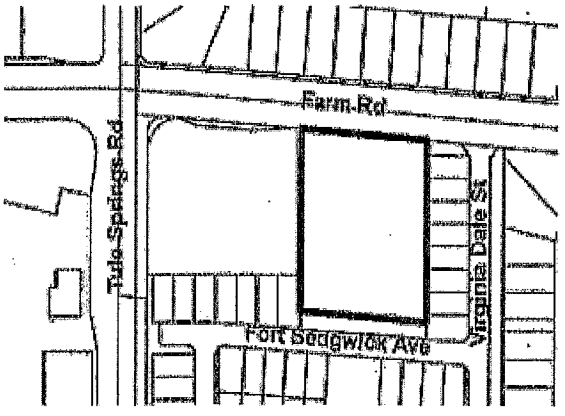
Application Information

VAR-77275 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 62 SPACES ARE REQUIRED on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034].

SDR-77276 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77275 - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 6,179 SQUARE FOOT BANQUET FACILITY WITH A WAIVER OF LANDSCAPE BUFFER DEVELOPMENT STANDARDS on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034].

THIS SHOULD NOT BE USED FOR COMMERCIAL PURPOSES.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***10/08/2019***
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.

24A
25A

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

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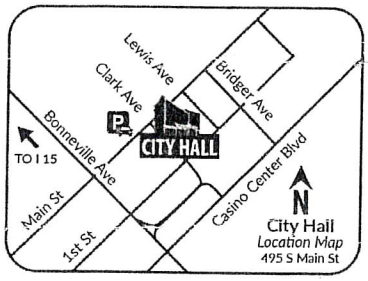

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OCT 2019
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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77275 and SDR-77276 [PRJ-77034]
Planning Commission Meeting of **10/08/2019**

PRJ-77034
12516311034
M & S HARDY 2018 TRUST
HARDY MACE W & SHERYL TRS
7808 FOUR SEASONS DR
LAS VEGAS NV 89129

30 Sep 19

125 HRDFNP1 89129

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2SA

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

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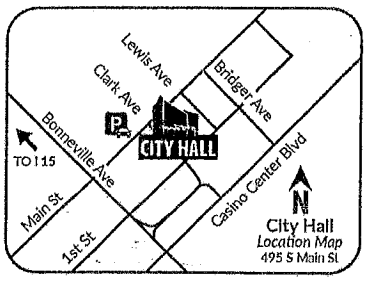

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77275 and SDR-77276 [PRJ-77034]
Planning Commission Meeting of **10/08/2019**

PRJ-77034
12517711051
MACK JOSHUA J
8405 BELLERY AVE
LAS VEGAS NV 89143-1313

35 HRDFMP1 89143

24A
25A

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

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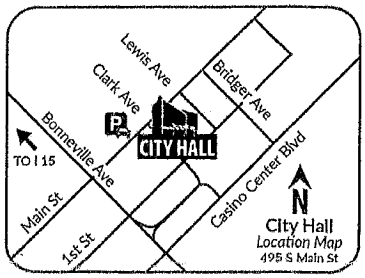
Official Notice of Public Hearing



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Dept of Planning
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77275 and SDR-77276 [PRJ-77034]
Planning Commission Meeting of **10/08/2019**

PRJ-77034
12516212028
JACKS CHERYL M
8208 VALLEY STREAM AVE
LAS VEGAS NV 89131

35 HRDFNP1 89131

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
25

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

SUBJECT:
SDR-77276 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77275 - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 6,179 SQUARE FOOT BANQUET FACILITY WITH A WAIVER OF LANDSCAPE BUFFER DEVELOPMENT STANDARDS on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.

May go to City Council on: 11/20/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. 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) Site Development Review

Project Address (Location) 8311 Farm Road Las Vegas NV ~~89~~ 89131

Project Name The lotus House Banquet Facility **Proposed Use** Banquet / Event Center

Assessor's Parcel #(s) 125-16-301-003 **Ward #** 6 - Fiore

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

Additional Information _____

Property Owner Zion Loringier Contact Zion

Address 6533 Rio Vista St City Las Vegas State NV Zip 89131

E-mail ZionLov@gmail.com Phone 951-972-6875

Applicant ~~SA~~ Zion Loringier Contact Zion

Address 6533 Rio Vista St City Las Vegas State ~~NV~~ Zip 89131

E-mail ZionLov@gmail.com Phone 951-972-6875

Representative Zion Loringier Contact Zion

Address 6533 Rio Vista St City Las Vegas State NV Zip 89131

E-mail ZionLov@gmail.com Phone 951-972-6875

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 NA **Partner(s)** NA

Partner(s) NA

- 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 Zion Loringier

Subscribed and sworn before me

This 16th day of August, 20 19

_____

Notary Public in and for said County and State

DALTON PARSON
Notary Public-State of Nevada
Appointment No. 19-15549-1
My Appointment Expires Feb. 3, 2023

PRJ-77034
08/19/19

SDR 77276
Zion Lovingier

8311 Farm Road

Proposed 6.179 thousand square foot banquet facility replacing an existing single family residence.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	6.179	28.82	178
AM Peak Hour			1.76	11
PM Peak Hour			2.31	14

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	1	9.44	9
AM Peak Hour			0.74	1
PM Peak Hour			0.99	1

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	0	0.00	**169**
AM Peak Hour			0.00	**10**
PM Peak Hour			0.00	**13**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Farm Road	
Average Daily Traffic (ADT)	18,385
PM Peak Hour	1,471

(heaviest 60 minutes)

Tule Springs Road	
Average Daily Traffic (ADT)	6,371
PM Peak Hour	510

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Farm Road	34,645
Tule Springs Road	25,935

This project will add approximately 169 trips per day on Farm Rd. and Tule Springs Rd. Currently, Farm is at about 53 percent of capacity and Tule Springs is at about 25 percent of capacity. With this project, Farm is expected to be at about 54 percent of capacity and Tule Springs is expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 13 additional peak hour trips, or about one every four minutes.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
26

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

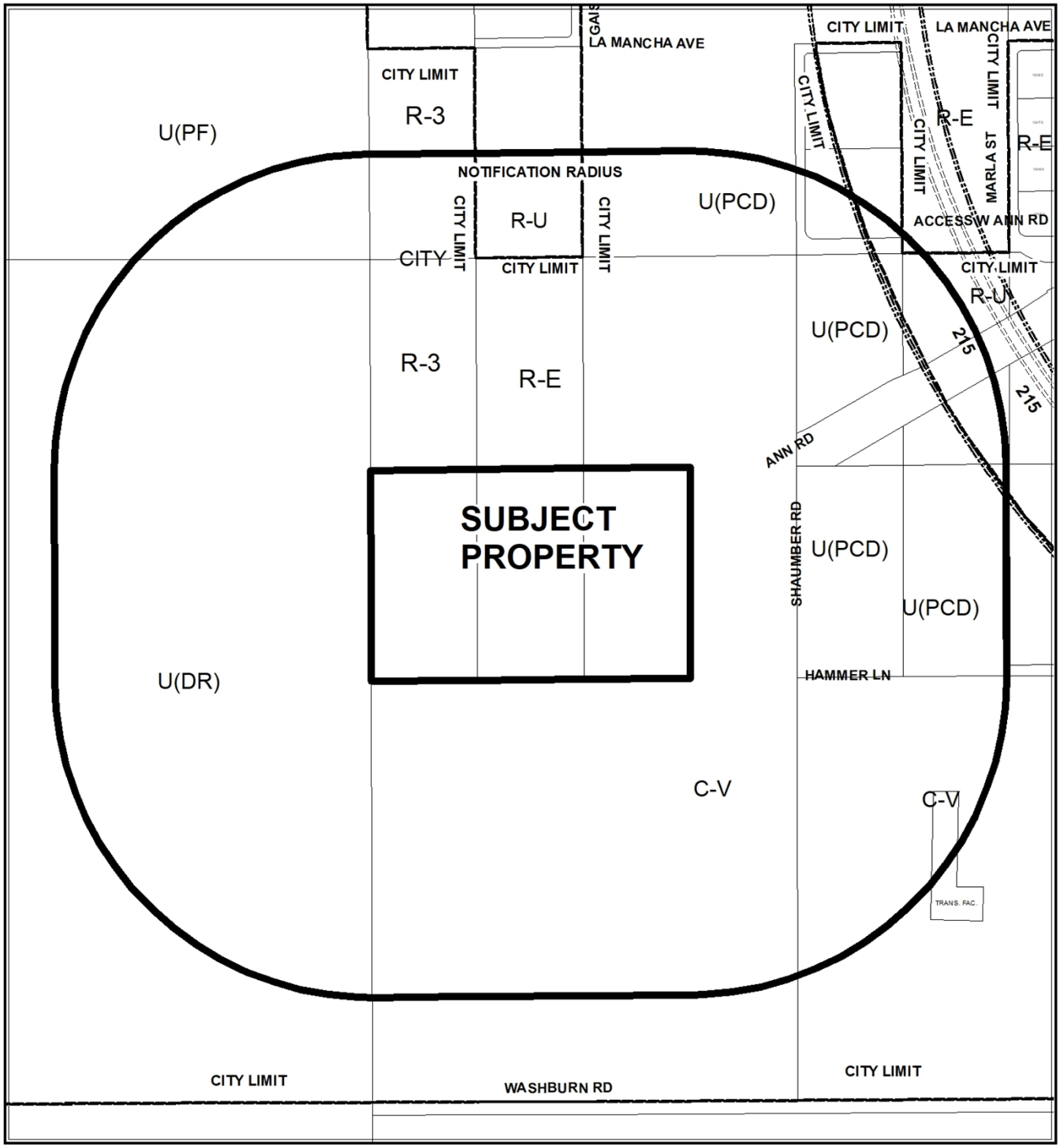
SUBJECT:
VAR-77282 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PRIVATE STREET IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED; TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED ON 43-FOOT WIDE INTERNAL PRIVATE STREETS, TO ALLOW NO AMENITY ZONE ON THE EXTERIOR STREET AND TO ALLOW A CONNECTIVITY RATIO OF 1.15 WHERE 1.30 IS REQUIRED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

May go to City Council on: 11/20/2019
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. Location and Aerial Maps - VAR-77282, VAR-77283, and TMP-77285 [PRJ-77218]
2. Conditions and Staff Report - VAR-77282, VAR-77283, VAC-77284 and TMP-77285 [PRJ-77218]
3. Supporting Documentation - VAR-77282, VAR-77283, VAC-77284 and TMP-77285 [PRJ-77218]
4. Photo(s) - VAR-77282, VAR-77283, VAC-77284 and TMP-77285 [PRJ-77218]
5. Justification Letter - VAR-77282, VAR-77283, VAC-77284 and TMP-77285 [PRJ-77218]
6. School Tracking Form Submitted by Clark County School District - VAR-77282, VAR-77283, VAC-77284 and TMP-77285 [PRJ-77218]
7. Submitted after Final Agenda - Revised Staff Report, Justification Letter and Plans Dated 10/08/2019 for VAR-77282, VAR-77283, VAC-77284 and TMP-77385 [PRJ-77218]



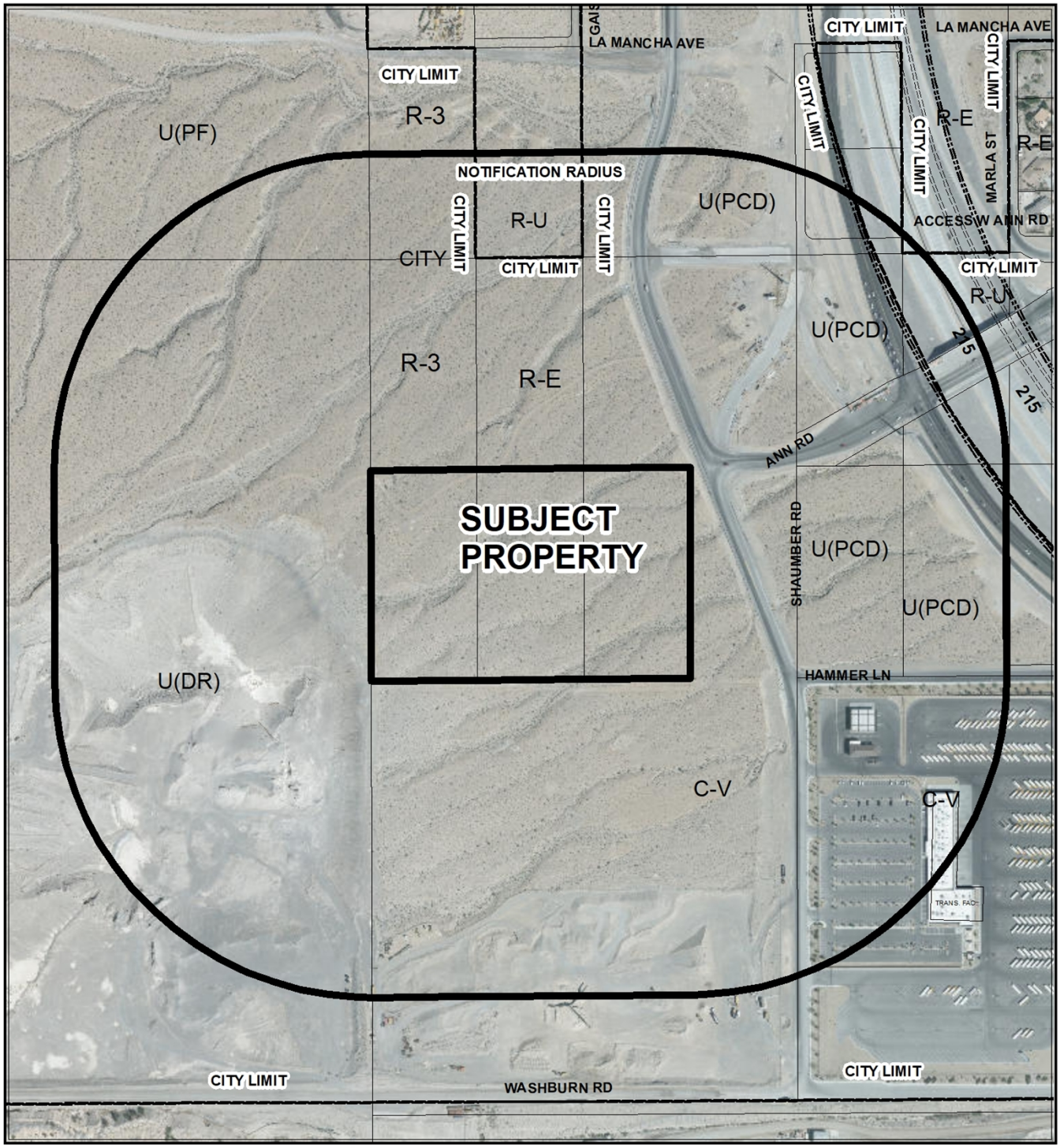
CASE: **VAR-77282, VAR-77283, TMP-77285 (PRJ-77218)**

0 360 720 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N



CASE: **VAR-77282, VAR-77283, TMP-77285 (PRJ-77218)**

0 360 720 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77282	Staff recommends DENIAL, if approved subject to conditions:	
VAR-77283	Staff recommends DENIAL, if approved subject to conditions:	VAR-77282
VAC-77284	Staff recommends APPROVAL, subject to conditions:	VAR-77282 VAR-77283
TMP-77285	Staff recommends DENIAL, if approved subject to conditions:	VAR-77282 VAR-77283 VAC-77284

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED
18 - VAR-77282
18 - VAR-77283
18 - VAC-77284 and TMP-77285

PROTESTS
0 - VAR-77282
0 - VAR-77283
0 - VAC-77284 and TMP-77285

APPROVALS
0 - VAR-77282
0 - VAR-77283
0 - VAC-77284 and TMP-77285

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** CONDITIONS **

VAR-77282 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77283), Vacation (VAC-77284) and Tentative Map (TMP-77285) 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.

VAR-77283 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77282), Vacation (VAC-77284) and Tentative Map (TMP-77285) shall be required, if approved.

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

JB

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

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

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

VAC-77284 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on Assessor Parcel Numbers 126-36-101-006, 126-36-101-027 and 126-36-101-0074 excluding those portions on Ann Road required for right-of-way.

2. This Order of Relinquishment shall record immediately prior to and concurrent with a mapping action that subdivides this site.

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

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

6. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) 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.

TMP-77285 CONDITIONS

Planning

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

2. Approval of Variance (VAR-77282), Variance (VAR-77283) and Vacation (VAC-77284) 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. A Petition of Vacation, such as VAC-77284, shall record immediately prior to and concurrent with the recordation of a Final Map for this site.

8. Dedicate 50 feet of right-of-way adjacent to this site for Ann Road on the Final Map for this site.

9. Private streets shall be labeled as “Public Sewer and Drainage Easements to be Privately Maintained”. Additionally grant a 30-foot wide Public Sewer Easement across Common Element “B” and grant Public Drainage Easements on common lots where required by the approved Drainage Study.

10. Construct all incomplete half street improvements on Ann Road adjacent to this site. Additionally, construct full depth pavement (matching existing) for the intersection of Ann Road and Shaumber Road were the existing profile of the road is permanently changing to accommodate this site.

11. The sewer in Street “E” shall be located within the centerline of the street and the storm drain shall be located west of the street unless a different alignment is approved by the Sanitary Sewer Planning Section of the Department of Public Works.

12. Extend public sewer along the full-frontage of Ann Road. Construct oversized sewer from Alpine Ridge along the CC-215 Beltway Trail and Ann Road, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Coordinate with Sanitary Sewer Planning to execute an Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus a typical 8-inch diameter sewer.

13. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.

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 drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

JB

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 113-lot single-family residential subdivision on 15.00 acres of undeveloped property located on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road. In addition to the Tentative Map, the applicant is requesting two Variances to address deviations from Title 19.04 Complete Street and Title 19.06.080 wall height development standards. Also, the applicant has requested a Petition to Vacate existing U.S. Government Patent Easements on the subject site.

ISSUES

- A Variance (VAR-77282) of Title 19.04 is requested to allow deviations from Title 19 Complete Streets standards for the following items:
    - To allow termination of a private street in a dead end stub where a cul-de-sac is required.
    - To allow no amenity improvements within the 100-foot wide Ann Road right-of-way.
    - To allow a 43-foot wide interior Private Street where 47 feet is the minimum required.
    - To allow a sidewalk on one side of the proposed interior private street where a sidewalk is required on both sides of the street.
    - To allow a connectivity ratio of 1.15 where 1.30 is required
        - Staff does not support this request.
- The applicant has requested a Variance (VAR-77283) to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed, to allow eight-foot tall retaining walls where six feet is the maximum allowed on a $\geq$ 2% slope and to allow eight-foot tall secondary walls where four-feet is the maximum allowed. Staff recommends denial of the request.
- A Vacation (VAC-77284) has been requested to Vacate U.S. Government Patent Easements on property located on the subject site. Staff supports this request.
- Access to the subdivision will be from Ann Road, a 100-Foot Primary Arterial Street as designated by the Master Plan of Streets and Highways.

JB

ANALYSIS

The subject 15-acre site is currently undeveloped land and is zoned R-CL (Single Family Compact-Lot). The existing General Plan land use designation ML (Medium Low Density Residential) has an allowable density of 8.49 dwelling units per gross acre, which allows a maximum of 127 dwelling units and is compatible with the 113 dwellings which are proposed. The proposed lots range in size from 3,613 square feet to 5,326 square feet and maintain a minimum width of 35 feet, which complies with Title 19.06.050 development standards. Site access is proposed from Ann Road with a 53-foot wide gated access that will serve this site.

The applicant has requested a Variance (VAR-77282) to allow five deviations of Title 19.04 Complete Street Standards. Title 19.04.100 states, “private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

A. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street lengths up to 600 feet; or
B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.

As proposed the development will have a total of four stub street terminuses and two hammerhead terminuses, which do not comply with Title 19.04.100 development standards.

The applicant has requested a deviation from Title 19.04.180 to allow no three-foot amenity improvements within the 100-foot wide Ann Road right-of-way where such is required. Pursuant to Title 19.04.230, there are three street cross sections, which allow a reduced street width (24-foot, 28-foot and 33-foot) for private interior streets within a gated community. However, the applicant has submitted a private interior street cross section which does not comply with the three available options. When compliance cannot be met private interior streets are required to meet residential public street development standards, which requires a 47-foot wide street with a five-foot sidewalk on both sides. The applicant has requested a deviation from Title 19.04.220 to allow a 43-foot wide interior private street where a 47-foot width is the minimum required and to allow a sidewalk on one side of the proposed interior private street where a sidewalk is required on both sides of the street. Lastly, the applicant has requested a deviation from Title 19.04.040 to allow a connectivity ratio of 1.15 where 1.30 is required for the overall development.

JB

The submitted north/south and east/west cross sections depict a maximum grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than 2% is allowed a maximum six-foot retaining wall. An eight-foot retaining wall is shown on the western border with a six-foot high screen wall; an eight-foot retaining wall is shown on the eastern border with a six-foot high screen wall as well as an offset eight-foot retaining wall; a six-foot retaining wall with a six-foot high screen wall is shown on the northern border and an eight-foot retaining wall with a six-foot screen wall is shown on the southern border. The applicant has requested a Variance (VAR-77283) of Title 19.06.050 wall height development standards to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed, to allow eight-foot tall retaining walls where six feet is the maximum allowed on natural slope greater than 2% and to allow eight-foot tall secondary walls where four-feet is the maximum allowed.

Lastly, a Vacation (VAC-77284) has been requested to Vacate U.S. Government Patent Easements on property generally located on the south side of Ann Road, west of Shaumber Road. The Department of Public Works has indicated they have no objection to the proposed Vacation request to relinquish the City's interests in U.S. Government Patent Reservations. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

The Clark County School District projects that approximately 49 additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Dean Allen Elementary School, Justice Myron Leavitt Middle School and Centennial High School) Justice Myron Leavitt Middle School and Centennial High School were over capacity for the 2018-2019 school year.

The City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the two requested Variances to address deviations to Complete Street Standards and wall height development standards outlined in Title 19. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the two Variances and Tentative Map. However, staff has no objection to the proposed Petition to Vacate and relinquish the City's interests in U.S. Government Patent Reservations generally located on the south side of Ann Road, west of Shaumber Road and recommends approval of that portion of the applicant’s project.

JB

FINDINGS (VAR-77282)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install a stub street terminus where a cul-de-sac is required and to not construct the required improvements associated with the rights-of-ways along Ann Road and proposed interior private streets. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-77283)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed, to allow eight-foot tall retaining walls where six feet is the maximum allowed and to allow eight-foot tall secondary walls where four-feet is the maximum allowed. An alternative design and wall height would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (TMP-77285)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested Variances of Title 19.04 Complete Street and Title 19.06 wall height development standards. Staff does not support these request and recommends denial with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a Petition to Annex (ANX-10156) properties generally located west of CC-215 and east of the Puli Road alignment, containing approximately 245.9 acres
11/21/07	The City Council approved a Petition to Annex (ANX-23477) property located on the east side of the Puli Road alignment 660 feet south of the Ann Road alignment, containing approximately 5.00 acres
07/24/08	A request for a General Plan Amendment (GPA-27305) was pulled and refunded at the applicants from PCD (Planned Community Development) to LI/R (Light Industrial/Research) on 15.0 acres generally located at 670 Feet south of North Shaumber Road and Ann Road.
	A request for a Rezoning (ZON-27306) was pulled and refunded at the applicants request from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-M (Commercial/Industrial) on 15.0 acres generally located at 670 Feet south of North Shaumber Road and Ann Road.
09/04/19	The City Council approved a request for a General Plan Amendment (GPA-75937) from M (Medium Density Residential) to ML (Medium Low Density Residential) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-75938) from R-3 (Medium Density Residential) to R-CL (Single Family Compact-Lot) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road. The Planning Commission and Staff recommended approval of the request.

Most Recent Change of Ownership	
11/27/13	A deed was recorded for a change in ownership (APN 126-36-101-006).
04/10/18	A deed was recorded for a change in ownership (APN 126-36-101-027).
08/07/18	A deed was recorded for a change in ownership (APN 126-36-101-007).

Related Building Permits/Business Licenses
There are no building permits or business licenses associated on the subject property.

Pre-Application Meeting	
08/13/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Vacation, two Variances and Tentative Map for a proposed 113-lot residential subdivision.

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

Field Check	
08/29/19	During a routine site visit staff observed the subject site as undeveloped with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	15.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential	R-CL (Single Family Compact-Lot)
North	Undeveloped	ML (Medium Low Density Residential	R-CL (Single Family Compact-Lot)
		RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
South	Undeveloped	PF (Public Facilities)	C-V (Civic)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation]

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.080 development standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks:			
• Front (feet to house)	14 Feet	14 Feet	Y
• Front (feet to front entry garage)	18 Feet	18 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
• Maximum Height	35 Feet	N/A	N/A

JB

Pursuant to Title 19.06.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North (Ann Road)	6 Feet		6 Feet	Y
Perimeter and Retaining Walls with slope ≥ 2%	Max. Wall Height - 12 Feet		14 Feet	N*
	Max. Perimeter Wall Height – 6 to 8 Feet		6 Feet	Y
	Max. Retaining Height – 4 Feet		8 Feet	N*
Perimeter and Retaining Walls Standard Stepback	Max. Primary Wall Height – 6-8 Feet		14 Feet	N*
	Max. Secondary Wall Height – 4 Feet		8 Feet	N*
	Min. Spacing Between Wall Sections – 5 Feet		5 Feet	Y

* The applicant has requested a Variance to allow deviations to Title 19.06.080 wall height development standards to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed, to allow eight-foot tall retaining walls where six feet is the maximum allowed on a ≥ 2% slope and to allow eight-foot tall secondary walls where four-feet is the maximum allowed.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Ann Road	Primary Arterial	Master Plan of Streets	100	N*

* The applicant has requested a Variance (VAR-77088) to allow deviations of Title 19 Complete Street Development Standards, which proposed no amenity zone within the Ann Road right-of-way.

JB

Pursuant to Title 19.02 and 19.04, the following parking standards apply:

Streetscape Standards	*Required*	*Provided*	*Compliance*
Ann Road	100-foot wide right-of-way, including three-foot amenity zone, five-foot sidewalk and streetlights	100-foot wide right-of-way, no amenity zone, five-foot sidewalk and streetlights	N*
Interior Street (private streets)	47-foot wide right-of-way, five-foot sidewalk on both sides and streetlights	43-foot wide right-of-way, five-foot sidewalk on one side and streetlights	N*

*The applicant has a requested a Variance (VAR-77282), to allow deviations from Title 19.02 improvement requirements and 19.04 complete street development standards associated with no amenity improvements along Ann Road and insufficient right-of-way width and sidewalk on one side where both sides are required for the proposed interior private streets.

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		14	-
Intersection – Internal		-	9
Cul-de-sac Terminus		-	-
Intersection – External Street or Stub Terminus		-	-
Intersection – Stub Terminus w/ Temporary Turn Around Easements		-	4
Non-Vehicular Path - Unrestricted		2(0.5)	-
Total		15	13
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.15**	

Pursuant to Title 19.06 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Detached	113 du	2 spaces per du	226				
TOTAL SPACES REQUIRED			226		226		Y
Regular and Handicap Spaces Required			226	0	226	0	Y

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann/215

Project Name Ann & 215 **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 126-36-101-006 & 126-36-101-027 **Ward #** 6

General Plan: Existing ML Proposed N/A **Zoning:** Existing R-CL Proposed N/A

Additional Information Above stated existing General Plan and zoning designations assume prior approval of GPA-75937 and ZON-75938.

Property Owner Bus Yard Properties, LLC Contact Lenny Badger

Address 1635 Village Center Circle, Suite100 City Las Vegas State NV Zip 89134

E-mail lbadger@fcglv.com Phone 702-242-4949

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

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

E-mail rleigh@shg-inc.com Phone 702-284-5300

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Thomas J. DeVore

Subscribed and sworn before me

This 3rd day of April, 20 19

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2023

PRJ-77218
08/19/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

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

Project Address (Location) Ann/215

Project Name Ann & 215 **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 126-36-101-007 **Ward #** 6

General Plan: Existing ML Proposed N/A **Zoning:** Existing R-CL Proposed N/A

Additional Information Above stated existing General Plan and zoning designations assume prior approval of GPA-75937 and ZON-75938.

Property Owner Vento Bus Yard, LLC Contact Lenny Badger
Address 1635 Village Center Circle, Suite 100 City Las Vegas State NV Zip 89134
E-mail lbadger@fcglv.com Phone 702-242-4949

Applicant KB Home Contact Christa Bilbrey
Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118
E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh
Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118
E-mail rleigh@shg-inc.com Phone 702-284-5300

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

☐ Yes
☒ No

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

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

Partner(s) _____

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

Property Owner Signature [signature]
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name THOMAS J. DEVORE

Subscribed and sworn before me

This 3rd day of April, 20 19

Kelly Hermanson
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2023

PR-77918
08/18/18

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BOOK 1126

WHEN RECORDED MAIL TO
HARRY WANK
1416 S. SHENANDOAH
L.A. CAL 90035

1085948
2-1

4-1992
(Aug. 1957)
Nevada 028033

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,** has been issued showing that full payment has been made by the claimant **Harry B. Wank** pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 59 E.,

Sec. 36, $W\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **TWENTY-SECOND** day of **SEPTEMBER** in the year of our Lord one thousand nine hundred and **FIFTY-EIGHT** and of the Independence of the United States the one hundred and **EIGHTY-THIRD.**

[SEAL]

For the Director, Bureau of Land Management.

By Rose M. Beall
Chief, Patents Section.

Patent Number 1186441

PRJ-77218
08/19/19

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BOOK 1126

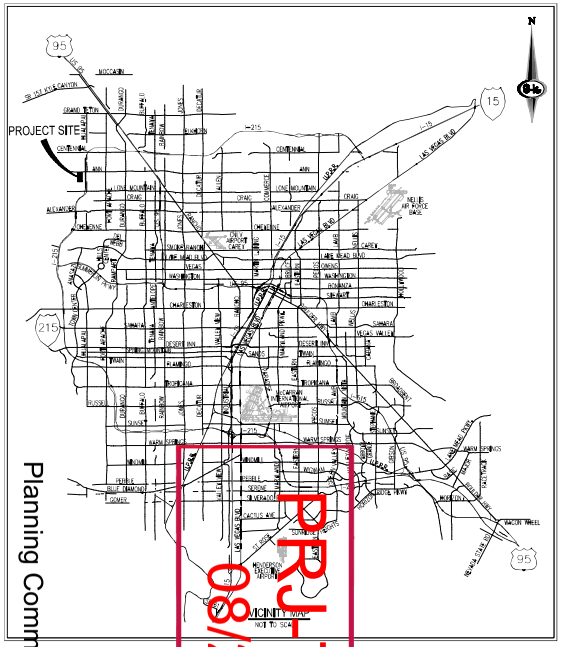
1085948
2-2

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
Harry B. Wank.
OCT 2 2 53 PM '79
FEE 4.00 DEPUTY na
OFFICIAL RECORDS
BOOK INSTRUMENT
1126 1085948

4.00
na

PRJ-77218
08/19/19

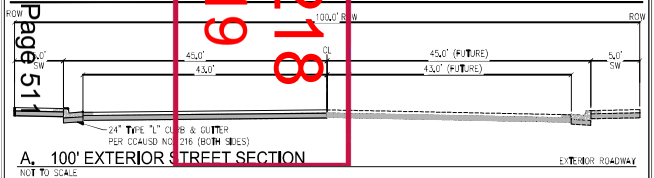
SITE PLAN
FOR
ANN 215
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 126-36-101-006, 126-36-101-027, 126-36-101-007



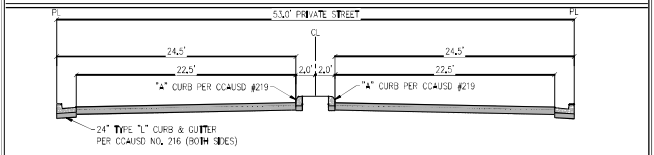
Planning Commission Page 511

PRJ-77218
08/20/19

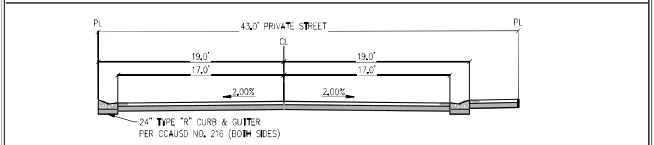
TYPICAL STREET SECTIONS



A. 100' EXTERIOR STREET SECTION
NOT TO SCALE
EXTERIOR ROADWAY

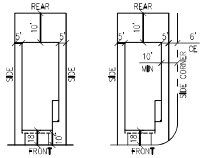


B. 53' INTERIOR STREET SECTION
NOT TO SCALE
ENTRY ROADWAY



B. 43' INTERIOR STREET SECTION
NOT TO SCALE
INTERIOR STREET

MINIMUM SETBACKS



LEGAL DESCRIPTION

BEING LOTS 6, 27 AND 7 WITHIN THE NORTHEAST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY BENCH MARK: 1C99 2555W6

INLET AND SQUARE ALUMINUM PLATE IN THE NORTHEAST CORNER OF A CONCRETE BASE FOR A LARGE POWER POLE (#40-8) AT THE WEST END OF ANN RD.

ELEVATION=951.347 Meters (NAVD88 ~2018)
ELEVATION=2888.27 US Survey Feet (NAVD88 ~2018)

BASIS OF BEARING

NORTH 89°51'09" EAST BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 150, PAGE 94 OF SURVEYS.

OWNER INFORMATION

VENTO BUS WARD LLC (1007)
1635 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV 89134
CONTACT:

BUS WARD LLC (1006, 1027)
1635 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV 89134
CONTACT:

DEVELOPER INFORMATION

KB HOME
5795 BADURA AVE, SUITE 180
LAS VEGAS, NV 89118
PH: (702) 266-8400
FX: (702) 266-8623
CONTACT: MARK DAVIDIAN

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DAN POLL

DEVIATIONS FROM STANDARD

- ALLOW PERIMETER RETAINING WALLS UP TO 8 FT.
- ALLOW DRIVEWAY WITHIN CURB RETURN FOR CORNER LOTS.
- ALLOW A DEAD END STREET WHERE A CUL-DE-SAC IS REQUIRED
- ALLOW NO AMENITY ZONE ON THE EXTERIOR STREET.
- ALLOW A CONNECTIVITY INDEX OF 1.15 WHERE 1.2 IS REQUIRED

DISCLAIMER NOTE

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

UTILITY SERVICES BY

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

113 UNITS X 250 GPD/UNIT/D = 28,250 GPD
TOTAL AVERAGE CONTRIBUTION = 28,250 GPD = 0.02825 MGD
TOTAL PEAK FLOW = 0.02825 MGD X 2.683 (PEAK FACTOR) = 0.1040 MGD

SETBACK

FRONT (LIVING):	14'
GARAGE:	18'
SIDE YARD:	5' (10' COMBINED)
SIDE CORNER:	10'
REAR:	10'

SITE DATA

APN NUMBERS:	126-36-101-006, 126-36-101-027, 126-36-101-007
GROSS AREA:	15.43 ± ACRES
NET AREA:	14.338 ACRES
EXISTING ZONING:	R-CL (PER ZON-75938 & GPA-75937)
TOTAL LOT COUNT:	113
TOTAL DENSITY:	7.3 DU/AC
NO. OF COMMON ELEMENTS:	8
OPEN SPACE PROVIDED:	52,293 SF
MINIMUM LOT SIZE:	3,615 SF (LOT 60)
MAXIMUM LOT SIZE:	5,376 SF (LOT 75)
AVERAGE LOT SIZE:	4,883 SF

CONNECTIVITY

(N) NODES = 13
(L) LINKS = 14
(LP) LINKS PEDESTRIAN/BICYCLE (LP LINK) = 2
MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 14/13
CONNECTIVITY INDEX = 1.15

PARKING ANALYSIS

NO. OF UNITS:	= 113
REQUIRED PARKING	= 2 SPACES/LOT
GUEST PARKING:	= 0.2 SPACE/LOT
REQUIRED PARKING	= 249 SPACES*

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

NOTES

1. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
2. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
3. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
4. THE SITE SLOPES ARE LESS THAN 12%, STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
5. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
6. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO THE EXISTING 24" WATER MAIN LOCATED IN SHAUMER ROAD.
7. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING MANHOLE LOCATED IN W HANMER LANE.
8. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
9. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

SLATER HANIFAN GROUP
a Westwood firm
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP'D	DATE

CITY OF LAS VEGAS, NV

KB HOME

ANN 215

COVER SHEET AND TYPICAL SECTIONS

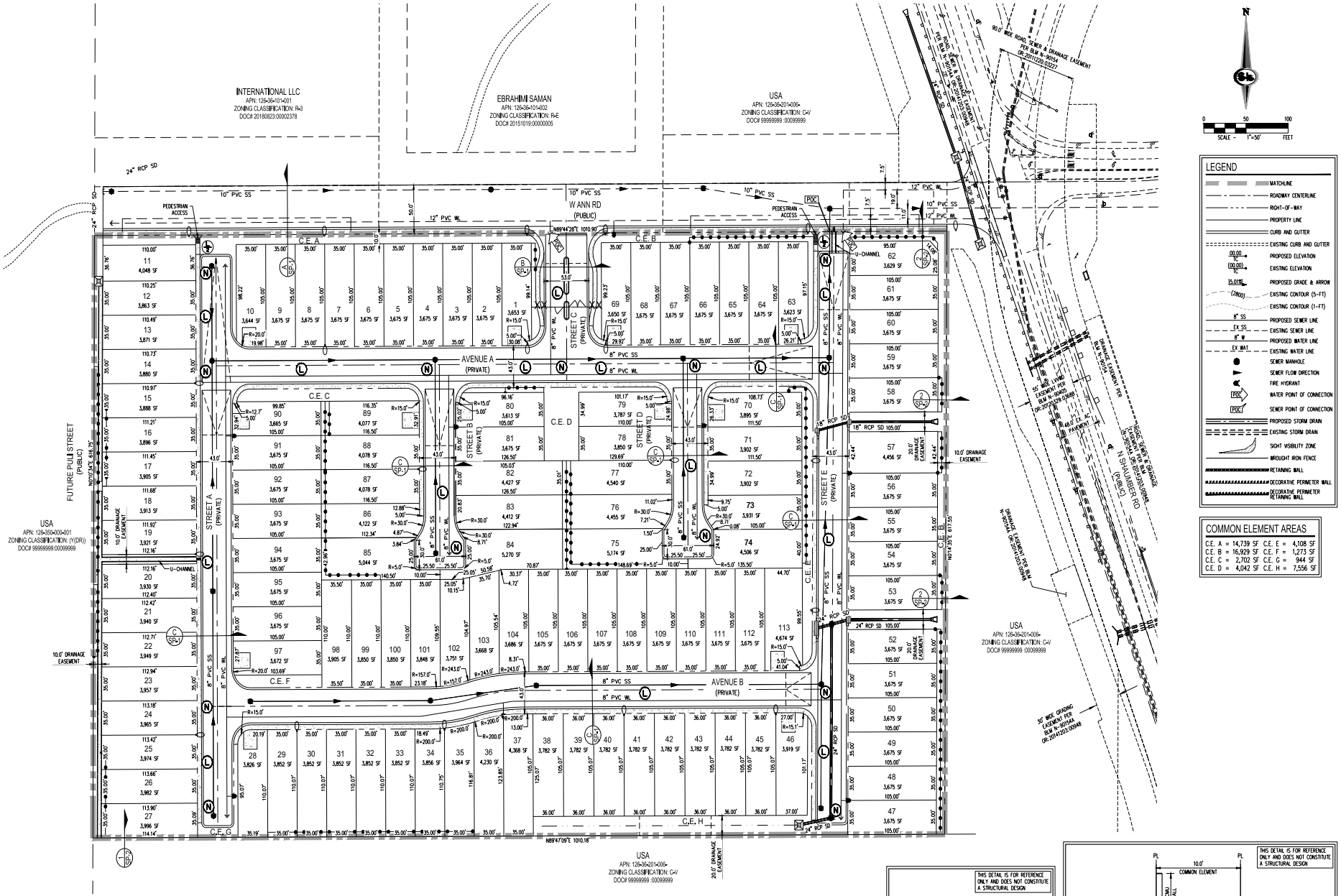
S:36 T:19 R:59

DATE: 08/19/2019
DRAFTER: NPD
DESIGNER: NPD
CHECKED: DSP
PROJECT NO.
KBH1908-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
No. 22938
CIVIL

SP-1
SHEET 1 OF 2

J:\kbh1908-000_ann_215\dwg\entitlements\site_plan\190730_kbh1909_ann_215_sp.dwg, 8/19/2019 5:29 PM, Nicholas DeRosa



LEGEND

- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE & ARROW
- EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- SEWER MANHOLE
- SEWER FLOW DIRECTION
- FIRE HYDRANT
- WATER POINT OF CONNECTION
- SEWER POINT OF CONNECTION
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- SIGHT VISIBILITY ZONE
- WROUGHT IRON FENCE
- RETAINING WALL
- DECORATIVE PERIMETER WALL
- DECORATIVE PERIMETER RETAINING WALL

COMMON ELEMENT AREAS

C.E. A =	14,739 SF	C.E. E =	4,108 SF
C.E. B =	16,929 SF	C.E. F =	1,273 SF
C.E. C =	2,702 SF	C.E. G =	944 SF
C.E. D =	4,042 SF	C.E. H =	7,556 SF

1. WALL SECTION
NOT TO SCALE

THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN

2. WALL SECTION
NOT TO SCALE

THIS DETAIL IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN

PRJ-77218
09/10/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP

CITY OF LAS VEGAS, NV

KB HOME

ANN 215

SITE PLAN

S 19 S
R 59 E

DATE: 09/09/2019
DRAFTER: NPD
DESIGNER: NPD
CHECKED: DSP

PROJECT NO.
KBH1908-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
No. 12938
Exp. 12/31/2019
CIVIL

SP-2
SHEET 2 OF 2

J:\KBH\1908-000 ann 215\Civil\entitlements\site plan\190909 ann 215 site.dwg 9/9/2019 3:54 PM Josh Poulton

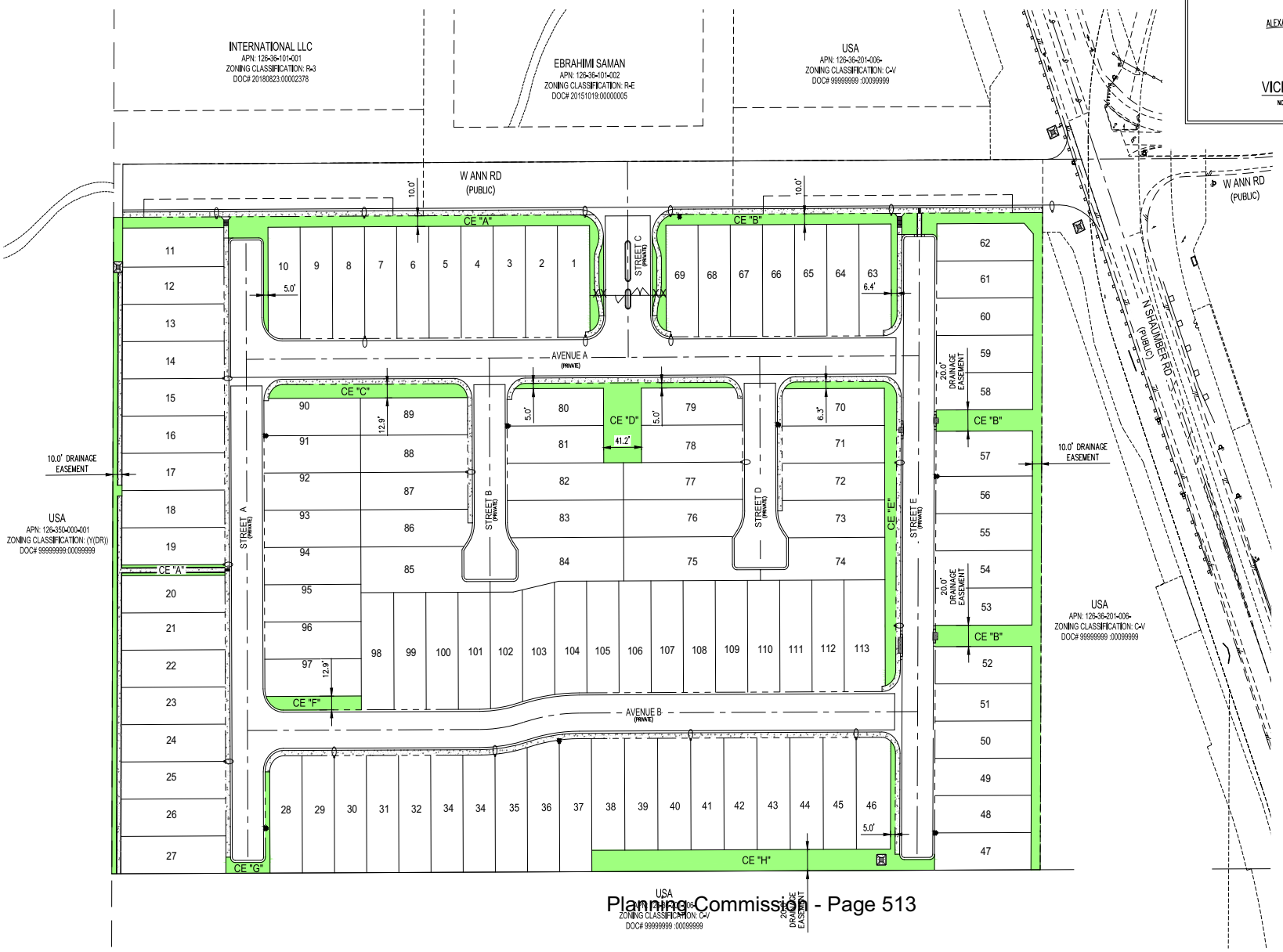
LANDSCAPE PLAN

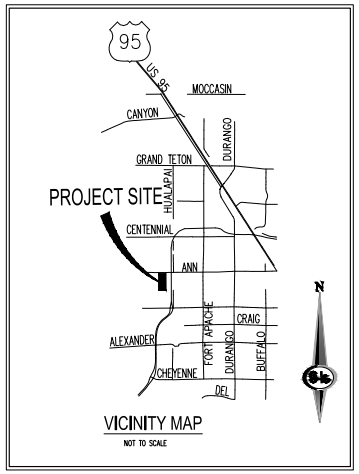
FOR

ANN 215

APN: 126-36-101-006, 126-36-101-027, 126-36-101-007

A SINGLE-FAMILY RESIDENTIAL PROJECT LOCATED
IN THE CITY OF LAS VEGAS, NEVADA





VICINITY MAP
NOT TO SCALE

COMMON ELEMENT AREAS

C.E. A =	14,741 SF	C.E. E =	4,108 SF
C.E. B =	16,930 SF	C.E. F =	1,273 SF
C.E. C =	2,702 SF	C.E. G =	944 SF
C.E. D =	4,042 SF	C.E. H =	7,556 SF

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- LOT LINE
- LANDSCAPING*

* QUANTITY, SIZE, SPECIES/VARIETY OF ALL TREES, SHRUBS, AND GROUND COVER TO COMPLY WITH TITLE 19.02.120.

PRJ-77218
09/10/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KBHOME

ANN 215

LANDSCAPE PLAN

S 36 T 19 S R 59 E

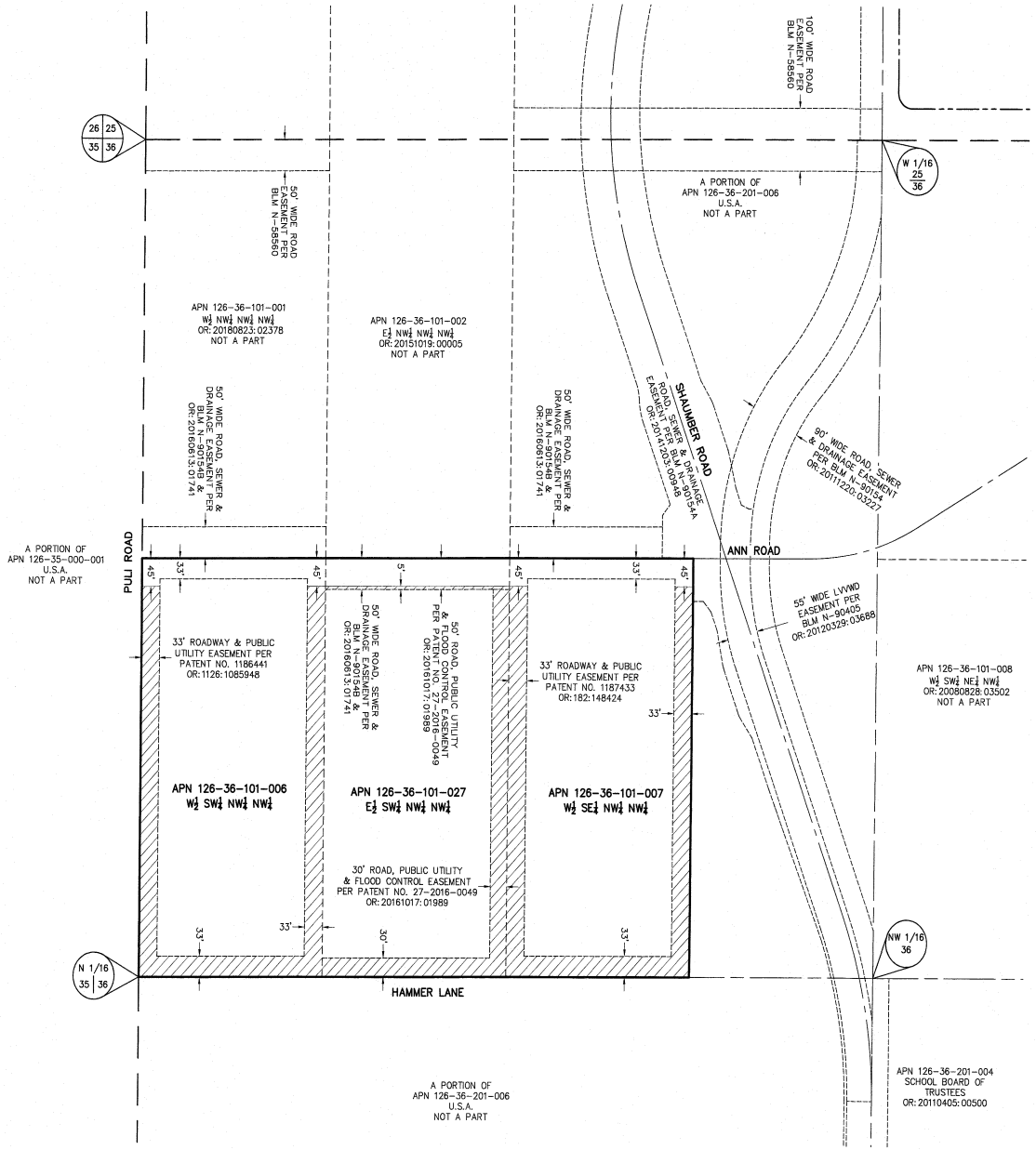
DATE: 09/09/2019
DRAFTER: NPD
DESIGNER: NPD
CHECKED: DSP
PROJECT NO. KBH1909

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22938

LS-1
SHEET 1 Of 1

VACATION EXHIBIT

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



NORTH

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

	SITE BOUNDARY LINE
	SECTION LINE
	ALIQUOT PART LINE
	ASSESSOR'S PARCEL LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EASEMENT LINE
	EASEMENT TO BE VACATED
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT-OF-WAY
OR:	OFFICIAL RECORDS, CLARK COUNTY, NEVADA

NO.	DESCRIPTION	DATE	APP'D

DATE : 6/7/2019
PM : RF
DRAWN BY : ML
DESIGNED BY :
CHECKED BY : RF
ADA CHECKED :
JOB NO. : 03019.0004
SCALE : 1"=100'

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TRI-CORE SURVEYING, LLC
LAND SURVEYING · CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL (702) 821-1554 FAX (702) 870-4378

KB HOME
ANN & 215
VACATION EXHIBIT

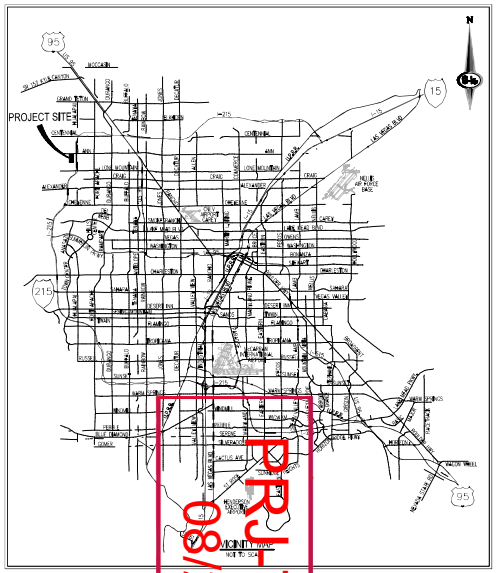
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
MICHAEL A. LATHAN
EXPIRES 12-31-19
No. 14414
6/10/2019

SHEET 1 OF 1

PRJ-77218
08/19/19

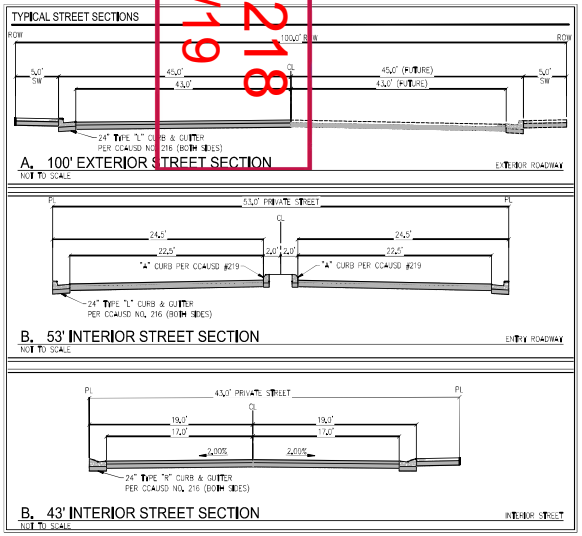
P:\03019.0004_Ann-215\Mapping\drawings\VAC Exh_Ann-215.dwg mlathan Fri, 07 Jun 2019 - 10:39am

TENTATIVE MAP
FOR
ANN 215
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 126-36-101-006, 126-36-101-027, 126-36-101-007



PRJ-77218
08/20/19

TYPICAL STREET SECTIONS

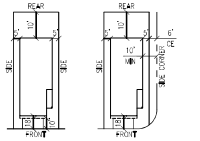


A. 100' EXTERIOR STREET SECTION
NOT TO SCALE

B. 53' INTERIOR STREET SECTION
NOT TO SCALE

B. 43' INTERIOR STREET SECTION
NOT TO SCALE

MINIMUM SETBACKS



SHEET INDEX

NO.	SHEET DESCRIPTION	TITLE
1	TM-1	COVER SHEET AND TYPICAL SECTIONS
2	TM-2	TENTATIVE MAP
3	TM-3	LOT PROFILES

EARTHWORKS SUMMARY

CUT (UNADJUSTED) = 70,250 CY
FILL (UNADJUSTED) = 34,240 CY
NET EXPORT (UNADJUSTED) = 17,240 CY

DEVIATIONS FROM STANDARD

- ALLOW PERIMETER RETAINING WALLS UP TO 8 FT.
- ALLOW DRIVEWAY WITHIN CURB RETURN FOR CORNER LOTS.
- ALLOW A 50'-0" STREET WHERE A 53'-0" IS REQUIRED.
- ALLOW NO AMENITY ZONE ON THE EXTERIOR STREET.
- ALLOW A CONNECTIVITY INDEX OF 1.25 WHERE 1.5 IS REQUIRED.

LEGAL DESCRIPTION

BEING LOTS 6, 27 AND 7 WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT UTILITY AND APPURTENANCE LOCATION BY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ALL EFFORTS HAVE BEEN MADE TO SHOW ALL EXISTING UTILITIES AND APPURTENANCES. HOWEVER, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR IN THEIR PROPER LOCATION.

BENCHMARK

CLARK COUNTY BENCH MARK TCRM 2553A6

"BOLT AND SQUARE, ALUMINUM PLATE, IN THE NORTHEAST CORNER OF A CONCRETE BASE FOR A LARGE POWER POLE (±40-M) AT THE WEST END OF ANN RD."

ELEV.(T)=892.347 (datum (NAVD'88 -2018)
ELEV.(M)=2855.27 US Survey Feet (NAVD'88 -2018)

UTILITY SERVICES BY

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

BASIS OF BEARING

NORTH 89°47'09" EAST, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON MAP RECORDED ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 119, PAGE 94 OF SURVEYS.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

113 UNITS x 350 GPD/UNITS = 39550 GPD
TOTAL AVERAGE CONTRIBUTION = 39550 GPD ÷ (1/1000) MGD
TOTAL PEAK FLOW = (1/1000) MGD X (LAST (YEAR FACTOR)) = (1/1000) MGD

OWNER INFORMATION

BUS WARD LLC (1000) (1027) 1635 VILLAGE CENTER CIRCLE, SUITE 200 LAS VEGAS, NV 89134 CONTACT:	BUS WARD LLC (1000) (1027) 1635 VILLAGE CENTER CIRCLE, SUITE 200 LAS VEGAS, NV 89134 CONTACT:

SETBACK

FRONT (LIVING)	14'
GARAGE	19'
SIDE (MIN)	5' (10' COMBINED)
SIDE CORNER	10'
REAR	10'

DEVELOPER INFORMATION

KB HOME
3755 BREAKA AVE, SUITE 180
LAS VEGAS, NV 89118
PH: (702) 804-8400
FX: (702) 804-8822
CONTACT: MARK SAKAMI

SITE DATA

APN NUMBERS	126-36-101-006, 126-36-101-027, 126-36-101-007
GROSS AREA	15.43 ± ACRES
NET AREA	14.38 ± ACRES
EXISTING ZONING	R-PD (PER ZON-75938 & GPA-75937)
TOTAL LOT COUNT	113
TOTAL DENSITY	7.9 DU/AC
NO. OF COMMON ELEMENTS	8
OPEN SPACE PROVIDED	52,293 SF
MINIMUM LOT SIZE	3,813 SF (LOT 101)
MAXIMUM LOT SIZE	5,376 SF (LOT 73)
AVERAGE LOT SIZE	4,863 SF

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TIM MULROONEY, PE

PARKING ANALYSIS

NO. OF UNITS	= 113
RESIDENT PARKING	= 2 SPACES/UNIT
GUEST PARKING	= 1/2 SPACE/UNIT
REQUIRED PARKING	= 339 SPACES

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

FEMA FLOOD ZONE INFORMATION

THE PROJECT SITE IS LOCATED WITHIN ZONE X (UNSHADED) PER THE FEMA FIRM PANEL NUMBER 32003C1705E, DATED SEPTEMBER 27, 2010. ALL AREAS COVERED BY THAT PANEL ARE LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (UNSHADED), WHICH IS DESCRIBED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES

1. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE LOWEST ON-SITE SURFACE.
2. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
3. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
4. ON-SITE SLOPES ARE LESS THAN 10%, STREET GRADES WILL EVENTUALLY BE LESS THAN 5%.
5. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
6. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO THE EXISTING 24" WATER MAIN LOCATED IN SAHARA ROAD.
7. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING MANHOLE LOCATED BY N HAMMER LANE.
8. THIS PROJECT IS NOT WITHIN A 100 YEAR NEVA SPECIAL FLOOD HAZARD AREA.
9. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

SLATER HANIFAN GROUP
a Wentwood firm
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP'D

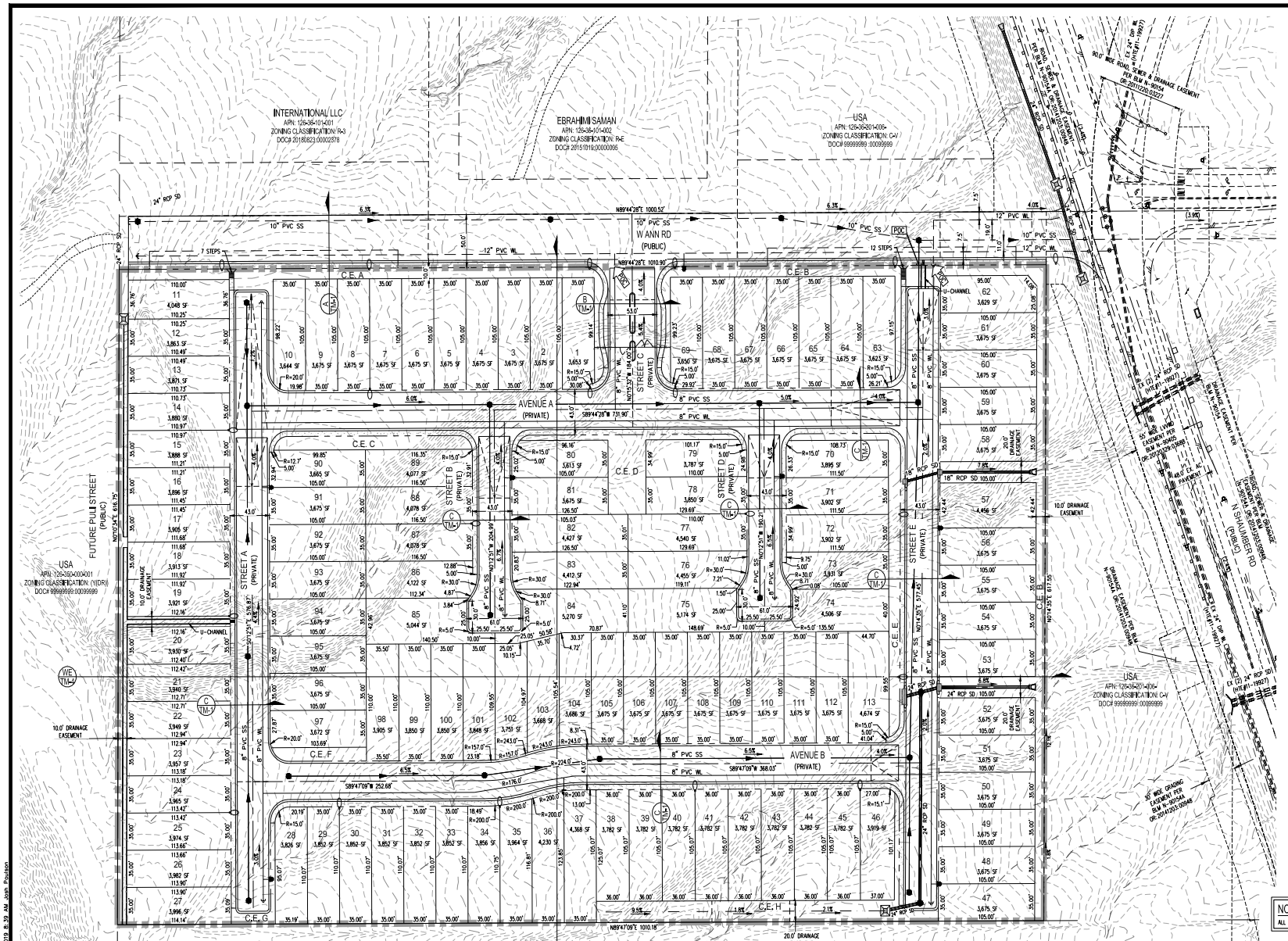
CITY OF LAS VEGAS, NV

KB HOME
ANN 215
COVER SHEET AND TYPICAL SECTIONS

DATE: 08/19/2019
DRAFTER: NPD
DESIGNER: NPD
CHECKED: DSP
PROJECT NO.
KBH1908-000

TIMOTHY M. MULROONEY
Date: 12/31/2019
STATE OF NEVADA
No. 22938
PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 3



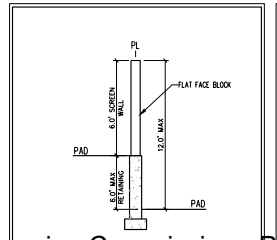
LEGEND

- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE & ARROW
- EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- SEWER MANHOLE
- SEWER FLOW DIRECTION
- FIRE HYDRANT
- WATER POINT OF CONNECTION
- SEWER POINT OF CONNECTION
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- SIGHT VISIBILITY ZONE
- WROUGHT IRON FENCE
- RETAINING WALL
- DECORATIVE PERIMETER WALL
- DECORATIVE PERIMETER RETAINING WALL

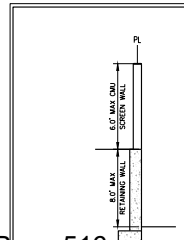
COMMON ELEMENT AREAS

C.E. A =	14,739 SF	C.E. E =	4,108 SF
C.E. B =	16,929 SF	C.E. F =	1,273 SF
C.E. C =	2,702 SF	C.E. G =	944 SF
C.E. D =	4,042 SF	C.E. H =	7,556 SF

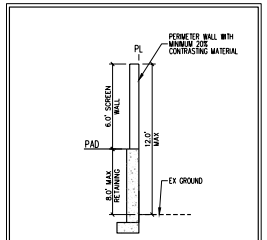
NOTE:
ALL WALLS ARE 6' SCREEN WALLS UNLESS NOTED OTHERWISE.



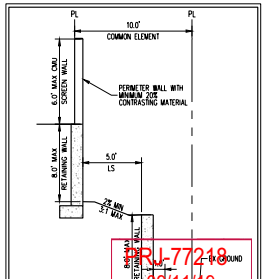
TYP RETAINING WALL (SIDE)
NOT TO SCALE



TYP RETAINING WALL (REAR)
NOT TO SCALE



TYP PERIMETER WALL
NOT TO SCALE



TYP PERIMETER WALL (EAST)
NOT TO SCALE

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP DATE

CITY OF LAS VEGAS, NV

KB HOME
ANN 215
TENTATIVE MAP

S 19 S
R 59 E

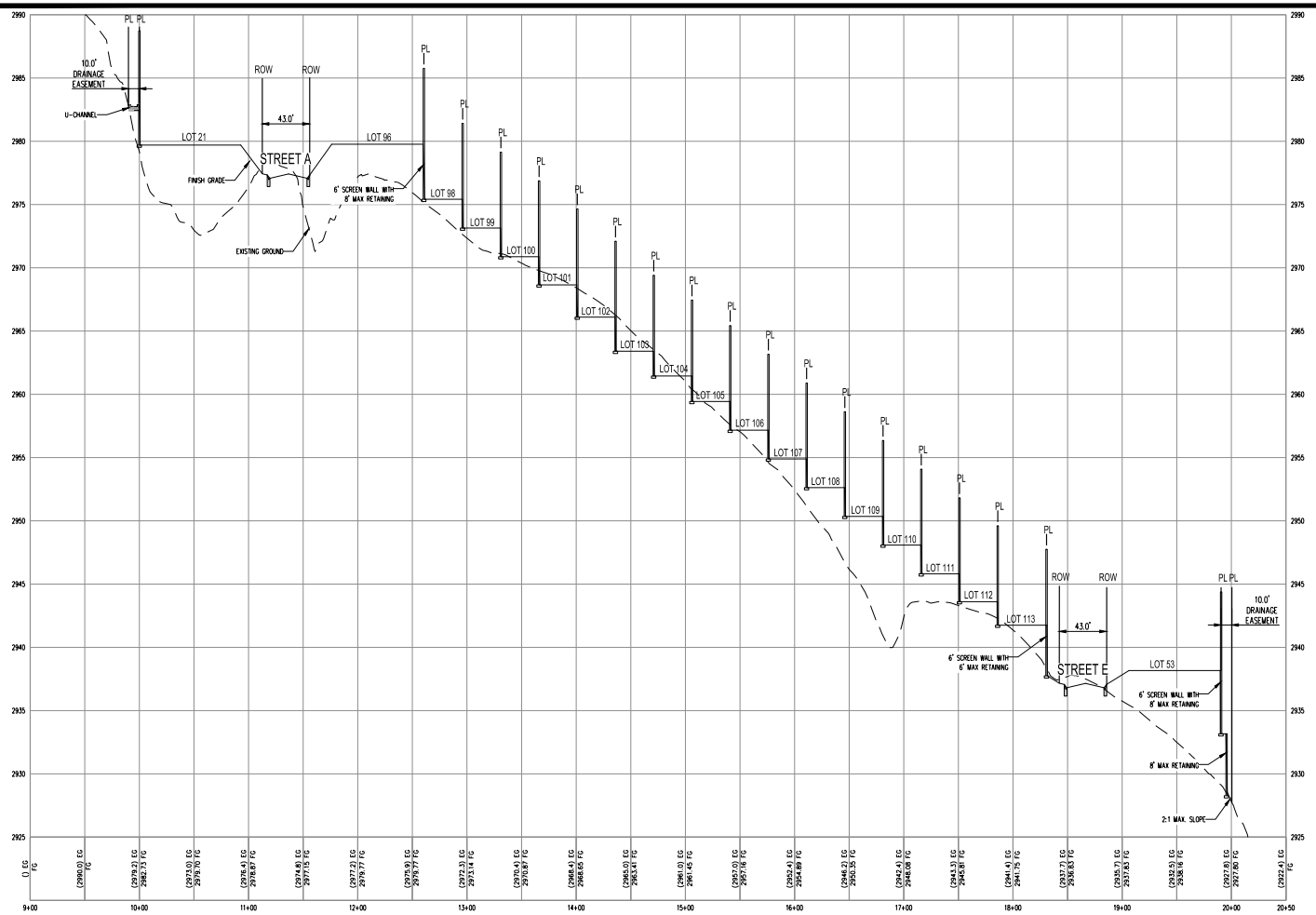
DATE: 11/09/2019
DRAFTER: NPD
DESIGNER: NPD
CHECKED: DSP

PROJECT NO.
KBH1908-000



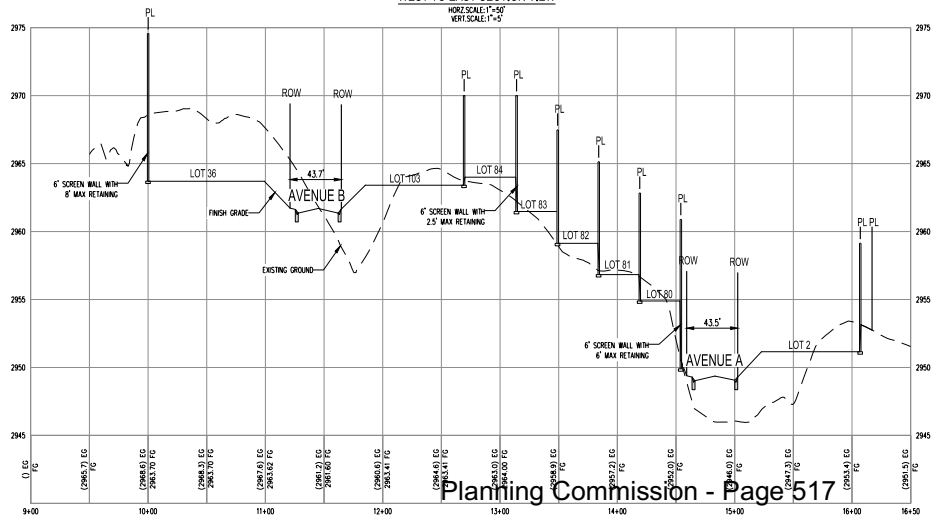
TM-2
SHEET 2 OF 3

TBJ-77218
09/11/19



WEST TO EAST SECTION VIEW

HORZ.SCALE:1"=50'
VERT.SCALE:1"=5'



SOUTH TO NORTH SECTION VIEW

HORZ.SCALE:1"=50'
VERT.SCALE:1"=5'

PRJ-77218
09/11/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS, NV

KB HOME

ANN 215

LOT PROFILES

S 30
T 19 S
R 59 E

DATE: 09/11/19
DRAFTER: NPD
DESIGNER: NPD
CHECKED: DSP

PROJECT NO.
KBH1908-000

TM-3
SHEET 3 OF 3

J:\KBH\1908-000 ann 215\Civil\Entitlements\Civil\190911 kbh1909 ann 215 lm - profiles.dwg 9/11/2019 8:35 AM Josh Poulson

DEPARTMENT OF PLANNING

DATE:

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

RE: PROJECT NAME
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

_____ (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact _____ at (_____)-_____-_____. Thank you.

Sincerely,

_____
(Signature)

Brian Kunec
(Print)

Subscribed and sworn before me

This 5th day of August, 20 19.
by Brian Kunec

_____
Notary Public in and for said County and State

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

PRJ-77218
08/19/19

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- [x] 1. Name of the proposed subdivision.
- [x] 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- [x] 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- [x] 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [x] 5. Identification of adjoining properties.
- [x] 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.
- [x] 7. Existing structures and other physical features.
- [x] 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.
- [x] 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- [x] 10. Existing and proposed street names.
- [x] 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.
- [x] 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- [x] 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- [x] 14. Existing and proposed storm drains.
- [x] 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- [x] 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.

PRJ-77218
08/19/19

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.

☑ 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.

☐ 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).

☑ N/A 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.

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

Department of Public Works Signature: Roger Bailey

Date: 8/13/19

PRJ-77218
08/19/19

Updated 7/26/2012



VAR-77282 [PRJ-77218] - VARIANCE RELATED TO VAR-77283, VAC-77284 AND TMP-77285 - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC

SOUTH SIDE OF THE ANN ROAD ALIGNMENT, WEST OF SHAUMBER ROAD

08/29/2019



VAR-77282 [PRJ-77218] - VARIANCE RELATED TO VAR-77283, VAC-77284 AND TMP-77285 - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC

SOUTH SIDE OF THE ANN ROAD ALIGNMENT, WEST OF SHAUMBER ROAD

08/29/2019

KBH1908

September 11, 2019

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for a Vacation, Variance, Legal Description, Tentative Map, Site Plan and Landscape Plan for KB Home for Ann 215 (APN: 126-36-101-006, -007 and -027)

Slater Hanifan Group, on behalf of the applicant, KB Home, respectfully submits this justification letter in support of a Waiver, Vacation (VAC), Variance (VAR), Legal Description, Tentative Map (TMP), Site Plan and Landscape Plan for the subject site.

The subject site is located at the southwest corner of the intersection of Ann Road and Shaumber Road. The Assessor's Parcel Numbers are 126-36-101-006, -007 and -027. The parcel acreage is approximately 15.43 gross acres. The proposed development will consist of 113 single family residential lots resulting in a density of 7.3 du/ac. A General Plan Amendment and Zone Change application have already been submitted to City of Las Vegas for the subject property (ZON-75938, GPA75937).

The applicant requests the following variances of standard:

- Variance of standards of Title 19.04:
  - Allow a dead end street where a cul-de-sac is required.
  - Allow no amenity zone on the exterior street. Due to the steep topography of the area, a 10-ft wide landscape area has been provided behind the attached sidewalk in lieu of an amenity zone. The landscape area provided is exceeds the minimum requirement of 6-ft.
  - Allow a Connectivity Index of 1.15 where 1.3 is required. There is a single entrance to the proposed development located on the North side of the parcel from Ann Road. Besides the portion of frontage on Ann Road, the project is surrounded by BLM land. Due to these perimeter conditions and the arrangement of the parcel being developed, the site plan is limited in the number of links that can be designed.
- Variance of standards of Title 19.06:
  - 19.06.080 Table 9 – Perimeter and Retaining Walls with Slope ≥ 2% to allow a Maximum Wall Height up to 14-ft to include 8-ft max retaining and 6-ft screen wall.
  - 19.06.080 Table 10 – Perimeter and Retaining Walls with Slope ≥ 2% to allow a Maximum Primary Wall Height up to 14-ft to include 8-ft max retaining and 6-ft screen wall and a Maximum Secondary Wall Height of 8-ft.

  A variance for the gated entry street cross-section was discussed in the pre-application meeting, but the entry has since been revised to comply with the requirements of Title 19.4.230.

PRJ-77218
09/11/19

The applicant is vacating easements as shown on the attached vacation exhibit. Public right-of-way for Ann Road will be dedicated with this site. The proposed right-of-way will be dedicated in conjunction with existing public right-of-way to ensure access to parcels in the area is not impeded.

The associated Tentative Map will establish the 113-residential lot count. The TMP provides a summary of the project information, cross sections of proposed street sections, preliminary grading of the site from north to south and west to east, details of typical wall sections and location of existing and proposed utilities.

The gated community will provide a single common area of approximately 3,000 square feet in addition to required perimeter and side corner common areas. Streetlights will be installed along both public and private streets in accordance with Title 19 requirements.

Thank you for considering these application requests. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,
Slater Hanifan Group, Inc.

Timothy M. Mulrooney, P.E.
Residential Market Leader

Dan Poll
Project Manager

CC:
Mark Bangan, KB Home
Roxanne Leigh, Slater Hanifan Group

PRJ-77218
09/11/19

Slater Hanifan Group, Inc. | 5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | www.shg-inc.com

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

School Development Tracking Form

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

Date Filed 09/03/2019 **Application Number** PRJ-77218 **Entity** LV

Company Name KB Home

Contact Name

Contact Mailing Address

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

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

Project Name Ann & 215

Project Description 113 single family residential lots

APN's 126-36-101-006, 007 & 027

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	113	x 0.196 =	22	x 0.101 =	12	x 0.137 =	15
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			22		12		15

(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
Dean Allen ES	8680 W. Hammer Ln.	K-5	568	529	05/01/19
Justice Myron Leavitt MS	4707 Quadrel St.	6-8	1,614	1,624	05/01/19
Centennial HS	10200 Centennial Pkwy	9-12	2,559	2,944	05/01/19

*** CCSD Comments** Leavitt MS and Centennial HS were over capacity for the 2018-19 school year. Leavitt MS was 100.62% and Centennial HS is 115.04% of program capacity.

Projected enrollments for the 2019-20 school year are: Allen ES - 457, Leavitt MS - 1,635, and Centennial HS - 2,993

☐ Approved ☐ Disapproved

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAR-77282	Staff recommends DENIAL, if approved subject to conditions:	
VAR-77283	Staff recommends DENIAL, if approved subject to conditions:	VAR-77282
VAC-77284	Staff recommends APPROVAL, subject to conditions:	VAR-77282 VAR-77283
TMP-77285	Staff recommends DENIAL, if approved subject to conditions:	VAR-77282 VAR-77283 VAC-77284

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED
18 - VAR-77282
18 - VAR-77283
18 - VAC-77284 and TMP-77285

PROTESTS
0 - VAR-77282
0 - VAR-77283
0 - VAC-77284 and TMP-77285

APPROVALS
0 - VAR-77282
0 - VAR-77283
0 - VAC-77284 and TMP-77285

JB

Submitted after final agenda
ITEMS 26-29

** CONDITIONS **

VAR-77282 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77283), Vacation (VAC-77284) and Tentative Map (TMP-77285) 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.

VAR-77283 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77282), Vacation (VAC-77284) and Tentative Map (TMP-77285) shall be required, if approved.

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

JB

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

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

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

VAC-77284 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on Assessor Parcel Numbers 126-36-101-006, 126-36-101-027 and 126-36-101-0074 excluding those portions on Ann Road required for right-of-way.

2. This Order of Relinquishment shall record immediately prior to and concurrent with a mapping action that subdivides this site.

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

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

JB

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

6. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) 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.

TMP-77285 CONDITIONS

Planning

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

2. Approval of Variance (VAR-77282), Variance (VAR-77283) and Vacation (VAC-77284) 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. A Petition of Vacation, such as VAC-77284, shall record immediately prior to and concurrent with the recordation of a Final Map for this site.

8. Dedicate 50 feet of right-of-way adjacent to this site for Ann Road on the Final Map for this site.

9. Private streets shall be labeled as "Public Sewer and Drainage Easements to be Privately Maintained". Additionally grant a 30-foot wide Public Sewer Easement across Common Element "B" and grant Public Drainage Easements on common lots where required by the approved Drainage Study.

10. Construct all incomplete half street improvements on Ann Road adjacent to this site. Additionally, construct full depth pavement (matching existing) for the intersection of Ann Road and Shaumber Road were the existing profile of the road is permanently changing to accommodate this site.

11. The sewer in Street "E" shall be located within the centerline of the street and the storm drain shall be located west of the street unless a different alignment is approved by the Sanitary Sewer Planning Section of the Department of Public Works.

12. Extend public sewer along the full-frontage of Ann Road. Construct oversized sewer from Alpine Ridge along the CC-215 Beltway Trail and Ann Road, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Coordinate with Sanitary Sewer Planning to execute an Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus a typical 8-inch diameter sewer.

13. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

JB

14. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.

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 drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

JB

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

JB

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 113-lot single-family residential subdivision on 15.00 acres of undeveloped property located on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road. In addition to the Tentative Map, the applicant is requesting two Variances to address deviations from Title 19.04 Complete Street and Title 19.06.080 wall height development standards. Also, the applicant has requested a Petition to Vacate existing U.S. Government Patent Easements on the subject site.

ISSUES

- A Variance (VAR-77282) of Title 19.04 is requested to allow deviations from Title 19 Complete Streets standards for the following items:
    - To allow termination of a private street in a dead end stub where a cul-de-sac is required.
    - To allow no amenity improvements within the 100-foot wide Ann Road right-of-way.
    - To allow a 43-foot wide interior Private Street where 47 feet is the minimum required.
    - To allow a sidewalk on one side of the proposed interior private street where a sidewalk is required on both sides of the street.
    - To allow a connectivity ratio of 1.15 where 1.30 is required
        - Staff does not support this request.
        - On 10/08/19 the applicant submitted revised drawings which amended the 100-foot wide Ann Road right-of-way to provide the required three-foot amenity zone; and amended the interior Private Street cross section to comply with Title 19.04.230 Private Gated Community Streets development standards.
- The applicant has requested a Variance (VAR-77283) to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed, to allow eight-foot tall retaining walls where six feet is the maximum allowed on a $\geq$ 2% slope and to allow eight-foot tall secondary walls where four-feet is the maximum allowed. Staff recommends denial of the request.
- A Vacation (VAC-77284) has been requested to Vacate U.S. Government Patent Easements on property located on the subject site. Staff supports this request.
- Access to the subdivision will be from Ann Road, a 100-Foot Primary Arterial Street as designated by the Master Plan of Streets and Highways.

JB

ANALYSIS

The subject 15-acre site is currently undeveloped land and is zoned R-CL (Single Family Compact-Lot). The existing General Plan land use designation ML (Medium Low Density Residential) has an allowable density of 8.49 dwelling units per gross acre, which allows a maximum of 127 dwelling units and is compatible with the 113 dwellings which are proposed. The proposed lots range in size from 3,613 square feet to 5,326 square feet and maintain a minimum width of 35 feet, which complies with Title 19.06.050 development standards. Site access is proposed from Ann Road with a 53-foot wide gated access that will serve this site.

The applicant has requested a Variance (VAR-77282) to allow five deviations of Title 19.04 Complete Street Standards. Title 19.04.100 states, "private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

A. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street lengths up to 600 feet; or
B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.

As proposed the development will have a total of four stub street terminuses and two hammerhead terminuses, which do not comply with Title 19.04.100 development standards.

The applicant has requested a deviation from Title 19.04.180 to allow no three-foot amenity improvements within the 100-foot wide Ann Road right-of-way where such is required. Pursuant to Title 19.04.230, there are three street cross sections, which allow a reduced street width (24-foot, 28-foot and 33-foot) for private interior streets within a gated community. On 10/08/19 the applicant submitted revised drawings which amended the 100-foot wide Ann Road right-of-way to provide the required three-foot amenity zone; and amended the interior Private Street cross section to comply with Title 19.04.230 Private Gated Community Streets development standards. Lastly, the applicant has requested a deviation from Title 19.04.040 to allow a connectivity ratio of 1.15 where 1.30 is required for the overall development.

JB

The submitted north/south and east/west cross sections depict a maximum grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than 2% is allowed a maximum six-foot retaining wall. An eight-foot retaining wall is shown on the western border with a six-foot high screen wall; an eight-foot retaining wall is shown on the eastern border with a six-foot high screen wall as well as an offset eight-foot retaining wall; a six-foot retaining wall with a six-foot high screen wall is shown on the northern border and an eight-foot retaining wall with a six-foot screen wall is shown on the southern border. The applicant has requested a Variance (VAR-77283) of Title 19.06.050 wall height development standards to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed, to allow eight-foot tall retaining walls where six feet is the maximum allowed on natural slope greater than 2% and to allow eight-foot tall secondary walls where four-feet is the maximum allowed.

Lastly, a Vacation (VAC-77284) has been requested to Vacate U.S. Government Patent Easements on property generally located on the south side of Ann Road, west of Shaumber Road. The Department of Public Works has indicated they have no objection to the proposed Vacation request to relinquish the City's interests in U.S. Government Patent Reservations. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

The Clark County School District projects that approximately 49 additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Dean Allen Elementary School, Justice Myron Leavitt Middle School and Centennial High School) Justice Myron Leavitt Middle School and Centennial High School were over capacity for the 2018-2019 school year.

The City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the two requested Variances to address deviations to Complete Street Standards and wall height development standards outlined in Title 19. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the two Variances and Tentative Map. However, staff has no objection to the proposed Petition to Vacate and relinquish the City's interests in U.S. Government Patent Reservations generally located on the south side of Ann Road, west of Shaumber Road and recommends approval of that portion of the applicant's project.

JB

FINDINGS (VAR-77282)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install a stub street terminus where a cul-de-sac is required and to not construct the required improvements associated with the required 1.30 Complete Streets connectivity ratio. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-77283)

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."

JB

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed, to allow eight-foot tall retaining walls where six feet is the maximum allowed and to allow eight-foot tall secondary walls where four-feet is the maximum allowed. An alternative design and wall height would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (TMP-77285)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested Variances of Title 19.04 Complete Street and Title 19.06 wall height development standards. Staff does not support these request and recommends denial with conditions.

JB

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a Petition to Annex (ANX-10156) properties generally located west of CC-215 and east of the Puli Road alignment, containing approximately 245.9 acres
11/21/07	The City Council approved a Petition to Annex (ANX-23477) property located on the east side of the Puli Road alignment 660 feet south of the Ann Road alignment, containing approximately 5.00 acres
07/24/08	A request for a General Plan Amendment (GPA-27305) was pulled and refunded at the applicants from PCD (Planned Community Development) to LI/R (Light Industrial/Research) on 15.0 acres generally located at 670 Feet south of North Shaumber Road and Ann Road.
	A request for a Rezoning (ZON-27306) was pulled and refunded at the applicants request from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-M (Commercial/Industrial) on 15.0 acres generally located at 670 Feet south of North Shaumber Road and Ann Road.
09/04/19	The City Council approved a request for a General Plan Amendment (GPA-75937) from M (Medium Density Residential) to ML (Medium Low Density Residential) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-75938) from R-3 (Medium Density Residential) to R-CL (Single Family Compact-Lot) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road. The Planning Commission and Staff recommended approval of the request.

Most Recent Change of Ownership	
11/27/13	A deed was recorded for a change in ownership (APN 126-36-101-006).
04/10/18	A deed was recorded for a change in ownership (APN 126-36-101-027).
08/07/18	A deed was recorded for a change in ownership (APN 126-36-101-007).

Related Building Permits/Business Licenses
There are no building permits or business licenses associated on the subject property.

JB

Pre-Application Meeting	
08/13/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Vacation, two Variances and Tentative Map for a proposed 113-lot residential subdivision.

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

Field Check	
08/29/19	During a routine site visit staff observed the subject site as undeveloped with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	15.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential	R-CL (Single Family Compact-Lot)
North	Undeveloped	ML (Medium Low Density Residential	R-CL (Single Family Compact-Lot)
		RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
South	Undeveloped	PF (Public Facilities)	C-V (Civic)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation]

JB

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.080 development standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks:			
• Front (feet to house)	14 Feet	14 Feet	Y
• Front (feet to front entry garage)	18 Feet	18 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
• Maximum Height	35 Feet	N/A	N/A

JB

Pursuant to Title 19.06.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North (Ann Road)	6 Feet		6 Feet	Y
Perimeter and Retaining Walls with slope ≥ 2%	Max. Wall Height - 12 Feet		14 Feet	N*
	Max. Perimeter Wall Height – 6 to 8 Feet		6 Feet	Y
	Max. Retaining Height – 4 Feet		8 Feet	N*
Perimeter and Retaining Walls Standard Stepback	Max. Primary Wall Height – 6-8 Feet		14 Feet	N*
	Max. Secondary Wall Height – 4 Feet		8 Feet	N*
	Min. Spacing Between Wall Sections – 5 Feet		5 Feet	Y

* The applicant has requested a Variance to allow deviations to Title 19.06.080 wall height development standards to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed, to allow eight-foot tall retaining walls where six feet is the maximum allowed on a ≥ 2% slope and to allow eight-foot tall secondary walls where four-feet is the maximum allowed.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Ann Road	Primary Arterial	Master Plan of Streets	100	N*

* The applicant has requested a Variance (VAR-77088) to allow deviations of Title 19 Complete Street Development Standards, which proposed no amenity zone within the Ann Road right-of-way.

JB

Pursuant to Title 19.02 and 19.04, the following parking standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Ann Road	100-foot wide right-of-way, including three-foot amenity zone, five-foot sidewalk and streetlights	100-foot wide right-of-way, including three-foot amenity zone, five-foot sidewalk and streetlights	Y
Gated Interior Street (private streets)	33-foot wide street, five-foot sidewalk on one side and streetlights	33-foot wide street, five-foot sidewalk on one side and streetlights	Y*

*Per Title 19.04.230 Private Gated Community Street development standards,

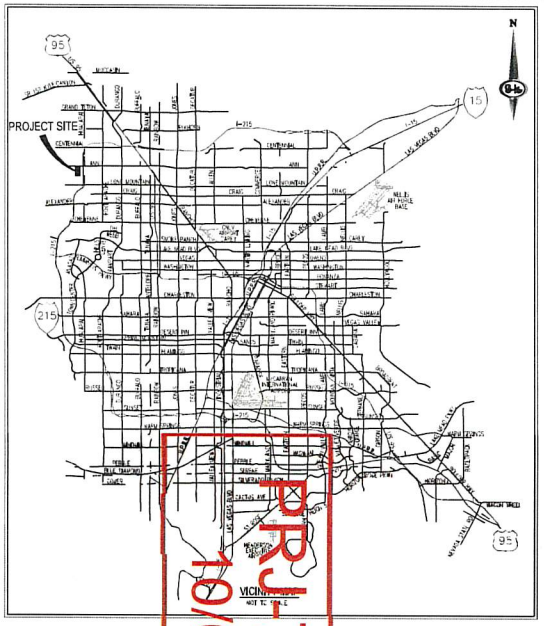
19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	14	-
Intersection – Internal	-	9
Cul-de-sac Terminus	-	-
Intersection – External Street or Stub Terminus	-	-
Intersection – Stub Terminus w/ Temporary Turn Around Easements	-	4
Non-Vehicular Path - Unrestricted	2(0.5)	-
Total	15	13
	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.15**

Pursuant to Title 19.06 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Detached	113 du	2 spaces per du	226				
TOTAL SPACES REQUIRED			226		226		Y
Regular and Handicap Spaces Required			226	0	226	0	Y

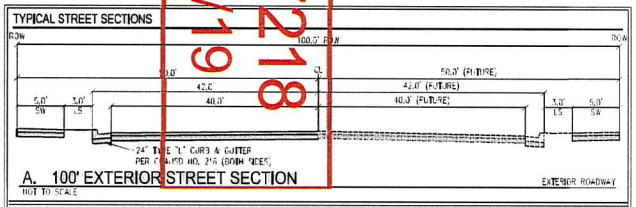
JB

SITE PLAN
FOR
ANN 215
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 126-36-101-006, 126-36-101-027, 126-36-101-007

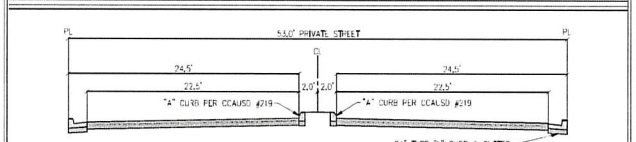


PRJ-77218
10/08/19

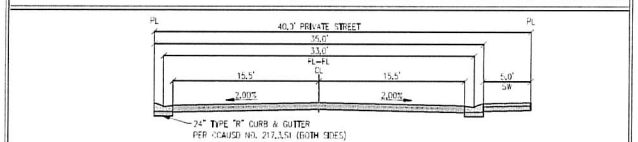
TYPICAL STREET SECTIONS



A. 100' EXTERIOR STREET SECTION
NOT TO SCALE
EXTERIOR ROADWAY

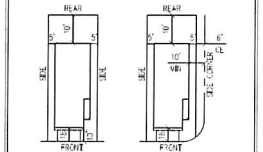


B. 53' INTERIOR STREET SECTION
NOT TO SCALE
ENTRY ROADWAY



C. 40' INTERIOR STREET SECTION
NOT TO SCALE
INTERIOR STREET

MINIMUM SETBACKS



LEGAL DESCRIPTION

BEING LOT 6, 27 AND 7 WITHIN THE NORTHEAST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY BENCH MARK: 1094 2535AB

FLAT AND SQUARE ALUMINUM PLATE IN THE NORTHEAST CORNER OF A CONCRETE BASE FOR A LARGE POWER POLE (±40±MI) AT THE WEST END OF ANN RD.

ELEVATION=1861.347 Meters (NAVD'88 +2008)
ELEVATION=2039.27 US Survey Feet (NAVD'88 +2008)

BASIS OF BEARING

NORTH 89°47'00" EAST, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 150, PAGE 34 OF SURVEYS.

OWNER INFORMATION

VENTO BUS YARD LLC (1007)
1635 VILLAGE CENTER CIRCLE, SUITE 150
LAS VEGAS, NV 89134
CONTACT:

BUS YARD LLC (1005, 1027)
1635 VILLAGE CENTER CIRCLE, SUITE 150
LAS VEGAS, NV 89134
CONTACT:

DEVELOPER INFORMATION

KB HOME
5795 DARIPA AVE, SUITE 100
LAS VEGAS, NV 89118
PHN: (702) 255-5400
FAX: (702) 255-5599
CONTACT: MARK DANGAN

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PHN: (702) 284-5300
FAX: (702) 284-5399
CONTACT: TIM POLL

DEVIATIONS FROM STANDARD

- ALLOW PERIMETER RETAINING WALLS UP TO 9'-7"
- ALLOW DRIVEWAY WIDTH (SHED BETWEEN CORNER LOT)
- ALLOW A CONNECTIVITY INDEX OF 1.75 WHERE 1.2 IS REQUIRED

DISCLAIMER NOTE

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

UTILITY SERVICES BY

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

113 UNITS × 250 GPD/UNIT = 28,250 GPD
TOTAL AVERAGE CONTRIBUTION = 28,250 GPD ÷ 1,000,000 MGD
TOTAL PEAK FLOW = 0.028250 MGD × 3.683 (PEAK FACTOR) = 0.10402 MGD

SETBACK

FRONT BUILDING:	15'
GARAGE:	18'
SIDE YARD:	5' (10' COMBINED)
SIDE CORNER:	10'
REAR:	10'

SITE DATA

APN NUMBERS:	126-36-101-006, 126-36-101-027, 126-36-101-037
GROSS AREA:	16.43 ± ACRES
NET AREA:	14.338 ACRES
EXISTING ZONING:	R-PD7 (PER ZON-75935 + GPA-75937)
TOTAL LOT COUNT:	113
TOTAL DENSITY:	7.9 DU/AC
NO. OF COMMON ELEMENTS:	8
OPEN SPACE PROVIDED:	50,372 SF
MINIMUM LOT SIZE:	3,674 SF (LOT 89)
MAXIMUM LOT SIZE:	5,271 SF (LOT 84)
AVERAGE LOT SIZE:	3,943 SF

CONNECTIVITY

(N) NODES = 113
(L) LINKS = 14
(LP) LINKS PEDESTRIAN/BICYCLE (LP LINK) = 2

MINIMUM CONNECTIVITY RATIO IN R-PD7 = 1.3
CONNECTIVITY INDEX = 198/113=1.75
CONNECTIVITY INDEX = 15/13
CONNECTIVITY INDEX = 1.75

PARKING ANALYSIS

NO OF UNITS	= 113
REQUIRED PARKING	= 2 SPACES/UNIT
GUEST PARKING	= 0.2 SPACE/UNIT
REQUIRED PARKING	= 249 SPACES/UNIT

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

NOTES

1. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GRADED SURFACE.
2. THERE WILL BE A HOA AND CC&RS ESTABLISHED FOR THIS SUBDIVISION.
3. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
4. THE SITE SLOPES ARE LESS THAN 10% STREET GRADES ARE TYPICALLY 0% LESS THAN 6%.
5. EASEMENTS REQUIRED FOR INTERNAL DRAIN, EPU UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
6. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO THE EXISTING 24" WATER MAIN LOCATED IN SHAMRON ROAD.
7. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING MANHOLE LOCATED IN W HAVARET LANE.
8. THIS PROJECT IS NOT WITHIN A "00 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
9. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

SLATER HANIFAN GROUP
a Wetwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY

CITY OF LAS VEGAS, NV

kb HOME

ANN 215

COVER SHEET AND TYPICAL SECTIONS

DATE: 10/07/19
DRAWN BY: NPD
DESIGNED BY: NPD
CHECKED BY: TSP
PROJECT NO.: KBH1908-000

TIMOTHY M. MULROONEY, P.E. No. 23936, CIVIL, STATE OF NEVADA, PROFESSIONAL ENGINEER, 12/31/2019

SP-1
SHEET 1 OF 2

Planning Commission - Page 543

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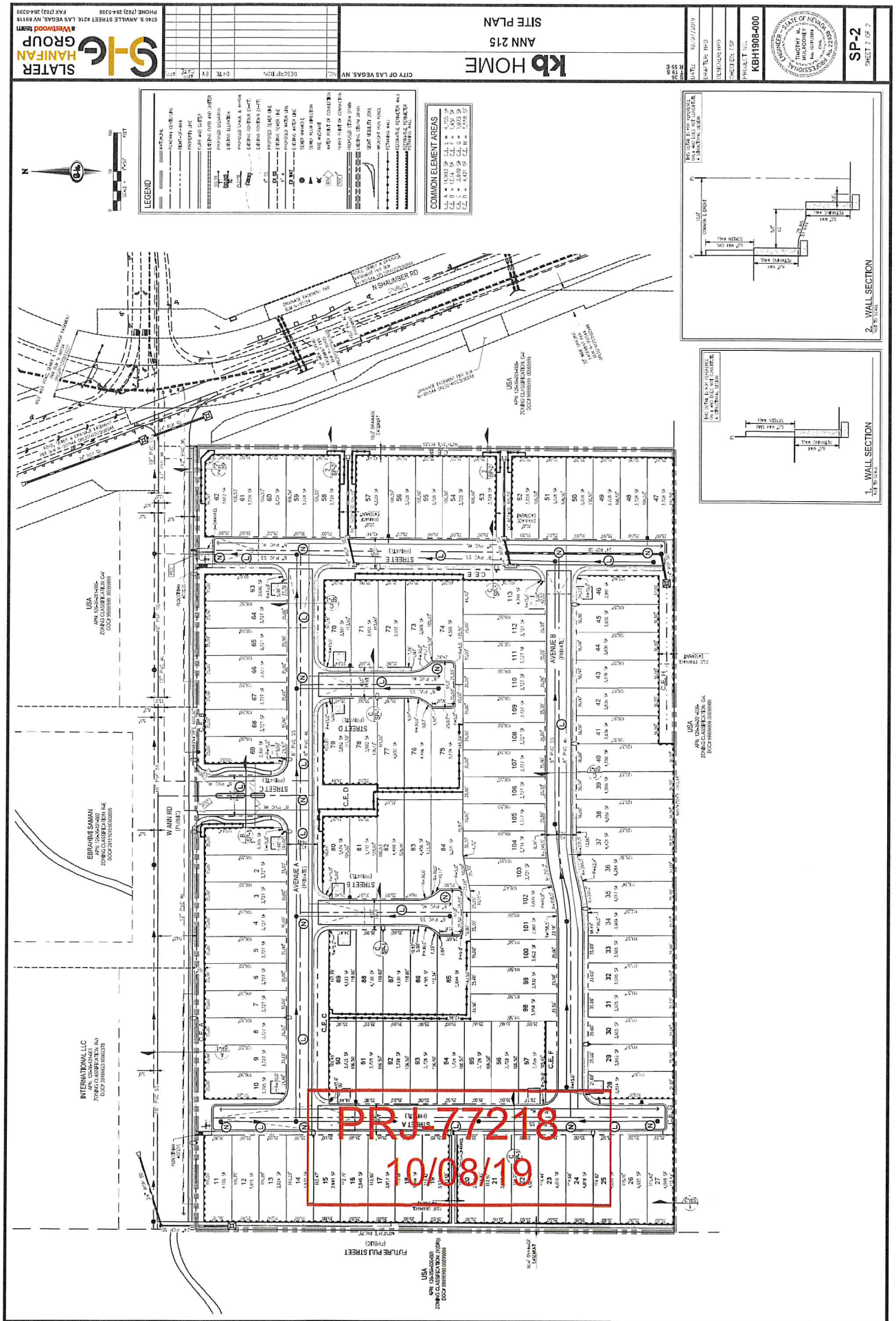

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5399 FAX (702) 284-5399
kb HOME
ANN 215
SITE PLAN
CITY OF LAS VEGAS, NV
DATE: 10/07/2019
DRAFTER: HPD
DESIGNER: HPD
CHECKED: ESP
PROJECT NO. KBH1908-000
SP-2
SHEET 2 OF 2
LEGEND
COMMON ELEMENT AREAS
2. WALL SECTION
1. WALL SECTION
N SHAUMBER RD (PUBLIC)
W ANN RD (PUBLIC)
AVENUE A (PRIVATE)
AVENUE B (PRIVATE)
STREET A
STREET B
STREET C
STREET D
STREET E
C.E. D
C.E. C
C.E. F
C.E. G
C.E. H
USA
EBRAHIM SAMAN
INTERNATIONAL LLC
FUTURE PULI STREET (PUBLIC)
PRJ-77218
10/08/19

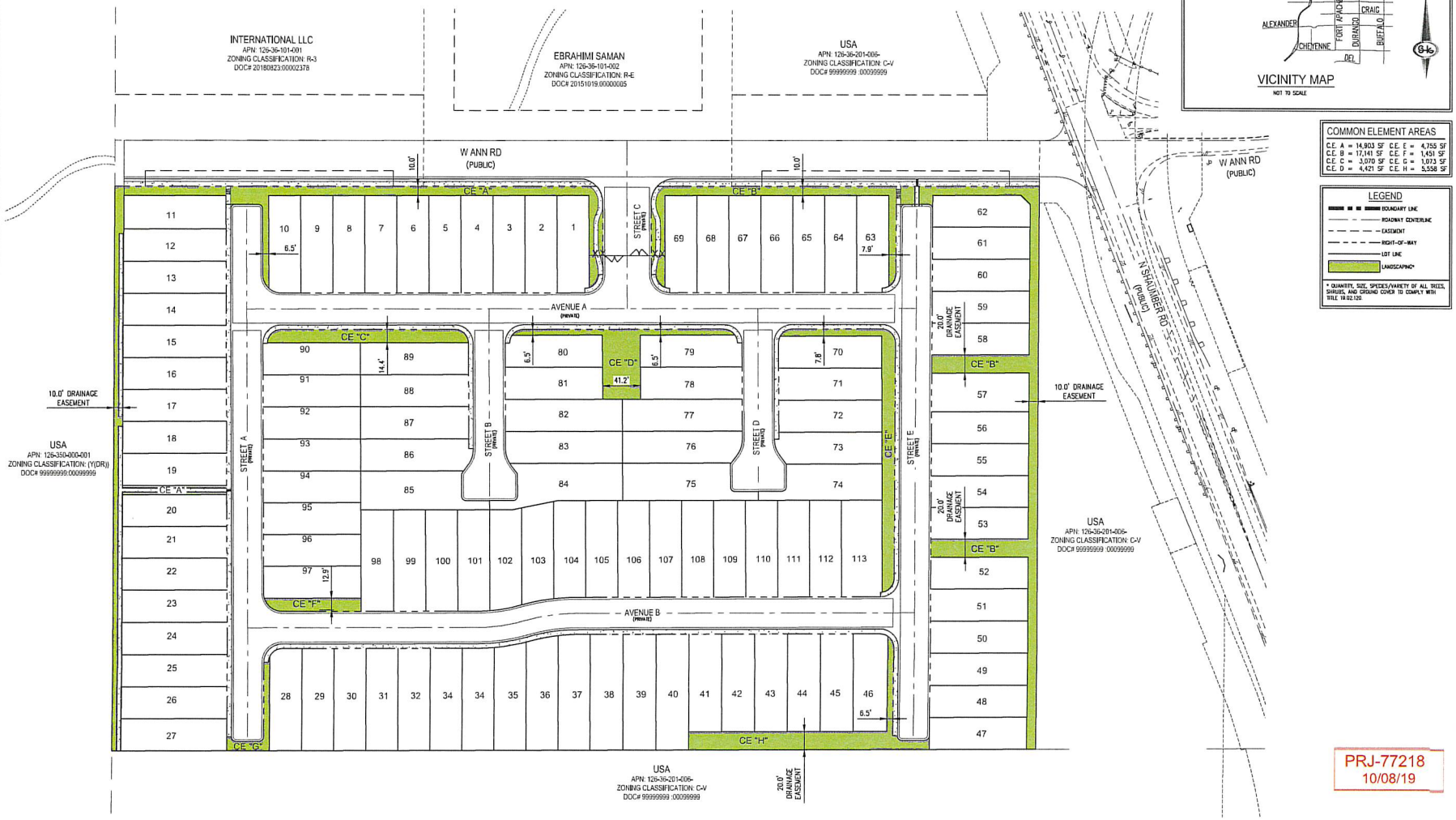
LANDSCAPE PLAN

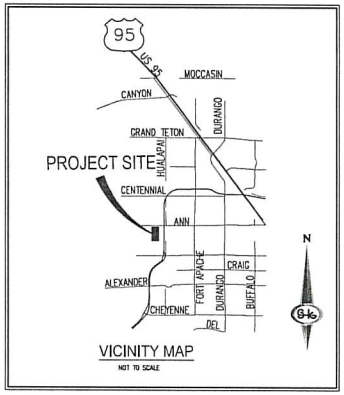
FOR

ANN 215

APN: 126-36-101-006, 126-36-101-027, 126-36-101-007

A SINGLE-FAMILY RESIDENTIAL PROJECT LOCATED
IN THE CITY OF LAS VEGAS, NEVADA





COMMON ELEMENT AREAS			
C.E. A =	14,903 SF	C.E. E =	4,755 SF
C.E. B =	17,141 SF	C.E. F =	1,451 SF
C.E. C =	3,070 SF	C.E. G =	1,073 SF
C.E. D =	4,421 SF	C.E. H =	5,558 SF

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- LOT LINE
- LANDSCAPING*

* QUANTITY, SIZE, SPECIES/VARIETY OF ALL TREES, SHRUBS, AND GROUND COVER TO COMPLY WITH TITLE 19.02.120.

PRJ-77218
10/08/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5999 FAX (702) 384-5999

NO.	DESCRIPTION	DATE	BY	APP

CITY OF LAS VEGAS, NV

kb HOME

ANN 215

LANDSCAPE PLAN

S 16
R 59 E

DATE: 07/10/2019
DRAFTER: NPD
DESIGNER: NPD
CHECKED: DSP
PROJECT NO.
KBH1909

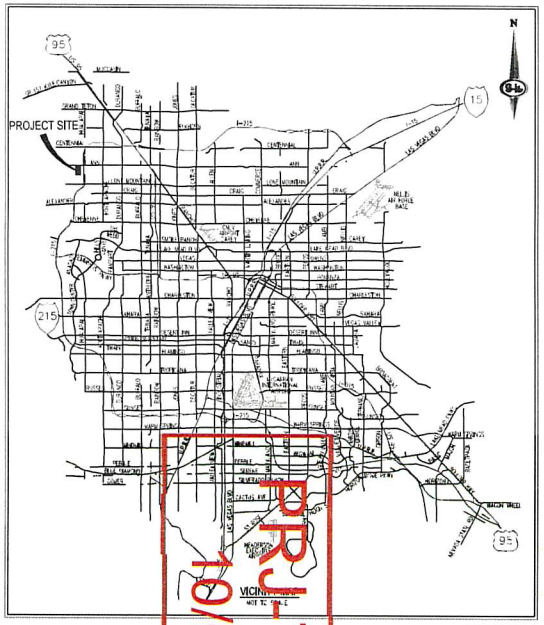
PROFESSIONAL ENGINEER STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22928

LS-1
SHEET 1 OF 1

Planning Commission - Page 545

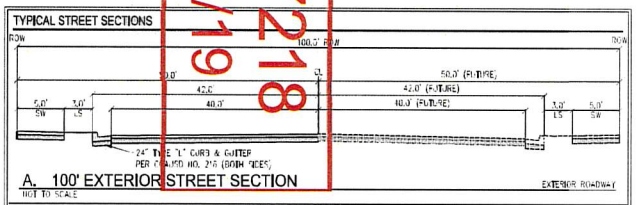
J:\Users\126-000 ann 215\Civil\Landscape\Xrefs\126-101-007 ann215 landscape.dwg 10/7/2019 11:21 AM Josh Paulsen

TENTATIVE MAP
FOR
ANN 215
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 126-36-101-006, 126-36-101-027, 126-36-101-007

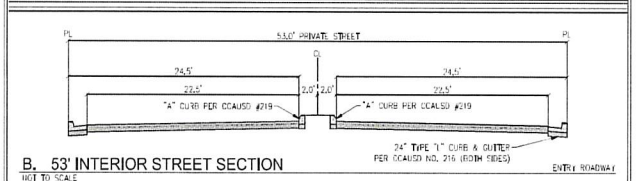


PRR 7772 18/08/19

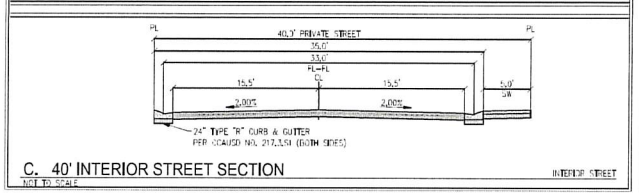
TYPICAL STREET SECTIONS



A. 100' EXTERIOR STREET SECTION
NOT TO SCALE — EXTERIOR ROADWAY

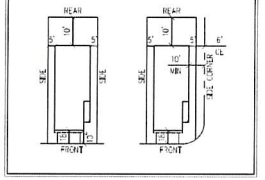


B. 53' INTERIOR STREET SECTION
NOT TO SCALE — ENTRY ROADWAY



C. 40' INTERIOR STREET SECTION
NOT TO SCALE — INTERIOR STREET

MINIMUM SETBACKS



CITY OF LAS VEGAS

SHEET INDEX

NO.	SHEET DESCRIPTION	TITLE
1	TM-1	COVER SHEET AND TYPICAL SECTIONS
2	TM-2	TENTATIVE MAP
3	TM-3	LOT PHASING

EARTHWORKS SUMMARY

CUT (UNADJUSTED) =	72,059 CY
FILL (UNADJUSTED) =	34,793 CY
NET EXPORT (UNADJUSTED) =	37,843 CY

DEVIATIONS FROM STANDARD

- ALLOW FOUNDATION RETAINING WALLS UP TO 8 FT.
- ALLOW OPENINGS WITHIN CURB RETURN FOR CORNER LOTS
- ALLOW A CONSECUTIVE RUN OF 12 LOTS WHERE 10 IS REQUIRED

LEGAL DESCRIPTION

BEING LOTS 6, 17 AND 7 WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ON A TT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN BY PROPER PITCHER LOCATIONS.

BENCHMARK

CLARK COUNTY BENCH MARK: TOBY 2 2006

FIRST AND SQUARE ALUMINUM PLATE IN THE NORTHEAST CORNER OF A CONCRETE BASE FOR A LARGE PUMPH POLE (4440+/-) AT THE WEST END OF ANN RD.

ELEVATION=990.347 feet (NAVD'88 w2007)
ELEVATION=989.27 (US Survey Feet (NAVD'88) w2019)

UTILITY SERVICES BY

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

BASIS OF BEARING

NORTH 89°17'05" EAST, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON MAP RECORDED ON FILE IN BOOK 96 OF THE CLARK COUNTY RECORDER IN FILE 100, PAGE 94 OF SURVEYS.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

113 UNITS X 250 GPD/UNITS = 28250 GPD
TOTAL AVERAGE CONTRIBUTION = 28250 GPD = 0.02825 MGD
TOTAL PEAK FLOW = 0.02825 MGD X 3.693 (PEAK FACTOR) = 0.10432 MGD

OWNER INFORMATION

KENT BUS YARD LLC (TIER1)
1635 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV 89134
CONTACT:

BUS YARD LLC (TIER1 HOTEL)
1635 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV 89134
CONTACT:

SETBACK

FRONT (LIVING):	10'
GARAGE:	18'
SIDE YARD:	5' (10' COMBINED)
SIDE CORNER:	10'
REAR:	10'

DEVELOPER INFORMATION

KB HOME
5795 RIOJA AVE, SUITE 180
LAS VEGAS, NV 89118
PH: (702) 284-8400
FX: (702) 360-8833
CONTACT: MATT DUNCAN

SITE DATA

APN NUMBERS:	126-36-101-006, 126-36-101-027, 126-36-101-007
GROSS AREA:	15.43 ± ACRES
NET AREA:	14.358 ACRES
EXISTING ZONING:	R-PD7 (PRF-7500) & OPA-75937
TOTAL LOT COUNT:	113
TOTAL DENSITY:	7.9 DU/AC
NO. OF COMMON ELEMENTS:	8
OPEN SPACE PROVIDED:	52,261 SF
MINIMUM LOT SIZE:	3,613 SF (LOT 80)
MAXIMUM LOT SIZE:	5,271 SF (LOT 94)
AVERAGE LOT SIZE:	3,940 SF

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5745 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DAN POLI

PARKING ANALYSIS

NO OF UNITS	= 113
REQUIRED PARKING	= 2 SPACES/LOT
GUEST PARKING:	= 0.2 SPACES/LOT
REQUIRED PARKING	= 249 SPACES

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

FEMA FLOOD ZONE INFORMATION

THE PROJECT SITE IS LOCATED WITHIN ZONE X (UNSHADED) PER THE FEMA FIRM PANEL NUMBER 32003C1755G, DATED SEPTEMBER 27, 2007. ALL AREAS COVERED BY THAT PANEL ARE LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (UNSHADED), WHICH IS DESIGNATED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES

1. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GRADES SHOWN.
2. THERE WILL BE A HOA AND CC&RS ESTABLISHED FOR THIS SUBDIVISION.
3. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
4. THE SITE SLOPES ARE LESS THAN 10%, STREET GRADES ARE TYPICALLY BE LESS THAN 5%.
5. EASEMENTS REQUIRED FOR TERTIARY DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
6. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO THE EXISTING 24" WATER MAIN LOCATED IN SHAWNEE ROAD.
7. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING MANHOLE LOCATED IN SHAWNEE LANE.
8. THIS PROJECT IS NOT WITHIN A "100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
9. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

SLATER HANIFAN GROUP
a Wetwood team
5745 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY
1	ADDRESS CHANGE	12/6/19	EV

kb HOME

ANN 215

COVER SHEET AND TYPICAL SECTIONS

DATE: 08/19/2019
DRAFTER: NPD
DESIGNER: NPD
CHECKED: ESP
PROJECT NO.
KBH1908-000

TIMOTHY M. MULROONEY — No. 22938 — CIVIL — 12/31/2019

TM-1
SHEET 1 OF 3

Planning Commission - Page 546

\\Slatergroup.com\Projects\Current\KBH1908-000 ANN 215\Civil\Exhibits\TM\KBH1908-000 ANN 215 TM-1.dwg, 12/7/2019 11:20 AM, Josh Poulsen

kb HOME
ANN 215
TENTATIVE MAP
CITY OF LAS VEGAS, NV
SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5330 FAX (702) 284-5339
DESCRIPTION
DATE
BY
APP'D
DATE: 07/10/2019
DRAWN BY: RHD
DESIGNED BY: RHD
CHECKED BY: ESP
PROJECT NO.: KBH1908-000
TM-2
SHEET 2 OF 3
LEGEND
COMMON ELEMENT AREAS
NOTE
TYP PERIMETER WALL (EAST)
TYP PERIMETER WALL
TYP RETAINING WALL (REAR)
TYP RETAINING WALL (SIDE)
N SHAUMBER RD
W ANN RD
STREET A
STREET B
STREET C
STREET D
STREET E
AVENUE A
AVENUE B
FUTURE PULL STREET
PRJ-77218
10/08/19

PRJ-77218
10/08/19

KBH1908

October 7, 2019

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for a Vacation, Variance, Legal Description, Tentative Map, Site Plan and Landscape Plan for KB Home for Ann 215 (APN: 126-36-101-006, -007 and -027)

Slater Hanifan Group, on behalf of the applicant, KB Home, respectfully submits this justification letter in support of a Waiver, Vacation (VAC), Variance (VAR), Legal Description, Tentative Map (TMP), Site Plan and Landscape Plan for the subject site.

The subject site is located at the southwest corner of the intersection of Ann Road and Shaumber Road. The Assessor's Parcel Numbers are 126-36-101-006, -007 and -027. The parcel acreage is approximately 15.43 gross acres. The proposed development will consist of 113 single family residential lots resulting in a density of 7.3 du/ac. A General Plan Amendment and Zone Change application have already been submitted to City of Las Vegas for the subject property (ZON-75938, GPA75937).

The applicant requests the following variances of standard:

Variance of standards of ~~Title 19.04:~~
Allow a dead end street ~~where a cul-de-sac is required.~~
Allow a Connectivity Index ~~of 1.15 where 1.3 is required. There is a single~~ entrance to the proposed development located on the North side of the parcel from Ann Road. Besides the portion of frontage on Ann Road, the project is surrounded by BLM land. Due to these perimeter conditions and the arrangement of the parcel being developed, the site plan is limited in the number of links that can be designed.

Variance of standards of ~~Title 19.06:~~
19.06.080 Table 9 – ~~Perimeter and Retaining Walls with Slope > 2% to allow a~~ Maximum Wall Height up to 14-ft to include 8-ft max retaining and 6-ft screen wall.
19.06.080 Table 10 – ~~Perimeter and Retaining Walls with Slope > 2% to allow a~~ Maximum Primary Wall Height up to 14-ft to include 8-ft max retaining and 6-ft screen wall and a Maximum Secondary Wall Height of 8-ft.

A variance for the gated entry street cross-section was discussed in the pre-application meeting, but the entry has since been revised to comply with the requirements of Title 19.4.230.

The applicant is vacating easements as shown on the attached vacation exhibit. Public right-of-way for Ann Road will be dedicated with this site. The proposed right-of-way will be dedicated in conjunction with existing public right-of-way to ensure access to parcels in the area is not impeded.

PRJ-77218
10/08/19

The associated Tentative Map will establish the 113-residential lot count. The TMP provides a summary of the project information, cross sections of proposed street sections, preliminary grading of the site from north to south and west to east, details of typical wall sections and location of existing and proposed utilities.

The gated community will provide a single common area of approximately 3,000 square feet in addition to required perimeter and side corner common areas. Streetlights will be installed along public streets in accordance with Title 19 requirements.

Thank you for considering these application requests. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,
Slater Hanifan Group, Inc.

Timothy M. Mulrooney, P.E.
Residential Market Leader

Dan Poll
Project Manager

CC:
Mark Bangan, KB Home
Roxanne Leigh, Slater Hanifan Group

PRJ-77218
10/08/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
27

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

SUBJECT:
VAR-77283 - VARIANCE RELATED TO VAR-77282 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Variance TO ALLOW A 14-FOOT TALL OVERALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED, TO ALLOW EIGHT-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW EIGHT-FOOT TALL SECONDARY WALLS WHERE FOUR-FEET IS THE MAXIMUM ALLOWED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

May go to City Council on: 11/20/2019
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) Tentative Map/Variance/Variance/Vacation

Project Address (Location) Ann/215

Project Name Ann & 215 **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 126-36-101-006 & 126-36-101-027 **Ward #** 6

General Plan: Existing ML Proposed N/A **Zoning:** Existing R-CL Proposed N/A

Additional Information Above stated existing General Plan and zoning designations assume prior approval of GPA-75937 and ZON-75938.

Property Owner Bus Yard Properties, LLC Contact Lenny Badger

Address 1635 Village Center Circle, Suite100 City Las Vegas State NV Zip 89134

E-mail lbadger@fcglv.com Phone 702-242-4949

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

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

E-mail rleigh@shg-inc.com Phone 702-284-5300

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

☐ Yes ☒ No

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

Partner(s) _____

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Property Owner Signature _____

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Print Name Thomas J. DeVore

Subscribed and sworn before me

This 3rd day of April, 20 19

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2023

PRJ-77218
08/19/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

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

Project Address (Location) Ann/215

Project Name Ann & 215 **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 126-36-101-007 **Ward #** 6

General Plan: Existing ML Proposed N/A **Zoning:** Existing R-CL Proposed N/A

Additional Information Above stated existing General Plan and zoning designations assume prior approval of GPA-75937 and ZON-75938.

Property Owner Vento Bus Yard, LLC Contact Lenny Badger
Address 1635 Village Center Circle, Suite 100 City Las Vegas State NV Zip 89134
E-mail lbadger@fcglv.com Phone 702-242-4949

Applicant KB Home Contact Christa Bilbrey
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E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh
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PR-77918
08/18/18

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
28

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

SUBJECT:
VAC-77284 - VACATION RELATED TO VAR-77282 AND VAR-77283 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Petition to Vacate a U.S. Government Patent Easement located on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), Ward 6 (Fiore) [PRJ-77218]. Staff recommends APPROVAL.

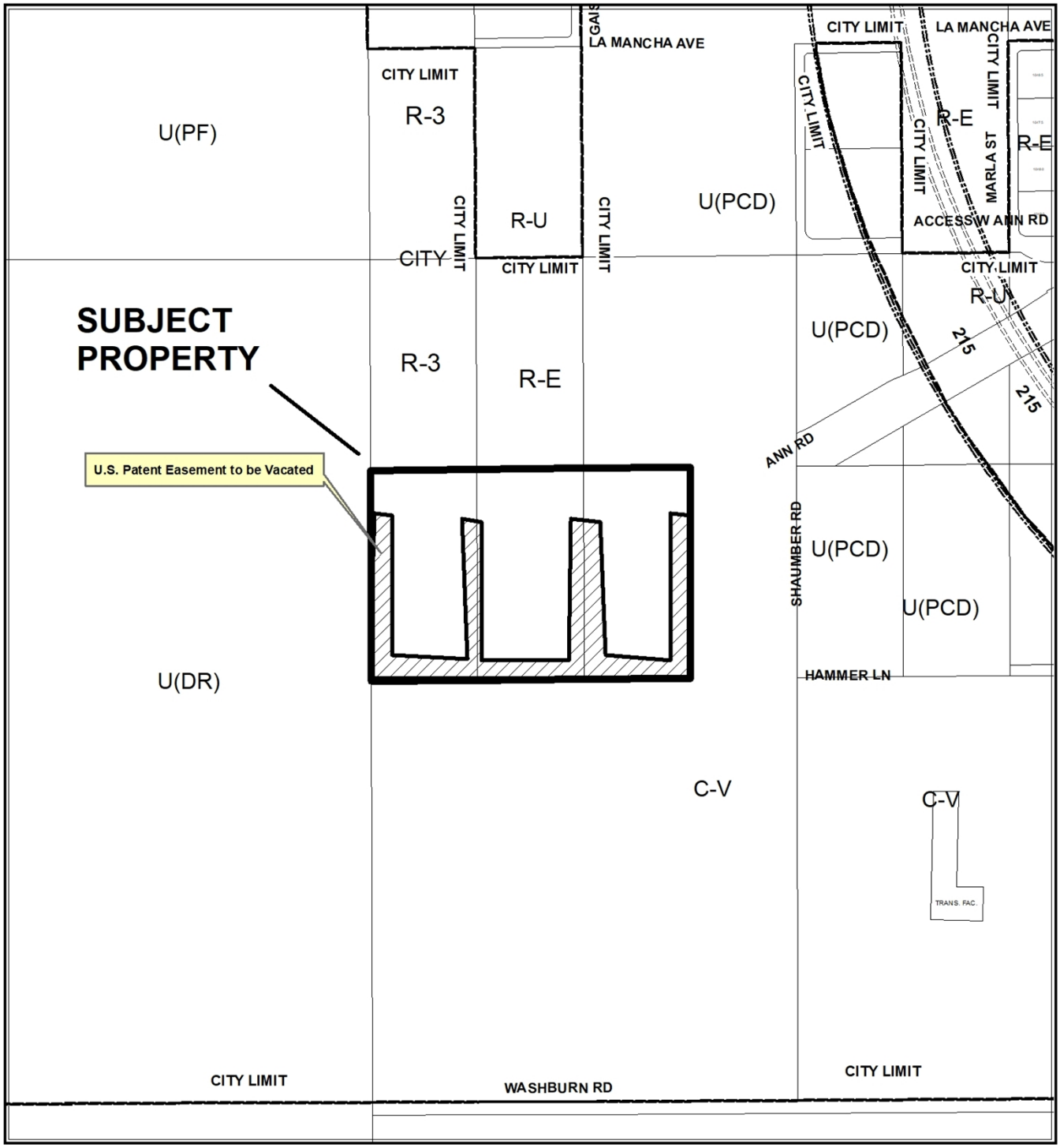
May go to City Council on: 11/20/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

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



CASE: **VAC-77284 (PRJ-77218)**

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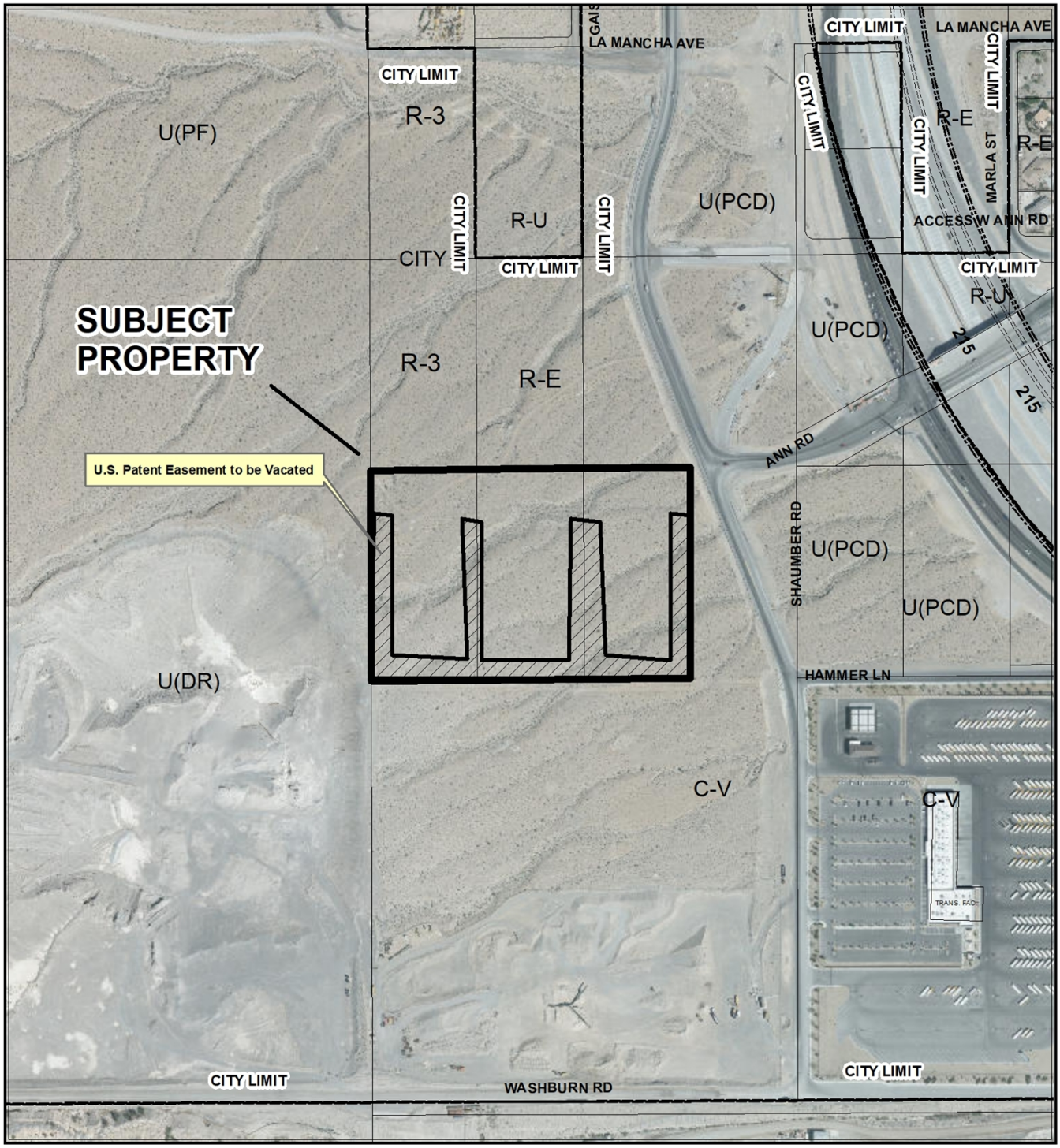

CASE: **VAC-77284 (PRJ-77218)**

0 360 720 Feet

N

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann/215

Project Name Ann & 215 **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 126-36-101-006 & 126-36-101-027 **Ward #** 6

General Plan: Existing ML Proposed N/A **Zoning:** Existing R-CL Proposed N/A

Additional Information Above stated existing General Plan and zoning designations assume prior approval of GPA-75937 and ZON-75938.

Property Owner Bus Yard Properties, LLC Contact Lenny Badger

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E-mail lbadger@fcglv.com Phone 702-242-4949

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☐ Yes ☒ No

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PRJ-77218
08/19/19

DEPARTMENT OF PLANNING

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PR-17-7018
08/18/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
29

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

SUBJECT:
TMP-77285 - TENTATIVE MAP RELATED TO VAR-77282, VAR-77283 AND VAC-77284 - ANN 215 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC - For possible action on a request for a Tentative Map FOR A 113-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

May go to City Council on: 11/20/2019
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

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DEPARTMENT OF PLANNING

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PRJ-77218
08/19/19

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PR-17-7018
06/13/19

DEPARTMENT OF PLANNING

DATE:

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

RE: PROJECT NAME
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

_____ (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact _____ at (_____)-_____-_____. Thank you.

Sincerely,

_____
(Signature)

Brian Kunec
(Print)

Subscribed and sworn before me

This 5th day of August, 20 19.
by Brian Kunec

_____
Notary Public in and for said County and State

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

PRJ-77218
08/19/19

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.
- N/A ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-77218
08/19/19

☑ 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.

☑ 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.

☐ 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).

☑ N/A 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.

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

Department of Public Works Signature: Roger Bailey

Date: 8/13/19

PRJ-77218
08/19/19

Updated 7/26/2012

TMP 77285
KB Homes

S side of Ann Road, W of Shaumber Road

Proposed 113 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	113	9.44	**1,067**
AM Peak Hour			0.74	**84**
PM Peak Hour			0.99	**112**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Ann Road

Average Daily Traffic (ADT)	3,456
PM Peak Hour	276

(heaviest 60 minutes)

Shaumber Road

Average Daily Traffic (ADT)	3,867
PM Peak Hour	309

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Ann Road	15,600
Shaumber Road	15,600

This project will add approximately 1,067 trips per day on Ann Rd. and Shaumber Rd. Currently, Ann is at about 22 percent of capacity and Shaumber is at about 25 percent of capacity. With this project, Ann is expected to be at about 29 percent of capacity and Shaumber to be at about 32 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 112 additional cars, or about two every minute.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
30

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

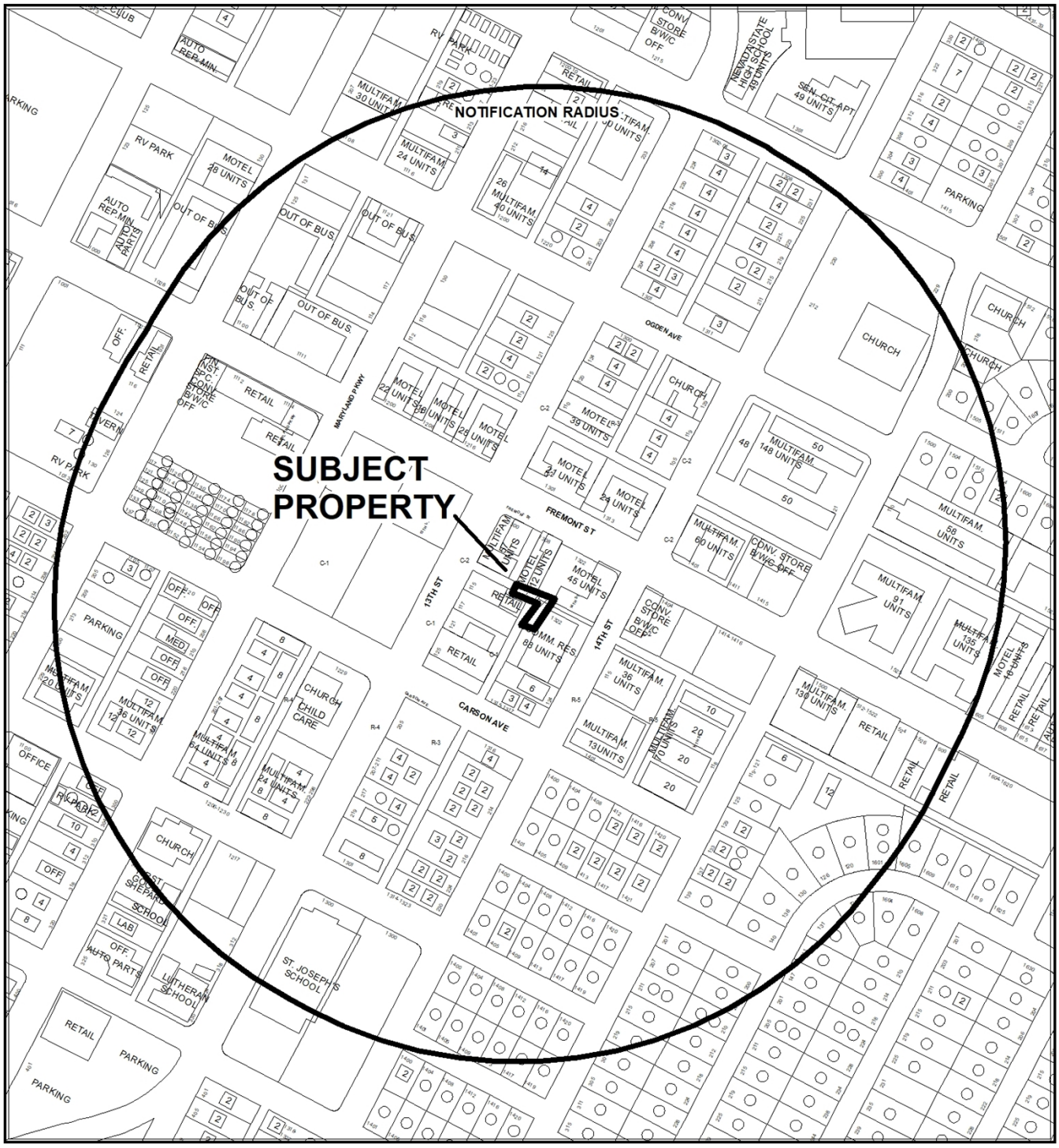
SUBJECT:
VAR-77419 - VARIANCE - PUBLIC HEARING - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PUBLIC ALLEYWAY IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED on a portion of a 20-foot wide public right-of-way (alleyway) segment bound by Fremont Street, Carson Avenue, 13th Street and 14th Street, Ward 3 (Diaz) [PRJ-76792]. Staff recommends DENIAL.

C.C.: 11/20/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAR-77419 and VAC-77293 [PRJ-76792]
3. Supporting Documentation - VAR-77419 and VAC-77293 [PRJ-76792]
4. Photo(s) - VAR-77419 and VAC-77293 [PRJ-76792]
5. Justification Letter - VAR-77419 and VAC-77293 [PRJ-76792]
6. Submitted after Final Agenda - Protest/Support Postcards for VAR-77419 and VAC-77293 [PRJ-76792]



CASE: VAR-77419 (PRJ-76792)

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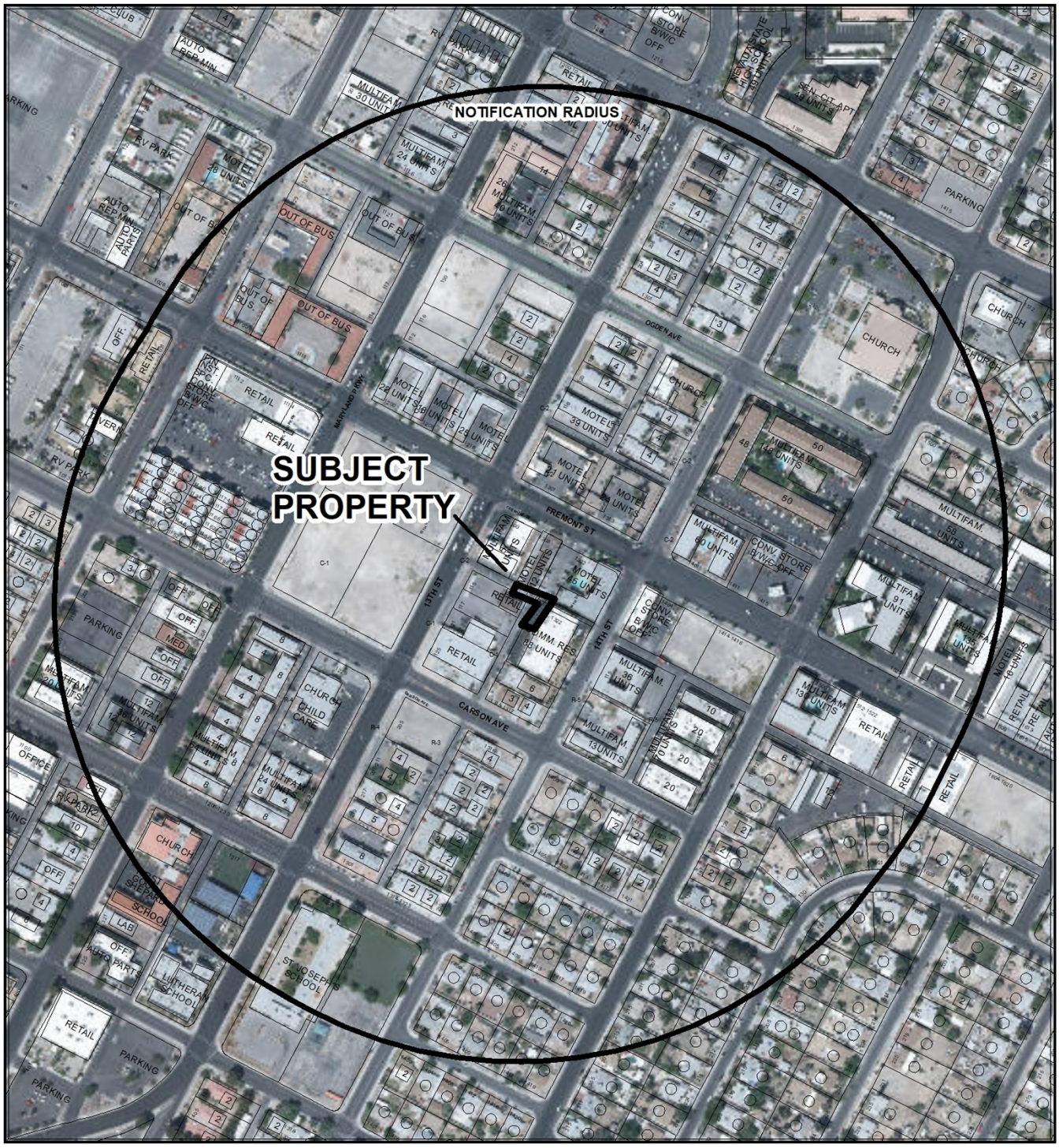

CASE: VAR-77419 (PRJ-76792)

0 255 510
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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77419	Staff recommends DENIAL, if approved subject to conditions:	
VAC-77293	Staff recommends DENIAL, if approved subject to conditions:	VAR-77419

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 244 - VAR-77419 and VAC-77293

PROTESTS 0 - VAR-77419 and VAC-77293

APPROVALS 0 - VAR-77419 and VAC-77293

JB

**** CONDITIONS ****

VAR-77419 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-77293) shall be required, if approved.

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

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

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

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

Public Works

6. The proposed alley shall be allowed to terminate without the means of a cul-de-sac or other appropriate terminus acceptable by the Department of Public Works.

VAC-77293 CONDITIONS

1. The limits of this Petition of Vacation shall be the “elbow” of the alley as shown on the site plan submitted August 22, 2019.

2. A circular turn-around in accordance with City Standards is required to be dedicated and constructed at each end of the terminus prior to recordation unless an appropriate Variance (such as VAR-77419) is approved by the City Council.

3. A Public Sewer and Drainage Easement to be privately maintained, acceptable to the Department of Public Works, shall be reserved through the Order of Vacation.

4. Provide a plan prepared by a licensed Professional Land Surveyor showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant. The required plan shall identify exactly who is responsible to reclaim each portion of right of way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.

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

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

7. 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.

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

9. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) 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 a portion of a 20-foot wide public right-of-way (alleyway) segment bound by Fremont Street, Carson Avenue, 13th Street and 14th Street.

ISSUES

- The applicant has requested the Vacation (VAC-77419) of the portion of the alleyway alignment to facilitate future development of commercial property at 1308 Fremont Street and address concerns regarding security of the area. Staff recommends denial of the request.
- The applicant has requested a Variance (VAR-77419) to allow termination of a public alleyway in a dead end stub where a cul-de-sac is required. Staff recommends denial of the request.

LEGAL DESCRIPTION

Being a portion of Ladd Addition to Las Vegas; Book 1, Page 2; Lot 3, Block 10; the alleyway to be vacated being more described as follows:

Commencing at the west corner of parcel 139-35-310-030; thence along the north line of South 61°47' East a distance of 160.00 feet; thence along the east line of South 28°13' West a distance of 270.00 feet; thence along the south line of North 61°47' West a distance of 20.00 feet; thence along the west line of North 28°13' East a distance of 250.00 feet; thence along the south line of North 61°47 West a distance of 140.00 feet; return to the point of beginning along the west line of North 28°13' East a distance of 20.00 feet.

ANALYSIS

The applicant has indicated in the submitted Justification Letter dated stamped 09/12/19 that the reason for the proposed vacation of right-of-way (alleyway) is because of concerns related to security, safety and welfare of the residents living at 1308 Fremont Street.

The Department of Public Works has presented the following information concerning this request to vacate a proposed portion of public street right of way (alleyway):

JB

A. Does this vacation request result in uniform or non-uniform right-of-way widths?
    a. *The alley widths will remain uniform but is proposed to terminate in a dead end.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
    a. *No, as it is in an alley.*
C. Does it appear that the vacation request involves only excess right-of-way?
    a. *No.*
D. Does this vacation request coincide with development plans of the adjacent parcels?
    a. *No it is for security purposes.*
E. Does this vacation request eliminate public street access to any abutting parcel?
    a. *No public street access will be affected.*
F. Does this vacation request result in a conflict with any existing City requirements?
    a. *Yes. Per City code, rights-of-way, including alleys, are prohibited from terminating in a dead end.*
G. Does the Department of Public Works have an objection to this vacation request?
    a. *Yes, since it is proposing a terminus with no cul-de-sac or other alternative access from the alley.*

The requested Variance (VAR-77419) is required because the applicant has proposed a public alley terminating in a dead-end stub instead of providing a required cul-de-sac. Pursuant to Complete Street Standards outlined in Title 19.04.100, “For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by means of a circular cul-de-sac that shall be designed and installed in accordance with City standards.” Staff has determined the proposed Vacation (VAC-77293) of a portion of the public right-of-way (alleyway) does not meet the development standards per Title 19.04.100. In addition, the requested Variance (VAR-77419) does not demonstrate a unique hardship; therefore, the staff recommends denial of both requests.

FINDINGS (VAR-77419)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to vacate a portion of an existing public right-of-way (alleyway), which will result in the remaining portion of the alleyway terminating in a dead end where a cul-de-sac is required. Alternative right-of-way design would allow conformance to the Title 19.04.100 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAC-77293)

The Department of Public Works and Department of Planning are opposed to this Petition of Vacation since the proposed vacation of public right-of-way would limit the future ability to construct Complete Street Standards outlined in Title 19.04.100 and result in an irregular right-of-way termination where a cul-de-sac is required. Therefore, staff recommends denial with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
No relevant City actions were found on the subject public right-of-way.

Related Building Permits/Business Licenses
No building permits or business licenses were found on the subject public right-of-way.

Pre-Application Meeting	
06/12/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a vacation of public right-of-way to facilitate the redevelopment of an existing commercial development.

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

Field Check	
08/29/19	During a routine site inspection staff noted that the portion of right-of-way (alleyway) currently contains utility poles, equipment and trash dumpsters which serve the properties surrounding the alleyway to the west, south and east which may need to be relocated.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	R.O.W (Right-of-Way)	R.O.W (Right-of-Way)	R.O.W (Right-of-Way)
North	Hotel, Motel or Hotel Suites	C (Commercial)	C-2 (General Commercial)
South	General Retail	C (Commercial)	C-1 (Limited Commercial)
East	Community Residence	C (Commercial)	C-1 (Limited Commercial)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
West	General Retail	C (Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) Fremont East District - Area 1	Y
LW-O (Live/Work 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

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
13th Street	Major Collector	Master Plan of Streets & Highways	80	Y
Carson Avenue	Local Street	Title 13	80	Y

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1308 Fremont Street

Project Name Lucky Lady Cafe **Proposed Use** A-2 Restaurant

Assessor's Parcel #(s) 139-35-310-031 **Ward #** 3

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

Additional Information Vacation of 20 ft wide alley under PRJ-76792 will create dead end. Requesting a variance of required turn around under 19.04.100 due to site constraints.

Property Owner Srinivasan LLC Contact Saraah Ganti

Address 1266 Finale Lane City Las Vegas State NV Zip 89119

E-mail saraah1@me.com Phone (702) 324.3441

Applicant Srinivasan Ganti Contact Mike Ganti

Address 1266 Finale Lane City Las Vegas State NV Zip 89119

E-mail ssg2@me.com Phone (702) 810-4437

Representative ART-IS-ZEN art+architecture Contact Jeff Kadlowec

Address 353 Bonneville Ave, Ste 171 City Las Vegas State NV Zip 89101

E-mail jeff.k@art-iszen.com Phone (702) 433-900 / (702) 467-1946

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 Srinivasan Ganti

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

Print Name SRINIVASAN GANTI

Subscribed and sworn before me

This 11 day of September, 20 19

Notary Public in and for said County and State

State of Nevada
County of Clark

LILIANA M. BRICKER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-11780-1
My Appt. Expires Sept. 20, 2021

PRJ-76792
09/12/19

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1308 Fremont Las Vegas NV 89101

Project Name Lucky Lady Cafe **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-35-310-031/035 **Ward #**

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

Additional Information

Property Owner SRINIVASA LLC **Contact** MIKE GANTI

Address 100 S 14th St City Las Vegas State NV Zip 89101

E-mail ssgz@me.com Phone 702 810 4437

Applicant Mike Ganti **Contact**

Address City State Zip

E-mail Phone

Representative ART-IS-ZEN **Contact** Jeff Kadlowec

Address 353 E Bonneville Ave, Ste 171 City Las Vegas State NV Zip 89101

E-mail jeff.k@art-is-zen.com Phone 702-433-6900

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 Srinivasa Ganti

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

Print Name SRINIVASAN GANTI

Subscribed and sworn before me

This 15 day of August, 20 19

Notary Public in and for said County and State

LILIANA M. BRICKER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-11780-1
My Appt. Expires Sept. 20, 2021

PRJ-76792
08/22/19

ärt-ĭs-zən®
art+architecture
353 E Bonneville Ave, Ste 171
Las Vegas, NV 89101-6518
W 702-433-6900
www.art-is-zen.com

26 AUG 2019

Jonathan Boyles
Senior Planner
Department of Planning
333 North Rancho Drive, 3rd Flr
Las Vegas, NV 89101
702-229-5447
www.lasvegasnevada.gov

RE: Vacation Application, VAC-77293 - Lucky Lady Café at 1308 Fremont St

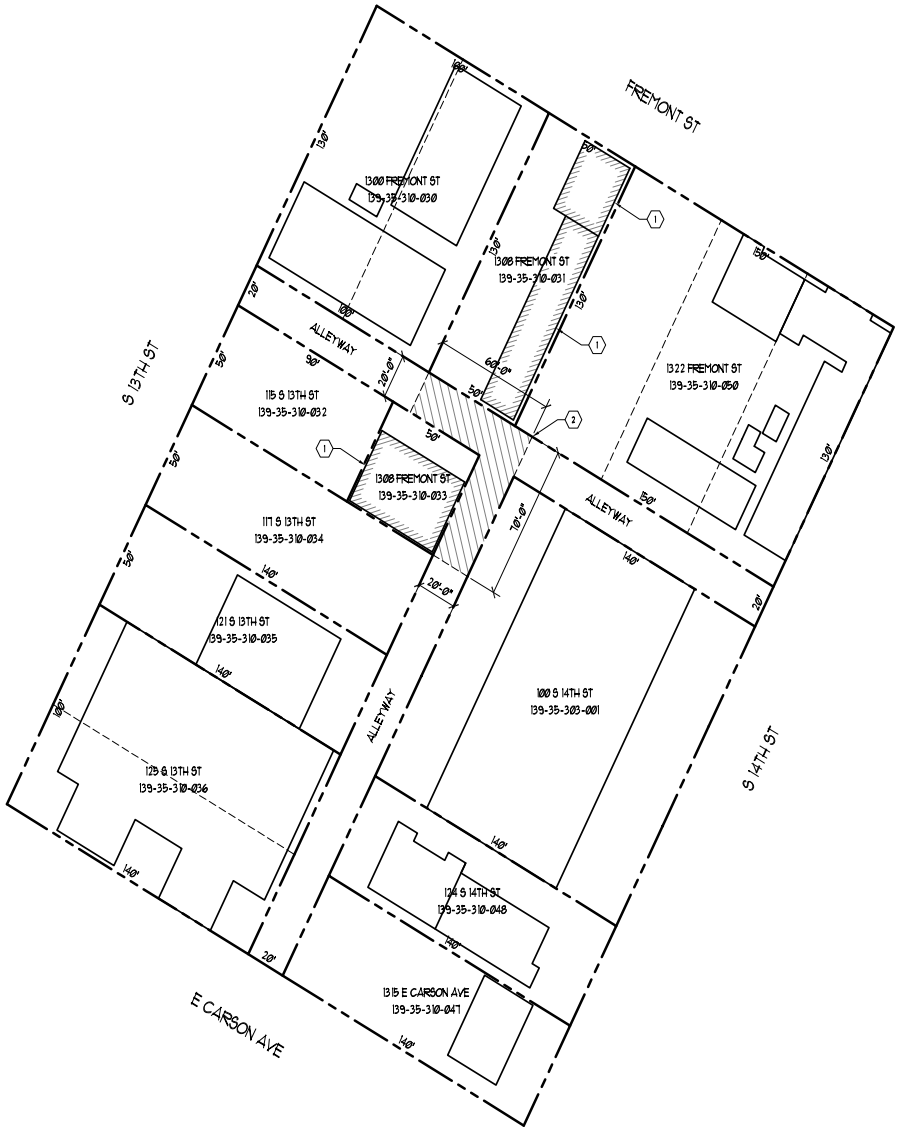
Being a portion of Subdivision, LADD ADD FLAT; Book 1, Page 2; Lot 3, Block 10; the alleyway to be vacated being more described as follows:

Commencing at the west corner of parcel 139-35-310-030; thence along the north line of South 61°47′ East a distance of 160.00 feet; thence along the east line of South 28°13′ West a distance of 270.00 feet; thence along the south line of North 61°47′ West a distance of 20.00 feet; thence along the west line of North 28°13′ East a distance of 250.00 feet; thence along the south line of North 61°47 West a distance of 140.00 feet; return to the point of beginning along the west line of North 28°13′ East a distance of 20.00 feet.

Very Respectfully,

Jeffrey C Kadlowec, Architect
M 702-467-1946
jeff.k@art-is-zen.com

PRJ-76792
08/26/19



13 SITE PLAN
1" = 30'-0"

PROPERTY LINE
EDGE OF BUILDING
BUILDING FOOTPRINT
AREA OF VACATION

3 SYMBOLS
1/4" = 1'-0"

1 (E) BUILDING FOOTPRINT
2 AREA OF PROPOSED VACATION

2 KEYNOTES
NTS

1. VERIFY ALL DIMS IN FIELD. NOTE ANY MAJOR DISCREPANCIES. CONTACT ARCHITECT AS NECESSARY FOR CLARIFICATION.

2. ANY WORK SHALL BE COORDINATED WITH THE ARCHITECT ON-SITE, IF CONDITIONS DIFFER SUBSTANTIALLY FROM DRAWINGS.

3. ALL BUILDING STRUCTURES, ELEMENTS & FINISHES ARE EXISTING AND TO REMAIN, UNLESS OTHERWISE NOTED.

1 NOTES
N/A

ärt-ĭs-zən®
ART + ARCHITECTURE
ENGINEERING & CONSTRUCTION
353 E BONNEVILLE AVE, STE 171
LAS VEGAS, NV 89101-6518

W 702-433-6900 M 702-467-1946
WWW.ART-IS-ZEN.COM INFO@ART-IS-ZEN.COM

ARCHITECT
JEFFREY C KADLOMEC REGISTERED No. 6847 ARCHITECT STATE OF NEVADA

CONSULTANT

CLIENT NAME
SRINIVASA, LLC
100 S 14TH ST
LAS VEGAS, NV 89101

PROJECT NAME
RESTAURANT CONVERSION
1308 FREMONT ST
LAS VEGAS, NV 89101

FOR CONSTRUCTION

REV	DATE	DESCRIPTION
A	15MAY19	VACATION SUBMITTAL
REV	DATE	DESC
REV	DATE	DESCRIPTION

PROJECT NO:	2019-0111
CAD DWG FILE:	A-101_A
DRAWN BY:	JCK
CHECKED BY:	JCK
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SHEET TITLE
SITE PLAN

PRJ-76792
08/22/19

A-101

SHEET 1 OF 1



VAR-77419 [PRJ-76792] - VARIANCE RELATED TO VAC-77293 - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS

SEGMENT BOUND BY FREMONT STREET, CARSON AVENUE, 13TH STREET AND 14TH STREET

08/29/2019



VAR-77419 [PRJ-76792] - VARIANCE RELATED TO VAC-77293 - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS

SEGMENT BOUND BY FREMONT STREET, CARSON AVENUE, 13TH STREET AND 14TH STREET

08/29/2019



VAR-77419 [PRJ-76792] - VARIANCE RELATED TO VAC-77293 - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS

SEGMENT BOUND BY FREMONT STREET, CARSON AVENUE, 13TH STREET AND 14TH STREET

08/29/2019

11 Sep 2019

To: CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, P.O. Box 551741, Las Vegas, NV 89155-1741

From: Srinivasan Ganti and Saraah Ganti
1266 Finale Lane, Las Vegas, Nevada 89119

Re: Vacation application

Thank you for taking the time to review my request for the vacation of the alley ways located at 1308 E Fremont St, Las Vegas, Nevada, 89101.The assessor's number is 139-35-310-031 and in Ward 3. The legal description is Mixed-Use. We are requesting a vacation for the following reasons:

- Safety for tenants, (see attached pictures of shot gun shells located on property after gun shots).
- Security of said property. Constant break-ins and homelessness invasion due to open access.
- Enhancement Fremont frontage as an outdoor venue.
- Partial vacation of Property is on record.We are requesting a complete vacation.
- City of Las Vegas Downtown Business Assistance program.
- City of Las Vegas beautification project.
- We requesting the vacation to ensure the health, safety, and welfare to the downtown public and the residents living on the premises. Drugs and solicit illegal activities to elderly residents residing at 1308 Fremont.

The vacation of the corner portion of this alleyway will create a dead end. Due to the existing constraints of the site, we will not be able to provide a turn-around in this area. We are therefore also requesting a variance of 19.04.100 Street Terminations other than at intersections under a related application.

We have invested over Five hundred thousand on the property and plan to invest another million with the addition of more apartments and two or more restaurants. Through traffic would make this impossible due to the property layout. We have been a partner with the Downtown Business District since 1995. My wife and I built the assisted Living Facility located at 100 S. 14th Street, las Vegas, Nevada 89101. We invested over 5,000.000.00. in 2015. It is a great success.

Thank you for your attention in this matter,

Srinivasan & Saraah Ganti

Jeff Kadlowec, Architect

PRJ-76792
09/12/19

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

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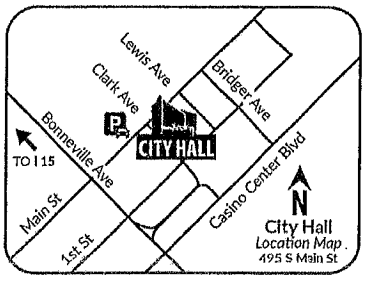
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77419 and VAC-77293 [PRJ-76792]
Planning Commission Meeting of **10/08/2019**

PRJ-76792
13935310015
CHURCH LUTHERAN GOOD SHEPHERD
C/O R JAQUISH
301 MARYLAND PKWY
LAS VEGAS NV 89101-5320

Submitted after final agenda

30P
31P

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

PRSRT
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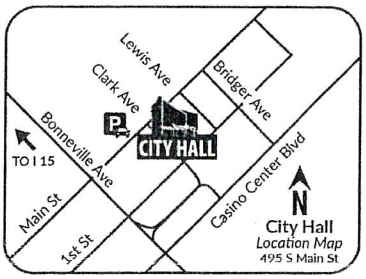
Official Notice of Public Hearing



RECEIVED
OCT 07 2019
Dept of Planning
City of Las Vegas

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VAR-77419 and VAC-77293 [PRJ-76792]
Planning Commission Meeting of **10/08/2019**

PRJ-76792
13935401005
CHURCH LUTHERAN EVANGELICAL
301 S MARYLAND PKWY
LAS VEGAS NV 89101-5320

67 HRDFNP1 89101

30P
31P

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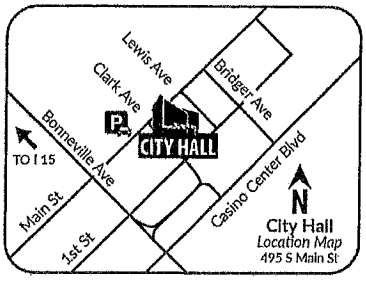

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77419 and VAC-77293 [PRJ-76792]
Planning Commission Meeting of **10/08/2019**

PRJ-76792
13934712121
CHURCH LUTHERAN EVANGELICAL
301 S MARYLAND PKWY
LAS VEGAS NV 89101-5320

07 MRDFNP1 89101

30P
31P

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

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U.S. Postage
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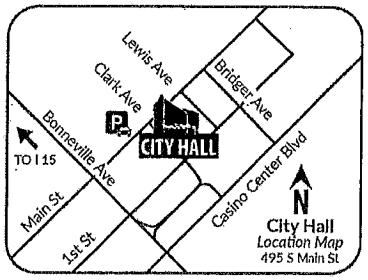
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77419 and VAC-77293 [PRJ-76792]
Planning Commission Meeting of **10/08/2019**

PRJ-76792
13935310014
CHURCH LUTHERAN GOOD SHEPHERD
301 MARYLAND PKWY
LAS VEGAS NV 89101-5320

89101 HRDFMP1

30 P
31 P

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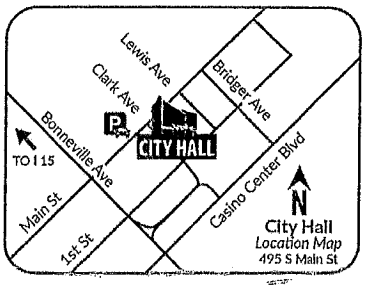
Return Service Requested
Official Notice of Public Hearing



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OCT 2 2019
Dept of Planning
City of Las Vegas

PRJ-76792
13935317008
CHALOUPKA WILLIAM JOHN
1142 E CARSON AVE
LAS VEGAS NV 89101-5360

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77419 and VAC-77293 [PRJ-76792]
Planning Commission Meeting of **10/08/2019**

87 MADFNP1 89101

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

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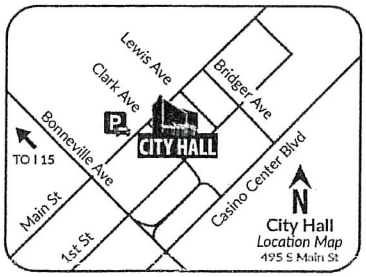

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77419 and VAC-77293 [PRJ-76792]
Planning Commission Meeting of **10/08/2019**

PRJ-76792
13935411006
BERARD GLENN ALAN
1413 E BRIDGER AVE
LAS VEGAS NV 89101

67 HRDFNP1 89101

30A
31A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
31

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

SUBJECT:
VAC-77293 - VACATION RELATED TO VAR-77419 - PUBLIC HEARING - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Petition to Vacate a portion of a 20-foot wide public right-of-way (alleyway) segment bound by Fremont Street, Carson Avenue, 13th Street and 14th Street, Ward 3 (Diaz) [PRJ-76792]. Staff recommends DENIAL.

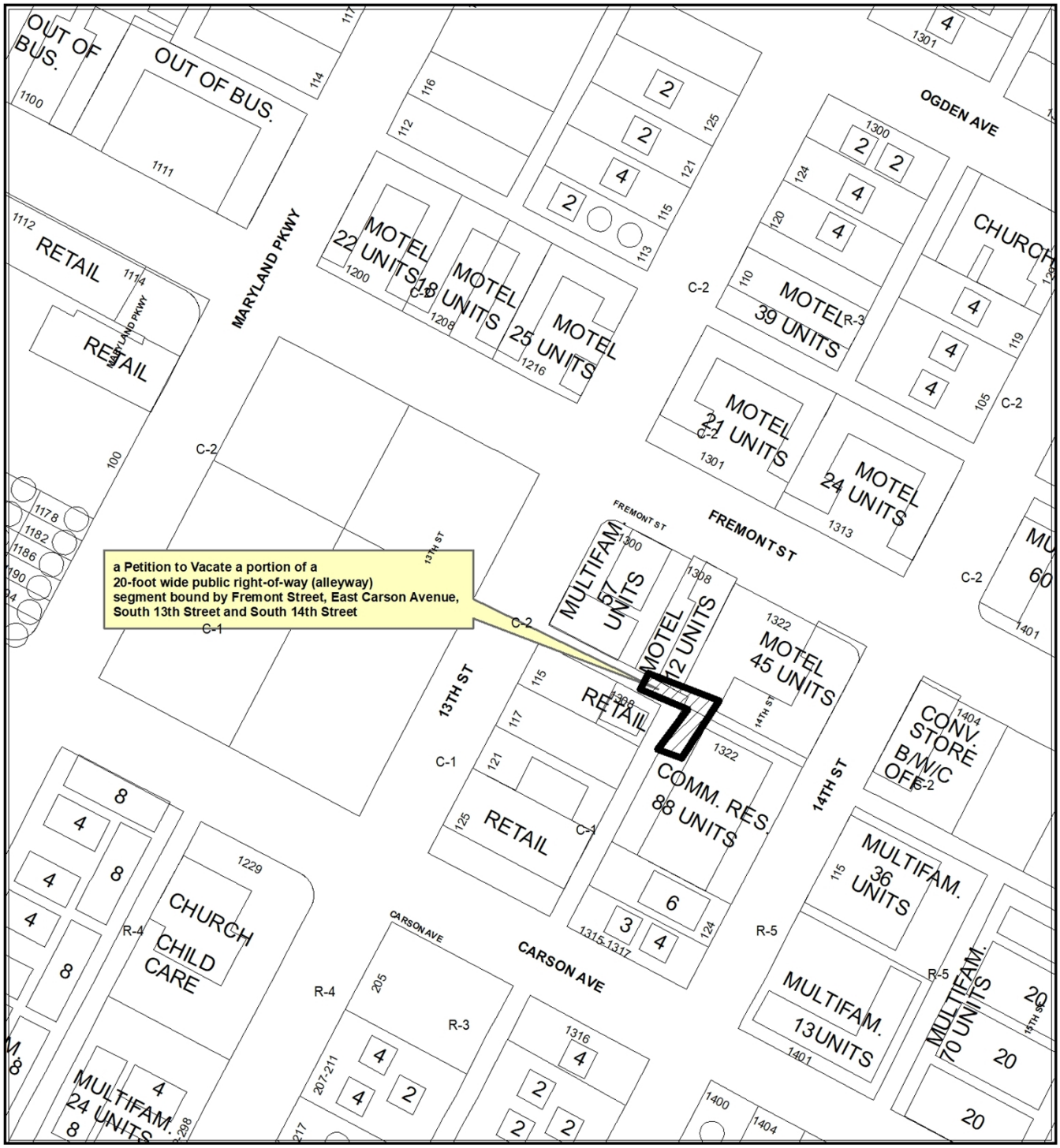
C.C.: 11/20/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps

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



CASE: VAC-77293 (PRJ-76792)

0 115 230 Feet

N



CASE: VAC-77293 (PRJ-76792)

0 115 230 Feet

N

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
32

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

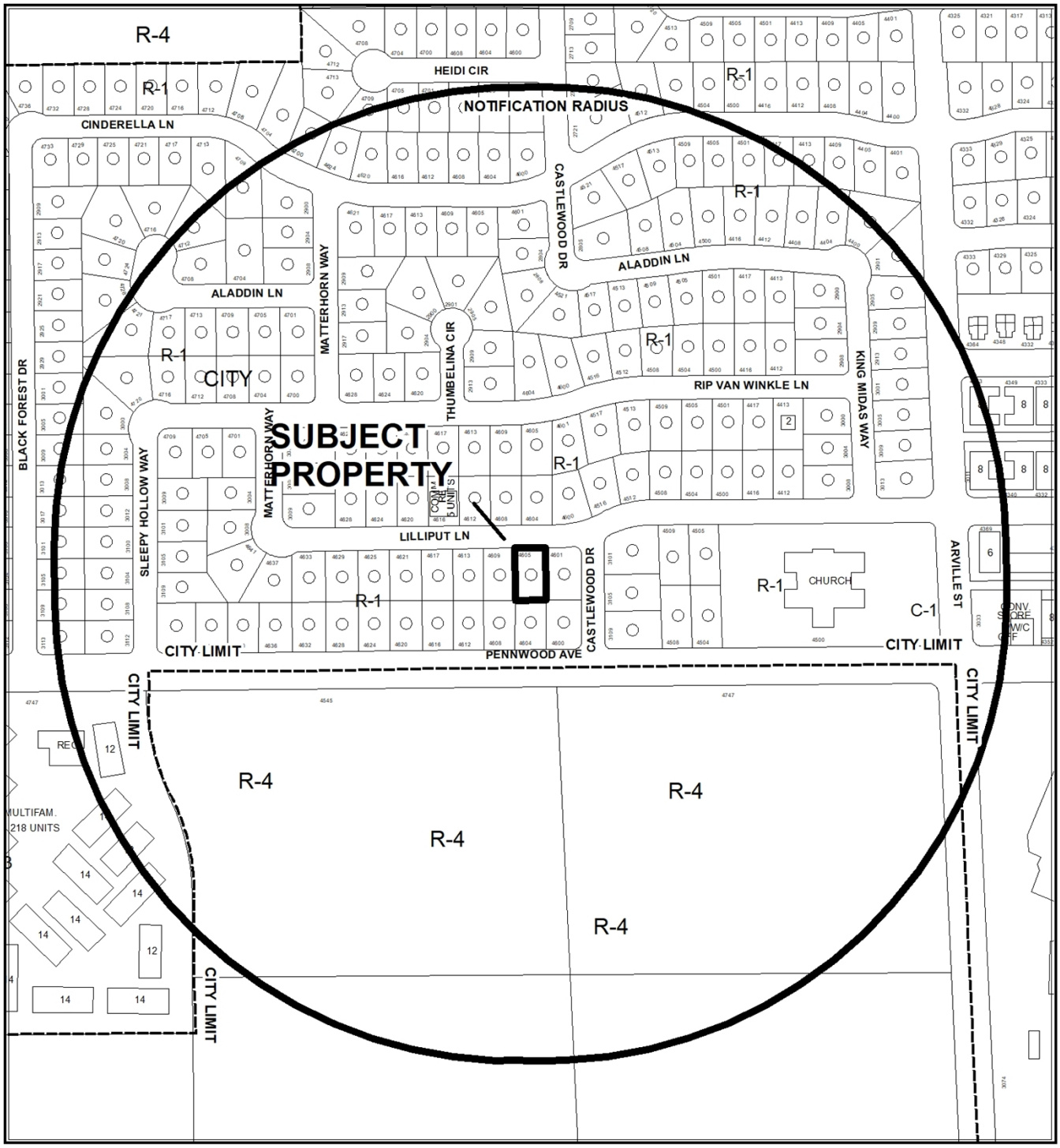
SUBJECT:
VAR-77136 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JUAN MANUEL FLORES - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHADE STRUCTURES] WITH A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW THE ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED at 4605 Lilliput Lane (APN 162-07-212-007), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77067]. Staff recommends DENIAL.

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Letter of Support
7. Submitted after Final Agenda - Protest/Support Postcards
8. Submitted at Meeting - Documentation Not Vetted - Support Letters by Juan Manuel Flores



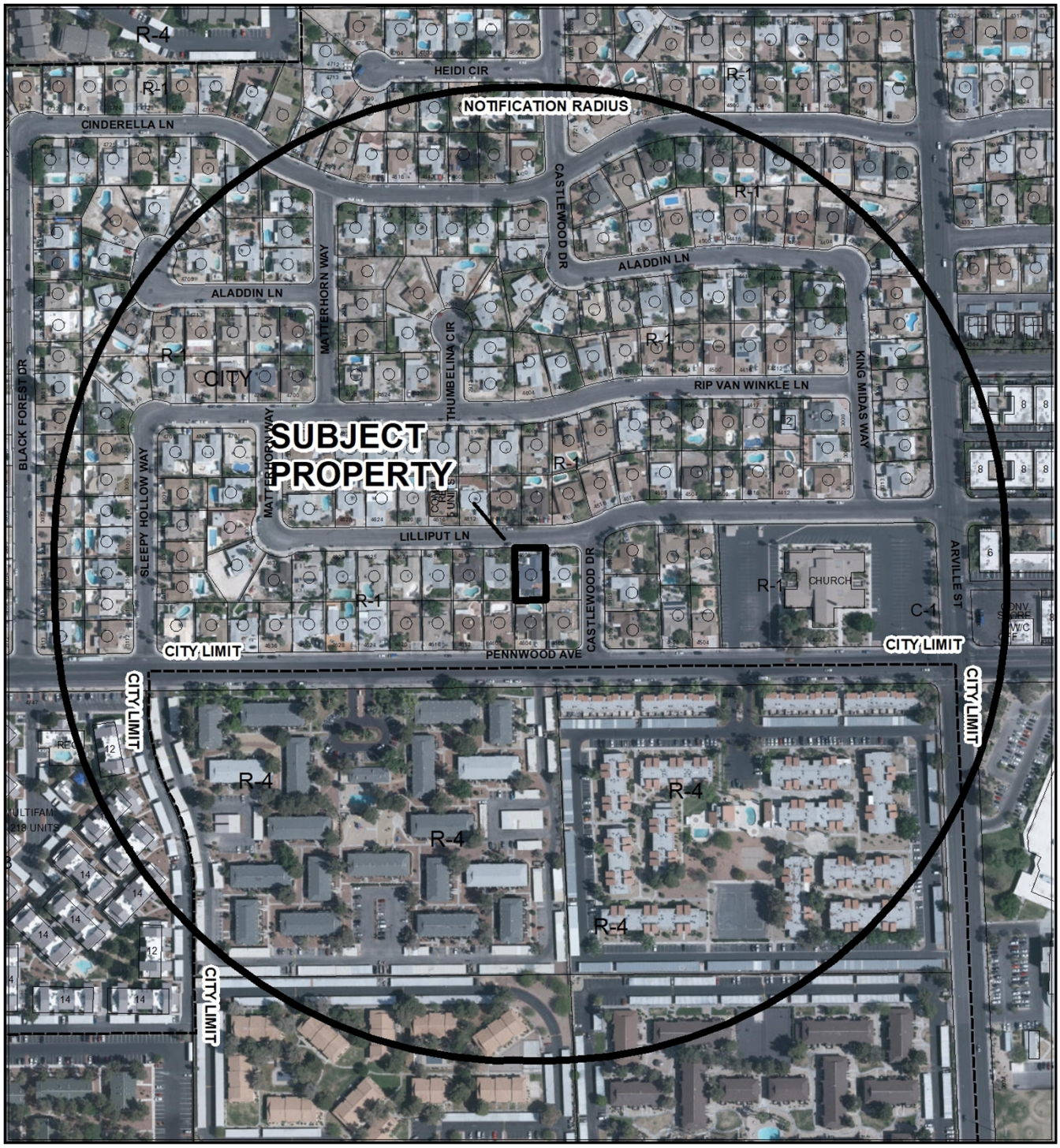
0 250 500 Feet

CASE: **VAR-77136 (PRJ-77067)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 250 500 Feet

CASE: **VAR-77136 (PRJ-77067)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JUAN MANUEL FLORES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77136	Staff recommends DENIAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 210

PROTESTS 0

APPROVALS 0

** CONDITIONS **

VAR-77136 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. Remove wood planking used to jump the curb cut. If a second driveway is desired, permits will need to be pulled through the Department of Building and Safety.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance for existing two accessory structures (Class II) [Shade Structures] built with a zero-foot separation from the principal building where six feet is required, a zero-foot side yard setback where three feet is required, and an accessory structure that exceeds the height of the principal structure, on 0.17 acres at 4605 Lilliput Lane.

ISSUES

- Two shade structures were erected without building permits. Their locations and dimensions are non-compliant with Title 19.06.070 development standards
- On 06/11/19, a Code Enforcement case (CE19-00233) was initiated for front and rear patio covers without permits at 4605 Lilliput Lane. The case is active.

ANALYSIS

The subject site is designated by the General Plan as L (Low Density Residential) and zoned R-1 (Single Family Residential). The applicant requests a Variance for two existing non-compliant shade structures. Both shade structures were built with zero-foot separations from the principal dwelling where six feet is required, as well as the front structure extending to the side yard property line where a three-foot side yard setback is required.

The applicant's Justification Letter dated stamped 08/26/19, states that the structures were built, "a way to soften the appearance of our new concrete-filled yard and to further City revitalization [and water conservation] policies".

Pursuant to Title 19.06.070, the maximum lot coverage allowed at the subject site is 50%. With the addition of these structures, the lot coverage reaches 44%. This zone also requires the total square footage of all accessory structures to be less than 50% of the principal structure, and less than 50% of the rear yard area. These accessory structures are then 46% of principal structure and 23% of the rear yard area.

Title 19.06.070 development standards also limit the height of any accessory structures to be less than the height of the principal structure; the front shade structure was built to 10 feet where a maximum of eight feet is allowed.

The Variance is required because the applicant built noncompliant structures without building permits; therefore, staff recommends denial of the existing structures. If approved, staff has included conditions of approval.

FINDINGS (VAR-77136)

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 building unpermitted structures in locations that are noncompliant with Title 19.06.070. Alternative placement of the shade structures would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
04/08/13	A Code Enforcement case (#127292) was initiated for a carport at 4605 Lilliput Lane. The case was resolved on 04/06/13.
03/06/17	A Code Enforcement case (#175493) was initiated as part of a sweep at 4605 Lilliput Lane. The case was resolved on 03/23/17.
03/27/17	A Code Enforcement case (#176545) was initiated for construction work at 4605 Lilliput Lane. The case was resolved on 05/23/17.
06/15/17	A Code Enforcement case (#179764) was initiated for a dirt stockpile at 4605 Lilliput Lane. The case was resolved on 07/18/17.
10/24/17	A Code Enforcement case (#183620) was initiated for a cement base used for parking in the front yard at 4605 Lilliput Lane. The case was resolved on 10/25/17.
09/24/18	A Code Enforcement case (#193292) was initiated for two red cones in the street at 4605 Lilliput Lane. The case was resolved on 09/26/18.
06/11/19	A Code Enforcement case (CE19-00233) was initiated for front and rear patio covers without permits at 4605 Lilliput Lane. The case is active.

Most Recent Change of Ownership	
08/30/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1964	First record of development on the subject site.
11/02/10	A business license (G50-06584) was issued for General Retail Sales (internet sales) at 4605 Lilliput Lane. The license became inactive on 09/12/14.

Pre-Application Meeting	
07/16/19	A pre-application conference was held to discuss submittal requirements for a Variance

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

Field Check	
08/29/19	A field inspection was conducted by staff which found a single family home with an unpermitted shade structure in the front of the house, in conjunction with a curb jump as a second (unpermitted) driveway.

Details of Application Request	
Site Area	
Gross Acres	0.17

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	L (Low Density Residential)	R-1 (Single Family Residential)
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 – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	7,370 SF	Y
Min. Lot Width	60 Feet	67 Feet	Y
Min. Setbacks – Accessory (North) • Side • Rear	 3 Feet 6 Feet	 0 Feet 87 Feet	 N* Y
Min. Setbacks – Accessory (South) • Side • Rear	 3 Feet 6 Feet	 8 Feet 6 Feet	 Y Y
Min. Distance Between Buildings • North • South	 6 Feet 6 Feet	 0 Feet 0 Feet	 N* N*
Max. Lot Coverage	50 %	44 %	Y
Max. Building Height • North • South	 8 Feet 8 Feet	 10 Feet 8 Feet	 N* Y

**The applicant is requesting a Variance (VAR-77136) to allow a zero-foot separation from the principal dwelling, a zero-foot side yard setback, and to allow the accessory structure to exceed the height of the principals dwelling.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Lilliput Lane	Local Street	Title 13	40	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) 4605 Lilliput Lane (89102)

Project Name Water Conservation, Shade Replacement & Aesthetic Revitalizatio **Proposed Use** SFR Detached (no change)

Assessor's Parcel #(s) 162-07-212-007 **Ward #** 1

General Plan: Existing L Proposed No change **Zoning:** Existing R-1 Proposed No change

Additional Information Unenclosed, multi-purpose front and rear yard canopies (Class II Accessory Structures)

Property Owner Guadalupe Maria & Juan Manuel Flores Contact Juan Manuel Flores

Address 4605 Lilliput Lane City Las Vegsa State NV Zip 89102

E-mail tepaman58@yahoo.com Phone (702) 575-4293

Applicant (Same as Property Owner) Contact

Address City State Zip

E-mail Phone

Representative Propyrion (Compliance Consultant) Contact Richard A. Manhattan, J.D. (non-atty)

Address 3753 Howard Hughes Pkwy 200 City Las Vegas State NV Zip 89169

E-mail d.manhattan@propyrion.com Phone (702) 907-2004

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 JUAN M FLORES

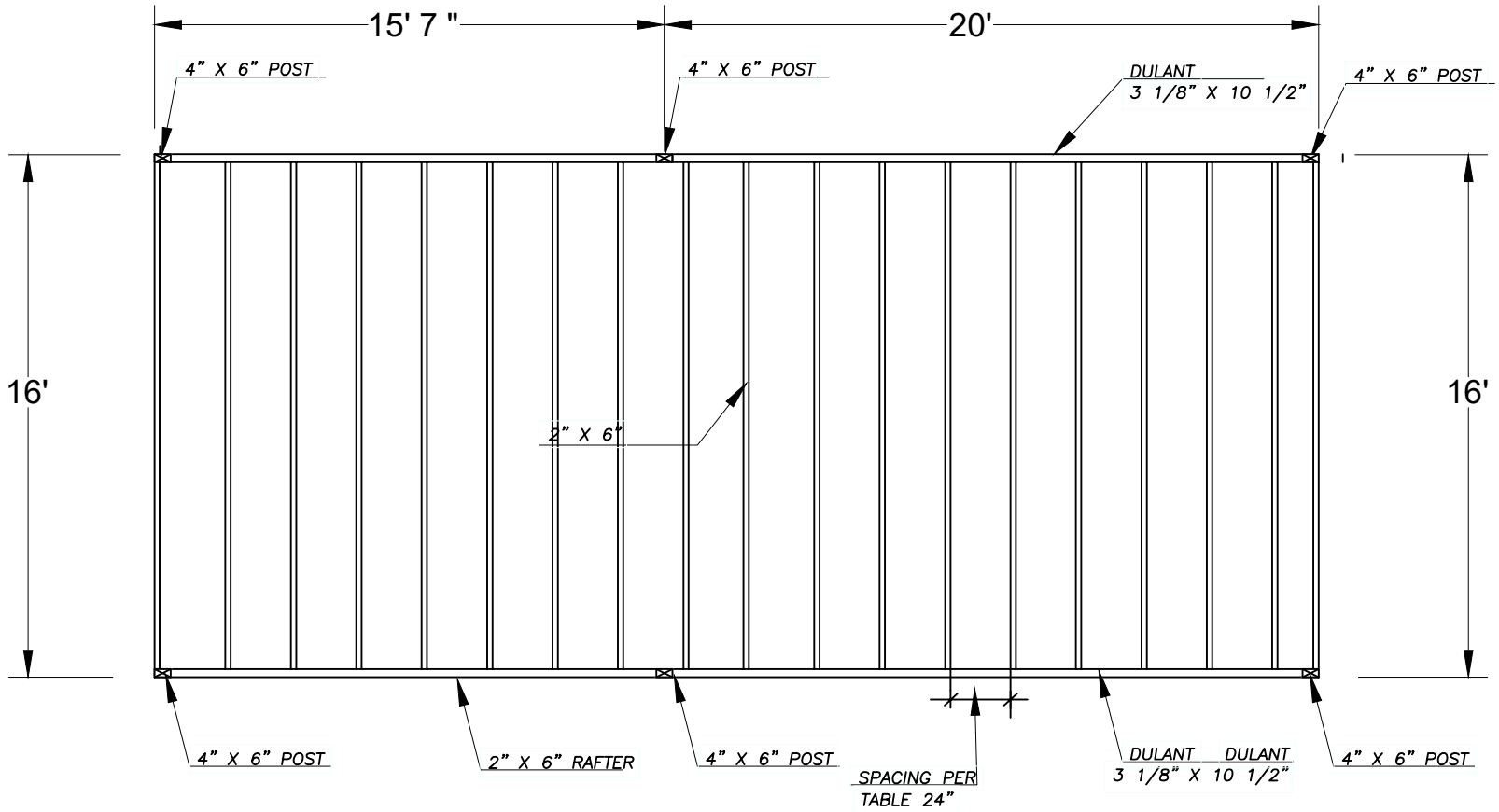
Subscribed and sworn before me

This 22nd day of July, 20 19

Notary Public in and for said County and State

LISA M. CONGER
Notary Public, State of Nevada
Appointment No. 02-77074-1
My Appt. Expires Aug 10, 2022

PRJ-77067
08/26/19



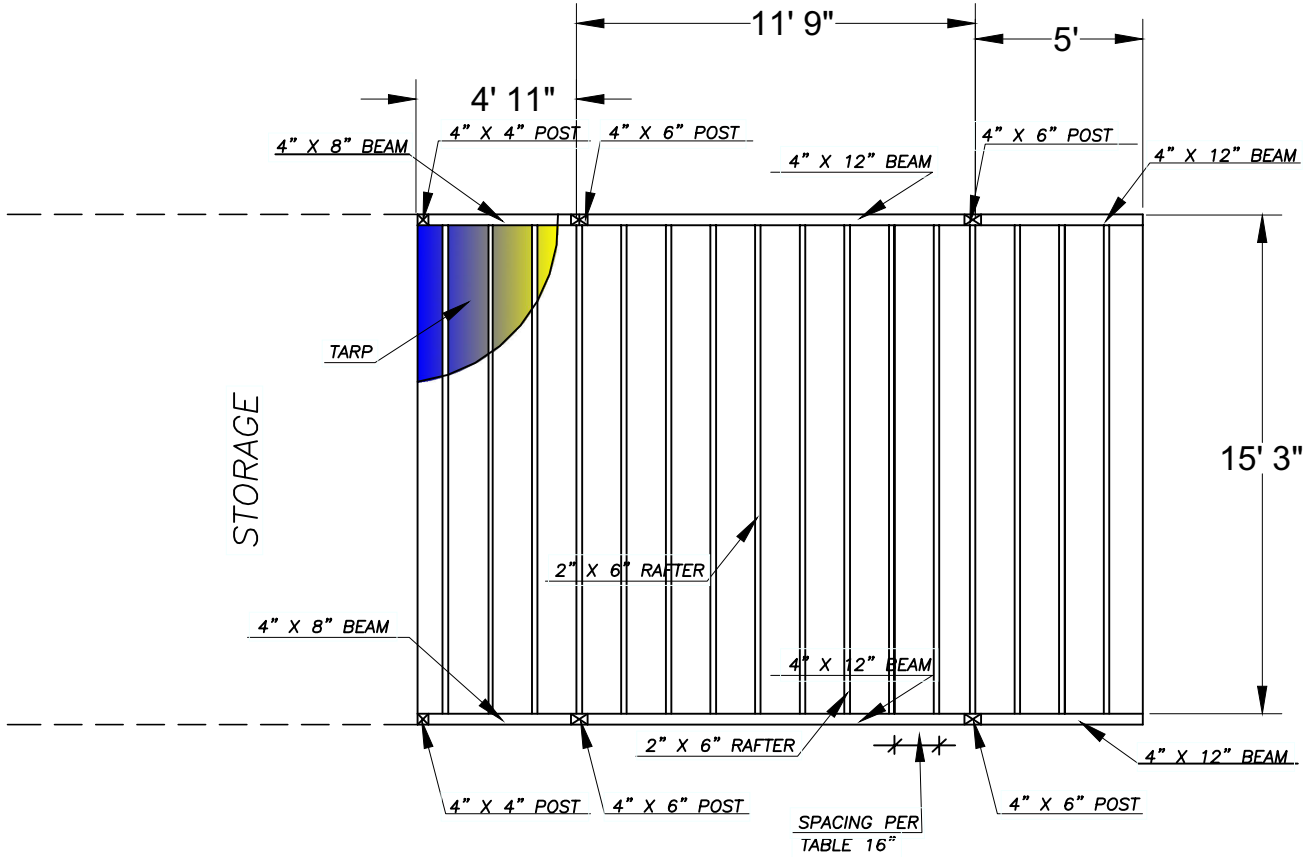
PRJ-77067

08/26/19

SCALE:

SITE PLAN LAYOUT
FRONT YARD CANOPY

DATE:
JULY/02/2019

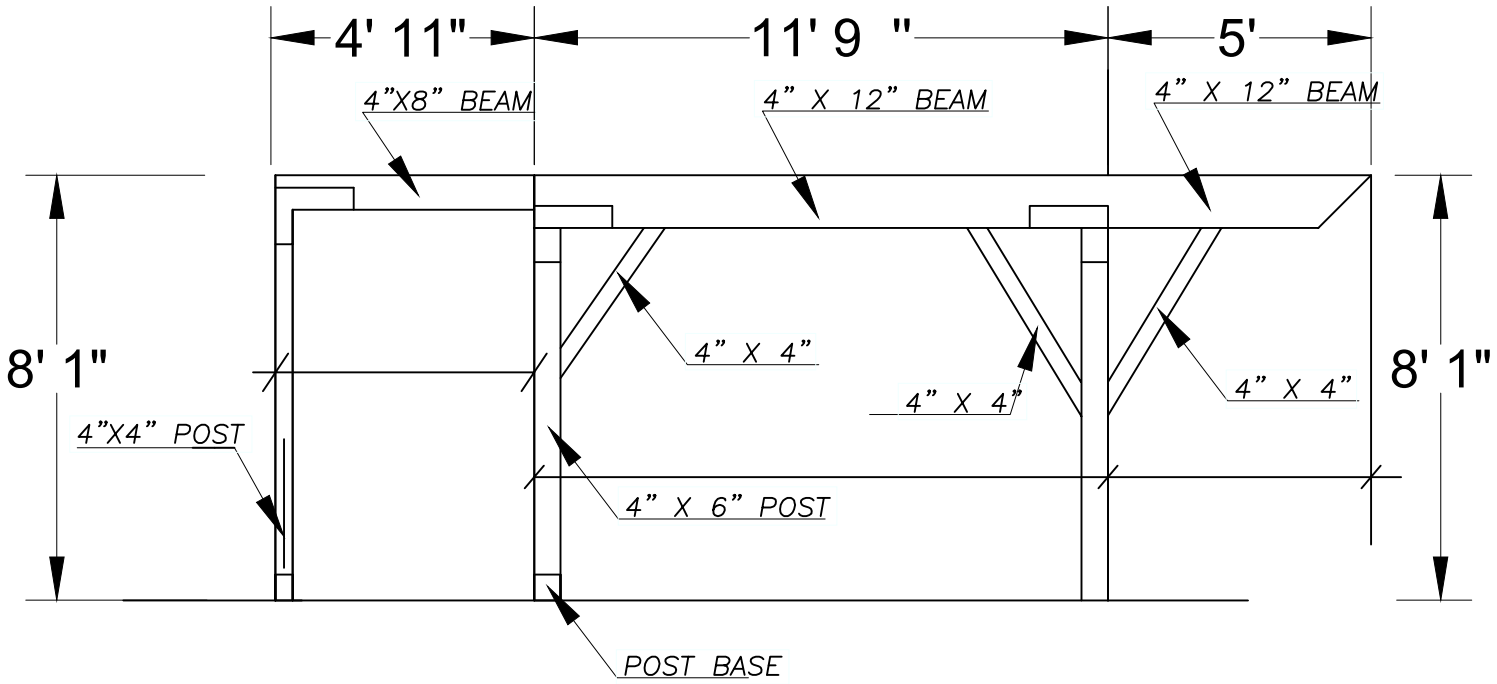


PRJ-77067
08/26/19

SCALE:

SITE PLAN LAYOUT
REAR YARD CANOPY

DATE:
JULY/02/2019

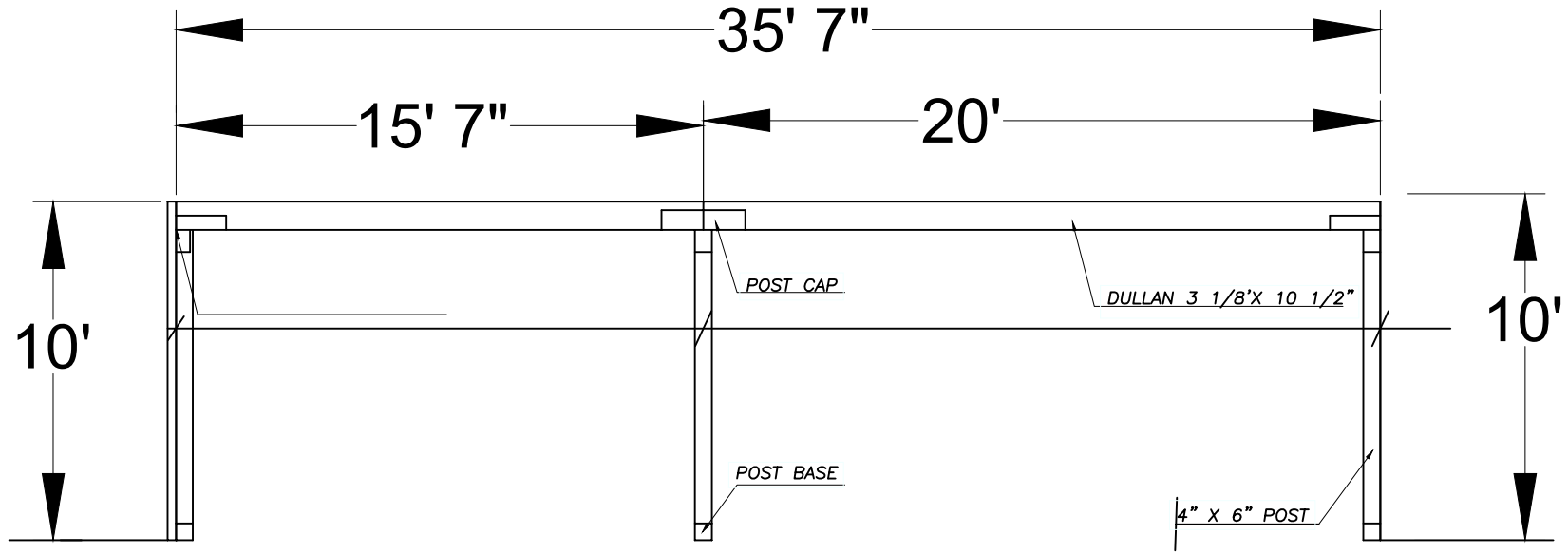


SCALE:

SITE PLAN STRUCTURE
REAR YARD CANOPY

DATE:
JULY/02/2019

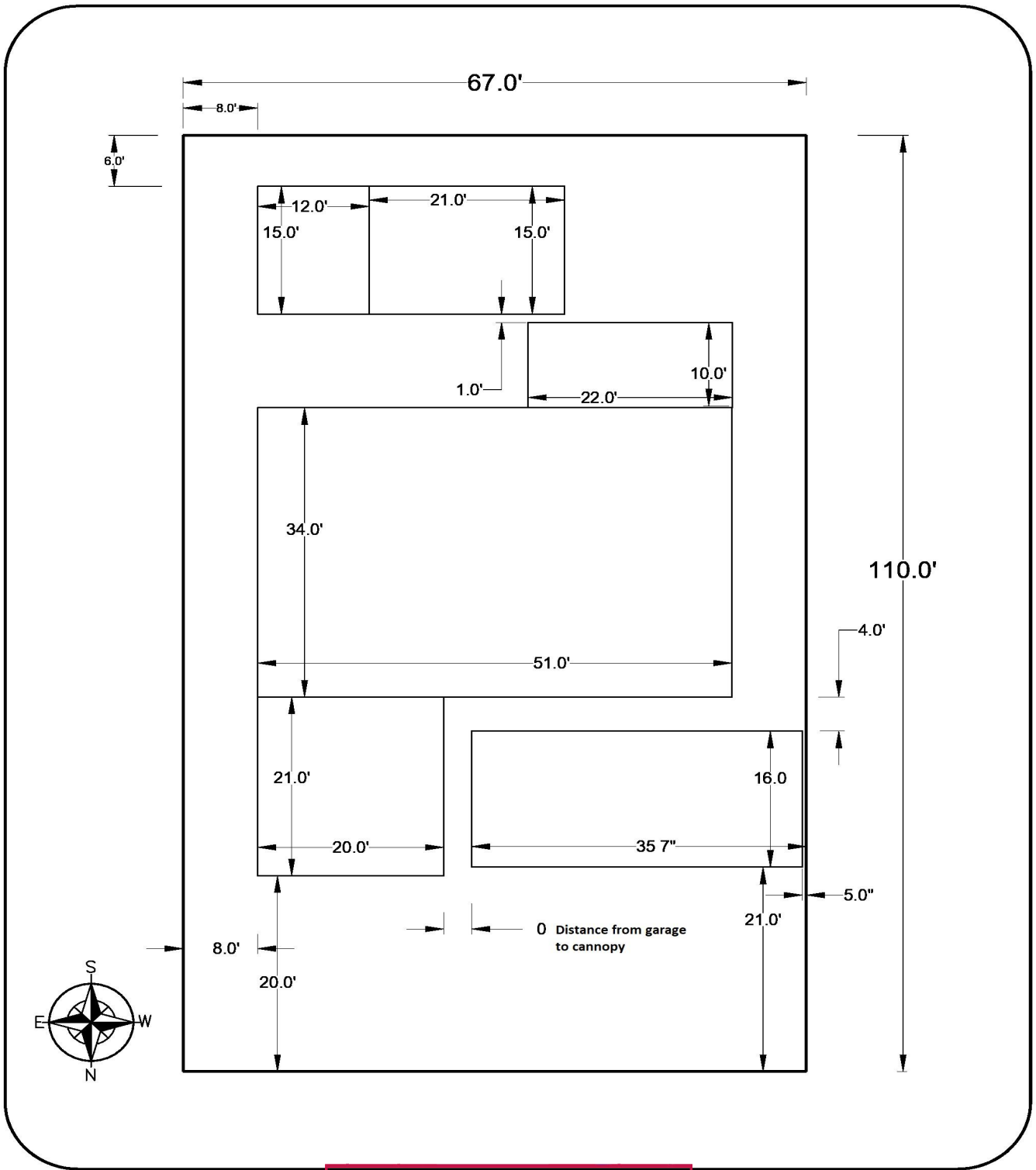
PRJ-77067
08/26/19



SCALE: *SITE PLAN STRUCTURE*
FRONT YARD CANOPY

PRJ-77067
08/26/19

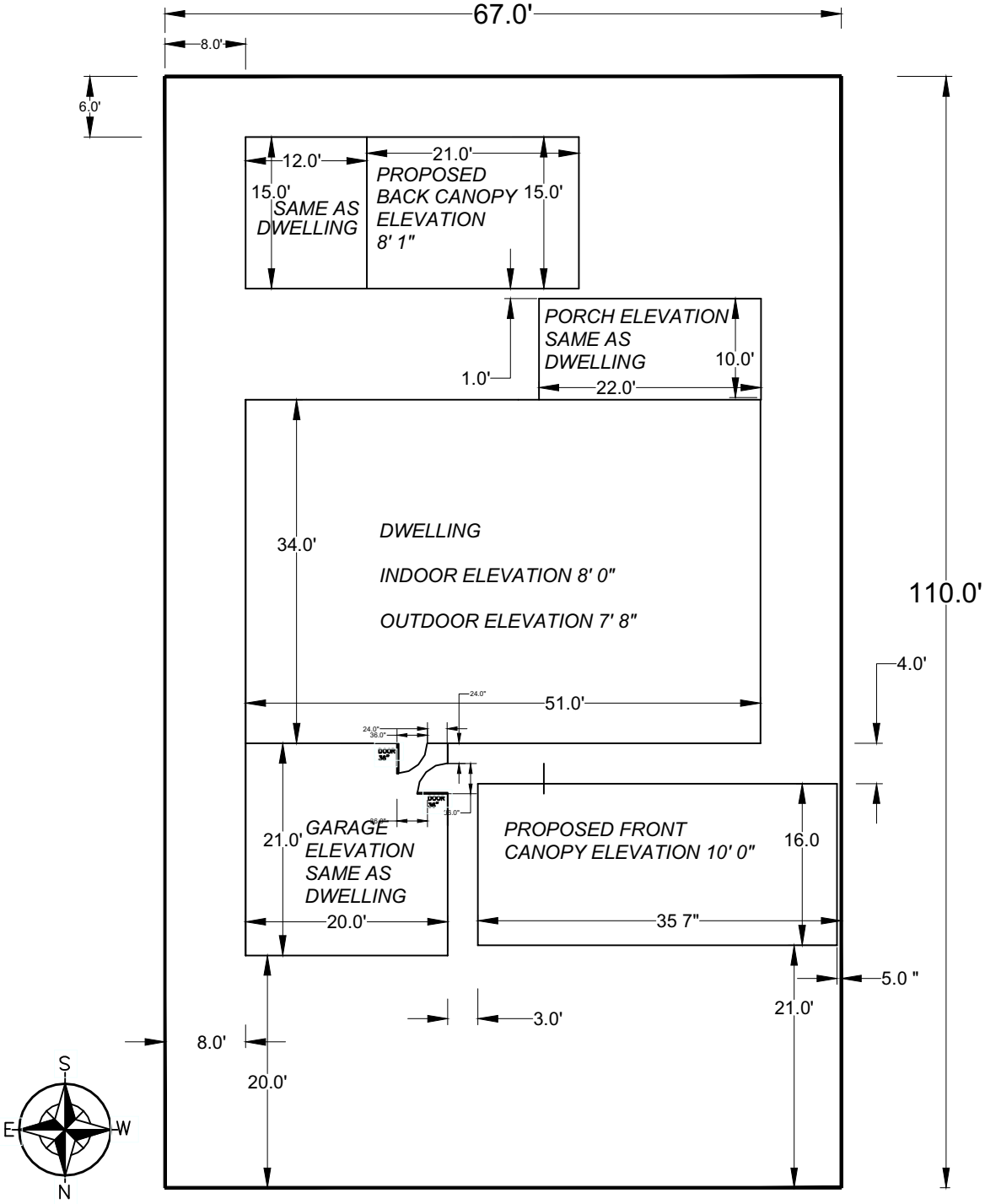
DATE: JULY/02/2019



SCALE:

PRJ-77067
09/25/19

DATE:
JULY/02/2019



PRJ-77067

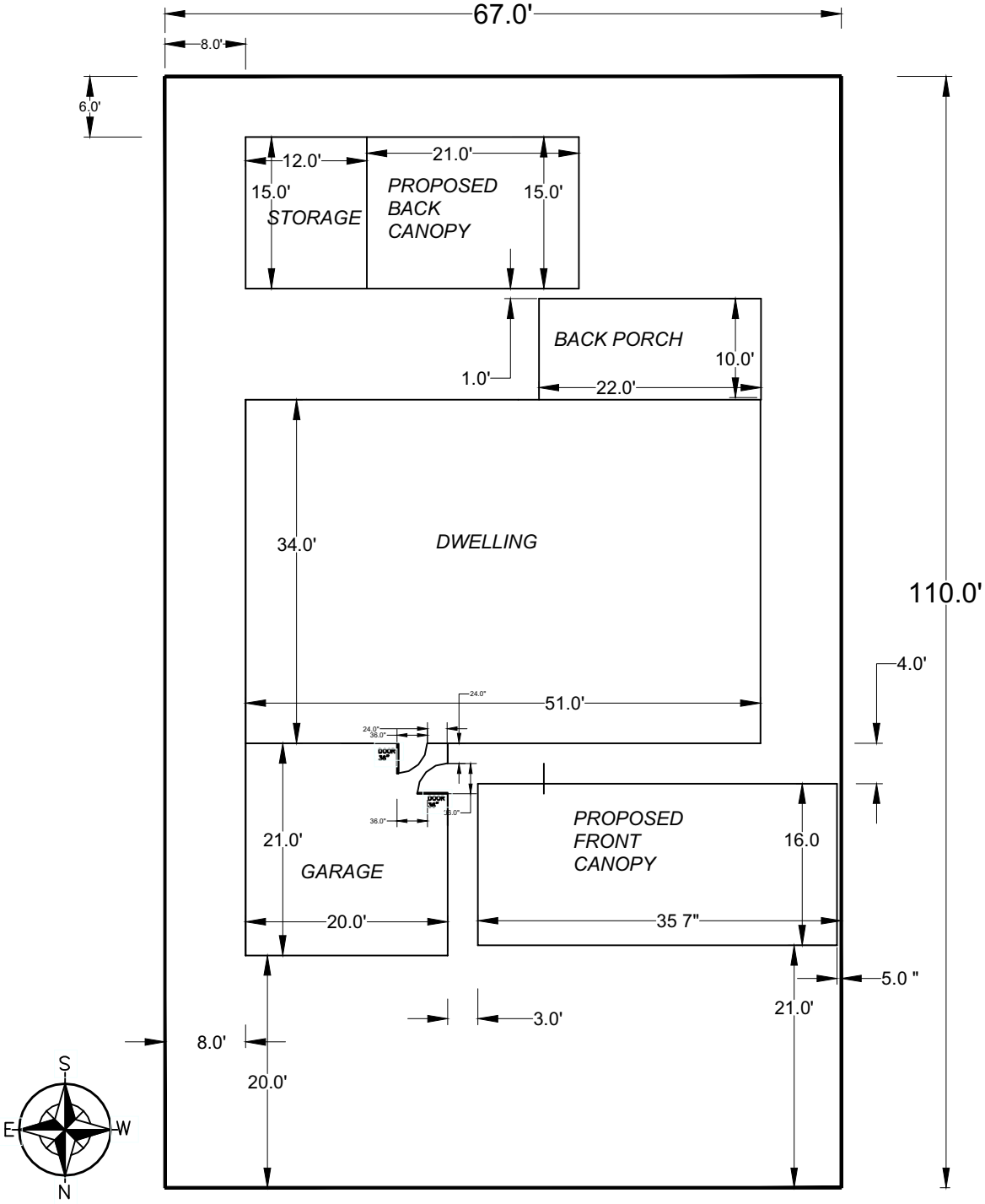
08/26/19

SCALE:

BUILDING ELEVATIONS

DATE:

JULY/02/2019



PRJ-77067

08/26/19

SCALE: FLOOR PLAN

DATE: JULY/02/2019



VAR-77136 [PRJ-77067] - VARIANCE - APPLICANT/OWNER: JUAN MANUEL FLORES
4605 LILLIPUT LANE

08/29/2019

July 22, 2019

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

RE: Justification Letter
Water Conservation, Shade Replacement, and Aesthetic Revitalization
Accessory Structure (Class II) – Parcel #162-07-212-007

To Whom it Concerns:

We own the home at 4605 Lilliput Lane. This justification letter supports a variance request for two (2) Class II accessory structures. Both structures are unenclosed, multi-purpose canopies.

When the City of Las Vegas (the "City") issued calls to conserve water through landscape reduction, my family responded. We wanted to do our part in conserving water. However, we also had to figure out how best to make our yard livable for our family and complimentary to our neighbors while being mindful or our resources. What started off as reduced-water landscaping ended up as minimal-water concrete. Because many of our neighbors had already turned to concrete on their yards, we felt this was in keeping with our street aesthetic. The canopies are the latest phase of our plan. They allow shade replacement in a post-water-conservation yard. They are also mindful of City policies supporting our neighborhood in a Revitalization Area.

The first structure is for the backyard. We imagined this canopy as a beautification project to tie together our home and storage shed. A variance is needed for the canopy's shortened one-foot separation from the main building, where a six-foot separation is required.

The second structure is for the front yard. We imagined this canopy as a way to soften the appearance of our new concrete-filled yard and to further City revitalization policies. A variance is needed for the canopy's shortened four-foot separation from our main home, where a six-foot separation is required, and for a zero-foot setback from our side property line to the west.

Attached is a letter from the impacted side-yard neighbor (4609 Lilliput).

Thank you in advance for your time and attention to our request.

Sincerely,

Juan M. Flores

Guadalupe M. Flores

PRJ-77067
08/26/19

July 22, 2019

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

RE: Neighbor Letter of Support
Water Conservation, Shade Replacement, and Aesthetic Revitalization
Accessory Structure (Class II) – Parcel #162-07-212-007

To Whom It May Concern:

I am a property owner in the Enchanted Village II development of the City of Las Vegas. This letter records my support for Guadalupe & Juan Flores and the Water Conservation, Shade Replacement & Aesthetic Revitalization project on their property manifested in the form of separate front yard and back yard canopies.

I do not foresee any issues with the canopies or their intended purposes. Moreover, I am satisfied with the appearance of the structures and feel that they are an improvement to the aesthetics of the homes on Lilliput Lane.

Sincerely,

Homeowner Name: Maura R. Stout
Address: 4609 Lilliput Ln 89102

PRJ-77067
08/26/19

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

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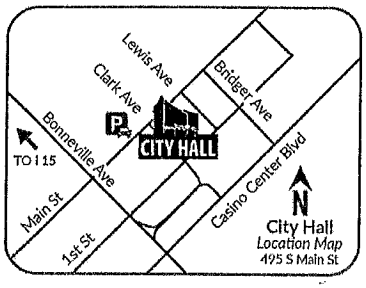
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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OCT 07 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77136 [PRJ-77067]

Planning Commission Meeting of **10/08/2019**

PRJ-77067
16207210060
BECK ROSALIE ANDOW REVOCABLE TR
4628 LILLIPUT LN
LAS VEGAS NV 89102-5793

89 MRDFMP1 89102

Submitted after final agenda

328

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

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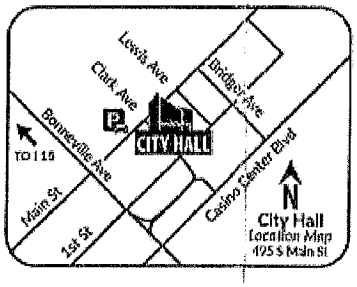
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

VAR-77136 [PRJ-77067]
Planning Commission Meeting of **10/08/2019**

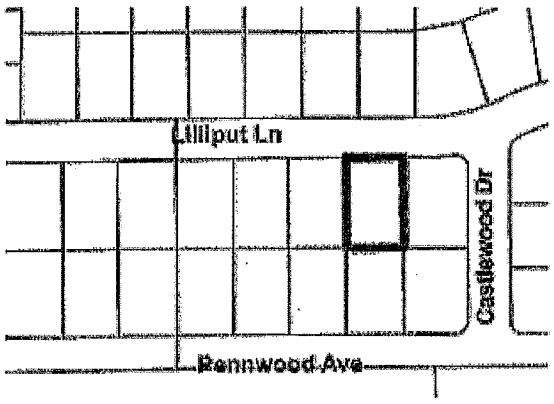
PRJ-77067
16207212041
WEGNER DONNA J REVOCABLE LIV TR
WEGNER DONNA J TRS
4504 RIP VAN WINKLE LN
LAS VEGAS NV 89102-0620

Application Information

VAR-77136 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JUAN MANUEL FLORES - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHADE STRUCTURES] WITH A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW THE ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED at 4605 Lilliput Lane (APN 162-07-212-007), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77067].

This is OK by me - except the part where the new structure will be higher than the principle dwelling. I don't support that part.
Thank you, Donna Wegner

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/08/2019*
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.

32P

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

LAS VEGAS NV 890
30 SEP 2019 PM 4 L

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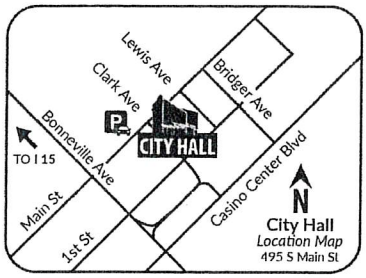
Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77136 [PRJ-77067]
Planning Commission Meeting of **10/08/2019**

PRJ-77067
16207210061
CIVELLI KENNETH
4624 LILLIPUT LN
LAS VEGAS NV 89102-5793

I BELIEVE IT WILL BE NICE...

89 HRDFNP1 89102

32A

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

LAS VEGAS NV 890
30 SEP 2019 PM 4 L

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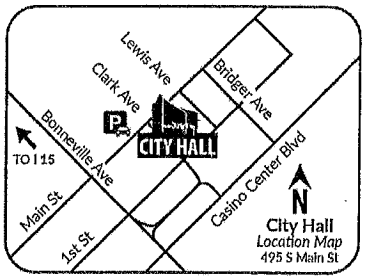
CITY OF LV
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77136 [PRJ-77067]
Planning Commission Meeting of **10/08/2019**

PRJ-77067
16207212007
FLORES JUAN M & GUADALUPE M
4605 LILLIPUT LN
LAS VEGAS NV 89102-5712

89 HRDFNP1 89102

Not Counted
32A

July 22, 2019

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

RE: Neighbor Letter of Support
Water Conservation, Shade Replacement, and Aesthetic Revitalization
Accessory Structure (Class II) – Parcel #162-07-212-007

To Whom It May Concern:

I am a property owner in the Enchanted Village II development of the City of Las Vegas. This letter records my support for Guadalupe & Juan Flores and the Water Conservation, Shade Replacement & Aesthetic Revitalization project on their property manifested in the form of separate front yard and back yard canopies.

I do not foresee any issues with the canopies or their intended purposes. Moreover, I am satisfied with the appearance of the structures and feel that they are an improvement to the aesthetics of the homes on Lilliput Lane.

Sincerely,

Homeowner Name: Andy Andow
Address: 4604 Rainwood Ave
LV NV 89102

Submitted at Planning Commission
Date 10/8/19 Item 32
Juan Manuel Flores

July 22, 2019

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

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Water Conservation, Shade Replacement, and Aesthetic Revitalization
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Sincerely,

Rosalie Ardow Beck

Homeowner
Name:
Address: 4628 Lilliput Ln
Las Vegas NV

July 22, 2019

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

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Sincerely,

Homeowner
Name: KENNETH CINELLI
Address: 4624 LILLIPUT LN
LAS VEGAS, NV 89102

July 22, 2019

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

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Sincerely,

Homeowner
Name:
Address:
HUGO CHUC
4621 LILLIPUT LN
LAS VEGAS NV 89102

July 22, 2019

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

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Sincerely,

Homeowner
Name: SHERRY MURPH
Address: 4617 Lilliput LN
LAS Vegas, NV 89102

July 22, 2019

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

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Sincerely,

Homeowner
Name: April Pace
Address: 4604 Lilliput Lane
Las Vegas, NV 89102

July 22, 2019

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

RE: Neighbor Letter of Support
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Sincerely,

Homeowner Name: Marvin R. Stout
Address: 4609 Lilliput Ln 89102

July 22, 2019

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

RE: Neighbor Letter of Support
Water Conservation, Shade Replacement, and Aesthetic Revitalization
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Sincerely, R.L. LaFrieda Robert Louis LaFrieda

Homeowner
Name: Robert Louis LaFrieda
Address: 4608 Lilliput Ln.
Las Vegas, NV 89102

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
33

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

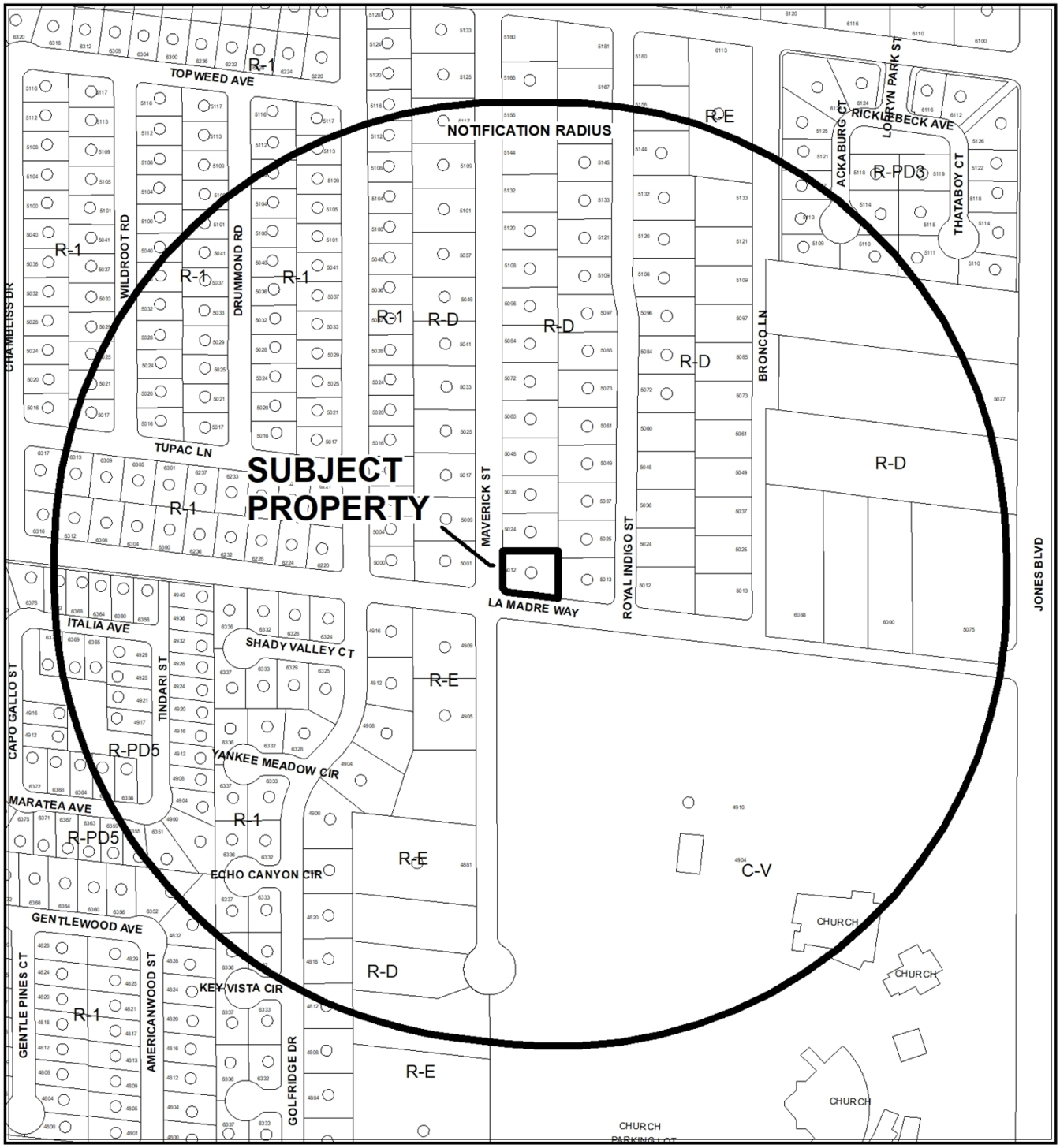
SUBJECT:
VAR-77247 - VARIANCE - PUBLIC HEARING - APPLICANT: FRANK PERONE - OWNER: KELLY D MCCARTNEY-PERONE - For possible action on a request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] WITH A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.28 acres at 5012 Maverick Street (APN 125-35-714-015), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony) [PRJ-77213]. 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.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Support Signature List
7. Submitted after Final Agenda - Support Postcard



0 255 510 Feet

CASE: **VAR-77247 (PRJ-77213)**

RADIUS: 1000 FEET

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

N



0 255 510 Feet

CASE: **VAR-77247 (PRJ-77213)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FRANK PERONE - OWNER: KELLY D MCCARTNEY-PERONE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77247	Staff recommends DENIAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 220

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

VAR-77247 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance for a proposed 900 square foot Accessory Structure (Class II) [Garage] on 0.28 acres at 5012 Maverick Street.

ISSUES

- The subject site is located on a corner with a 15-foot minimum corner side yard setback. The applicant is requesting a Variance to position the proposed accessory structure with only a 12-foot corner side yard setback.

ANALYSIS

This subject site in located in R-D (Single Family Resident-Restricted) zoning district, which allows for the development of low density, large lot, single-family detached residential units. Per Title 19.06.065, Accessory Structures in this zoning district in corner lots must have a 15-foot corner side yard setback. The applicant is requesting for one corner of the structure to cross into the corner side yard setback area by three feet as" the lot is not a traditional rectangle", according to the Justification Letter date stamped 08/19/19. The applicant is unable to move the structure east, as discussed at the Pre-Application conference held on 08/12/19 because of existing pool facilities at the rear of the site. The proposed accessory structure will match existing principle structure in color according to the building elevation date stamped on 08/19/19.

Staff does not support the Variance request, as the three foot encroachment into the corner side yard setback is a self-imposed hardship.

FINDINGS (VAR-77247)

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 placing pool facilities to the rear of the property. Earlier coordination between pool facilities and the proper placement of the proposed accessory garage would have allowed 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. Staff recommends denial of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/05/03	The City Council approved Annexation (A-0038-02) as part of a larger 495 acre request that included this site.
06/15/16	The City Council approved a Rezoning (ZON-63988) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-D (Single Family Residential-Restricted) at the northeast corner of La Madre Way and Maverick Street.
	The City Council approved a Tentative Map (TMP-63989) for a 55-lot single family residential subdivision on the northeast corner of La Madre Way and Maverick Street.

Related Building Permits/Business Licenses	
05/17/17	A building permit (#P-341769) was issued for a Single Family Dwelling at 5012 Maverick Street. The permit was finalized on 03/14/18.
10/23/18	A building permit (#R18-14162) was issued for a photovoltaic system at 5012 Maverick Street. The permit was finalized on 1/17/19.
11/29/18	A building permit (#R18-15337) was issued for a pool and spa at 5012 Maverick Street. The permit was finalized on 02/26/19.
	A building permit (#R19-01293) was issued for a wall at 5012 Maverick Street. The permit was finalized on 02/02/19.

Most Recent Change of Ownership	
03/15/18	A deed was recorded for a change in ownership.

Pre-Application Meeting	
08/12/19	A Pre-Application Meeting was held to discuss submittal requirements for a Variance application.

Field Check	
08/29/19	Staff observed a well-maintained single family home during a routine field check. Staff did not note anything of concern during the field check.

Details of Application Request	
Site Area	
Gross Acres	0.28

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached Dwelling	R (Rural Density Residential)	R-D (Single Family Resident-Restricted) Zone
North	Single Family, Detached Dwelling	R (Rural Density Residential)	R-D (Single Family Resident-Restricted) Zone
South	House of Worship/ Church	PF (Public Facility)	C-V (Civic) Zone
East	Single Family, Detached Dwelling	R (Rural Density Residential)	R-D (Single Family Resident-Restricted) Zone
West	Single Family, Detached Dwelling	R (Rural Density Residential)	R-D (Single Family Resident-Restricted) Zone

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.065, the following standards apply:

Standard – Accessory Structure	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	10,000 SF	12,715 SF	Y
Min. Lot Width	80 Feet	80 Feet	Y
Min. Setbacks			
• Corner Side	15 Feet	12 Feet	N*
• Rear	3 Feet	12 Feet	Y
Min. Distance Between Buildings	6 Feet	11 Feet	Y
Max. Side/Rear Yard Coverage	50 %	30 %	Y
Max. Building Height	35 Feet	13 Feet	Y

**Applicant is requesting Variance (VAR-77247) to allow a 12-foot corner side yard setback.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Maverick Street	Local Street	Title 13	60	Y
La Madre Way	Collector Street	Planned Streets and Highways Map	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5012 Maverick Street

Project Name Maverick Detached Structure **Proposed Use**

Assessor's Parcel #(s) 125-35-714-015 **Ward #** 4

General Plan: Existing R Proposed No change **Zoning:** Existing SFD Proposed No change

Additional Information

Property Owner Kelly McCartney-Perone Contact Frank Perone

Address 5012 Maverick Street City LV State NV Zip 89131

E-mail frankthecabinetguy@hotmail.com Phone (702) 338-4550

Applicant Frank Perone Contact

Address 5012 Maverck Street City LV State NV Zip 89131

E-mail Frankthecabinetguy@hotmail.com Phone (702) 338-4550

Representative Contact

Address City State Zip

E-mail Phone

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Kelly M

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

Print Name KELLY MCCARTNEY-PERONE

Subscribed and sworn before me

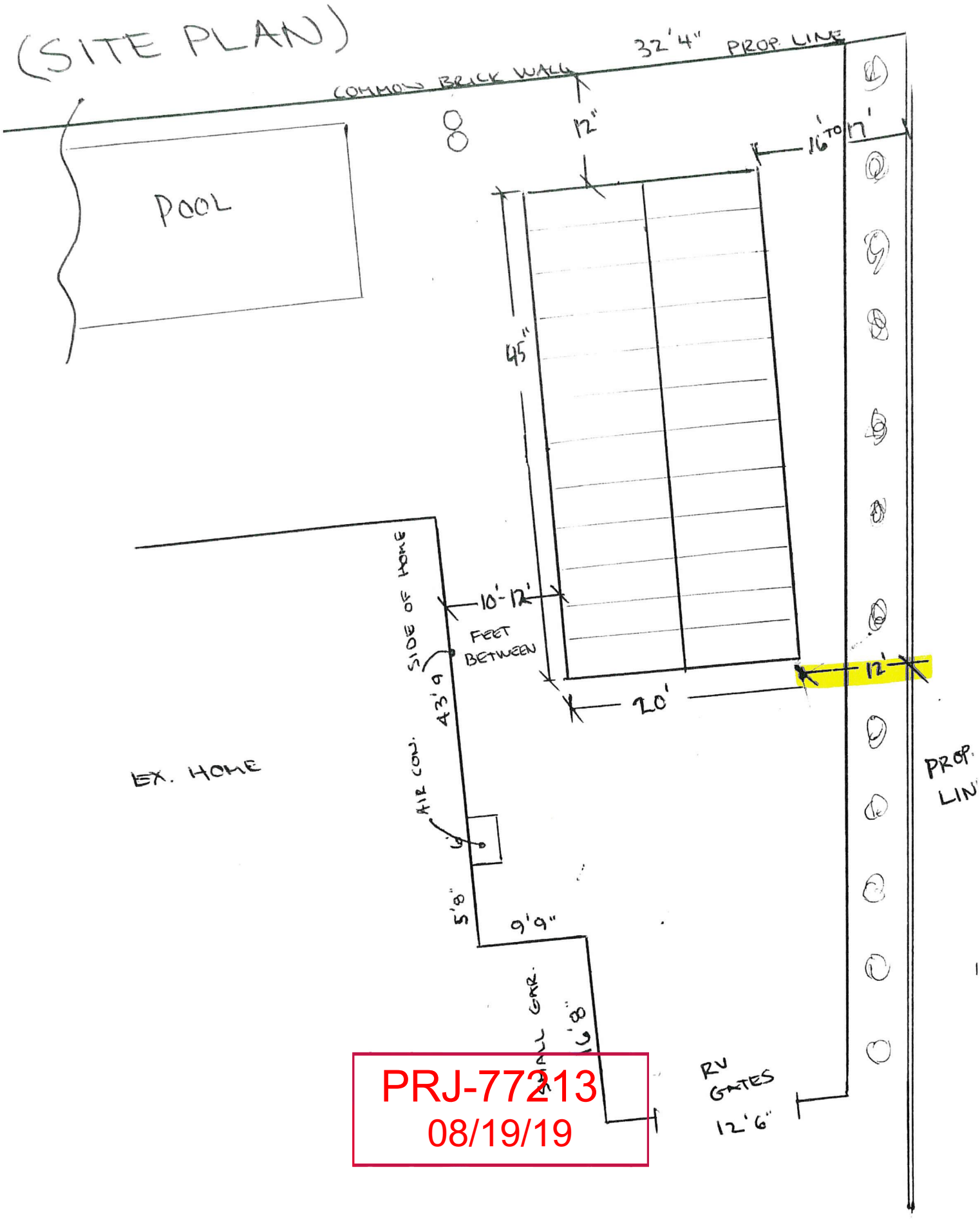
This 14th day of AUGUST, 20 19

Tasha Ealy

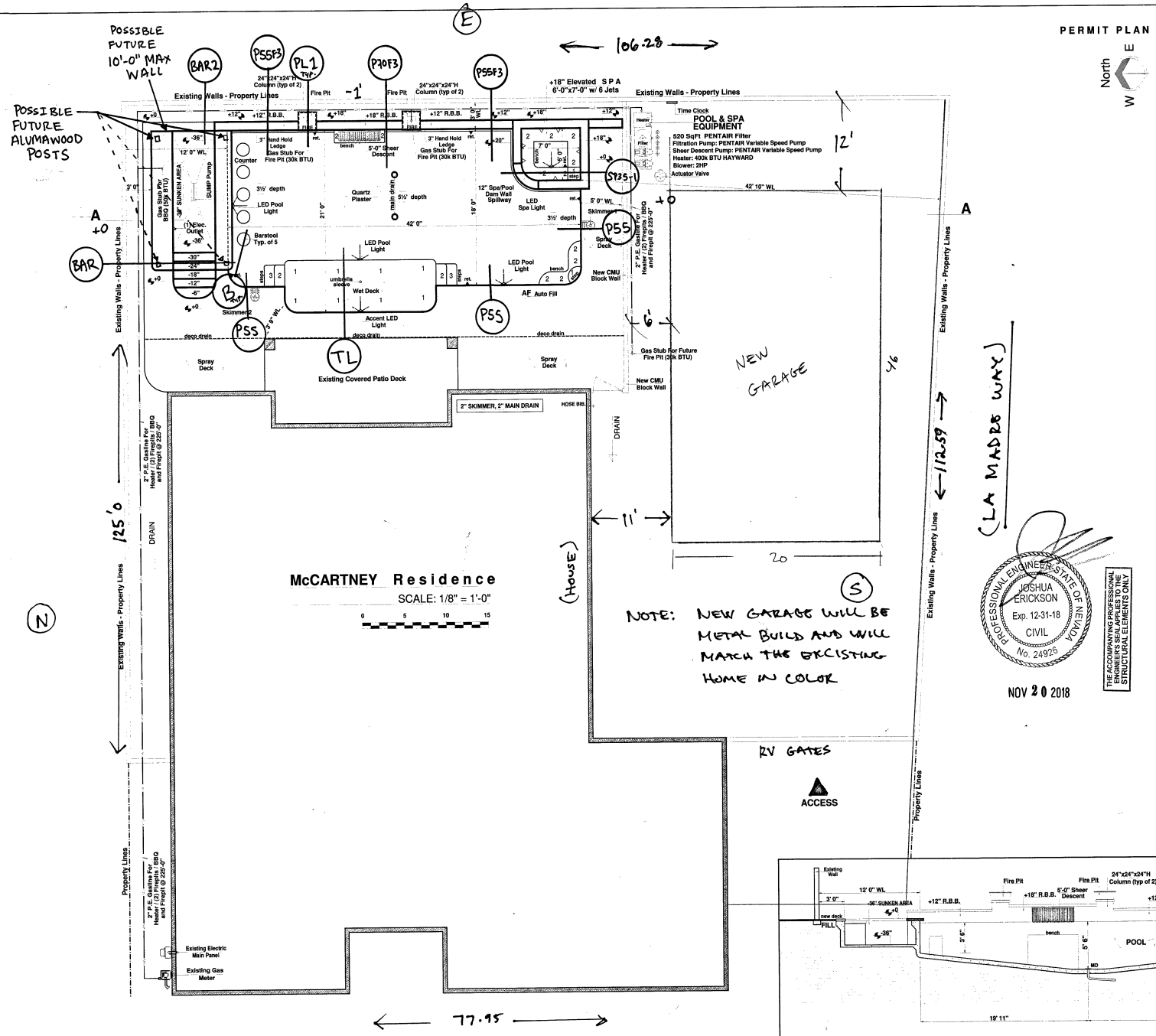
Notary Public in and for said County and State

TASHA I. EALY
Notary Public State of Nevada
No. 14-12685-1
My Appt. Exp. January 25, 2022

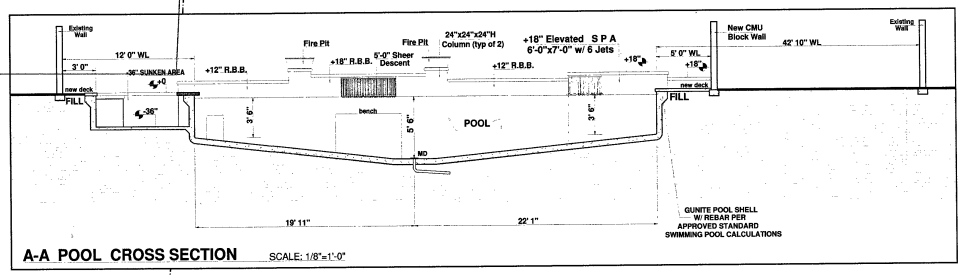
PRJ-77213
08/19/19


(SITE PLAN)
COMMON BRICK WALL
32'4" PROP. LINE
12"
16' TO 17'
POOL
45"
SIDE OF HOME
10'-12'
FEET BETWEEN
43'9
20'
12'
EX. HOME
AIR CON.
5'8"
9'9"
ALL GAR.
6'8"
RV GATES
12'6"
PROP. LIN
PRJ-77213
08/19/19
MAVERICK ST
SCALE
PRJ-77213

PERMIT PLAN ONLY



NOV 20 2018



A-A POOL CROSS SECTION SCALE: 1/8"=1'-0"

SITE PLAN

POOL SIZE: 21'-0" x 42'-0" **Surface Area:** 753 SqFt
Perimeter: 121'-0" **Depth:** 3'-6"x5'-6"x3'-6" **Gallons:** 19,250

EXCAVATION: Access: OPEN
Dig From: BOBCAT Grading: NO
Remove and Replace Walls: NONE
Obstacles: NONE Av. Depth: 4'-2" Turn Over: 3.87

PLUMBING: Pool Filter: PENTAIR Size: 520 SqFt
Pool/Spa Filtration Pump: PENTAIR VS (20 AMP 230V 150 GPM 83 TDH)
Sheer Descent Pump / Booster Pump: PENTAIR VS (20 AMP 230V 150 GPM 83 TDH)
Wall Returns: FIVE (Wall)
Auto Cleaner: IN FLOOR CLEANING SYSTEM
1" Auto Fill Line: 30'-0"
(TWO) Pool Skimmer Run: 75'-0" Pool Main Drain: 40'-0"
Heater Type: 400k BTU PENTAIR Heater-STACKLESS
2" P.E. Gasline For Heater / (2) Firepits / BBQ and Firepit @ 225'-0" (From Gas Meter)
All Plumbing SCH 40 PVC Waste Disposal at Filter

FOUNTAINS - SPRAYHEADS - WATER EFFECTS
Type: (ONE) 5'-0" Sheer Descent Valves: THREE
Plumbing Length: 50'-0" Booster Pump: SEE PLUMBING
Type: (TWO) FIRE PIT (30k BTU each)
Gas Line: SEE PLUMBING

STEEL GUNITE
Engineering: AMMTec CONSULTANTS LLC
Surcharge: Steel requirements by Structural Engineer
+6" R.B.B. NONE +12" R.B.B. 21'-0" +18" R.B.B. 23'-5"
ENTIRE SPA +18" OUT OF GROUND
-36" SUNKEN AREA
Spa Spillway: 4'-0"
Spa Wall Width: 12" Spa / Pool Dam Wall: 13'-0"
3" Hand Hold Ledge: 41'-6" Notch Bond Beam: Spillway
Wet Deck w/ (1) Umbrella Sleeve: 6'-0" x 18'-0" PER PLAN
Barstools: FIVE PER PLAN
CONCRETE STRUCTURE MIN. 2,500 P.S.I.

ELECTRICAL: Home Run: 170'-0" (From main electric panel)
Pool Light: (1) ACCENT LED @ Wet Deck and (3) LED POOL Lights
Spa Light: (1) LED Light
Electric Run To SUMP Pump: 80'-0"
TIMER 220 Volt NO OVERHEAD POWER LINES
MAIN ELECTRIC PANEL: 225 AMP

TILE Waterline Tile: T.B.D.
Step and Bench Tile: T.B.D.

DECKING: 795 SqFt Type: SPRAY DECK
Color: T.B.S. Square Cantilever: YES Deck Drain: 57'-0"
Step Risers: +6" / +12" / +18" / +24" and +36" Spa Spillway: 4'-0"

SPA 6'-0"x7'-0" Surface Area: 41 SqFt Perimeter: 25'-2"
Gallons: 505 Hydrotherapy Jet Pump: Common
Blower: 2 HP Jets: 6 Step: YES
Spa Light: LED Spa Run: 20'-0" Spa Depth: 3'-6"

INTERIOR FINISH: Quartz Plaster Color: T.B.D.

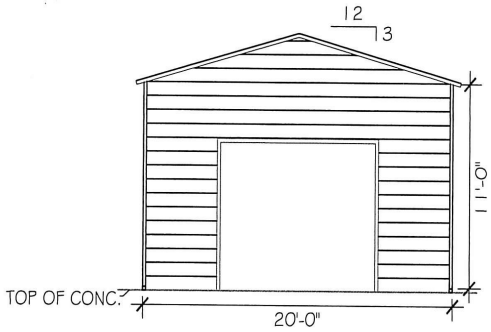
OTHER
GATE TO CODE BY OWNER
WINDOW GLAZING BY OWNER
BACKWASH TO SANITATION
NO IRREGULAR GRADE
NO OVERHEAD POWER LINES
Scale 1/8"=1'-0"
COMPLY W/ : 2012 ISPSC POOL CODE 2012 IBC, UPC, IRC 2012 NEC & SNBC
ALARM SYSTEM COMPLIES w/ 2012 So. NV POOL CODE

OWNER: MCCARTNEY Residence
Address: 5012 MAVERICK ST
Las Vegas (City of Las Vegas) NV 89149
Phone:
DATE: 10/14/2018

PRJ-77213
08/19/19
Signature

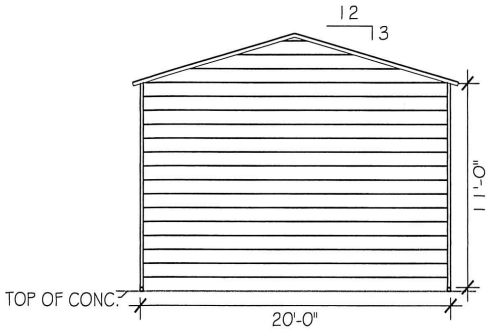
McCARTNEY Residence

(WEST)

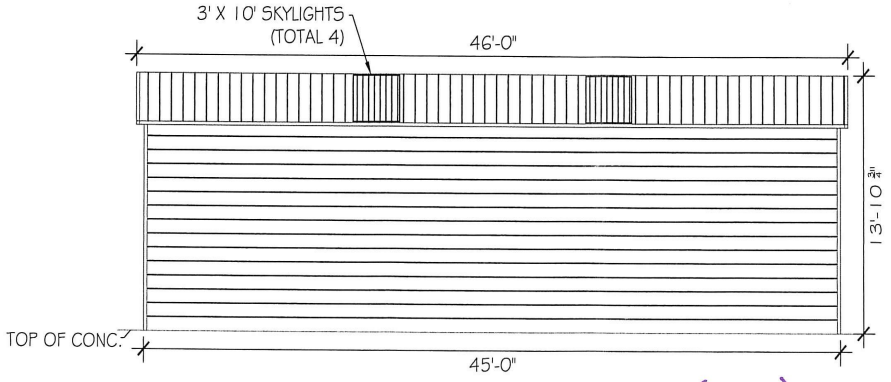


FRONT END WALL ELEVATION
SCALE: 1/8" : 1'

(SOUTH)

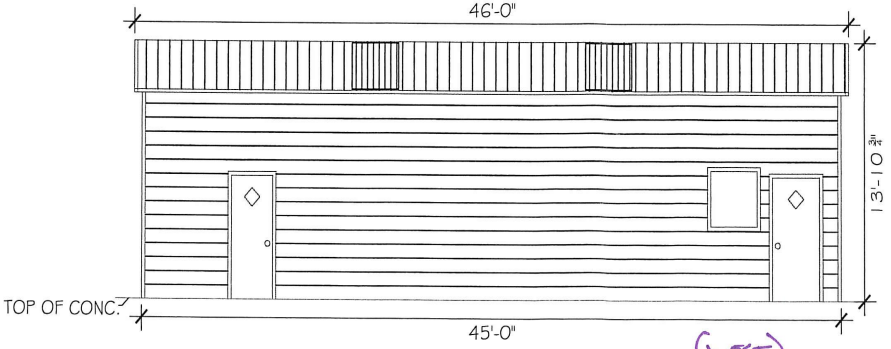


BACK END WALL ELEVATION
SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

(NORTH)



RIGHT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

(WEST)

PRJ-77213
08/19/19

NOTE: NEW BUILDING WILL MATCH EXISTING HOME IN COLOR, (METAL MAT.)

OWNER:	FRANK PERRONE
LOCATION:	5012 MAVERICK ST. LAS VEGAS, NV 89130
SHEET TITLE:	ELEVATIONS
DRAWING NO.:	MBDC3DF48E9
PROJECT NO.:	201-19-1297
DRAWN BY:	AW
CHECKED BY:	
DATE:	6/24/2019
SHEET NO.:	2 OF 7

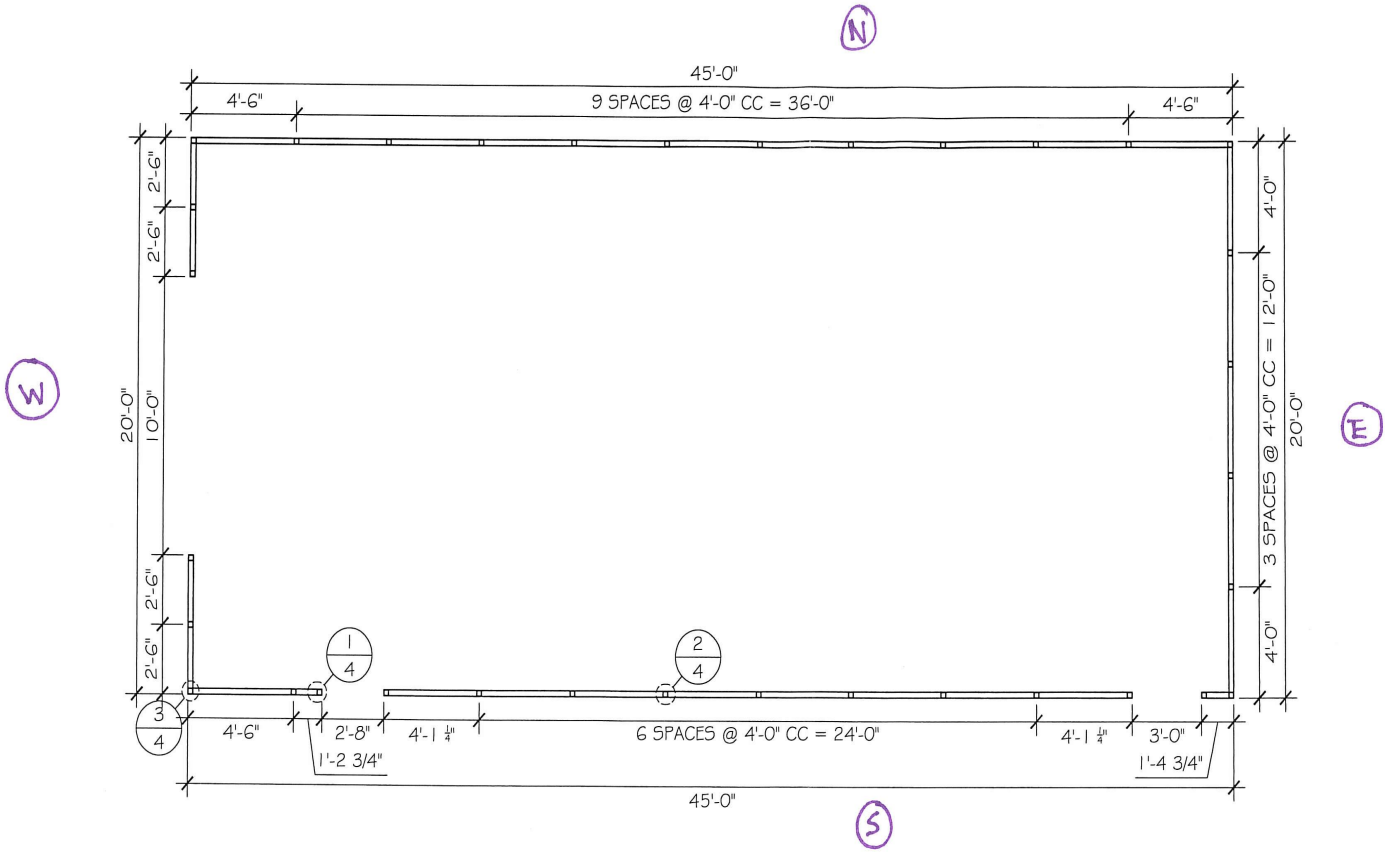
Interstate Steel Structures
385 W. Esplanade Ave
San Jacinto, CA 92583
Tel: 1-888-654-2435
Fax: 951-654-2008

SEAL:

PROFESSIONAL ENGINEER - STATE OF NEVADA
SAADY AMIN
CIVIL
No. 025305

EXPIRES: 12/31/2020

DATE SIGNED: JUN 24 2019

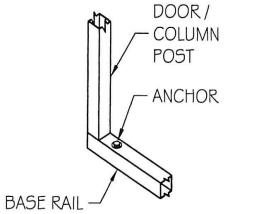


FLOOR PLAN

SCALE: 3/16" : 1'

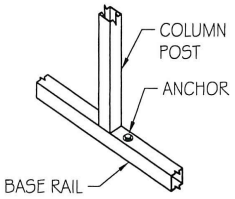
NOTE: SEE SHEET 3 FOR ANCHOR TYPE & MEMBER PROPERTIES

NOTE:
* COLOR OF BUILDING WILL MATCH EXISTING HOUSE



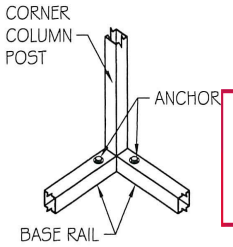
ANCHOR DETAIL 1

SCALE: 1/2" : 1'



ANCHOR DETAIL 2

SCALE: 1/2" : 1'



ANCHOR DETAIL 3

SCALE: 1/2" : 1'

PRJ-77213
08/19/19

LOCATION: 5012 MAVERICK ST. LAS VEGAS, NV 89130

OWNER: FRANK PERRONE

SHEET TITLE: FLOOR PLAN & ANCHORS

DRAWING NO.: MBDC3DF48E9

DRAWN BY: AW

DATE: 6/24/2019

PROJECT NO.: 201-19-1297

CHECKED BY:

SHEET NO.: 4 OF 7

Interstate Steel Structures
385 W. Esplanade Ave
San Jacinto, CA 92583
Tel: 1-888-654-2435
Fax: 951-654-2008

SEAL:

PROFESSIONAL ENGINEER - STATE OF NEVADA
SAADY AMIN
CIVIL
No. 025305

EXPIRES: 12/31/2020

DATE SIGNED: JUN 24 2019



VAR-77247 [PRJ-77213] - VARIANCE - APPLICANT: FRANK PERONE - OWNER: KELLY D MCCARTNEY-PERONE
5012 MAVERICK STREET

08/29/2019



VAR-77247 [PRJ-77213] - VARIANCE - APPLICANT: FRANK PERONE - OWNER: KELLY D MCCARTNEY-PERONE
5012 MAVERICK STREET

08/29/2019

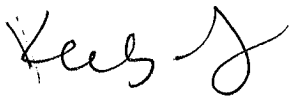


VAR-77247 [PRJ-77213] - VARIANCE - APPLICANT: FRANK PERONE - OWNER: KELLY D MCCARTNEY-PERONE
5012 MAVERICK STREET

08/29/2019

Requesting to be able to build the structure closer to property line to allow more room on east side of yard. Current setback is 15' and we are requesting a reduction of 3' to 12'.

The building is 20' x 45' and I am requesting only part of the building (23') be 12' from wall since the lot is not a traditional rectangle.



PRJ-77213
08/19/19

Petition for a VARIANCE additional structure

We have reviewed plans and support the variance for 5012 Maverick Street

Print Name	Signature	Address of signor	
JAY RODGERS	[signature]	5012 MAVERICK ST	Las Vegas NV 89130
VIRGINIA REISCHMANN	[signature]	5166 MAVERICK ST	Las Vegas NV 89130
Laura Hill	[signature]	5108 Maverick St	Las Vegas NV 89130
Ed Grant	[signature]	5132 Maverick ST	Las Vegas NV 89130
Tim Oneill	[signature]	5144 Maverick St	Las Vegas NV 89130
Paul SCHROEBER	[signature]	5125 MAVERICK ST	Las Vegas NV 89130
Walter U. Gaerlan	[signature]	5180 Maverick St	Las Vegas NV 89130
Matt Thomas	[signature]	5117 Maverick St	Las Vegas NV 89130
Jeff COX	[signature]	5101 Maverick St	Las Vegas NV 89130
Harry Huff	Harry Huffer	5049 maverick	Las Vegas NV 89130
Lynne Grill	Lynne Grill	5033 Maverick St	Las Vegas NV 89130
Ismael Diaz	[signature]	5017 Maverick St	Las Vegas NV 89130
Imogien Blake		5009 Maverick St	Las Vegas NV 89130
CHARLES A STOLES JR	[signature]	5001 MAVERICK ST	Las Vegas NV 89130
Daniel Gonzalez	[signature]	5036 MAVERICK ST.	Las Vegas NV 89130
Cameron Brown	[signature]	5012 Royal Indigo St	Las Vegas NV 89130
Chris Wolff	[signature]	5013 Royal Indigo St	Las Vegas NV 89130
Matthew Veach	[signature]	5025 Royal Indigo St	Las Vegas NV 89130
Tom Rogers	[signature]	5024 Royal Indigo St	Las Vegas NV 89130
Warwick Ru	[signature]	5036 Royal Indigo St	Las Vegas NV 89130
Charles Willis	[signature]	5037 Roy Indigo St	Las Vegas NV 89130
CODY HAFEN	[signature]	5040 ROYAL INDIGO ST	Las Vegas NV 89130
J Davids	[signature]		Las Vegas NV 89130

PRJ-77213
08/19/19

5049
5060

Petition for a VARIANCE additional structure

We have reviewed plans and support the variance for 5012 Maverick Street

Print Name	Signature	Address of signor	
Glenn McPherson		5703 Royal Indigo	Las Vegas NV 89130
Nancy Abbasi	Nancy Abbasi	5072 Royal Indigo	Las Vegas NV 89130
Thomas Bolling		5085 Royal Indigo St.	Las Vegas NV 89130
Ashley Carrington	Ashley Carrington	5097 Royal Indigo St.	Las Vegas NV 89130
Marcella Hardt	Marcella Hardt	5108 Royal Indigo St.	Las Vegas NV 89130
S. LAMB		5124 ROYAL INDIGO	Las Vegas NV 89130
Lori Romero	Lori Romero	5120 Royal Indigo	Las Vegas NV 89130
Kramer, Hill		5145 Royal Indigo	Las Vegas NV 89130
Kurt Knuth	Kurt Knuth	5156 Royal Indigo	Las Vegas NV 89130
Joe Cambra	Joe Cambra	5167 Royal Indigo	Las Vegas NV 89130
AUGUSTINE CALLES		5096 MAVERICK	Las Vegas NV 89130
Sally Curtis	Sally Curtis	5048 Maverick St	Las Vegas NV 89130
Jason Mellon		5013 Bronco Ln	Las Vegas NV 89130
Matt Beyer		5049 Bronco Lane	Las Vegas NV 89130
William Peel		5073 Bronco Lane	Las Vegas NV 89130
Frank Penn		5012 Maverick St	Las Vegas NV 89130
Trey Tomsik	Trey Tomsik	5024 Maverick St.	Las Vegas NV 89130
			Las Vegas NV 89130
			Las Vegas NV 89130
			Las Vegas NV 89130
			Las Vegas NV 89130
			Las Vegas NV 89130
			Las Vegas NV 89130

5181 5157 5132 5133 5084 5096 5109

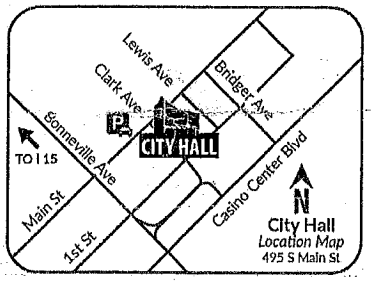
5101 5109 5047 5085 5072 5061

PRJ-77213
08/19/19

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
OCT 8, 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77247 [PRJ-77213]
Planning Commission Meeting of **10/08/2019**

PRJ-77213
12535711033
MERCADO SHANNON M & KIMBERLY A
5438 LAKE CHARLES ST
NORTH LAS VEGAS NV 89031-2007

73 HRDFMP1 89031

Submitted after final agenda

33A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
34

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

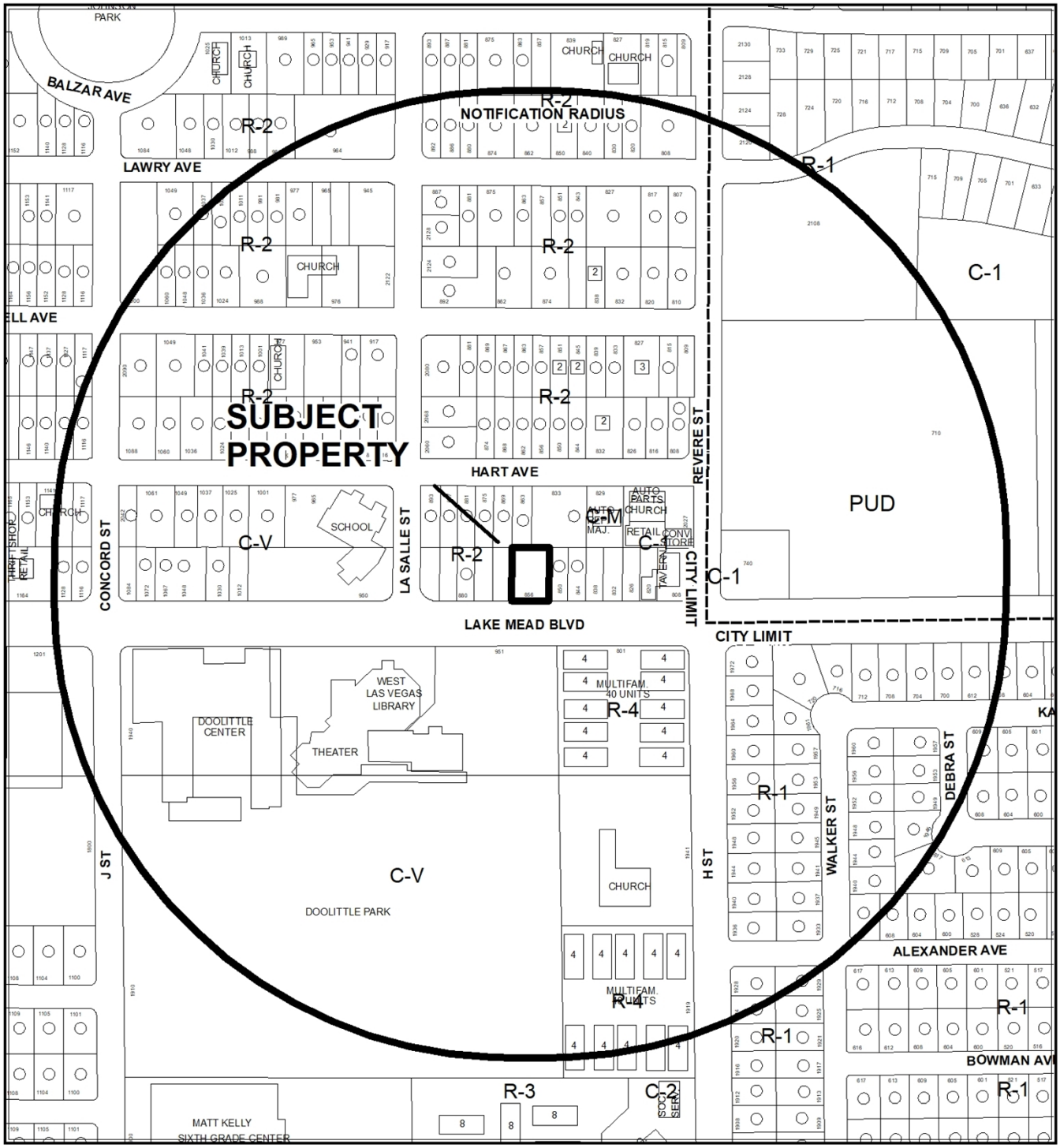
SUBJECT:
VAR-77267 - VARIANCE - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL VINYL FENCE IN THE FRONT YARD AREA WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.22 acres at 858 West Lake Mead Boulevard (APN 139-21-612-072), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77141]. Staff recommends DENIAL.

C.C.: 11/20/2019

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

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

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



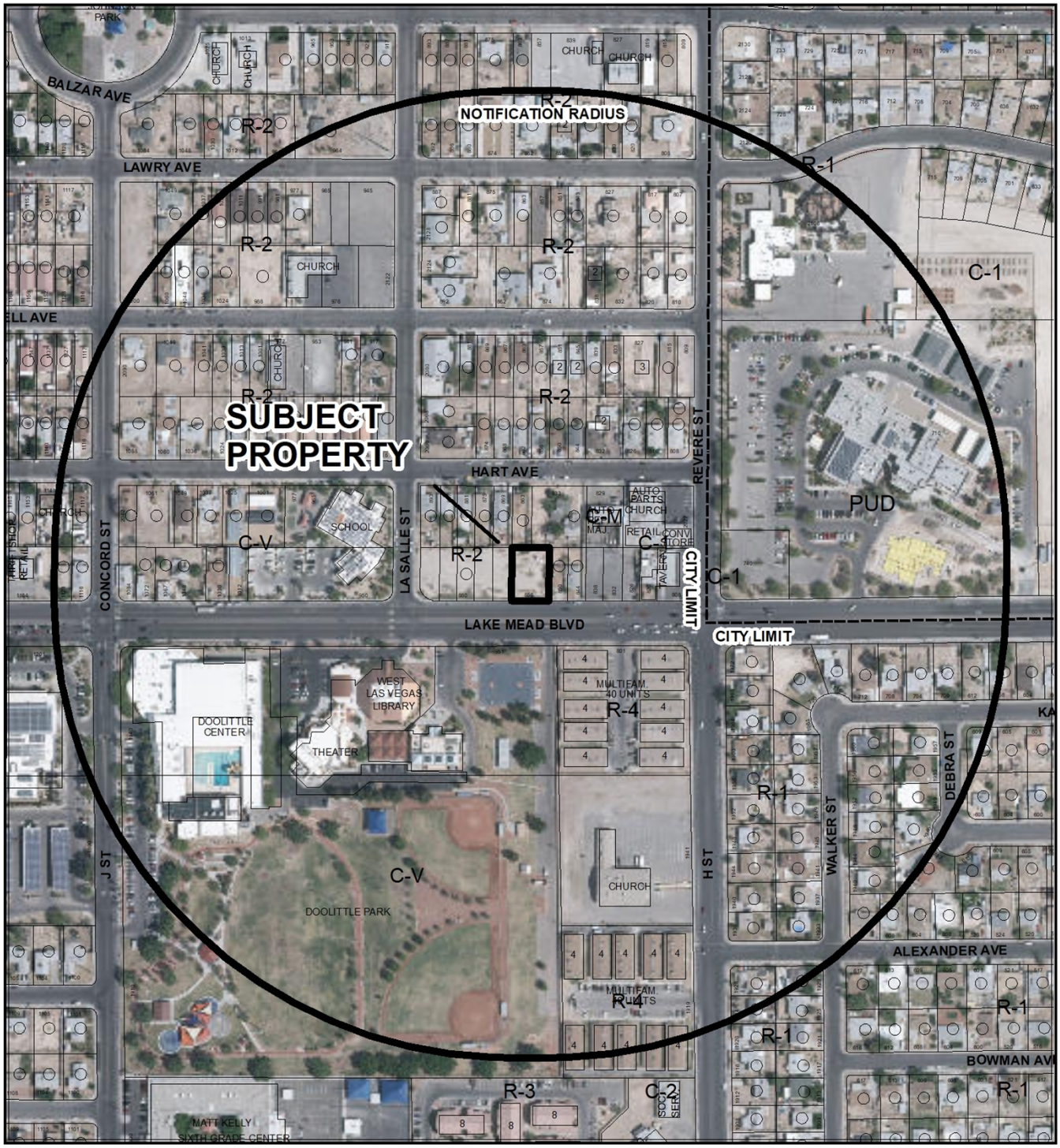
0 250 500 Feet

CASE: **VAR-77267 (PRJ-77141)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N



CASE: **VAR-77267 (PRJ-77141)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADE HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77267	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 216

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

VAR-77267 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow an existing six-foot tall vinyl perimeter fence in the front yard, where the maximum height allowed is five feet with two feet of solid block for an existing single-family residential development at 858 West Lake Mead Boulevard.

ISSUES

- The Unified Development Code Title 19.06.100 limits front yard fences to a maximum of five feet in height. A Variance is required to exceed this maximum height for the proposed six-foot yard wall. Staff recommends denial of the request.
- During a routine site visit on 08/29/19 staff noted that the wall is currently existing; however, no building permit has been issued for the structure.

ANALYSIS

The subject 0.22-acre site consists of one parcel zoned R-2 (Medium-Low Density Residential) with a nonconforming C (Commercial) General Plan land use designation. On 10/15/18 a building permit (R18-09763) was issued for a new single family detached dwelling on the subject site. In front of the property adjacent to Lake Mead Boulevard is an existing bus shelter/stop structure.

The applicant has requested a Variance (VAR-77267) to allow a six-foot tall vinyl perimeter fence in the front yard area, where the maximum height allowed is five feet with two feet of solid block. During a routine site inspection on 08/29/19 staff noted that the fence is currently constructed; however, no building permit has been issued for the structure. The submitted justification letter date stamped 08/19/19 indicates the additional fence height has been requested to provide adequate screening from the bus shelter and people waiting for the bus congregating in the sidewalk in front of the home.

Aerial photographs from the Clark County Assessor's Office indicate the bus shelter structure was constructed between the Spring of 2015 and 2016. Staff has determined that the location of the bus shelter structure in front of the home was an existing site condition that the applicant was aware of at issuance of building permits for the single family dwelling on the subject site. Furthermore, staff notes there are no physical constraints associated with the subject site; therefore, staff recommends denial of the requested Variance to allow a six-foot tall vinyl perimeter fence in the front yard, where the maximum height allowed is five feet. If approved, the existing fence could be left as currently constructed, pursuant to issuance of building permits.

JB

FINDINGS (VAR-77267)

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. Staff has determined that the location of the bus shelter structure in front of the home was an existing site condition that the applicant was aware of at issuance of building permits for the single family dwelling on the subject site. Furthermore, staff notes that there are no physical constraints associated with the subject site nor did the applicant obtain a building permit for the structure; therefore, staff recommends denial of the request. 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.	
04/17/13	The City Council approved the Housing Element of the Las Vegas 2020 Master Plan (Ordinance #6246), which identified the subject site as a Commercial land use designation.

Most Recent Change of Ownership	
07/12/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/15/18	A building permit (R18-09763) was issued for a new single family dwelling at 858 W Lake Mead Blvd. The permit was finalized on 07/12/19.
03/19/19	A building permit (L19-00470) was issued for a 60-foot lateral sewer line at 858 W Lake Mead Blvd. The permit is in inspections.

Pre-Application Meeting	
07/29/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a proposed General Plan Amendment and wall height Variance for proposed six-foot wall in the front yard area.

Neighborhood Meeting	
09/17/19	A neighborhood meeting was held at the West Las Vegas Library at 951 West Lake Mead Boulevard, at 5:30pm to discuss the proposed General Plan Amendment and Variance at 858 West Lake Mead Boulevard. The meeting was attended by one staff member; there were zero (0) members of the public at the meeting.

Field Check	
08/29/19	A routine field check was conducted by staff and found a well maintained single-family residential development with an existing white vinyl fence located in the front yard.

Details of Application Request	
Site Area	
Net Acres	0.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	C (Commercial)	R-2 (Medium-Low Density Residential)
North	Single Family, Detached	MLA (Medium-Low Attached Density)	R-2 (Medium-Low Density Residential)
South	Library	PF (Public Facilities)	C-V (Civic)
East	Single Family, Detached	C (Commercial)	R-2 (Medium-Low Density Residential)
West	Undeveloped	MXU (Mixed Use)	R-2 (Medium-Low Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
West Las Vegas Plan	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.100, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Fence Heights			
• Front	5 Feet	6 Feet	N*
• Side (east)	8 Feet	6 Feet	Y
• Side (west)	8 Feet	6 Feet	Y
• Rear	8 Feet	6 Feet	Y

* The applicant has requested a Variance (VAR-77267) to allow a six-foot tall vinyl fence in the front yard area where a maximum of five feet with a two-foot solid base is allowed.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets & 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) Varience/ Rezoning

Project Address (Location) 858 W Lake Mead

Project Name 858 W Lake Mead **Proposed Use** Single Family Detached

Assessor's Parcel #(s) 139-21-612-072 **Ward #** 5

General Plan: Existing C Proposed MXU **Zoning:** Existing R-2 Proposed No Change

Additional Information CUSTOM HOME GPA AND WALL VARIANCE

Property Owner Square Trades Holdings, LLC Contact Charlie Concoby

Address 4345 Corporate Center Dr Ste 200 City N Las Vegas State NV Zip 89030

E-mail Charlie@westerntrades.net Phone 702-277-5245

Applicant Charlie Concoby Contact Charlie Concoby

Address 4345 Corporate Center Dr Ste 200 City Las Vegas State NV Zip 89030

E-mail Charlie@westerntrades.net Phone 702-277-5245

Representative Chrisi Reyes Contact Chrisi Reyes

Address 4345 Corporate Center Dr Ste 200 City Las Vegas State NV Zip 89030

E-mail chrisi@westerntrades.net Phone 702-469-2543

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature David Walnum

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

Print Name David Walnum

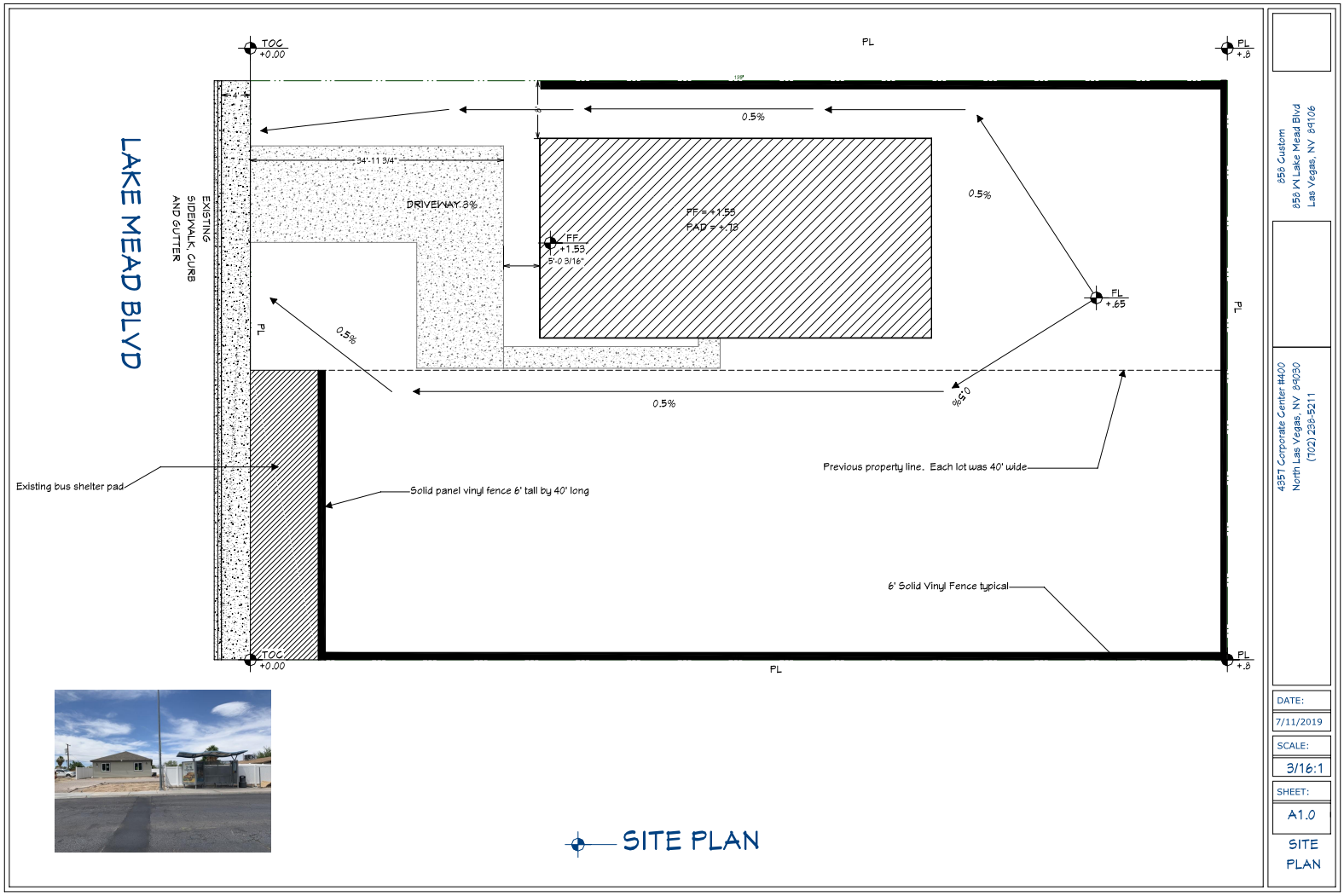
Subscribed and sworn before me

This 12 day of August, 20 19

Notary Public in and for said County and State

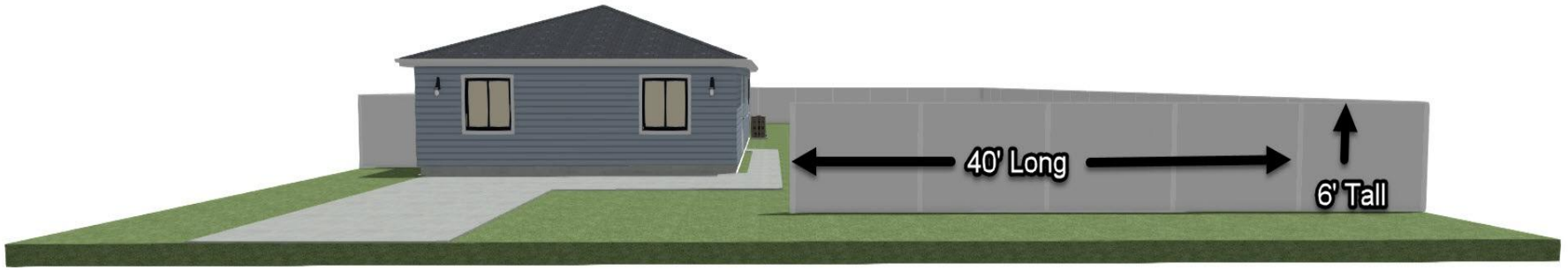
CHRISI REYES
Notary Public, State of Nevada
Appointment No. 12-9354-1
My Appt. Expires Jun 26, 2020

PRJ-77141
08/20/19



SITE PLAN

PRJ-77141
08/19/19





PRJ-77141
08/29/19

FENCE ELEVATION PLAN

858 Custom
858 N Lake Mead Blvd
Las Vegas, NV 89106

4357 Corporate Center #400
North Las Vegas, NV 89030
(702) 238-5211

DATE:
8/15/2019

SCALE:

SHEET:
A3.1

WALL LEGEND

A — EXTERIOR WALL - 2X4 WOOD STUDS SPACED 16" OC WITH 1/2" GYP BOARD ON INSIDE FACE (STAGGERED) AND CEMENT BOARD SIDING ON EXTERIOR SIDE. INSTALL R-13 BATT INSULATION.

B — INTERIOR PLUMBING WALL - 2X6 WOOD STUDS SPACED 16" OC WITH 1/2" GYP BOARD. USE WATER RESISTANT DRYWALL WHERE REQUIRED BY CODE.

C — INTERIOR WALL - 2X4 WOOD STUDS SPACED 16" OC WITH 1/2" GYP BOARD. FINISH TO BE SELECTED BY OWNER.

D — INTERIOR WALL - 2X4 WOOD STUDS SPACED 16" OC WITH 1/2" GYP BOARD.

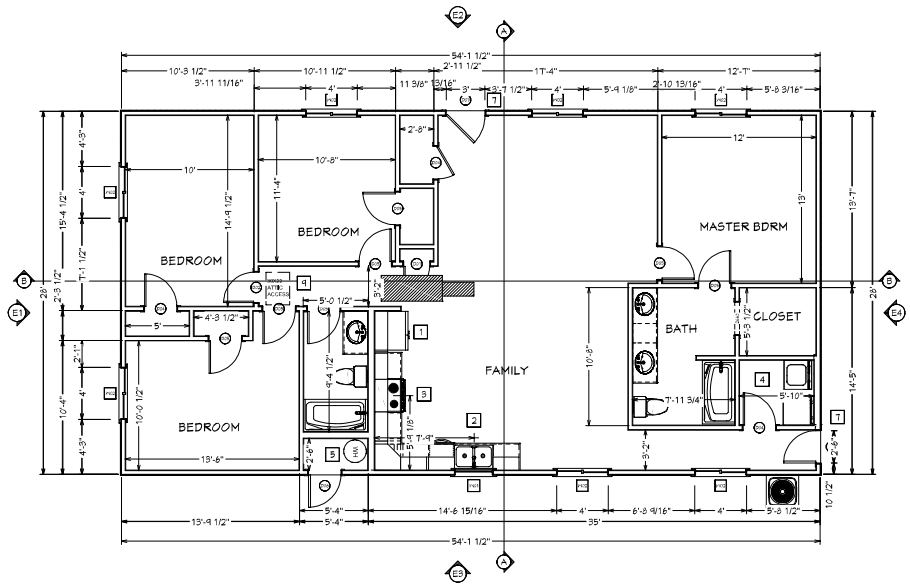
FLOORING NOTES

ALL COMMON AREAS AND BATHROOMS TO RECEIVE VINYL WOOD PLANK FLOORING. ALL BEDROOMS AND CLOSETS TO RECEIVE CARPET.

FLOOR PLAN NOTES

1. 36" REFRIGERATOR. PROVIDE ICE MAKER LINE
2. DUAL COMPARTMENT SINK WITH GARBAGE DISPOSAL.
3. INSTALL STANDARD 4-BURNER ELECTRIC RANGE. INSTALL MICRO-HOOD WITH SELF-FILTERING EXHAUST FAN AND LIGHT.
4. WASHER/DRYER LOCATION. PROVIDE WASHER HOOK-UPS AND ELECTRIC FOR DRYER. PROVIDE 5" VENTING FOR DRYER TO OUTSIDE
5. ELECTRIC WATER HEATER. PROVIDE SEISMIC STRAPS AND STAND. PROVIDE PROPER T&P RELIEF PIPING. PROVIDE 220V CONNECTION WITH DISCONNECT SWITCH.
6. PROVIDE CLOSET ROD AT 66" AFF WITH SHELF ABOVE AT ALL BEDROOM CLOSETS.
7. PROVIDE A 36" X 36" MINIMUM CONCRETE PAD AT ALL EXTERIOR DOORS. SLOPE AT 2% AWAY FROM HOUSE
8. CEILING HEIGHT 8' AFF THROUGHOUT.
9. PROVIDE 22X30 ATTIC ACCESS. PROVIDE 24" WIDE CATWALK AND 30X30 PLATFORM IN FRONT OF ANY ATTIC MOUNTED EQUIPMENT.

PRJ-7141
8/19/18



MAIN FLOOR PLAN
1516 SF LIVING AREA

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2068	1	1	2068 R IN	24"	80"	26"X82 1/2"	HINGED-DOOR P04	2X6X24" (2)	1 3/8"			
D02	2468	1	1	2468 L IN	28"	80"	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"			
D03	2868	1	1	2868 L EX	30"	80"	32"X83"	EXT. HINGED-DOOR E21	2X6X35" (2)	1 3/4"			
D04	2868	2	1	2868 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D05	2868	7	1	2868 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D06	2868	1	1	2868 R EX	32"	80"	34"X83"	EXT. HINGED-DOOR E21	2X6X37" (2)	1 3/4"			
D07	3068	1	1	3068 R EX	36"	80"	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)	1 3/4"			

Door Schedule

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	3020FX	1	1	3020FX	36"	24"	37"X25"		FIXED GLASS	2X6X40" (2)			
W02	4040RS	7	1	4040RS	48"	48"	49"X49"		RIGHT SLIDING	2X6X52" (2)			

Window Schedule

CABINET SCHEDULE

NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
C01	B18R	1	1	18"	24"	36"	BASE CABINET			
C02	B24R	3	1	24"	24"	36"	BASE CABINET			
C03	B3022	1	1	30"	22"	36"	BASE CABINET			
C04	SB3422	1	1	34"	22"	36"	BASE CABINET			
C05	SCB24R	1	1	24"	24"	36"	BASE CABINET			
C06	DCW2436R	1	1	24"	24"	36"	CORNER WALL CABINET			
C07	SB36	1	1	36"	24"	36"	BASE CABINET			
C08	W1836R	1	1	18"	12"	36"	WALL CABINET			
C09	W2436R	4	1	24"	12"	36"	WALL CABINET			
C10	W3015	1	1	30"	12"	15"	WALL CABINET			
C11	W3612	1	1	36"	12"	12"	WALL CABINET			
C12	WF936	2	1	9"	12"	36"	WALL CABINET FILLER			

Cabinet Schedule

860 Custom
860 N Lake Mead Blvd
Las Vegas, NV 89106

4357 Corporate Center #400
North Las Vegas, NV 89030
(702) 258-5211

WESTERN TRADES CONSTRUCTION

DATE: 7/11/2018
SCALE: 1/4 : 1
SHEET: A2.0

FLOOR PLAN



VAR-77267 [PRJ-77141] - VARIANCE - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADE HOLDINGS, LLC
858 WEST LAKE MEAD BOULEVARD

08/29/2019



VAR-77267 [PRJ-77141] - VARIANCE - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADE HOLDINGS, LLC
858 WEST LAKE MEAD BOULEVARD

08/29/2019

August 15, 2019

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

Subject: 858 W Lake Mead

To whom it may concern:

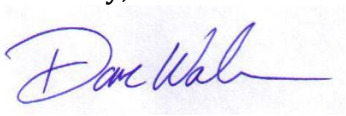
This letter shall act to document the justification request for a General Plan Amendment and Height Varience for a vinyl fence.

- **General Plan Amendment:** We are requesting a General Plan Amendment from Commercial to Mixed Use. We were issued an approved building permit (R18-09763) on October 15, 2018 and completed the building process including final inspections on July 12, 2019. During the permit review process there were no requests from the city to re-zone the parcel until we requested a height variance for the vinyl fence that we built around the location after we had finalized the building process. We are requesting approval so we can be in compliance.
- **Variance:** The property that we purchased has a Bus Shelter Pad Easement attached to it. We can not build a house on that lot therefore having to connect two lots together. We have built a fence in the front of our property to the lot property line that has the bus shelter in front of it to divide it from the bus shelter and provide an aesthetically pleasing front to the property. We did not cover the front of the actual house that has been built. We would like a variance for the height of the fence from the required 2 feet to 6 feet in order to cover the entirety of the bus shelter.

Information:

- Western Trades Construction LLC, and Square Trade Holdings, LLC, Owner, are owned and operated by Dave Walnum. Our focus is to build affordable housing to meet the needs of our growing community. We have recently purchased multiple lots and are building new single family homes, town homes, and multi-family residential buildings throughout the Las Vegas area. We have specifically chosen these infill lots to support the communities and assist in the revitalization of these areas.
- Western Trades Construction LLC is a licensed contractor, B-2# 73190, and has been in business for 10 years.

Thank you for taking the time to review our request. We would like your approval moving forward.
Sincerely,



Dave Walnum
Square Trade Holdings, LLC

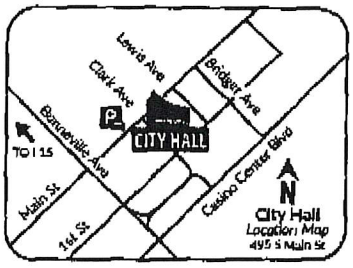
PRJ-77141
08/19/19

4345 Corporate Center Dr. Suite # 200
N. Las Vegas, NV 89030
(702) 238-5211
F (702) 543-4356

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
OCT 07 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77267 [PRJ-77141]
Planning Commission Meeting of **10/08/2019**

PRJ-77141
13922310004
VIRGIL WALTER E
PO BOX 363984
NORTH LAS VEGAS NV 89036

ANDERSON DAIRY

10/04/2019 07:24 7026423480

Submitted after final agenda

34P

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

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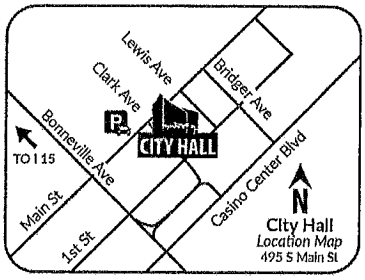

RECEIVED
[illegible]
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City of Las Vegas

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77267 [PRJ-77141]
Planning Commission Meeting of **10/08/2019**

PRJ-77141
13921612009
HARRIS JOYCE L SEPARATE PPTY TR
HARRIS JOYCE L TRS
1921 BALZAR AVE
NORTH LAS VEGAS NV 89032-3503

41 HRDFNP1 89032

34A

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

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

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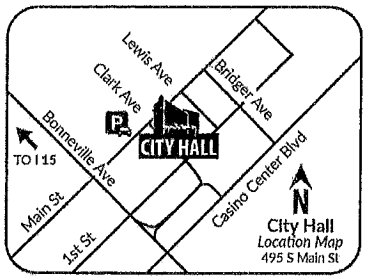
Official Notice of Public Hearing



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[V] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77267 [PRJ-77141]

Planning Commission Meeting of **10/08/2019**

PRJ-77141
13921610040
HARRIS JOYCE L SEPARATE PPTY TR
HARRIS JOYCE L TRS
1921 BALZAR AVE
NORTH LAS VEGAS NV 89032-3503

4 1 HRDFMP1 89032

34A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
35

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

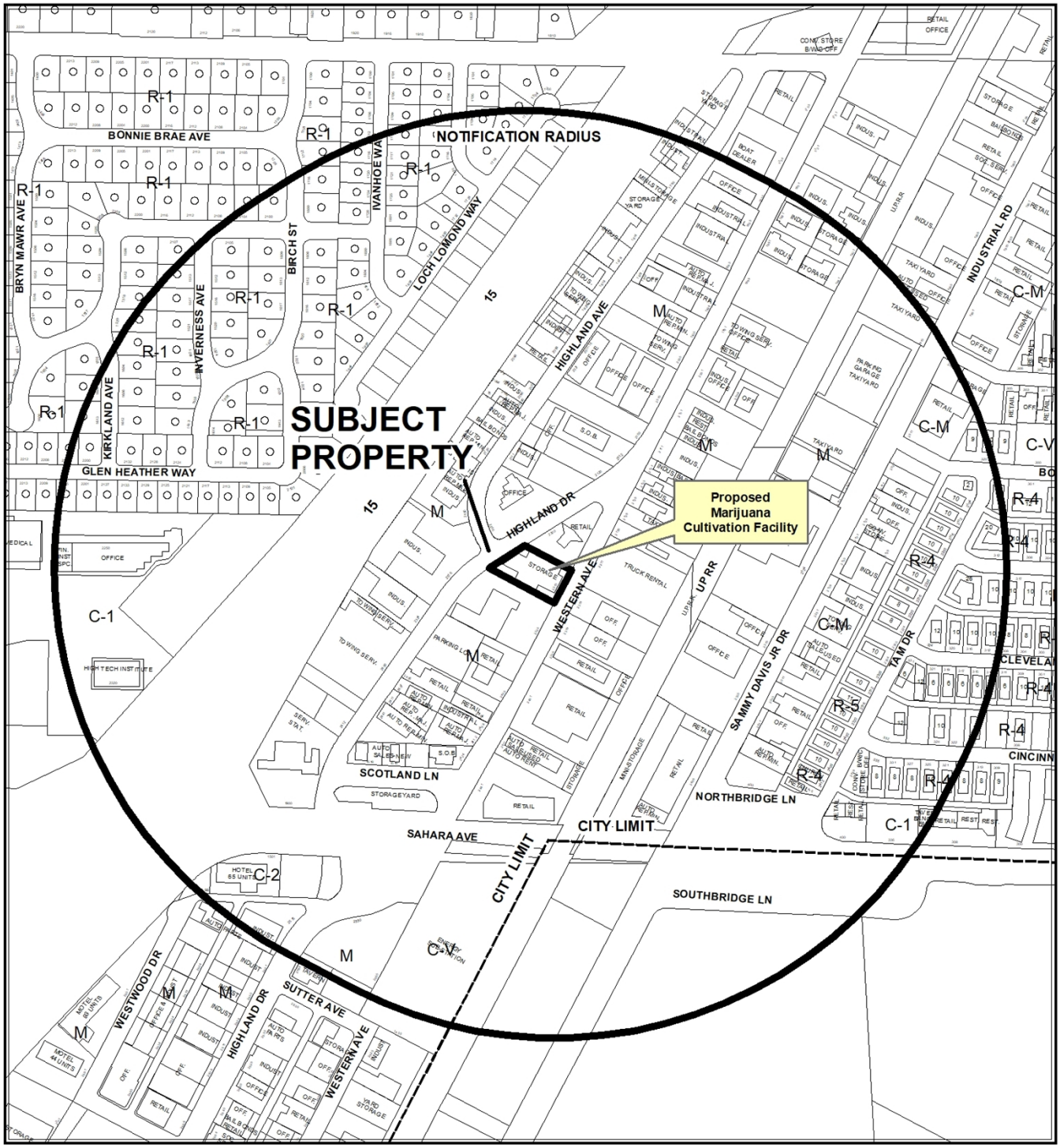
SUBJECT:
SUP-77269 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,000 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77181]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	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. Protest Postcard
8. Submitted after Final Agenda - Protest Postcards



0 395 790 Feet

CASE: **SUP-77269 (PRJ-77181)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



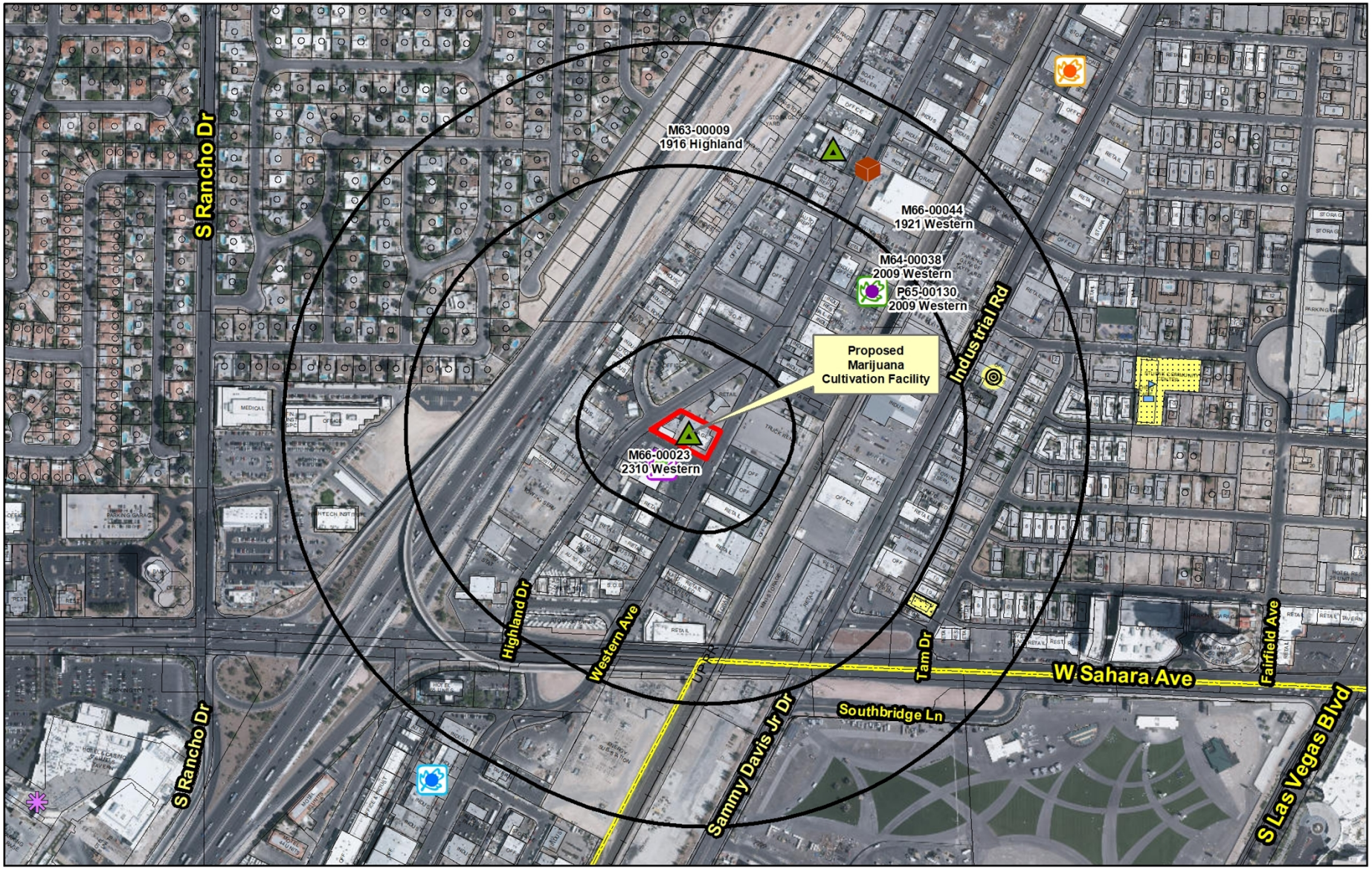
0 395 790 Feet

CASE: **SUP-77269 (PRJ-77181)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-77269 (PRJ-77181)

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: Monday, September 9, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77269	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 274

PROTESTS 1

APPROVALS 0

CS

**** CONDITIONS ****

SUP-77269 CONDITIONS

Planning

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

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

3. Cultivation is limited to the interior of a building.

4. Prior to the issuance of a business license the applicant shall remove all outside storage buildings from the subject site.

5. 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.

6. All development shall be in conformance with the site plan and floor plan date stamped 08/19/19, 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.

7. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

10. 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.

11. Approval of this Special Use Permit does not constitute approval of a marijuana facility license.

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

13. 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 for these costs may result in a requirement that the Marijuana Cultivation Facility be removed.

14. All marijuana products shall remain in the original manufacturer's configuration intended for off-sale.

15. 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.

16. Conformance to all regulations pertaining to Marijuana Establishments found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.

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

Public Works

18. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed 17,000 square-foot Marijuana Cultivation Facility to be located at 2310 Western Avenue.

ISSUES

- The Medical Marijuana Cultivation Facility use is permitted within an M (Industrial) zoning district with the approval of a Special Use Permit.

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. This use includes a “cultivation facility,” as defined in NRS 453A.056 and a "marijuana cultivation facility" as defined in NRS 453D.030.”

The City Council approved Special Use Permit (SUP-71542) on 10/10/17, to allow a 17,000 square-foot Marijuana Cultivation Facility use at 2310 Western Avenue. The permit is no longer valid due to the failure of meeting conditioned Business Licensing requirements. The applicant is now requesting a new Special Use Permit consisting of the same Marijuana Cultivation Facility use as previously approved.

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.

The proposed use meets this requirement as there are no schools within 1,000 feet of the subject property, and there are no city parks, churches/houses of worship, individual care centers facilities licensed for the care of children, community recreational facilities (public) or any use whose primary function is to provide recreational opportunities to minors within 300 feet of the subject property.

*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 medical 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 proposed use meets this requirement; measurement is taken from the property line of APN (162-04-404-002), located at 2310 Western Avenue.

*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;

B. The proposed medical 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 established location is not within a commercial subdivision. The subject site is an existing commercial development and did not require the creation of a separate parcel to meet the distance separation requirements. As such, Subsection 3.b.ii is not applicable and the site is in conformance with this requirement.

*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 condition is not applicable, as the marijuana cultivation facility is not 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 and has obtained special use permit approval as of July 1, 2017.

*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 use shall conform to, and is subject to, the provisions of LVMC Title 6, as such provisions may be presently adopted or hereafter amended.

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

The proposed use meets this requirement, as no outside storage, including shipping containers, has been denoted within the submitted site plan.

*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.

An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a Certificate of Occupancy.

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

The Department of Planning - Business Licensing division will monitor and require compliance with this requirement should the use cease.

*9. A Medical 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.

The Department of Planning - Business Licensing division will coordinate with the State of Nevada to assure that this requirement is met prior to the issuance of a business license.

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.

There are no other land uses located under the same roof as the proposed Marijuana Cultivation Facility use.

The proposed use would occupy an existing 17,000 square-foot standalone building, which is located on a developed commercial property at 2310 Western Avenue. The subject site provides zero parking spaces where 17 parking spaces are required and does not conform to Title 19.12 parking requirements for the marijuana cultivation facility use. However, projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. Staff has determined that the immediate surrounding area provides ample on street parking to support the use. Other than the Minimum Special Use Permit Requirements found within Title 19.12, there are no special development requirements pertaining to the site.

The subject site complies with all minimum distance requirements as set forth by 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. As such, staff recommends approval of the proposed use with standard conditions. If denied, no Marijuana Cultivation Facility would be permitted to be established at this site.

FINDINGS (SUP-77269)

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 as set forth by 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 an existing 17,000 square-foot standalone building. The subject site is located within the Downtown Las Vegas Overlay - Area 1, where Title 19.12 parking requirements are not automatically applied, although additional parking is available in the vicinity through on-street parking.

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 can be accessed from Western Avenue, an 80-foot Major Collector as depicted on the Master Plan of Streets and Highways, which has adequate capacity to serve the proposed development. Secondary access is also provided by Highland Drive, a 60-foot Local Street located in the rear of the property.

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 City and County inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

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

The proposed Medical Marijuana Cultivation Facility use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and Staff recommended approval of the request.
02/04/09	The City Council approved a request for a Special Use Permit (SUP-31893) for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 2310 Western Avenue. The Planning Commission and Staff recommended approval of the request.
01/09/13	The Department of Planning refunded a request for a Required Review (RQR-47137) as the previously approved Special Use Permit (SUP-31893) had expired.
10/10/17	The Planning Commission approved Special Use Permit (SUP-71542) request to allow a 17,000 square-foot Marijuana Cultivation Facility use at 2310 Western Avenue. Staff recommended approval of the request.

Most Recent Change of Ownership	
06/30/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/18/08	A business license (#R60-03278) was issued for repair and maintenance (OJT Services, LLC) located at 2310 Western Avenue. The license is still active.
01/02/09	A building permit (#127539) was issued for tenant improvements (Same Day Sheet Metal, Inc.) located at 2310 Western Avenue. The permit was finalized on 03/24/09.

Related Building Permits/Business Licenses	
09/08/09	A Code Enforcement Case (#81624) was processed for graffiti on buildings located at 2310 Western Avenue. The case was resolved on 09/28/09.
02/03/11	A building permit (#180453) was issued for an off-premise sign (Billboard) (AD America) located at 2310 Western Avenue. The permit has not been finalized.
05/09/12	A building permit (#210656) was processed for an off-premise sign (Billboard) (AD America) located at 2310 Western Avenue. The permit has not been issued or finalized.

Pre-Application Meeting	
08/06/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a Marijuana Cultivation Facility use.

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

Field Check	
08/29/19	Staff conducted a routine field check and found an existing commercial building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail	LI/R (Light Industry/Research)	M (Industrial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Marijuana Dispensary/Production Facility	LI/R (Light Industry/Research)	M (Industrial)
East	Office, Other than Listed	LI/R (Light Industry/Research)	M (Industrial)
	Truck Rental		
West	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
	Office, Other than Listed		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) – Area 1 (Design District)	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***
Western Avenue	Major Collector	Master Plan of Streets & Highways	60 Feet	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Cultivation Facility	17,000 SF	1:1000	17				
TOTAL SPACES REQUIRED			17		0		N*
Regular and Handicap Spaces Required			16	1	0	0	N*

*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.

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) 2310 Western Ave, Las Vegas, NV, 89102

Project Name Red Earth LLC **Proposed Use** Marijuana Cultivation

Assessor's Parcel #(s) 162-04-404-002 **Ward #** 3 (Olivia Diaz)

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

Additional Information We do not plan on changing the zoning we have had a SUP here previously but unfortunately it expired so we are simply applying for a new SUP in the same location using most of the same initial submittals.

Property Owner GDC Realty LLC Contact James Dillingham

Address 932 Vegas Valley Dr. City Las Vegas State NV Zip 89109

E-mail jdsellslv@gmail.com Phone (702) 863-4653

Applicant Red Earth LLC Contact Paris Balaouras

Address 2310 Western Ave. City Las Vegas State NV Zip 89102

E-mail paris@mjholdingsinc.com Phone (818) 398-3541

Representative Jay Matos Consulting Contact Jay Matos

Address 171 Ultra Dr City Henderson State NV Zip 89074

E-mail matosjay@gmail.com Phone (702) 328-0529

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name James Dillingham

Subscribed and sworn before me

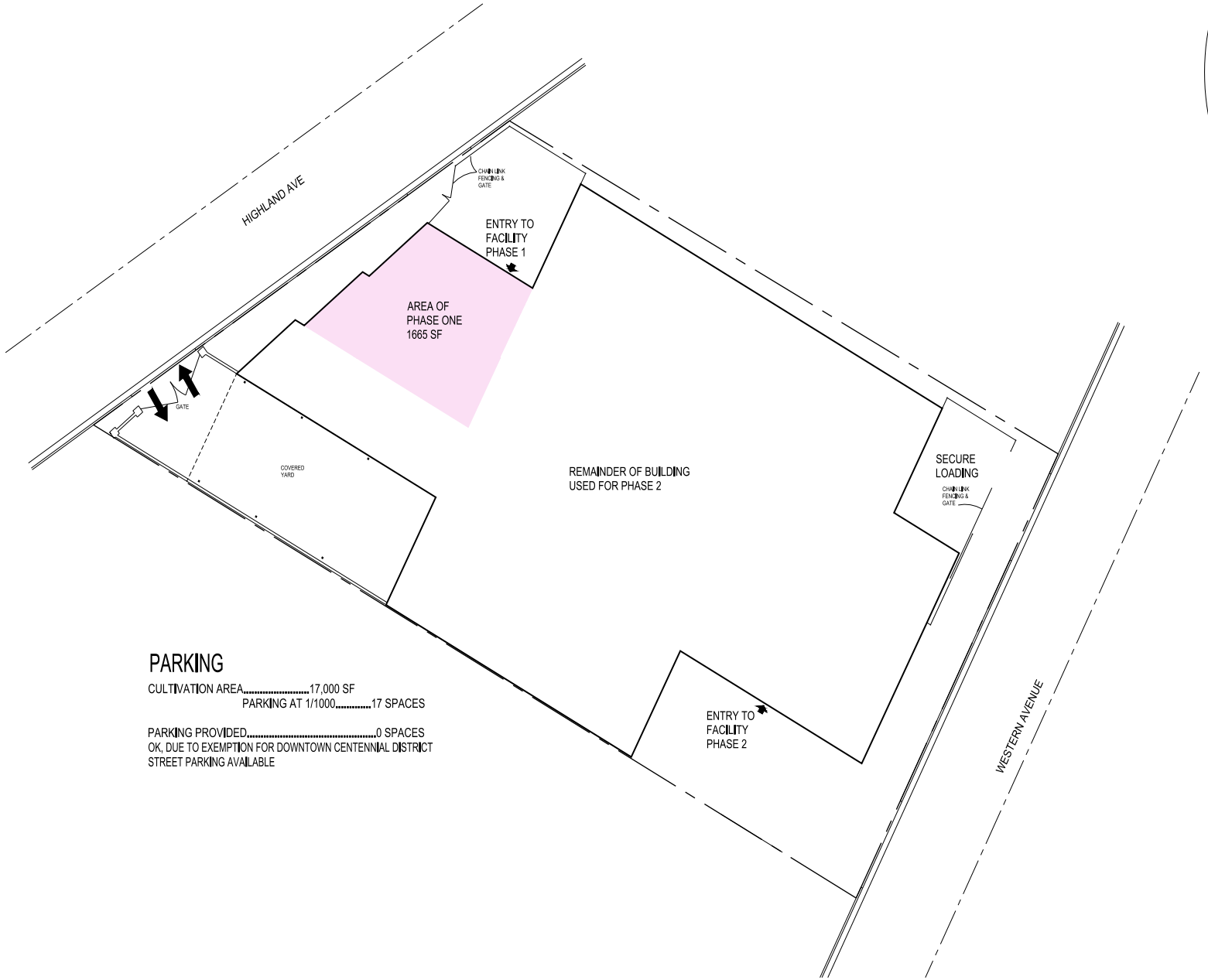
This 15th day of August, 20 19

_____

Notary Public in and for said County and State

DANTE T. THOMPSON
Notary Public, State of Nevada
No. 15-2357-1
My Appt. Exp. July 1, 2023

BR-L-7781
08/19/19



PARKING

CULTIVATION AREA.....17,000 SF
PARKING AT 1/1000.....17 SPACES

PARKING PROVIDED.....0 SPACES
OK, DUE TO EXEMPTION FOR DOWNTOWN CENTENNIAL DISTRICT
STREET PARKING AVAILABLE

SITE PLAN

ERIC W CHRISTENSEN REGISTERED No. 2334 ARCHITECT STATE OF NEVADA 8.18.17

Architectural Solution

7009 Alamosa Way
Las Vegas, Nevada 89128
702.339.3019
info@architecturalsolution.com

WESTERN AVENUE GROW OPERATION

2310 WESTERN AVENUE
LAS VEGAS, NV 89102

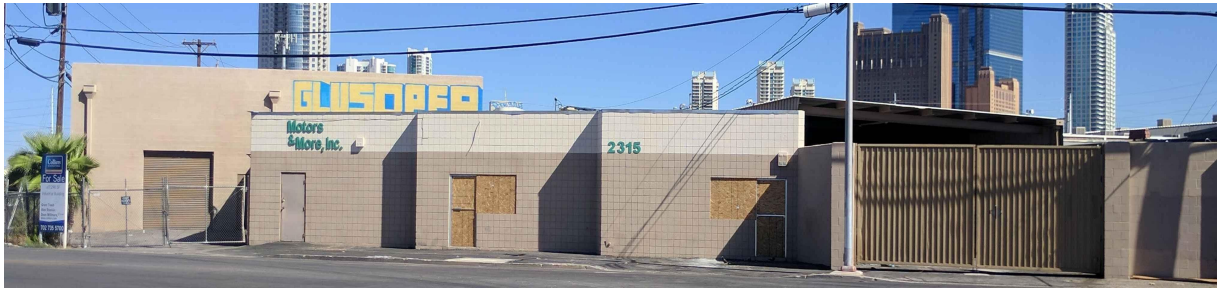
SITE PLAN

8.18.17

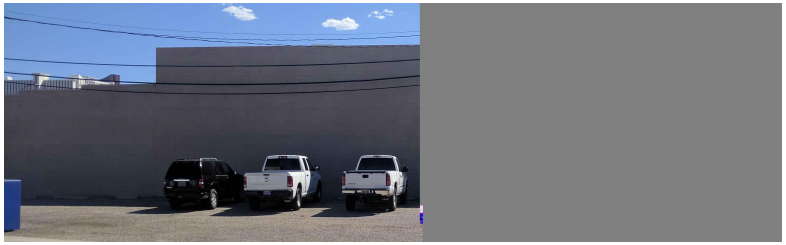
PRJ-77181
08/19/19

REFERENCE NORTH

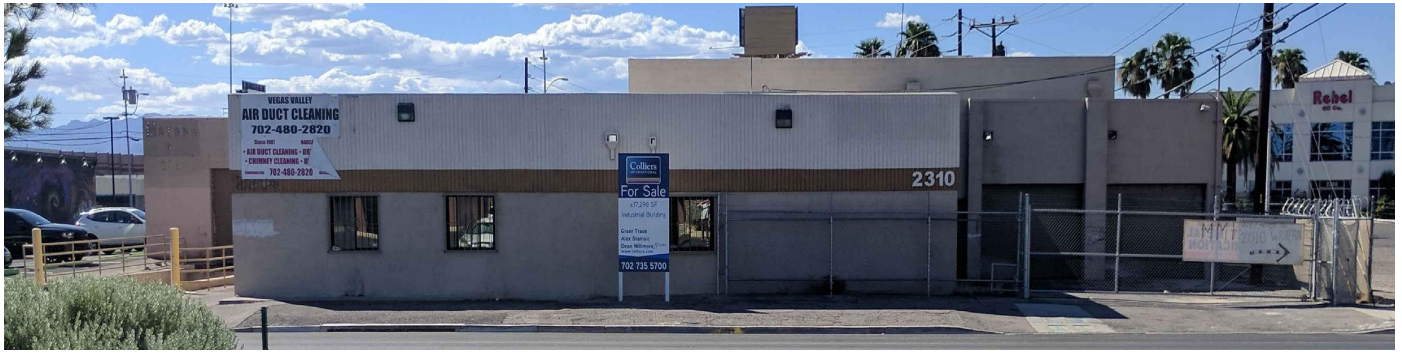
AS1



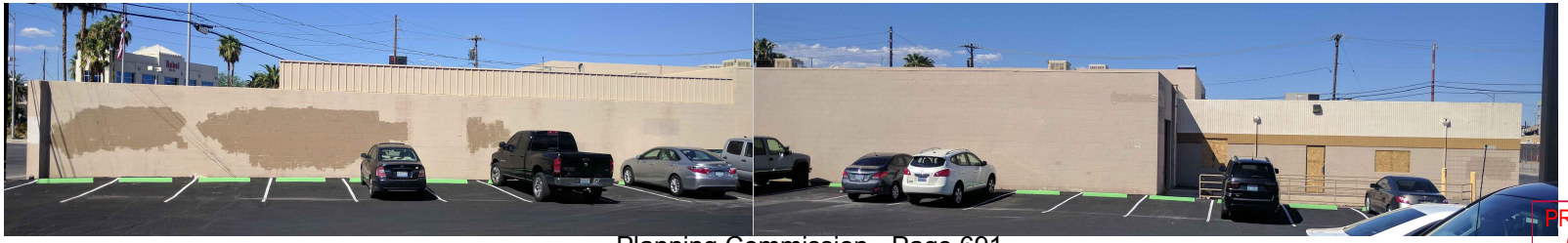
WEST SIDE VIEW



NORTH SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW

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7009 Alamosa Way
Las Vegas, Nevada 89128
702.339.3019
info@architecturalsolution.com

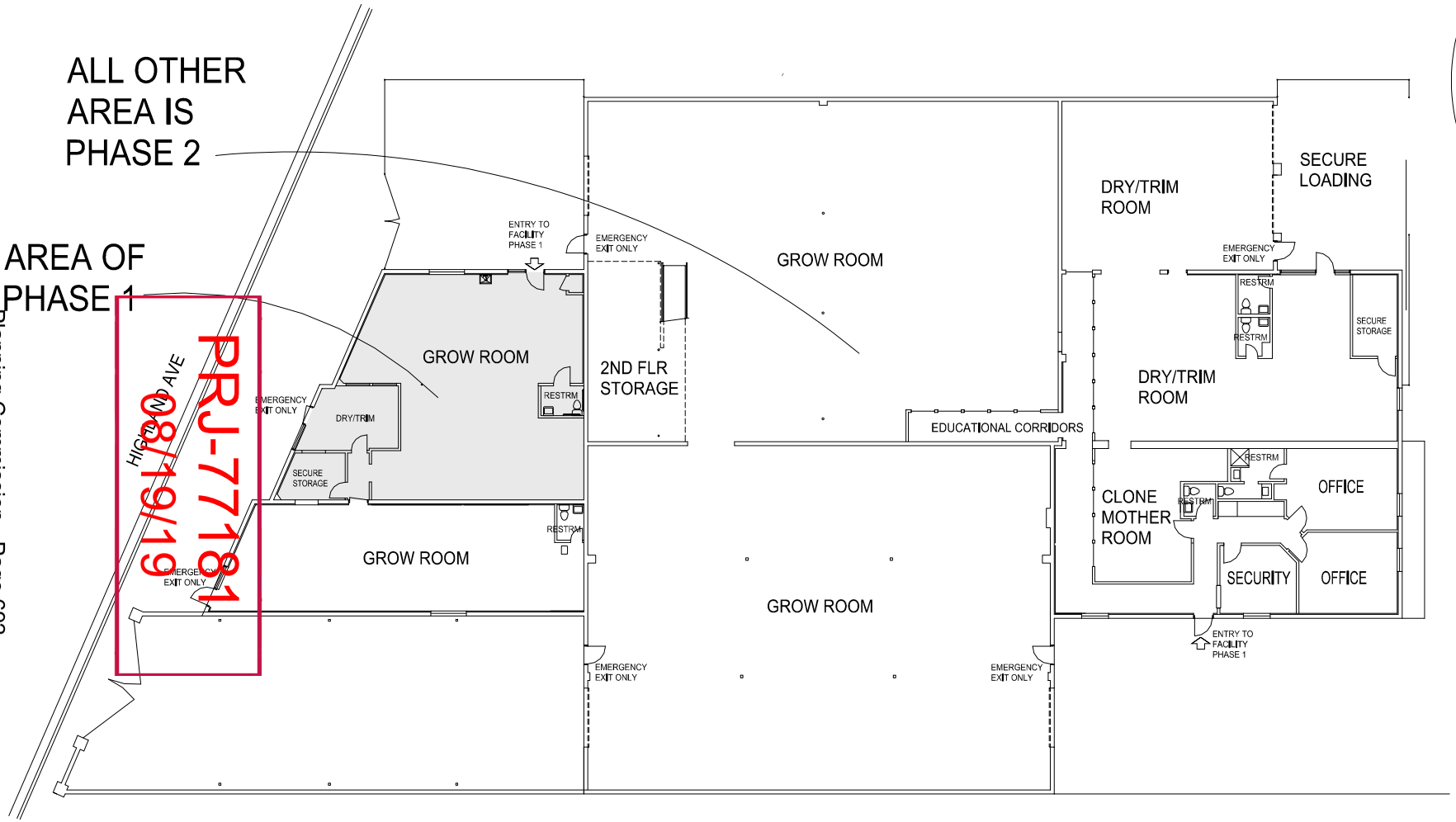
WESTERN AVENUE GROW OPERATION
2310 WESTERN AVENUE
LAS VEGAS, NV 89102

PHOTOS OF EXTERIOR

8.18.17

PRJ-77181
08/19/19

A2



OVERALL FLOOR PLAN

Planning Commission - Page 692

REFERENCE NORTH

Architectural Solution
7009 Alamosa Way
Las Vegas, Nevada 89128
702.339.3019
info@architecturalsolution.com

WESTERN AVENUE GROW OPERATION
2310 WESTERN AVENUE
LAS VEGAS, NV 89102

PHASE 1 & 2 FLOOR PLAN

8.18.17

A1

FILTER BANK SCHEDULE

	AIRFLOW		PHYSICAL DATA						MANUFACTURER (OR EQUAL)	
UNIT	DESIGN CFM	INITIAL S.P. DROP	CONFIGURATION	WEIGHT	SIZE	MEDIA DEPTH	EFFICIENCY	FRAME	MAKE	MODEL
FB-1	270	.3	2" MERV II PRE, CARBON FINAL FILTER	230 LBS	24X12X4 24X12X2	4" CARBON 2" PLEATED, 65%	- 65% MERV II	STAINLESS STEEL 1/2" FIXED FLANGE	FLANDERS	SURELOCK B SLB220W10H W/ WEATHERIZED CONSTRUCT. & MAGNA-HELIC GAUGES / PORTS

VENTILATION FAN SCHEDULE

MARK	GENERAL DATA			ELECTRICAL	CFM	E.S.P. INCHES W.G.	FAN RPM	REMARKS
	MANUFACTURER	MODEL NO.	TYPE	VOLTS/ PHASE/(HP)				
EF-1	GREENHECK	SQ-98-VG	IN-LINE EXHAUST FAN	115 / 1 / 3/4	270	1.25"	1872	PROVIDE WITH VARI-GREEN MOTOR, INSULATED HOUSING, DISCONNECT SWITCH, CONSTANT AIR FLOW CONTROLS, INTEGRAL PRESSURE TRANSDUCER, PITOT TUBE

ODOR CONTROL PROTOCOL

BASS OF DESIGN

THE SPACE IS TO BE CONDITIONED USING VARIOUS SYSTEMS OF VARIOUS CAPACITIES. EACH OF THE SYSTEMS ARE TO BE EQUIPPED WITH UNIT-LEVEL PLEATED FILTERS. FRESH AIR IS BROUGHT TO EACH OF THE DUCTED SYSTEMS VIA A FRESH AIR DUCT THAT IS RUN TO THE EXTERIOR OF THE STRUCTURE. THIS FRESH AIR WILL TEND TO PRESSURIZE THE SPACE.

THE SPACE IS DESIGNED FOR A NEGATIVE PRESSURE TO CONTAIN INTERNAL ODORS. TO ACCOMPLISH THIS, AN IN-LINE, DIRECT DRIVEN EXHAUST FAN IS PROVIDED TO REMOVE THE AMOUNT OF FRESH AIR PROVIDED FOR THE OCCUPANTS AND AN ADDITIONAL AMOUNT THAT WILL ENSURE A NEGATIVE PRESSURE WITHIN THE SPACE.

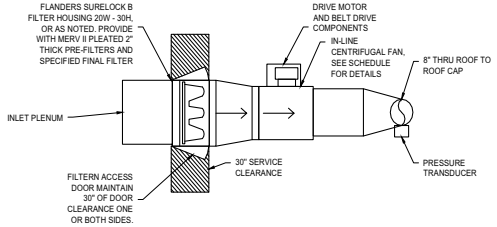
TO PREVENT ODORS FROM ESCAPING THE STRUCTURE, THE IN-LINE EXHAUST FAN IS EQUIPPED WITH A FILTER SECTION LOADED WITH 30 LBS OF ACTIVATED CARBON, IN A RACK-MOUNTED CONFIGURATION. ACTIVATED CARBON IS AN EXTREMELY EFFECTIVE ABSORPTIVE ODOR CONTROL SUBSTANCE. AN OZONE GENERATOR WILL BE PLACED UPSTREAM OF THE CARBON FILTERS, IN THE HOUSING ASSEMBLY. OZONE (O3) IS AN EFFECTIVE ODOR CONTROL MECHANISM. IN THIS CASE IT IS USED TO HELP CONTROL OUT-GOING AIRSTREAM ODORS AND RECHARGE THE ACTIVATED CARBON FILTER MEDIA, EXTENDING THE LIFE OF THE MEDIA.

IMPLEMENTATION

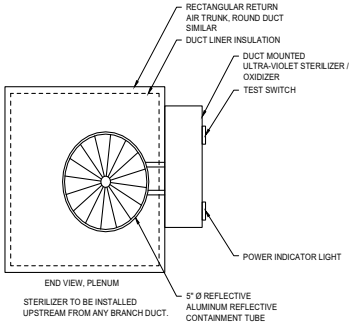
INSTALLED SYSTEMS SHALL BE PUT INTO OPERATION. ONCE SYSTEMS ARE RUNNING SYSTEMS SHALL BE AIR BALANCED TO ENSURE DESIGN AIR FLOWS FOR SUPPLY, FRESH AIR, AND EXHAUST AIR BASE VALUES HAVE BEEN MET. ONCE COMPLETED, A DIFFERENTIAL PRESSURE GUAGE SHALL BE USED TO ENSURE THAT A NEGATIVE BUILDING STATIC OF NO LESS THAN 0.05' OF NEGATIVE BUILDING STATIC HAS BEEN ACHIEVED. A MAXIMUM NEGATIVE BUILDING STATIC SHALL NOT EXCEED 0.15".

TESTING AND EVALUATION

OCCUPANT SHALL TEST THE OUT-GOING AIR STREAM WITH A TRADE-SPECIFIC CALIBRATED SENSOR TO ESTABLISH A BASE-LINE OF OPERATION FOR ODORS IN THE OUTGOING AIR STEAM. ONCE ODOR CONTROL HAS BEEN ESTABLISHED PERIODIC TESTING SHALL BE CONDUCTED TO ENSURE THAT THE ODOR CONTROL SYSTEMS ARE OPERATING TO MAINTAIN THE BASELINE. AS THE FILTERS LOAD, THE PRESSURE TRANSDUCER SHALL MODULATE FAN TO MAINTAIN CONSTANT FLOW.



FILTER ASSEMBLY PLAN VIEW | SCALE: NONE | 1



DUCT STERILIZER DETAIL | SCALE: NONE | 2

AIR PURIFIER SCHEDULE

SANUVOX R3500X DUCT-MOUNTED ULTRA-VIOLET STERILIZER / OXIDIZER
115 VOLT - 25 WATTS
J-TYPE ULTRA-VIOLET LAMP W/ REFLECTIVE TUBE
PROVIDE WITH: VACUUM SENSING SWITCH.
MOUNT IN MAIN RETURN AIR PLENUM

HVAC INSTALLATION NOTE:

HVAC COMFORT SYSTEMS ARE UNDER A SEPARATE PERMIT AND ARE EXISTING FOR THE PURPOSES OF THESE PLANS. THESE PLANS COVER ODOR CONTROL REQUIREMENTS ONLY. ENGINEER HAS ONLY DESIGNED THE ODOR-CONTROL ELEMENTS OF THIS PROJECT, NOT THE HVAC COMFORT SYSTEMS.

ODOR CONTROL NOTES:

1. HVAC SYSTEMS (UNIT, AIR DISTRIBUTION, EXHAUST FANS, THERMOSTATS, AND START-UP OF ROOFTOP EQUIPMENT) ARE UNDER A SEPARATE PERMIT FOR WORK DESIGNED BY ARCHITECTURAL DESIGN TEAM.
2. THE SCOPE OF THESE DRAWINGS ARE LIMITED TO THE ODOR CONTROL SYSTEMS AND RELATED DUCTWORK AND ACCESSORIES DIRECTLY ASSOCIATED WITH ODOR CONTROL.
3. ODOR CONTROL SYSTEM SHALL BE INSTALLED AND OPERATED TO MAINTAIN THE BUILDING UNDER A SLIGHT NEGATIVE PRESSURE WITH REFERENCE TO ATMOSPHERE. THIS IS DONE TO PREVENT ODORS FROM ESCAPING TO ADJACENT SPACES AND OUTSIDE THE BUILDING WITHOUT BEING TREATED FIRST.
4. ALL EXHAUSTED AIR SHALL BE DUCTED THROUGH THE CARBON-FILTER ASSEMBLY.
5. CARBON-FILTER ASSEMBLY IS PROVIDED WITH AN OZONE GENERATOR TO EXTEND THE USEFUL LIFE OF THE CARBON MEDIA.

GARY L HENNINGS Exp: 6/30/19 MECHANICAL

Building Permit Submittal:
Bid Set:
REVISED

Sheet Title: ODOR CONTROL

Mechanical Engineer:
HM MECHANICAL GROUP
8517 Earhart Rd, Suite 230
Oakland, CA 94621
510-569-2000

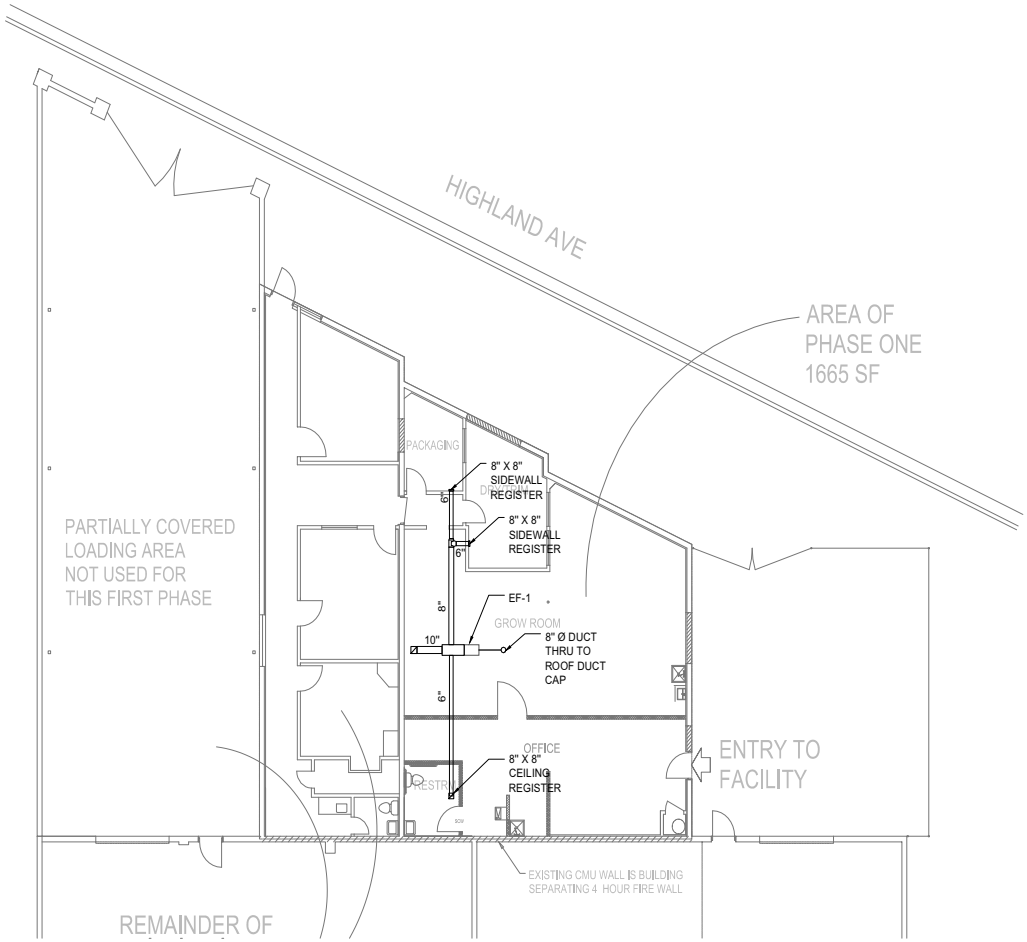
Project:
WESTERN AVE GROW OPERATION
2310 WESTERN AVENUE
LAS VEGAS, NV 89102

Date:
01/18/2018

CITY OF LAS VEGAS 17181 08/19/19

Scale: AS NOTED

Drawing No.:
M.01



MECHANICAL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	AFF	ABOVE FINISHED FLOOR
	AL	ACOUSTICALLY LINED
	CFM	CUBIC FEET PER MINUTE
	MVD	DAMPER: MANUAL VOLUME
	Ø	DIAMETER
	DN	DOWN
	DS	DISCONNECT SWITCH
	EA	EXHAUST AIR
	HP	HORSEPOWER
	SAD	SEE ARCHITECTURAL DRAWING
	SSD	SEE STRUCTURAL DRAWING
	TYP	TYPICAL
	UON	UNLESS OTHERWISE NOTED
	WT	WEIGHT
	24x12	RECTANGULAR DUCT - INCHES
	12"	ROUND DUCT - INCHES

MECHANICAL NOTES & SPECIFICATIONS

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE NEVADA BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS; 2012 INTERNATIONAL BUILDING AND MECHANICAL CODES.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS AND INSPECTIONS.
3. COORDINATE THE LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO ANY FABRICATION AND INSTALLATION.
4. PLATFORMS, CURBS, AND FLASHING FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS NOTED OTHERWISE. WHERE THERE IS A CONFLICT WITH THE MECHANICAL PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
5. PROVIDE MANUAL VOLUME DAMPERS AND BACKDRAFT DAMPERS FOR OUTSIDE AIR INTAKES ON ALL AIR HANDLING EQUIPMENT AND EXHAUST FANS SERVING CONDITIONED SPACES. EXCEPTION: EQUIPMENT WITH FACTORY AIR ECONOMIZERS.
6. EXHAUST AIR SHALL TERMINATE A MINIMUM OF 10' AWAY FROM ANY OUTSIDE AIR INTAKE.
7. AIR FILTERS SHALL BE STATE FIRE MARSHALL APPROVED AND LISTED, PREFORMED FILTERS HAVING COMBUSTIBLE FRAMING SHALL BE TESTED AS A COMPLETE ASSEMBLY. INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURE INDICATING THE MERV RATING, AND THE FILTER SPECIFICATION SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. AIR FILTERS SHALL BE ACCESSIBLE FOR CLEANING OR REPLACEMENT.
8. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND AVAILABLE SPACE FOR DUCTWORK PRIOR TO ORDERING AND/OR FABRICATION.
9. COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND DRAWINGS OF OTHER TRADES. INSTALL ALL WORK TO CLEAR NEW AND EXISTING ARCHITECTURAL WORK, STRUCTURAL MEMBERS AND WORK OF OTHER TRADES. NO ITEM SUCH AS PIPE, DUCT, ETC. SHALL BE IN CONTACT WITH ANY EQUIPMENT. ANY ERRORS, OMISSIONS, DISCREPANCIES, DEFICIENCIES, OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR, THE ARCHITECT AND THE ENGINEER PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.
10. DUCTWORK CONSTRUCTION SHALL BE CONSTRUCTED WITH GALVANIZED SHEET METAL AND INSTALLED TO 2 INCH WATER COLUMN SYSTEMS PRESSURE REQUIREMENTS.
11. RECTANGULAR DUCT TURNS IN EXHAUST DUCTS SHALL HAVE TURNING VANES UNLESS OTHERWISE NOTED, OR SHALL HAVE A INNER RADIUS TURN OF NO LESS THAN THE WIDTH OF THE DUCT.

GARY L HENNINGS Exp: 6/30/19 MECHANICAL

Building Permit Submittal:	Sheet Title: ODOR CONTROL	Scale: AS NOTED
Bid Set:	Mechanical Engineer: HM MECHANICAL GROUP 8517 Earhart Rd, Suite 230 Oakland, CA 94621 510-569-2000	Project: WESTERN AVE GROW OPERATION 2310 WESTERN AVENUE LAS VEGAS, NV 89102
REVISED		Date: 01/18/2018
		Drawing No.: M2.1

EXPIRES: 08/19/19

MECHANICAL NOTES AND SPECIFICATIONS

1. SUPPLY DIFFUSERS TO BE STEP DOWN TYPE. CARNES, KRUGER, TITUS, J & J OR EQUAL.

2. RETURN GRILLS TO MATCH SUPPLY DIFFUSERS, UNLESS OTHERWISE NOTED.

3. VERIFY FIELD CONDITIONS AND ARCHITECTURAL PLANS.

4. ANY TRANSITIONS OR OFFSETS IN DUCTWORK SHALL BE MADE AS TO MAINTAIN THE FACE AREA OF THE DUCTWORK QUAL TO OR GRATER THAN SIZE LISTED ON PLANS.

5. PROVIDE DIGITAL, PROGRAMMABLE, THERMOSTAT AT 48" ABOVE FINISHED FLOOR, 1 STAGE HEAT, EMERGENCY HEAT AND 1 STAGE COOL.

6. MECHANICAL CONTRACTOR TO PROVIDE MANUAL VOLUME DAMPERS FOR ALL SUPPLY AIR DIFFUSERS.

7. ALL DUCT JOINTS TO BE SEALED WITH TWO WRAPS OF DUCT TAPE. METAL DUCTWORK SHALL BE WRAPPED AFTER BEING FASTENED WITH THREE SHEET METAL SCREWS, EXCEPT IN EXPOSED LOCATIONS.

8. INSTALLING CONTRACTOR TO SURVEY SITE AND STUDY COMPLETE ARCHITECTURAL PLANS. A-1 MECHANICAL, INC. WILL NOT BE LIABLE FOR DETAILS OMITTED ON PLANS WHICH MAY BE REQUIRED IN THE FIELD. THIS PLAN IS A DIAGRAMMATIC IN NATURE. THE PLAN DOES NOT SHOW ALL TRANSITIONS OR FITTINGS WHICH MAY BE REQUIRED.

9. INSTALLING CONTRACTOR TO SUPPLY ALL MATERIALS AND LABOR WHICH COMPRISE A COMPLETE WORKING H.V.A.C. SYSTEM THAT COMPLIES WITH THE MOST RESTRICTIVE BUILDING AND MECHANICAL CODES IN EFFECT.

10. ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH AND SEALED BY THE ROOFING CONTRACTOR. CONTRACTOR SHALL INSTALL EQUIPMENT AND FLASHINGS AFTER VERIFYING INSTALLATION WITH THE ROOFING CONTRACTOR AND ARCHITECT.

11. ALL WORK AND MATERIALS SHALL COMPLY WITH THE MOST RESTRICTIVE GOVERNING CODES AND REGULATIONS IN EFFECT.

12. SERVICE, REPAIR, OR REPLACEMENT OF EXISTING UNITS, TERMINAL BOXES, AIR HANDLING UNITS, REMOVE CONDENSERS, FURNACES, BOILERS, FANS, CONTROLS, OR THERMOSTATS ARE NOT INCLUDED IN THIS SCOPE OF WORK UNLESS SPECIFICALLY ADDRESSED AND DETAILED ON THE MECHANICAL DRAWINGS. SUCH ITEMS SHALL BE REPAIRED AND THE COST CHARGED TO THE BUILDING OWNER AS A SEPARATE CHANGE-ORDER.

13. THIS INSTALLATION SHALL COMPLY WITH THE 2012 EDITION OF THE UNIFORM MECHANICAL CODE, THE UNIFORM BUILDING CODE THE UNIFORM PLUMBING CODE, THE 2009 INTERNATIONAL FIRE CODE, THE 2009 INTERNATIONAL BUILDING CODE AND ALL OTHER GOVERNING CODES AS APPLICABLE.

14. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE DUCT CONSTRUCTION STANDARDS SET FORTH IN THE MECHANICAL CODE.

15. ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE, SUSPENDED EQUIPMENT SHALL HAVE SEISMIC RESTRAINTS.

16. SET FRESH AIR DAMPER ON EACH AIR HANDLER TO PROVIDE A MINIMUM 15 CFM PER OCCUPANT.

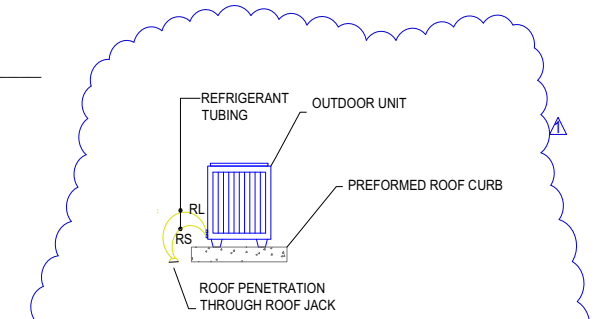
17. AIR MOVING EQUIPMENT IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF. AUTOMATIC SHUT OFF SHALL BE ACCOMPLISHED BY INTERRUPTING THE POWER SOURCE OF THE AIR MOVING EQUIPMENT UPON DETECTION OF SMOKE IN THE MAIN SUPPLY AIR DUCT SERVED BY SUCH EQUIPMENT. SMOKE DETECTORS SHALL BE LABELED BY AN APPROVED AGENT FOR AIR DUCT INSTALLATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SUCH DEVICES SHALL BE COMPATIBLE WITH THE OPERATING VELOCITIES, PRESSURES, TEMPERATURES AND HUMIDITY OF THE SYSTEM. WHERE FIRE DETECTORS OR ALARM SYSTEMS ARE PROVIDED FOR THE BUILDING, THE SMOKE DETECTORS REQUIRED BY THIS SECTION SHALL BE SUPERVISED BY SUCH SYSTEM.

18. ACCESS SHALL BE PROVIDED TO ALL HVAC EQUIPMENT, ROOF LADDERS, HATCHES, STAIRS OR OTHER ACCESSES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND SHALL COMPLY WITH THE UNIFORM MECHANICAL CODE.

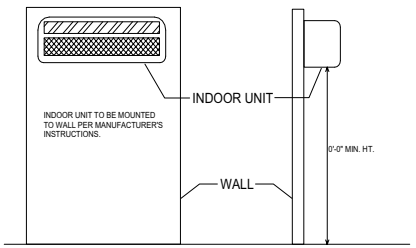
19. ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES, WHEN MORE THAN ONE HEATING OR COOLING UNIT SERVICES THE OCCUPANTS.

20. COORDINATE ALL DIFFUSER AND GRILL LOCATIONS WITH THE ELECTRICAL LIGHTING PLAN AND ARCHITECTURAL REFLECTED CEILING PLAN.

21. ALL INSULATION FOR DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE IECC 503.2.7



1 M1.0 DETAIL
NONE



2 M1.0 DETAIL
NONE

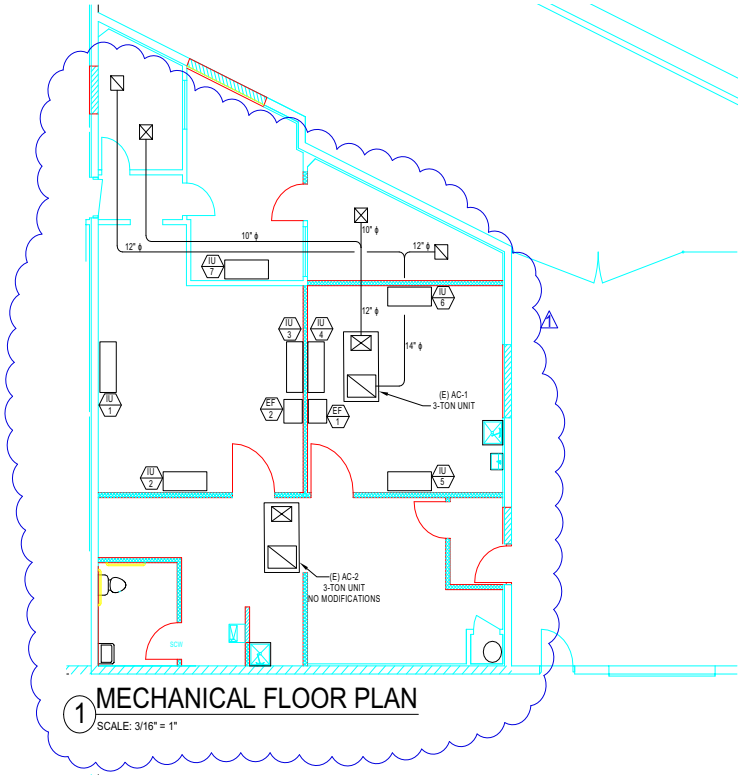
MECHANICAL LEGEND

- SUPPLY AIR DUCT
- RETURN AIR DUCT
- EXHAUST AIR DUCT
- OUTSIDE AIR DUCT
- FUSIBLE LINK FIRE DAMPER
- SD SMOKE DAMPER
- SF SMOKE FIRE DAMPER
- DD DUCT MOUNTED SMOKE DETECTOR
- M MOTORIZED DAMPER
- MANUAL BALANCING DAMPER
- T# THERMOSTAT & CORRESPONDING UNIT#
- ACCESS DOOR, ACCESS PANEL
- RECTANGULAR, FLAT OVAL OR ROUND AIR DUCT (PLAN VIEW)
- 18"x12" DUCT SIZE (IN.), FIRST FIGURE IS SIDE SHOWN
- DUCT WITH ACOUSTICAL LINING
- FLEXIBLE DUCT CONNECTION
- ROUND DUCT
- RETURN DUCT
- DIRECTION OF AIR FLOW
- POINT OF CONNECTION
- CAPPED END OF PIPE
- DIRECTION OF FLUID FLOW
- REDUCER

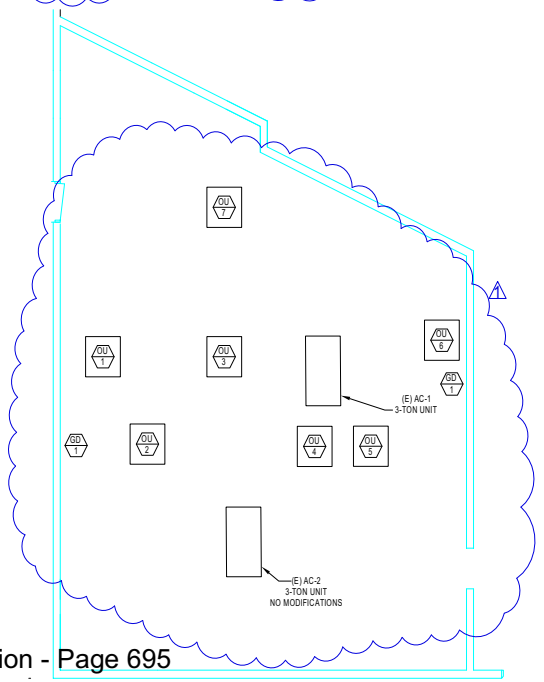
NOTE: SYMBOLS AND ABBREVIATIONS SHOWN MAY INCLUDE ITEMS NOT USED FOR THIS PROJECT.

ANNOTATION TAGS AND NOMENCLATURE

- XXX MECHANICAL EQUIPMENT CROSS REFERENCE
- X NOTE SYMBOL
- 1 REVISION SYMBOL
- XXX ROOM NUMBERS
- X/X TOP NUMBER DESIGNATES SECTION, BOTTOM NUMBER DESIGNATES SHEET ON WHICH SECTION IS LOCATED
- X|X/X TOP NUMBER DESIGNATES DETAIL, BOTTOM NUMBER DESIGNATES SHEET ON WHICH DETAIL IS LOCATED
- X/X TOP NUMBER DESIGNATES DETAIL, BOTTOM NUMBER DESIGNATES SHEET ON WHICH DETAIL IS LOCATED



1 MECHANICAL FLOOR PLAN
SCALE: 3/16" = 1"



2 MECHANICAL ROOF PLAN
SCALE: 3/16" = 1"

Licenses:
- Nevada Contractor: 0060483
- C-2 Limited
- License Limit: Unlimited
- Nevada Business: 4436033153525 18
- State of Nevada: PWC-31087
- County of Clark: 2001020-240
- Las Vegas Valley: 0110-0060-C-110714
- City of N. Las Vegas: 72350
- City of Henderson: 2003030439
- City of Boulder City: 34-0010669
- City of Mesquite: 9867 63
- City of Reno: 107469
- Town of Fernley: A-0060 OC

No:	Date:	Drawn	Checked	Issue Description
1	10/30/18	RAM	RP	PLANS CHECK CORRECTIONS

Project Name
WESTERN AVE. GROW

Date
Rick Parsley, #56241

A-1 Mechanical & Electric
5985 Polaris Ave.
Las Vegas, NV 89118
PH: 702-363-4222
FX: 702-914-5808
rick@a-1mechanical.com
www.a-1mechanical.com
Specializing in:
Mechanical
Electrical
Communications

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Date: 8/6/2018	Project Type
Drawn By: RM	Mechanical
Checked By: RP	Project #
	Sheet Number

M1.0

PRJ-77181
08/19/19



SUP-77269 [PRJ-77181] - SPECIAL USE PERMIT - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC
2310 WESTERN AVENUE

08/29/2019



SUP-77269 [PRJ-77181] - SPECIAL USE PERMIT - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC
2310 WESTERN AVENUE

08/29/2019

Justification Letter

Red Earth LLC is applying for a new and updated SUP for our current MME/ME Cultivation Facility that is located at 2310 Western Ave, Las Vegas, NV 89102.

Currently we will only be employing one person to run our cultivation facility.

Our planned hours of operation will be 9:00 am to 5:00 pm Monday through Friday.

This currently is the only MME/ME Cultivation license owned by Red Earth LLC.

Red Earth LLC currently is licensed by the state of Nevada department of taxation for their MME/ME Cultivation facility license number C012 and RC012.

Red Earth LLC is licensed by the state of Nevada license number E0454942016-2.

Red Earth will not be posting any signage at 2310 Western Blvd.

Currently we at Red Earth LLC are working with the city of Las Vegas business license department with both Darcy and Mary to swiftly resolve this issue.

Thank you,

X _____Paris Balaouras_____

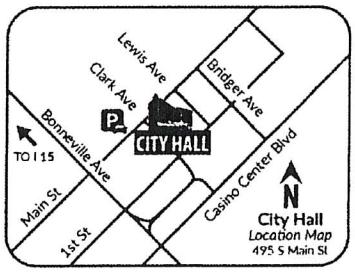
Paris Balaouras

PRJ-77181
08/19/19

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 30 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-77269 [PRJ-77181]

Planning Commission Meeting of **10/08/2019**

PRJ-77181
16204301010
FELDMAN SAM TRUST
FELDMAN ROBERT L TRS
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

S7 HRDFNP1 89107

35P

p.01
HP LASERJET FAX
09/30/19 01:17PM

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

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U.S. Postage
PAID
Las Vegas, NV
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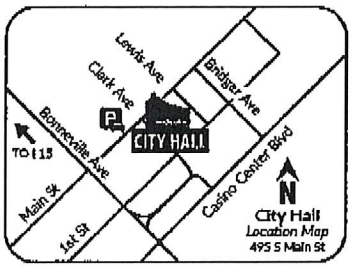
Return Service Requested
Official Notice of Public Hearing



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OCT 07 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77269 [PRJ-77181]
Planning Commission Meeting of **10/08/2019**

PRJ-77181
16204410007
FULL HOUSE PROPERTIES L L C
9029 FEATHER RIVER CT
LAS VEGAS NV 89117

Submitted after final agenda 35P

p.1

7023824547

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

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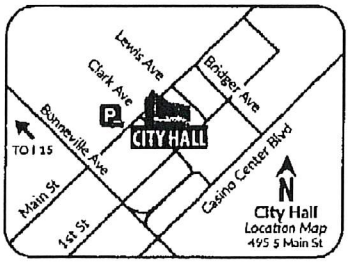
Official Notice of Public Hearing



RECEIVED
OCT 07 2019
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77269 [PRJ-77181]

Planning Commission Meeting of **10/08/2019**

PRJ-77181
16204310021
MANIS MAURICE & SIMONE
2104 KIRKLAND AVE
LAS VEGAS NV 89102-4436

89 HRDFNP1 89102

Si

Oct 03 19, 10:50p

35P

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

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Las Vegas, NV
Permit No. 1630

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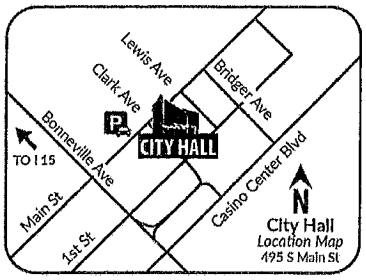
Official Notice of Public Hearing



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-77269 [PRJ-77181]
Planning Commission Meeting of **10/08/2019**

PRJ-77181
16204402002
PUEBLO HIGHLAND L L C
2310 HIGHLAND DR #100
LAS VEGAS NV 89102

89 HRDFMP1 89102

357

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
36

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

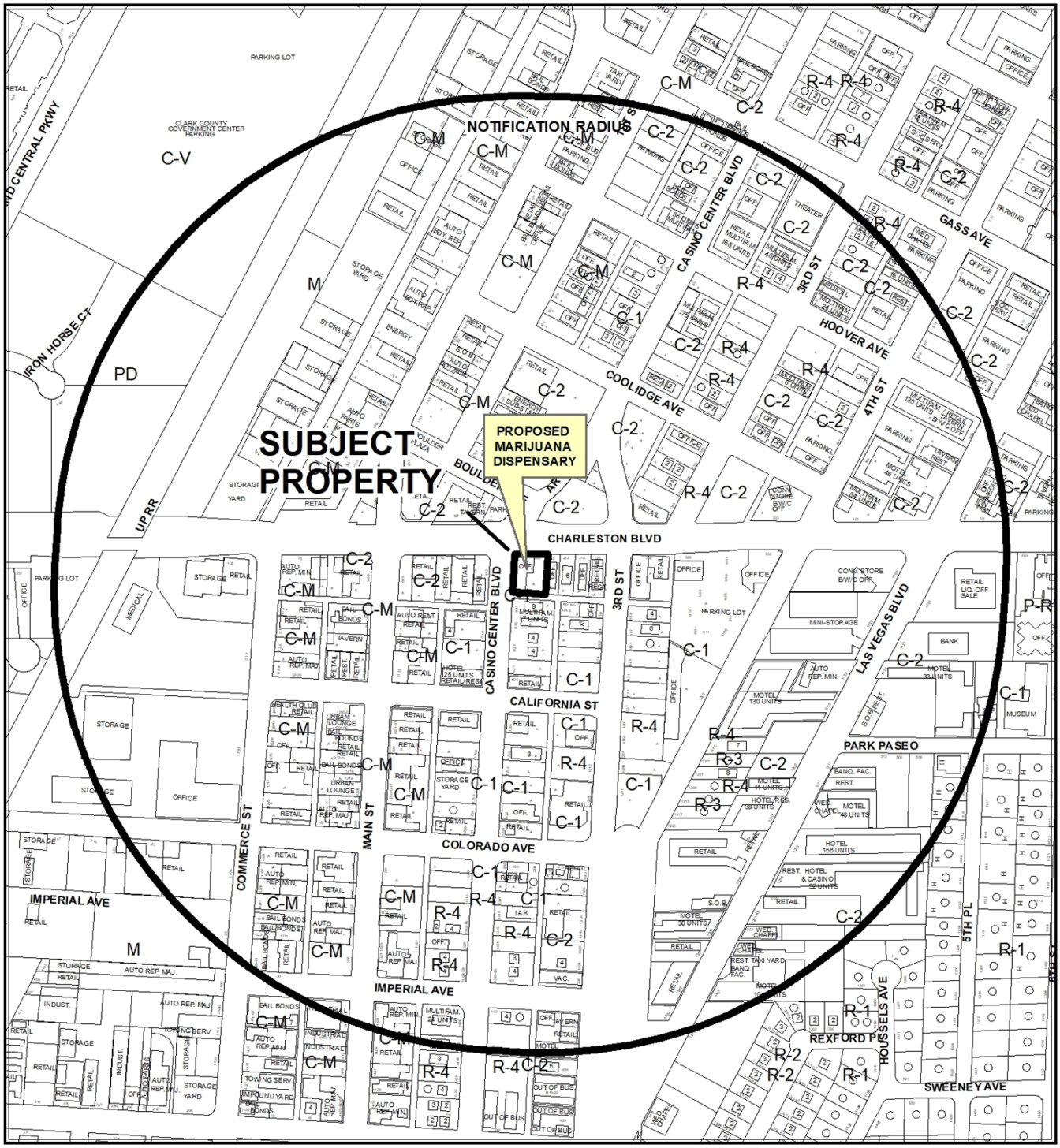
SUBJECT:
SUP-77273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREENMART OF NEVADA NLV, LLC - OWNER: CHARLEY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,260 SQUARE-FOOT MARIJUANA DISPENSARY USE at 200 East Charleston Boulevard (APN 162-03-110-040), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77175]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	12
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. Suitability Survey by Baughman & Turner
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
9. Support Postcards
10. Submitted after Final Agenda - Protest/Support Postcards



0 370 740

Feet

CASE: **SUP-77273 (PRJ-77175)**

RADIUS: 1500 FEET

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

N



CASE: **SUP-77273 (PRJ-77175)**

RADIUS: 1500 FEET

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



SUP-77273 (PRJ-77175)

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
- Pools
- SCHOOLS
- Private Schools
- Parks
- 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: Monday, September 9, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREENMART OF NEVADA NLV, LLC - OWNER: CHARLEY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77273	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 604

PROTESTS 0

APPROVALS 4

CS

**** CONDITIONS ****

SUP-77273 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 as a public hearing in two (2) years from the date of issuance of the 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 08/19/19, 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.

Public Works

15 A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the of a Business License, 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a Marijuana Dispensary use at 200 East Charleston Boulevard.

ISSUES

- The Marijuana Dispensary use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- There are no confirmed protected land uses located within the required distance separation area.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. The applicant proposes to operate within an existing 6,260 square-foot commercial building. No new structural development is proposed.

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 condition of approval has been added to address this issue.

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.

The proposed use meets this requirement as there are no confirmed protected land uses located within the required distance separation area.

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 utilized 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.

This location was not licensed prior to July 1, 2017; as such Condition #4 is not applicable.

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.

If approved, the proposed use will require approval of a business license and continual inspections to verify it is in compliance with Title 6 requirements.

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

The proposed use meets this requirement, as no outside storage including shipping containers has been denoted within the submitted site plan.

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 plan depicts one primary public point of entry and exit for public access.

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

The proposed use meets this requirement, as no drive-through facilities are proposed with this location.

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

The Department of Planning - Business Licensing division will monitor and require compliance with this requirement should the use cease.

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 Department of Planning - Business Licensing division will coordinate with the State of Nevada to assure that this requirement is met prior to the issuance of a business license.

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

This condition is not applicable, as the subject site is not located on property which abuts Fremont Street west of 8th 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 has not proposed any associated uses with the proposed Marijuana Dispensary use. The Department of Planning - Business Licensing division will assure all activities are in compliance with this condition.

FINDINGS (SUP-77273)

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 as set forth by 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 home to an existing commercial building and is physically suitable to serve the proposed Marijuana Dispensary use.

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

   Access to the property is provided by Charleston Boulevard, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. This roadway is adequate in size to accommodate the proposed use.

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

   If approved, the proposed Marijuana Dispensary use will be subject to business license requirements compliance which will assist with the protection of public health, safety and welfare.

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

   The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc
There are no related relevant City Actions of note.

Most Recent Change of Ownership	
07/10/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/24/14	Business License (#G62-08367) was issued for a Law Firm use at 200 East Charleston Boulevard. The license is listed as inactive as of 09/25/15.
01/28/15	Business License (#G63-00576) was issued for a Law Firm use at 200 East Charleston Boulevard. The license is listed as inactive as of 01/37/17.

Pre-Application Meeting	
08/06/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Marijuana Dispensary use.

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

Field Check	
08/29/19	Planning Staff conducted a routine field check and found an existing commercial building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, other than listed	C (Commercial)	C-2 (General Commercial)
North	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Multi-Family Residential	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Office, other than listed	C (Commercial)	C-1 (Limited Commercial)
West	Shopping Center	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) – Area 1 (18b Las Vegas Arts District)	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*
Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y
Casino Center Boulevard	Local Street	Title 13	80	Y

Parking Requirement - Downtown							
Use	*Gross Floor Area or Number of Units*	*Base Parking Requirement*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Dispensary	6,260 SF	1:175 SF	36				
TOTAL SPACES REQUIRED			36		17		N*
Regular and Handicap Spaces Required			34	2	16	1	N*

*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.

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 Permint

Project Address (Location) 200 E. Charleston Blvd.; Las Vegas, NV 89104

Project Name GreenMart of Nevada NLV LLC **Proposed Use** Retail Marijuana Store

Assessor's Parcel #(s) 162-03-110-040 **Ward #** 3

General Plan: Existing Commerical Proposed Same **Zoning:** Existing C-2 Proposed Same

Additional Information Retail Marjunana Store

Property Owner Charley, LLC Contact Chris Lexis

Address 2231 E. Desert Inn Road City Las Vegas State NV Zip 89169

E-mail chris.lexis@avisonyoung.com Phone 702-376-8500

Applicant GreenMart of Nevada NLV LLC Contact Margaret A. McLetchie

Address 701 E. Bridger Ave., Suite 520 City Las Vegas State NV Zip 89101

E-mail efile@nvlitigation.com Phone 702-728-5300

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature Annette Lexis Charley LLC

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

Print Name Annette Lexis CHARLEY LLC

SHERYL A. DAVIS
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 04-27-21
Certificate No: 93-2802-1

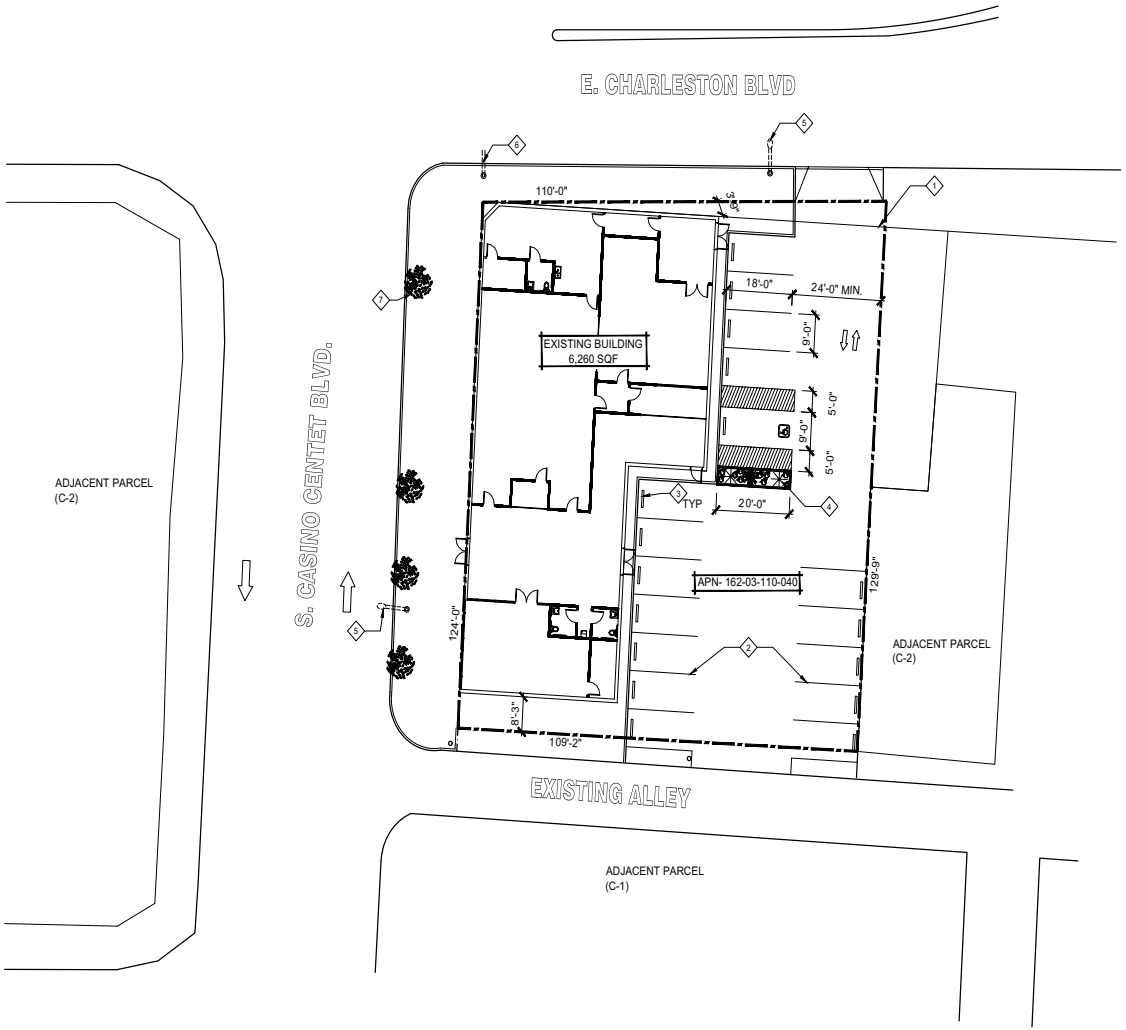
Subscribed and sworn before me

This 30th day of July, 2019

Sheryl A. Davis Clark County, Nevada

Notary Public in and for said County and State

PRJ-77175
08/19/19



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KEYNOTES

1	EXISTING ACCESS TO REMAIN
2	NEW PARKING STRIPPING OVER EXISTING ASPHALT PARKING SURFACE. PATCH AND REPAIR EXISTING SURFACE AS REQUIRED
3	NEW CONCRETE CURBING AT NEW PARKING SPACES
4	NEW LANDSCAPE WITH CONCRETE CURBING
5	EXISTING STREET LIGHT TO REMAIN
6	EXISTING TRAFFIC SIGNAL POLE TO REMAIN
7	EXISTING LANDSCAPE TO REMAIN
8	EXISTING POWER POLE TO REMAIN

SITE INFORMATION

OWNER:
CHARLEY L L C

APN:
162-03-110-040

ZONING:
C-2 GENERAL COMMERCIAL

PARKING:
EXISTING BUILDING SQF = 6,260 SQF
19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements:

On-site Parking Requirement: One space for each 175 square feet of gross floor area.

*19.18.030 (D): Handicap Parking Requirements: 2 Spaces Required for 26 to 50 Total Required Parking Spaces.**

**Consideration per the Downtown 2020 Master Plan requested for parking and landscaping requirements.*

CALCULATION:
6,260 / 175 = 35,7
36 REQUIRED

TOTAL
REQUIRED = 36 SPACES

TOTAL
PROVIDED = 17 SPACES

PROPERTY SIZE 13,939 SF

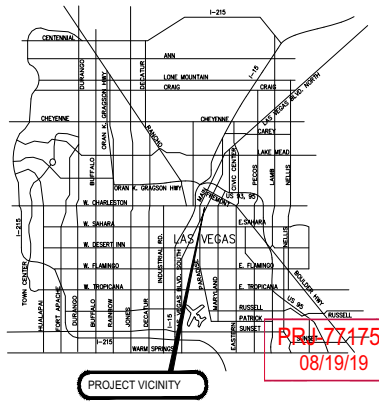
BUILDING SIZE 6,260 SF

LEGEND

PROPERTY LINE

CURB

VICINITY MAP



PR-77175
08/19/19

Issues and Revisions

Consultant:

Project: LEAL CHARLESTON DISPENSARY
200 E. CHARLESTON BLVD., LAS VEGAS, NV 89104

Drawing: SITE PLAN

BUNNYFiSH
s t u d i o
702 241 9751
208 S. Maryland Parkway Suite A
Las Vegas NV 89101

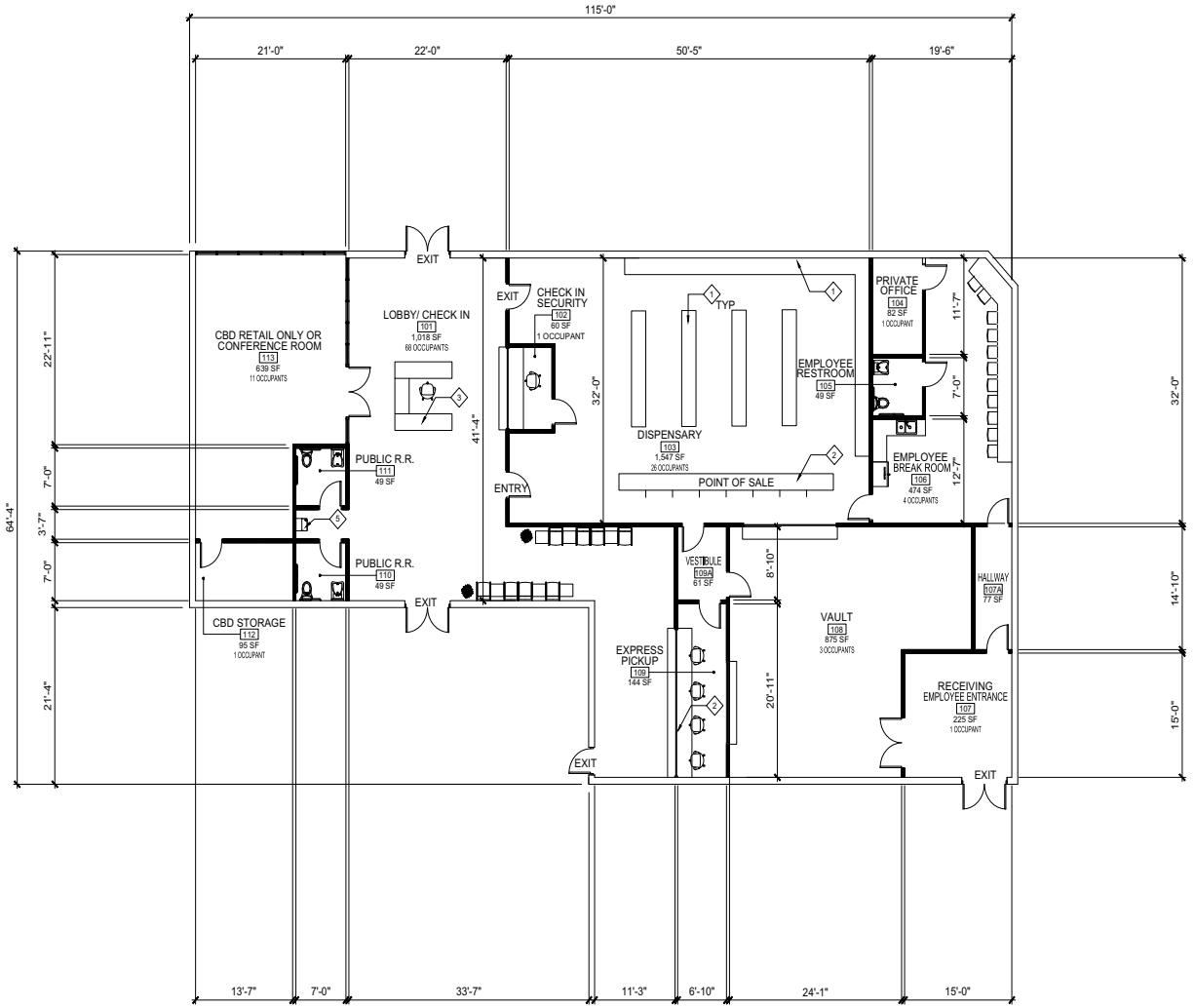
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 19-0701

Sheet No.: AS1.10

SITE PLAN 1/16" = 1'-0" 1



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FLOOR PLAN

1/8" = 1'-0" | 1

KEYNOTES

1. CUSTOM RETAIL DISPLAY MILLWORK
2. POINT OF SALE COUNTER
3. CUSTOM MILLWORK RECEPTION COUNTER
4. SOLID SURFACE RETAIL COUNTER
5. WATER FOUNTAIN. SEE PLUMBING DRAWINGS

GENERAL NOTES

LEGEND

EXISTING WALL TO REMAIN

NEW WALL

OCCUPANT LOAD SCHEDULE

ROOM NAME	MEASUREMENT	OL FACTOR	OCCUPANT
LOBBY CHECK IN 101	1,018 S.F.	1/15	68
CHECK IN SECURITY 102	60 S.F.	1/150	1
DISPENSARY 103	1,547 S.F.	1/60	26
OFFICE 104	82 S.F.	1/150	1
EMPLOYEE RESTROOM 105	49 S.F.		NO OCCUPANTS
EMPLOYEE BREAK ROOM 106	474 S.F.	1/150	4
RECIEVING EMPLOYEE ENTRANCE 107	225 S.F.	1/300	1
HALLWAY 107A	77 S.F.		NO OCCUPANTS
VAULT 108	875 S.F.	1/300	3
EXPRESS PICK UP 109	144 S.F.	1/60	3
VESTIBULE 109A	61 S.F.		NO OCCUPANTS
PUBLIC RESTROOM 110	49 S.F.		NO OCCUPANTS
PUBLIC RESTROOM 111	49 S.F.		NO OCCUPANTS
CBD STORAGE 112	95 S.F.	1/300	1
CBD RETAIL/CONFERENCE ROOM 113	639 S.F.	1/60	11
TOTAL OCCUPANTS			119

PRJ-0701
08/19/19

Issues and Revisions

Consultant:

Project: LEAL CHARLESTON DISPENSARY
200 E. CHARLESTON BLVD., LAS VEGAS, NV 89104

Drawing: FLOOR PLAN

BUNNYFiSH
studio
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.: 19-0701

Sheet No.: A1.10



SUP-77273 [PRJ-77175] - SPECIAL USE PERMIT - APPLICANT: GREENMART OF NEVADA NLV, LLC - OWNER: CHARLEY, LLC

200 EAST CHARLESTON BOULEVARD

08/29/2019



SUP-77273 [PRJ-77175] - SPECIAL USE PERMIT - APPLICANT: GREENMART OF NEVADA NLV, LLC - OWNER: CHARLEY, LLC

200 EAST CHARLESTON BOULEVARD

08/29/2019

MCLETCHIE LAW

ATTORNEYS AT LAW

VIA CLE E-PLAN

August 19, 2019

City of Las Vegas Planning and Zoning Department
333 North Rancho Dr.
Las Vegas, NV 89106

RE: [Updated] Justification Letter for GreenMart of Nevada NLV, LLC
200 East Charleston Blvd.
(Special Use Permit – Recreational Marijuana Retail Store)

Dear Planning Staff:

GreenMart of Nevada NLV, LLC ("GreenMart") respectfully requests approval for a Special Use Permit for an Adult-Use Marijuana Retail Store located at 200 East Charleston Blvd., Las Vegas Nevada, 89104 (the "Retail Store").

The Special Use Permit should be approved because GreenMart fulfills and meets or exceeds the criteria required under Nevada marijuana laws and regulations and the Las Vegas Municipal Code. GreenMart has been successfully operating medical and recreational marijuana stores and businesses across the country since August of 2015. It is committed to serving its Las Vegas customers with the same superior service and top-notch quality products it has been known for since inception.

Pursuant to the Department of Planning's Pre-Application Meeting (Pre-App # PREAPP2019-010200), this letter has been updated to address parking availability. Additionally, this letter reflects updated information regarding the building's size and existing parking spaces.

Business Conducted / Background

GreenMart obtained a conditional approval to operate a recreational marijuana retail store in the City of Las Vegas from the Nevada Department of Taxation ("Taxation") on December 5, 2018. It is committed to operating as a compliant licensee. It will follow all detailed plans and procedures to sell and deliver recreational marijuana, infused products, and edibles to customers 21 years and older.

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PRJ-77175
08/19/19

701 East Bridger Ave., Suite 520 • Las Vegas, NV 89101 • (702) 28-5508 (T) • (702)425-8220 (F) • www.nvlitigation.com

GreenMart's parent company, MPX Bioceutical Corporation, and its CEO, Elizbeth Stavola, have an extensive and impressive history operating the following similar marijuana establishments:

Type of License	Held by (Name of Business)	Location(s)	Status
Cultivation, Production (Recreational and Medical)	GreenMart of Nevada NLV, LLC	North Las Vegas	Active
Retail Store	GreenMart of Nevada NLV, LLC	Clark County; City of Henderson; City of Reno	Conditional
Cultivation, Manufacturing, Distribution	Soothing Options, Inc.	Arizona	Active
Cultivation, Manufacturing, Distribution	The Healing Center Wellness	Arizona	Active
Cultivation, Manufacturing, Distribution	ABACA, LLC	Arizona	Active
Cultivation, Manufacturing, Distribution	Health for Life, Inc.	Arizona	Active
Distribution	GreenMart of Maryland, LLC	Maryland	Active
Distribution	Budding Rose, LLC	Maryland	Active
Manufacturing	Rosebud Organics, LLC	Maryland	Active
Distribution	LMS Wellness, LLC	Maryland	Active
Cultivation, Manufacturing, Distribution	MPX New Jersey, LLC	New Jersey	Provisional
Cultivation, manufacturing, distribution	Canna Tech Medicinals, Inc.	Massachusetts	Provisional

The Retail Store complies and will continue to comply with all applicable laws, regulations, and ordinances as detailed in the Security, Accounting, Environmental, and all other associated plans submitted with the compliance permit application. GreenMart will implement all necessary oversight, human resources, records, inventory control, and other policies and procedures, including an electronic verification system, to ensure compliance and safety, and to minimize risk to personnel and product loss or diversion.

Only Taxation registered agents will be allowed to work or serve as employees, volunteers, owners, or officers of GreenMart and the Facility. GreenMart expects to hire approximately 15-20 employees to operate the Retail Store. The proposed hours are 24 hours a day, 7 days a week.

While the Retail Store will be recreational only and GreenMart will sell to only customers 21 years and older, it will provide preferential service to medical customers. GreenMart will ensure patient privacy is protected under the same rules and regulations applicable to the medical marijuana program.

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08/19/19

Education for marijuana customers has always been a central focus for GreenMart and its affiliated companies. GreenMart will provide safety and other product information to each customer who comes to the Retail Store. In short, GreenMart will professionally serve all customers with the individual care and quality he or she deserves.

Location and Site Details

GreenMart's proposes to locate the Retail Store in a six thousand two hundred sixty (6,260) square foot existing, standalone building located on the corner of East Charleston Blvd. and South Casino Center Blvd. in the Downtown Las Vegas Arts District. The building is located on approximately 0.32 acres with approximately seventeen (17) existing parking spots. LVMC 19.12.070 mandates one on-site parking space for each 175 square feet of gross floor area (which would necessitate 36 on-site parking spots). However, pursuant to the current Vision 2045 Plan adopted by the City of Las Vegas, the minimum parking requirements of LVMC 19.12.070 do not automatically apply. We are proposing 17 spaces on site where 36 are required. In addition to the 17 onsite spaces, there are +/- 30 public off-site parking spaces located within 300' of the proposed retail space along Casino Center Boulevard.

The zoning classification for the Retail Store is C-2 (General Commercial). It does not have a "drive-thru." The site is connected to adjacent parcels via pedestrian sidewalks and a shared ingress driveway from East Charleston Blvd.

Surrounding land uses are zoned C-1 and C-2 to the South, and C-2 (General Commercial) to the East, West and North. The general plan land use designation (GPA) for the Retail Store is Commercial, which authorizes Office, Service Commercial and General Commercial use. GreenMart's proposed use is therefore harmonious and compatible with existing surrounding land uses, and with future surrounding land uses projected by the General Plan.

The proposed site sees an approximate sixty thousand (60,000) cars drive by per day and is projected to serve about 250 customers per day. The nearest marijuana dispensaries and/or retail stores are Canopi (0.25 miles away), MedMen Downtown (0.25 miles away), Thrive (0.3 miles away), and Blackjack (0.5 miles away). The proposed site's size, proximity to the I-15 freeway, and proximity to pedestrian destinations such as the Downtown Arts District render the Retail Store the ideal location to meet the requirements of the proposed use and the demand of the neighborhood.

The size of the proposed site allows for the expansion of a social-use venue in the future should local regulations change to permit one.

A proximity map was commissioned, and the Retail Store has the necessary minimum separations from schools and community facilities (as defined in the Las Vegas Municipal Code ("LVMC") 19.12.070 and Nev. Rev. Stat. 453D.210). Additionally, 200 East Charleston Blvd. does not abut Fremont Street west of 8th Street. (LVMC 19.12.070).

The project and Retail Store location are not subject to DINA (SB 191).

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The Retail Store will maintain a discreet and professional appearance consistent with the surrounding buildings and landscaping. Approval of the requested Special Use Permit would not be inconsistent with or compromise the public health, safety, and welfare, or the overall objectives of the General Plan.

Tenant Improvements

The Retail Store location has an existing building, parking, curbs, gutters, sidewalks, and landscaping, as well as functioning utilities. GreenMart proposes interior and exterior tenant improvements, subject to City of Las Vegas permitting and approval, as needed. GreenMart anticipates the time from approval of the Special Use Permit to completion of construction to be approximately four months. GreenMart expects to begin operations no later than December 2019. Construction costs are estimated to be approximately $750,000.00.

Safety and Security

GreenMart takes all necessary steps to ensure the safety of its customers and employees, and to eliminate product loss or diversion.

GreenMart uses Taxation's marijuana-industry specific seed to sale tracking software (METRC) to assist with these purposes. Similarly, it has strict security, inventory control, electronic verification, record keeping, and human resources policies and procedures to ensure tracking from seed to sale, safety, and legal compliance.

Environmental Initiatives

GreenMart intends to employ environmentally friendly practices with a preference for sustainable design, build, and operation. It has developed policies and procedures focused on improving environmental efficiencies and reducing resource demand.

Over 70% of the electricity provided in Nevada by the local utility is generated from fossil fuels, so GreenMart plans to participate in the Green Tariff program until such time as it may choose its own energy provider, in which GreenMart would look to purchase 100% clean energy through an energy service provider. In addition, GreenMart plans to further reduce its energy consumption and eventually own and operate its own distributive clean energy sources, such as rooftop solar and light commercial wind generation with battery storage.

All of GreenMart's appliances will be Energy Star Certified appliances. As GreenMart does in many of its sister facilities, it will use only VOC-free paint, LED lighting in every fixture (which has the added benefit of reducing our cooling needs in warmer months), hand-dryers instead of paper towels, and low-flow and waterless fixtures in restrooms. All restrooms inside the Retail Store will be equipped with dual flush low-flow toilets (1.6 gpf) to conserve water, which is especially critical in the desert southwest. All materials and supplies for business operations will be sourced from local businesses and vendors to reduce transportation costs and carbon emissions. It also requires staff and consumers to use recycle bins located throughout the Retail Store for appropriate waste.

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08/19/19

Summary

For all these reasons, GreenMart will serve the needs of residents of the City of Las Vegas by operating as a recreational marijuana retail store. It will provide high quality, safe marijuana and related informational materials to recreational customers 21 years and older only. GreenMart will maintain a professional recreational marijuana establishment while not negatively impacting the immediate area it does business in. Indeed, GreenMart intends to exceed expectations as a good neighbor and as a productive, contributing part of the Las Vegas community.

Sincerely,

Margaret A. McLetchie
Counsel for GreenMart of Nevada NLV, LLC

PRJ-77175
08/19/19

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

July 10, 2019

City of Las Vegas Planning Dept.
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Proposed Suitability Licensing
Marijuana Establishment (Retail Marijuana Store)
200 East Charleston Blvd; APN 162-03-110-040

To Whom It May Concern,

I have researched existing records, performed an on-site visit of the above-referenced project, and verified in the field the following:

1) There are no facilities (as listed below) that would meet the definition of a "community facility" as defined by NRS 453A.322 and NRS 453D.030 located within a 300 foot radius of the proposed establishment.

   a. City Park;
   b. Church/house of worship;
   c. Community recreational facility (public);
   d. Individual care – family home, individual care – group home, or individual care center (in each case licensed for the care of children);
   e. Commercial recreation/amusement (indoor);
   f. Commercial recreation/amusement (outdoor);
   g. Library, art gallery or museum (public);
   h. Teen dance center;
   i. General personal service that provides a significant portion of its services to minors: or
   j. Any other use whose primary function is to provide recreational opportunities to minors.

2) There are no schools, public and/or private, that provide formal education associated with preschool through grade 12, as defined under NRS 453D, within a 1000 foot radius of the proposed establishment.

3) Proximity Exhibit is attached.

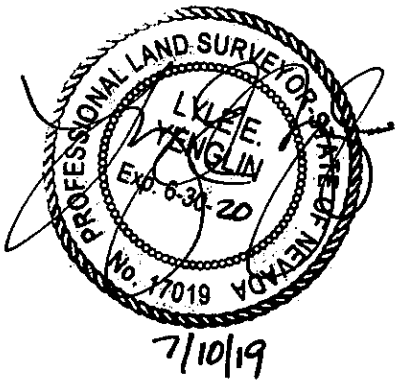
PRJ-77175
08/19/19

Should you have any questions, please feel free to contact David Turner at this office.

Sincerely,
Baughman & Turner, Inc.

Lyle E. Yenglin, PLS
Nevada Certificate No. 17019

LEY/aw



PRJ-77175
08/19/19



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

LEGEND

PROPOSED SITE

RADIUS LINE

PRJ-77175
08/19/19

200 EAST CHARLESTON BOULEVARD
PROXIMITY MAP - DISPENSARY
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.
CITY OF LAS VEGAS NEVADA
A.P.N. 162-03-110-040

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
PHONE:(702) 870-8771 FAX:(702) 878-2695

PREPARED FOR : GREENMART OF NEVADA

DATE JULY 2019
DESIGN MJ
DRAWN MJ
CHECK LEY
SCALE 1"=200'

DATE | No. | REVISIONS | APP'D

SHEET 1 of 1
PROJ. NO. MMEQ200

SUP 77273
Greenmart of Nevada NLV, LLC

200 E. Charleston Boulevard

Proposed marijuana dispensary replacing an existing 6.146 thousand square foot office building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MARIJUANA DISPENSARY	6.146	252.70	1,553
AM Peak Hour			10.44	64
PM Peak Hour			21.83	134

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	6.146	9.74	60
AM Peak Hour			1.16	7
PM Peak Hour			1.15	7

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	0		**1,493**
AM Peak Hour				**57**
PM Peak Hour				**127**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	38,210
PM Peak Hour	3,057

(heaviest 60 minutes)

Casino Center Avenue	
Average Daily Traffic (ADT)	1,434
PM Peak Hour	115

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Charleston Boulevard	50,900
Casino Center Avenue	12,480

This project will add approximately 1,493 trips per day on Charleston Blvd. and Casino Center Ave. Currently, Charleston is at about 75 percent of capacity and Casino Center is at about 11 percent of capacity. With this project, Charleston is expected to be at about 78 percent of capacity and Casino Center is expected to be at about 23 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 127 additional peak hour trips, or about two every minute.

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

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

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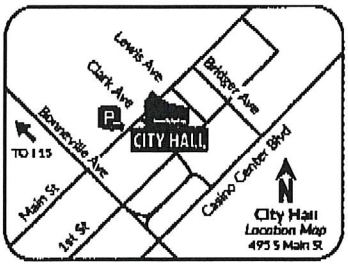

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
16203110011
CORNERSTONE COMPANY
820 RANCHO LN #85
LAS VEGAS NV 89106

89 HRDFNP1 89106

36A

16094828164 From: GARY Creagh
2019-09-30 03:30:46 (GMT)
To: Dept planning Page 1 of 9

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

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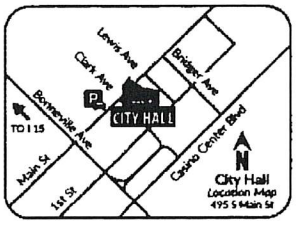

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

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City of Las Vegas

PRJ-77175
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 HRCFNP1 89158

36A

16094828164 From: GARY Creagh
2019-09-30 03:30:46 (GMT)
To: Dept planning Page 2 of 9

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

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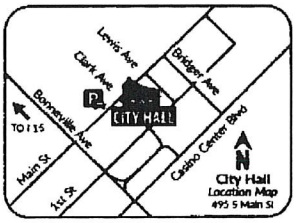

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

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16203110129
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CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 HRDFNP1 89158

36A

16094828164 From: GARY Creagh
2019-09-30 03:30:46 (GMT)
To: Dept planning Page 3 of 9

City of Las Vegas
Department of Planning
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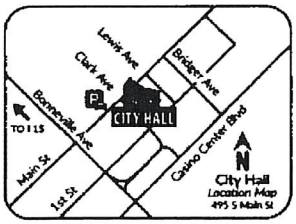

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

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16203110130
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CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 HRDFNP1 89158

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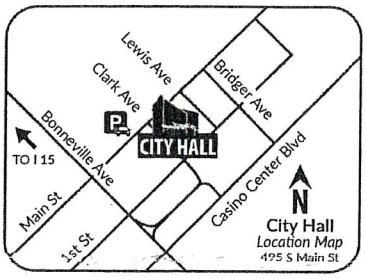

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77273 [PRJ-77175]

Planning Commission Meeting of **10/08/2019**

PRJ-77175
16203110060
K L A HOLDINGS L L C
3722 LAS VEGAS BLVD S #1604E
LAS VEGAS NV 89158

THIS IS TOO MANY IN A 5 BLOCK SPAN

101 MRDFNP1 89158

Submitted after final agenda

36P

City of Las Vegas
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Las Vegas, Nevada 89106

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

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PRJ-77175
16203110083

MAIN STREET LAS VEGAS L L C
3395 S JONES BLVD #202
LAS VEGAS NV 89146-6729

See next page for Comment

36P

97 HRDFNP1 89146

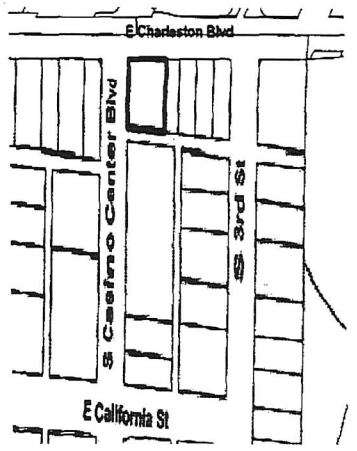
Planning Commission - Page 737

Application Information

SUP-77273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREENMART OF NEVADA NLV, LLC - OWNER: CHARLEY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,260 SQUARE-FOOT MARIJUANA DISPENSARY USE at 200 East Charleston Boulevard (APN 162-03-110-040), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77175].

This is too close to the Healing Garden. It is also in the Arts District which we are desperately trying to get to be MORE family friendly.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/08/2019*
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.

FROM :RAM TECH FAX NO. :702 362 7502 Oct. 05 2019 12:48PM P1

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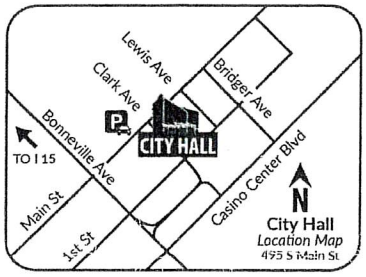

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77273 [PRJ-77175]

Planning Commission Meeting of **10/08/2019**

PRJ-77175
16203210047
K L A HOLDINGS L L C
3722 LAS VEGAS BLVD S #1604E
LAS VEGAS NV 89158

THIS IS TOO MANY IN A ~~[illegible]~~ FIVE BLOCK SPAN

101 HRDFNP1 89158

367

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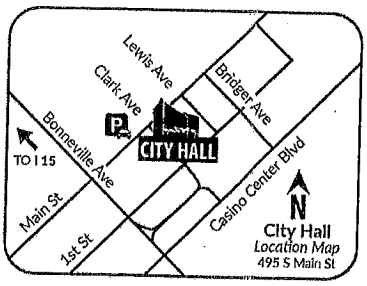

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934310009
NOPROBLEMA L L C
4457 S HAMPTON CIR
BOULDER CO 80301

32 HRDFNP1 80301

36P

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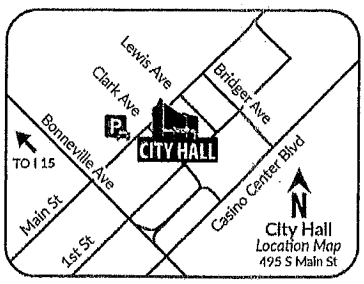

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77273 [PRJ-77175]

Planning Commission Meeting of **10/08/2019**

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PRJ-77175
13934310008
NOPROBLEMA L L C
4457 S HAMPTON CIR
BOULDER CO 80301

32 HRDFMP1 80301

36 P

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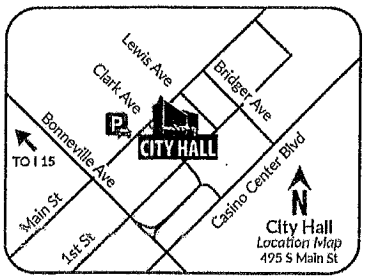

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934411059
WALLACE 2014 TRUST
WALLACE DAVID M & NADIA M TRS
1414 E LAKE MEAD BLVD #365130
NORTH LAS VEGAS NV 89036

89 HRDFNP1 89036

367

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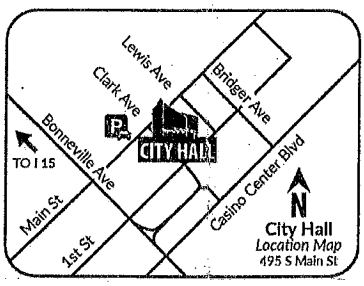

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77273 [PRJ-77175]

Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934410001
KENAVO L L C
817 MAIN ST
LAS VEGAS NV 89101-6406

87 HRDFMP1 89101

36P

City of Las Vegas
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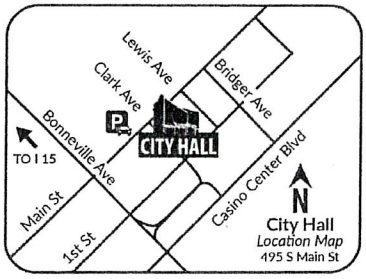

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PRJ-77175
13934410018
SHINNICK TRUST
SHINNICK KEVIN A & LAURA L TRS
133 VIRGINIA ST #4
EL SEGUNDO CA 90245

02 MRDFNP1 90245

36P

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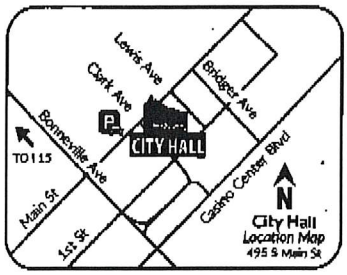

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77273 [PRJ-77175]

Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934412117
KUDLER DONALD C
DARCYL ONDINE S
1721 ADRA CT
LAS VEGAS NV 89102-2092

89 MRDFNP1 89102

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Departm
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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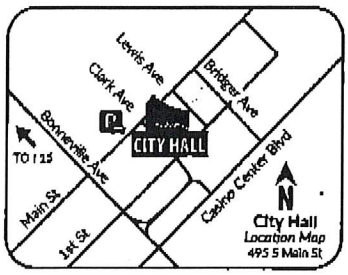

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[redacted] I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77273 [PRJ-77175]

Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934412171
ANDANDOLINDO L L C
3202 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 HRDFHP1 89102

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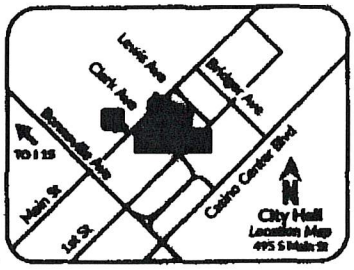

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934401008
DOWNTOWN HOLDING GROUP L L C
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

36A

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Department of Planning
Development Services Center
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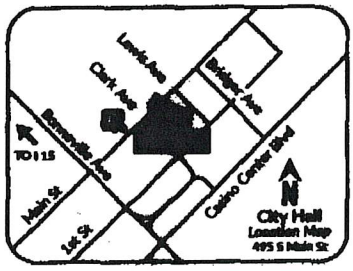

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934410101
DOWNTOWN HOLDING GROUP L L C
CITY OF LAS VEGAS LEASE
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

36A

City of Las Vegas
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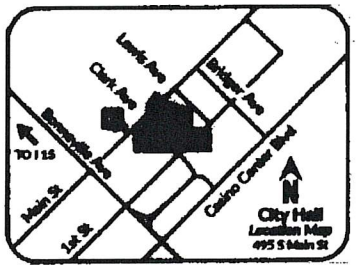

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934401009
DOWNTOWN HOLDING GROUP L L C
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

36A

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

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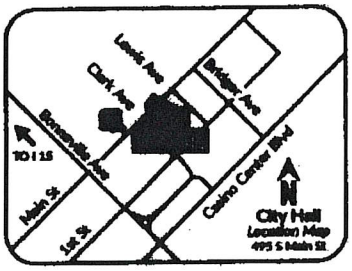

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934410131
DOWNTOWN HOLDING GROUP L L C
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

36A

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

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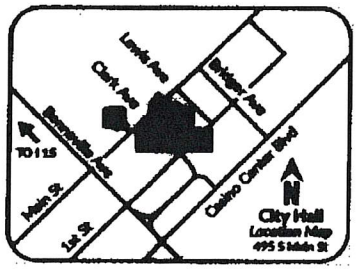

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
13934410252
DOWNTOWN HOLDING GROUP L L C
8905 W POST RD #210
LAS VEGAS NV 89148

107 HRDFNP1 89148

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City of Las Vegas
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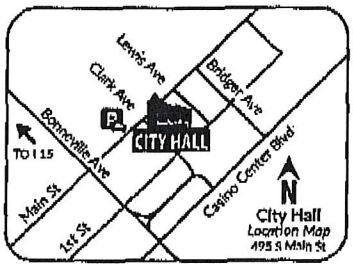

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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SUP-77273 [PRJ-77175]
Planning Commission Meeting of **10/08/2019**

PRJ-77175
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

21 MRDFNP1 89128

36A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
37

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

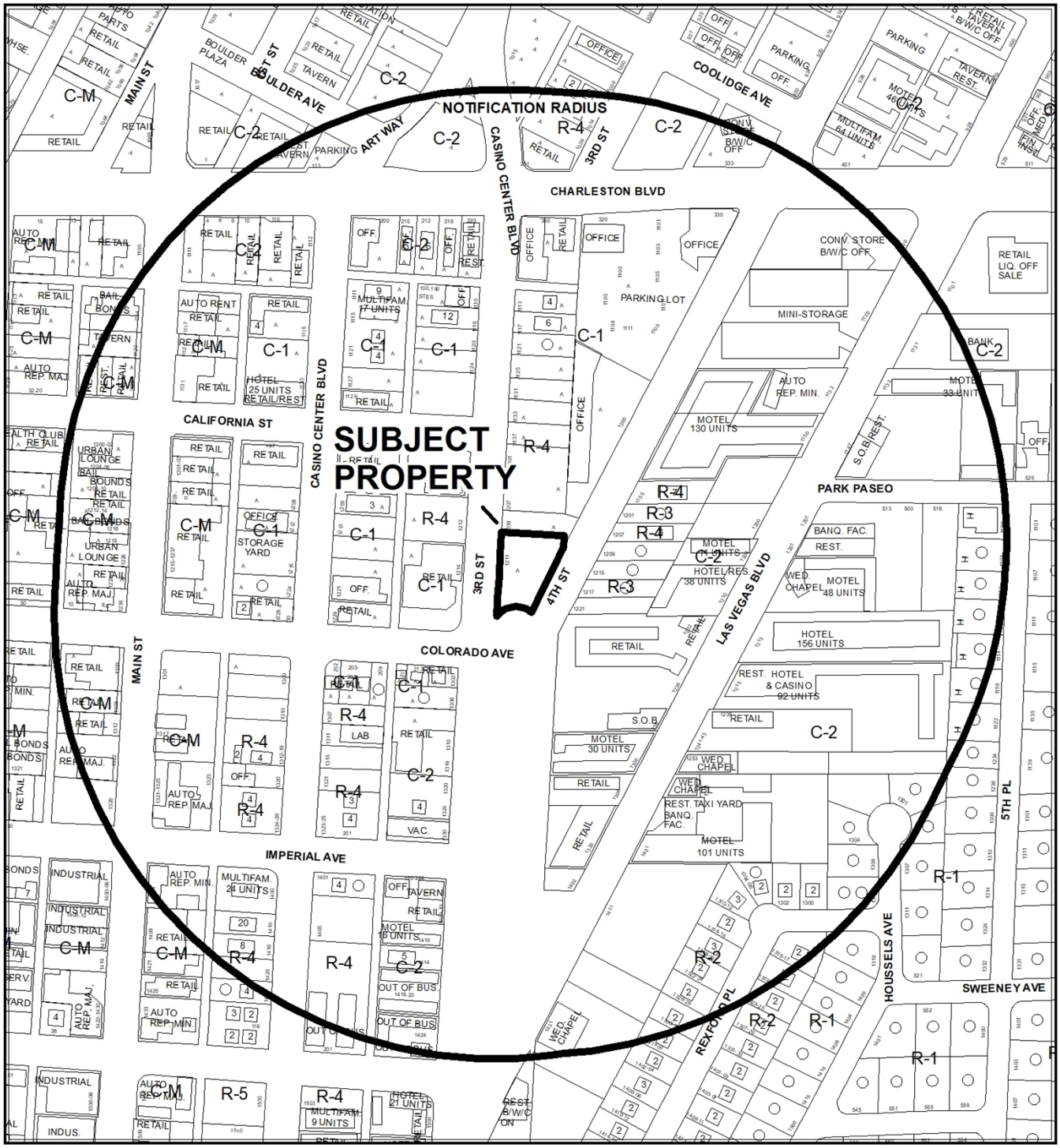
SUBJECT:
SDR-77286 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BEL INVEST GROUP - OWNER: CORNERSTONE COMPANY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 34-STORY MIXED USE DEVELOPMENT CONSISTING OF 29,974 SQUARE FEET OF COMMERCIAL/OFFICE SPACE AND 513 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY ARCHITECTURAL STANDARDS on 0.46 acres at 1211 South 3rd Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77241]. Staff recommends DENIAL.

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Clark County School District School Tracking Form
7. Comments from Clark County Department of Aviation
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
9. Support Postcards
10. Submitted after Final Agenda - Support Postcard and Documentation Not Vetted - Concern Postcard



0 255 510

Feet

CASE: **SDR-77286 (PRJ-77241)**

RADIUS: 1000 FEET

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

N



0 255 510 Feet

CASE: **SDR-77286 (PRJ-77241)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BEL INVEST GROUP - OWNER: CORNERSTONE COMPANY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77286	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 198

PROTESTS 0

APPROVALS 4

CS

** CONDITIONS **

SDR-77286 CONDITIONS

Planning

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

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

3. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a deviation from required DTLV-O Area 1 Architectural Design Standards.

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

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

6. All utility or mechanical equipment shall comply with the provisions of Appendix F Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

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

9. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

10. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
    c. Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
    d. Applicant is advised that the FAA’s airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

11. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R’s.

12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

15. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along 3rd Street and 4th Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Prior to the submittal of any construction drawings, meet with Sanitary Sewer Planning Section of the Department of Public Works to determine a point of connection to public sewer. Construct an oversized public sewer in either 3rd Street or 4th Street from this site to Charleston Boulevard, and coordinate with Sanitary Sewer Planning to enter into an Oversizing Agreement to be refunded for the entire construction cost of this sewer.

17. Concurrent with development, re-route the existing public sewer in the vacated alley on the east edge of this site at a location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Vacate the existing public sewer easement and grant a new sewer easement, if required.

18. 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.

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

20. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer. 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.

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits for 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 to allow a 34-story, 513-unit high rise Mixed-Use development located at 1211 South 3rd Street.

ISSUES

- A Mixed Use development is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Conditional Use Permit.
- Waivers are requested of the Downtown Las Vegas Overlay Area 1 Architectural design standards.
- While parking requirements are not automatically applied within Area 1 of the Downtown Las Vegas Overlay, this proposed development is nearly fifty percent deficient in required parking spaces.
- A Code Enforcement Case (#200382) was opened on 05/23/19 regarding homeless encampment issues at the subject site. The case remains open.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. The site is also located within Area 1 (18b Las Vegas Arts District) of Appendix F Interim Downtown Las Vegas Masterplan Area. The applicant proposes to develop the site with a 34-story, 513-unit high rise Mixed Use development. The building will consist of 513 studio apartments, 3,940 square feet dedicated for retail uses and 26,034 square feet of space dedicated to office space. In addition, the building will feature 10 stories of garage parking and the rooftop developed with amenities.

Title 19 defines Mixed-Use as “The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.” It is listed as a Conditional Use for the C-1 (Limited Commercial) zoning district.

The Conditional Use Regulations are listed as follow:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District.

This requirement is met, as the proposed Multi-Family Residential component of the building is permitted as of right in the R-3 and R-4 Zoning Districts.

2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

   This requirement is met, as the submitted floor pan depicts the first floor featuring commercial uses with direct access to the public sidewalk.

3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.

   This requirement is met, as the submitted floor plan depicts the proposed residential units located on floors all above the ground level.

4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

   This requirement is met, as the submitted floor plan depicts 10 floors of screened garage parking within the proposed building.

The proposed development will be accessed from 3rd and 4th Street featuring a drive through and drop off area, allowing any stacked cars to be on site prior to accessing the parking ramp. Parking spaces will be provided for residents and commercial patrons. While parking requirements are not automatically applied within Area 1 of the Downtown Las Vegas Overlay, this proposed development is approximately fifty percent deficient in required parking spaces. The applicant proposes to provide 378 spaces where 838 spaces would be required for a comparable project in another location in the City.

Pursuant to Title 19.12 and 19.18, Mixed-use developments may utilize alternative parking requirements based on a time-based percentage of comparable Title 19.12 parking standards. The time period with the highest total parking requirement for all associated uses becomes the mixed-use parking standard for the development. The alternative mixed-use parking requirement for this site is 733 parking spaces which still leaves a nearly fifty percent deficiency in parking.

Per the submitted elevation plans, the 400-foot tall building will consist of a 10-story parking garage directly above the ground floor. It will be screened via perforated cold rolled steel panels with a clear coat finish custom pattern and angulated cold rolled steel panels with a tinted color finish. The remaining floors will feature various types of window glazing, stucco and porcelain tile panels in neutral colors. Appendix F of the Interim Downtown Las Vegas Masterplan calls out specific architectural design standards for Area 1. As proposed, the applicant fails to provide listed requirements such as an articulated roofline and/or cornice, a main entrance architectural design articulation and the use of arcades, awnings or canopies on the ground floor.

Comments received from the Clark County Department of Aviation included the following:

> Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.
>
> The proposed development is greater than 200 feet in height. Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. A condition of approval has been added to address this issue.

While the 2045 Downtown Las Vegas Master Plan and the 18b Las Vegas Arts District does encourage projects such as a Mixed Use development for the subject site, the project as proposed is overbuilt. This is evidenced by the significant deficiency in proposed parking. There aren't any alternative off-site parking options within the immediate vicinity of the subject site. Staff thereby finds this project will not be harmonious or compatible with existing development in the area. Therefore, staff recommend denial of the requested Site Development Plan Review. If approved, it will be subject to conditions.

FINDINGS (SDR-77286)

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 400-foot tall building is not compatible with the existing low-rise residential and commercial development in the surrounding area.

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

   The proposed development is not consistent with Appendix F Interim Downtown Las Vegas Standards as Waivers are requested of the Downtown Las Vegas Overlay Area 1 Architectural design standards.

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

   Site access is provided by 3rd and 4th Streets, both 80-foot wide Local Streets which are not adequate in size to support the proposed Mixed Use development. The proposed development is nearly fifty percent deficient in required parking spaces and there aren't any alternative off-site parking options within the immediate vicinity of the subject site.

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

   The proposed building and landscape materials are appropriate for the area and City.

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

   The proposed 34-story development is inappropriate for an area predominately developed with low-rise residential and commercial uses. The proposed scale of the building is not harmonious or compatible with development in the area.

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

Site Development is subject to building permit and business licensing review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
04/07/93	The City Council approved a reclassification of the subject property (Z-0009-93) from R-4 (Apartment Residence) to C-1 (Limited Commercial) to allow a proposed mini-storage facility. The Planning Commission recommended approval of the request on 03/11/93. The Resolution of Intent had a 12-month time limit, which subsequently expired.
12/15/99	The City Council approved a Vacation application (VAC-0049-99) to vacate a portion of 4th Street generally located between 3rd Street and the current 4th Street alignment. The Planning Commission recommended approval of the request on 11/04/99.
04/18/01	The City Council approved a Rezoning (Z-0010-01) and an associated Site Development Plan Review [Z-0010-01(1)] to rezone the subject property from R-4 (High Density Residential) to C-1 (Limited Commercial) and to allow the construction of a temporary office building. The Planning Commission recommended approval of the requests on 03/08/01. The entitlements expired after a two-year time limit.
05/05/04	The City Council approved a Rezoning (ZON-3919) from R-4 (High Density Residential) to C-1 (Limited Commercial) on the subject property. An associated Site Development Plan Review (SDR-3920) application, to allow a modular office and parking lot, was also approved at that time. The Planning Commission recommended approval of the requests on 03/11/04.
05/18/05	The City Council approved Site Development Plan Review (SDR-6217) for a proposed 40-story Mixed Use Development consisting of 89 residential units and 3,257 square feet of commercial space with Waivers of the Downtown Las Vegas Overlay Building Stepback and Streetscape requirements at 1211 South Third Street. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
07/28/98	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
08/15/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Mixed Use Development.

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

Field Check	
08/29/19	Staff conducted a routine field check and found a vacant lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Undeveloped	C (Commercial)	R-4 (High Density Residential)
South	Right-of-Way	Right-of-Way	Right-of-Way
East	General Retail, other than listed	C (Commercial)	R-3 (Medium Density Residential)
		MXU (Mixed Use)	C-2 (General Commercial)
			R-4 (High Density Residential)
West	Multi-Family Residential	MXU (Mixed Use)	C-1 (Limited Commercial)
			R-4 (High Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (18b Las Vegas Arts District)	N*
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*Waivers are requested of the Downtown Las Vegas Overlay Area 1 Architectural Design standards.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and Title 19 Appendix F (Downtown Las Vegas Overlay District Development Standards), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	70% alignment along PL	100%	Y
• Side	0 Feet	0 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	N/A	81 %	N/A
Max. Building Height	N/A	34 Stories/400 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment/ Utilities	Screened, within building footprint	Screened	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
3rd Street	Local Street	Title 13	80	Y
4th Street	Local Street	Title 13	80	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
3rd and 4th Street (North-South Street)	10-foot sidewalk	Existing 5-foot sidewalk	N*
	5-foot amenity zone	Existing 10-foot	N*
	25-foot tall Deglet-Noor date palms or similar, spaced at 30-foot increments	Existing/Proposed Mediterranean Fan Palm	N*

*The property occupies less than 50% of the block frontage; the applicant will sign a Covenant Running With Land agreement for future installation of the required offsite improvements per DTLV-O Area 1 Streetscape Standards.

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (Studio and One Bedroom Units)	513	1.25 per unit	642				
Residential Guest Spaces	513	One per 6 units	86				
General Retail, other than listed	3,940 SF	One per 175 SF	23				
Office, other than listed	26,034 SF	One per 300 SF	87				
TOTAL SPACES REQUIRED			838		378		N*
Regular and Handicap Spaces Required			821	17	368	10	N*

*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.

Mixed-Use Parking Analysis

Pursuant to Title 19.12 and 19.18, Mixed-use developments may utilize alternative parking requirements based on a time-based percentage of comparable Title 19.12 parking standards. The time period with the highest total parking requirement for all associated uses becomes the mixed-use parking standard for the development. The alternative mixed-use parking requirement for this site is 733 parking spaces.

Overall Parking Requirement					
	Required		***Provided***		***Compliance***
	Parking		*Parking*		
	Regular	Handicapped	Regular	Handicapped	
Required Parking	733		378		N*
Regular and Handicap Spaces Required	718	15	368	10	N*
Percent Deviation	48%				

*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.

Mixed-Use Parking Analysis							
General Land Use Classification	**Gross Floor Area or Number of Units**	**Mid-7am**	**Required parking**	**7am-6pm**	**Required Parking**	**6pm-Mid**	**Required Parking**
WEEKDAY							
Retail & Personal Services	3,940 SF @ 1 space per 175 SF	0%	0	100%	23	80%	19
Office, other than listed	26,034 SF @ 1 space per 300 SF	5%	5	100%	87	5%	5
Residential	513 one-bedroom/studio units @ 1.25 space per unit 1 guest space per every 6 units	100%	728	55%	401	85%	619
Total			**733**		**511**		**643**

CS

WEEKEND							
General Land Use Classification	**Parking Ratio**	**Mid-7am**	**Required parking**	**7am-6pm**	**Required Parking**	**6pm-Mid**	**Required Parking**
Retail & Personal Services	3,940 SF @ 1 space per 175 SF	0%	0	100%	23	60%	14
Office, other than listed	26,034 SF @ 1 space per 300 SF	0%	0	60%	53	10%	9
Residential	513 one-bedroom/studio units @ 1.25 space per unit 1 guest space per every 6 units	100%	728	65%	474	75%	546
Total			**728**		**550**		**569**

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) 1211 S. 3rd Street

Project Name _____ **Proposed Use** Mixed Use

Assessor's Parcel #(s) 162-03-110-011 **Ward #** 3-Diaz

General Plan: Existing _____ Proposed no change **Zoning:** Existing C-1 Proposed no change

Additional Information 30 stories, +/- 500 residential units and associated retail

Property Owner Cornerstone Company **Contact** Richard Truesdell

Address 820 Rancho Lane, Suite 85 City Las Vegas State NV Zip 89106

E-mail rtruesdell@cornerstonecre.com Phone 702-383-3033

Applicant Bel Invest Group **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Aptus **Contact** Kristen Goodell

Address 241 W. Charleston, Ste 145 City Las Vegas State NV Zip 89102

E-mail kristen@aptusgroup.com Phone 702.839.1200

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 Richard W. Truesdell

Subscribed and sworn before me

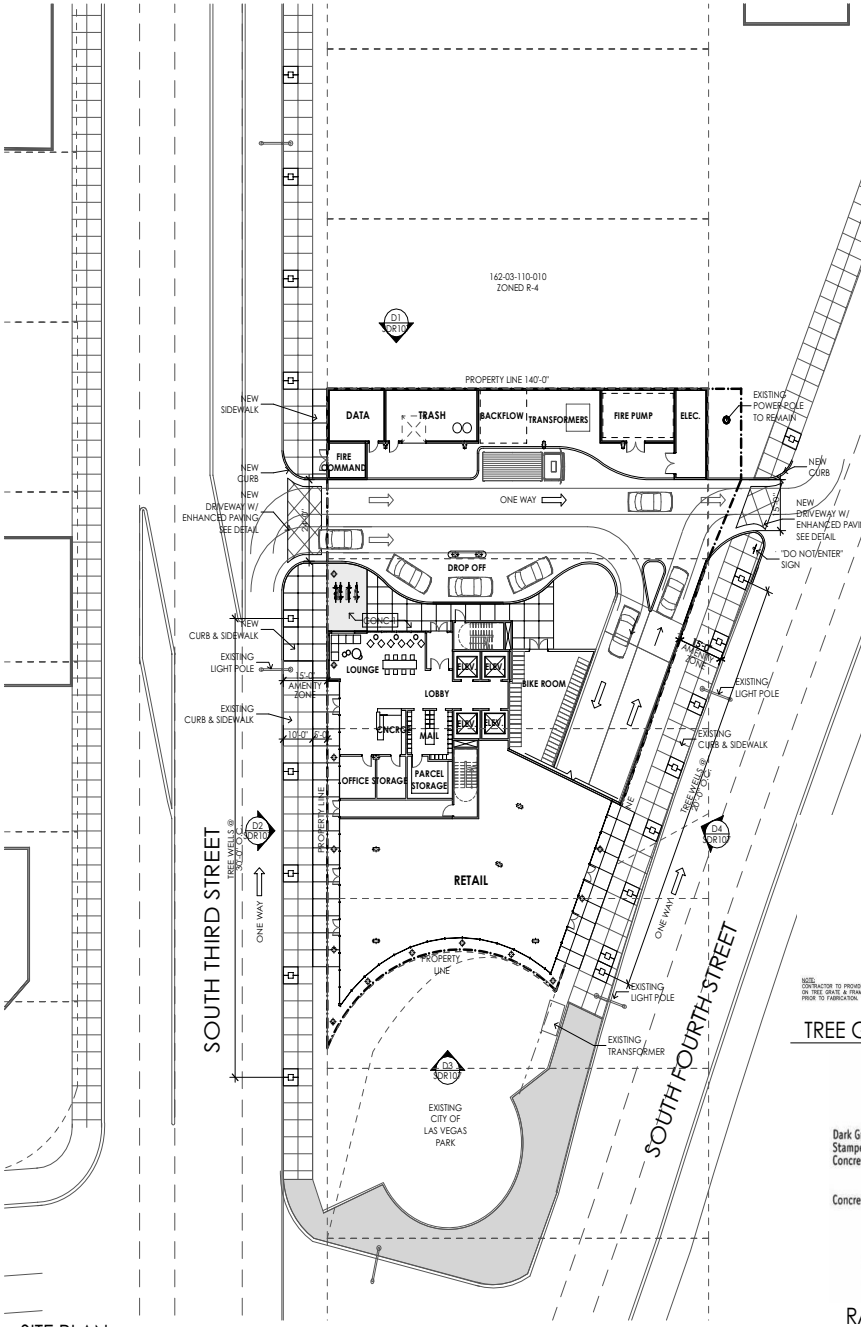
This 13th day of August, 20 19

_____

Notary Public in and for said County and State, State of Nevada, Clark County

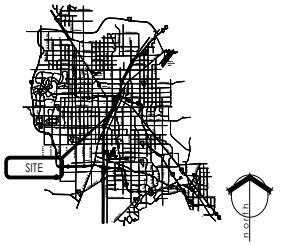
Sharon H. Sevigny
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-2899-1
My Appt Expires May 6, 2023

PRJ-77241
08/19/19

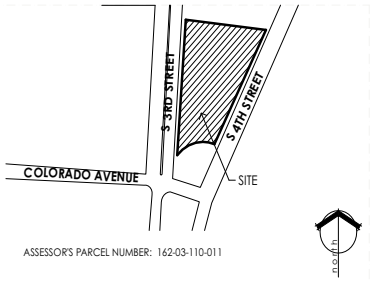


SITE PLAN

SCALE: 1" = 20'



VICINITY MAP



ASSESSOR'S PARCEL NUMBER: 162-03-110-011

LOCATION MAP

Site and Project Information

SITE DATA

PARCEL NUMBER	162-03-110-011
JURISDICTION	CITY OF LAS VEGAS - 89104
EXISTING ZONING	C-1 (APPENDIX 'F' SUPERCEDES C-1 DESIGNATION IN DOWNTOWN LAS VEGAS DISTRICT)
PROPOSED USE	MIXED-USE (RETAIL, COMMERCIAL AND RESIDENTIAL)
SITE AREA	20,038. SF 0.46 GROSS ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"

MAX HEIGHT	NO RESTRICTIONS
ACTUAL HEIGHT	400'-0"
LOT COVERAGE ALLOWED	NO RESTRICTIONS TO 100%
ACTUAL LOT COVERAGE	97.7%

BUILDING INFORMATION

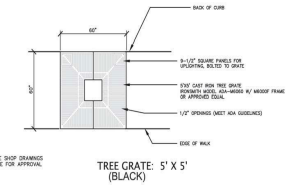
CODE	2018 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	1-A
OCCUPANCY	R2/B/M/S-1
FIRE SPRINKLERS PROVIDED	YES
COMMERCIAL BUILDING AREAS:	
RETAIL	3,940 SF
OFFICE	26,034 SF

RESIDENTIAL UNIT DATA

STUDIO 1	266
STUDIO 2	247
TOTAL RESIDENCES	51

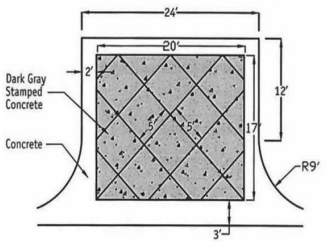
PARKING REQUIREMENTS

BUILDING AREA		REQUIRED PARKING
STUDIO APTS	513 UNITS @ 0.5	= 257
RESIDENTIAL GUEST	513 UNITS @ 1/6	= 86
SUBTOTAL RESIDENTIAL		= 343
RETAIL	3,940 SF @ 1:175	= 23
OFFICE	26,034 SF @ 1:300	= 87
TOTAL SPACES REQUIRED		453
TOTAL STANDARD SPACES PROVIDED		370
HANDICAP ACCESSIBLE (VAN)		2
HANDICAP ACCESSIBLE		8
TOTAL SPACES PROVIDED		380



TREE GRATE: 5' X 5' (BLACK)

TREE GRATE



RADIUS DRIVEWAY/ ALLEY STANDARD

Bel Village Las Vegas

Site Development Review

1211 S 3rd Street

Las Vegas, NV, 89104

Planning Commission - Page 771

SITE PLAN

SDR100

PRJ-77241
08/19/19

City of LAs Vegas Site Development Review 08.19.19

119.046 1211 S 3rd Street

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north

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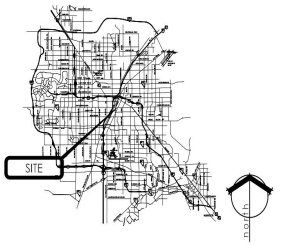
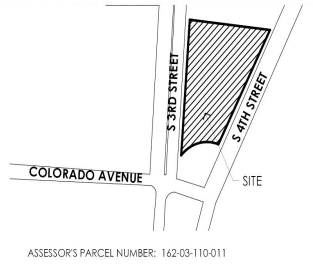
SITE PLAN

SCALE: 1" = 20'



VICINITY MAP



ASSESSOR'S PARCEL NUMBER: 162-03-110-011

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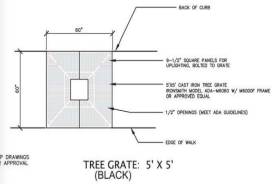
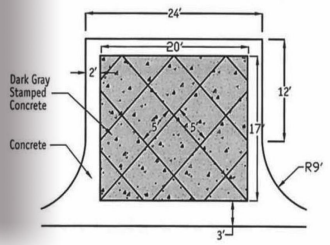


TREE GRATE: 5' X 5' (BLACK)

TREE GRATE



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Bel Village Las Vegas

Site Development Review

1211 S 3rd Street

Las Vegas, NV, 89104

City of LAs Vegas Site Development Review 08.19.19

PRJ-77241
08/19/19

SITE PLAN

SDR100

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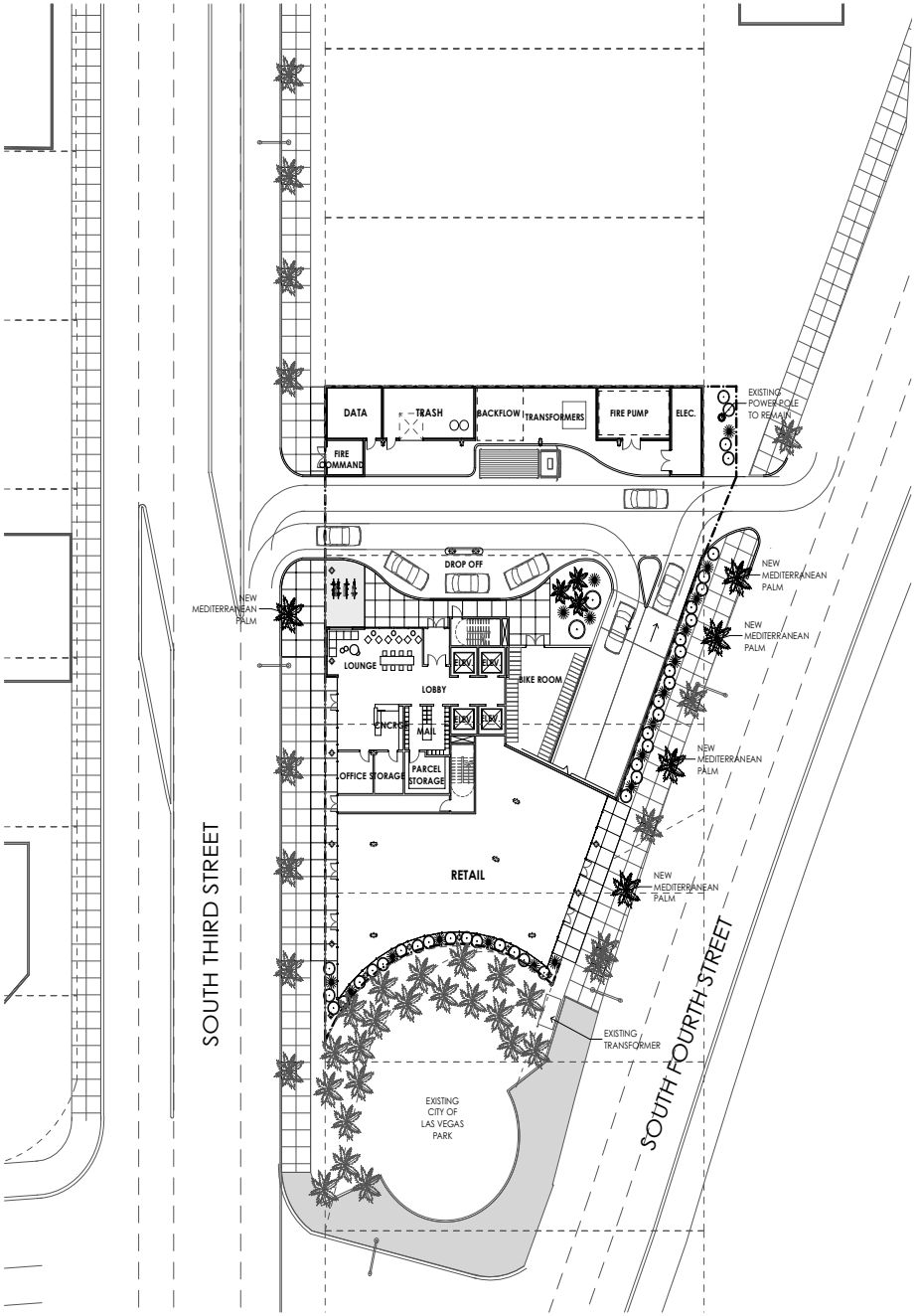

LANDSCAPE PLAN

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	MEDETERANIAN FAN PALM	-	12'-0"
SHRUBS			
	RED YUCCA	hesperaloe parviflora	5 gal
	ACACIA DEDOLENS	-	5 gal
GROUND COVER			
	MIX OF MOREA IRIS, BUTTERFLY IRIS, PENSTEMON, AND PURPLE LANTANA		
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	**SIZE**	**COLOR**	**DEPTH**
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP
	1/4" MINUS GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

NOTE:
IRRIGATION PLANS TO BE BY SUB-CONTRACTOR

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City of LAs Vegas Site Development Review 08.19.19

PRJ-77241
08/19/19

LANDSCAPE PLAN

SDR101

119.046 1211 S 3rd Street



LANDSCAPE PLAN

SCALE: 1" = 20'

PLANT SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	MEDETERANIAN FAN PALM	-	12'-0"
SHRUBS			
	RED YUCCA	hesperaloe parviflora	5 gal
	ACACIA DEDOLENS	-	5 gal
GROUND COVER			
	MIX OF MOREA IRIS, BUTTERFLY IRIS, PENSTEMON, AND PURPLE LANTANA		
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP
	1/4" MINUS GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

NOTE:
IRRIGATION PLANS TO BE BY SUB-CONTRACTOR

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08/19/19

LANDSCAPE PLAN

SDR101

119.046 1211 S 3rd Street

EXTERIOR FINISH SYSTEMS:

ST-1	STUCCO, PAINT TO MATCH SHERWIN WILLIAMS COCOA WHIP SW 9084
ST-2	STUCCO, PAINT TO MATCH SHERWIN WILLIAMS CAVERN CLAY SW 7701
ST-3	STUCCO, PAINT TO MATCH SHERWIN WILLIAMS CANYON CLAY SW 6054
SV-1	PORCELAIN TILE PANEL 1 X 3 M, TEXTURED STONE LOOK
MTL-1	PERFORATED COLD ROLLED STEEL PANELS, CLEAR COAT FINISH CUSTOM PATTERN
MTL-2	ANGULATED COLD ROLLED STEEL PANELS, TINTED COLOR FINISH
MTL-3	PREFINISHED SHEET METAL CLADDING, 30" HIGH, GRAY.

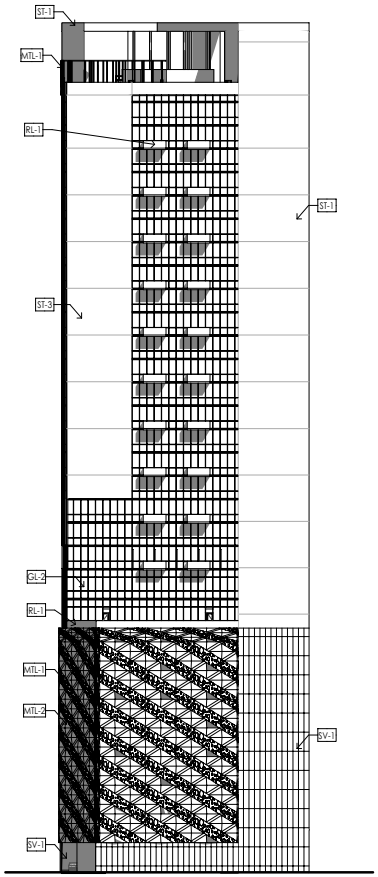
GLAZING:

GL-1	INSULATED TINTED GLAZING
GL-2	INSULATED CLEAR GLAZING
GL-3	ILLUMINATED ARCHITECTURAL ELEMENT/ SIGNAGE

RAILING SYSTEM:

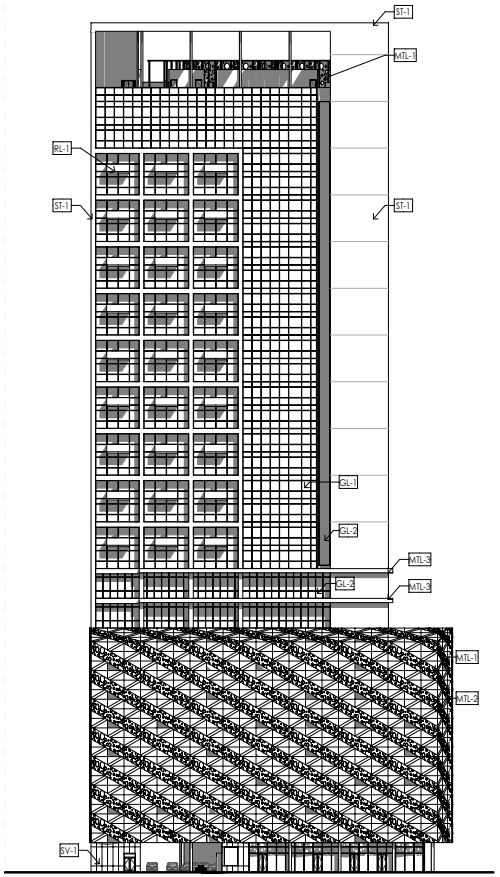
RL-1	METAL RAILING WITH TEMPERED GLASS PANELS

END



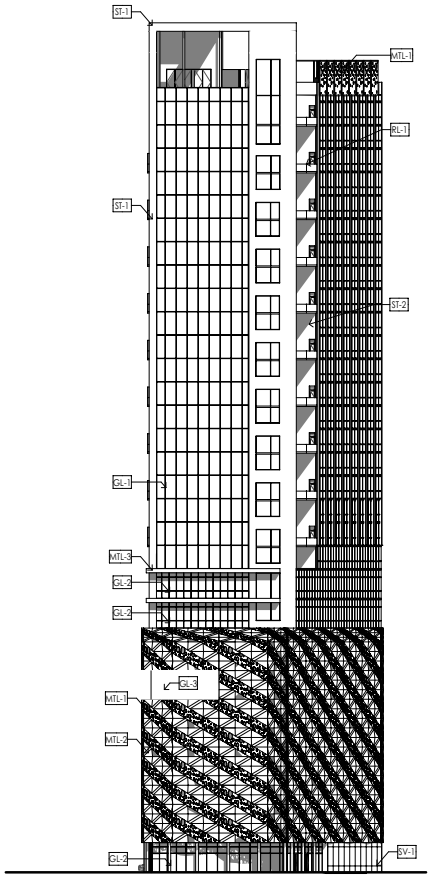
D1 NORTH ELEVATION

SCALE: 1/32" = 1'-0"



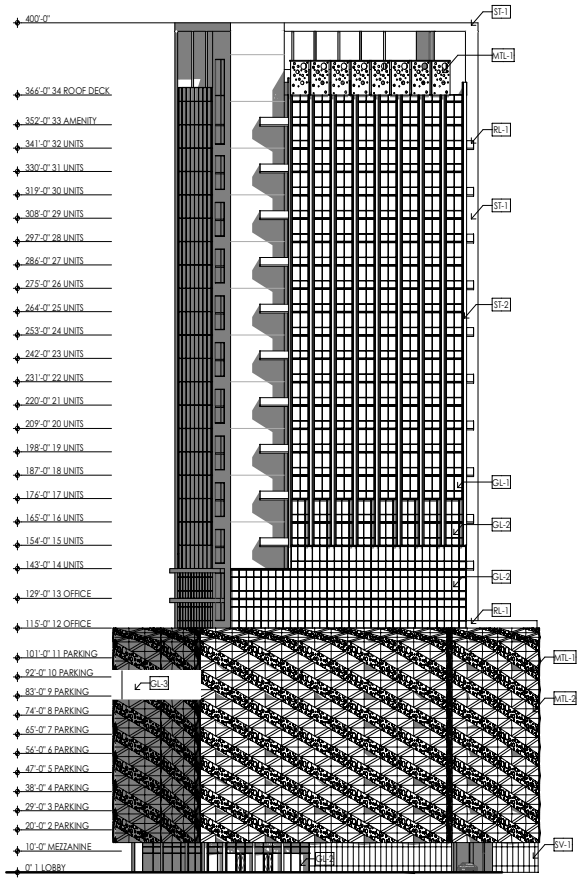
D2 WEST ELEVATION

SCALE: 1/32" = 1'-0"



D3 SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



D4 EAST ELEVATION

SCALE: 1/32" = 1'-0"

Bel Village Las Vegas

Site Development Review

1211 S 3rd Street

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Planning Commission - Page 775

ELEVATIONS

City of LAs Vegas Site Development Review 08.19.19

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SDR107

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EXTERIOR FINISH SYSTEMS:

ST-1	STUCCO, PAINT TO MATCH SHERWIN WILLIAMS COCOA WHIP SW 9084
ST-2	STUCCO, PAINT TO MATCH SHERWIN WILLIAMS CAVERN CLAY SW 7701
ST-3	STUCCO, PAINT TO MATCH SHERWIN WILLIAMS CANYON CLAY SW 6054
SV-1	PORCELAIN TILE PANEL 1 X 3 M, TEXTURED STONE LOOK
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MTL-2	ANGULATED COLD ROLLED STEEL PANELS, TINTED COLOR FINISH
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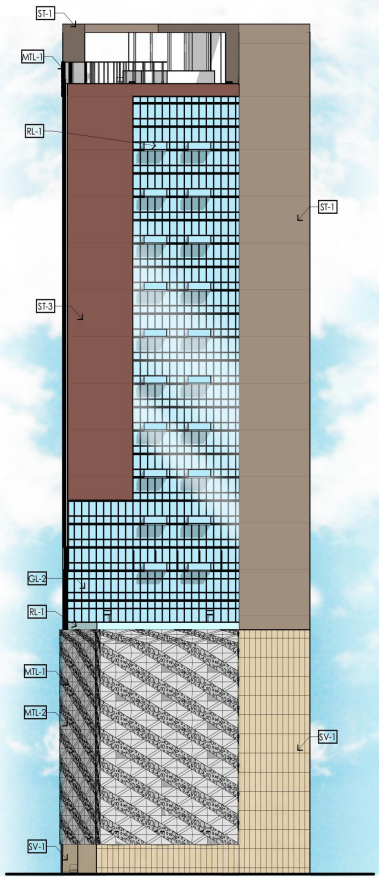
GL-3	ILLUMINATED ARCHITECTURAL ELEMENT/ SIGNAGE

RAILING SYSTEM:

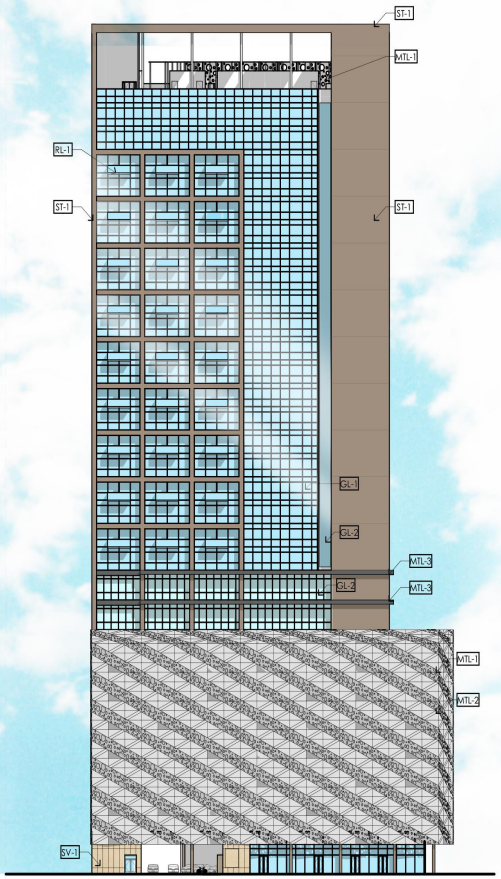
RL-1	METAL RAILING WITH TEMPERED GLASS PANELS

END



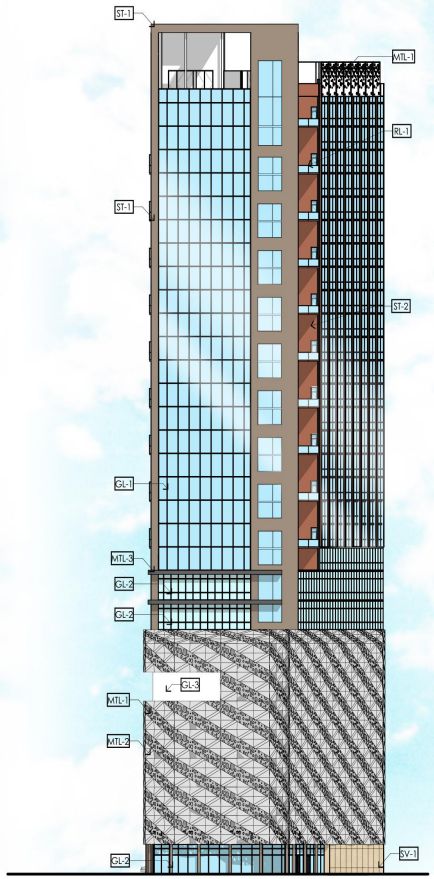
D1 NORTH ELEVATION

SCALE: 1/32" = 1'-0"



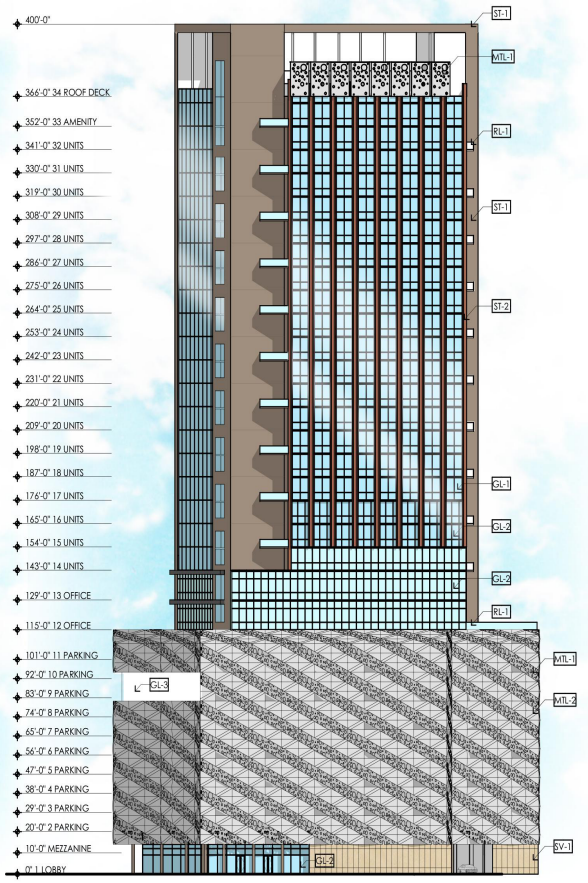
D2 WEST ELEVATION

SCALE: 1/32" = 1'-0"



D3 SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



D4 EAST ELEVATION

SCALE: 1/32" = 1'-0"

Bel Village Las Vegas

Site Development Review

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ELEVATIONS

SDR107

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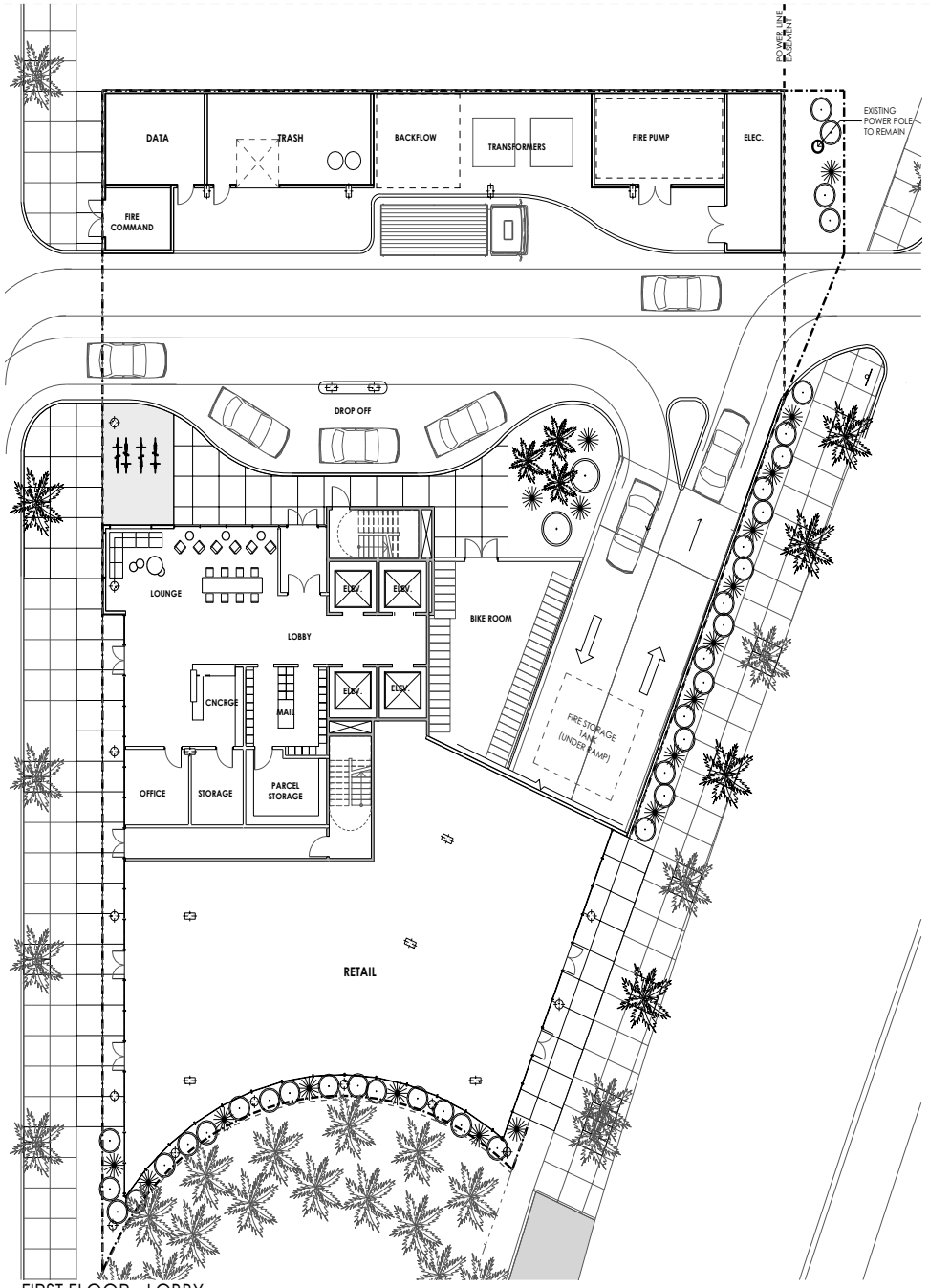
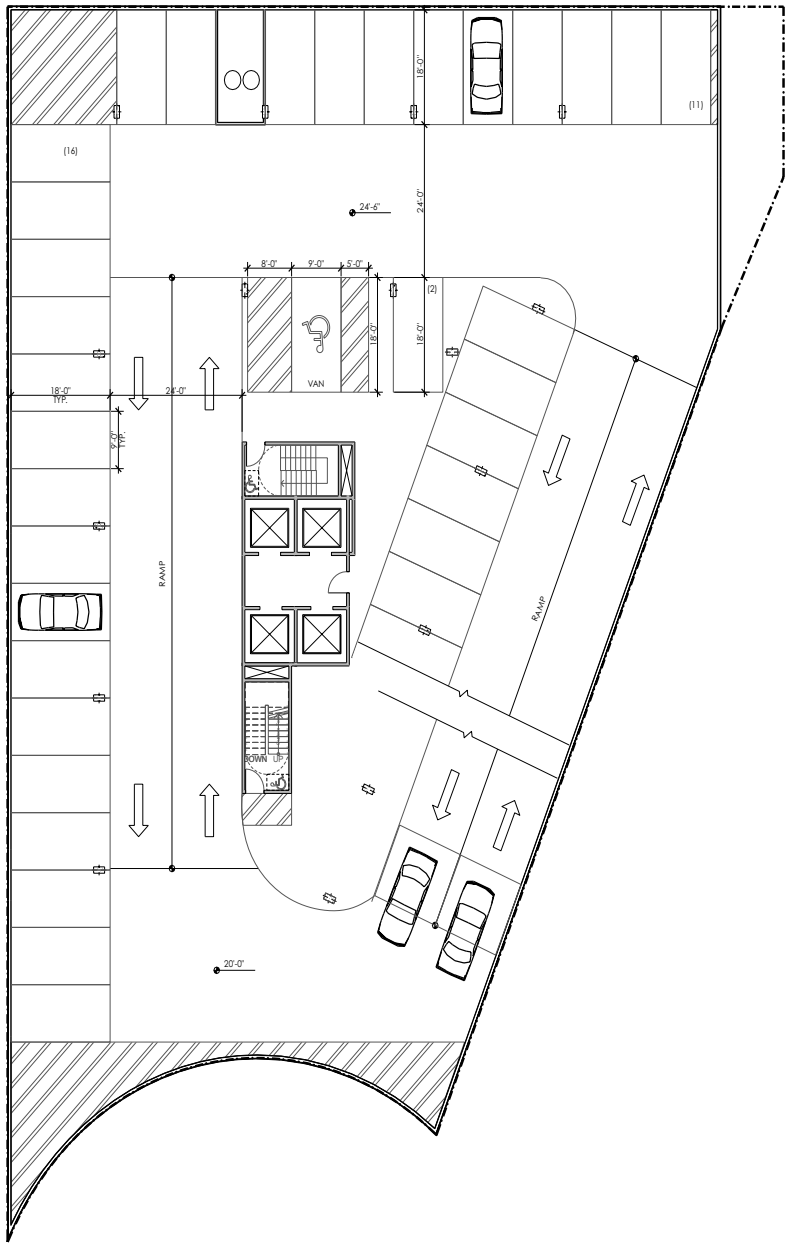


FIRST FLOOR - LOBBY

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



SECOND FLOOR - PARKING L1

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

Bel Village Las Vegas

Site Development Review

1211 S 3rd Street

Las Vegas, NV, 89104

FIRST AND SECOND FLOOR PLAN

City of LAs Vegas Site Development Review 08.19.19

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SDR102

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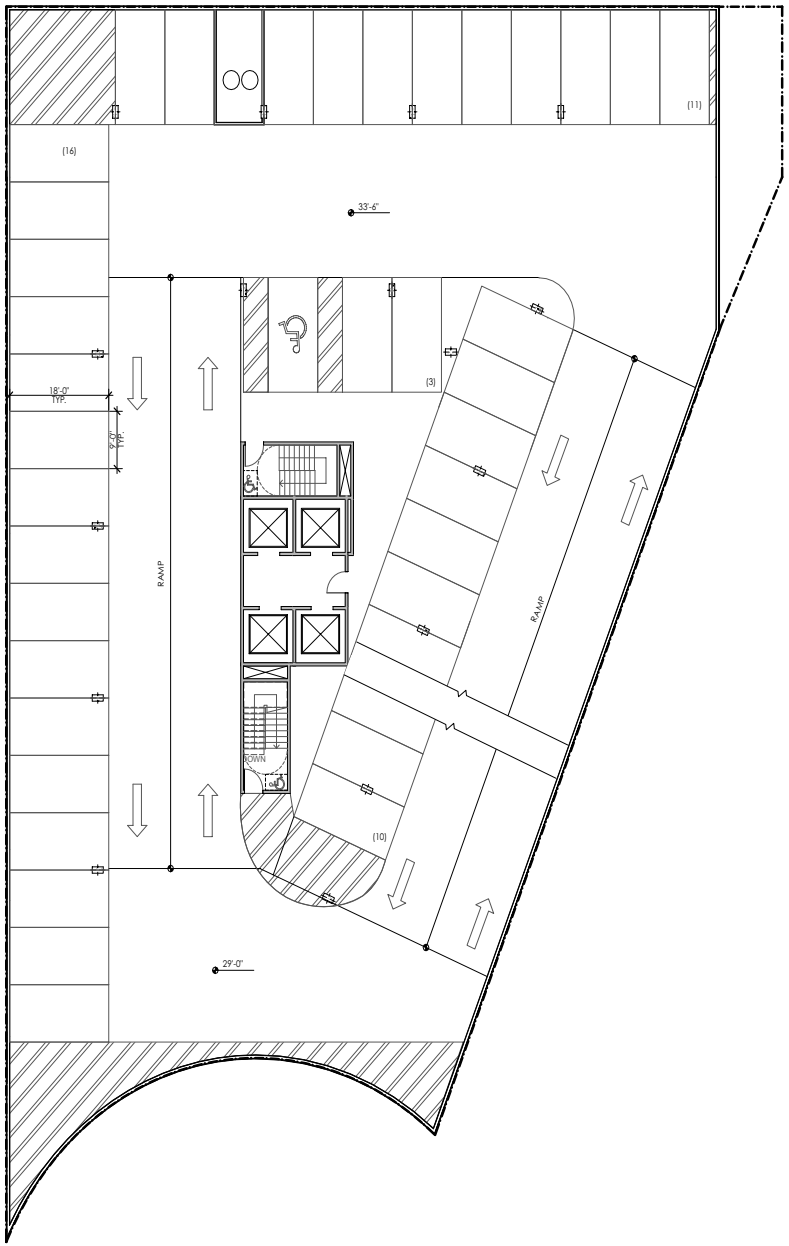
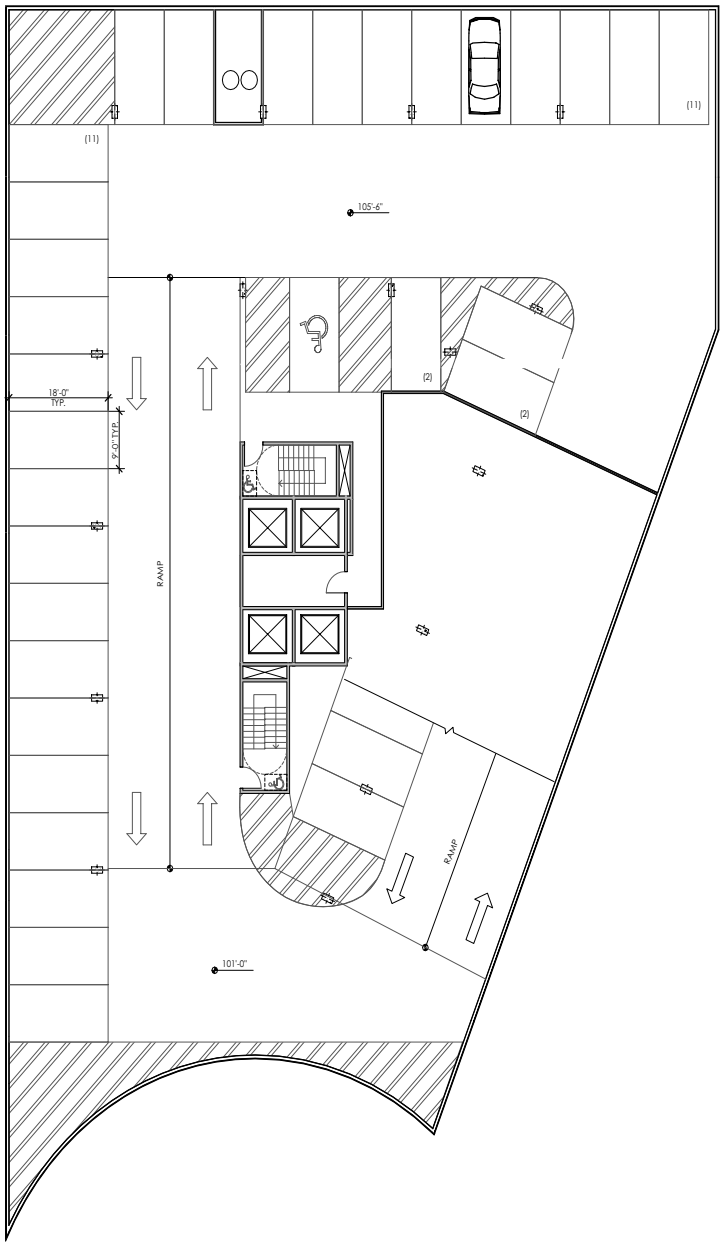


THIRD FLOOR PLAN - PARKING L2

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



ELEVENTH FLOOR PLAN - PARKING L11

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

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Bel Village Las Vegas

Site Development Review

1211 S 3rd Street

Las Vegas, NV, 89104

Planning Commission - Page 778

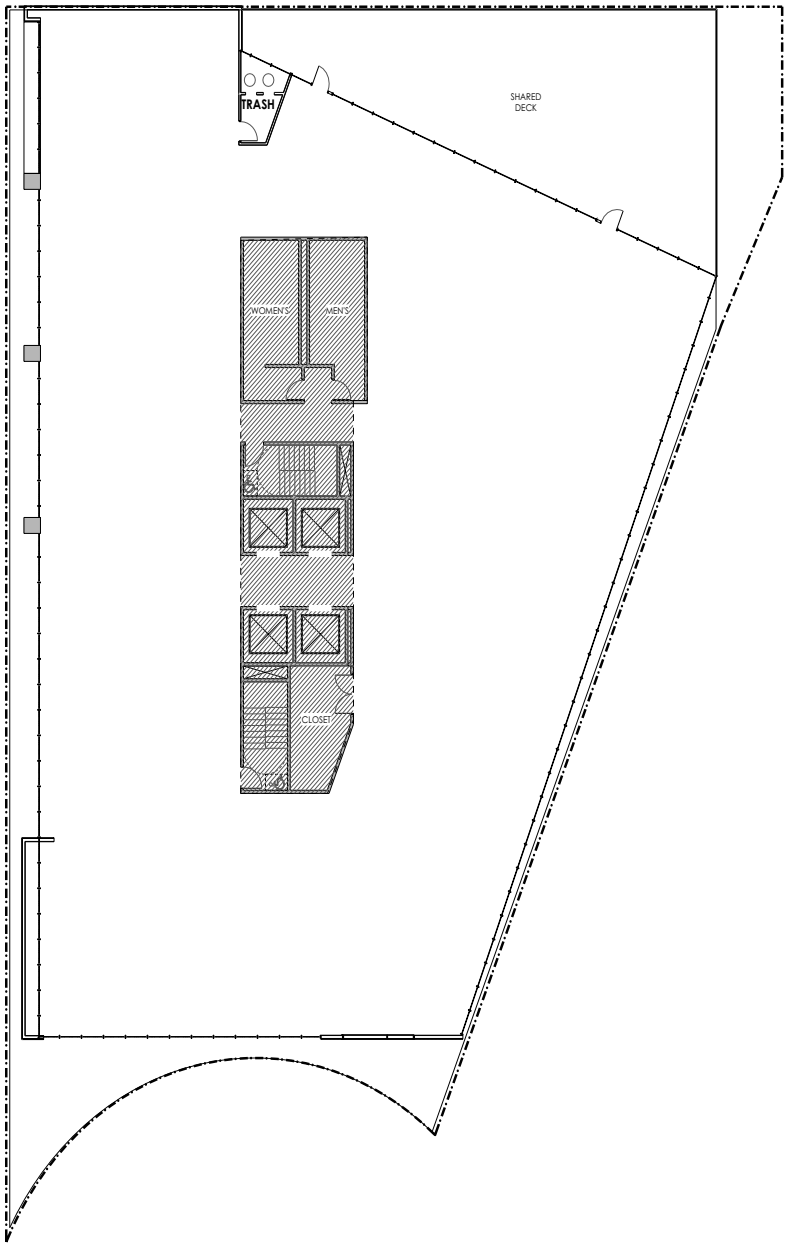
TYPICAL GARAGE FLOOR PLAN

City of LAs Vegas Site Development Review 08.19.19

PRJ-77241
08/19/19

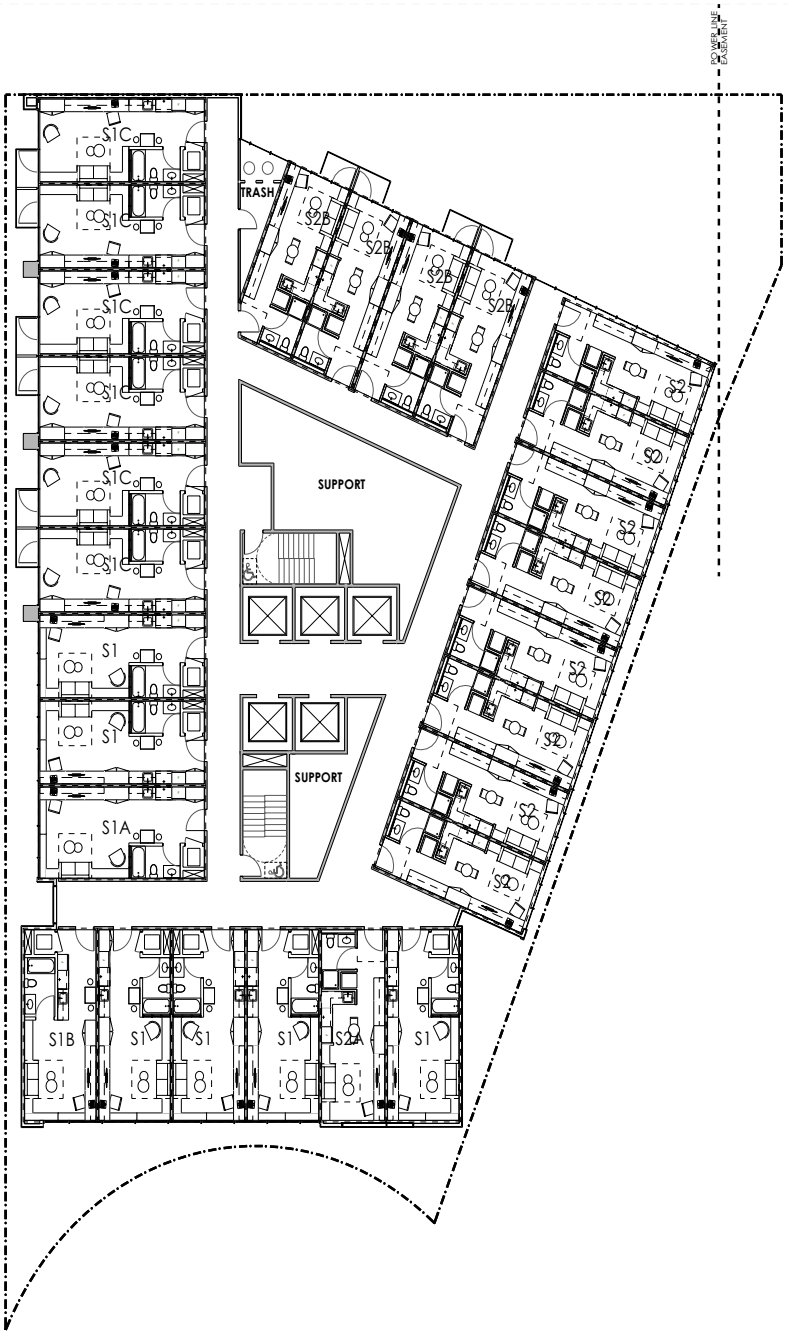
SDR103

119.046 1211 S 3rd Street



OFFICE FLOOR PLAN 12-13

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



TYP. RESIDENTIAL FLOOR PLAN 14-32

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

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Site Development Review

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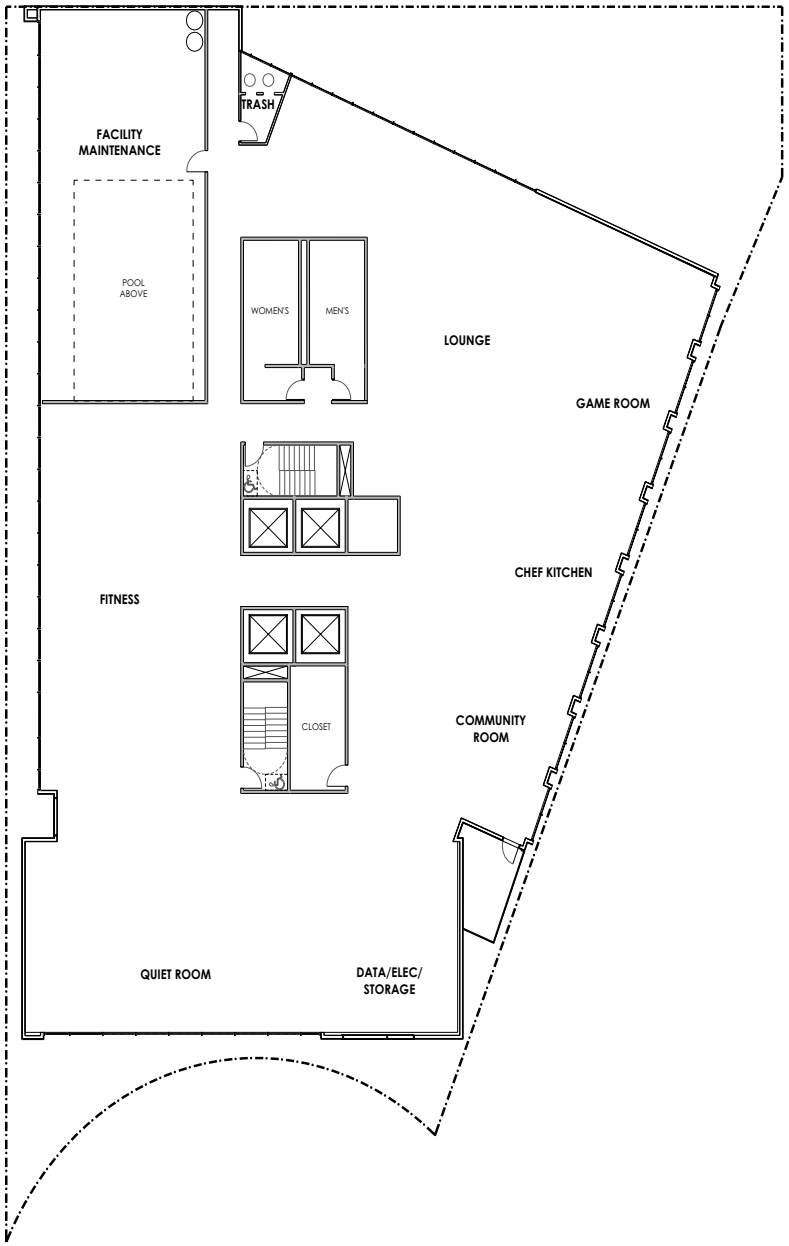
OFFICE AND RESIDENTIAL FLOOR PLAN

City of LAs Vegas Site Development Review 08.19.19

PRJ-77241
08/19/19

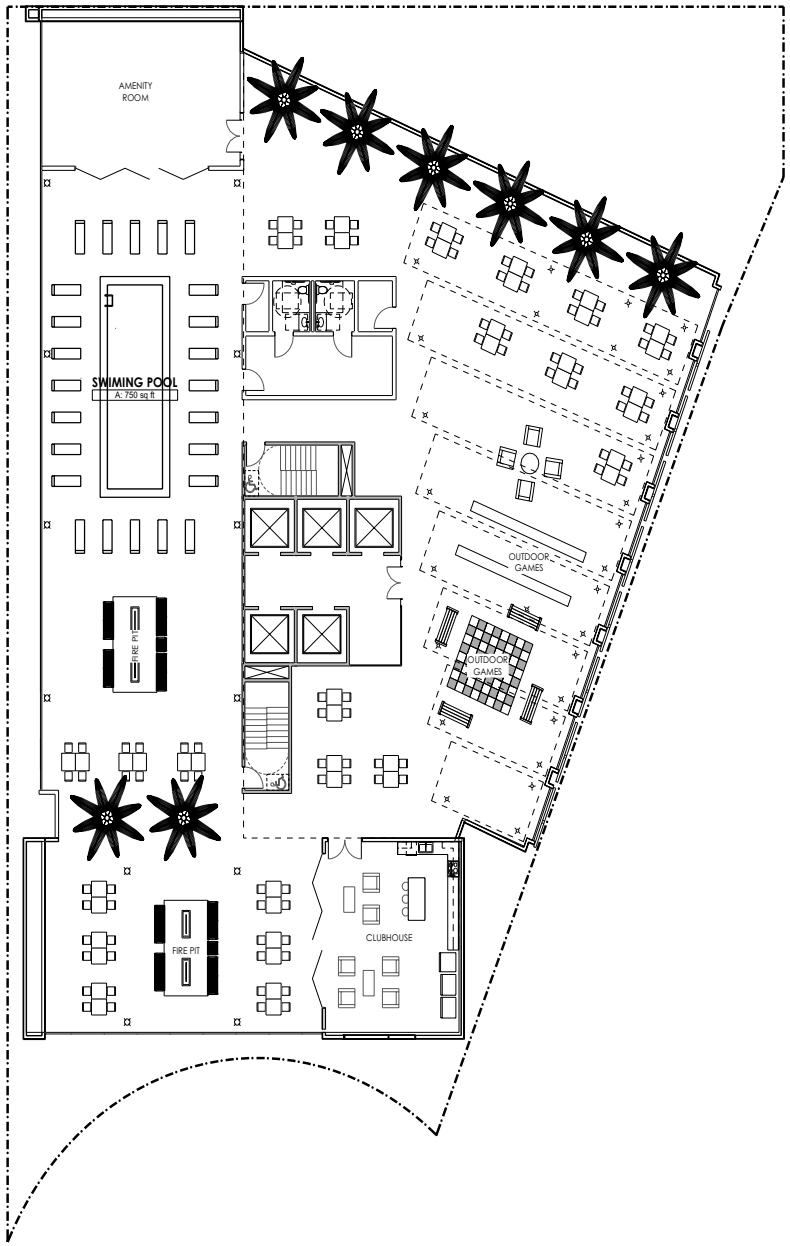
SDR104

119.046 1211 S 3rd Street



AMENITY FLOOR PLAN 33

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



POOL DECK FLOOR PLAN 34

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

Bel Village Las Vegas

Site Development Review

1211 S 3rd Street

Las Vegas, NV, 89104

AMENITY FLOOR PLAN AND POOL DECK

City of LAs Vegas Site Development Review 08.19.19

PRJ-77241
08/19/19

SDR105

119.046 1211 S 3rd Street

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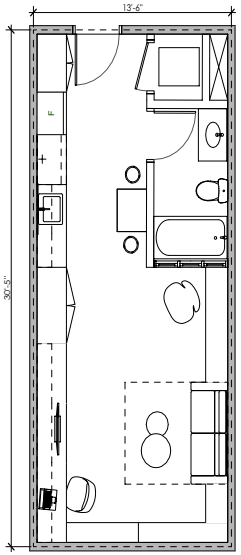
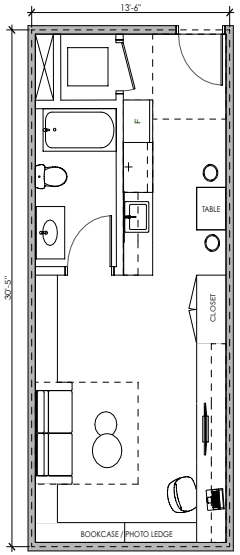
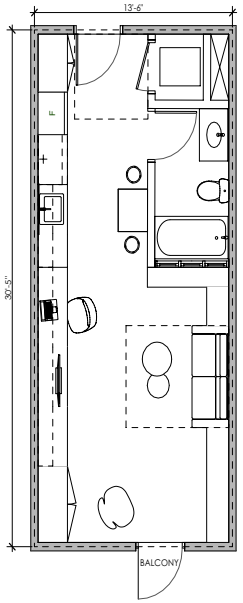


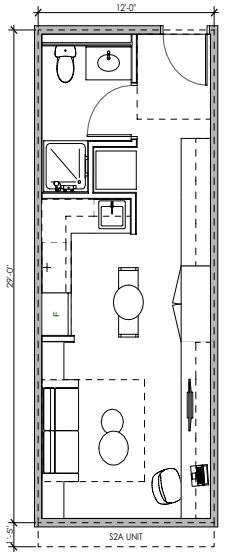
D1 S1 UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"



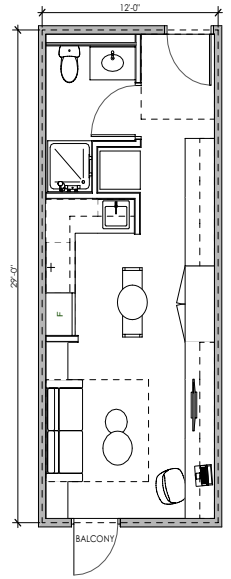
D2 S1B UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"



D3 S1C UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"



D4 S2 & S2A UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"



D5 S2B UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Las Vegas, NV, 89104

Planning Commission - Page 781

City of LAs Vegas Site Development Review 08.19.19

PRJ-77241
08/19/19

TYPICAL UNIT PLANS
SDR106

119.046 1211 S 3rd Street



ST-1: STUCCO, PAINT TO MATCH SHERWIN WILLIAMS COCOA WHIP SW 9084



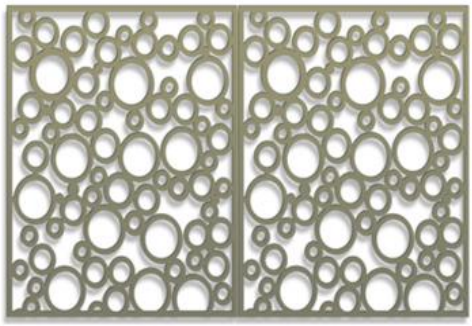
ST-2: STUCCO, PAINT TO MATCH SHERWIN WILLIAMS CAVERN CLAY SW 7701



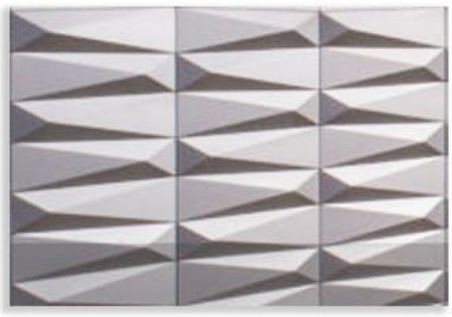
ST-3: STUCCO, PAINT TO MATCH SHERWIN WILLIAMS CANYON CLAY SW 6054



SV-1: PORCELAIN TILE PANEL 1X3 M, TEXTURED STONE LOOK



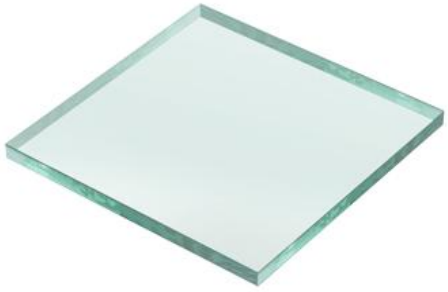
MTL-1: PERFORATED COLD ROLLED STEEL PANELS, CLEAR COAT FINISH CUSTOM PATTERN



MTL-2: ANGULATED COLD ROLLED STEEL PANELS, TINTED COLOR FINISH



MTL-3: PREFINISHED SHEET METAL CLADDING, 30" HIGH, GRAY



GL-1: INSULATED TINTED GLAZING



GL-2: INSULATED CLEAR GLAZING



GL-3: ILLUMINATED ARCHITECTURAL ELEMENT/SIGNAGE



RL-1 METAL RAILING WITH TEMPERED GLASS PANELS

PRJ-77241
08/19/19

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Bel Village Las Vegas

8.19.19

Site Development Review

1211 S 3rd Street
Las Vegas, Nevada 89104



SDR-77286 [PRJ-77241] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: BEL INVEST GROUP - OWNER: CORNERSTONE COMPANY
1211 SOUTH 3RD STREET

08/29/2019

aptus

August 19, 2019

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

RE: Justification Letter for Site Development Review
APN: 162-03-110-011

To Whom It May Concern:

We respectfully submit this application for a Site Development Review for the project known as "Bel Village Las Vegas". This is a mixed-use project generally located at 1211 S. 3RD Street, at the corner of South 3rd Street and South 4th Street. All of the parking for the project will be on site in a parking structure. This parcel is currently zoned C-1, and is in the Downtown Las Vegas District, Area 1.

The .46 acre site is zoned C-1 and is in the Downtown Las Vegas district where the "F" Appendix governs. The applicant is proposing to construct a mixed-use project consisting of retail, lobby and support spaces at the 1st floor; parking on levels 2-11, office space at floors 12 & 13 and 513 residential units on the upper levels with open space and amenities at the roof. The overall height of the structure is planned to be 400 feet.

The retail uses will be located along the 1st floor at the corner of 3rd Street and 4th Street at the City of Las Vegas Park. The residential entrance will be off of 3rd Street with a drive through and drop off on site between 3rd Street and 4th Street, allowing any stacked cars to be on site prior to accessing the parking ramp. Parking will be provided on the interior of the site so as not to be seen from the street frontages. The parking spaces will be for the residents as well as guests and commercial patrons. Service, trash and moving vans will also use the main drive aisle for access.

The residential units will be fully furnished studio-type micro units with some grouped amenities outside of the units at each floor's common areas. The remaining amenities will be on the top level and the roof deck. The amenities are proposed to include a pool with patio cabanas, BBQ., shuffle board and outdoor games with a quiet deck area. On the interior, amenities similar to a game area, gym, clubhouse, library, laundry, event kitchen, movie room and quiet room are proposed. The hours of operation will be consistent with other residential high-rise mixed-use properties in the area.

The market for these units is for the millennial generation. With the proposed downtown location of the apartments, and the ground floor restaurants and other retail spaces, the goal is to promote walkability and enhance the urban fabric and to decrease the use and need of a vehicle. There is a thriving bus system downtown with easy accessibility and with the growing rideshare businesses, the developer feels that the parking provided for the intended uses is sufficient given the multiple alternative transportation options.

City standard streetscape has been incorporated with the amenity zone and sidewalks along 3rd Street and 4th Street. Street trees and tree grates will be installed per the City of Las Vegas Downtown Standards. The new driveways will have the standard paving upgrades.

PRJ-77241
08/19/19

The owner desires to provide much needed and obtainable rental housing within the downtown area of the city. This residential and commercial development will be an asset to the City of Las Vegas by helping to spur additional revitalization and reinforcing redevelopment in an area, which has already begun a transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,

Kristen G. Goodell, AIA
Aptus

PRJ-77241
08/19/19

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

School Development Tracking Form

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

Date Filed 09/03/2019 **Application Number** SDR-77286 **Entity** LV

Company Name Bel Invest Group

Contact Name

Contact Mailing Address

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

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

Project Name Bel Village Las Vegas

Project Description 513 Multi-family Units

APN's 162-03-110-011

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)		x 0.196 =	0	x 0.101 =	0	x 0.137 =	0
Multi-Family Units (2)	513	x 0.140 =	69	x 0.058 =	29	x 0.064 =	32
Resort Condo Units (3)							
Total			69		29		32

(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
John S Park ES	931 Franklin Ave	K-5	649	743	05/01/19
John C Fremont MS	1100 E. St. Louis Ave	6-8	1,319	835	05/01/19
Clark HS	4291 W. Pennwood Ave	9-12	2,546	3,185	05/01/19

*** CCSD Comments** John S. Park ES and Rancho HS were over capacity for the 2018-19 school year. Park ES was 114.48% and Clark HS was 125.10% of program capacity.

Projected enrollments for the 2019-20 school year; Park ES - 670, Fremont MS - 847, and Clark HS - 3,256.

☐ Approved ☐ Disapproved

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**SDR-77286**
PROJECT:	**400' MIXED-USE BUILDING**
LOCATION:	**162-03-110-011**
MEETING DATES:	**OCTOBER 8, 2019 PLANNING COMMISSION & NOVEMBER 6, 2019 CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development is greater than 200 feet in height. Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. **The CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.

- Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

SDR 77286
Bel Invest Group

1211 S 3rd Street

Proposed mixed use development with 27.65 thousand square feet of office, 3.6 thousand square feet of retail and 513 multi-family residential units.

Traffic produced by proposed development:

First Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	3.6	37.75	136
AM Peak Hour			0.94	3
PM Peak Hour			3.81	14

(heaviest 60 minutes)

Second Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	27.65	9.74	269
AM Peak Hour			1.16	32
PM Peak Hour			1.15	32

(heaviest 60 minutes)

Third Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (HIGH-RISE) [DU]	513	4.45	2,283
AM Peak Hour			0.31	159
PM Peak Hour			0.36	185

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			**2,688**
AM Peak Hour				**194**
PM Peak Hour				**231**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

3rd Street	
Average Daily Traffic (ADT)	945
PM Peak Hour	76

(heaviest 60 minutes)

4th Street	
Average Daily Traffic (ADT)	5,359
PM Peak Hour	429

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
3rd Street	15,600
4th Street	30,540

This project will add approximately 2,688 trips per day on 3rd St. and 4th St. Currently, 3rd is at about 6 percent of capacity and 4th is at about 18 percent of capacity. With this project, 3rd is expected to be at about 23 percent of capacity and 4th to be at about 26 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 231 additional peak hour trips, or about four every minute.

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

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

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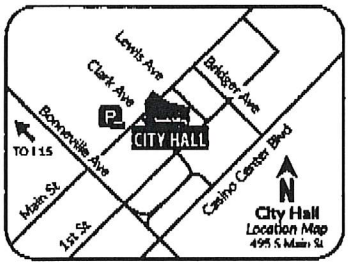

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77286 [PRJ-77241]
Planning Commission Meeting of **10/08/2019**

PRJ-77241
16203110011
CORNERSTONE COMPANY
820 RANCHO LN #85
LAS VEGAS NV 89106

37A

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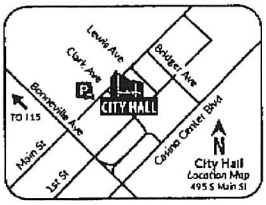

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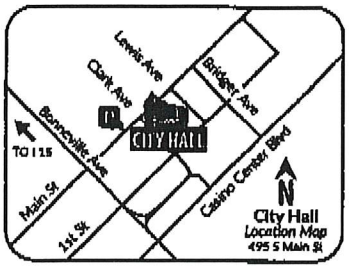

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SDR-77286 [PRJ-77241]

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KEKE L L C
C/O K BAILEY TRS ETAL
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

37A

16094828164 From: GARY Creagh
2019-09-30 03:30:46 (GMT)
To: Dept planning Page 4 of 9

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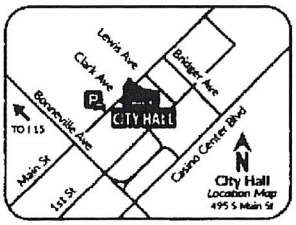

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SDR-77286 [PRJ-77241]
Planning Commission Meeting of **10/08/2019**

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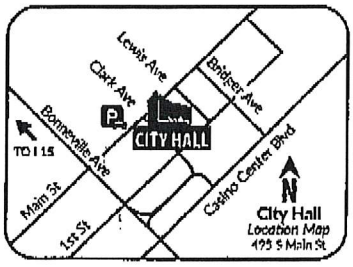

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OCT 07 2019
Dept of Planning
City of Las Vegas

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-77286 [PRJ-77241]
Planning Commission Meeting of **10/08/2019**

PRJ-77241
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

21 HRDFNP1 89128

Submitted after final agenda
37A

FROM :RAM TECH FAX NO. :702 362 7502 Oct. 05 2019 12:53PM P1

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

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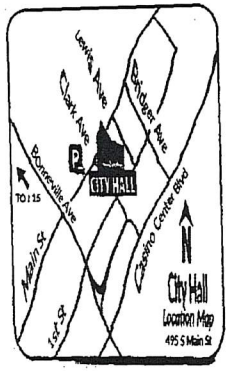
Official Notice of Public Hearing



RECEIVED
OCT 07 2019
Dept of Planning
City of Las Vegas

PRJ-77241
16203110083
MAIN STREET LAS VEGAS L L C
3395 S JONES BLVD #202
LAS VEGAS NV 89146 6729

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77286 [PRJ-77241]
Planning Commission Meeting of **10/08/2019**

☒ Maybe. Is there parking for 513 residential units?
See Next page for comments

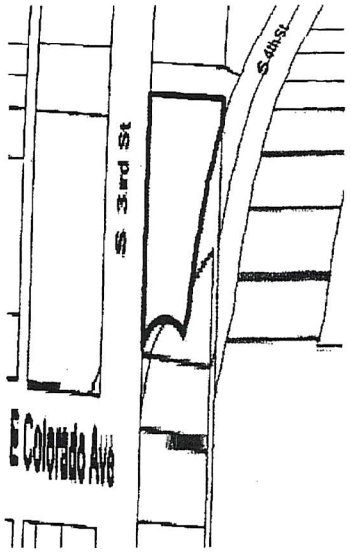
97 HRDFNP1 89146

Application Information

SDR-77286 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DEL INVEST GROUP - OWNER: CORNERSTONE COMPANY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 34-STORY MIXED USE DEVELOPMENT CONSISTING OF 29,974 SQUARE FEET OF COMMERCIAL/OFFICE SPACE AND 513 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY ARCHITECTURAL STANDARDS on 0.46 acres at 1211 South 3rd Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77241].

Seriously? 34 Stories on that little piece of Land? No. There are no parking spaces for 513 residential units, Unless they include an on-site parking garage WITH enough spaces.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/08/2019*
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.

FROM :RAM TECH FAX NO. :702 362 7502 Oct. 05 2019 12:52PM P1

37C

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
38

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

SUBJECT:
TXT-77428 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.12 related to the Marijuana Dispensary use, and to provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 08, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-77428	Staff has NO RECOMMENDATION.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification Only

SG

** PROPOSED AMENDMENTS **

1. Title 19.12.070 is hereby amended by amending the Minimum Special Use Permit Requirements for the "Marijuana Dispensary" use as follows:

Minimum Special Use Permit Requirements:

* 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 1500 feet of a Non-restricted Gaming Establishment, within 1000 feet of any school or Marijuana Dispensary use, 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.

* 2. The minimum distance separation from another Marijuana Dispensary referred to in Requirement 1 shall apply to all Marijuana Dispensaries without regard to the jurisdiction in which the use is located. A survey that is signed/sealed by a surveyor that is registered in the State of Nevada shall be submitted as part of the application for a Special Use Permit. The survey shall depict the required distance separation buffers of 300, 1000 and 1500 feet, as well as all applicable uses within those buffer areas, including all Marijuana Dispensaries regardless of the jurisdiction in which they are located. The minimum 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.

* 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.

* 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.

* 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.

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

* 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.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19.12.070 by amending the Minimum Special Use Permit Requirements for a Marijuana Dispensary to add minimum distance separation requirements of 1500 feet from a Non-restricted Gaming Establishment and 1000 feet from another Marijuana Dispensary. It would clarify that the minimum distance separation requirement between Marijuana Dispensaries shall apply to all dispensary locations regardless of the jurisdiction in which they are located. It would also add a requirement for a survey of the applicable uses and separation buffers as part of the Special Use Permit application submittal.

ANALYSIS

The 2019 Nevada Legislature added a requirement for Marijuana Dispensaries to have a minimum distance separation of 1500 feet from a Non-restricted Gaming Establishment. This amendment would incorporate that requirement into the minimum Special Use Permit requirements of LVMC Title 19.12. A minimum distance separation of 1000 feet from another Marijuana Dispensary use would also be added and applied to all dispensary locations regardless of the jurisdiction in which the dispensary is located. This separation requirement would ensure that such uses do not become too concentrated in a single area.

A survey that is signed/sealed by a surveyor registered in the State of Nevada would be required as part of the application submittal for a Special Use Permit. The survey would be required to depict the required distance separation buffers of 300, 1000 and 1500 feet, as well as all applicable uses within those buffer areas. This would include all dispensary uses regardless of the jurisdiction in which they are located.

It should also be noted that a separate Text Amendment, TXT-76662, addressing issues related to distance separation was recommended for approval by the Planning Commission on 06/25/19, and is currently on track for possible adoption by the City Council. If adopted, that amendment would eliminate the existing wording regarding distance separation in the Minimum Special Use Permit Requirements 2 and 3 and move it to LVMC 19.18 in standardized form. A number of typos and omissions within these requirements are also addressed by the amendment.

FINDINGS

This amendment will accomplish the following:

1. Adds a non-waivable minimum distance separation requirement of 1500 feet from a Non-restricted Gaming Establishment to Minimum Special Use Permit Requirement 1;
2. Adds a non-waivable minimum distance separation requirement of 1000 feet from another Marijuana Dispensary to Minimum Special Use Permit Requirement 1;
3. Clarifies that the minimum distance separation requirement of Minimum Special Use Permit Requirement 1 between Marijuana Dispensaries shall apply to the locations of all dispensaries regardless of the jurisdiction in which they are located; and
4. Adds a requirement for a survey of the applicable uses and separation buffers as part of the Special Use Permit application submittal.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 8, 2019

Agenda Item No.:
39

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.