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

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

Planning Commission Agenda

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the 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 12, 2021
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.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2. Please note customers of Cox Communications can view this program in High Definition on Channel 1002 and in Standard Definition on Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Planning Commission Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV and the web the Saturday after the meeting at 10:00 AM, Monday at Midnight and the following Tuesday at 6:00 PM.

Backup material for this agenda may be obtained from Milagros Escuin, Department of Planning, 495 South Main Street, 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 14, 2021.

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.

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. 21-0415-EOT1 - EXTENSION OF TIME - APPLICANT/OWNER: ACRE-AZ, LLC - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Special Use Permit (SUP-73563) FOR AN AUTO REPAIR GARAGE, MINOR USE at 9855 West Deer Springs Way (APN 125-19-314-005), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

8. 21-0453-TMP1 - TENTATIVE MAP - ESTRELLA AT SUNSTONE - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 106-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 21.40 acres at the northwest corner of Sunstone Parkway and Sun Park Drive (APN 125-06-610-001), T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

9. 21-0454-TMP1 - TENTATIVE MAP - SKYE CANYON 2.12 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.56 acres at the southeast of the corner of Egan Crest Drive and Skye Canyon Park Drive (APN 126-12-716-002 and a portion of 126-12-712-051), T-D (Traditional Development) Zone [ML (Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

10. 21-0473-TMP1 - TENTATIVE MAP - SKYE CANYON 2.11 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A 68-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.92 acres on the south side of W Skye Canyon Park Dr between Egan Crest Drive and Shaumber Road (APNs 126-12-716-001, 126-12-314-082, and 126-12-713-010), T-D (Traditional Development) Zone [ML (Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

11. 21-0524-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 3 - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 134-LOT SINGLE-FAMILY DETACHED AND SIX-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on a portion of 35.66 acres located on the south side of Moccasin Road between Sun Village Park Drive and Sun Park Drive (APN 125-06-211-016), T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

12. 21-0538 - APPLICANT/OWNER: SUMMERLIN PARKWAY STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 2.50 acres approximately 563 feet west of Rainbow Boulevard, and 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

    12a. 21-0538-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED SPECIAL USE PERMIT (SUP-76707) FOR A PROPOSED MINI-STORAGE FACILITY USE

    12b. 21-0538-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76708) FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET

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 with a Staff recommendation of approval. 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.

13. 21-0169 - PUBLIC HEARING - APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC - For possible action on the following Land Use Entitlement project requests on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street (APN 125-20-710-006), T-C (Town Center) Zone [MC-TC (Montecito Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    13a. 21-0169-SUP1 - SPECIAL USE PERMIT - FOR PROPOSED ASSISTED LIVING APARTMENTS USE

    13b. 21-0169-SUP2 - SPECIAL USE PERMIT - FOR PROPOSED SENIOR CITIZEN APARTMENTS (SINGLE USE)

    13c. 21-0169-SUP3 - SPECIAL USE PERMIT - FOR PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE

    13d. 21-0169-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 150,000 SQUARE-FOOT, FOUR-STORY, 167 UNIT INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY SUPPORT CARE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

14. 21-0450-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,464 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1201 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

15. 21-0497 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project requests on 2.50 acres (APNs 138-10-101-006 and 138-10-196-002) at 7418 Constantinople Avenue, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

    15a. 21-0497-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL) TO: PF (PUBLIC FACILITIES)

    15b. 21-0497-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC)

16. 21-0503 - PUBLIC HEARING - APPLICANT: SWAN DIVE - OWNER: STICKY 2, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

    16a. 21-0503-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 6,735 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 3,952 SQUARE-FOOT OUTDOOR PATIO SPACE

    16b. 21-0503-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,952 SQUARE-FOOT OUTDOOR NIGHTCLUB AREA

17. 21-0504-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,216 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE INCLUDING 1,022 SQUARE FEET OF OUTDOOR PATIO AREA at 1229 South Casino Center Boulevard (APN 162-03-110-051), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

18. 21-0505-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 11,615 SQUARE-FOOT HEAVY MANUFACTURING FACILITY WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 2.69 acres at the northwest corner of Wyoming Avenue and Industrial Road (APNs 162-04-606-003, 004 and 005), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

19. 21-0511 - PUBLIC HEARING - APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 3.67 acres on the east side of Hualapai Way, approximately 320 feet north of Alta Drive (APN 138-31-210-008), R-3 (Medium Density Residential) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

    19a. 21-0511-GPA1 - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL)

    19b. 21-0511-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 30-BED CONVALESCENT CARE FACILITY/NURSING HOME, 49-UNIT ASSISTED LIVING APARTMENTS AND 95-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT

20. 21-0513-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MICHAEL J. MECKLER - OWNER: MICHAEL AND ROCHELLE RAE MECKLER - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED EIGHT-FOOT TALL WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD SETBACK AREA on 0.28 acres at 4880 Maiden Court (APN 125-25-714-074), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

21. 21-0533 - PUBLIC HEARING - APPLICANT/OWNER: BENCHMARK 13TH ST INVESTMENT, LLC - For possible action on the following Land Use Entitlement project requests on 0.29 acres on the west side of 13th Street, approximately 160 feet south of Bonanza Road (APN 139-35-111-003), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

    21a. 21-0533-VAR1 - VARIANCE - TO ALLOW 12-FOOT TALL RETAINING WALLS WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL/FENCE HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED

    21b. 21-0533-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO AND THREE-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS

22. 21-0544-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA, INC - For possible action on a Land Use Entitlement project request to vacate an existing public sewer easement generally located at the southwest corner of Jones Boulevard and Brent Lane (APN 125-11-604-005), Ward 6 (Fiore). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

23. ABEYANCE - 21-0442 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    23a. ABEYANCE - 21-0442-VAR1 - VARIANCE - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON LEON AVENUE WHERE SUCH ARE REQUIRED

    23b. 21-0442-VAR2 - VARIANCE - TO ALLOW A PROPOSED STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED

    23c. ABEYANCE - 21-0442-TMP1 - TENTATIVE MAP - HICKAM & LEON WEST - FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

24. ABEYANCE - 21-0443 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue (APN 138-01-302-002, 003, and 004), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    24a. ABEYANCE - 21-0443-VAR1 - VARIANCE - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON HELEN AVENUE WHERE SUCH ARE REQUIRED

    24b. ABEYANCE - 21-0443-TMP1 - TENTATIVE MAP - HICKAM & LEON EAST - FOR A SIX–LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

25. ABEYANCE - 21-0460-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way generally located adjacent to the northern property line of 480 West Bonanza Road, bounded by D Street to the east and the D Street City Parkway Connector to the west, Ward 5 (Crear). Staff recommends APPROVAL.

26. 21-0224 - PUBLIC HEARING - APPLICANT: PETER OZIGNU - OWNER: THE KENECHI TRUST - For possible action on the following Land Use Entitlement project requests on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    26a. 21-0224-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

    26b. 21-0224-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT

27. 21-0229 - PUBLIC HEARING - APPLICANT: MARIA GALVEZ - OWNER: LESBRAN GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.29 acres at 621 North Eastern Avenue (APN 139-26-811-192), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

    27a. 21-0229-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 15 ARE REQUIRED

    27b. 21-0229-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED OUTDOOR GRILL AREA ADDITION TO AN EXISTING RESTAURANT

28. 21-0280-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT - OWNER: QLV-HDR, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 861 South Rainbow Boulevard (APN 138-34-717-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

29. 21-0376 - PUBLIC HEARING - APPLICANT/OWNER: NIBS, LLC - For possible action on the following Land Use

Entitlement project requests on 2.72 acres at 3700 North Decatur Boulevard (APN 138-12-601-005), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

29a. 21-0376-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL)

29b. 21-0376-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

29c. 21-0376-VAR1 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS WITHOUT A GATE AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

29d. 21-0376-TMP1 - TENTATIVE MAP - DECATUR MANOR - FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

30. 21-0396-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM C. & PHYLLIS WITTER - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID SCREEN FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 0.38 acres at 1553 Arville Street (APN 162-06-610-031), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

31. 21-0397 - PUBLIC HEARING - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 9.32 acres at 326 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

31a. 21-0397-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,292 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH AN 856 SQUARE-FOOT OUTDOOR SEATING AREA

31b. 21-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING COMMERCIAL BUILDING INTO A RESTAURANT WITH DRIVE THROUGH WITH AN 856 SQUARE-FOOT OUTDOOR PATIO AREA

32. 21-0416-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment of an approved Special Use Permit (SUP-72575) FOR A MASSAGE ESTABLISHMENT USE TO CHANGE HOURS OF OPERATION FROM: 6:00 A.M. TO 10:00 P.M. TO: 9:00 A.M. TO 2:00 A.M. DAILY at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

33. 21-0438-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 6825 Elm Creek Drive (APN 138-10-714-010), R-1 (Single Family Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

34. 21-0445-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAR LAKE SERIES, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 1.03 acres at 2608 Pinto Lane (APN 139-32-701-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

35. 21-0500-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED 33 SQUARE-FOOT ANIMATED LED WALL SIGN on 6.16 acres at 1300 Pauline Way (APNs 162-02-501-003 and 162-02-601-002), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

36. 21-0506-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 24-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED FOR

A PROPOSED SINGLE-FAMILY DWELLING at 5321 Brevin Court (APN 125-24-711-007), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

37. 21-0512 - PUBLIC HEARING - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

    37a. 21-0512-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

    37b. 21-0512-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

    37c. 21-0512-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF TITLE 19 BUILDING DESIGN, BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

38. 21-0516 - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC - For possible action on the following Land Use Entitlement project requests on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), U (Undeveloped) and T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zones, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    38a. 21-0516-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: TC (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

    38b. 21-0516-ZON1 - REZONING - FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

    38c. 21-0516-MOD1 - MAJOR MODIFICATION - TO AMEND THE CENTENNIAL HILLS TOWN CENTER LAND USE MAP TO ADD 1.95 ACRES [APN 125-22-401-009] AND DESIGNATE THE LAND SX-TC (SUBURBAN MIXED-USE- TOWN CENTER)

    38d. 21-0516-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 498,343 SQUARE-FOOT DEVELOPMENT CONSISTING OF TWO AND FOUR-STORY MULTI-FAMILY AND SINGLE-STORY RETAIL BUILDINGS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

39. 21-0518 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 4.21 acres at the southwest corner of Whispering Sands Drive and Jones Boulevard (APN 125-14-604-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

    39a. 21-0518-VAR1 - VARIANCE - TO ALLOW A PRIVATE STREET TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED

    39b. 21-0518-VAR2 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1

    39c. 21-0518-VAR3 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6

    39d. 21-0518-VAR4 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7

    39e. 21-0518-VAR5 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8

    39f. 21-0518-VAR6 - VARIANCE - TO ALLOW EXTERNAL RURAL STREET STANDARDS WHERE TITLE

19 STANDARDS ARE REQUIRED

39g. 21-0518-TMP1 - TENTATIVE MAP - JONES & WHISPERING SANDS - FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION

40. 21-0519 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-401-006), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

40a. 21-0519-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

40b. 21-0519-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)

41. 21-0526 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: ALPINE RIDGE 10, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way (APNs 126-01-601-008 through 011; and 126-01-701, 002, 003 and 009), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 21-0526-ZON1, 21-0526-MOD1 and 21-0526-VAC1. Staff recommends DENIAL on 21-0526-VAR2, 21-0526-SDR1 and 21-0526-TMP1.

41a. 21-0526-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [APN 126-01-701-003]

41b. 21-0526-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 5.00 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APN 126-01-701-003]

41c. 21-0526-VAR2 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS ON PRIVATE STREETS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

41d. 21-0526-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF KYLE CANYON ROAD AND ALPINE RIDGE WAY; AND PORTIONS OF PUBLIC RIGHT-OF-WAY BETWEEN ALPINE RIDGE WAY AND MICHELLI CREST WAY

41e. 21-0526-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

41f. 21-0526-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 3 - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF KYLE CANYON GATEWAY PERIMETER LANDSCAPE STANDARDS

42. 21-0527-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 810 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 370-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 2400 South Las Vegas Boulevard (APNs 162-04-812-002 and 003), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

43. 21-0528 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC - For possible action on the following Land Use Entitlement project requests on 5.31 acres at the southwest corner of Moccasin Road and Homestead Avenue (APN 125-05-502-014), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

43a. 21-0528-VAR1 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS

REQUIRED ON LOT 1

43b. 21-0528-VAR2 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 2

43c. 21-0528-VAR3 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 3

43d. 21-0528-VAR4 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 5

43e. 21-0528-VAR5 - VARIANCE - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 6

43f. 21-0528-VAR6 - VARIANCE - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 7

43g. 21-0528-VAR7 - VARIANCE - TO ALLOW RURAL STREET STANDARDS ALONG TRAILS END AVENUE AND HOMESTEAD ROAD WHERE SUCH IS NOT ALLOWED

43h. 21-0528-VAR8 - VARIANCE - TO ALLOW NO EXTERNAL STREETLIGHTS WHERE SUCH ARE REQUIRED

43i. 21-0528-TMP1 - TENTATIVE MAP - MOCCASIN HOMESTEAD WEST - FOR A SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

44. 21-0530 - PUBLIC HEARING - APPLICANT/OWNER: 95 STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 3.88 acres at the northwest corner of Sky Pointe Drive and Fort Apache Road (APN 125-07-710-001), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on 21-0530-VAR1, 21-0530-SUP1 and 21-0530-SDR1. Staff recommends APPROVAL on 21-0530-TMP1.

44a. 21-0530-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR A PROPOSED DETACHED SHADE STRUCTURE WHERE EIGHT FEET IS REQUIRED, A SEVEN-FOOT RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 15 FEET WHERE 12 FEET IS ALLOWED

44b. 21-0530-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

44c. 21-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 110,550 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER STANDARDS

44d. 21-0530-TMP1 - TENTATIVE MAP - SKY POINTE AND FORT APACHE - FOR A ONE-LOT COMMERCIAL SUBDIVISION

45. 21-0532 - PUBLIC HEARING - APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 1300 C Street (APN 139-27-111-066), T3-N (T3 Neighborhood) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

45a. 21-0532-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.09.100.E LANDSCAPE STANDARDS

45b. 21-0532-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED COMMUNITY GARDEN USE

45c. 21-0532-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMUNITY GARDEN DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED

Citizens Participation:

46. 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.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

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 12, 2021

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 14, 2021.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

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 12, 2021

Agenda Item No.: **7**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

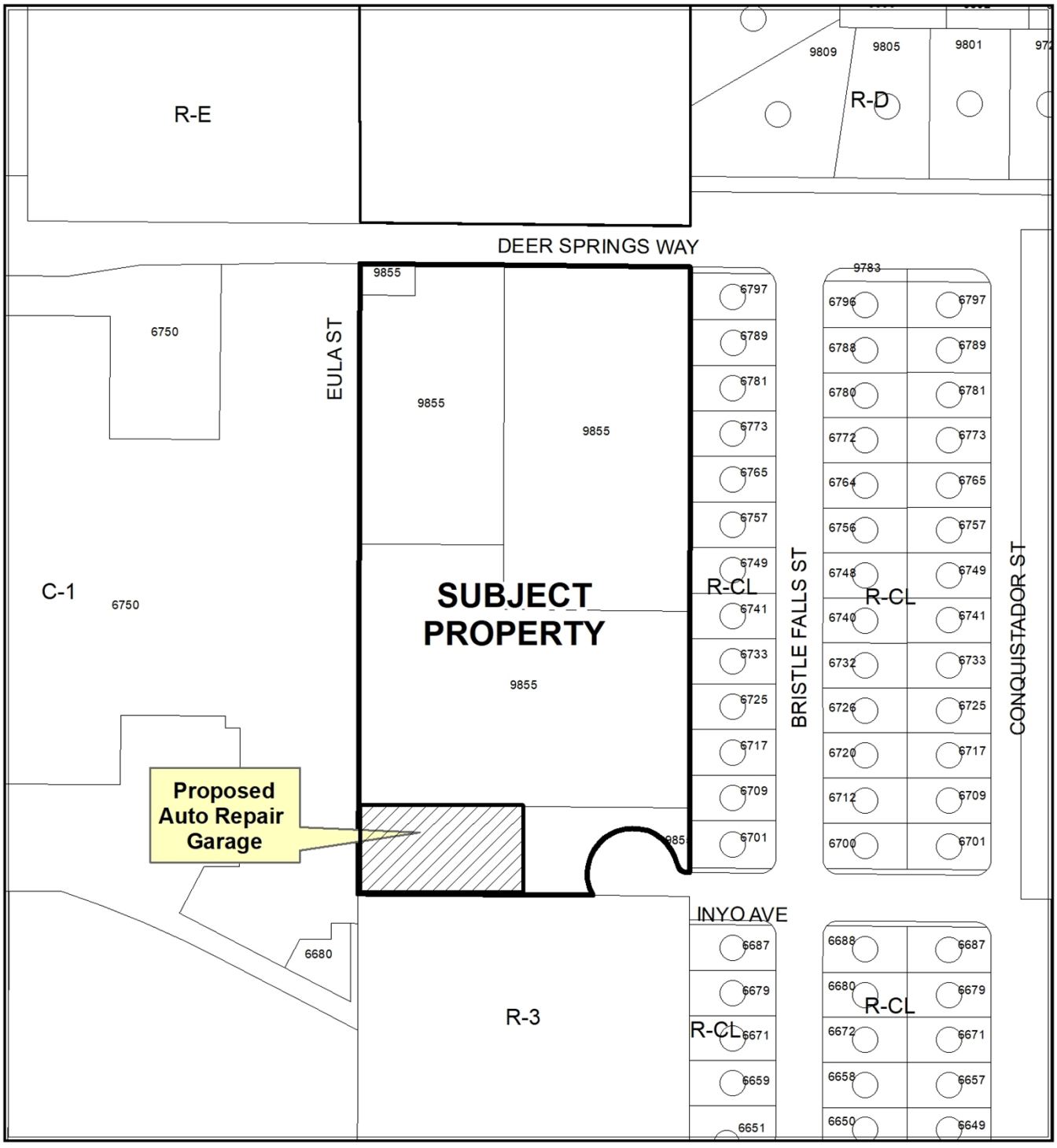
SUBJECT:
21-0415-EOT1 - EXTENSION OF TIME - APPLICANT/OWNER: ACRE-AZ, LLC - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Special Use Permit (SUP-73563) FOR AN AUTO REPAIR GARAGE, MINOR USE at 9855 West Deer Springs Way (APN 125-19-314-005), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letters for SUP-73563, SDR-73564 and TMP-73565 [PRJ-73349]
7. Action Letter for SDR-74713 [PRJ-74559]



CASE: 21-0415-EOT1

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



0 112.5 225 Feet

CASE: 21-0415-EOT1

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ACRE-AZ, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0415-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0415-EOT1 CONDITIONS

Planning

1. This approval shall expire on July 10, 2022 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-73563) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an Extension of Time request for Special Use Permit (SUP-73563) for a previously approved Auto Repair Garage, Minor use at 9855 West Deer Springs Way.

ISSUES

- This is the first Extension of Time request for Special Use Permit (SUP-73563).
- This permit expired in July 2020 but is allowed to submit post expiration due to the pandemic State of Emergency order.

ANALYSIS

The City Council approved Site Development Plan Review (SDR-73564) for a proposed shopping center development at the subject site on July 11, 2018. Associated entitlement, Special Use Permit (SUP-73563) was also approved to allow an Auto Repair Garage, Minor use. While much of the shopping center has been built out, the pad reserved for the Auto Repair Garage, Minor use has not been constructed yet.

Per the submitted justification letter, the applicant requests an Extension of Time for the Auto Repair Garage, Minor use due to delays and uncertainties from the prior auto repair tenant during COVID. The Applicant is now in discussions with a new auto repair tenant and would like to move forward with opening the auto repair facility. The location and design of the building remain the same from the initial approval.

FINDINGS (21-0415-EOT1)

Since approval, the City Council has recently approved a Multi-Family Residential development on property adjacent to the south. This should have no impact on the proposed Auto Repair Garage, Minor use as the bay doors for the facility will face inward north. Furthermore, the property to the south was zoned for a residential use at the time the shopping center and associated entitlements were originally approved for the subject site. Staff therefore recommends approval, subject to a two-year extension.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/07/07	The City Council approved a Petition to Annex (ANX-12215) 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road. The Planning Commission and staff recommended approval. The annexation became effective 02/16/07.
10/13/15	The Planning Commission approved a Petition to Vacate (VAC-60834) U.S. Government Patent Easements generally located south of Deer Springs Way, east of Hualapai Way. An Order of Relinquishment of Interest was recorded 05/03/16.
11/18/15	The City Council approved a General Plan Amendment (GPA-60635) from ML (Medium Low Density Residential) to SC (Service Commercial) [amended from the original request of GC (General Commercial)] on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. The Planning Commission recommended approval of the SC designation; staff recommended denial.
	The City Council approved a Rezoning (ZON-60636) from R-CL (Single Family Compact-Lot) to C-1 (Service Commercial) [amended from the original request of C-2 (General Commercial)] on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. The Planning Commission recommended approval of the C-1 designation; staff recommended denial.
09/07/16	The City Council approved a request for a General Plan Amendment (GPA-64811) from PCD (Planned Community Development) to SC (Service Commercial) on 4.27 acres at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-64812) from PD (Planned Development) to C-1 (Limited Commercial) on 4.27 acres at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Tentative Map (TMP-64814) for a two-lot commercial subdivision on 14.27 acres at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission and staff recommended approval.
02/15/17	The City Council approved a Rezoning (ZON-67938) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.36 acres on the north side of Clark County 215, approximately 360 feet east of Hualapai Way. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Variance (VAR-66443) to allow a 15-foot rear yard setback where 20 feet is required on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-66444) for a Car Wash, Full Service at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
02/15/17	The City Council approved a request for a Special Use Permit (SUP-66445) for a 4,000 square-foot Liquor Establishment (Tavern) use with a Waiver to allow a 339-foot distance separation from a school where 1,500 feet is required at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-66446) for a Beer/Wine/Cooler Off-Sale Establishment use with a Waiver to allow a 339-foot distance separation from a school where 400 feet is required at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-66447) for a proposed 98,359 square-foot Shopping Center with Waivers to allow buildings to not be oriented to the corner and street frontage where such is required, to allow a six-foot perimeter landscape buffer along a portion of the south property line where 15 feet is required, to allow a zero-foot landscape buffer along a portion of the east property line where eight feet is required and to allow a car wash bay to face public right-of-way where such is not allowed on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
03/15/17	The City Council approved a Petition to Vacate (VAC-67939) a portion of Inyo Avenue generally located south of Deer Springs Way, east of Hualapai Way. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-67938) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.36 acres on the north side of Clark County 215, approximately 360 feet east of Hualapai Way. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Tentative Map (TMP-67940) for a one-lot commercial subdivision (Deer Springs Village) on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission and staff recommended approval. NOTE: the original version of the map contained two lots, but was changed during the review period.
06/13/17	The Planning Commission approved a request for a Site Development Plan Review (SDR-70252) for a Major Amendment of an approved Site Development Plan Review (SDR-66447) for site modifications to an approved 98,359 square-foot Shopping Center with a Waiver to allow the service area to be located at the front of the property where required to be at a rear, side or internal property location on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way. Staff recommended denial.
01/18/18	A Final Map (FMP-69879) for a one-lot commercial subdivision (Deer Springs Village) on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way was recorded.
04/25/18	Department of Planning staff approved a Minor Amendment of an approved Site Development Plan Review (SDR-66447) for a proposed shared drive aisle at the northeast corner of the site on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way.
07/10/18	The Planning Commission approved Special Use Permit (SUP-73563) for an auto repair garage, minor use on the south side of Deer Springs Way, 630 feet east of Hualapai Way. Staff recommended approval.
	The Planning Commission approved Site Development Plan Review (SDR-73564) for a proposed 38,891 square-foot shopping center on the south side of Deer Springs Way, 630 feet east of Hualapai Way. Staff recommended approval.
	The Planning Commission approved Tentative Map (TMP-73565) for a one-lot commercial subdivision on the south side of Deer Springs Way, 630 feet east of Hualapai Way. Staff recommended approval.
01/02/19	Department of Planning staff approved a Minor Site Development Plan Review (SDR-74713) for a proposed 4,090 square-foot expansion of an approved 38,891 square-foot shopping center on the south side of Deer Springs Way, 630 feet east of Hualapai Way.

Most Recent Change of Ownership	
06/09/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/12/19	Building Permit (#C19-01720) was issued for a commercial building (Auto Zone) at the subject site. The permit was finalized on 12/03/20.

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

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

Field Check	
09/02/21	Staff conducted a routine field check and found and existing shopping center with an undeveloped pad. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	5.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
South	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Major Collector	Master Plan of Streets and Highways Map	24	N
Inyo Avenue	Local Street	Title 13	Zero	N

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	38,981 SF	1 space per 250 SF GFA	156				
TOTAL SPACES REQUIRED			156		216		Y
Regular and Handicap Spaces Required			150	6	210	6	Y
Loading Spaces	39,981 SF	3			3		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) 9855 W. Deer Springs Way

Project Name Shops @ Deer Springs **Proposed Use** Shopping Center

Assessor's Parcel #(s) 125-19-314-005 **Ward #** 6 - Fiore

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

Additional Information _____

Property Owner Inam Laleka Contact _____

Address 515 E. Eldorado Lane City Las Vegas State NV Zip 89123

E-mail _____ Phone _____

Applicant MEQ-Hualapai, LLC Contact Andrew Sobel

Address 10695 Dean Martin Dr, #2180 City Las Vegas State NV Zip 89141

E-mail Drew@masseq.com Phone 702-860-0561

Representative Kaempfer Crowell Contact Liz Olson

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

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

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name INAM LALEKA

Subscribed and sworn before me

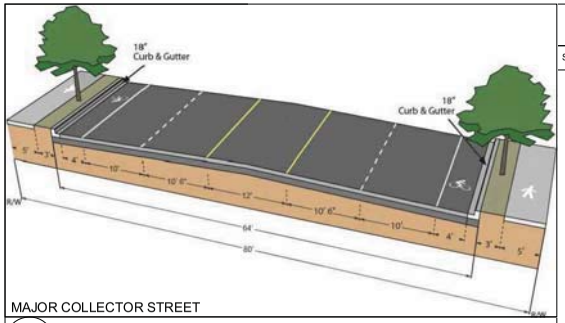
This 9th day of August, 20 21

_____

Notary Public in and for said County and State

REGINA MASCORRO
Notary Public, State of Nevada
Appointment No. 21-4676-1
My Appt. Expires Jan 28, 2024

21-0415
08/9/2021



2 Section thru Deer Springs
no scale

Landscape Legend

SYMBOL	LARGE TREES	TYPE	SIZE
	BLUE PALO VERDE Parkinsonia florida	MEDIUM SEMI EVERGREEN	24" BOX MULTI 1"CAL.,7'Hx4'W
	SHOESTRING ACACIA Acacia stenophylla	MEDIUM EVERGREEN	24" BOX MULTI 1 1/2"CAL.,7'Hx4'W
	CHILEAN MESQUITE Prosopsis Chilensis	MEDIUM SEMI EVERGREEN	24" BOX MULTI 1 1/4"CAL.,8'Hx5'W
	JAPANESE BLUEBERRY Eleocarpus decipiens	LARGE EVERGREEN	24" BOX 2"CAL.,10'Hx2'W
	ARIZONA CYPRESS Cupressus glabra	LARGE EVERGREEN	24" BOX 2"CAL.,10'Hx2'W
	ALEPPO PINE Pinus halapensis	LARGE EVERGREEN	24" BOX 2"CAL.,10'Hx2'W

SYMBOL	SHRUBS and GROUND COVER	SIZE
	TEXAS RANGER Leucophyllum frutescens	5 GAL
	FOUNTAIN GRASS Pennisetum setaceum	5 GAL
	DESERT SPOON Dasylirion wheeleri	5 GAL
	ROSEMARY Rosmarinus officinalis	1 GAL
	YELLOW BELLS Tecoma stans	5 GAL
	CHINESE TRUMPET CREEPER Campsis grandiflora	1 GAL
	FEATHERY CASSIA Cassia artemisioides	5 GAL

NOTES:
1. ALL INORGANIC LANDSCAPE GROUND COVER TO BE MOJAVE GOLD WASHED GRAVEL TO MATCH EXISTING (VERIFY IN FIELD)
2. STREE LANDSCAPING (@ DEER SPRINGS) TO BE 5 GAL, 36" IN HEIGHT TWO ROWS, STAGGERED 3'-0" O.C. PER PLAN

Keynotes

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF WROUGHT IRON GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA
4	EXISTING CONCRETE SIDEWALK, CURB & GUTTER AS PER CLARK COUNTY
5	4" CONCRETE SIDEWALK W/ROCK SALT FINISH
6	HANDICAP ACCESSIBLE AISLE
7	HANDICAP ACCESSIBLE RAMP
8	HANDICAP ACCESSIBLE ROUTE
9	15'x20' LOADING ZONE
10	RECONFIGURE DRIVEWAY ENTRY - SEE CIVIL DRAWINGS
11	ALLOW 24' WIDE DRIVE FOR FUTURE CROSS ACCESS
12	6'-0" HIGH DECORATIVE SPLIT FACE ZONE BOUNDARY WALL

Planning Commission October 12, 2021 - Page 29

DEER SPRINGS WAY

Zoned R-CL
Existing Single Family
(not a part)

PROPERTY LINE

Zoned R-E (CC)
Undeveloped
(not a part)

2/S1

2/ST1

PLAY YARD
3,000 S.F.

RETAIL
9,600 S.F.

PROPOSED
LEASE B
13,600 S.F.

B

DAYCARE
4,000 S.F.

PROPOSED
RETAIL PAD A
7,381 S.F.
AUTOZONE

A

PROPOSED
HEALTH CLUB C
18,000 S.F.

C

PROPOSED
SUN AUTO
AUTOCARE LP
4,000 S.F.

D

PROPERTY LINE

APN: 125-19-301-012
GOVERNMENT LOT 27
(UNPATENTED)

Zoned R-E
Undeveloped
(not a part)

PROPERTY LINE

Zoned C-1
Future
Shopping Center
(not a part)

1 Site/Landscape Plan
scale: 1" = 30'-0"

Project Data

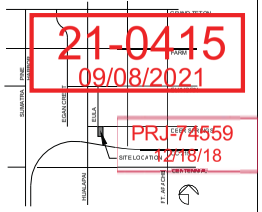
EXISTING ZONING: C1
REQUIRED ZONING: C1
EXISTING USE: UNDEVELOPED
PROPOSED USE: SHOPPING CENTER
APN: 125-19-301-003

AREA SUMMARY/PARKING ANALYSIS (OVERALL SITE)

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
RETAIL PAD A	7,381 S.F.			
TOTAL LEASE B	13,600 S.F.			
RETAIL LEASE	9,600 S.F.			
DAYCARE	4,000 S.F.			
HEALTH CLUB C	18,000 S.F.			
AUTO REPAIR (MINOR)	4,000 S.F.			
GRAND TOTAL:	42,981 S.F.	1/250	172	218 (5.1/1,000)

SITE AREA: 207,940 S.F. (NET), 4.77 ACRES
BUILDING COVERAGE: 20.7%

Vicinity Map



drawings & specifications of this architect are & shall remain the property of the same & were prepared for the project for which they were produced. until sealed, signed, & dated, they are not final or valid. any use or reproduction of these documents without the written consent of the architect is prohibited.
copyright © 2018
John David Burke, Architect

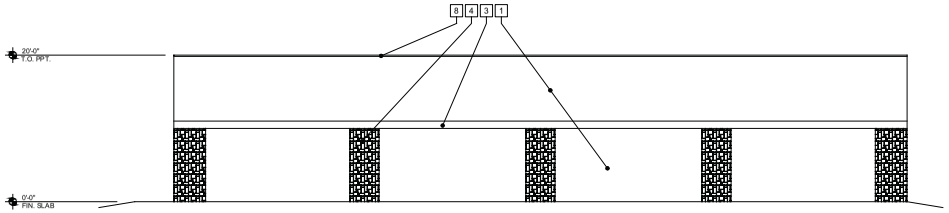
revisions
description date

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)879-4851, jburke@jdbarchitect.com

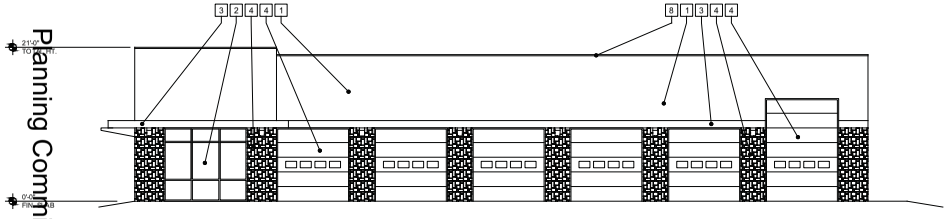
Shopping Center
Deer Springs east of Hualapai
for: Active Commercial
City of Las Vegas Nevada

date 12/18/2018
proj. no. 2017-41
drwn. by
chkd. by

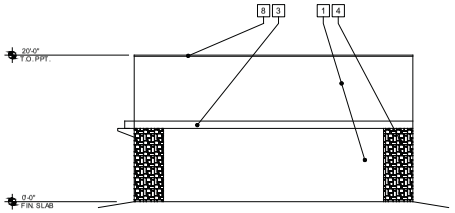
sheet no. ST1



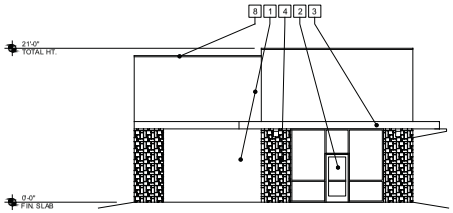
south



north



west



east

2 Elevations (auto repair 'D')

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

Color & Materials

EF-1 STUCCO FIELD:
REFLECTION, SW 7661, COLOR INTEGRAL AT STUCCO • SAND FINISH

EF-2 STUCCO FIELD:
SHERWIN WILLIAMS
MONORAIL SILVER, SW 7663, COLOR INTEGRAL AT STUCCO • SAND FINISH

EF-3 STUCCO FIELD:
SHERWIN WILLIAMS
MANOR HOUSE, SW7505 , COLOR INTEGRAL AT STUCCO • SAND FINISH

EF-4 STUCCO FIELD:
SHERWIN WILLIAMS
IN THE NAVY, SW 9178, COLOR INTEGRAL AT STUCCO • SAND FINISH
AT METAL • KYNAR 500 FINISH

EF-5 STUCCO FIELD:
SHERWIN WILLIAMS
GRIZZLE GRAY, SW 7068 , COLOR INTEGRAL AT STUCCO • SAND FINISH

EF-6 ACRYLIC CANVAS AWNING
SHERWIN WILLIAMS
DELFT, SW 9134

EF-7 VERTICAL DECORATIVE METAL WALL PANEL:
CORRUGATED METALS, INC.
'R-PANEL'
METALLIC COATED 24 GA. STEEL
KYNAR 500 PVDF, SILVERSMITH

EF-8 GLAZING:
PPG
SOLARBAN 60 CLEAR

EF-9 ALUMINUM STRFRNT :
KAWNEER
350 MEDIUM STILE GL
CLEAR ANODIZED

EF-10 STONE VENEER: CORONADO PRODUCTS BELGIAN CASTLE, "BLACK FOREST" DRY STACKED

Keynotes

#	description
1	PAINTED $\frac{7}{8}$" STUCCO O/P.B.H. - SAND FINISH
2	ALUMINUM STOREFRONT
3	DECORATIVE METAL BAND & PROJECTING BEAMS
4	CULTURED STONE VENEER
5	SIGNAGE - BY OTHERS
6	PAINTED H.M. DOOR
7	STUCCO CONTROL JOINT
8	24 GA. G.I. PARAPET CAP FLASHING
9	LINE OF HVAC UNITS BEHIND PARAPETS
10	24" DIAMETER DECORATIVE METAL COLUMN
11	

21-0415
09/08/2021

PRJ-74559
12/18/18

drawings & specifications of this architect remain solely his property. they are to be used only for the project for which they used were produced, and are not, signed, sealed, in any, are not final or valid. any use or reproduction of these documents without the written consent of the architect is prohibited.

copyright © 2017
John David Burke, Architect

revisions

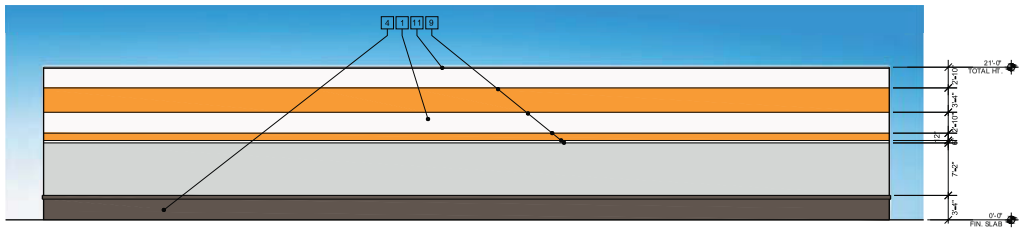
#	date	description
1		
2		
3		
4		
5		
6		

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)876-4863, jburke@jburkearchitect.com

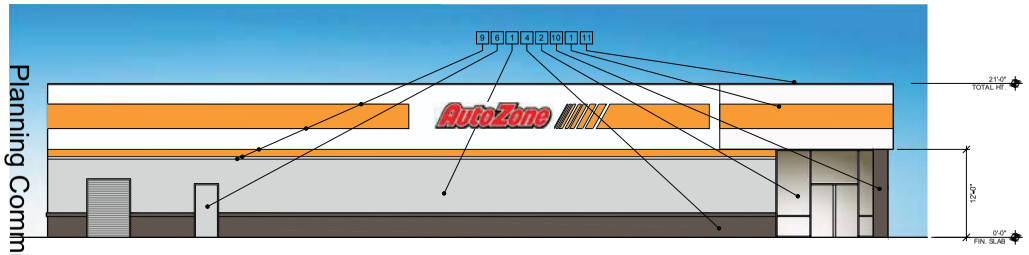
Shopping Center
Deer Springs east of Hualapai
for: MEQ Hualapai, LLC
City of Las Vegas Nevada

date	12/18/2018
proj. no.	2017-41
drwn. by	
chkd. by	

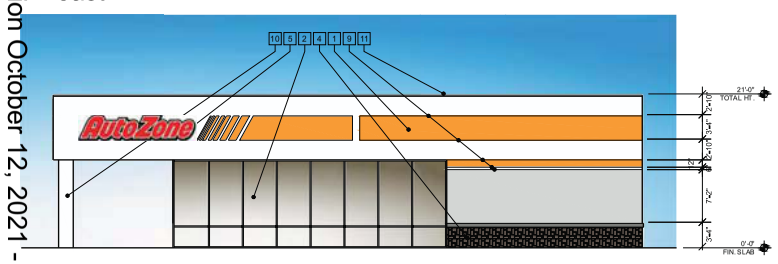
sheet no. A5



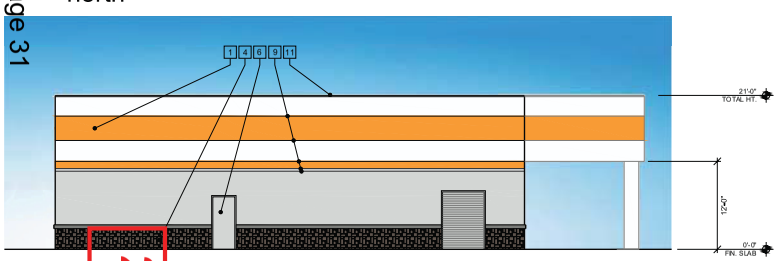
west



east



north



south

21-0415
07/02/2021

2 Elevations (retail pad 'A')
scale: 1/8" = 1'-0"



1 Floor plan
scale: 1/8" = 1'-0"

PRJ-73349
05/29/18

Color & Materials

EF-1 STUCCO FIELD: REFLECTION, SW 7661, COLOR INTEGRAL AT STUCCO • SAND FINISH

EF-2 STUCCO FIELD: SHERWIN WILLIAMS MONORAIL SILVER, SW 7663, COLOR INTEGRAL AT STUCCO • SAND FINISH

EF-3 STUCCO FIELD: SHERWIN WILLIAMS MANOR HOUSE, SW7505 , COLOR INTEGRAL AT STUCCO • SAND FINISH

EF-4 STUCCO FIELD: SHERWIN WILLIAMS IN THE NAVY, SW 9178, COLOR INTEGRAL AT STUCCO • SAND FINISH AT METAL • KYNAR 500 FINISH

EF-5 STUCCO FIELD: SHERWIN WILLIAMS GRIZZLE GRAY, SW 7068 , COLOR INTEGRAL AT STUCCO • SAND FINISH

EF-6 ACRYLIC CANVAS AWNING SHERWIN WILLIAMS DELFT, SW 9134

EF-7 VERTICAL DECORATIVE METAL WALL PANEL: CORRUGATED METALS, INC., 7¾-PANEL: METALLIC COATED 24 GA. STEEL KYNAR 500 PVDF, SILVERSMITH

EF-8 GLAZING: PPG SOLARBAN 60 CLEAR

EF-9 ALUMINUM STRFRNT : KAWNEER 350 MEDIUM STILE GL CLEAR ANODIZED

EF-10 STONE VENEER: CORONADO PRODUCTS BELGIAN CASTLE "BLACK FOREST" DRY STACKED

EF-11 STUCCO FIELD: AUTOZONE CORPORATE ORANGE AT STUCCO • SAND FINISH

Keynotes

#	description
1	PAINTED ⅞" STUCCO O/P.B.H. - SAND FINISH
2	ALUMINUM STOREFRONT
3	DECORATIVE METAL BAND & PROJECTING BEAMS
4	CULTURED STONE VENEER
5	SIGNAGE - BY OTHERS
6	PAINTED H.M. DOOR
7	STUCCO CONTROL JOINT
8	24 GA. G.I. PARAPET CAP FLASHING
9	LINE OF HVAC UNITS BEHIND PARAPETS
10	24" DIAMETER DECORATIVE METAL COLUMN
11	

drawings & specifications of this architect remain solely his property. they are to be used only for the project and the owner specified. they are not to be loaned, copied or reproduced. they are not final or valid - any use or reproduction of these documents without the written consent of the architect is prohibited.

copyright © 2017
John David Burke, Architect

revisions

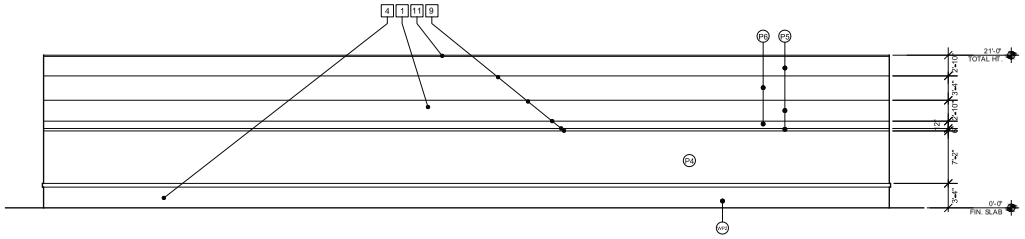
#	date	description

jdB architect
John David Burke, Architect, 2471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)875-4883, jburke@burkearchitect.com

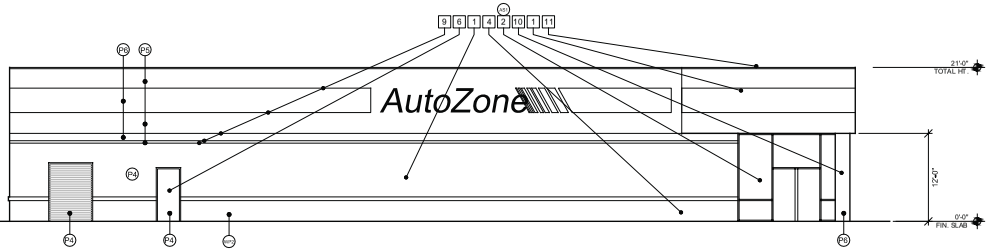
Shopping Center
Deer Springs east of Hualapai
for: MEQ Hualapai, LLC
City of Las Vegas Nevada

date	3/28/2018
proj. no.	2017-41
drwn. by	
chkd. by	

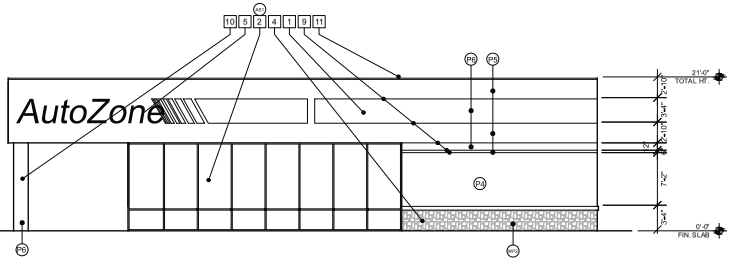
sheet no. A4



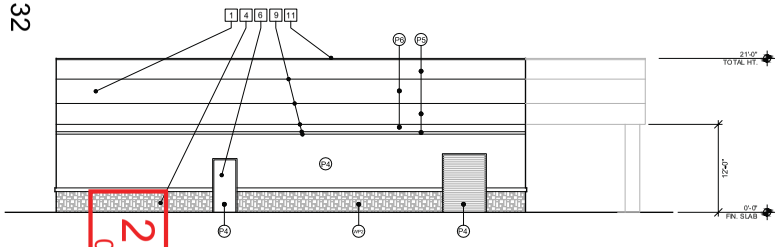
west



east



north



south

2 Elevations (retail pad 'A')

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



1 Floor plan

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

Exterior Finishes

P1	PAINT: MANUFACTURER: "SHERWIN WILLIAMS" COLOR: #SW7710 (BRANDYWINE)
P2	PAINT: MANUFACTURER: "SHERWIN WILLIAMS" COLOR: #SW7899 (ROWHOUSE TAN)
P3	PAINT: MANUFACTURER: "SHERWIN WILLIAMS" COLOR: #SW6110 (ANTIQUE WHITE)
P4	PAINT: MANUFACTURER: "SHERWIN WILLIAMS" COLOR: #SW7509 (TIKI HUT)
P5	PAINT: MANUFACTURER: "SHERWIN WILLIAMS" COLOR: #SW7005 (PURE WHITE)
P6	PAINT: MANUFACTURER: "SHERWIN WILLIAMS" COLOR: #SW6884 (OBSTINATE ORANGE)
V1	STONE VENEER: CORONADO PRODUCTS BELGIAN CASTLE, "DAKOTA BROWN"
AW	ALUMINUM STOREFRONT: KAWNEER 350 MEDIUM STILE -CLEAR ANODIZED
GL	GLAZING: PPG SOLARBAN 60 CLEAR

Keynotes

#	description
1	PAINTED $\frac{7}{8}$" STUCCO O/P.B.H. - SAND FINISH
2	ALUMINUM STOREFRONT
3	DECORATIVE METAL BAND & PROJECTING BEAMS
4	CULTURED STONE VENEER
5	SIGNAGE - BY OTHERS
6	PAINTED H.M. DOOR
7	STUCCO CONTROL JOINT
8	24 GA. G.I. PARAPET CAP FLASHING
9	LINE OF HVAC UNITS BEHIND PARAPETS
10	24" DIAMETER DECORATIVE METAL COLUMN
11	

drawings & specifications of this architect remain solely his property. they are to be used only for the project and the one time use specified. any unauthorized use of them is not final or valid. any use or reproduction of these documents without the written consent of the architect is prohibited.

copyright © 2017 John David Burke, Architect

revisions

#	date	description

idB architect

John David Burke, Architect, 2471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)875-4883, jburke@burkearchitect.com

Shopping Center
Deer Springs east of Hualapai
for: MEQ Hualapai, LLC
City of Las Vegas Nevada

date	3/28/2018
proj. no.	2017-41
drwn. by	
chkd. by	

sheet no. A4

Planning Commission October 12, 2021 - Page 32

21-0415
09/02/2021

PRJ-73349
05/29/18



21-0415-EOT1 - APPLICANT/OWNER: ACRE-AZ, LLC
9855 WEST DEER SPRINGS WAY

09/14/2021



21-0415-EOT1 - APPLICANT/OWNER: ACRE-AZ, LLC
9855 WEST DEER SPRINGS WAY

09/14/2021

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON
eolson@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

July 2, 2021

VIA UPLOAD:
City of Las Vegas Planning and Zoning
Las Vegas City Hall
495 Main Street
1st Floor
Las Vegas, NV 89101

Re: Extension of Time - Special Use Permit for Auto Repair Garage
APN: 125-19-314-006

To Whom It May Concern:

Our office represents MEQ-Hualapai, LLC with respect to the above referenced parcel. By way of background, a commercial center was approved on July 10, 2018 via SUP-73563, SDR-73564, and TMP-73565. This approval included a special use permit for an Auto Repair Garage, Minor Use. Due to delays and uncertainties from the prior auto repair tenant during COVID, the special use permit expired in July on 2020. The majority of the commercial center is now occupied. The Applicant is respectfully requesting an extension of time utilizing the resolution passed which allows for previously approved special use permits which expired during the state of emergency due to COVID to be submitted past the expiration date.

The Applicant is now in discussions with a new auto repair tenant and would like to move forward with opening the auto repair facility. The location and design of the building remains the same from the prior approval. The Applicant is requesting to reinstate the expired special use permit so the property owner can move forward with completing the originally approved commercial center.

Thank you in advance for your consideration. Please let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Elisabeth E. Olson

21-0415
07/02/2021

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
LOIS TARKANIAN
Mayor Pro Tem
STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

July 11, 2018

Mr. Andrew Sobel
MEQ-Hualapi, LLC
1437 7th Street, Ste. 200
Santa Monica, California 90401

RE: SUP-73563 [PRJ-73349] - SPECIAL USE PERMIT RELATED TO SDR-73564 AND TMP-73565
PLANNING COMMISSION MEETING OF JULY 10, 2018

Dear Applicant:

Your request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR USE on the south side of Deer Springs Way, 630 feet east of Hualapai Way (APN 125-19-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-73349], was considered by the Planning Commission on July 10, 2018.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Repair Garage, Minor use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73564) and Tentative Map (TMP-73565) 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.

21-0415
07/02/2021

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

This action by the Planning Commission on **July 10, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***July 23, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Paul Bengtson
Senior Management Analyst
Case Planning Division

PB:nl

cc:

Mr. Bob Gronauer
1980 Festival Plaza Drive. Ste. 650
Las Vegas, Nevada 89135

21-0415
07/02/2021

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
LOIS TARKANIAN
Mayor Pro Tem
STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

July 11, 2018

Mr. Andrew Sobel
MEQ-Hualapi, LLC
1437 7th Street, Ste. 200
Santa Monica, California 90401

RE: SDR-73564 [PRJ-73349] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73563 AND TMP-73565 PLANNING COMMISSION MEETING OF JULY 10, 2018

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 38,891 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS TO ALLOW BUILDINGS TO NOT BE ORIENTED TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED, A 13-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 5.00 acres on the south side of Deer Springs Way, 630 feet east of Hualapai Way (APN 125-19-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-73349], was considered by the Planning Commission on July 10, 2018.

The Planning Commission voted to ***APPROVE*** your request, subject to the following amended conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73563) and Tentative Map (TMP-73565) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 06/20/18, and landscape plan and building elevations date stamped 05/29/18, except as amended by conditions herein.

21-0415
07/02/2021

4. A Waiver from Title 19.08.040 is hereby approved, to allow pad buildings to be set back a minimum of 81 feet from Deer Springs Way where required to be located at the front of the site at the minimum setback line.

5. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the west property line where eight feet is required.

6. An Exception from Title 19.08.040 is hereby approved, to allow no 24-inch box trees within the public sewer easement along the south property line.

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

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

9. 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.

13. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way and appropriate right-of-way for the north half of the Inyo Avenue cul-de-sac on the Final Map for this site.

14. Grant Pedestrian Access Easements for all public sidewalks located outside of the public right-of-way on the Final Map for this site.

21-0415
07/02/2021

15. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right-of-Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a grant (Roadway, Sewer, and Drainage) for the south side of Inyo Avenue on Assessor's Parcel # 125-19-301-012 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel # 125-19-301-012 may occur until the grant is authorized by BLM and recorded by the Right-of-Way section of the Department of Public Works. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however, if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

16. Construct all half-street improvements on Deer Springs Way per current City Standards and matching improvements to the east on Deer Springs Way adjacent to this site. Additionally, construct the north half of the Inyo Avenue cul–de-sac with appropriate overpaving on the south have of Inyo Avenue. Improvements on Inyo Avenue must be constructed prior to issuance of the Final Inspection for on-site building permits, unless otherwise allowed by the City Engineer. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Grant a 20-foot wide "Public Sewer Easement, Surface to be Privately Maintained" over the south 20 feet of the property where there currently is an existing "Declaration of Utilization for Sewer Purposes" per recorded document 20170831:04157. No trees or landscaping over three feet tall will be allowed in the south 20 feet of the property, including all landscape fingers. Additionally, no covered parking or other structures are allowed within the south 20 feet of the property. Provide paved access to all public sewer manholes located on this site.

21-0415
07/02/2021

18. Submit a License Agreement to the City of Las Vegas for all landscaping and private improvements in the Deer Springs Way public rights-of way adjacent to this site. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

19. 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 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.

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

21-0415
07/02/2021

This action by the Planning Commission on **July 10, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***July 23, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Paul Bengtson
Senior Management Analyst
Case Planning Division

PB:nl

cc:

Mr. Bob Gronauer
1980 Festival Plaza Drive. Ste. 650
Las Vegas, Nevada 89135

21-0415
07/02/2021

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
LOIS TARKANIAN
Mayor Pro Tem
STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

July 11, 2018

Mr. Andrew Sobel
MEQ-Hualapi, LLC
1437 7th Street, Ste. 200
Santa Monica, California 90401

RE: TMP-73565 [PRJ-73349] - TENTATIVE MAP RELATED TO SUP-73563 AND SDR-73564
PLANNING COMMISSION MEETING OF JULY 10, 2018

Dear Applicant:

Your request for a Site Development Plan Review FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.00 acres on the south side of Deer Springs Way, 630 feet east of Hualapai Way (APN 125-19-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-73349], was considered by the Planning Commission on July 10, 2018.

The Planning Commission voted to ***APPROVE*** your request, subject to the following amended 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 Site Development Plan Review (SDR-73564) shall be required, if approved.

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

4. 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

21-0415
07/02/2021

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.

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

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

Public Works

7. Submit a Petition of Vacation to vacate the existing Patent Easement reserved through document #20160503:3330 and record such a vacation concurrent with the recordation of the Final Map for this site. Alternatively, the Patent Easement must be shown on the Final Map for this site.

8. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way and appropriate right-of-way for the north half of the Inyo Avenue cul-de-sac on the Final Map for this site.

9. Grant Pedestrian Access Easements for all public sidewalks located outside of the public right-of-way on the Final Map for this site.

10. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right-of-Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a grant (Roadway, Sewer, and Drainage) for the south side of Inyo Avenue on Assessor's Parcel # 125-19-301-012 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel # 125-19-301-012 may occur until the grant is authorized by BLM and recorded by the Right-of-Way section of the Department of Public Works. The developer must submit the BLM application to the City for review.

21-0415
07/02/2021

prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however, if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

11. Construct all half-street improvements on Deer Springs Way per current City Standards and matching improvements to the east on Deer Springs Way adjacent to this site. Additionally, construct the north half of the Inyo Avenue cul–de-sac with appropriate overpaving on the south have of Inyo Avenue. Improvements on Inyo Avenue must be constructed prior to issuance of the Final Inspection for on-site building permits, unless otherwise allowed by the City Engineer. All existing off-site improvements 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. The onsite sewer shall be private and per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
    1. "The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. The remaining on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision."
    Or:
    2. "The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. The remaining on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision."

13. On the Final Map, grant a 20-foot wide "Public Sewer Easement, Surface to be Privately Maintained" over the south 20 feet of the property where there currently is an existing "Declaration of Utilization for Sewer Purposes" per recorded document 20170831:04157. No trees or landscaping over three feet tall will be allowed in the south 20 feet of the property, including all landscape fingers. Additionally, no covered parking or other structures are allowed within the south 20 feet of the property. Provide paved access to all public sewer manholes located on-site.

21-0415
07/02/2021

14. Submit a License Agreement to the City of Las Vegas for all landscaping and private improvements in the Deer Springs Way public rights-of way adjacent to this site. 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).

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 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 or submittal of any construction drawings, 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.

21-0415
07/02/2021

This action by the Planning Commission on **July 10, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***July 23, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Paul Bengtson
Senior Management Analyst
Case Planning Division

PB:nl

cc:

Mr. Bob Gronauer
1980 Festival Plaza Drive. Ste. 650
Las Vegas, Nevada 89135

21-0415
07/02/2021

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
LOIS TARKANIAN
Mayor Pro Tem
STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

January 2, 2019

MEQ-HUALAPAI LLC
1437 7th Street, Ste. 200
Santa Monica, CA 90401

RE: SDR-74713 [PRJ-74559] – ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW ADMINISTRATIVE CYCLE – DECEMBER 2018

Dear Applicant:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-73564) FOR A PROPOSED 4,090 SQUARE-FOOT EXPANSION OF AN APPROVED 38,891 SQUARE-FOOT SHOPPING CENTER on 5.00 acres on the south side of Deer Springs Way, 630 feet east of Hualapai Way (APN 125-19-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-74559], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively ***APPROVED*** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-73564), except as amended herein.

2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-73564). No further action is needed, as this approval is extended, exercised or expired with SDR-73564.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/18/18, except as amended by conditions herein.

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

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

21-0415
09/08/2021

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include one 24-inch box tree within each parking lot landscape island and at the end of each parking row, accompanied by four, five-gallon shrubs per required tree.

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

Public Works

8. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

9. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-73564, VAC-74760 and all other applicable site-related actions.

This action by the Department of Planning staff on **January 2, 2019** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Keampfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135

21-0415
09/08/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.: **8**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

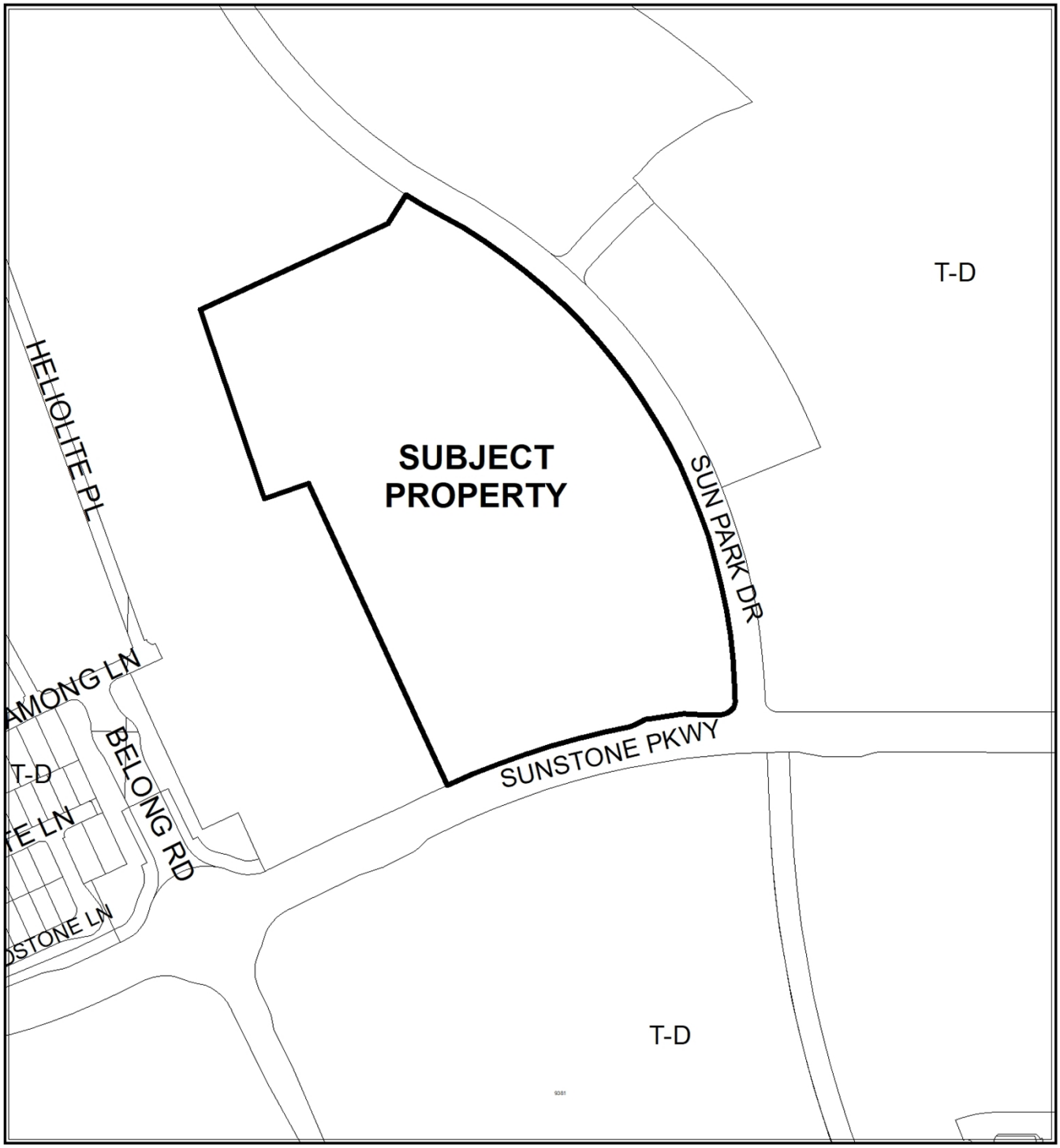
SUBJECT:
21-0453-TMP1 - TENTATIVE MAP - ESTRELLA AT SUNSTONE - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 106-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 21.40 acres at the northwest corner of Sunstone Parkway and Sun Park Drive (APN 125-06-610-001), T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). 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. Sunstone Approval Letter
7. School Development Tracking Form Submitted by Clark County School District
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division

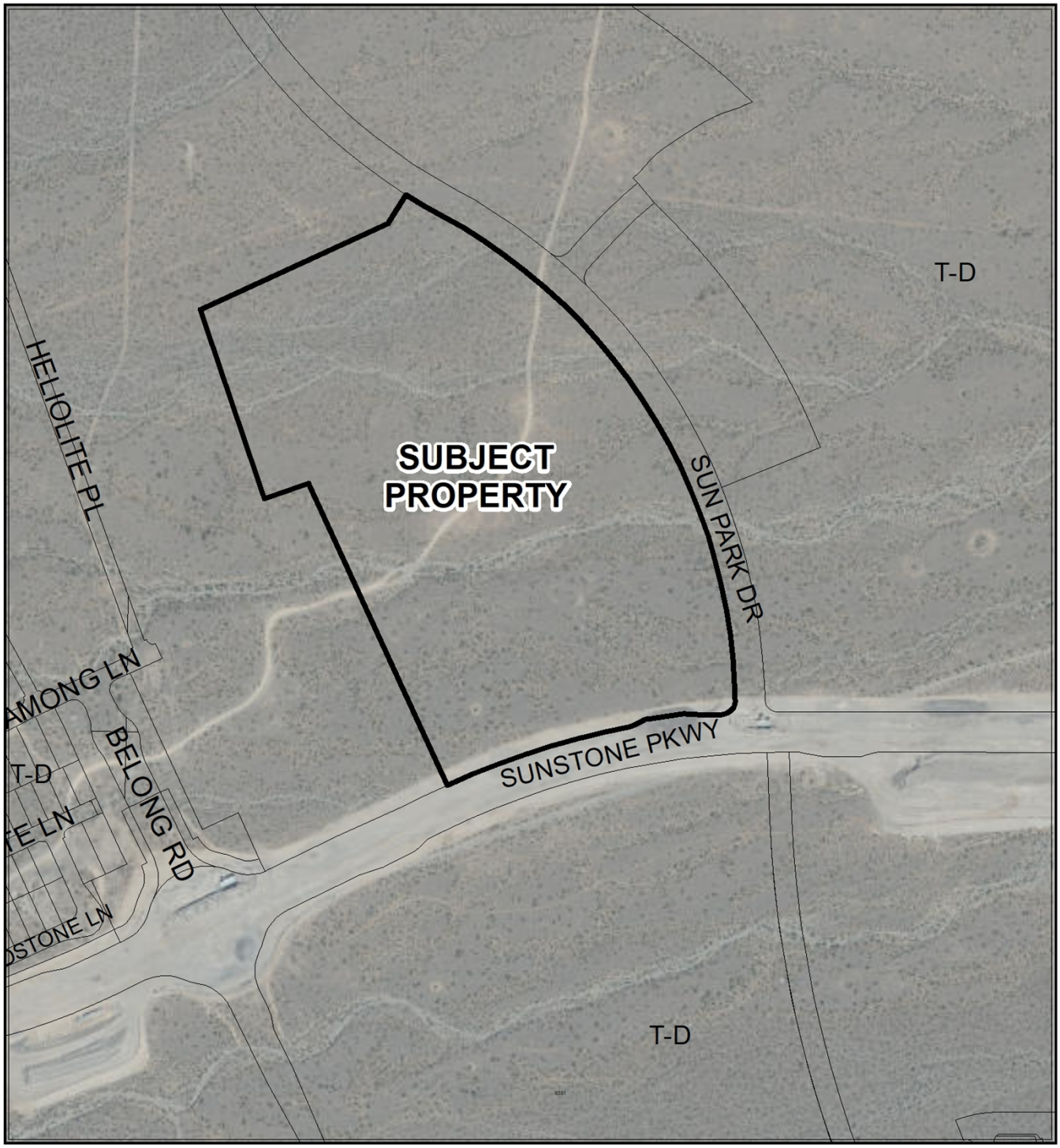


CASE: 21-0453-TMP1

0 260 520
Feet

ZONING OF SUBJECT PROPERTY: T-D (Traditional Development)
[L (Residential Low) Sunstone Special Land Use Designation)]

N



CASE: 21-0453-TMP1

0 260 520 Feet

ZONING OF SUBJECT PROPERTY: T-D (Traditional Development)
[L (Residential Low) Sunstone Special Land Use Designation)]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: ESTRELLA AT SUNSTONE - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0453-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0453-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

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

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

4. 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.

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

Public Works

6. Prior to the recordation of a Final Map that includes lot 15, a determination of whether or not an Order of Vacation is needed prior to recordation of the Final Map shall be made by Public Works staff. If so, the Order of Vacation shall record prior to or concurrent with the recordation of a Final Map that includes Lot 15.

7. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

8. In accordance with condition #10 of TMP-76718 and section 3.04 of the Sunstone Development Agreement, if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement on village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Complete construction of Village streets shall conform to section 3.04 of the Sunstone Development Agreement. 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.

9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation and safety plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.

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

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

13. Site development to comply with all applicable conditions of approval for the Sunstone Master Tentative Map (TMP-76718) and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed a 106-lot single-family detached residential subdivision on 21.40 acres within the Sunstone Master Plan at the northwest corner of Sunstone Parkway and Sun Park Drive

ISSUES

- The proposed Tentative Map was reviewed and approved by the Sunstone Architectural Review Committee on August 5th, 2021 prior to submittal to the City for review.
- The subject site is designated L (Residential Low) and is subject to the Sunstone – Design Guidelines. The applicant is proposing to develop the site in accordance with the development standards for Sunstone R-1 (Single Family Detached) land use designation, which staff supports.

ANALYSIS

The subject property is part of the Sunstone Master Plan Area governed by the Sunstone – Design Guidelines. On July 23rd, 2019 the Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. On February 10, 2020 a Final Map (FMP-77750) [Book 161, Page 40 of Plats] was recorded for the Master Planned Community.

The Sunstone Land Use Plan designates the subject property as L (Residential Low), which allows a maximum density range of 15 dwelling units per acre, with an average of 5.49 dwelling units per acre. The proposed density of 4.95 dwelling units per acre falls well below the average density range of 5.49 dwelling units per acre. The residential development will be comprised of 106 detached single family residential lots designed to Sunstone R-1 development standards.

The proposed street configurations meet the minimum standards set forth by the Sunstone – Design Guidelines and Title 19 development standards. Per section 6.B.3 of the Sunstone Design Guidelines, the maximum retaining wall height shall be six feet. Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed ten feet (10') to the visible edge and twelve feet (12') to the homeowner side.

The submitted cross sections do not show any retaining walls higher than 5.33 feet and the height of both walls does not exceed ten feet to the visible edge. As proposed the exterior perimeter wall of the subdivision will be a combination of a 5.50-foot tall "Theme Wall" which will be designated to adhere to Sunstone Section 6 Design Guidelines.

The Clark County School District projects that approximately 42 primary and secondary school students would be generated by the proposed development on this site. Of the four schools serving the area (James Bilbray Elementary School, Scherkenbach Elementary School, Ralph Cadwallader Middle School and Arbor View High School), the District notes that Arbor View High School was over capacity for the 2020-21 school year, and no new schools are planned in this area at this time.

FINDINGS (21-0453-TMP1)

The proposed Tentative Map conforms to the approved Sunstone Development Agreement, the approved Sunstone Development Standards and Architectural Guidelines, and the minimum requirements set forth by Title 19 for Tentative Maps. Therefore, staff recommends approval of this application with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the City of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas. Staff recommended approval.

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.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement.
11/21/18	The City Council approved a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between U.S. 95 and Iron Mountain Road, Fort Apache Road between U.S. 95 and Moccasin Road, and Hualapai Way from Grand Teton Drive to Moccasin Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between U.S. 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.
	The City Council approved the Fourth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-74292), reducing the area within the Skye Canyon community from 1,663 acres to 1,031 acres. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Fourth Amendment to the Skye Canyon Development Agreement (DIR-74293). The Planning Commission and staff recommended approval.
	The City Council approved the Eastland Development Agreement (DIR-74289) between SC East Landco, LLC and the City of Las Vegas on approximately 633 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Eastland Development Agreement (DIR-74290). The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/16/19	The City Council adopted the Eastland Development and Parks Agreement through Ordinance #6666.
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.
	The City Council approved the Second Amendment and Restatement of the Parks Agreement accompanying the Fifth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-76243). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
07/23/19	The Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval of the request.
02/10/20	A Final Map (FMP-77750) was processed for a 20-parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. The map recorded on 02/10/20.
07/14/20	The Planning Commission approved Major Modification (MOD-78829 to allow an amendment to the Sunstone Master Plan located at the southwest corner of N Skye Canyon Park Drive and Moccasin Road. Planning Staff recommended approval.
	The Planning Commission approved Tentative Map (TMP-78830) for a 26-parcel master planned community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Drive. Planning Staff recommended approval.
11/18/20	The City Council approved a Variance (20-0004-VAR1) to allow trail as a suffix where such is not allowed and to allow a street name change to sunstone parkway where sunstone street already exists on property generally located at the southwest corner of the Moccasin Road alignment and North Skye Canyon Park Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Street Name Change (20-0004-SNC1) to allow multiple street name changes from: Sunbridge Pointe Way to: Sun Park Drive; from: Skye Village Road to: Brightstone Trail; from: Skye Pointe Drive to: Sun Village Park Drive and from: Log Cabin Way to: Sunstone Parkway on property generally located at the southwest corner of the Moccasin Road alignment and North Skye Canyon Park Drive.
06/02/21	The City Council approved a request for a Street Name Change (21-0046-SNC1) from Tee Pee Lane to Erik Lloyd Street generally located on Tee Pee Lane street alignment between Iron Mountain Road and Brent Lane. Staff recommended approval of the request.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/14/20	A building permit (#L19-02444-A003) was processed for a Maintenance Bond Agreement - Sunstone Phase 1 Log Cabin Way at Log Cabin and Skye Pointe Drive. The permit was finalized on 06/09/20.
04/21/20	A building permit (#L19-02548-A003) was processed for a Maintenance Bond Agreement - Sunstone Phase 1 Sunbridge Pointe Way at the US 95 and Moccasin. The permit was finalized on 09/28/20.

Pre-Application Meeting	
07/19/21	Staff conducted a pre-application meeting where the submittal requirements for a Tentative Map were discussed.

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

Field Check	
09/02/21	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted. The arterial streets for the master planned community are still under construction.

Details of Application Request	
Site Area	
Net Acres	21.40

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) – L (Residential Low)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development) – AQ (Age Qualified) TND (Traditional Neighborhood Development) – L (Residential Low)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development) – L (Residential Low)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development) – L (Residential Low) TND (Traditional Neighborhood Development) – P (Open Space)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development) – AQ (Age Qualified)	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
Sunstone	N/A
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Sunstone R-1 (Single Family Detached) Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Compliance***
Min. Lot Size	4,500 SF	Y
Min. Lot Width	40 Feet	Y

Standard	***Required/Allowed***
Front (Measured from Sidewalk)	14 feet to single story Living, Porch or Attached Side Entry Garage elements (May be reduced to 10 feet at single-story living or porch for 30% of building on a maximum of 25% of product, subject to ARC approval). 20 feet to second story elements 20 feet to face of front entry garage door
Side	5 feet
Corner Side	8 feet to ground level Porch 10 feet to Living from sidewalk or 5 feet from common element
Rear	10 Feet
Max Lot Coverage	60% or less (includes detached structures and garage area)
Max. Building Height	3 Stories / 35 Feet

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sun Park Drive	Major Collector Street With Trail On One Side	Sunstone Village Street & Trail Sections	67	Y

Pursuant to Sunstone Design Guidelines and Title 19, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
36' Private Street – Interior – No Sidewalk	36-foot wide right-of-way (with parking on both sides), with no sidewalk and "roll" type curb and gutter.	36-foot wide right-of-way (with parking on both sides), with no sidewalk and "roll" type curb and gutter.	Y
41' Private Street – Interior – With Sidewalk	41-foot wide right-of-way (with parking on both sides), including five-foot sidewalk and "roll" type curb and gutter.	41-foot wide right-of-way (with parking on both sides), including five-foot sidewalk and "roll" type curb and gutter.	Y
41' Private Street – Interior – No Sidewalk	41-foot wide right-of-way (with parking on both sides), with no five-foot sidewalk and "roll" type curb and gutter.	41-foot wide right-of-way (with parking on both sides), with no five-foot sidewalk and "roll" type curb and gutter.	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	
Single-Family, Detached	106 Lots	2 unimpeded spaces per unit within an enclosed garage	212				
TOTAL SPACES REQUIRED			212		212		Y

DocuSign Envelope ID: 8352ADEE-CE76-4D33-BFB2-3451DCE06A3C

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) Sunstone Parkway and Sunbridge Point Way

Project Name Estrella at Sunstone **Proposed Use** Residential

Assessor's Parcel #(s) 125-06-610-001 **Ward #** 2

General Plan: Existing T-D Proposed T-D **Zoning:** Existing R-1 Proposed R-1

Additional Information

Property Owner Northland, LLC Contact Robert Johnson
Address 9275 W Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail robert.johnson@lennar.com Phone 703-736-9100

Applicant Woodside Homes of Nevada, LLC Contact Scott Anderson
Address 7895 W Sunset Road, Suite 110 City Las Vegas State NV Zip 89113
E-mail sanderson@woodsidehomes.com Phone 702-889-7800

Representative RCI Engineering Contact Amber Dolce
Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106
E-mail adolce@rcinevada.com Phone 702-998-2109

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.

DocuSigned by:

Property Owner Signature 2ABDCDA74BDC44E...

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

Print Name Robert Johnson, Authorized Agent

CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4947-01
MY APPT. EXPIRES SEPTEMBER 28, 2024

Subscribed and sworn before me

This 28TH day of JULY, 20 21

Notary Public in and for said County and State

Estrella Sunstone Parcel C

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.

21-0453
08/10/2021

- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: Roger Bailey

Date: 7/19/21

Note that the proposed street sections do not appear to match the Sunstone Design Guidelines (though the entry street is close); the section provided for the 41′ private street with sidewalk does match one in the Trilogy Design Guidelines, however the 36′ Private Street does not match any Standard Section in the Trilogy Design Guidelines (it is essentially the 41′ section minus the sidewalk).

21-0453
08/10/2021

TENTATIVE MAP FOR
ESTRELLA AT SUNSTONE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
BY
Woodside Homes® BETTER BY DESIGN

APN: 125-06-610-001
CITY OF LAS VEGAS, NEVADA
21.40+/- ACRES

LEGAL DESCRIPTION
PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 161, PAGE 40 OF PLATS, SITUATE IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

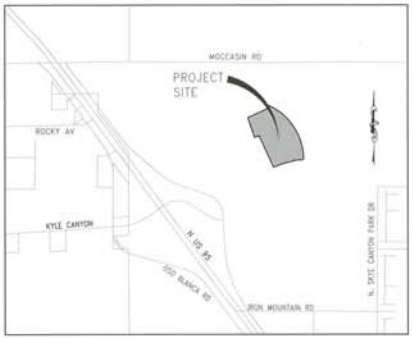
CONTAINING 21.40 ACRES

BASIS OF BEARINGS
NORTH 00°01'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE¼) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 16 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

OWNER:
NORTHLAND, LLC
9275 W. RUSSELL ROAD, SUITE 400
LAS VEGAS, NV 89148
PH: 702-738-9100

DEVELOPER:
Woodside Homes® BETTER BY DESIGN
WOODSIDE HOMES OF NEVADA LLC
1999 W. SUNSET RD, SUITE 110 LAS VEGAS, NV 89115
PHONE: (702) 889-7624

DESIGN ENGINEER:
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH:(702) 453.0800 FAX:(702) 453.0801
www.rcinevada.com



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

LAND USE INFORMATION:

APN	= 125-06-610-001
CURRENT PLANNED LAND USE	= L
CURRENT ZONING	= TD
SUNSTONE DESIGNATION	= L-M(8-11)
TOTAL GROSS ACREAGE	= 21.40 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 198 LOTS
TOTAL COMMON LOTS	= 10 LOTS
DENSITY	= 4.93 DU/AC
OPEN SPACE REQUIREMENT	= NONE S.F.
OPEN SPACE PROVIDED	= 102,200 S.F.
MAXIMUM LOT SIZE	= 10,423 S.F.
MINIMUM LOT SIZE	= 5,184 S.F.
AVERAGE LOT SIZE	= 6,103 S.F.
TYPICAL LOT SIZES	= 50'x110'

NOTE: GROSS SQUARE FOOTAGE IS EQUAL TO NET SQUARE FOOTAGE

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP (SHEET 1 OF 2)
3	TM-3	TENTATIVE MAP (SHEET 2 OF 2)
4	TM-4	DETAILS
5	CS-1	CROSS SECTIONS A-A (SHEET 1 OF 2)
6	CS-2	CROSS SECTIONS B-B (SHEET 2 OF 2)

CONNECTIVITY TABLE

LINKS:
INTERNAL= 15
PEDESTRIAN ACCESS= 3 (0.5 EACH)
TOTAL OF LINKS= 16.5

NODES:
INTERNAL STREET INTERSECTIONS= 12
CUL-DE-SACS= 1
TOTAL OF NODES= 13

LINKS/NODES= 16.5/13

CONNECTIVITY SCORE TOTAL= 1.27

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA, THE DESIGN GUIDELINES FOR SUNSTONE PARCEL C, AND SPECIFICATIONS OF THE CITY OF LAS VEGAS UNLESS NOTED OTHERWISE.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NV ENERGY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... REPUBLIC SERVICES
   TELEPHONE ..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.027 M.G.D. AVG.
   SEWER CONTRIBUTION = 0.093 M.G.D. PEAK
5. BUILDING SETBACKS TO COMPLY WITH THE CITY OF LAS VEGAS DEVELOPMENT CODE OR APPROVED WAIVERS AND SUNSTONE DESIGN GUIDELINES.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND IN STORM DRAINS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP # 32003C1735E DATED 09/27/2007.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" AND 12" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE.
11. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
15. PRIVATE INTERIOR STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
RATE OF GRADE
RIGHT OF WAY — R/W
SIDEWALK — SW
SQUARE FEET — S.F.
COMMON ELEMENT — C.E.
POINT OF CONNECTION — POC

DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

FOLLOWING IS A LIST OF CITY OF LAS VEGAS RESIDENTIAL MOU ITEMS BEING UTILIZED.
- CUL-DE-SAC RADIUS REDUCTION TO 40.5' BACK OF CURB AND ALLOW SUCH TO OCCUR UP TO 600' IN LENGTH.
- SIDEWALK REQUIRED ON ONE SIDE OF THE INTERIOR PRIVATE STREETS IN COMPLIANCE WITH ONE OF THE APPROVED STREET SECTIONS.

21-0453
09/22/2021

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH: 702.453.0800 FAX: 702.453.0801

Woodside Homes® BETTER BY DESIGN

TENTATIVE MAP
ESTRELLA AT SUNSTONE
COVER SHEET
CITY OF LAS VEGAS NEVADA

DATE: 9-21-21
DRAWING: TM-1
SHT 1 OF 6

Planning Commission October 12, 2021 - Page 68

TENTATIVE MAP

ESTRELLA AT SUNSTONE

TENTATIVE MAP (SHEET 1 OF 2)

CITY OF LAS VEGAS NEVADA

Woodside Homes BETTER BY DESIGN

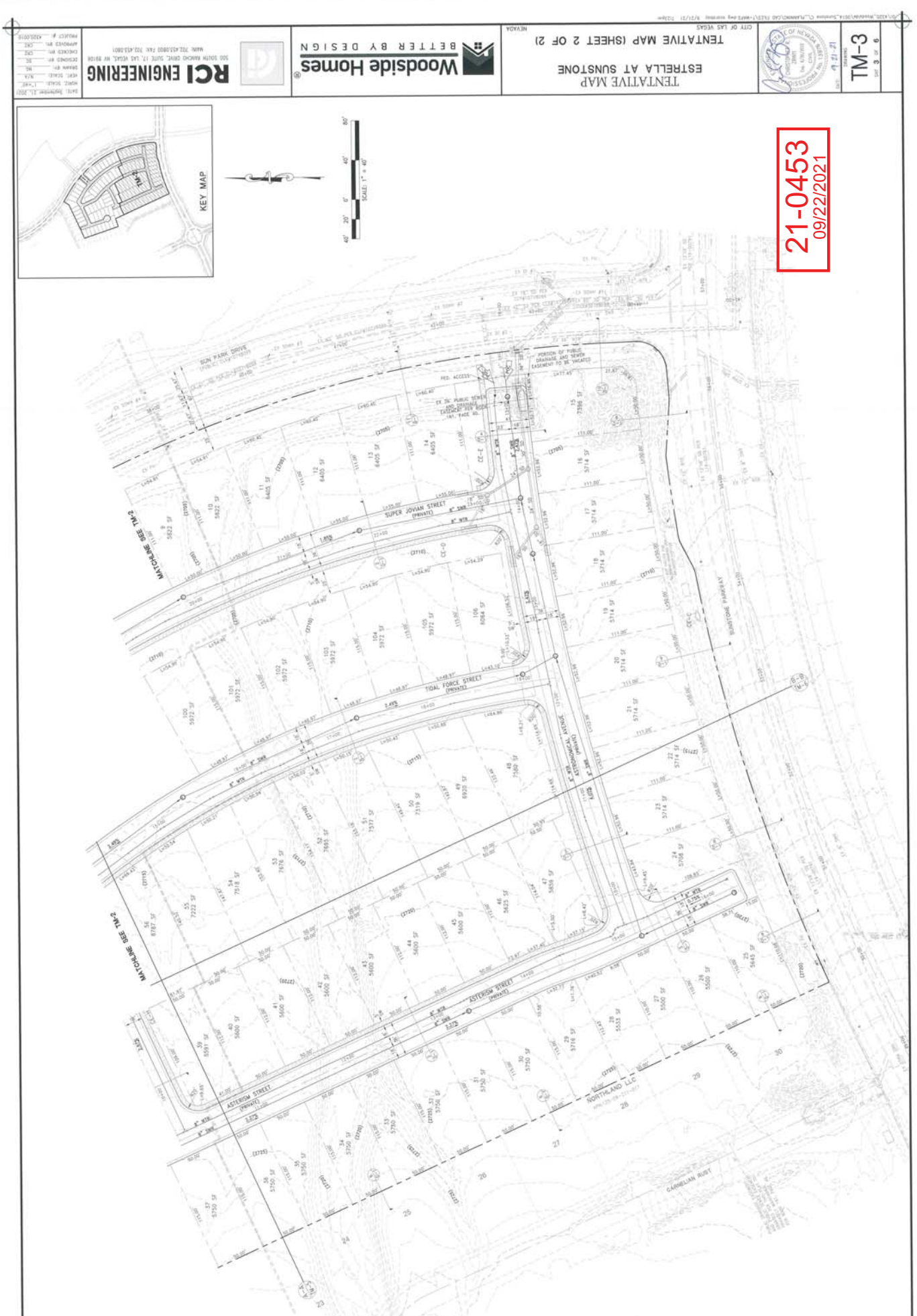
RCI ENGINEERING

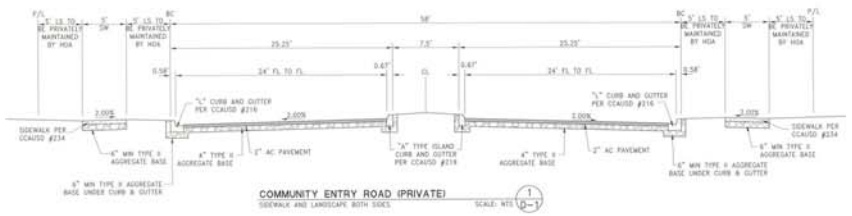
TM-2

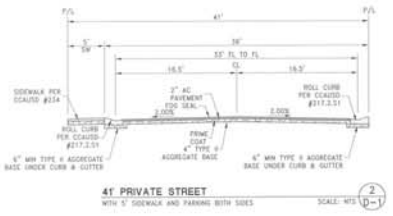
21-0453
09/22/2021

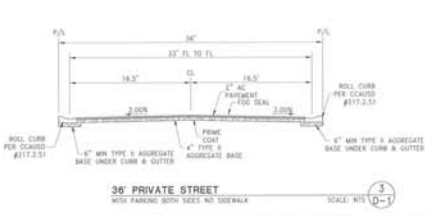
KEY MAP

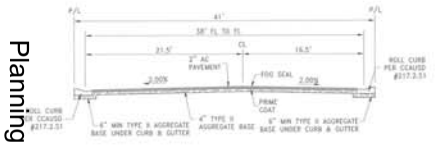
SCALE: 1" = 40'

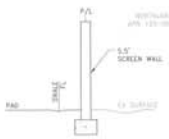

TENTATIVE MAP
ESTRELLA AT SUNSTONE
TENTATIVE MAP (SHEET 2 OF 2)
CITY OF LAS VEGAS
NEVADA
BETTER BY DESIGN
Woodside Homes
RCI ENGINEERING
TM-3
KEY MAP
SCALE: 1" = 40'
21-0453
09/22/2021
SUN PARK DRIVE
SUPER JOVIAN STREET
TIDAL FORCE STREET
ASTRONOMICAL AVENUE
ASTERISM STREET
SUNSTONE PARKWAY
MATCHLINE SEE TM-2
MATCHLINE SEE TM-2
NORTHLAND LLC
GABRELIAN RUST



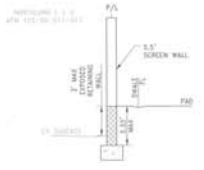


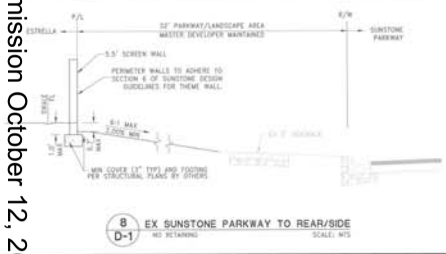






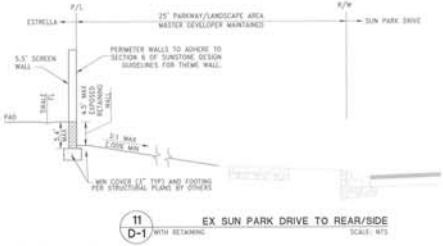












21-0453
09/22/2021

GEOTECHNICAL NOTE:
A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE OWNER TO OBSERVE EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

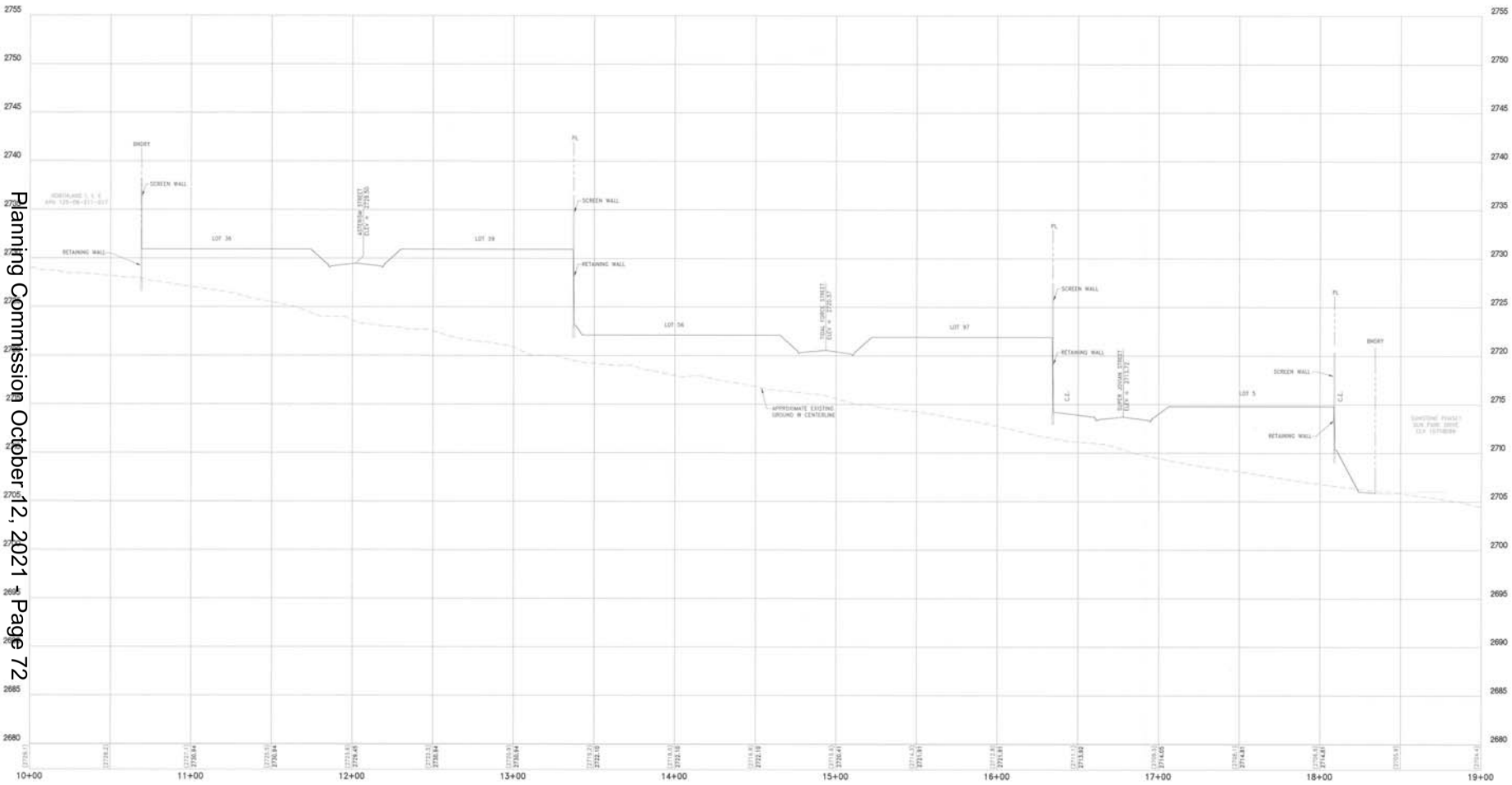
WALL & SCARP NOTE:
1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS, REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

Woodside Homes®
BETTER BY DESIGN

TENTATIVE MAP
ESTRELLA AT SUNSTONE
DETAILS AND SECTIONS
CITY OF LAS VEGAS NEVADA

DATE: 9/21/21
DRAWING
TM-4
SHT 4 OF 6



NORTHWEST/SOUTHEAST SECTION A-A

~~21-0453~~
09/22/2021

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

Woodside Homes®
BETTER BY DESIGN

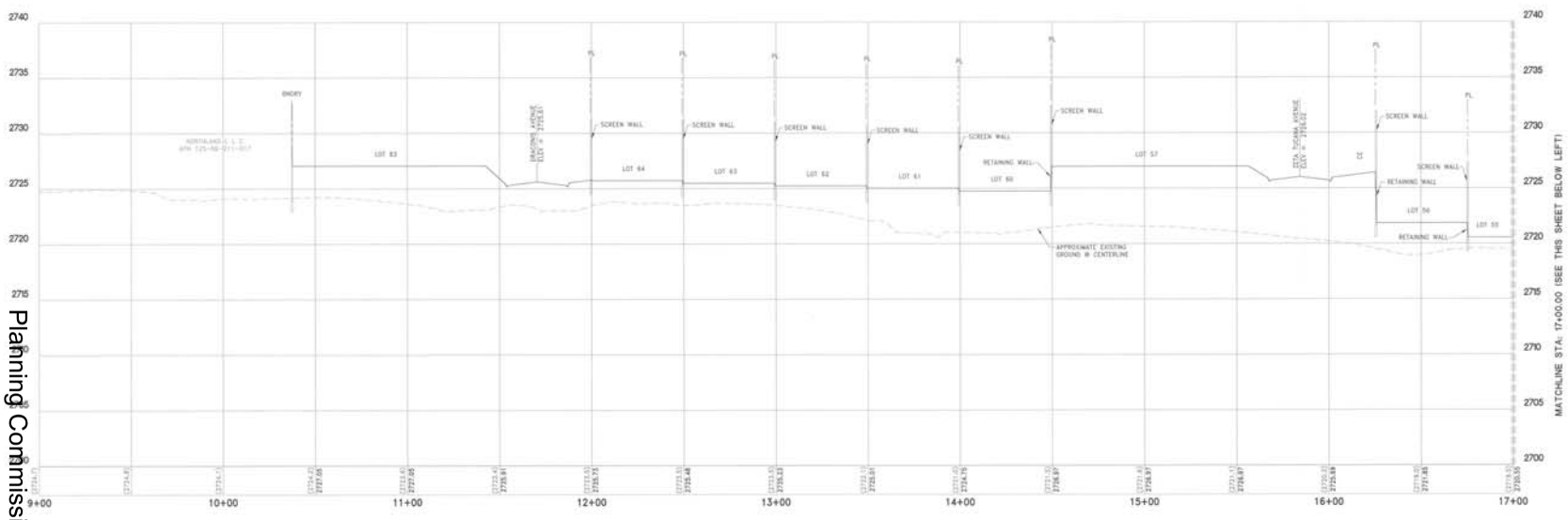
TENTATIVE MAP
ESTRELLA AT SUNSTONE

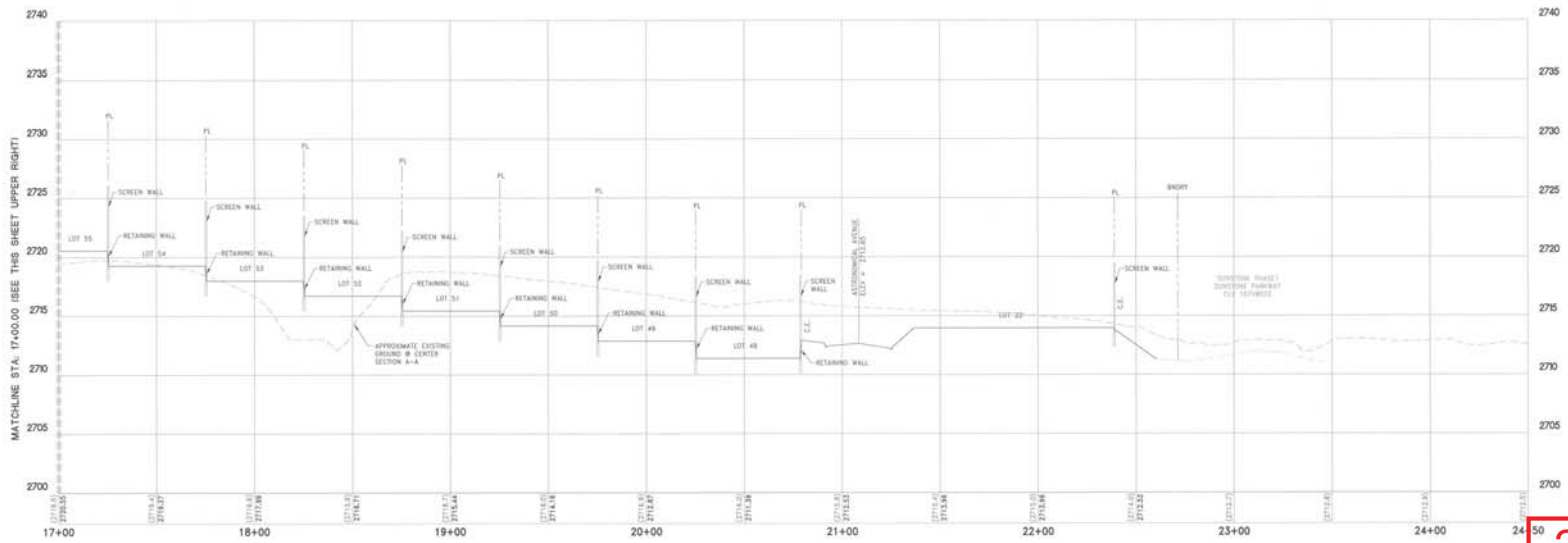
CROSS SECTIONS A-A (SHEET 1 OF 2)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2022
CIVIL
No. 13976
PROFESSIONAL ENGINEER
STATE OF NEVADA

DATE: 9/21/21

DRAWING
CS-1
SHT 5 OF 6





NORTHWEST/SOUTHEAST SECTION B-B

21-0453
09/22/2021

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

RCI ENGINEERING

Woodside Homes®
BETTER BY DESIGN

TENTATIVE MAP
ESTRELLA AT SUNSTONE

CROSS SECTIONS B-B (SHEET 2 OF 2)

CITY OF LAS VEGAS NEVADA

9/21/21

DRAWING
CS-2
SHT 6 OF 6



21-0453-TMP1 - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC
NORTHWEST CORNER OF SUNSTONE PARKWAY AND SUN PARK DRIVE

08/26/2021

RCI ENGINEERING

August 10, 2021

City of Las Vegas Planning Department
495 S Main Street, 1st Flr
Las Vegas, NV 89106

RE: Justification Letter for Estrella - Sunstone Parcel C
Tentative Map

On behalf of our client, Woodside Homes of Nevada LLC, we have prepared the following justification letter in support of a Tentative Map for Estrella – Sunstone Parcel C, APN 125-06-610-001.

The property consists of parcel 125-06-610-001, with a total gross acreage of 21.4+/- acres. The parcels are currently Zoned T-D (Traditional Development), with a Master Land Use Plan of L (Residential Low). The project is located on the northwest corner of Sunstone Parkway and Sun Park Drive within the Sunstone Master Planned Community. The land holding is currently undeveloped. The site is bound by like zoned lands, all of which are also undeveloped.

The proposed development is in conformance with the Sunstone Development Standards R-1 (Single Family Detached).

The development will consist of 106 single-family homes with a density of 4.95 dwelling units per acre. Lot sizes will range in from 5,184 square feet to 10,423 square feet with an average of 6103 square feet. The subdivision will be served by one gated entry, which will be off of Sun Park Drive, on the eastern boundary. Entry into the subdivision will be a 58-foot (back of curb to back of curb) section, divided by a landscape median and bordered by 15-foot of landscape on each side. Internal circulation will be by private roads consisting of a 41' section (36' bc to bc with 5' sidewalk on one side) and a 36' section (36' bc to bc with no sidewalk).

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

RCI Engineering

Chris Zrinyi, P.E.
Principal

21-0453
08/10/2021

SUNSTONE

Scott Anderson
Woodside Homes of Nevada, LLC
7895 West Sunset Road #110
Las Vegas, Nevada 89113

08/05/2021

Re: **Sunstone ARC Tentative Map Approval** – Estrella at Sunstone

Dear Scott,

The Sunstone Architectural Review Committee (ARC) has reviewed the tentative map for Estrella at Sunstone dated 07/15/21, prepared by RCI Engineering. The tentative map has been approved as submitted.

Feel free to contact us if you have any questions.

Sincerely,

Dave Cornoyer
Sunstone Architectural Review Committee

21-0453
08/10/2021

9275 West Russell Road
Suite 400
Las Vegas, Nevada 89148
702.736.9100

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 09/08/2021 **Application Number** 21-0453-TMP1 **Entity** LV

Company Name RCI Engineering

Contact Name

Contact Mailing Address

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

Phone (702) 998-2109 **Mobile** **Fax** **Email**

Project Name Estrella at Sunstone

Project Description 106 Single-family Lots

APN's 125-06-610-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	106	x 0.166=	18	x 0.093 =	10	x 0.131 =	14
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			18		10		14

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Bilbray ES*	9370 Brent Lane	K-5	713	638	3/1/2021
Scherkenbach ES*	9371 Iron Mountain Rd	K-5	712	533	3/1/2021
Cadwallader MS	7775 Elkhorn Rd	6-8	1564	1414	3/1/2021
Arbor View HS	7500 Whispering Sands Dr.	9-12	2524	3229	3/1/2021

*** CCSD Comments** Arbor View HS was over capacity for the 2020-2021 school year. Arbor View HS was at 127.93% of program capacity.
*The elementary schools share an attendance boundary.

☐ Approved ☐ Disapproved

21-0453-TMP1
Northland, LLC

NWC Sunstone Parkway & Sun Park Drive

Proposed 106 lot single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	106	9.44	**1,001**
AM Peak Hour			0.74	**78**
PM Peak Hour			0.99	**105**

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sunstone Parkway	33,800
Sun Park Drive	33,800

This project will add approximately 1,001 trips per day on Sunstone Pkwy. and Sun Park Dr. Counts are not available for Sunstone or Sun Park, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 105 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 12, 2021

Agenda Item No.: **9**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

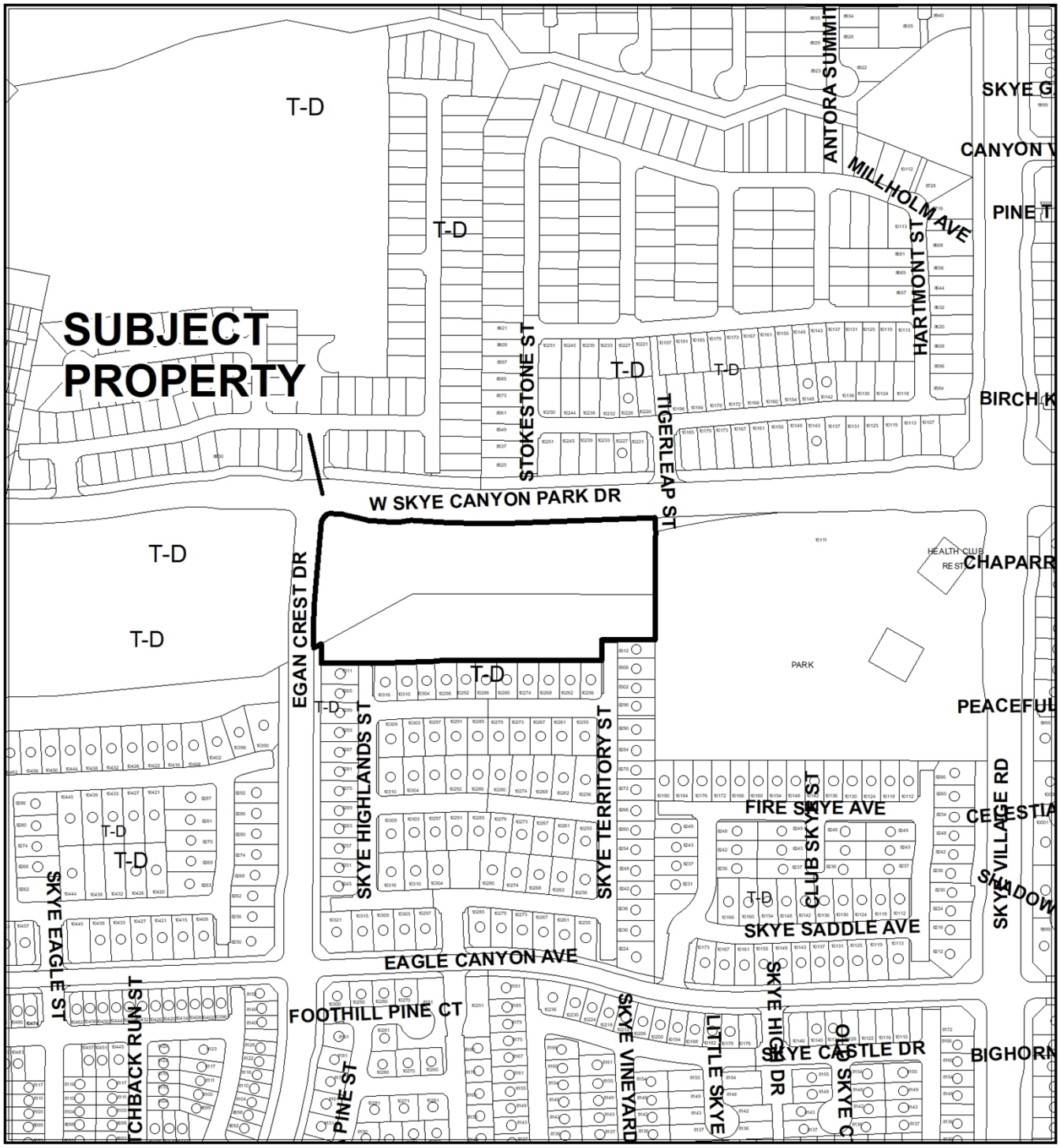
SUBJECT:
21-0454-TMP1 - TENTATIVE MAP - SKYE CANYON 2.12 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.56 acres at the southeast of the corner of Egan Crest Drive and Skye Canyon Park Drive (APN 126-12-716-002 and a portion of 126-12-712-051), T-D (Traditional Development) Zone [ML (Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). 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

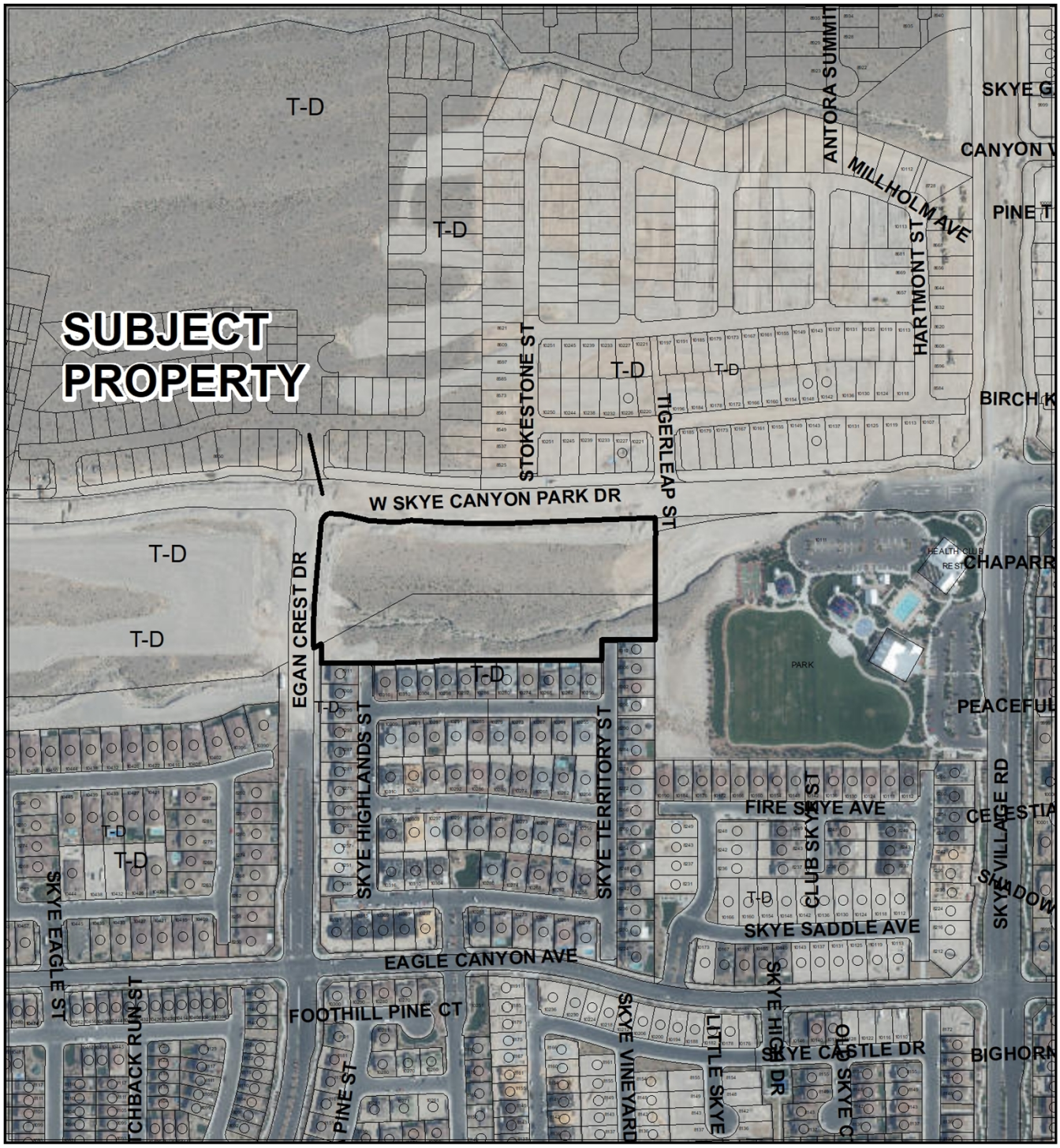
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Skye Canyon Approval Letter
7. School Development Tracking Form Submitted by Clark County School District
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division



CASE: 21-0454-TMP1

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE
[ML (MEDIUM LOW) SKYE CANYON SPECIAL LAND USE DESIGNATION]



CASE: 21-0454-TMP1

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE
[ML (MEDIUM LOW) SKYE CANYON SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0454-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0454-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

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

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

4. 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.

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

Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

7. Per Section 7.05.f of the Skye Canyon Development Agreement, surrounding master infrastructure plans must be approved prior to or concurrent with the approval of construction drawings for this site.

8. Grant a minimum 30-foot wide Public Sewer Easement over the proposed sewer going through Common Element "C". No trees or landscaping taller than 3 feet shall be allowed within Public Sewer Easements.

9. 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. Per condition of approval # 13 of the Skye Canyon Phase 4 Parent Tentative Map (TMP-77328), landscaping within calculated Site Visibility Restriction Zones (SVRZs) will be limited in height and type by the City Traffic Engineer.

10. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

11. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

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

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

14. Comply with all applicable conditions of approval for the Sky Canyon Phase 4 Parent Tentative Map (TMP-77328) and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Tentative Map review request for a proposed 25-lot Single Family, Detached subdivision located at the southeast corner of Egan Crest Drive and Skye Canyon Park Drive.

ISSUES

- The Tentative Map was reviewed and approved by the Skye Canyon DRC on July 8, 2021 prior to submittal to the City for review.

ANALYSIS

The subject site is part of the Skye Canyon Master Plan Area, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Canyon Development Standards.

The applicant has proposed to develop the subject 7.56 with a 25-lot Single Family, Detached Subdivision. The Skye Canyon Land Use Plan designates the subject property as ML (Residential Medium Low), which allows up to 15 residential units per gross acre with an average 8.49 units per acre.

The proposed density on the 7.56-acre site will be approximately 3.31 dwelling units per acre, which falls within the maximum allowed. The dwelling units will be constructed to the Skye R-1 (Single Family Residential District) development standards, which call for single-family detached products with a minimum lot size of 4,500 square feet. This site is part of a master plan with its own improvement standards, and it is not subject to Title 19.04 street design requirements; however, it must comply with the applicable Skye Canyon street sections. The correct street sections have been included on the map in accordance with the Skye Canyon Village Street and Trail Exhibit.

Per the Tables in the Skye Canyon Development Standards, all development is allowed an eight-foot maximum perimeter retaining wall. The maximum retaining wall height shown is eight feet along the north and west property lines.

The Clark County School District (CCSD) has commented on the impact future development might have on the three levels of schools in the area. CCSD projects that nine additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Divech Elementary School and Arbor View High School were three and 28 percent over program capacity respectively for the 2020-21 school year.

FINDINGS (21-0454-TMP1)

The proposed Tentative Map conforms to the approved Skye Canyon Development Agreement, the approved Skye Canyon Development Standards and Architectural Guidelines, and the minimum requirements set forth by Title 19 for Tentative Maps. Therefore, staff recommends approval of this application with 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.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
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.
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.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
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.
09/05/19	Final Map (FMP-77047) was denied by Planning Staff. The map was never recorded.
11/06/19	Final Map (FMP-77781) was recorded for Skye Canyon Phase 4, a 17-lot Master Planned Subdivision on 275.26 acres at the northwest corner of West Skye Canyon Park Drive and Skye Village Road..

Most Recent Change of Ownership	
01/14/20	A deed was recorded for a change in ownership. (126-12-716-002)
05/07/21	A deed was recorded for a change in ownership. (126-12-712-051)

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

Pre-Application Meeting	
07/19/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

Field Check	
08/05/21	Staff conducted a routine field check and found an undeveloped area. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	7.56

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	Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Park	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Arroyo)	Y
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Skye R-1 (Single Family Residential District) Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	4,500 SF	5,500	Y
Min. Lot Width	40 Feet	55	Y
Min. Setbacks • Front	10 Feet to Living, Porch or Attached Side Entry Garage 18 Feet to face of Front Entry Garage Door	14 Feet to Living, 20 Feet to face of Front Entry Garage Door	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet to Porch 10 Feet to Living	10 Feet	Y
• Rear	10 Feet to Living	15 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Skye Canyon Park Drive	Arterial Street	Kyle Canyon Development Standards	91	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Skye Canyon Park Drive	The 91-foot right-of-way includes 77-foot wide vehicle travel lanes, with an adjacent 32-foot wide common lot including an eight -foot wide sidewalk, with a 19 and five-foot wide landscape buffer width. A two-foot wide "L" type curb and gutter, and five-foot wide bike lane.	The 91-foot right-of-way including 77-foot wide vehicle travel lanes, with an adjacent 32-foot wide common lot including an eight -foot wide sidewalk, with a 19 and five-foot wide landscape buffer width. A two-foot wide "L" type curb and gutter, and five-foot wide bike lane.	Y
Private Street - Interior	35-foot wide street, including five-foot sidewalk and 2.5-foot "roll" type curb and gutter.	41-foot wide right-of-way, including five-foot sidewalk and 2.5-foot "roll" type curb and gutter	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0454
Meeting Date	07/22/2021
Total Fee	
Received By/Date	

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

Project Address (Location) Egan Crest Dr / Skye Canyon Park Drive

Project Name Skye Canyon Parcel 2.12 **Proposed Use** Residential

Assessor's Parcel #(s) 126-12-716-002 **Ward #** 6

General Plan: Existing T-D Proposed T-D **Zoning:** Existing T-D Proposed T-D

Additional Information

Property Owner Century Communities of Nevada, LLC Contact Joe Genovese

Address 6345 S. Jones Blvd. Suite 400 City Las Vegas State NV Zip 89118

E-mail Joe.Genovese@centurycommunities.com Phone (702)873-5338

Applicant Century Communities of Nevada, LLC Contact Joe Genovese

Address 6345 S. Jones Blvd. Suite 400 City Las Vegas State NV Zip 89118

E-mail Joe.Genovese@centurycommunities.com Phone (702)873-5338

Representative Westwood Professional Services Contact Hannah Swan

Address 5725 W. Badura Ave. Suite 100 City Las Vegas State NV Zip 89118

E-mail hannah.swan@westwoodps.com / lvproc@westwoodps.com Phone (702)284-5300

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Robert M. Beville

Subscribed and sworn before me

This 25th day of June, 20 21

Kimberly Kennedy

Notary Public in and for said County and State

KIMBERLY KENNEDY
Notary Public, State of Nevada
No. 21-2291-01
My Appt. Exp. Dec. 8, 2024

Skye Canyon 2.12

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.

21-0454
07/22/2021

- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

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

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

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

B. Supplemental Information

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

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

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

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

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

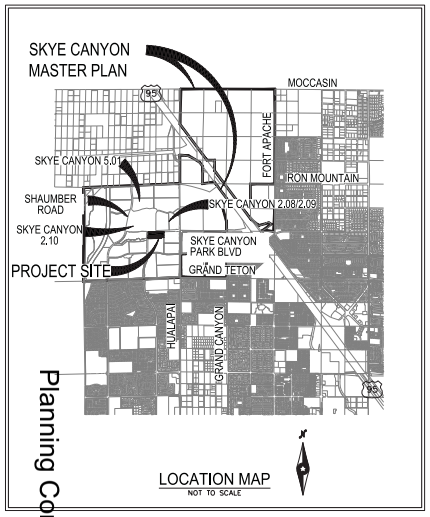
☑ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable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

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

Department of Public Works Signature: Roger Bailey

Date: 7/19/21

21-0454
07/22/2021



CENTURY COMMUNITIES

TENATIVE MAP FOR SKYE CANYON 2.12

CITY OF LAS VEGAS, NEVADA
RESIDENTIAL SUBDIVISION
APN: 126-12-716-002 AND A PORTION OF 126-12-712-051

Planning Commission October 12, 2021 - Page 96

Sheet List Table	
Sheet Number	Sheet Title
1	TENTATIVE MAP
2	TENTATIVE MAP
3	EAST - WEST CROSS SECTION
4	NORTH - SOUTH CROSS SECTION
5	LANDSCAPE PLAN

SITE DATA

APN NUMBERS:	126-12-716-002 AND A PORTION OF 126-12-712-051
GROSS AREA:	7.56± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	R-1
TOTAL LOT COUNT:	25
TOTAL DENSITY:	3.31 DU/AC
NO. OF COMMON ELEMENTS:	6
TYPICAL LOT SIZE:	55' X 100'
MINIMUM LOT SIZE:	5,500 SF (TYPICAL)
MAXIMUM LOT SIZE:	7,210 SF (LOT 7)

BENCHMARK

BENCHMARK NUMBER: USDA1934

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD.

ELEVATION = 2817.61 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.DM., 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.

LEGAL DESCRIPTION

A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.DM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE SKYE CANYON DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
5. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
6. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
7. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA.
8. INTERIOR STREETS ARE PRIVATE.
9. TRAFFIC ACCESS SHALL BE VIA SKYE CANYON PARK DRIVE.
10. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
11. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY 1 CONNECTION TO EXISTING 8" WATER STUB LOCATED OFF OF SKYE CANYON PARK DRIVE.
12. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE 1 CONNECTION TO EXISTING 8" SEWER STUBS LOCATED IN SKYE CANYON PARK DRIVE.
13. THE SITE AND STREET SLOPES ARE LESS THAN 12%
14. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
15. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
16. THIS PROJECT IS PART OF THE SKYE CANYON MASTER PLAN.
17. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
18. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS
19. FIRE SPRINKLERS WILL BE INSTALLED PER THE MOU.
20. TOTAL ARROYO ACREAGE TO MATCH SKYE CANYON GUIDELINES AND AGREEMENTS

DEVIATIONS FROM STANDARD

NONE

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 OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

25 UNITS X 250 GPD/UNITS = 6,250 GPD
TOTAL AVERAGE CONTRIBUTION = 6,250 GPD = 0.0063 MGD
TOTAL PEAK FLOW = 0.0063 MGD X 4.254 (PEAK FACTOR) = 0.0268 MGD

PARKING ANALYSIS

NO OF UNITS	= 25
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 55 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

SETBACK (SKYE R-1)

FRONT (LIVING):	14' TO SINGLE STORY LIVING
	20' TO SECOND STORY ELEMENTS
	20' TO FRONT ENTRY GARAGE DOOR
SIDE:	5' (10' CORNER)
REAR:	15' TO SINGLE STORY LIVING
	20' TO SECOND STORY LIVING ELEMENT

OWNER / DEVELOPER INFORMATION

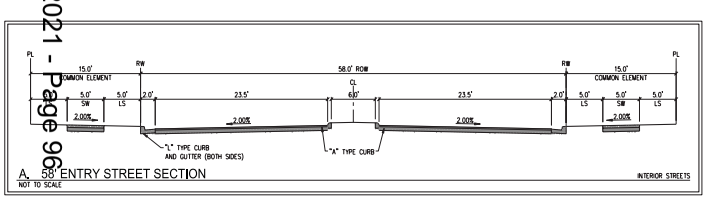
CENTURY COMMUNITIES OF NEVADA, LLC
6345 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
PH (702) 873-5338
CONTACT: PAULO CHAVEZ

ENGINEER INFORMATION

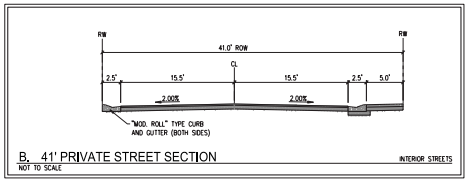
WESTWOOD PROFESSIONAL SERVICES, INC.
5725 W. BADURA AVENUE, SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: MICHAEL FANG

MOU NOTES

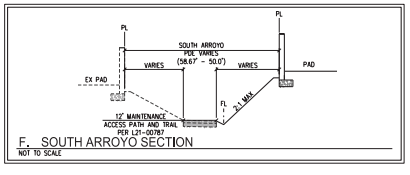
3. HYDRANT SPACING REQUIREMENTS WILL BE AS PER PRESCRIBED ADOPTED CODE.
4. MINIMUM STREETS WIDTHS AS DESCRIBED WITHIN GATED PRIVATE COMMUNITY INTERIOR STREETS AS FOLLOWS:
   C. 33' WITH PARKING FOR PARKING ON BOTH SIDES MEASURED TO FACE OF CURB
5. CUL-DE-SAC RADIUS REDUCTION TO 40.5' BACK OF CURB AND ALLOW SUCH TO OCCUR UP TO 600' IN LENGTH.
6. LOCATIONS WITH LESS THAN 200 HOMES DO NOT REQUIRE SECONDARY ACCESS POINT PER CODE.
9. SIDEWALK REQUIRED ON ONE SIDE OF INTERIOR PRIVATE GATED STREETS IN COMPLIANCE WITH ONE OF THE ABOVE STREET SECTIONS REFERENCED TO IN ITEM #4.
11. SPRINKLER INSTALLATION REQUIREMENTS WILL FOLLOW THE BASE NFPA 13D REQUIREMENTS FOR SUCH LOCATIONS.
14. CITY OF LAS VEGAS AGREES THAT FOR SINGLE FAMILY DWELLINGS PROVIDED WITH FIRE SPRINKLERS, THERE WILL BE NO ADDITIONAL FEE FOR THE FIRE SPRINKLER REVIEW, PERMIT OR INSPECTIONS.
15. PLANS FOR RESIDENTIAL FIRE SPRINKLERS WILL BE PART OF THE STANDARD PLAN SUBMITTAL FOR SINGLE FAMILY DWELLING TRACT OR PRODUCTION HOME.
17. NO NET INCREASE IN ENTERPRISE FUND FOR IMPLEMENTING THE INSTALLATION OF FIRE SPRINKLER SYSTEMS WITHIN SINGLE FAMILY DWELLING TRACT OR PRODUCTION HOMES.
18. HYDRANT SPACING REQUIREMENT AT "ALL INTERSECTIONS." MINIMUM SPACING AND REQUIRED LOCATIONS WILL BE IN ACCORDANCE WITH ADOPTED CODE.
19. ITEMS REFLECTED WITHIN THIS MOU FOR ALL PROJECTS PERMITTED WILL BE EFFECTED AND ENFORCEABLE WITH THE ADOPTION OF 2018 INTERNATIONAL RESIDENTIAL CODE AS THE CODE OF RECORD, OR EFFECTIVE DATE OF THE TITLE 19 CHANGES, WHICHEVER IS LATER.
20. STREET LIGHTS ON PRIVATE STREETS WITHIN SINGLE FAMILY SUBDIVISIONS SHALL NOT BE REQUIRED.



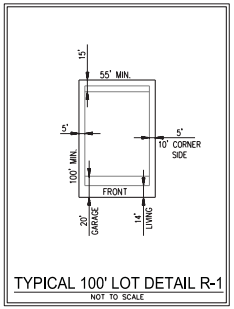
A. 58' ENTRY STREET SECTION
NOT TO SCALE



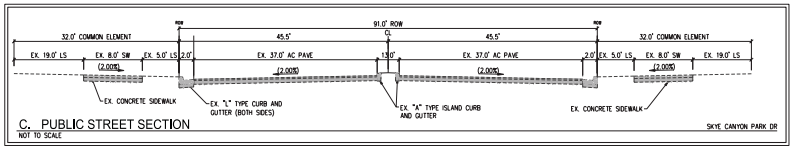
B. 41' PRIVATE STREET SECTION
NOT TO SCALE



F. SOUTH ARROYO SECTION
NOT TO SCALE



TYPICAL 100' LOT DETAIL R-1
NOT TO SCALE



C. PUBLIC STREET SECTION
NOT TO SCALE

21-0454
09/23/2021

Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

CENTURY COMMUNITIES

SKYE CANYON PARCEL 2.12
COVER SHEET

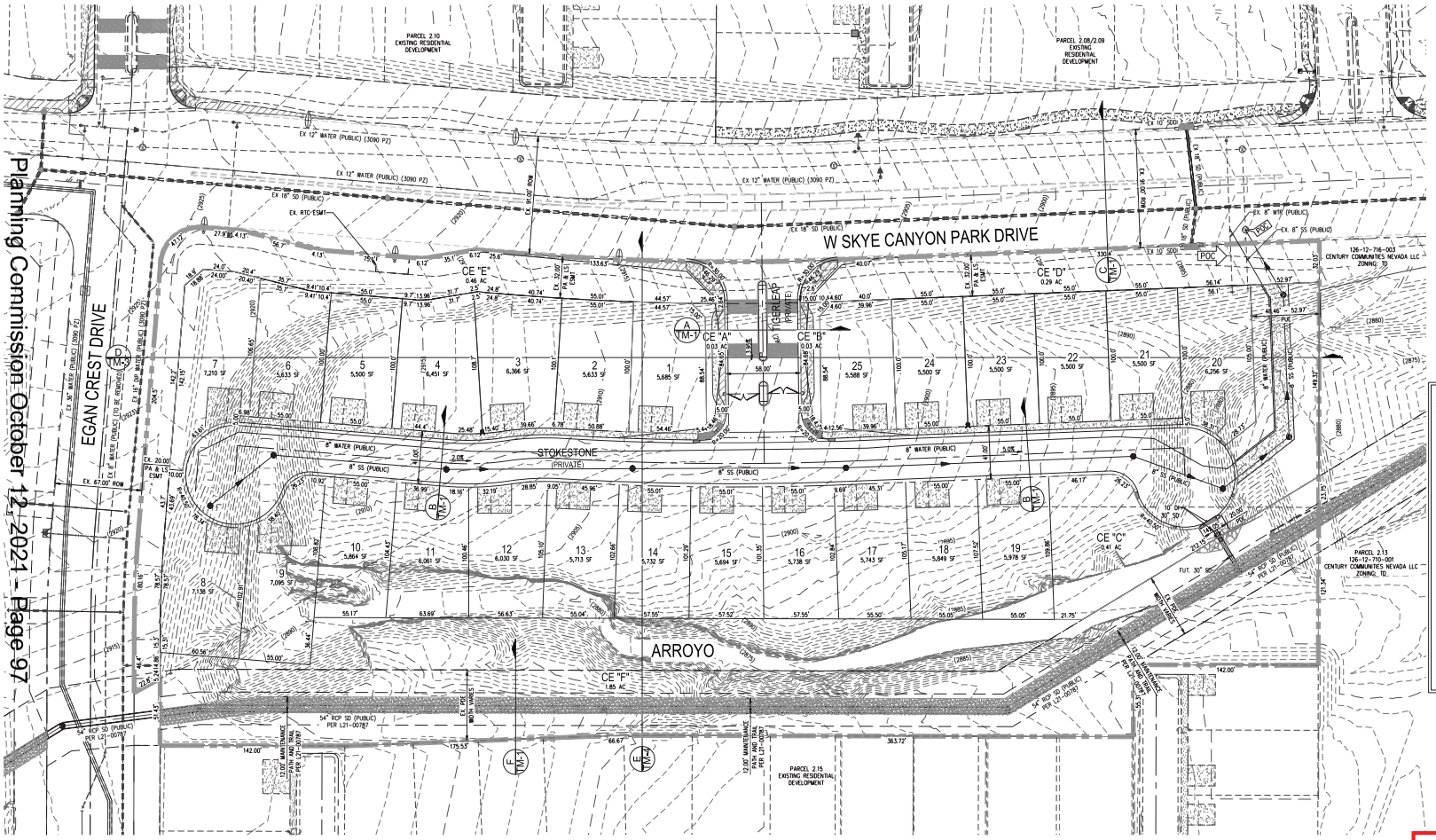
S-12
R-59E

DATE: 9/22/21
DRAFTER: LA
DESIGNER: LA
CHECKED: MF
PROJECT NO.
CEN2006

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2023
CIVIL
No.24464
09/23/2021

TM-1
SHEET 1 OF 5

J:\cen2006-300 - skye 2.12\dwg\entitlements\tm\cen2006 - tm.dwg 9/22/2021 2:47 PM Loaded: Abod



Planning Commission October 12, 2021 - Page 97

21-0454
09/23/2021

Westwood
Phone (702) 284-5300
5725 W Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

CENTURY COMMUNITIES

SKYE CANYON PARCEL 2.12

TENTATIVE MAP

S:12
R:59E

DATE: 9/22/21
DRAFTER: LA
DESIGNER: LA
CHECKED: MF
PROJECT NO.
CEN2006

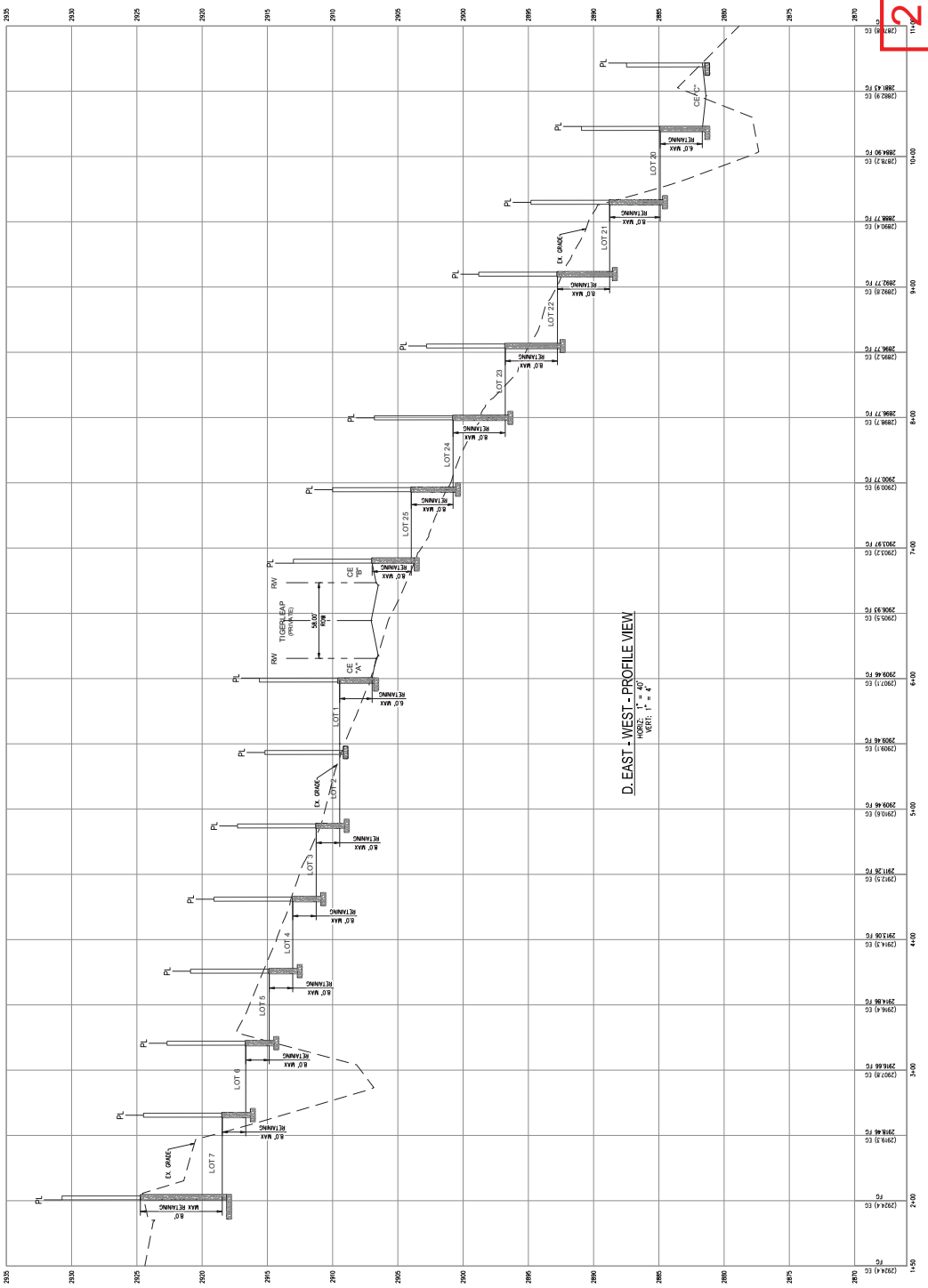
PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2023
CIVIL
No.24464
09/23/2021

TM-2
SHEET 2 OF 5

J:\cen2006-000 - skye 2.12\dwg\entitlements\tm\cen2006 - tm.dwg 9/22/2021 2:47 PM Lukas Abod

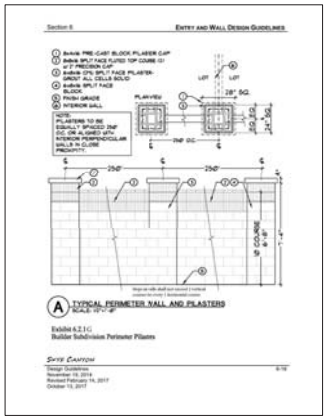
Westwood

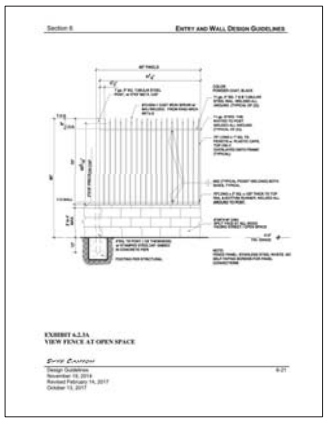
Phone (702) 284-5300
5725 W. Sahara Ave.
Suite 100
Las Vegas, NV 89118

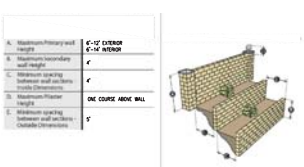


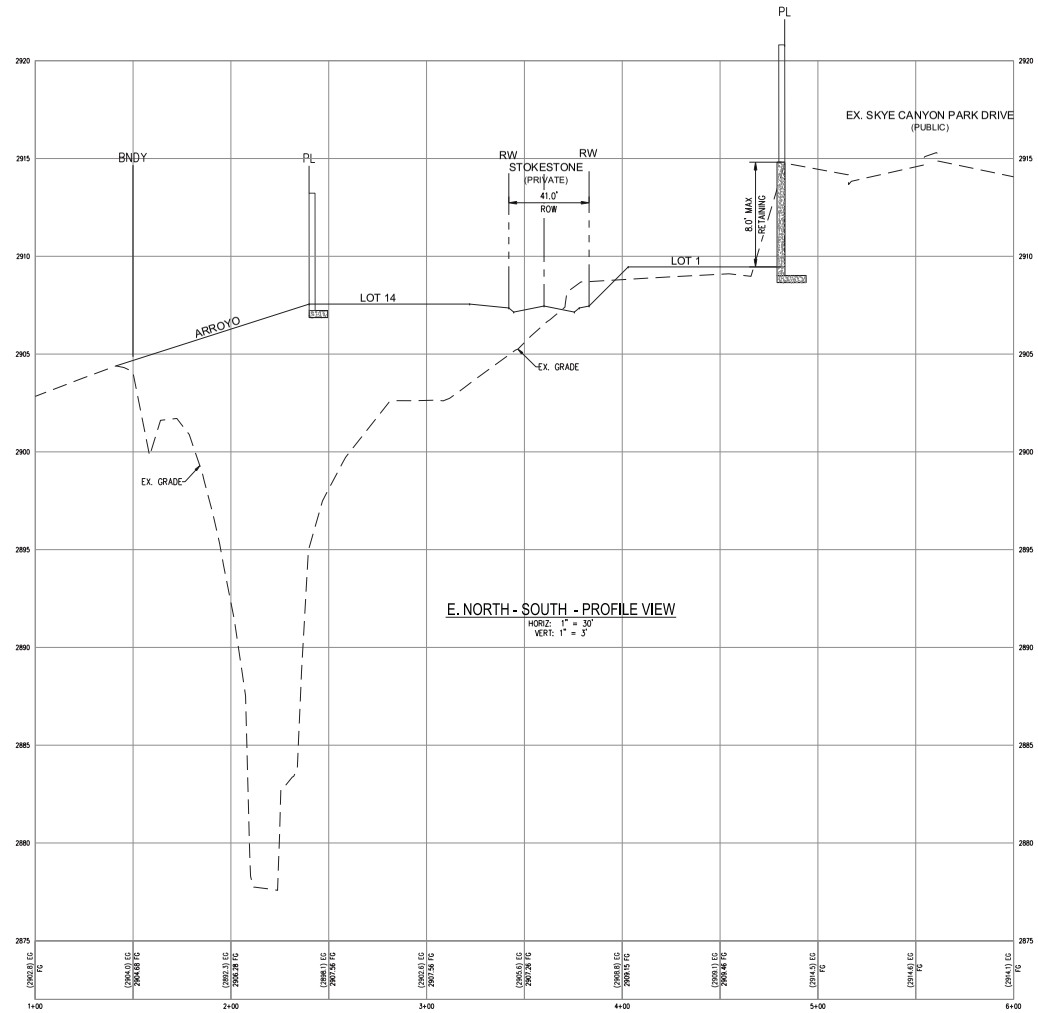
21-0454
09/23/2021

I:\cen2006-000 - skye 212\dwg\entitlements\tm\cen2006 - tm.dwg 9/22/2021 2:47 PM Lewis Abdo









21-0454
09/23/2021

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodgs.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

CENTURY COMMUNITIES

SKYE CANYON PARCEL 2.12

NORTH - SOUTH CROSS SECTION

S12 T19S R59E

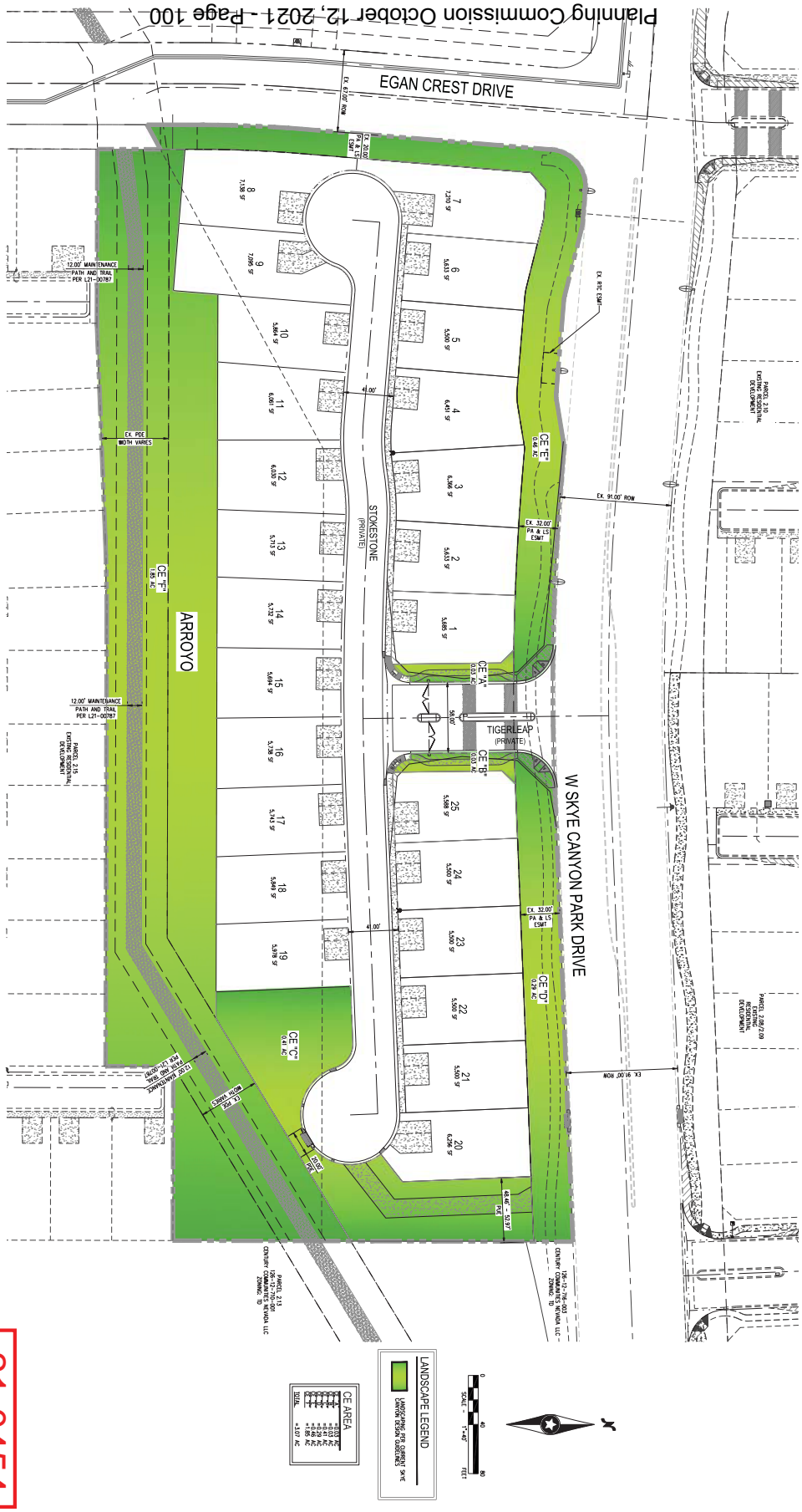
DATE: 9/22/21
DRAFTER: LA
DESIGNER: LA
CHECKED: MF
PROJECT NO.
CEN2006

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL FANG
Exp. 6/30/2023
CIVIL
No.24464
09/23/2021

TM-4
SHEET 4 OF 5

J:\cen2006-000 - skye 2.12\dwg\entitlements\tm\cen2006 - tm.dwg 9/22/2021 2:47 PM Loleta Abad

Planning Commission October 12, 2021 - Page 100



21-0454
09/23/2021

TM-5
SHEET 5 OF 5

MICHAEL FINEL
CIVIL
No. 24484
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT NO. CEN2006
CHECKED: MF
DESIGNER: LA
DRAFTER: LA
DATE: 9/22/21
S12 T19S R59E

CENTURY COMMUNITIES

CITY OF LAS VEGAS, NV

SKYE CANYON PARCEL 2.12
LANDSCAPE PLAN

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.



21-0454-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST OF THE CORNER OF EGAN CREST DRIVE AND SKYE CANYON PARK DRIVE

08/10/2021

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

CEN2006.000

July 7, 2021

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

Subject: Justification Letter for a Tentative Map for Skye Canyon Parcel 2.12
APN: 126-12-716-002 and a portion of 126-12-712-051

Westwood Professional Services, on behalf of our client, Century Communities, respectfully submits this justification letter in support of a Tentative Map (TMP) for the subject site.

The subject site is located southeast of the intersection of Egan Crest Drive and Skye Canyon Park Drive. It is located in parcel 126-12-716-002 and a portion of parcel 126-12-712-051. The combined parcel acreage is ~7.6 acres. The proposed development will consist of 25 single family residential lots resulting in a density of 3.31 du/ac. A single lot size of 55' x 100' is proposed for this project.

The associated Tentative Map (TMP) will establish the 25-residential lot count and general configuration for the layout of the site. The TMP provides a summary of the project information, cross section 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 project proposes a gated entry on Skye Canyon Park Drive with large open spaces connecting to the entrance of the community.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Michael Fang, PE
Project Manager

CC:
Paulo Chavez, Century Communities
Chelsea Jensen, Westwood Professional Services

21-0454
07/22/2021

CENTURY COMMUNITIES

21-0454
07/22/2021

July 8, 2021

City of Las Vegas
Department of Planning
495 S. Main Street | Las Vegas, NV 89101

RE: Skye Canyon Parcel 2.12 Tentative Map and Preliminary Project Plan Submittal

Dear City Planning,

The Tentative Map for Parcel 2.12, as referenced above, has been reviewed for compliance with the Developer Review and the Skye Canyon Design Guidelines dated October 13, 2017.

Skye Canyon DRC has reviewed and approves the Tentative Map and Preliminary Project Plan for compliance with the following Development Standards: Skye Canyon R-1 (City of Las Vegas R-1).

Please contact us should you have any questions or concerns.

Respectfully,

Joe Genovese
Skye Canyon Project Review Team

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-4303
www.centurycommunities.com

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 08/10/2021 **Application Number** 21-0454-TMP1 **Entity** LV

Company Name Century Communities of Nevada, LLC

Contact Name

Contact Mailing Address

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

Phone (702) 586-9296 **Mobile** **Fax** **Email**

Project Name Skye Canyon Parcels 2.12

Project Description 25 Single-family lots

APN's 126-12-716-002 & 126-12-712-051 ptn

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	25	x 0.166=	4	x 0.093 =	2	x 0.131 =	3
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			4		2		3

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Divich ES	9851 Donald Nelson Ave	K-5	863	887	3/1/2021
Escobedo MS	9501 Echelon Point Dr.	6-8	1591	987	3/1/2021
Arbor View HS	7500 Whispering Sands Dr	9-12	2524	3229	3/1/2021

*** CCSD Comments** Divich ES and Arbor View HS were over capacity for the 2020-2021 school year. Divich ES was at 102.78% and Arbor View HS was at 127.93% of program capacity.

☐ Approved ☐ Disapproved

21-0454-TMP1
Century Communities of Nevada, LLC

SEC Skye Canyon Park Drive & Egan Crest Drive

Proposed 25 lot single family residence subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	25	9.44	**236**
AM Peak Hour			0.74	**19**
PM Peak Hour			0.99	**25**

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Skye Canyon Park Drive	25,935
Egan Crest Drive	16,380

This project will add approximately 236 trips per day on Skye Canyon Park Dr. and Egan Crest Dr. Counts are not available for Skye Canyon Park or Egan Crest, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 25 additional cars, or about one every two minutes.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
10

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

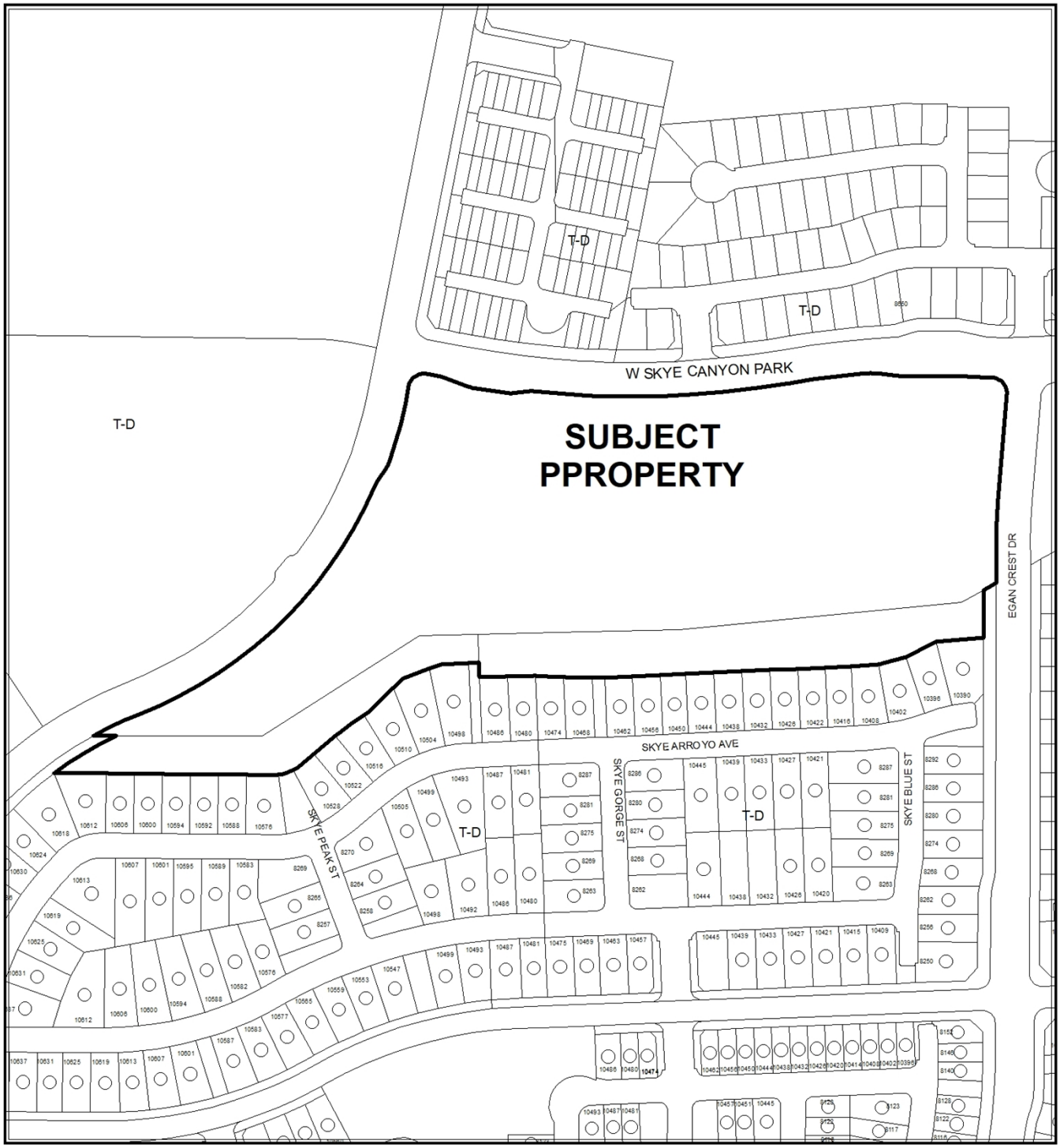
SUBJECT:
21-0473-TMP1 - TENTATIVE MAP - SKYE CANYON 2.11 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A 68-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.92 acres on the south side of W Skye Canyon Park Dr between Egan Crest Drive and Shaumber Road (APNs 126-12-716-001, 126-12-314-082, and 126-12-713-010), T-D (Traditional Development) Zone [ML (Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). 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. Skye Canyon Century Communities Approval Letter
7. School Development Tracking Form Submitted by Clark County School District

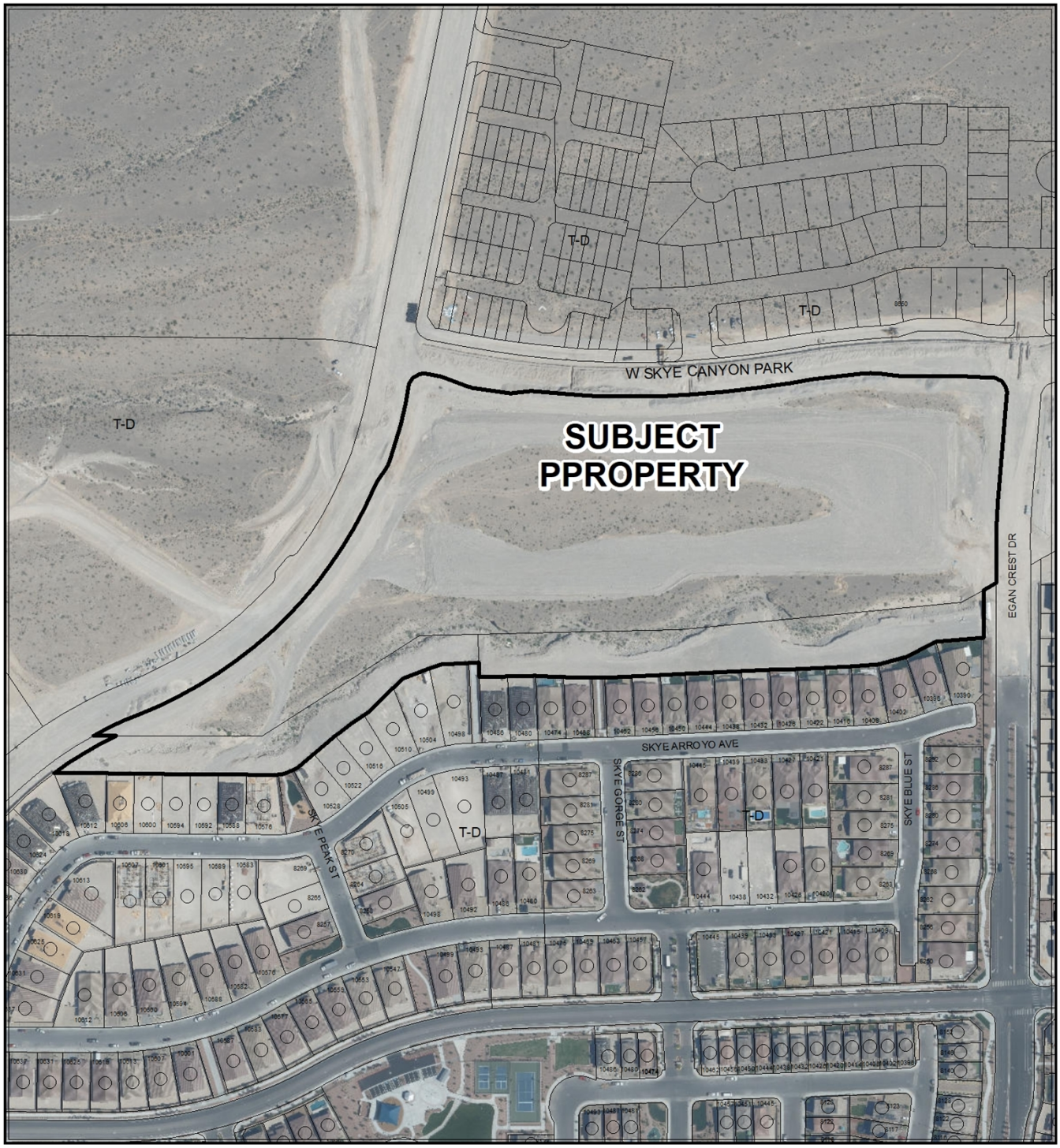


CASE: 21-0473-TMP1

0 225 450 Feet

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)

N



CASE: 21-0473-TMP1

0 225 450 Feet

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0473-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0473-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

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

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

4. 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.

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

Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

7. Per Section 7.05.f of the Skye Canyon Development Agreement, surrounding master infrastructure plans must be approved prior to or concurrent with the approval of construction drawings for this site.

8. Grant a minimum 20-foot wide Public Sewer Easement centered over the proposed sewer going through Common Lot "I". No trees or landscaping taller than 3 feet shall be allowed within Public Sewer Easements.

9. Coordinate the construction of the sewer in Shaumber Road with Skye Canyon Parcel 2.30. Alternatively, L21-01547 may be used to address this requirement.

10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Per condition of approval # 13 of the Skye Canyon Phase 4 Parent Tentative Map (TMP-77328), landscaping within calculated Site Visibility Restriction Zones (SVRZs) will be limited in height and type by the City Traffic Engineer.

11. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

12. Prior to the submittal of construction drawings, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers and temporary sidewalks.

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

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

15. Comply with all applicable conditions of approval for the Sky Canyon Phase 4 Parent Tentative Map (TMP-77328) and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 67-lot single-family residential subdivision within Skye Canyon Parcel 2.11, located on the south side of W Skye Canyon Park Dr between Shaumber Road and Egan Crest Drive.

ISSUES

- The proposed development has been reviewed and approved by the Skye Canyon Design Review Committee on 07/08/21.
- A Tentative Map is requested to allow a 67-lot single-family, residential subdivision.
- The applicant is proposing to develop the site in accordance with the development standards for Kyle R-1.

ANALYSIS

The subject property is part of the Skye Canyon Master Plan Area governed by the Kyle Canyon Development Standards and Architectural Design Guidelines adopted on October 21, 2011. Prior to the submittal to the City for initial review, the proposed Tentative Map was reviewed and approved by the Skye Canyon Design Review Committee on 07/08/21.

The subject site consists of three undeveloped parcels with an aggregate acreage of 18.37-acres that is located on the south side of W Skye Canyon Park Dr between Shaumber Road and Egan Crest Drive. A variety of similar single-family detached residential uses surround the subject site. As the subject site is surrounded primarily by residential uses, the proposed development is consistent with the surrounding area.

The applicant is proposing to develop a 68-lot single-family residential subdivision within Skye Canyon Parcel 2.11. The subject site is designated as ML (Residential Medium Low). The density of the proposed development (3.69 units per acre) falls within the maximum density allowed in the ML land use designation of 15 dwelling units per acre and an average of 8.49 dwelling units per acre. The proposed lots range in size from 5,500 square feet to 12,489 square feet. Throughout the subject site, there are nine common lot spaces with an aggregate acreage of 6.64 acres.

Divich Elementary School and Arbor View High School was over capacity for the 2020-2021 school year. Divich Elementary School was at 102.78 percent and Arbor View High School was at 127.93 percent of their program's capacities.

FINDINGS (21-0473-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19, and the Skye Canyon Development Standards, and has been approved by the Skye Canyon Design Review Committee. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/03/01	The City Council approved a Petition to Annex (A-0019-99) approximately 667 acres of property generally located on the northwest corner of Hualapai Way and Grand Teton Road contacting. The Planning Commission recommended approval.
01/18/06	The City Council approved a General Plan Amendment (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from SC (Service Commercial), PCD (Planned Community Development), and PF (Public Facilities) to: TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a General Plan Amendment (GPA-12339) to amend Map Eleven of the Centennial Hills Sector Plan to allow the relocation of an approved power substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location; and for the addition of transmission lines related to the proposed relocation of the existing substation. The Planning Commission and staff recommended approval.
07/19/06	The City Council approved a Site Development Plan Review (SDR-13535) for a proposed electric utility substation on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive. The Planning Commission and staff recommended approval.
08/15/07	The City Council approved a Major Modification (MOD-22589) to the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai Way and Grand Canyon Drive and to add street cross-sections. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Tentative Map (TMP-22586) for Kyle Canyon Gateway (Parent Tentative Map), a 213-lot mixed-use subdivision on 1,712 acres generally located north of Grand Teton Drive, south of the Moccasin Road Alignment, between Shaumber Road on the west and Fort Apache Road on the east. The Planning Commission and staff recommended approval.
12/20/07	The Planning Commission approved a Tentative Map (TMP-25492) for Kyle Canyon Gateway a 105-lot mixed-use subdivision on 1,711.97 acres at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
01/10/08	The Planning Commission approved a Major Modification (MOD-25755) to the Kyle Canyon Development Standards and Design Guidelines to add the standards and design guidelines for the Town Center Mixed-Use and the Urban Mixed-Use land use categories. Staff recommended denial.
02/06/08	The City Council approved a Major Modification (MOD-25875) to the Kyle Canyon Development Standards and Design Guidelines to amend various street names and clarify certain street cross-section diagrams. The Planning Commission and staff recommended approval.
02/20/08	The City Council approved a General Plan Amendment (GPA-25383) to modify Map Number 7 ("Existing and Proposed Trail Alignments") of the Centennial Hills Sector Plan to remove alignments of a proposed Multi-Use Non-Equestrian Trail along the Hualapai Way alignment between Grand Teton Drive and Kyle Canyon Road and along Log Cabin Way between Fort Apache Road and a point approximately 4,080 feet in a westerly direction. The Planning Commission and staff recommended approval.
07/02/08	The City Council approved an Extension of Time (EOT-28125) of an approved Special Use Permit (SUP-13536) to allow a proposed electric utility substation approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-28126) of an approved Site Development Plan Review (SDR-13535) for a proposed electric utility substation on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive. Staff recommended approval.
04/18/14	The Planning Commission approved a Tentative Map (TMP-53058) for Skye Canyon, a 45-lot subdivision (parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
07/20/16	The City Council approved a Director's Business Item (DIR-63962) to amend the Development Agreement for the Skye Canyon Development on approximately 1,664 acres at the southwest corner of Fort Apache Road 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 Tentative Map (TMP-65808) for Skye Canyon Parcel 2.23B, a 102-lot single-family subdivision on 16.81 acres on the southeast corner of Eagle Canyon Avenue and Shaumber Road. Staff recommended approval.
11/01/16	The Planning Commission approved a Site Development Plan Review (SDR-66779) for a proposed 54,000 square-foot public or private school, primary on 5.48 acres on the west side of the Shaumber Road alignment, approximately 330 feet north of Grand Teton Drive. Staff recommended approval.
01/10/17	The Planning Commission approved a Waiver (WVR-67425) to allow an 84-foot internal intersection offset where 125 feet is the minimum required on 22.60 acres at the northwest corner of Grand Teton Drive and Skye Village Road. Staff recommended approval.
	The Planning Commission approved a Tentative Map (TMP-67366) for Skye Canyon Parcel 2.28, a 100-lot single-family residential subdivision on 22.60 acres at the northwest corner of Grand Teton Drive and Skye Village Road. Staff recommended approval.
07/18/18	The City Council approved a Review of Condition (ROC-22954) to remove all Conditions of an approved Rezoning (ZON-20543) which rezoned the property from: R-E (Residence Estates) and U (Undeveloped) TND (Traditional Neighborhood Development) land use designation to: TD (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
	The City Council approved a Major Modification (MOD-73325) of the Kyle Canyon Development Standards to amend the minimum setbacks for the Kyle Canyon R-CL (Single Family Compact Lot), Kyle Canyon R-TH (Single Family Attached), and Kyle Canyon R-2 (Medium-Low Density Residential) districts. The Planning Commission and staff recommended approval.
03/06/19	The City Council approved 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.
08/13/19	The Planning Commission approved a Tentative Map (TMP-76900) for Skye Canyon Phase 4, a 14-lot parent map on 275.26 acres on the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
11/12/19	The Planning Commission approved a Petition to Vacate (VAC-77569) public drainage easements on a portion of 49.70 acres at the southwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a Tentative Map (TMP-77554) for Skye Canyon 2.07 & 2.32 a 246-lot single-family residential subdivision on 49.70 acres at the southwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.
02/11/20	The Planning Commission approved a Petition to Vacate (VAC-78128) Public Drainage Easements and Sewer Easements generally located at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
	The Planning Commission approved a Tentative Map (TMP-78129) for Skye Canyon 2.08 & 2.09, a 164-lot single-family residential subdivision on 30.04 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.

Most Recent Change of Ownership	
02/26/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses associated with the subject site.

Pre-Application Meeting	
07/22/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map pertaining to a proposed 67-lot single-family, residential subdivision.

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

Field Check	
08/10/21	A routine field check was conducted by staff; staff found an undeveloped lot with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	14.92

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			
South	Single Family Detached		
East	Undeveloped		
West			

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Kyle Canyon	N/A
Skye Canyon Development Standards	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Skye Canyon Development Standards (R-1 Standards), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	4,500 SF	5,525 SF	Y
Min. Lot Width	40 Feet	55 Feet	Y
Min. Setbacks			
• Front (Living, Porch or Attached Garage)	10 Feet	14 Feet Garage	Y
• Front (Front Entry Garage)	18 Feet	20 Feet Living	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	15 Feet	Y
Max. Lot Coverage	60%		Not Specified*
Max. Building Height	2 Stories/ 35 Feet		Not Specified*

**The development of each lot will be subject to building permit review and be subject to the Skye Canyon Development Standards (R-1 Standards).*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Skye Canyon Park Dr	Frontage Road	Skye Canyon Development Standards	80	Y
Shaumber Road	Frontage Road	Skye Canyon Development Standards	80	Y
Egan Crest Drive	Major Collector Street	Skye Canyon Development Standards	66	Y

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	15	
Intersection – Internal		9
Cul-de-sac Terminus		1
Intersection – External Street or Stub Terminus		1
Total:	**15**	**11**
	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**N/A**	**1.36**

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	67 dwellings	2 spaces per dwelling	134				
TOTAL SPACES REQUIRED			134		134		Y
Regular and Handicap Spaces Required			134	0	134	0	Y

Proposed 68 Single-Family Units:					
Student Yield	**Elementary School**		**Middle School**	**High School**	
Single-Family Units (67)	67 x 0.166		67 x 0.093	68 x 0.131	
Total Additional Students	11		6	9	
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Divich Elementary School	9851 Donald Nelson Avenue	Kindergarten – 5th Grade	863 Students	887 Students*	03/01/21
Escobedo Middle School	9501 Echelon Point Drive	6th – 8th Grade	1,591 Students	987 Students	03/01/21
Arbor View High School	7500 Whispering Sands Drive	9th - 12th Grade	2,524 Students	3,229 Students*	03/01/21

**Divich Elementary School and Arbor View High School were over capacity for the 2020-2021 school year. Divich Elementary School was at 102.78% and Arbor View High School was at 127.93% of their program's capacities.*

Department of Public Works Traffic Study

Tentative Map for a Proposed 68-Unit Single Family Residential Development – Southwest corner of W Skye Canyon Park Dr and Egan Crest Drive				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	67	9.44	632
AM Peak Hour			0.74	50
PM Peak Hour			0.99	66
Existing Traffic on Nearby Streets				
Adjacent Street ADT Capacity				
W Skye Canyon Park Dr			16,380	
Shaumber Road			16,380	
Egan Crest Drive			15,600	
Summary				
This project will add approximately 642 trips per day on W Skye Canyon Park Dr, Suamber Road, and Egan Crest Drive. Counts are not available for W Skye Canyon Park Dr, Suamber Road, and Egan Crest Drive, but are believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 67 additional cars, or about one every minute.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0473
Meeting Date	07/26/2021
Total Fee	
Received By/Date	

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

Project Address (Location) Shaumber Rd / Skye Canyon Park Drive

Project Name Skye Canyon Parcel 2.11 **Proposed Use** Residential

Assessor's Parcel #(s) 126-12-716-001 **Ward #** 6

General Plan: Existing T-D Proposed T-D **Zoning:** Existing T-D Proposed T-D

Additional Information

Property Owner Century Communities of Nevada, LLC Contact Joe Genovese
Address 6345 S. Jones Blvd. Suite 400 City Las Vegas State NV Zip 89118
E-mail Joe.Genovese@centurycommunities.com Phone (702)873-5338

Applicant Century Communities of Nevada, LLC Contact Joe Genovese
Address 6345 S. Jones Blvd. Suite 400 City Las Vegas State NV Zip 89118
E-mail Joe.Genovese@centurycommunities.com Phone (702)873-5338

Representative Westwood Professional Services Contact Hannah Swan
Address 5725 W. Badura Ave. Suite 100 City Las Vegas State NV Zip 89118
E-mail hannah.swan@westwoodps.com / lvproc@westwoodps.com Phone (702)284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

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

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

Print Name Robert M. Beville

Subscribed and sworn before me
This 25th day of June, 20 21

Kimberly Kennedy
Notary Public in and for said County and State

KIMBERLY KENNEDY
Notary Public, State of Nevada
No. 21-2291-01
My Appt. Exp. Dec. 8, 2024

100768- PRE
Skye 2.11

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.

21-0473
07/26/2021

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

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

note 17 – some private?

☐ 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. pedestrian circulation plan required.

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).

N/A 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).

N/A 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: _____

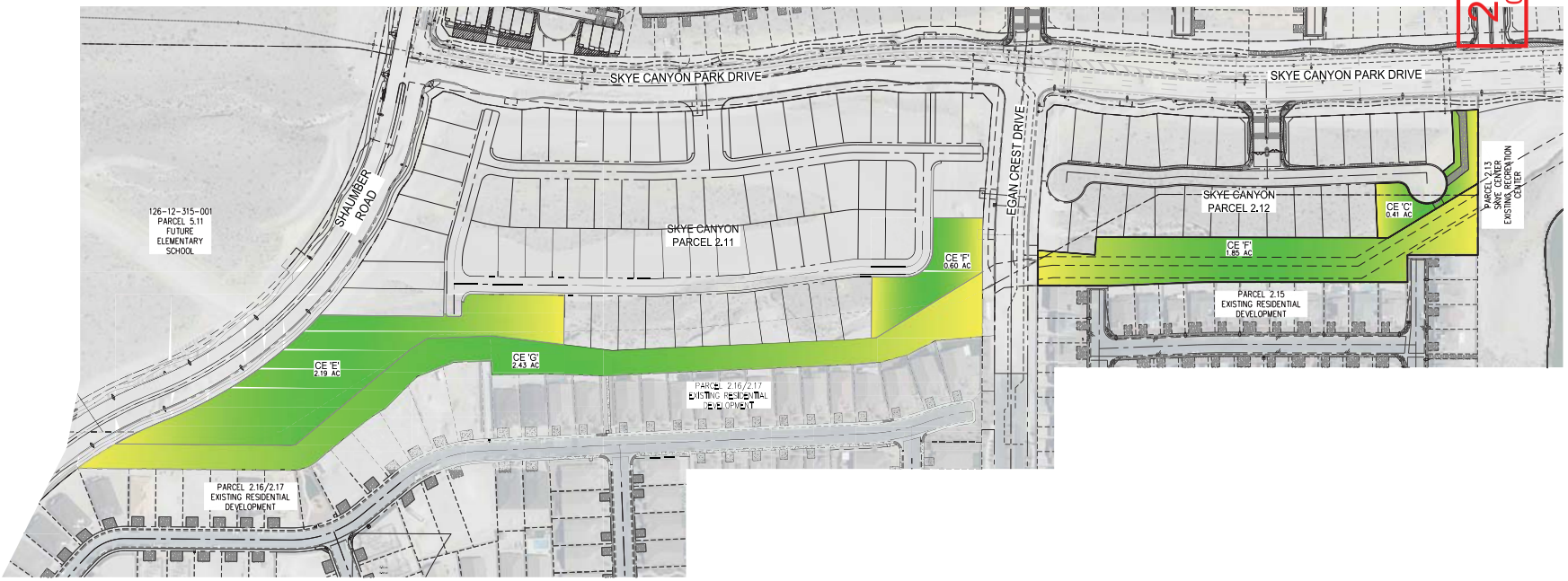
Date: 7/22/2021

– all adjacent offsites to be complete or bonded for.

21-0473
07/26/2021

SKYE CANYON
LAND USE EXHIBIT

21-0473
09/22/2021



SCALE - 1"=80' FEET

LEGEND

DESIGNATED ARROYO AREA

SKYE 2.11 ACREAGE TABLE	
CE 'E':	2.19 AC
CE 'F':	0.60 AC
CE 'G':	2.43 AC
TOTAL:	5.22 AC

SKYE 2.12 ACREAGE TABLE	
CE 'C':	0.41 AC
CE 'F':	1.85 AC
TOTAL:	2.26 AC

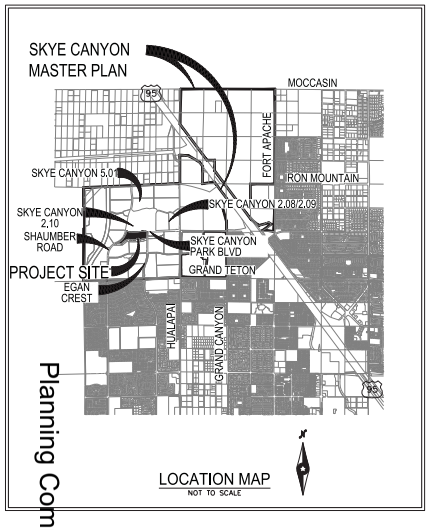
TOTAL ACREAGE TABLE	
SKYE 2.11:	5.22 AC
SKYE 2.12:	2.26 AC
TOTAL:	7.48 AC
DEVELOPMENT REQUIREMENT	7.39 AC

Westwood
Phone (702) 284-5300 5725 W. Badura Ave. STE: 100
Toll Free (888) 937-5150 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

CENTURY COMMUNITIES

DATE:9/15/21
SCALE:1"=80'
PROJECT #:

SCALE - 1"=80' FEET

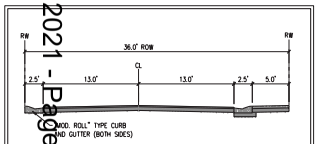


CENTURY COMMUNITIES

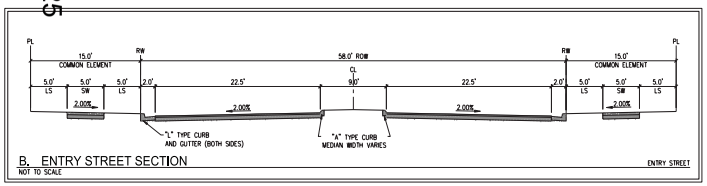
TENTATIVE MAP FOR SKYE CANYON 2.11

CITY OF LAS VEGAS, NEVADA
RESIDENTIAL SUBDIVISION
APN: 126-12-716-001, 126-12-713-010 & 126-12-314-082

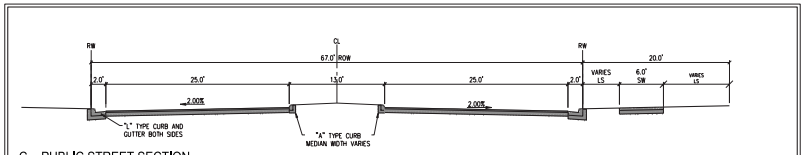
Planning Commission October 12, 2021 - Page 25



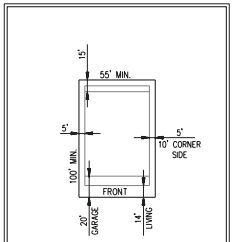
A. 36' PRIVATE STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. ENTRY STREET SECTION — ENTRY STREET
NOT TO SCALE



C. PUBLIC STREET SECTION — EGAN CREST DRIVE & SKYE CANYON PARK DRIVE
NOT TO SCALE



TYPICAL 100' LOT DETAIL R-1
NOT TO SCALE

Sheet List Table

NO.	SHEET	TITLE
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP -1
3	TM-2	TENTATIVE MAP -2
4	TM-4	EAST - WEST CROSS SECTION
5	TM-5	SOUTH NORTH CROSS SECTION
6	TM-6	LANDSCAPE PLAN

SITE DATA

APN NUMBERS:	126-12-716-001 126-12-713-010 126-12-314-082
GROSS AREA:	18.38± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	R-1
TOTAL LOT COUNT:	67
TOTAL DENSITY:	3.65 DU/AC
NO. OF COMMON ELEMENTS:	9
TYPICAL LOT SIZE:	55' x 100'
MINIMUM LOT SIZE:	5,500 SF (TYPICAL)
MAXIMUM LOT SIZE:	12,489 SF (LOT 23)

BENCHMARK

BENCHMARK NUMBER: USDA1934

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD.

ELEVATION = 2817.61 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.DM., 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.

LEGAL DESCRIPTION

A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE SKYE CANYON DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
5. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
6. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
7. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE PRIVATE AND MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA UNLESS NOTED OTHERWISE.
8. INTERIOR STREETS ARE PRIVATE.
9. TRAFFIC ACCESS SHALL BE VIA SKYE CANYON PARK DRIVE.
10. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
11. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY 2 CONNECTIONS. THE 1ST CONNECTION IS TO THE EXISTING 8" WATER STUB LOCATED OFF OF SKYE CANYON PARK DRIVE AND THE 2ND CONNECTION IS TO THE EXISTING 8" WATER STUB OFF LOCATED OFF OF EGAN CREST DRIVE.
12. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE 1 CONNECTION TO EXISTING 8" SEWER STUBS LOCATED IN SKYE CANYON PARK DRIVE.
13. THE SITE AND STREET SLOPES ARE LESS THAN 12%
14. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
15. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
16. THIS PROJECT IS PART OF THE SKYE CANYON MASTER PLAN.
17. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC UNLESS NOTED OTHERWISE.
18. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
19. FIRE SPRINKLERS WILL BE INSTALLED PER THE MOU.

DEVIATIONS FROM STANDARD

NONE

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 OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

67 UNITS X 250 GPD/UNITS = 16,750 GPD
TOTAL AVERAGE CONTRIBUTION = 16,750 GPD = 0.0168 MGD
TOTAL PEAK FLOW = 0.0168 MGD X 3.87 (PEAK FACTOR) = 0.0650 MGD

PARKING ANALYSIS

NO OF UNITS	= 67
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 147 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

SETBACK (SKYE R-1)

FRONT (LIVING):	14' TO SINGLE STORY LIVING 20' TO SECOND STORY ELEMENTS 20' TO FRONT ENTRY GARAGE DOOR
SIDE:	5' (10' CORNER)
REAR:	15' TO SINGLE STORY LIVING 20' TO SECOND STORY LIVING ELEMENT

OWNER / DEVELOPER INFORMATION

CENTURY COMMUNITIES OF NEVADA, LLC
6345 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
PH (702) 873-5338
CONTACT: PAULO CHAVEZ

ENGINEER INFORMATION

WESTWOOD PROFESSIONAL SERVICES, INC.
5725 W. BADURA AVENUE, SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: MICHAEL FANG

MOU NOTES

3. HYDRANT SPACING REQUIREMENTS WILL BE AS PER PRESCRIBED ADOPTED CODE.
4. MINIMUM STREETS WIDTHS AS DESCRIBED WITHIN GATED PRIVATE COMMUNITY INTERIOR STREETS AS FOLLOWS:
   B. 28' WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB.
5. CUL-DE-SAC RADIUS REDUCTION TO 40.5' BACK OF CURB AND ALLOW SUCH TO OCCUR UP TO 600' IN LENGTH.
6. LOCATIONS WITH LESS THAN 200 HOMES DO NOT REQUIRE SECONDARY ACCESS POINT PER CODE.
9. SIDEWALK REQUIRED ON ONE SIDE OF INTERIOR PRIVATE GATED STREETS IN COMPLIANCE WITH ONE OF THE ABOVE STREET SECTIONS REFERENCED TO IN ITEM #4.
11. SPRINKLER INSTALLATION REQUIREMENTS WILL FOLLOW THE BASE NFPA 13D REQUIREMENTS FOR SUCH LOCATIONS.
14. CITY OF LAS VEGAS AGREES THAT FOR SINGLE FAMILY DWELLINGS PROVIDED WITH FIRE SPRINKLERS, THERE WILL BE NO ADDITIONAL FEE FOR THE FIRE SPRINKLER REVIEW, PERMIT OR INSPECTIONS.
15. PLANS FOR RESIDENTIAL FIRE SPRINKLERS WILL BE PART OF THE STANDARD PLAN SUBMITTAL FOR SINGLE FAMILY DWELLING TRACT OR PRODUCTION HOME.
17. NO NET INCREASE IN ENTERPRISE FUND FOR IMPLEMENTING THE INSTALLATION OF FIRE SPRINKLER SYSTEMS WITHIN SINGLE FAMILY DWELLING TRACT OR PRODUCTION HOMES.
18. HYDRANT SPACING REQUIREMENT AT "ALL INTERSECTIONS." MINIMUM SPACING AND REQUIRED LOCATIONS WILL BE IN ACCORDANCE WITH ADOPTED CODE.
19. ITEMS REFLECTED WITHIN THIS MOU FOR ALL PROJECTS PERMITTED WILL BE EFFECTED AND ENFORCEABLE WITH THE ADOPTION OF 2018 INTERNATIONAL RESIDENTIAL CODE AS THE CODE OF RECORD, OR EFFECTIVE DATE OF THE TITLE 19 CHANGES, WHICHEVER IS LATER.
20. STREET LIGHTS ON PRIVATE STREETS WITHIN SINGLE FAMILY SUBDIVISIONS SHALL NOT BE REQUIRED.

21-0473
09/22/2021

Westwood
Westwood Professional Services, Inc.
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

CENTURY COMMUNITIES

SKYE CANYON PARCEL 2.11
COVER SHEET

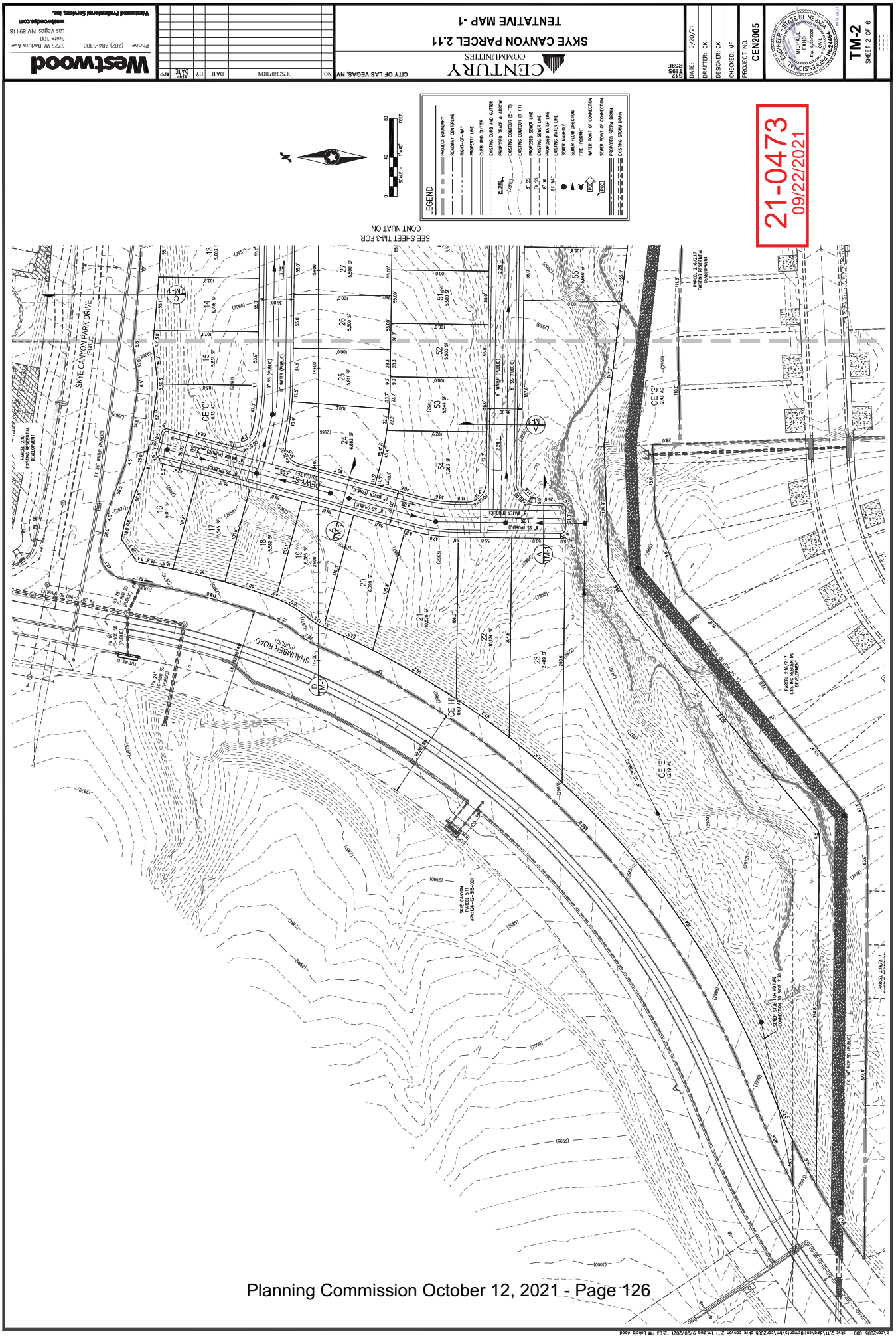
S:12
R:59E

DATE: 9/20/21
DRAFTER: CK
DESIGNER: CK
CHECKED: MF
PROJECT NO.
CEN2005

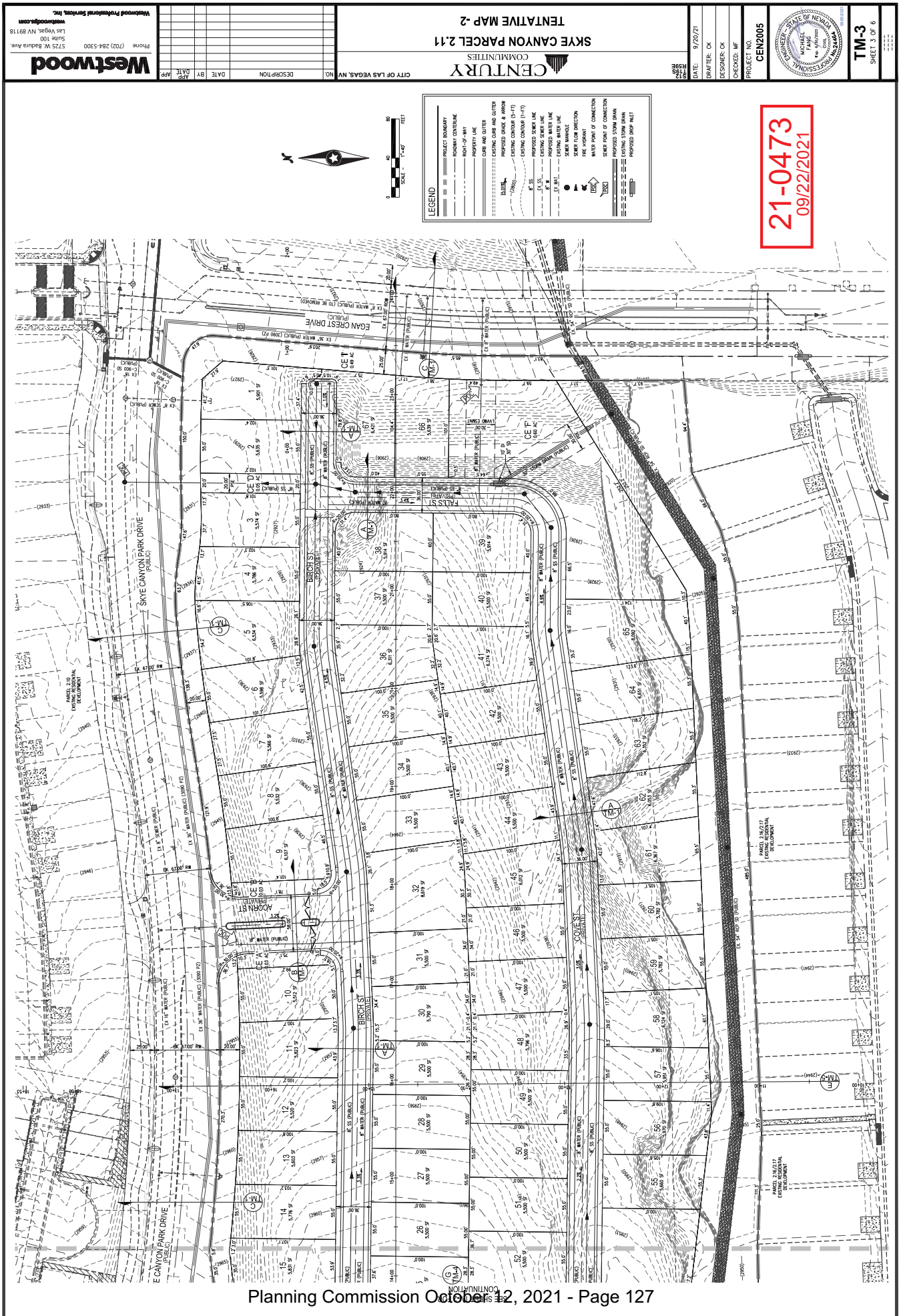


TM-1
SHEET 1 OF 6

J:\cen2005-300 - skye 2.11\Civil\entitlements\tm\cen2005 skye canyon 2.11 tm.dwg 9/20/2021 12:03 PM Loaiza Abad

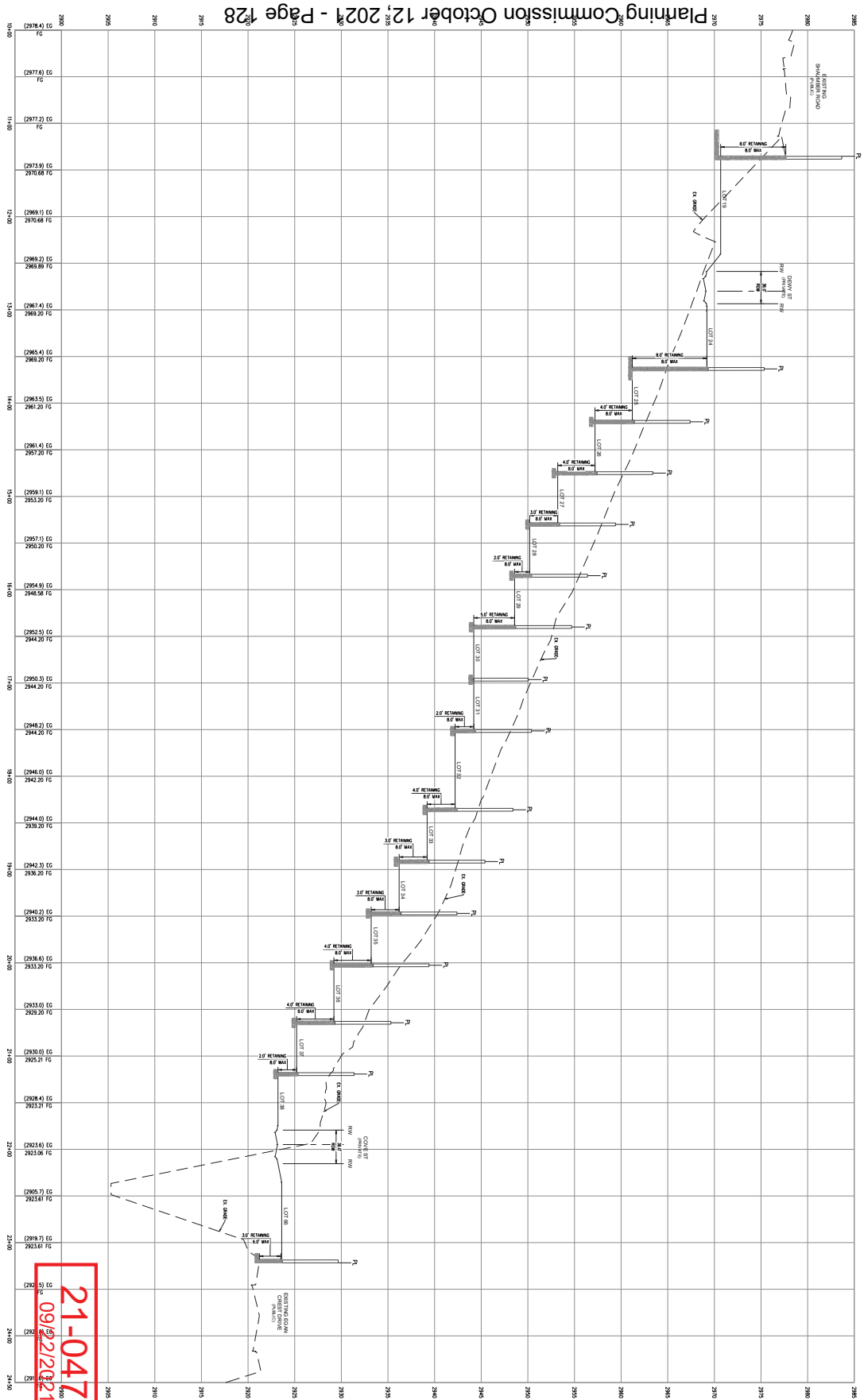


Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Westwood Professional Services, Inc.
CITY OF LAS VEGAS, NV
CENTURY COMMUNITIES
SKYE CANYON PARCEL 2.11
TENTATIVE MAP -1
DATE: 9/20/21
DRAFTER: CK
DESIGNER: CK
CHECKED: MF
PROJECT NO. CEN2005
TM-2
SHEET 2 OF 6
21-0473
09/22/2021
LEGEND
SEE SHEET TM-3 FOR CONTINUATION
SKYE CANYON PARK DRIVE (PUBLIC)
SHAUMBER ROAD (PUBLIC)
DEWY ST (PRIVATE)
CE 'C'
CE 'G'
CE 'H'
CE 'E'



Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
NO.
DESCRIPTION
DATE
BY
APP DATE
APP
CITY OF LAS VEGAS, NV
CENTURY COMMUNITIES
SKYE CANYON PARCEL 2.11
TENTATIVE MAP -2
S12 T19S R59E
DATE: 9/20/21
DRAFTER: CK
DESIGNER: CK
CHECKED: MF
PROJECT NO.
CEN2005
MICHAEL FANG
STATE OF NEVADA
PROFESSIONAL ENGINEER
TM-3
SHEET 3 OF 6
21-0473
09/22/2021
LEGEND
PROJECT BOUNDARY
ROADWAY CENTERLINE
RIGHT-OF-WAY
PROPERTY LINE
CURB AND GUTTER
EXISTING CURB AND GUTTER
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
PROPOSED DROP INLET
SCALE - 1"=40' FEET
EGAN CREST DRIVE (PUBLIC)
SKYE CANYON PARK DRIVE (PUBLIC)
BIRCH ST (PRIVATE)
FALLS ST (PRIVATE)
ACORN ST (PRIVATE)
COVE ST (PRIVATE)
PARCEL 2.10 EXISTING RESIDENTIAL DEVELOPMENT
PARCEL 2.16/2.17 EXISTING RESIDENTIAL DEVELOPMENT

J:\cen2005-000 – skye 2.11\dwg\entitlements\tm\cen2005 skye canyon 2.11 tm.dwg 9/20/2021 12:03 PM Lakela Abad



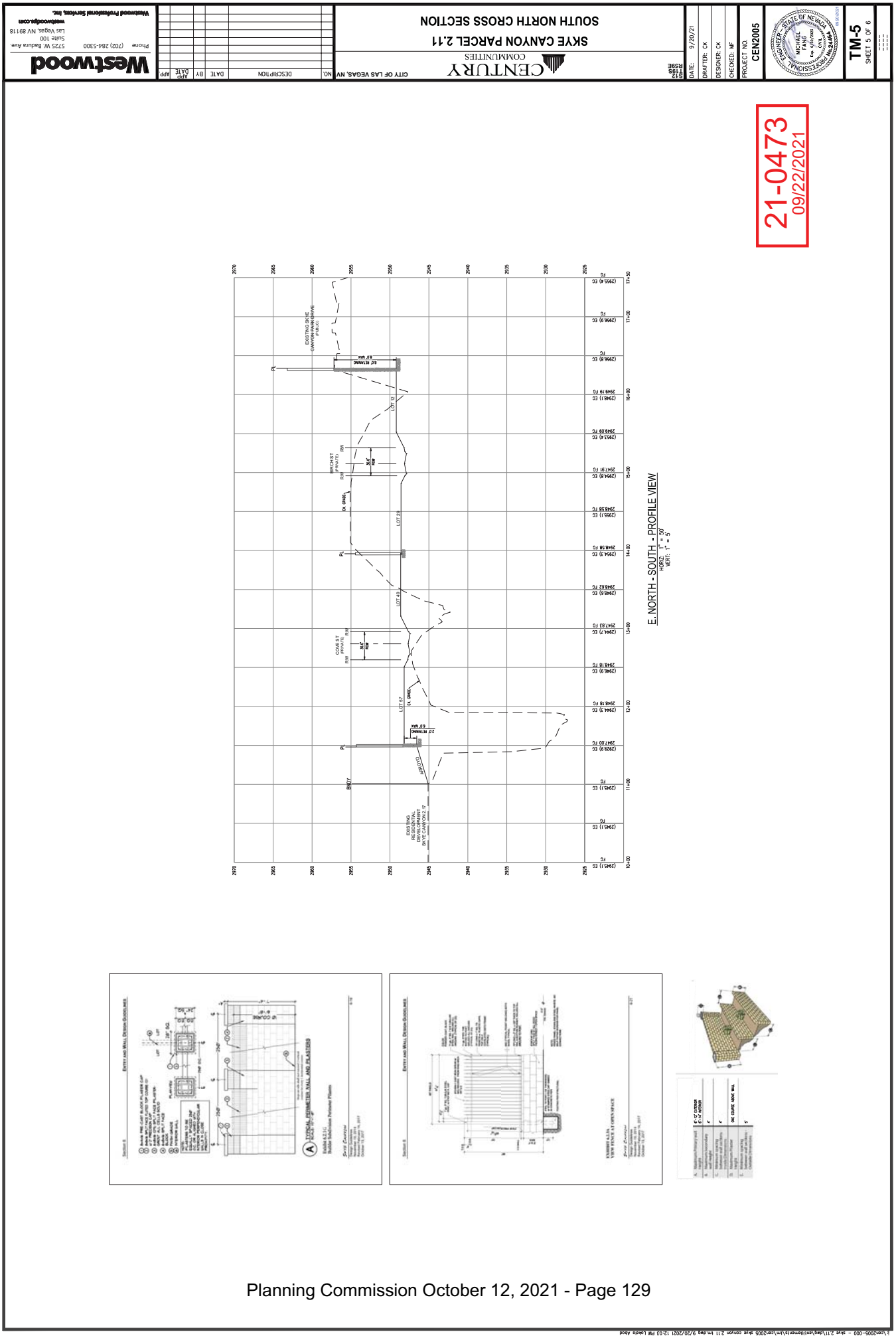
D. EAST - WEST - PROFILE VIEW
HORIZ: 1" = 50'
VERT: 1" = 5'

21-0473
09/22/2021

	TM-4	SHEET 4 OF 6	PROJECT NO. CEN2005	CHECKED: MF	DESIGNER: CK	DRAFTER: CK	DATE: 9/20/21	S12 T19S R59E	CENTURY COMMUNITIES	CITY OF LAS VEGAS, NV	SKYE CANYON PARCEL 2.11 EAST - WEST CROSS SECTION

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.



Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
NO.
DESCRIPTION
DATE
BY
APP DATE
APP.
CITY OF LAS VEGAS, NV
CENTURY COMMUNITIES
SKYE CANYON PARCEL 2.11
SOUTH NORTH CROSS SECTION
S12 T19S R59E
DATE: 9/20/21
DRAFTER: CK
DESIGNER: CK
CHECKED: MF
PROJECT NO.
CEN2005
MICHAEL FANG
TM-5
SHEET 5 OF 6
21-0473
09/22/2021
E. NORTH - SOUTH - PROFILE VIEW
HORIZ: 1" = 50'
VERT: 1" = 5'
EXISTING SKYE CANYON PARK DRIVE (PUBLIC)
BIRCH ST (PRIVATE)
COVE ST (PRIVATE)
EXISTING RESIDENTIAL DEVELOPMENT SKYE CANYON 2.17
LOT 12
LOT 29
LOT 49
LOT 57
BNDY
ARROYO



Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
CENTURY COMMUNITIES
CITY OF LAS VEGAS, NV
SKYE CANYON PARCEL 2.11
LANDSCAPE PLAN
DATE: 9/20/21
DRAFTER: CK
DESIGNER: CK
CHECKED: MF
PROJECT NO. CEN2005
TM-6
SHEET 6 OF 6
LANDSCAPE LEGEND
LANDSCAPING PER CURRENT SKYE CANYON DESIGN GUIDELINES
SKYE CANYON PARK DRIVE
SHAUMBER ROAD
21-0473
09/22/2021



21-0473-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTH SIDE OF W SKYE CANYON PARK DR BETWEEN EGAN CREST DRIVE AND SHAUMBER ROAD

08/10/2021



21-0473-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTH SIDE OF W SKYE CANYON PARK DR BETWEEN EGAN CREST DRIVE AND SHAUMBER ROAD

08/10/2021



21-0473-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTH SIDE OF W SKYE CANYON PARK DR BETWEEN EGAN CREST DRIVE AND SHAUMBER ROAD

08/10/2021



21-0473-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTH SIDE OF W SKYE CANYON PARK DR BETWEEN EGAN CREST DRIVE AND SHAUMBER ROAD

08/10/2021

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

CEN2006.000

July 7, 2021

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

Subject: Justification Letter for a Tentative Map for Skye Canyon Parcel 2.11
APN: 126-12-716-001, 126-12-314-082, & 12-612-713-010

Westwood Professional Services, on behalf of our client, Century Communities, respectfully submits this justification letter in support of a Tentative Map (TMP) for the subject site.

The subject site is located southwest of the intersection of Egan Crest Drive and Skye Canyon Park Drive. It is located in parcels 126-12-716-001, 126-12-314-082, & 12-612-713-010 . The combined parcel acreage is ~18.37 acres. The proposed development will consist of 68 single-family residential lots resulting in a density of 3.70 du/ac. A single lot size of 55' x 100' is proposed for this project.

The associated Tentative Map (TMP) will establish the 68-residential lot count and general configuration for the layout of the site. The TMP provides a summary of the project information, cross-section 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 project proposes a gated entry on Skye Canyon Park Drive with large open spaces connecting to the community's entrance.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Michael Fang, PE
Project Manager

CC:
Paulo Chavez, Century Communities
Chelsea Jensen, Westwood Professional Services

21-0473
07/26/2021

CENTURY COMMUNITIES

21-0473
07/26/2021

July 8, 2021

City of Las Vegas
Department of Planning
495 S. Main Street | Las Vegas, NV 89101

RE: Skye Canyon Parcel 2.11 Tentative Map and Preliminary Project Plan Submittal

Dear City Planning,

The Tentative Map for Parcel 2.11 as referenced above, has been reviewed for compliance with the Developer Review and the Skye Canyon Design Guidelines dated October 13, 2017.

Skye Canyon DRC has reviewed and approves the Tentative Map and Preliminary Project Plan for compliance with the following Development Standards: Skye Canyon R-1 (City of Las Vegas R-1).

Please contact us should you have any questions or concerns.

Respectfully,

Joe Genovese
Skye Canyon Project Review Team

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-4303
www.centurycommunities.com

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 09/29/2021 **Application Number** 21-0473-TMP1 **Entity** LV

Company Name Westwood Professional Services

Contact Name

Contact Mailing Address

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

Phone (702) 284-5300 **Mobile** **Fax** **Email**

Project Name Skye Canyon Parcel 2.11

Project Description 68 Single-family lots

APN's 126-12-314-082, 126-12-713-010 and 126-12-716-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	**68**	**x 0.166=**	**11**	**x 0.093 =**	**6**	**x 0.131 =**	**9**
Multi-Family Units (2)		**x 0.139 =**	**0**	**x 0.065 =**	**0**	**x 0.074 =**	**0**
Resort Condo Units (3)							
Total			**11**		**6**		**9**

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

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Divich ES	9851 Donald Nelson Ave	K-5	863	887	3/1/2021
Escobedo MS	9501 Echelon Point Dr.	6-8	1591	987	3/1/2021
Arbor View HS	7500 Whispering Sands Dr	9-12	2524	3229	3/1/2021

*** CCSD Comments** Divich ES and Arbor View HS were over capacity for the 2020-2021 school year. Divich ES was at 102.78% and Arbor View HS was at 127.93% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
11

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

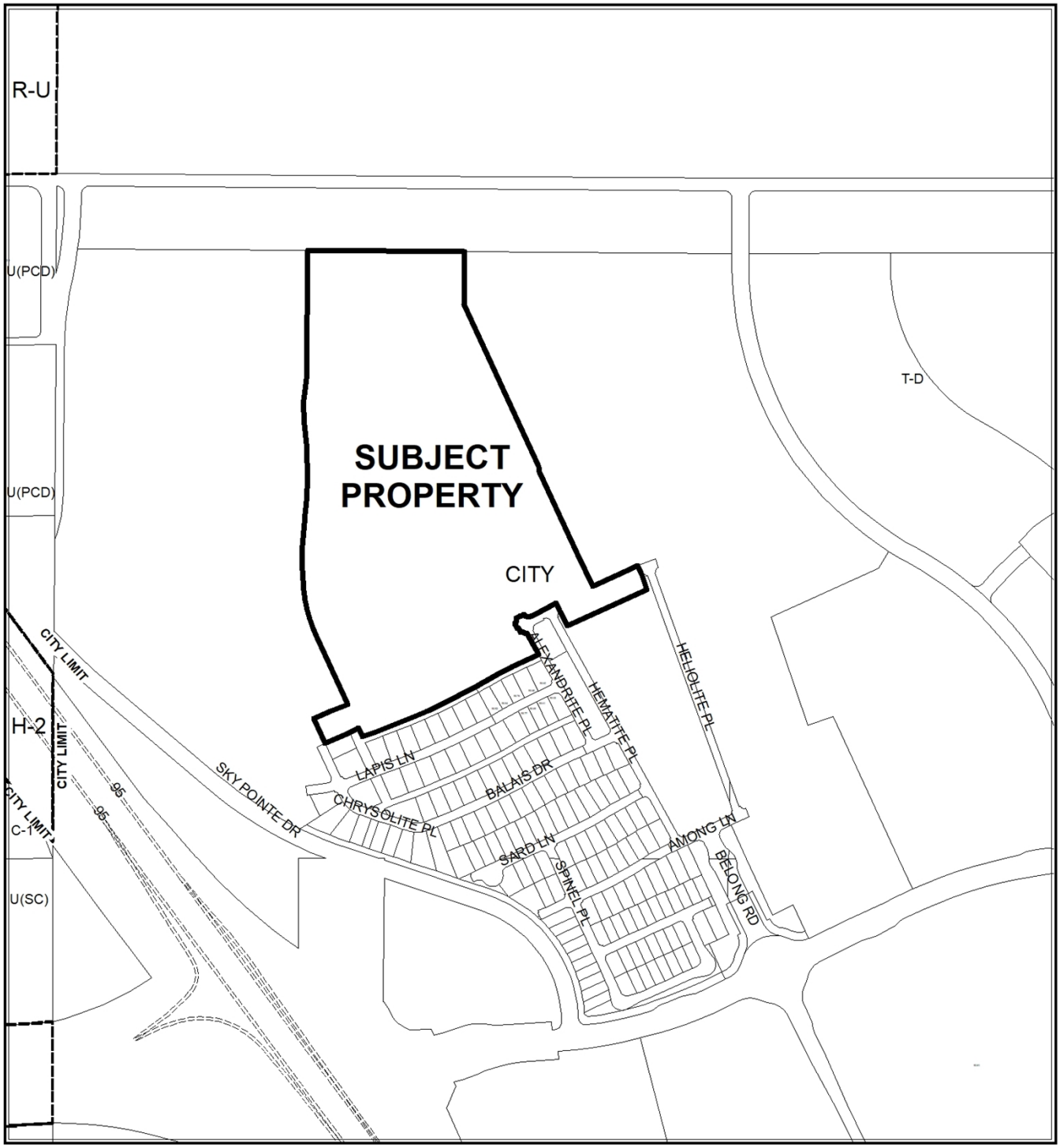
SUBJECT:
21-0524-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 3 - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 134-LOT SINGLE-FAMILY DETACHED AND SIX-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on a portion of 35.66 acres located on the south side of Moccasin Road between Sun Village Park Drive and Sun Park Drive (APN 125-06-211-016), T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore). 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. Sunstone Approval Letter
7. School Development Tracking Form Submitted by Clark County School District
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division

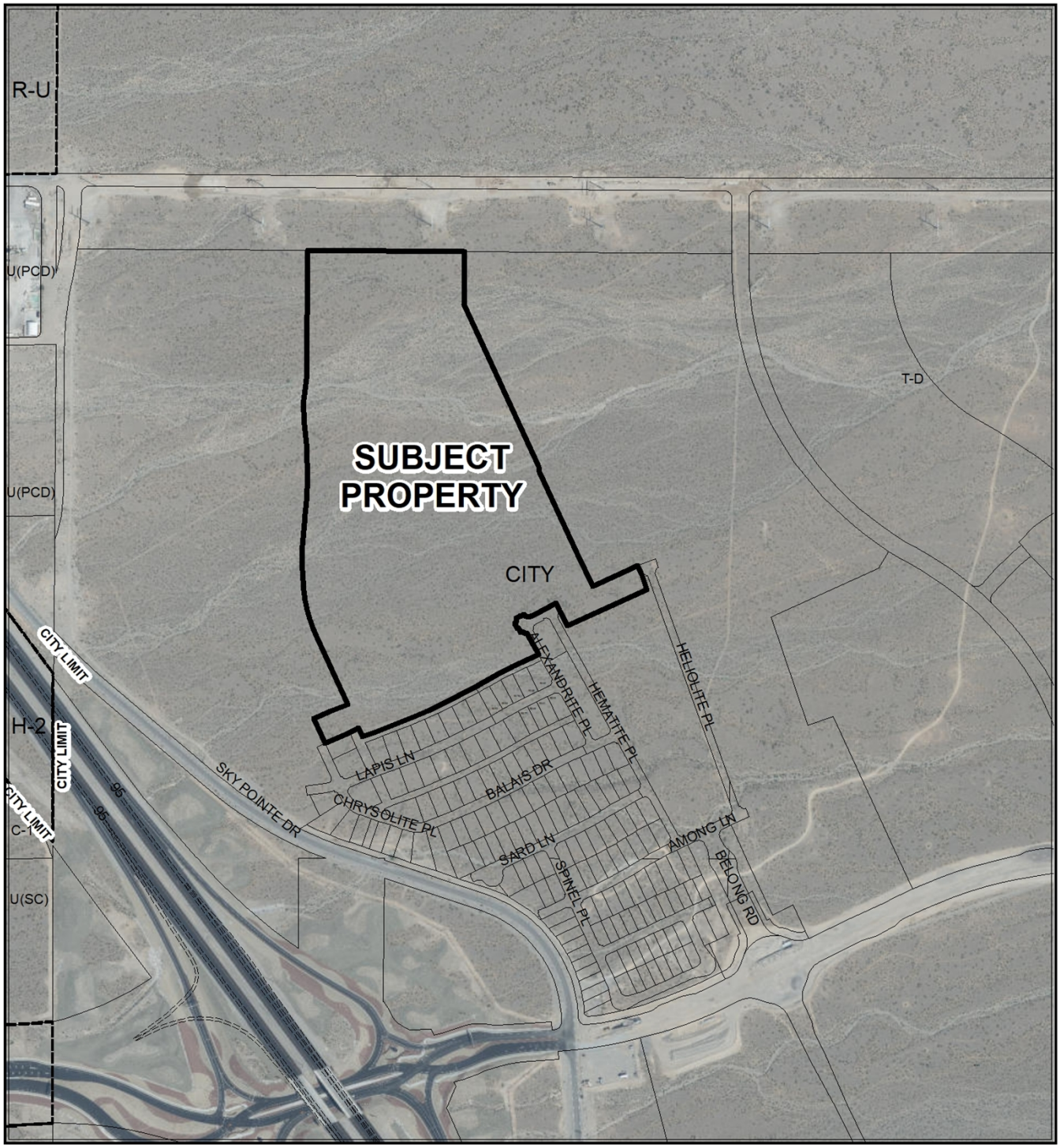


CASE: 21-0524-TMP1

0 450 900 Feet

ZONING OF SUBJECT PROPERTY: T-D (Traditional Development)
Zone [AQ (Age Qualified) Sunstone Special Land Use Designation)]

N



0 450 900 Feet

CASE: 21-0524-TMP1

ZONING OF SUBJECT PROPERTY: T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation)]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: NORTHLAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0524-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0524-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

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

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

4. 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.

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

Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

7. In accordance with condition #10 of TMP-76718 and section 3.04 of the Sunstone Development Agreement, if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement on village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Complete construction of Village streets shall conform to section 3.04 of the Sunstone Development Agreement. 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.

8. Grant a Public Sewer Easement over the sewer going through the remnant lot and the Not A Part (N.A.P.) parcel. Per the Sunstone Master Sewer Study, Parcel 3 shall drain to Sun Park Drive. No structures and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

9. Concurrent with development, construct sewer laterals for future lots across the N.A.P. Parcel 3, unless otherwise allowed by the City Engineer.

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

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

12. Site development to comply with all applicable conditions of approval for the Sunstone master Tentative Map (TMP-76718).

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed a 134-lot single-family detached and six-lot attached residential subdivision on a portion of 35.66 acres within the Sunstone Master Plan area located on the south side of Moccasin Road between Sun Village Park Drive and Sun Park Drive.

ISSUES

- The proposed Tentative Map was reviewed and approved by the Sunstone Architectural Review Committee on August 5th, 2021 prior to submittal to the City for review.
- The subject site is designated AQ (Age Qualified) and is subject to the Trilogy Sunstone – Active Adult Parcel Design Guidelines. The applicant is proposing to develop the site in accordance with the development standards for Sunstone R-1 (Single Family Detached) and Sunstone R-TH (Single Family Attached) land use designation, which staff supports.

ANALYSIS

The subject property is part of the Sunstone Master Plan Area governed by the Trilogy Sunstone – Active Adult Parcel Design Guidelines adopted on April 11th, 2019. On July 23rd, 2019 the Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. On February 10, 2020 a Final Map (FMP-77750) [Book 161, Page 40 of Plats] was recorded for the Master Planned Community. On November 12th, 2020 The Department of Planning processed a request for a Parcel Map (100059-PMP) for Technical Review of a three-lot parcel map (Parcel 3) on 126.85 acres located on the northwest side Tee Pee Lane and Iron Mountain Road. The map was finalized and recorded on 02/23/21.

The Sunstone Land Use Plan designates the subject property as AQ (Age Qualified), which allows a maximum density range of 25 dwelling units per acre, with an average of 6.50 dwelling units per acre. The applicant has proposed to develop 140-lots on a 26.61 acre portion of the 35.66 acre developer parcel. The proposed density of 5.26 dwelling units per acre falls well below the average density range of 6.50 dwelling units per acre. The residential development will be comprised of 136 detached single family residential lots (Lots 433-533 & 540-572) designed to Sunstone R-1 development standards. The remaining lots (Lots 534-539) will be designed to Sunstone R-TH development standards and will be comprised of six lots designed to accommodate attached townhomes.

The proposed 36-foot private residential street configuration meets the minimum standards set forth in exhibit 2-A for cross section “D” outlined in the Trilogy Sunstone – Active Adult Parcel Design Guidelines. Per section 6.B of the Sunstone Design Guidelines, the maximum retaining wall height shall be six feet. The submitted cross sections do not show any retaining walls for the proposed development on the project boundaries. There is one 7.30-foot interior retaining wall. As proposed the exterior perimeter wall of the subdivision will be a combination of a six-foot tall “Theme Wall” and “View Fence” as designated by Trilogy Sunstone – Active Adult Parcel Design Guidelines section 6.B.1 and 6.B.4.

The Clark County School District projects that approximately 54 primary and secondary school students would be generated by the proposed development on this site. Of the four schools serving the area (James Bilbray Elementary School, Scherkenbach Elementary School, Ralph Cadwallader Middle School and Arbor View High School), the District notes that Arbor View High School was over capacity for the 2020-21 school year, and no new schools are planned in this area at this time.

FINDINGS (21-0524-TMP1)

The proposed Tentative Map conforms to the approved Sunstone Development Agreement, the approved Trilogy Sunstone Active Adult Parcel Design Guidelines, and the minimum requirements set forth by Title 19 for Tentative Maps. Therefore, staff recommends approval of this application with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the City of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas. Staff recommended approval.
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement.
11/21/18	The City Council approved a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between U.S. 95 and Iron Mountain Road, Fort Apache Road between U.S. 95 and Moccasin Road, and Hualapai Way from Grand Teton Drive to Moccasin Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between U.S. 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.
	The City Council approved the Fourth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-74292), reducing the area within the Skye Canyon community from 1,663 acres to 1,031 acres. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Fourth Amendment to the Skye Canyon Development Agreement (DIR-74293). The Planning Commission and staff recommended approval.
	The City Council approved the Eastland Development Agreement (DIR-74289) between SC East Landco, LLC and the City of Las Vegas on approximately 633 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Eastland Development Agreement (DIR-74290). The Planning Commission and staff recommended approval.
01/16/19	The City Council adopted the Eastland Development and Parks Agreement through Ordinance #6666.
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.
	The City Council approved the Second Amendment and Restatement of the Parks Agreement accompanying the Fifth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-76243). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/23/19	The Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval of the request.
02/10/20	A Final Map (FMP-77750) was processed for a 20-parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. The map recorded on 02/10/20.
07/14/20	The Planning Commission approved Major Modification (MOD-78829 to allow an amendment to the Sunstone Master Plan located at the southwest corner of N Skye Canyon Park Drive and Moccasin Road. Planning Staff recommended approval.
	The Planning Commission approved Tentative Map (TMP-78830) for a 26-parcel master planned community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Drive. Planning Staff recommended approval.
11/12/20	The Department of Planning processed a request for a Parcel Map (100059-PMP) for Technical Review of a three-lot parcel map (Parcel 3) on 126.85 acres located on the northwest side Tee Pee Lane and Iron Mountain Road. The map was finalized and recorded on 02/23/21.
11/18/20	The City Council approved a Variance (20-0004-VAR1) to allow trail as a suffix where such is not allowed and to allow a street name change to sunstone parkway where sunstone street already exists on property generally located at the southwest corner of the Moccasin Road alignment and North Skye Canyon Park Drive.
	The City Council approved a Street Name Change (20-0004-SNC1) to allow multiple street name changes from: Sunbridge Pointe Way to: Sun Park Drive; from: Skye Village Road to: Brightstone Trail; from: Skye Pointe Drive to: Sun Village Park Drive and from: Log Cabin Way to: Sunstone Parkway on property generally located at the southwest corner of the Moccasin Road alignment and North Skye Canyon Park Drive.
06/02/21	The City Council approved a request for a Street Name Change (21-0046-SNC1) from Tee Pee Lane to Erik Lloyd Street generally located on Tee Pee Lane street alignment between Iron Mountain Road and Brent Lane. Staff recommended approval of the request.
08/10/21	The Planning Commission approved a request for a Major Modification (21-0395-MOD1) to modify the parking requirements for the Trilogy Sunstone R-TH standards on 46.71 acres at the northeast corner of Log Cabin Way and the Sky Pointe Drive alignment.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/14/20	A building permit (#L19-02444-A003) was processed for a Maintenance Bond Agreement - Sunstone Phase 1 Log Cabin Way at Log Cabin and Skye Pointe Drive. The permit was finalized on 06/09/20.
04/21/20	A building permit (#L19-02548-A003) was processed for a Maintenance Bond Agreement - Sunstone Phase 1 Sunbridge Pointe Way at the US 95 and Moccasin. The permit was finalized on 09/28/20.

Pre-Application Meeting	
08/18/21	Staff conducted a pre-application meeting where the submittal requirements for a Tentative Map were discussed.

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

Field Check	
09/02/21	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	A 26.61 acre portion of the 35.66 acre developer parcel

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) – AQ (Age Qualified)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development) – P (Open Space)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development) – AQ (Age Qualified) TND (Traditional Neighborhood Development) – P (Open Space)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development) – AQ (Age Qualified)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development) – AQ (Age Qualified)	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
Sunstone	N/A
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Trilogy Sunstone R-1 (Single Family Detached) Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Compliance***
Min. Lot Size	4,500 SF	Y
Min. Lot Width	40 Feet	Y

Standard	***Required/Allowed***
Front (Measured from Sidewalk)	14 feet to single story Living, Porch or Attached Side Entry Garage elements (May be reduced to 10 feet at single-story living or porch for 30% of building on a maximum of 25% of product, subject to ARC approval). 20 feet to second story elements 20 feet to face of front entry garage door
Side	5 feet
Corner Side	8 feet to ground level Porch to roof overhang 10 feet to Living from sidewalk or 5 feet from common element
Rear	10 Feet
Max. Lot Coverage	60 % or less (includes detached structures and garage area)
Max. Building Height	3 Stories / 35 Feet

Pursuant to Trilogy Sunstone R-TH (Single Family Attached) Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Compliance***
Min. Lot Size	1,280 SF	Y
Min. Lot Width	20 Feet	Y

Standard	***Required/Allowed***
Front (From Interior Street, Paseo or Common Open Space)	5 feet from Porch 8 feet to single-story living 5 feet max or 18 feet minimum to face of front entry garage door
Front (From Court Street or Drive Aisle)	5 feet to second story living over garage 5 feet to porch 10 feet to single story living 10 feet to second story living 5 feet max or 18 feet minimum to face of garage door

Standard	***Required/Allowed***
Side	0 feet a common wall 5 feet at building end wall
Corner Side	5 feet
Rear (Rear Yard with No Alley)	5 Feet
Rear (Rear Yard from alley)	5 feet max or 18 feet minimum to face of garage door
Max. Lot Coverage	95 % or less (includes detached structures and garage area)
Max. Building Height	3 Stories / 45 Feet

Pursuant to Trilogy Sunstone Design Guidelines and Title 19, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
36' Private Residential Street – with Parking on One Side (Section "D")	36-foot wide right-of-way, with five-foot sidewalk and 2.5-foot "roll" type curb and gutter.	36-foot wide right-of-way, with five-foot sidewalk and 2.5-foot "roll" type curb and gutter.	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	
Single-Family, Detached	136 Lots	2 unimpeded spaces per unit within an enclosed garage	272				

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family, Attached	6 Lots	Two unimpeded spaces per unit within an enclosed garage. When dwelling units provide only one unimpeded space within an enclosed garage, provide additional one off-street guest parking space per unit. Units with 20-foot minimum driveways shall count as equivalent unimpeded spaces. Per approved (21-0395-MOD1).	12				
TOTAL SPACES REQUIRED			284		284		Y

DocuSign Envelope ID: A81220B5-6880-4E3D-868B-A8C478BC6256

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) Sky Pointe & Log Cabin

Project Name Parcel 3 @ Sunstone Phase 3 **Proposed Use** residential

Assessor's Parcel #(s) 125-06-2211-016 **Ward #** 6

General Plan: Existing TD Proposed N/A **Zoning:** Existing T-D Proposed NA

Additional Information

Property Owner Northland LLC Contact Efraim Balizan

Address 9275 W Russell Road, # 400 City Las Vegas State NV Zip 89148

E-mail Efraim.balizan@lennar.com Phone 702 849-7256

Applicant Shea Homes Limited Partnership Contact Rob Izer

Address 8800 N. Gainey Street City Scottsdale State AZ Zip

E-mail rob.izer@sheahomes.com Phone

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S Arville Street, Suite 216 City NV State NV Zip 89118

E-mail hannah.swan@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature DocuSigned by: 2ABDCDA74BDC44E...

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

Print Name Robert Johnson, Authorized Agent

Subscribed and sworn before me

This 3RD day of AUGUST, 20 21

Notary Public in and for said County and State

CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4947-01
MY APPT. EXPIRES SEPTEMBER 28, 2024

Parcel 3 at Sunstone Ph 3A & 3B

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.

Offsite sewer should be in a public sewer easement, not a P.U.E.

- ☑ 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.

21-0524
08/19/2021

- ☑ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

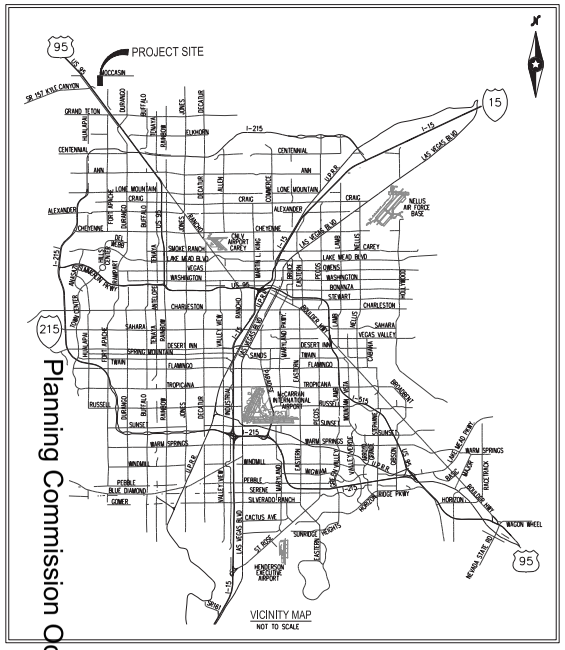
☑ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

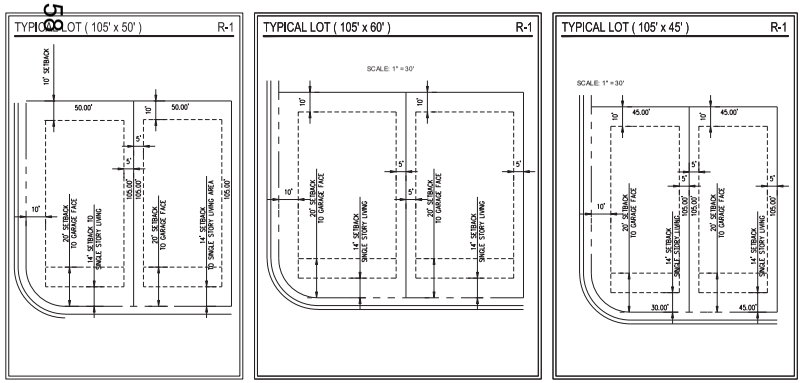
Date: 8/18/21

21-0524
08/19/2021

TENTATIVE MAP
FOR
PARCEL 3 AT SUNSTONE PHASE 3
(PARCEL 2 OF PM# 100059-PMP)
AUGUST 5, 2021



SHEET INDEX		
NO.	SHEET	TITLE
1	C-1	TENTATIVE MAP COVER SHEET
2	TM-1	TENTATIVE MAP OVERALL
3	TM-2	TENTATIVE MAP 2
4	TM-3	TENTATIVE MAP 3
5	C-2	CONNECTIVITY PLAN
6	C-3	TENTATIVE MAP DETAILS
7	C-4	CROSS SECTIONS
8	C-5	RESIDENTIAL ZONING EXHIBIT



OWNER INFORMATION
NORTHLAND, LLC C/O NINETY FIVE MGT, LLC C/O D HENSLEY 11411 SOUTHERN HIGHLANDS #300 LAS VEGAS, NV 89141

DEVELOPER INFORMATION
SH ACQ 2020, LLC 8800 N. GAINEY CENTER DRIVE, SUITE 350 SCOTTSDALE, AZ 85258 CONTACT: ROB IZER PHONE: (602) 318-0539

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES 5725 W. BADURA AVE., SUITE 100 LAS VEGAS, NV 89118 PH: (702) 284-5300 FX: (702) 284-5399 CONTACT: DERICK YORO

LEGAL DESCRIPTION
BEING A PART OF PARCEL 3 OF THAT CERTAIN PARENT FINAL MAP ENTITLED "SUNSTONE" ON FILE IN BOOK 161, PAGE 40 OF PLATS, OFFICIAL RECORDS CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK
MONUMENT ID: USDA (1934) 19 U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD ELEVATION = 2817.61 FEET, 858.810 METERS NAVD 88 DATUM PER THE CITY OF LAS VEGAS BENCHMARK BOOK– 2008 ADJUSTMENT (UPDATED 05/24/2010)

BASIS OF BEARING
NORTH 00°01'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

PARKING STANDARD	
R-1	2 UNIMPEDED SPACES PER UNIT WITHIN AN ENCLOSED GARAGE
R-TH	2 UNIMPEDED SPACES PER UNIT WITHIN AN ENCLOSED GARAGE. WHEN DWELLING UNITS PROVIDE ONLY ONE UNIMPEDED SPACE WITHIN AN ENCLOSED GARAGE, PROVIDE ADDITIONAL ONE OFF-STREET GUEST PARKING SPACE PER UNIT. UNITS WITH 20-FOOT MINIMUM DRIVEWAYS SHALL COUNT AS EQUIVALENT UNIMPEDED SPACES. (21-0395-MOD1)

R-TH SETBACKS (FOR CONDOMINIUMS AND 80' DUPLEX)	
FRONT (LIVING):	FROM INTERIOR STREET, PASEO OR COMMON OPEN SPACE 5' TO PORCH 8' TO SINGLE-STORY LIVING 5' MAX OR 18'+ MIN TO FACE OF FRONT ENTRY GARAGE DOOR FROM COURT ST. OR DRIVE AISLE 5' TO SECOND STORY LIVING OVER GARAGE 5' TO PORCH 10' TO SINGLE STORY LIVING 10' TO SECOND STORY LIVING 5' MAX OR 18'+MIN TO FACE OF GARAGE DOOR
SIDE:	0' AT COMMON WALL 5' AT BUILDING END WALL
CORNER SIDE:	5'
REAR:	REAR YARD WITH NO ALLEY 5' REAR YARD FROM ALLEY 5' MAX OR 18'+ MIN TO FACE OF GARAGE DOOR

R-1 SETBACKS (FOR 45'X105', 50'X105', 60'X105' LOTS)	
FRONT (MEASURED FROM SIDEWALK):	14' TO SINGLE STORY LIVING, PORCH OR ATTACHED SIDE ENTRY GARAGE ELEMENTS 20' TO SECOND STORY ELEMENTS
GARAGE:	20' TO FACE OF FRONT ENTRY GARAGE DOOR
SIDE:	5' (5' CORNER SIDE FROM CE, 10' FROM SIDEWALK, 8' TO GROUND LEVEL PORCH TO ROOF OVERHANG)
REAR:	10'

DEVIATIONS FROM STANDARD
NONE

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 OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
140 UNITS X 250 GPD/UNITS = 35,000 GPD TOTAL AVERAGE CONTRIBUTION = 35,000 GPD = .03500 MGD TOTAL PEAK FLOW = .03500 MGD X 3.58 (PEAK FACTOR) = .1253 MGD

SITE DATA	
APN NUMBERS:	125-06-211-016
LAND USE:	AG
CURRENT ZONING:	SUNSTONE R-1 TRILOGY SUNSTONE R-TH
PHASE 3	
AREA:	26.61 ACRES
SINGLE FAMILY DETACHED LOT COUNT:	134 (LOTS 433-533 & 540-572)
SINGLE FAMILY ATTACHED LOT COUNT:	6 (LOTS 534-539)
CONDOMINIUM UNIT COUNT:	0
COMMON ELEMENT COUNT:	7
TOTAL RESIDENTIAL LOT COUNT:	140 (LOTS 433-572)
TOTAL LOT COUNT:	147
DENSITY:	5.9 DU/AC
OPEN SPACE:	121,741 SF (2.79 ACRES)
REMNANT DATA:	
AREA:	9.05 ACRES
TOTAL LOT COUNT:	2 REMNANT LOTS

NOTES

1. THERE IS A KNOWN FAULT LOCATED APPROXIMATELY 250 FEET SOUTHEAST OF THIS SUBDIVISION; EXACT LOCATION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. SEE SHEET TM-5 FOR APPROXIMATE LOCATION.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO EXISTING 8" PVC WATER MAIN LOCATED IN LAPIS LANE.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 8" STUBS LOCATED IN SANJOT LANE.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

Westwood
Phone (702) 284-5300
5725 W. Badura Ave. Suite 100 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

SHLP

PARCEL 3 AT SUNSTONE PHASE 3
TENTATIVE MAP COVER SHEET

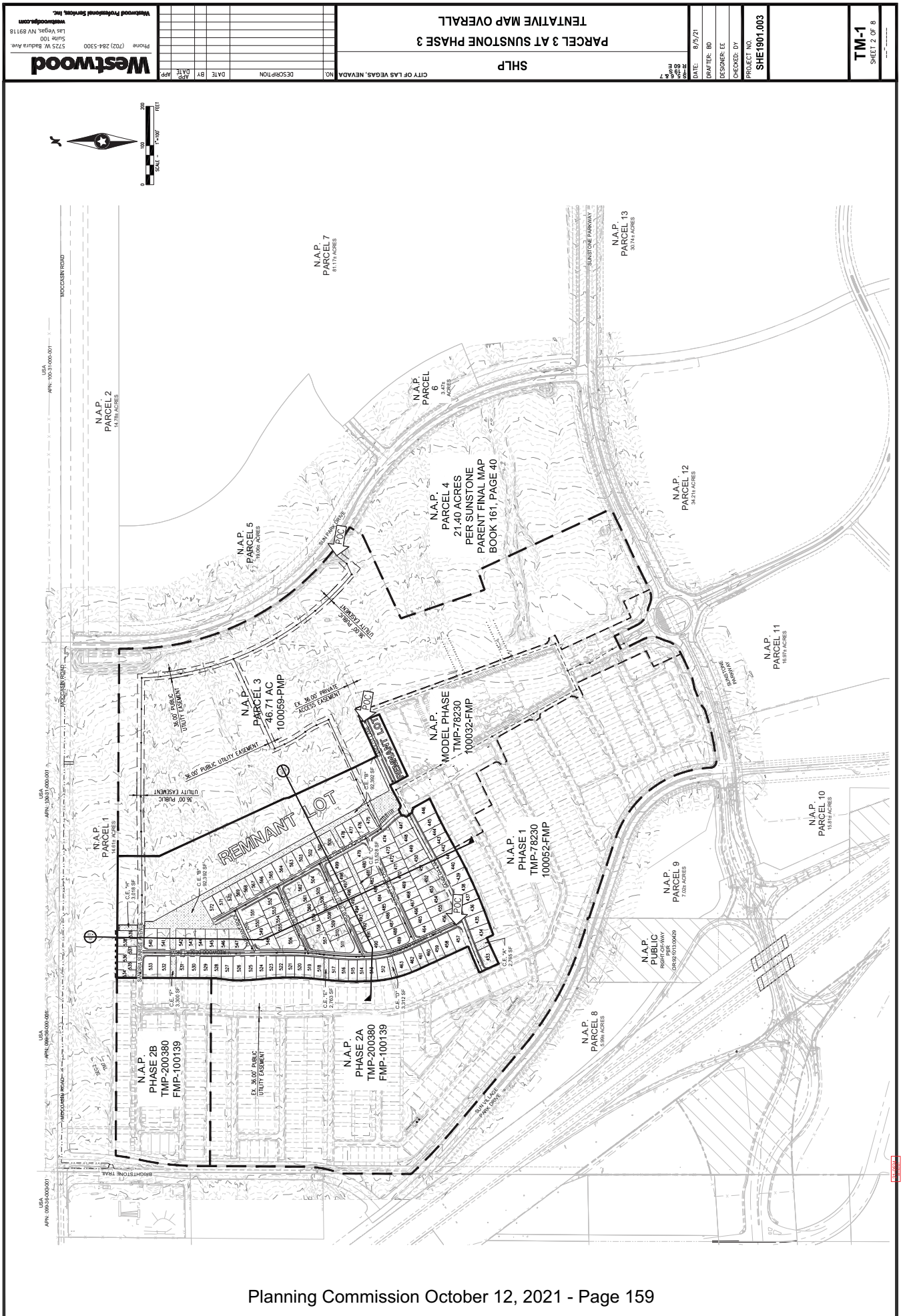
S/T/R: S 6 & 7 T 19 S R 60 E

DATE: 8/5/21
DRAFTER: BD
DESIGNER: EE
CHECKED: DY
PROJECT NO. SHE1901.003

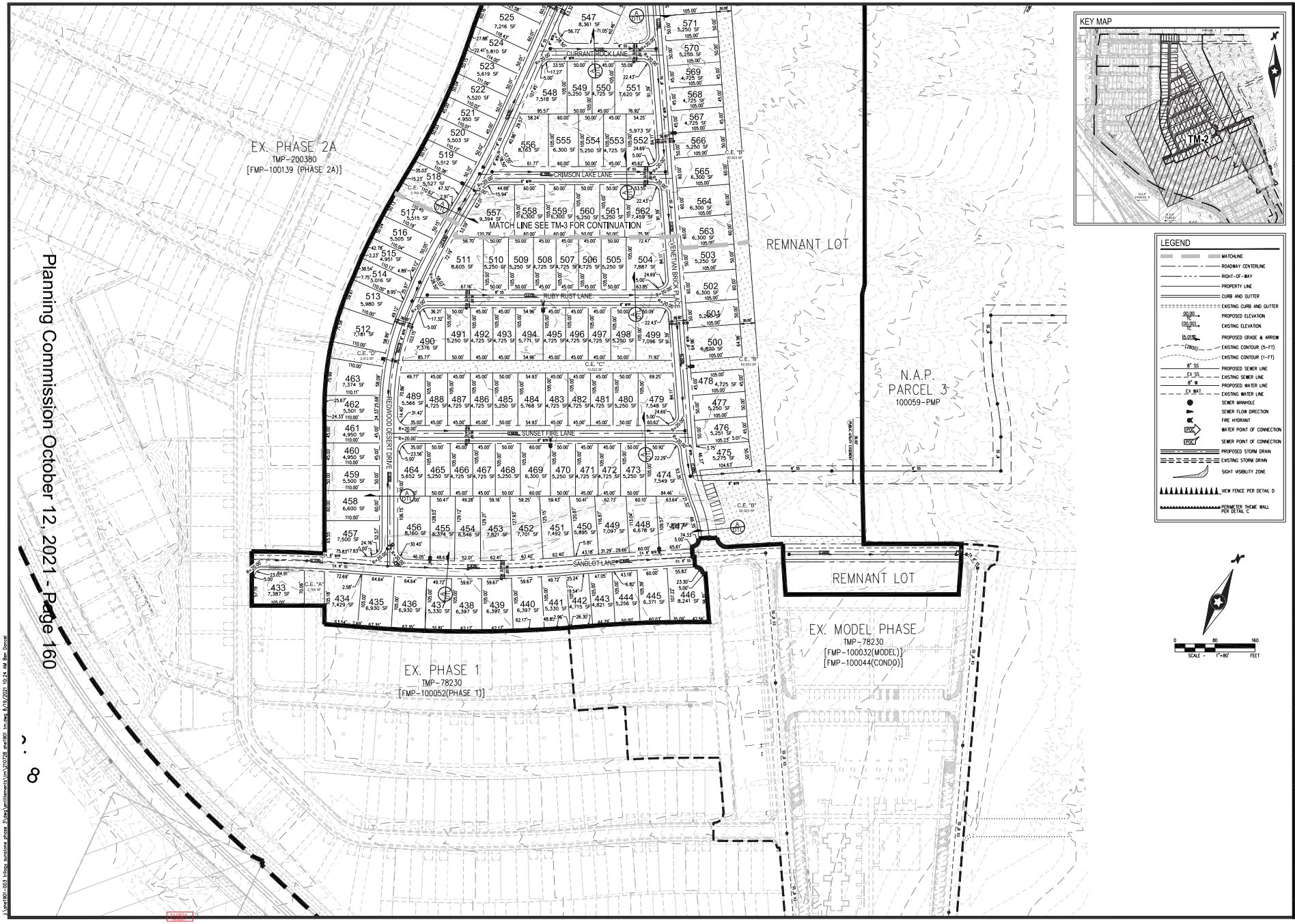
C-1
SHEET 1 OF 8

Planning Commission October 12, 2021 - Page 158

J:\she1901-003 trilogy sunstone phase 3\Civil\entitlements\Vol2\28 sht\tm1.tm.dwg 8/19/2021 10:24 AM Ben Doncel



Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
NO.
DESCRIPTION
DATE
BY
APP. DATE
APP.
CITY OF LAS VEGAS, NEVADA
SHLP
PARCEL 3 AT SUNSTONE PHASE 3
TENTATIVE MAP OVERALL
DATE: 8/5/21
DRAFTER: BD
DESIGNER: EE
CHECKED: DY
PROJECT NO.
SHE1901.003
TM-1
SHEET 2 OF 8
SCALE - 1"=100'
FEET
N.A.P. PARCEL 1
N.A.P. PARCEL 2
N.A.P. PARCEL 3
46.71 AC
100059-PMP
N.A.P. PARCEL 4
21.40 ACRES
PER SUNSTONE
PARENT FINAL MAP
BOOK 161, PAGE 40
N.A.P. PARCEL 5
N.A.P. PARCEL 6
N.A.P. PARCEL 7
N.A.P. PARCEL 8
N.A.P. PARCEL 9
N.A.P. PARCEL 10
N.A.P. PARCEL 11
N.A.P. PARCEL 12
N.A.P. PARCEL 13
N.A.P. PHASE 1
TMP-78230
100052-FMP
N.A.P. MODEL PHASE
TMP-78230
100032-FMP
N.A.P. PHASE 2A
TMP-200380
FMP-100139
N.A.P. PHASE 2B
TMP-200380
FMP-100139
N.A.P. PUBLIC
REMNANT LOT
POC
SUN PARK DRIVE
SUNSTONE PARKWAY
MOCCASIN ROAD
BRIGHTSTONE TRAIL
SUN VILLAGE PARK DRIVE
36.00' PUBLIC UTILITY EASEMENT
EX. 36.00' PRIVATE ACCESS EASEMENT
EX. 36.00' PUBLIC UTILITY EASEMENT



Planning Commission October 12, 2021 - Page 160

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NEVADA

SHLP

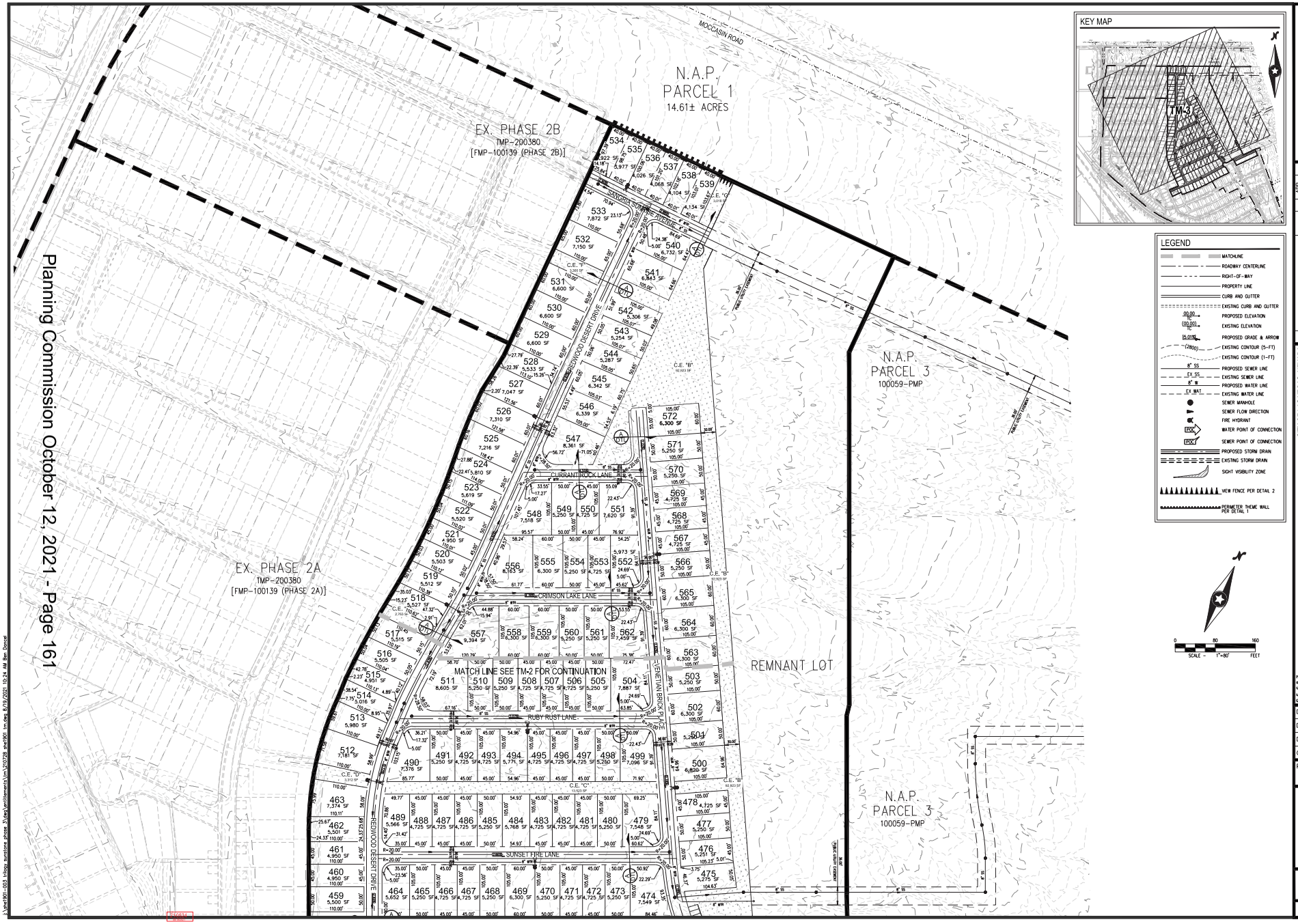
PARCEL 3 AT SUNSTONE PHASE 3
TENTATIVE MAP 2

S 5,6,& 7
T 20
R 60 E

DATE: 8/5/21
DRAFTER: BD
DESIGNER: EE
CHECKED: DY
PROJECT NO.
SHE1901.003

TM-2
SHEET 3 OF 8

X:\she1901-003 Ivory Sunstone phase 3\Work\entitlements\civil\2020 sheets\901 tm.dwg 8/19/2021 10:24 AM Ben Doncel



Planning Commission October 12, 2021 - Page 161

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

SHLP

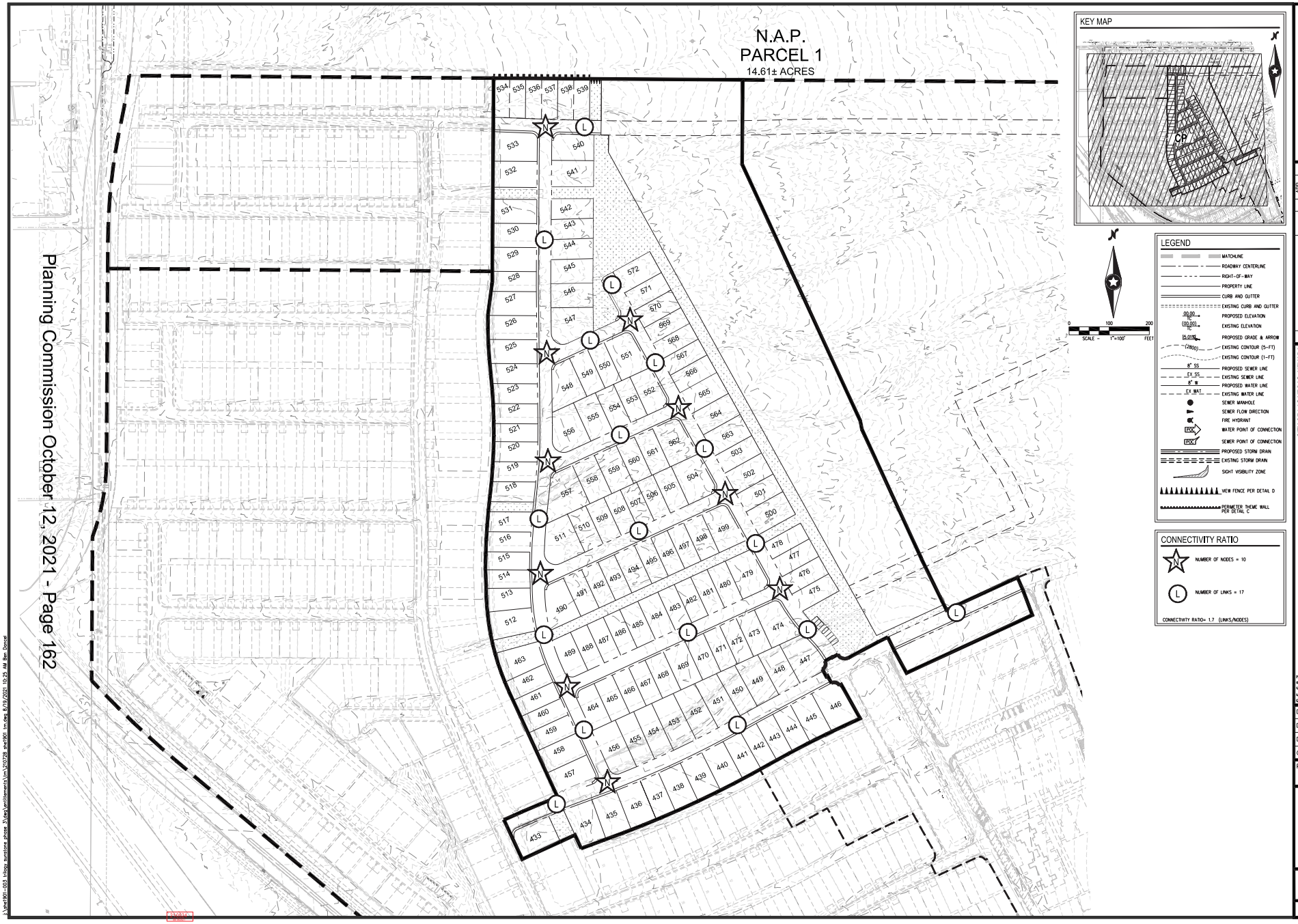
PARCEL 3 AT SUNSTONE PHASE 3

TENTATIVE MAP 3

S 5 & 7
T 20 S
R 60 E

DATE: 8/5/21
DRAFTER: BD
DESIGNER: EE
CHECKED: DY
PROJECT NO.
SHE1901.003

TM-3
SHEET 4 OF 8



Planning Commission October 12, 2021 - Page 162

Westwood

Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com

Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

SHLP

PARCEL 3 AT SUNSTONE PHASE 3
CONNECTIVITY PLAN

S 5, 6 & 7
T 19 S
R 60 E

DATE: 8/5/21
DRAFTER: BD
DESIGNER: EE
CHECKED: DY

PROJECT NO.
SHE1901.003

CP
SHEET 5 OF 8

--^-----

i:\she1901-003 trilogy sunstone phase 3\dwg\entitlements\lm\210728 she1901 lm.dwg 8/19/2021 10:25 AM Ben Dancel

Westwood Professional Services, Inc.
www.westwoodps.com
Las Vegas, NV 89118
Suite 216
5740 S. Arville Street
Fax (702) 284-5399
Phone (702) 284-5300
Westwood

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS, NEVADA

SHLP

PARCEL 3 AT SUNSTONE PHASE 3

TENTATIVE MAP DETAILS

DATE: 8/5/21
DRAFTER: BD
DESIGNER: EE
CHECKED: DY
PROJECT NO. SHE1901.003

DTL
SHEET 6 OF 8

J:\she1901-003 trilogy sunstone phase 3\dwg\entitlements\tm\210730 she1901-003 tm details.dwg 8/19/2021 10:25 AM Ben Doncel

SEC-1
SEC-2
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=10'

SHLP
PARCEL 3 AT SUNSTONE PHASE 3
RESIDENTIAL ZONING EXHIBIT
CITY OF LAS VEGAS, NEVADA
DATE: 8/5/21
DRAFTER: BD
DESIGNER: EE
CHECKED: DY
PROJECT NO. SHE1901.003
Z-1
SHEET 8 OF 8
Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodpros.com
Westwood Professional Services, Inc.
KEY MAP
LEGEND
SUNSTONE R-1 STANDARD ZONING
SUNSTONE R-TH STANDARD ZONING
N.A.P.
PARCEL 1
14.61± ACRES
SCALE - 1"=100'
0
100
200
FEET



21-0524-TMP1 - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: NORTHLAND, LLC
SOUTH SIDE OF MOCCASIN ROAD BETWEEN SUN VILLAGE PARK DRIVE AND SUN PARK DRIVE

08/26/2021

Westwood

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

main (702) 284-5300

SHE1901-003

August 18, 2021

City of Las Vegas
Planning Department
333 S. Rancho Drive
Las Vegas, NV 89101

Re: **Tentative Map Justification Letter for Parcel 3 at Sunstone Phase 3 (Parcel 2 of PM# 100059-PMP)**

On behalf of our client, SHLP, we respectfully request your review of the proposed Tentative Map for the above subject project. The project site is located immediately east of Skye Pointe Road between Moccasin Road and Kyle Canyon Road. The site consists of 35.66 acres (APN 125-06-211-016), currently owned by Northland, LLC. This project area is identified as Parcel 2 of Parcel Map in File 125, Page 97 (100059-PMP).

The provided Tentative Map will establish the next phase of the Parcel 3 project. Phase 3 will consist of 140 residential units (3.9 DU/AC). The project consists of both single-family detached and single-family attached (duplex) residential homes. The single-family detached homes will conform to the Sunstone R-1 Standards and the attached homes to the Sunstone R-TH Standards. The provided Residential Zoning Exhibit identifies the proposed detached and attached homes with conforming zoning districts. The Tentative Map includes cross sections for the grading and walls consistent with the Sunstone Design Guidelines and Trilogy Sunstone Active Adult Parcel Design Guidelines.

We believe that the proposed development is consistent with the overall intent of the Sunstone Development Plan and will be an added benefit to the community. Please contact our office if you have any questions or require additional information. Thank you for your consideration of this project.

If you have any questions or comments, please feel free to contact me at (702) 284-5300.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Derick D.J Yoro, PE, LEED AP
Project Manager

21-0524
08/19/2021

SUNSTONE

Rob Izer
Shea Homes
4182 Solace Avenue
Las Vegas, Nevada 89135

08/05/2021

Re: **Sunstone ARC Tentative Map Approval –** Parcel 3, Phase 3 at Sunstone

Dear Rob,

The Sunstone Architectural Review Committee (ARC) has reviewed the tentative map for Parcel 3 Phase 3 at Sunstone prepared by Westwood dated 08/05/2021. The tentative map has been approved as submitted.

Feel free to contact us if you have any questions.

Sincerely,

Dave Cornoyer
Sunstone Architectural Review Committee

21-0524
08/19/2021

9275 West Russell Road
Suite 400
Las Vegas, Nevada 89148
702.736.9100

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 09/08/2021 **Application Number** 21-0524-TMP1 **Entity** LV

Company Name Westwood Professional Services

Contact Name

Contact Mailing Address

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

Phone (702) 284-5300 **Mobile** **Fax** **Email**

Project Name Parcel 3 at Sunstone Phase 3

Project Description 140 Single-family Lots (Detached and Attached)

APN's 125-06-211-016

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	140	x 0.166=	23	x 0.093 =	13	x 0.131 =	18
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			23		13		18

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Bilbray ES*	9370 Brent Lane	K-5	713	638	3/1/2021
Scherkenbach ES*	9371 Iron Mountain Rd	K-5	712	533	3/1/2021
Cadwallader MS	7775 Elkhorn Rd	6-8	1564	1414	3/1/2021
Arbor View HS	7500 Whispering Sands Dr.	9-12	2524	3229	3/1/2021

*** CCSD Comments** Arbor View HS was over capacity for the 2020-2021 school year. Arbor View HS was at 127.93% of program capacity.
*The elementary schools share an attendance boundary.

☐ Approved ☐ Disapproved

21-0524-TMP1
Northland, LLC

SS Moccasin Road, W of Sun Park Drive

Proposed 134 lot single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	134	9.44	**1,265**
AM Peak Hour			0.74	**99**
PM Peak Hour			0.99	**133**

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sunstone Parkway	33,800
Sun Park Drive	33,800

This project will add approximately 1,265 trips per day on Sunstone Pkwy. and Sun Park Dr. Counts are not available for Sunstone or Sun Park, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 133 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 12, 2021

Agenda Item No.:
12

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

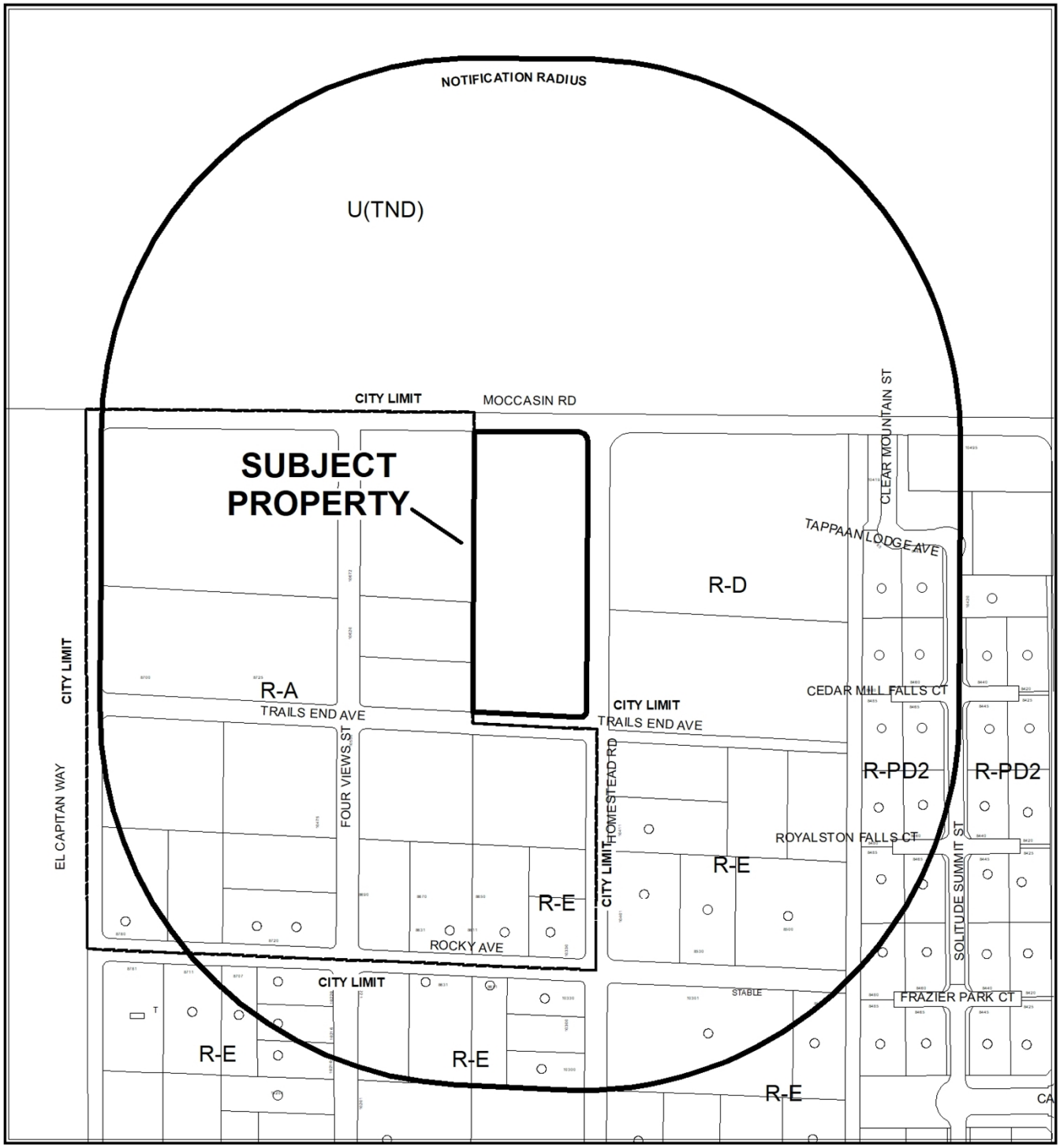
SUBJECT:
21-0538 - APPLICANT/OWNER: SUMMERLIN PARKWAY STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 2.50 acres approximately 563 feet west of Rainbow Boulevard, and 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

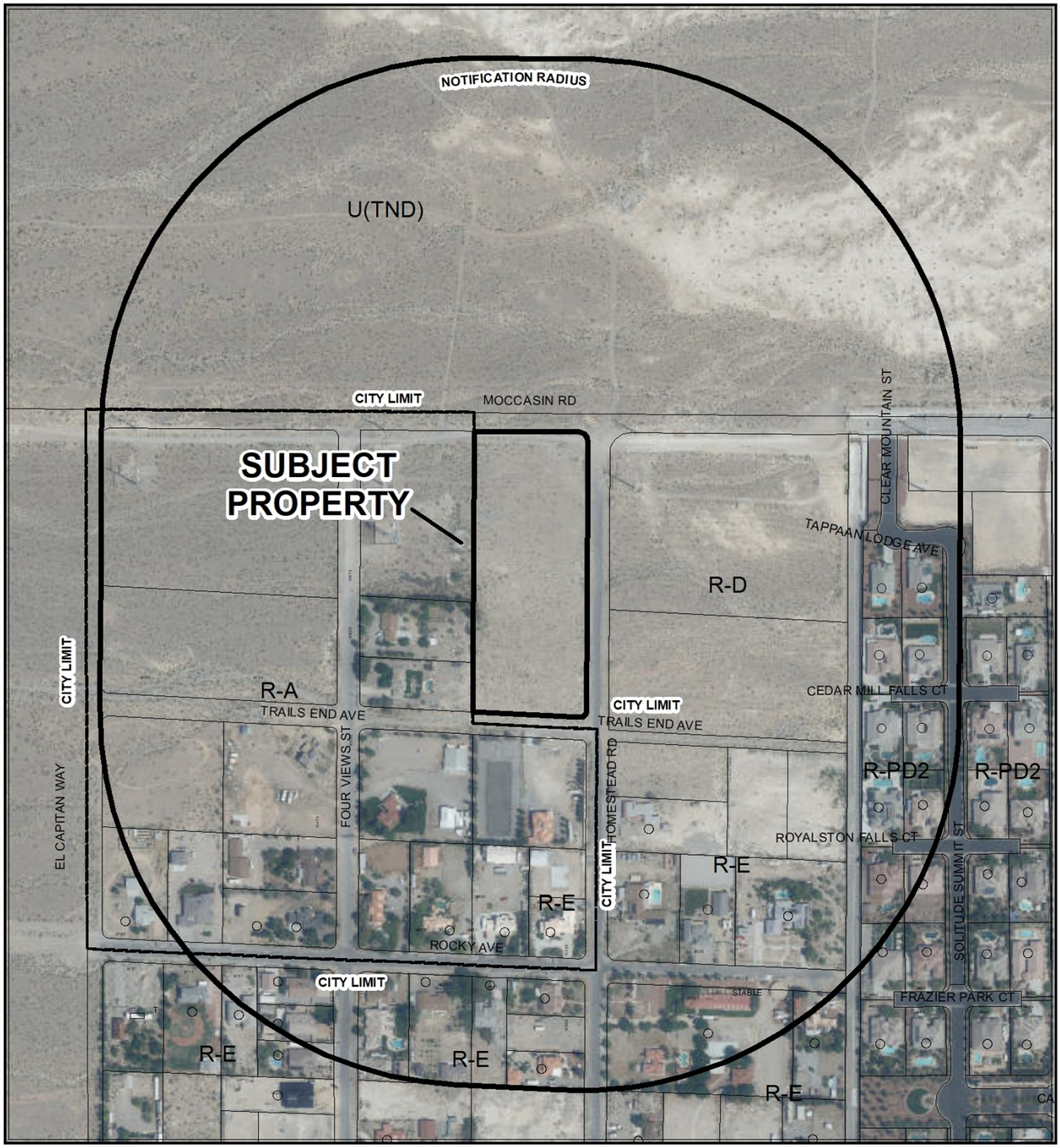
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Approval Letters for SDR-76708 and SUP-76707 [PRJ-76589]
7. Submitted after Final Agenda – Location and Aerial Maps



CASE: 21-0528

RADIUS: 1000 FEET

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



CASE: **21-0528**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SUMMERLIN PARKWAY STORAGE, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0538-EOT1	Staff recommends APPROVAL, subject to conditions:	
21-0538-EOT2	Staff recommends APPROVAL, subject to conditions:	21-0538-EOT1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0538-EOT1 CONDITIONS

Planning

1. This approval shall expire on 07/23/23 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-76707) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

21-0538-EOT2 CONDITIONS

Planning

1. This approval shall expire on 07/23/23 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-76708) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time for both Special Use Permit (SUP-76707) and Site Development Plan Review (SDR-76708).

ISSUES

- Special Use Permit (SUP-76707) and Site Development Plan Review (SDR-76708) will be expired as of July 23, 2021 unless an Extension of Time is approved for both. This is the first request for both applications.

ANALYSIS

On July 23, 2019 a Special Use Permit (SUP-76707) and Site Development Plan Review (SDR-76708) were approved by the Planning Commission for a proposed three-story, 123,672 square-foot Mini-Storage Facility on 2.50 acres west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive. The proposed Mini-Storage Facility consists of two buildings and 750 units.

The applicant indicates on the justification letter date stamped 08/26/21 that the project is currently in the construction document phase but due to the pandemic, the process has been slowed. The applicant is requesting more time in order to perfect the construction documents and obtain a building permit.

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. An application for an Extension of Time shall be heard by the Planning Commission or City Council, whichever body took final action to approve the item subject to an Extension of Time. In this instance, the Planning Commission approved the proposed project on July 23, 2019.

The Planning Commission or City Council, as the case may be, may take such action as it deems appropriate regarding the application, including without limitation:

1. Allowing the extension of the previous approval;
2. Allowing the extension of the previous approval subject to conditions other than any previously imposed; or
3. Denial of the extension of the previous approval.

Staff finds the request for an Extension of Time meets the requirements of Title 19.16 and staff is recommending approval of both requests with a two year expiration.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/01/83	The subject site was annexed (A-0010-83) to the City.
11/27/90	The Board of Zoning Adjustment approved a Special Use Permit (U-0168-90) to allow construction of a Church. Staff recommended approval.
05/05/04	The City Council approved a Rezoning (ZON-3995) from U (Undeveloped) to C-1 (Limited Commercial) on 12.50 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-3997) for a proposed 40,649 square-foot Church/House of Worship and a 1,200 square-foot temporary modular building on 12.50 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and Staff recommended approval.
06/07/06	The City Council approved an Extension of Time (EOT-13291) of an approved Rezoning (ZON-3995) from U (Undeveloped) to C-1 (Limited Commercial) on 12.50 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. Staff recommended approval.
10/18/06	The City Council approved a Site Development Plan Review (SDR-15747) for a proposed 31,126 square-foot Church/House of Worship and a Waiver of the perimeter landscaping requirements on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission recommended approval. Staff recommended denial.
07/23/19	The Planning Commission approved a request for a Special Use Permit (SUP-76707) for a proposed Mini-Storage Facility use west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-76708) for a proposed three-story, 750-unit Mini-Storage Facility consisting of two buildings for a total of 123,672 square feet on 2.50 acres west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive.

Most Recent Change of Ownership	
08/2019	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
08/26/21	Staff provided the applicant a submittal checklist for the requested Extension of Time applications.

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

Field Check	
08/30/21	Staff conducted a routine field check to observe the undeveloped lot. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Gross Acres	2.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Summerlin Parkway	Right-of-Way	Right-of-Way
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
East	Summerlin Parkway	Right-of-Way	Right-of-Way
West	Summerlin Parkway	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Westcliff Drive	Primary Arterial	Master Plan of Streets & Highways	100	Y

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extention of Time SDR-76708 SUP76707

Project Address (Location) NW Corner West & Rainbow

Project Name Summerlin Storage (Mini Storage Facility at Westcliff and Rainbow **Proposed Use** Undeveloped

Assessor's Parcel #(s) 138-27-802-001 **Ward #**

General Plan: Existing SC Proposed No Change **Zoning:** Existing C-1 Proposed No Change

Additional Information

Property Owner Summerlin Parkway Storage LLC Contact Blake Rosser
Address 2165 Horse Prairie Dr City Hendesron State NV Zip 89052
E-mail blake@rosserdevelopment.com Phone 702-348-5100

Applicant Bosu Properties LLC Contact Blake Rosser
Address 2165 Horse Prairie Dr City Hendesron State NV Zip 89052
E-mail blake@rosserdevelopment.com Phone

Representative Shurley Design Studio Contact Gerald Shurly
Address 9270 Onesto Ave City Las Vegas State Nv Zip 89148
E-mail gerald@shurlydesign.com Phone 702-624-0022

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 Blake E. Rosser

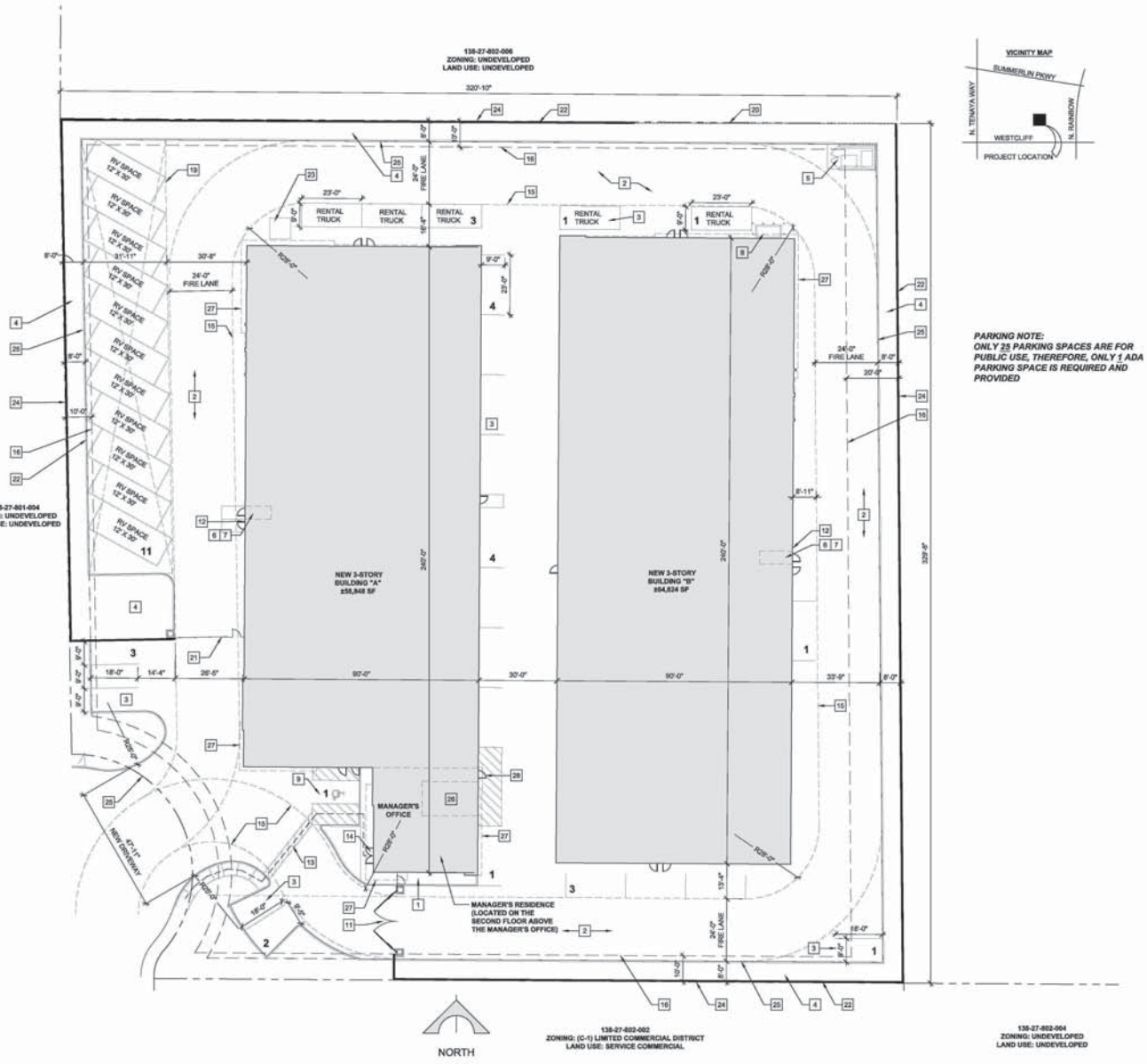
Subscribed and sworn before me
This 26 day of August, 20 21

Notary Public in and for said County and State

KORINA PINDEL
Notary Public - State of Nevada
County of Clark
APPT. NO. 21-2899-01
My Appt. Expires Feb. 3, 2025

21-0538
08/26/2021

Scanned with CamScanner



PARKING NOTE:
ONLY 25 PARKING SPACES ARE FOR PUBLIC USE, THEREFORE, ONLY 1 ADA PARKING SPACE IS REQUIRED AND PROVIDED

SITE DATA:

PARCEL DATA:
MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER 138-27-802-001

LOT SIZE	SF:	ACRES:
NET	±101,993 SF	±2.34 ACRES
GROSS	±108,900 SF	±2.5 ACRES

ZONING DATA:
CURRENT ZONING: C-1 (LIMITED COMMERCIAL)
PROPOSED ZONING: NO CHANGE
CURRENT LAND USE PLAN: SC (SERVICE COMMERCIAL)
PROPOSED LAND USE PLAN: NO CHANGE
ZONE CHANGED REQUIRED: YES [ ] NO [X]
SPECIAL USE PERMITS REQUIRED: YES [X] NO [ ]
WAIVERS/VARIANCES REQUIRED: YES [ ] NO [X]

BUILDING SETBACKS (LANDSCAPE SETBACKS):
FRONT: 10' (15')
INTERIOR SIDE: 10' (8')
REAR: 20' (8')
MAX. BUILDING HEIGHT (ACTUAL): ±35'-0"
MAX. BUILDING HEIGHT (ALLOWED): NA
MIN. LOT SIZE: NA
MIN LOT WIDTH: NA
MIN LOT DEPTH: NA
% SITE COVERAGE BY BUILDING FOOTPRINT (41,224/108,900): 37.9%

PARKING ANALYSIS:

TOTAL REQUIRED: (5 SPACES OUTSIDE NEAR LEASING OFFICE): 5
TOTAL REQUIRED: (1:50 UNITS - 750 UNITS): 15
TOTAL REQUIRED: (1:UNIT MANAGER'S OFFICE): 1
TOTAL PROVIDED RENTAL TRUCKS: 5
TOTAL ADA REQUIRED: 1
TOTAL ADA PROVIDED: 1
TOTAL LOADING AREA PROVIDED: 0
TOTAL LOADING AREA REQUIRED: 0
TOTAL SPACES REQUIRED (INCLUDING ADA & MANAGER'S RESIDENCE SPACE): 26
TOTAL SPACES PROVIDED (INCLUDING ADA & MANAGER'S RESIDENCE SPACE): 26
TYPE OF PARKING SPACES: 20 STANDARD, 5 TRUCK RENTAL, 1 MANAGER'S RESIDENCE (INSIDE THE BUILDING)

BUILDINGS:

BUILDING A:		BUILDING B:	
LEVEL 1:	19,616 SF	LEVEL 1:	21,608 SF
LEVEL 2:	19,616 SF	LEVEL 2:	21,608 SF
LEVEL 3:	19,616 SF	LEVEL 3:	21,608 SF
TOTAL:	58,848 SF	TOTAL:	64,824 SF

SITE PLAN KEYNOTES:

1. CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS
2. ASPHALT PAVING - REFER TO CIVIL DRAWINGS
3. PUBLIC PARKING
4. LANDSCAPE AREA - REFER TO LANDSCAPE PLANS
5. TRASH ENCLOSURE WITH TRELLIS - CONTRACTOR AND OWNER TO COORDINATE LOCKING & MAINTENANCE SYSTEMS WITH REPUBLIC TRASH COLLECTION PRIOR TO CONSTRUCTION.
6. LOCATION OF FIRE DEPARTMENT CONNECTION - REFER TO CIVIL DRAWINGS
7. LOCATION OF FIRE RISER - ROUTE FIRE WATER HERE. INSTALL "FIRE RISER ROOM," SIGN ON EXTERIOR OF DOOR TO ROOM.
8. LOCATION OF MAIN SWITCH GEAR. PROVIDE "MAIN ELECTRICAL DISCONNECT," SIGN ON SWITCH GEAR ABOVE MAIN DISCONNECT PERMANENT 1"x1/4" STROKE LETTERS OR NUMBERS INDICATING THE ADDRESS THAT IS SERVES. INSTALL "ELECTRICAL ROOM - MAIN ELECTRICAL DISCONNECT" SIGN ON THE EXTERIOR FACE OF DOORS TO CABINET. PROVIDE CONCRETE PAD PER NV ENERGY REQUIREMENTS. PROVIDE BOLLARDS
9. VAN ACCESSIBLE HANDICAP PARKING AREA - PROVIDE PAINTED ACCESSIBLE SYMBOL
10. PROVIDE HANDICAP SIGN
11. PAIR 10'-0" WIDE X 6'-0" HIGH MOTORIZED CANTILEVER SWING GATE
12. PROVIDE RECESSED KEY BOXES (KNOX SERIES #3200 RECESSED KEY BOX) ON THE EXTERIOR OF THE BUILDING NEAR THE DOOR TO THE ELECTRICAL ROOM, THE DOOR NEAR THE LOBBY, AND THE DOOR TO THE FIRE RISER ROOM. BOXES SHALL BE INSTALLED MINIMUM 5'-0" TO 6-'6" MAXIMUM TO THE TOP OF THE BOX ABOVE FINISHED GRADE WITH FIRE DEPARTMENT REFLECTIVE ALERT DECAL. KEY MUST OPEN ALL DOORS THAT ACCESS FIRE ALARM PANEL, MAIN SPRINKLER CONTROL VALVE, AND ELECTRICAL DISCONNECT. CONTRACTOR TO COORDINATE FINAL LOCATION OF BOXES WITH OWNER/ ARCHITECT PRIOR TO BID/ CONSTRUCTION.
13. ACCESSIBLE ROUTE TO PUBLIC WAY
14. MAIN ENTRANCE
15. LINE OF FIRE LANE CIRCULATION - REFER TO CIVIL DRAWINGS
16. BUILDING SETBACK LINE
17. ADA DETECTABLE WARNING SURFACE - REFER TO CIVIL DRAWINGS
18. POST-MOUNTED KEY PAD - CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION
19. LINE OF COVERED PARKING CANOPY ABOVE
20. 8'-0" WROUGHT IRON FENCE
21. 20'-0" WIDE X 8'-0" HIGH ROLLING WROUGHT IRON GATE WITH CONCRETE MOW STRIP
22. 8'-0" HIGH DECORATIVE CMU BLOCK WALL - CONTRACTOR TO COORDINATE OWNER PRIOR TO CONSTRUCTION
23. NEW ELECTRICAL TRANSFORMER
24. PROPERTY LINE
25. LANDSCAPE SETBACK - REFER TO LANDSCAPE PLANS
26. MANAGER'S RESIDENCE INTERIOR PARKING SPACE
27. LINE OF BUILDING ABOVE
28. ENTRY TO MANAGER'S RESIDENCE

A **CONCEPT SITE PLAN**
SCALE: 1" = 20'-0"

ARCHITECT OF RECORD
SHURLEY design studio
architecture + interior design

CLIENT
BLAKE ROSSER

These drawings and specifications are instruments of service and remain the property of Shurley Design Studio, LLC. Copies of drawings and specifications retained by the client may be utilized only for the purpose intended by the architect. Any reuse without written permission from the architect will be unauthorized, the rights of the architect to be protected shall not be waived, and the client agrees to indemnify and hold the architect harmless from all claims, damages, losses, and expenses arising out of the unauthorized reuse. Written dimensions on these drawings shall have precedence over scaled dimensions.
©copyright 2021, Shurley Design Studio, LLC



NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue Date	Description

Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY
Drawing Title:
CONCEPT SITE PLAN

21-0538
08/26/2021

Sheet No.:
CSP2.0



PARKING NOTE:
ONLY 25 PARKING SPACES ARE FOR PUBLIC USE, THEREFORE, ONLY 1 ADA PARKING SPACE IS REQUIRED AND PROVIDED

SITE DATA:

PARCEL DATA:

MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER 138-27-802-001

LOT SIZE	SF:	ACRES:
NET	±101,993 SF	±2.34 ACRES
GROSS	±108,900 SF	±2.5 ACRES

ZONING DATA:

CURRENT ZONING: C-1 (LIMITED COMMERCIAL)
PROPOSED ZONING: NO CHANGE
CURRENT LAND USE PLAN: SC (SERVICE COMMERCIAL)
PROPOSED LAND USE PLAN: NO CHANGE
ZONE CHANGED REQUIRED: YES [ ] NO [X]
SPECIAL USE PERMITS REQUIRED: YES [X] NO [ ]
WAIVERS/VARIANCES REQUIRED: YES [ ] NO [X]

BUILDING SETBACKS (LANDSCAPE SETBACKS):

FRONT: 10' (15')
INTERIOR SIDE: 10' (8')
REAR: 20' (8')
MAX. BUILDING HEIGHT (ACTUAL): ±35'-0"
MAX. BUILDING HEIGHT (ALLOWED): NA
MIN. LOT SIZE: NA
MIN LOT WIDTH: NA
MIN LOT DEPTH: NA
% SITE COVERAGE BY BUILDING FOOTPRINT (41,224/108,900): 37.9%

PARKING ANALYSIS:

TOTAL REQUIRED: (5 SPACES OUTSIDE NEAR LEASING OFFICE) 5
TOTAL REQUIRED: (1:50 UNITS - 750 UNITS) 15
TOTAL REQUIRED: (1 UNIT MANAGER'S OFFICE) 1
TOTAL PROVIDED RENTAL TRUCKS: 5

TOTAL ADA REQUIRED: 1
TOTAL ADA PROVIDED: 1
TOTAL LOADING AREA PROVIDED: 0
TOTAL LOADING AREA REQUIRED: 0
TOTAL SPACES REQUIRED (INCLUDING ADA & MANAGER'S RESIDENCE SPACE): 26
TOTAL SPACES PROVIDED (INCLUDING ADA & MANAGER'S RESIDENCE SPACE): 26
TYPE OF PARKING SPACES: 20 STANDARD, 5 TRUCK RENTAL, 1 MANAGER'S RESIDENCE (INSIDE THE BUILDING)

BUILDINGS:

BUILDING A:		BUILDING B:	
LEVEL 1:	19,616 SF	LEVEL 1:	21,608 SF
LEVEL 2:	19,616 SF	LEVEL 2:	21,608 SF
LEVEL 3:	19,616 SF	LEVEL 3:	21,608 SF
TOTAL:	**58,848 SF**	**TOTAL:**	**64,824 SF**

SITE PLAN KEYNOTES:

1. CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS
2. ASPHALT PAVING - REFER TO CIVIL DRAWINGS
3. PUBLIC PARKING
4. LANDSCAPE AREA - REFER TO LANDSCAPE PLANS
5. TRASH ENCLOSURE WITH TRELLIS - CONTRACTOR AND OWNER TO COORDINATE LOCKING & MAINTENANCE SYSTEMS WITH REPUBLIC TRASH COLLECTION PRIOR TO CONSTRUCTION
6. LOCATION OF FIRE DEPARTMENT CONNECTION - REFER TO CIVIL DRAWINGS
7. LOCATION OF FIRE RISER - ROUTE FIRE WATER HERE. INSTALL "FIRE RISER ROOM," SIGN ON EXTERIOR OF DOOR TO ROOM.
8. LOCATION OF MAIN SWITCH GEAR. PROVIDE "MAIN ELECTRICAL DISCONNECT," SIGN ON SWITCH GEAR ABOVE MAIN DISCONNECT PERMANENT 1"x1/4" STROKE LETTERS OR NUMBERS INDICATING THE ADDRESS THAT IS SERVES. INSTALL "ELECTRICAL ROOM - MAIN ELECTRICAL DISCONNECT" SIGN ON THE EXTERIOR FACE OF DOORS TO CABINET. PROVIDE CONCRETE PAD PER NV ENERGY REQUIREMENTS. PROVIDE BOLLARDS
9. VAN ACCESSIBLE HANDICAP PARKING AREA - PROVIDE PAINTED ACCESSIBLE SYMBOL
10. PROVIDE HANDICAP SIGN
11. PAIR 10'-0" WIDE X 8'-0" HIGH MOTORIZED CANTILEVER SWING GATE
12. PROVIDE RECESSED KEY BOXES (KNOX SERIES #3200 RECESSED KEY BOX) ON THE EXTERIOR OF THE BUILDING NEAR THE DOOR TO THE ELECTRICAL ROOM, THE DOOR NEAR THE LOBBY, AND THE DOOR TO THE FIRE RISER ROOM. BOXES SHALL BE INSTALLED MINIMUM 5'-0" TO 6-'6" MAXIMUM TO THE TOP OF THE BOX ABOVE FINISHED GRADE WITH FIRE DEPARTMENT REFLECTIVE ALERT DECAL. KEY MUST OPEN ALL DOORS THAT ACCESS FIRE ALARM PANEL, MAIN SPRINKLER CONTROL VALVE, AND ELECTRICAL DISCONNECT. CONTRACTOR TO COORDINATE FINAL LOCATION OF BOXES WITH OWNER/ ARCHITECT PRIOR TO BID/ CONSTRUCTION.
13. ACCESSIBLE ROUTE TO PUBLIC WAY
14. MAIN ENTRANCE
15. LINE OF FIRE LANE CIRCULATION - REFER TO CIVIL DRAWINGS
16. BUILDING SETBACK LINE
17. ADA DETECTABLE WARNING SURFACE - REFER TO CIVIL DRAWINGS
18. POST-MOUNTED KEY PAD - CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION
19. LINE OF COVERED PARKING CANOPY ABOVE
20. 8'-0" WROUGHT IRON FENCE
21. 20'-0" WIDE X 8'-0" HIGH ROLLING WROUGHT IRON GATE WITH CONCRETE MASONRY PIERS
22. 8'-0" HIGH DECORATIVE CMU BLOCK WALL - CONTRACTOR TO COORDINATE OWNER PRIOR TO CONSTRUCTION
23. NEW ELECTRICAL TRANSFORMER
24. PROPERTY LINE
25. LANDSCAPE SETBACK - REFER TO LANDSCAPE PLANS
26. MANAGER'S RESIDENCE INTERIOR PARKING SPACE
27. LINE OF BUILDING ABOVE
28. ENTRY TO MANAGER'S RESIDENCE

21-0538
08/26/2021

ARCHITECT OF RECORD

SHURLEY design studio
architecture + interior design

CLIENT
BLAKE ROSSER

These drawings and specifications are instruments of service and remain the property of Shurley Design Studio, LLC. Copies of drawings and specifications retained by the client may be utilized only for the purpose intended by Shurley Design Studio, LLC at the time of service project. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Shurley Design Studio, LLC. Written dimensions on these drawings shall have precedence over scaled dimensions.
©copyright 2021, Shurley Design Studio, LLC

GERALD ALAN SHURLEY JR. REGISTERED ARCHITECT STATE OF NEVADA No. 7210
06/03/2019

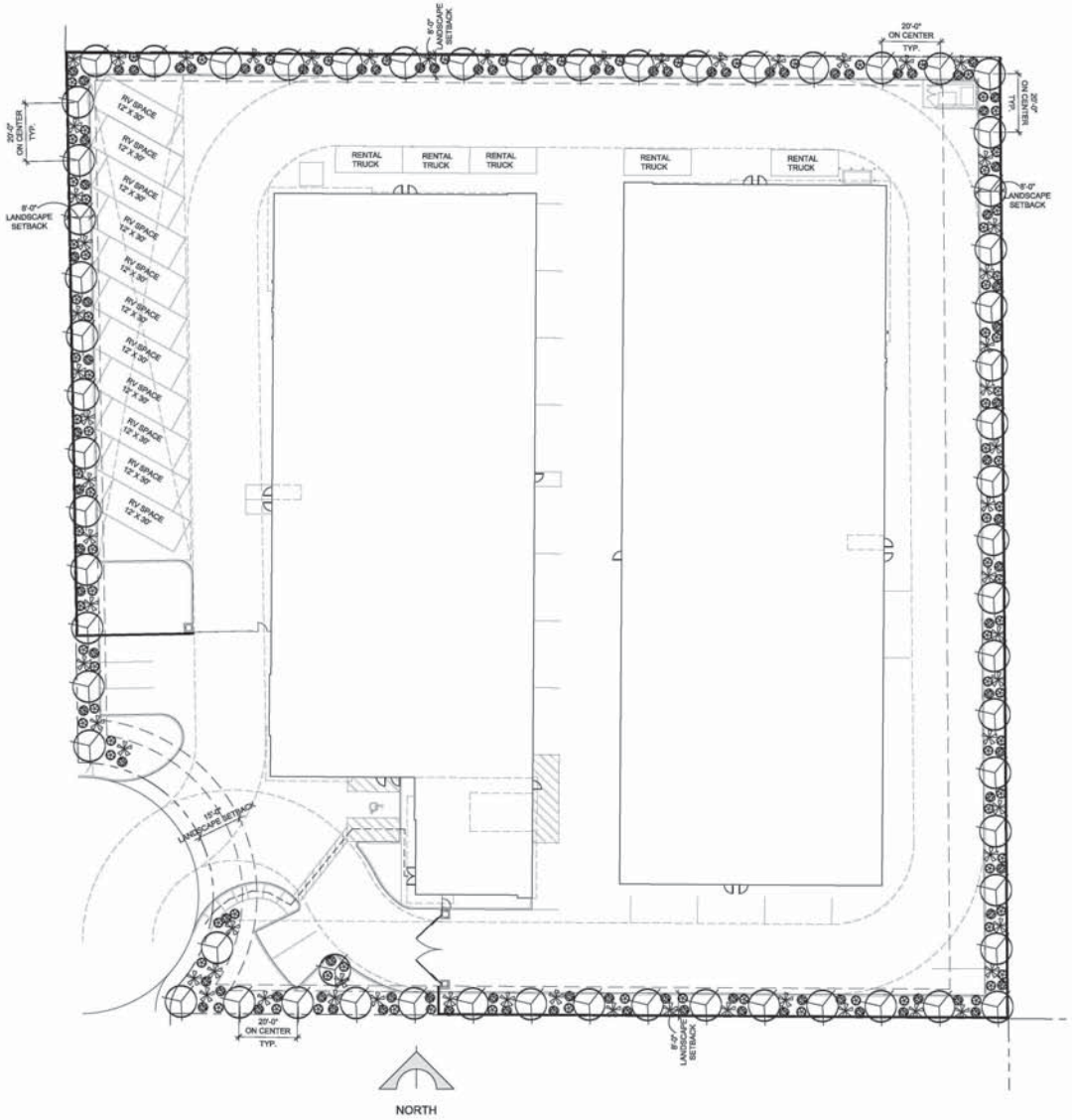
NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue Date	Description

Project No:
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY
Drawing Title:
CONCEPT SITE PLAN

Sheet No.:
CSP2.0

A CONCEPT SITE PLAN
SCALE: 1" = 20'-0"



A CONCEPT LANDSCAPE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND (TREES)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	BLUE PALO VERDE	PARKINSONIA FLORIDA	60

LANDSCAPE LEGEND (SHRUBS)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON 26 SF	TRAILING LANTANA-ORANGE	LANTANA MONTEVIDENSIS - ORANGE	82 2,378 SF
	5 GALLON 26 SF	TRAILING LANTANA-YELLOW	LANTANA MONTEVIDENSIS - YELLOW	91 2,646 SF
	5 GALLON 7 SF	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM' 'CUPREUM'	61 427 SF

ARCHITECT OF RECORD
SHURLEY design studio
architecture + interior design

CLIENT
BLAKE ROSSER

copyright 2021, Shurley Design Studio, LLC

GERALD LANE SHURLEY JR. REGISTERED No. 7210 ARCHITECT STATE OF NEVADA
06/03/2019

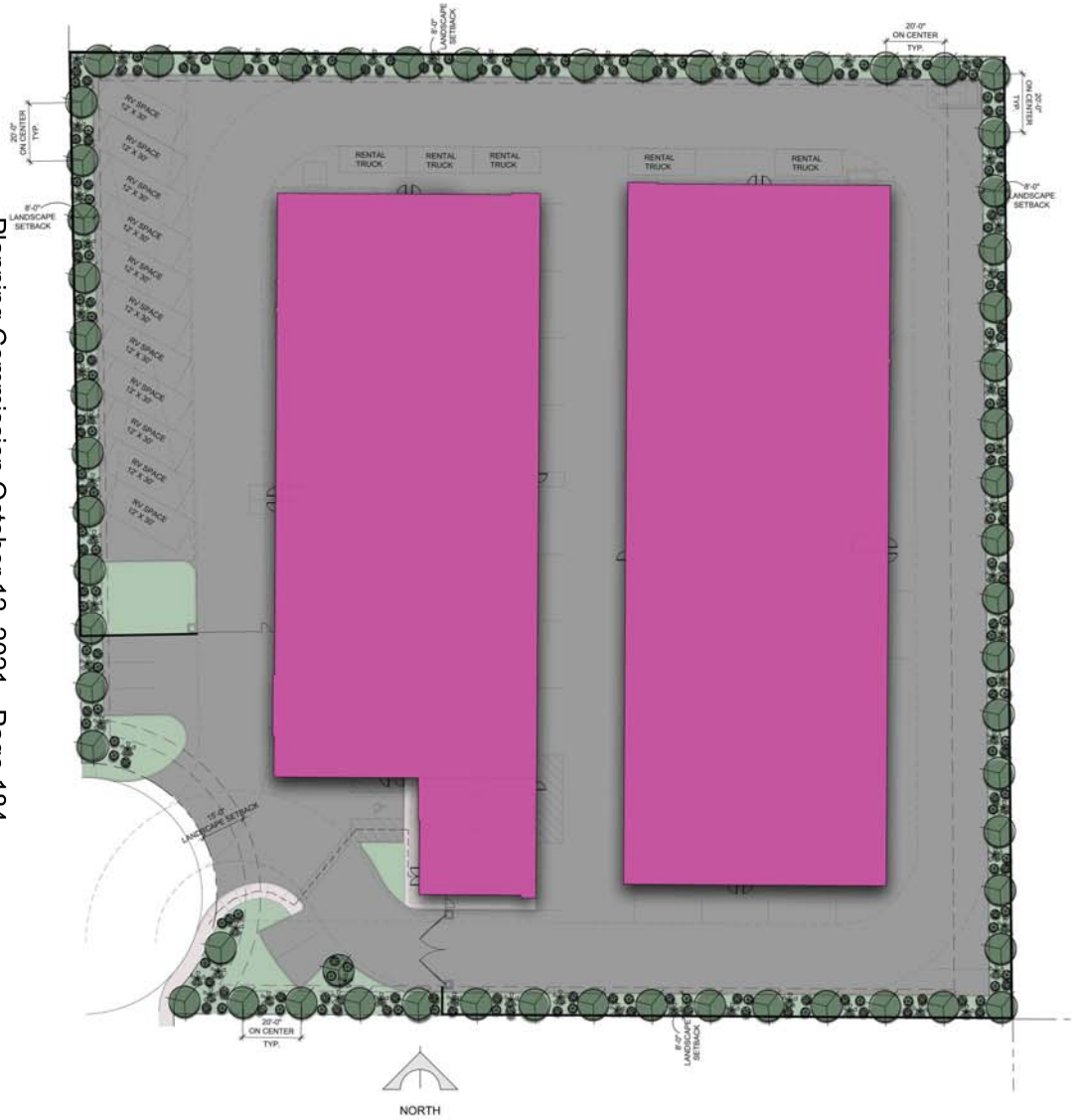
NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue	Date	Description

Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY
Drawing Title:
CONCEPT
LANDSCAPE PLAN

21-0538
08/26/2021

Sheet No.:
CLP2.0



A | CONCEPT LANDSCAPE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND (TREES)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	BLUE PALO VERDE	PARKINSONIA FLORIDA	60

LANDSCAPE LEGEND (SHRUBS)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON 28 SF	TRAILING LANTANA-ORANGE	LANTANA MONTEVIDENSIS - ORANGE	92 2,576 SF
	5 GALLON 28 SF	TRAILING LANTANA-YELLOW	LANTANA MONTEVIDENSIS - YELLOW	91 2,548 SF
	5 GALLON 7 SF	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM' 'CUPREUM'	61 427 SF

ARCHITECT OF RECORD

SHURLEY design studio
architecture + interior design

CLIENT
BLAKE ROSSER

These drawings and specifications are instruments of service and remain the property of Shurley Design Studio, LLC. Copies of drawing and specifications retained by the client may be utilized only for the purpose intended by the architect. Any other use or reuse without the written permission of the architect will be at the user's sole risk and without liability or legal exposure to the architect. All rights reserved. Unpublished work under the copyright laws of the United States. Visual contact with these drawings and specifications shall constitute prima facie evidence of acceptance of these restrictions.
©copyright 2021, Shurley Design Studio, LLC

GERALD ALAN SHURLEY JR. REGISTERED No. 7210 ARCHITECT STATE OF NEVADA
06/03/2019

NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue	Date	Description

Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY
Drawing Title:
CONCEPT
LANDSCAPE PLAN

21-0538
08/26/2021

Sheet No.:
CLP2.0



A FIRST LEVEL FLOOR PLANS

SCALE: 1/16" = 1'-0"

UNIT TABULATIONS:

THE NUMBER OF STORAGE UNITS IS NOT TO EXCEED 750 UNITS TOTAL

ARCHITECT OF RECORD

SHURLEY design studio
architecture + interior design

CLIENT

BLAKE ROSSER

Copyright 2021, Shurley Design Studio, LLC

GERALD ALAN SHURLEY JR. REGISTERED ARCHITECT STATE OF NEVADA

06/03/2019

NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue Date	Description

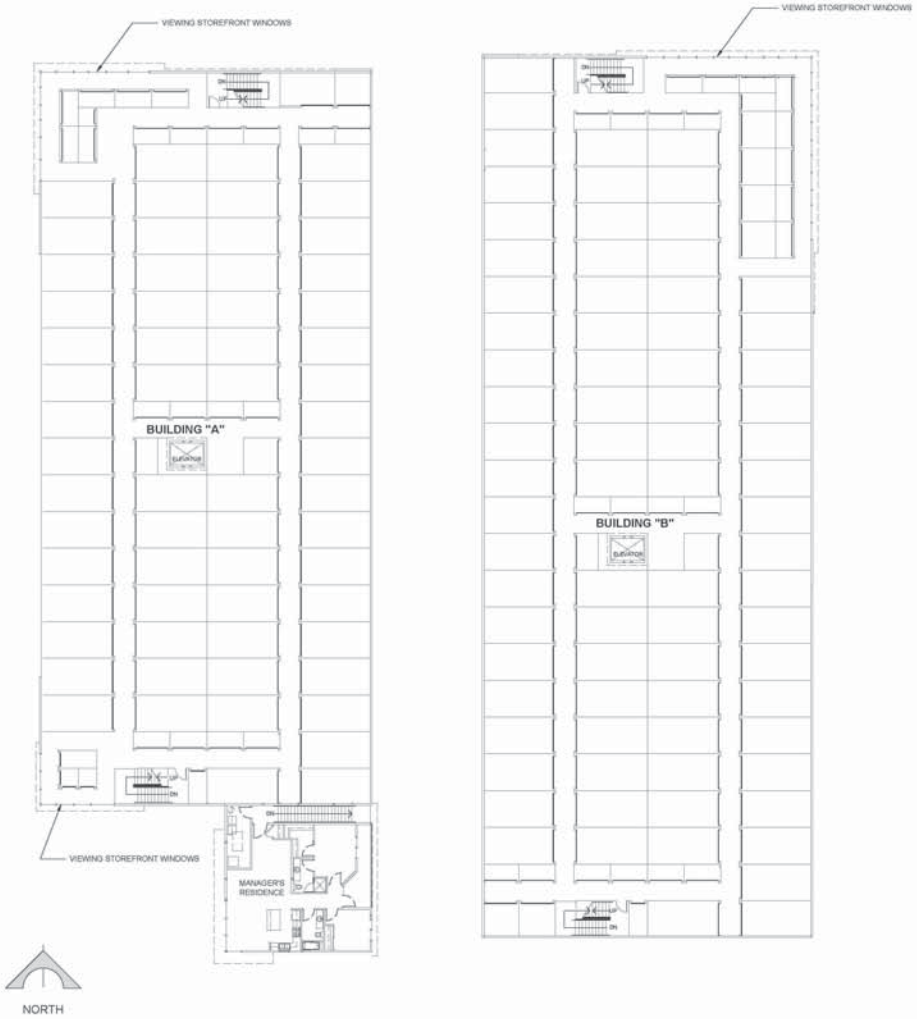
Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY
Drawing Title:
FIRST LEVEL FLOOR PLANS

Sheet No.:
A2.01

21-0538
08/26/2021

UNIT TABULATIONS:

THE NUMBER OF STORAGE UNITS IS NOT TO EXCEED 750 UNITS TOTAL



A | SECOND LEVEL FLOOR PLANS

SCALE: 1/16" = 1'-0"

ARCHITECT OF RECORD

SHURLEY design studio
architecture + interior design

CLIENT

BLAKE ROSSER

Copyright 2021, Shurley Design Studio, LLC

GERALD ALAN SHURLEY JR. REGISTERED ARCHITECT STATE OF NEVADA

06/03/2019

CONSULTANT LOGO

NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

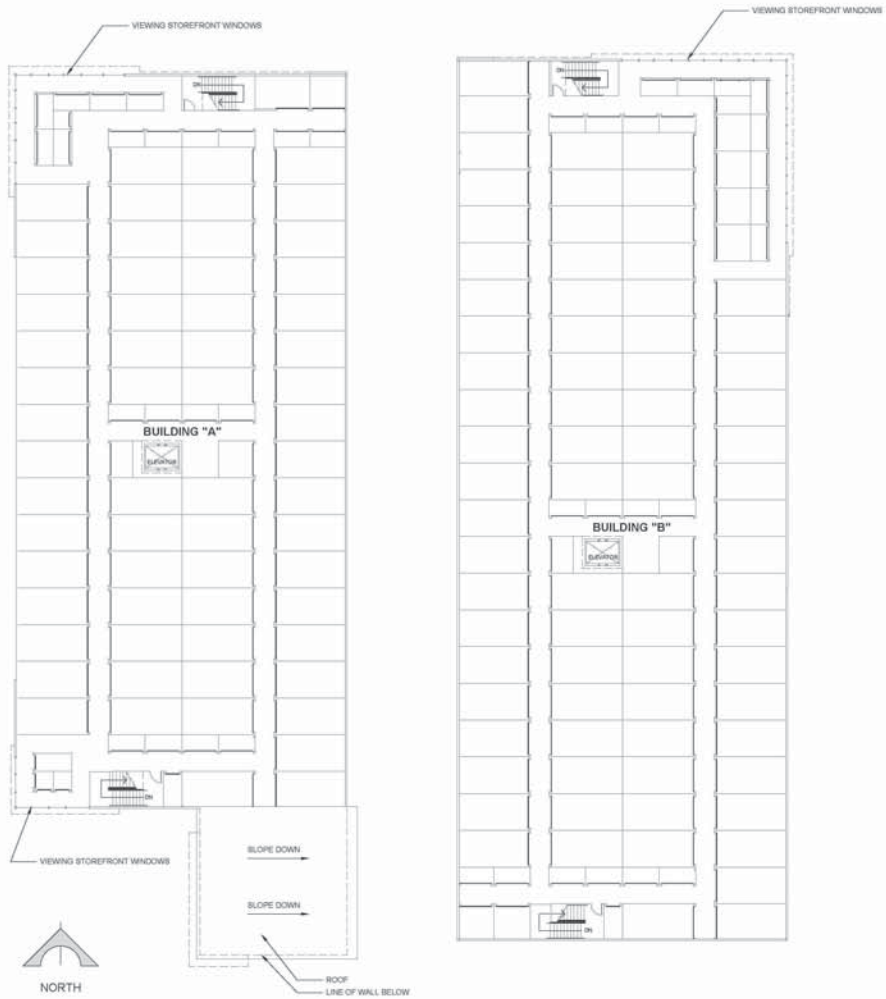
Issue Date	Description

Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY

Drawing Title:
SECOND LEVEL FLOOR PLANS

21-0538
08/26/2021

Sheet No.:
A2.02



A | THIRD LEVEL FLOOR PLANS
SCALE: 1/16" = 1'-0"

UNIT TABULATIONS:

THE NUMBER OF STORAGE UNITS IS NOT TO EXCEED 750 UNITS TOTAL

ARCHITECT OF RECORD

SHURLEY design studio
architecture + interior design

CLIENT
BLAKE ROSSER

Copyright 2021, Shurley Design Studio, LLC

GERALD ALAN SHURLEY JR. REGISTERED ARCHITECT STATE OF NEVADA
06/03/2019

NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue Date	Description

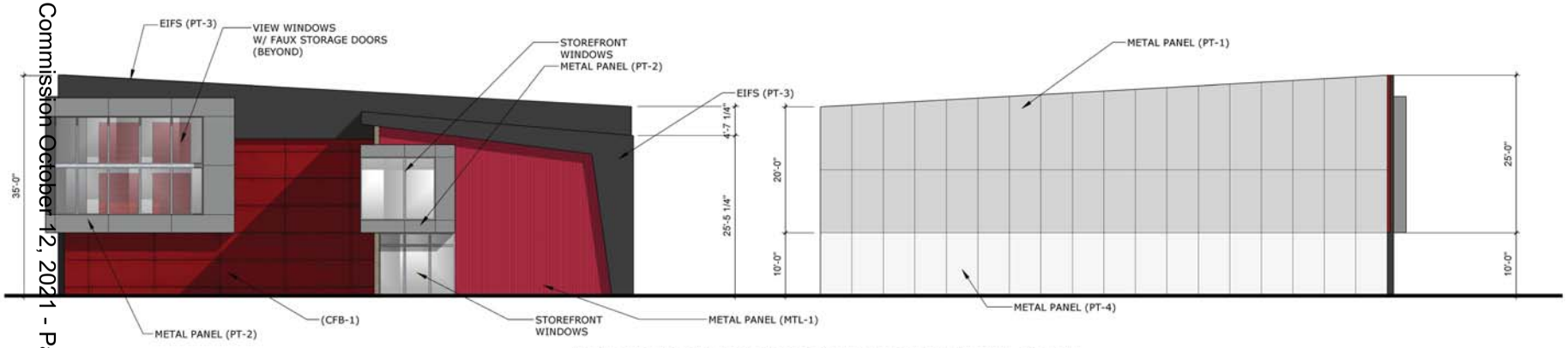
Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY
Drawing Title:
THIRD LEVEL FLOOR PLANS

Sheet No.:
A2.03

21-0538
08/26/2021

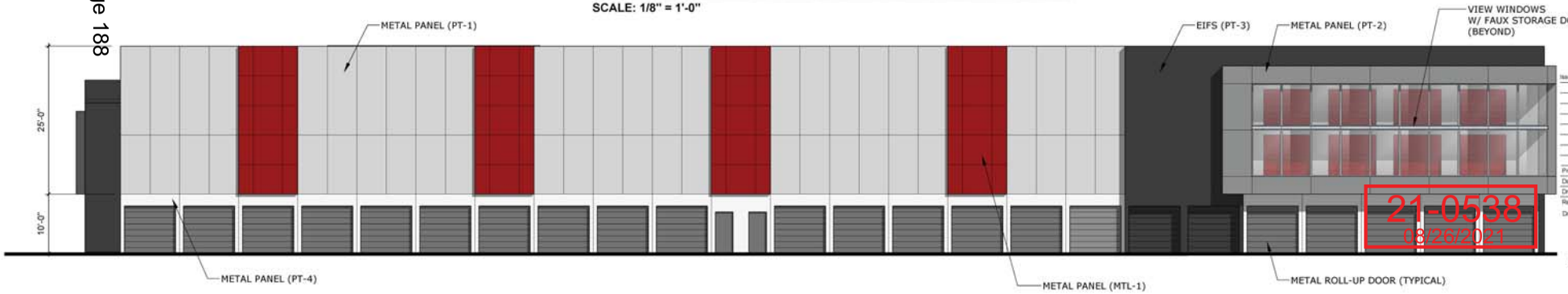
Exterior Elevation Legend:

- PAINT 1 (PT-1) — MANF: SHERWIN WILLIAMS — COLOR: SW 7064 - PASSIVE
- PAINT 2 (PT-2) — MANF: SHERWIN WILLIAMS — COLOR: SW 7066 - GRAY MATTERS
- PAINT 3 (PT-3) — MANF: SHERWIN WILLIAMS — COLOR: SW 7674 - PEPPERCORN
- CEMENT FIBER BOARD SIDING (CFB - 1) — MANF: HARDIE — COLOR: COUNTRYLANE RED
- METAL PANEL (MTL-1) — MANF: MBCI — COLOR: CRIMSON RED
- STONE (STN-1) — MANF: ELDORADO STONE — COLOR: PEARL WHITE
- PAINT 4 (PT-4) — MANF: SHERWIN WILLIAMS — COLOR: SW 6252 - ICE CUBE



BUILDING A & B PROPOSED EXTERIOR ELEVATION - SOUTH

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



BUILDING B PROPOSED EXTERIOR ELEVATION - EAST

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

ARCHITECT OF RECORD

PLIRIS design studio

CLIENT

BLAKE ROSSER

GERALD ALAN SHURLEY JR. REGISTERED ARCHITECT STATE OF NEVADA

06/03/2019

NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue Date Description

Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY

21-0538
08/26/2021

Drawing Title

EXTERIOR ELEVATIONS

Sheet No.

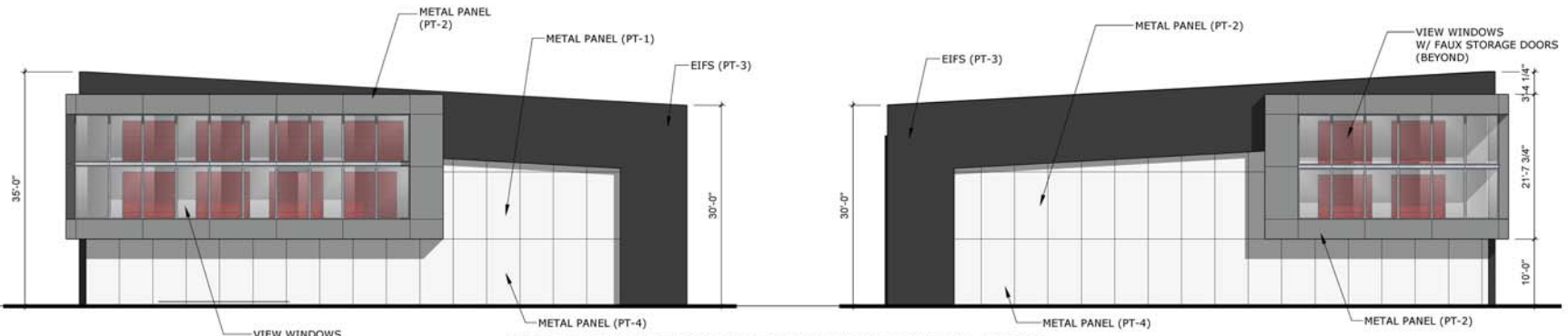
01

Planning Commission October 12, 2021 - Page 188

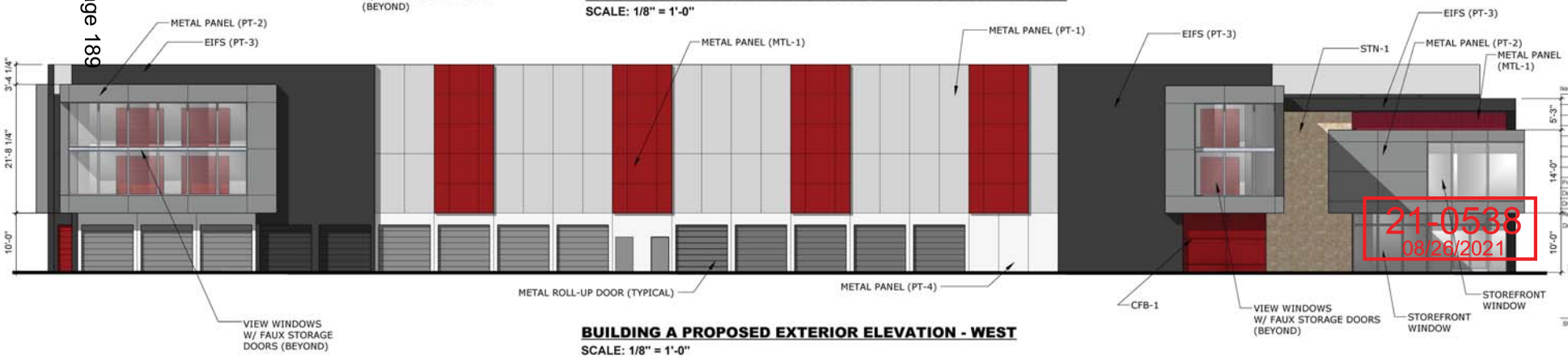
Exterior Elevation Legend:

- **PAINT 1 (PT-1)** — MANF: SHERWIN WILLIAMS — COLOR: SW 7064 - PASSIVE
- **PAINT 2 (PT-2)** — MANF: SHERWIN WILLIAMS — COLOR: SW 7066 - GRAY MATTERS
- **PAINT 3 (PT-3)** — MANF: SHERWIN WILLIAMS — COLOR: SW 7674 - PEPPERCORN
- **CEMENT FIBER BOARD SIDING (CFB - 1)** — MANF: HARDIE — COLOR: COUNTRYLANE RED
- **METAL PANEL (MTL-1)** — MANF: MBCI — COLOR: CRIMSON RED
- **STONE (STN-1)** — MANF: ELDORADO STONE — COLOR: PEARL WHITE
- **PAINT 4 (PT-4)** — MANF: SHERWIN WILLIAMS — COLOR: SW 6252 - ICE CUBE

ARCHITECT OF RECORD
PLIRIS design studio
CLIENT
BLAKE ROSSER



BUILDING A & B PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



BUILDING A PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue Date — Description

Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY
Drawing Title:

EXTERIOR ELEVATIONS

Sheet No.: **02**

21-0538
08/26/2021

Exterior Elevation Legend:

PAINT 1 (PT-1)
MANF: SHERWIN WILLIAMS
COLOR: SW 7064 - PASSIVE

PAINT 2 (PT-2)
MANF: SHERWIN WILLIAMS
COLOR: SW 7066 - GRAY MATTERS

PAINT 3 (PT-3)
MANF: SHERWIN WILLIAMS
COLOR: SW 7674 - PEPPERCORN

CEMENT FIBER BOARD SIDING (CFB - 1)
MANF: HARDIE
COLOR: COUNTRYLANE RED

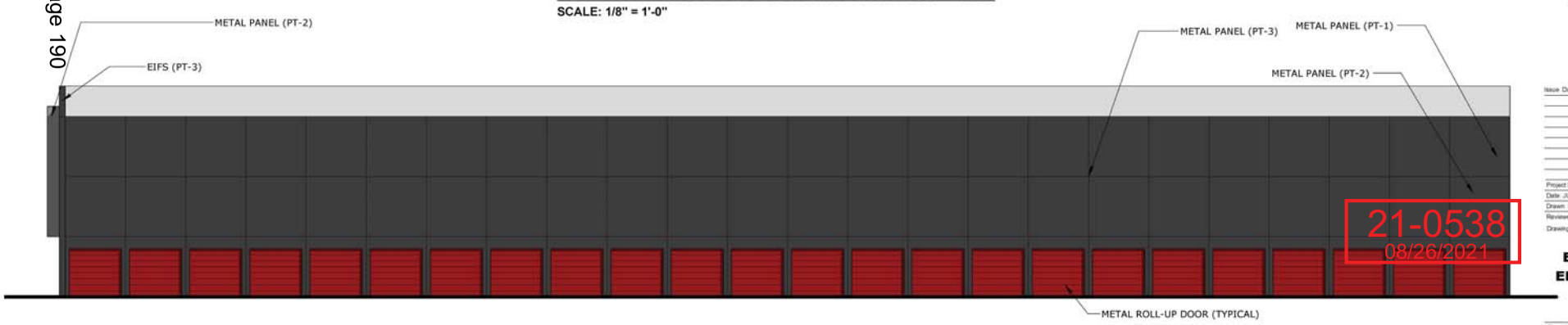
METAL PANEL (MTL-1)
MANF: MBCI
COLOR: CRIMSON RED

STONE (STN-1)
MANF: ELDORADO STONE
COLOR: PEARL WHITE

PAINT 4 (PT-4)
MANF: SHERWIN WILLIAMS
COLOR: SW 6252 - ICE CUBE



BUILDING A PROPOSED EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



BUILDING B PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

ARCHITECT OF RECORD
PLIRIS design studio
CLIENT
BLAKE ROSSER

GERALD ALAN SHURLEY JR. REGISTERED ARCHITECT STATE OF NEVADA
06/03/2019

NEW MINI-STORAGE FACILITY
@ N.RAINBOW & WESTCLIFF
LAS VEGAS, NEVADA 89115
APN: 138-27-802-001

Issue Date Description

Project No.
Date: JUNE 3, 2019
Drawn: D. SOTO
Reviewed: G. SHURLEY
Drawing Title

EXTERIOR ELEVATIONS

Sheet No.
03

21-0538
08/26/2021

Planning Commission October 12, 2021 - Page 190



21-0538-EOT1 AND 21-0538-EOT2 - APPLICANT/OWNER: SUMMERLIN PARKWAY STORAGE, LLC
WEST OF RAINBOW BOULEVARD, NORTH OF WESTCLIFF DRIVE

08/30/2021



21-0538-EOT1 AND 21-0538-EOT2 - APPLICANT/OWNER: SUMMERLIN PARKWAY STORAGE, LLC
WEST OF RAINBOW BOULEVARD, NORTH OF WESTCLIFF DRIVE

08/30/2021

August 24, 2021

City of Las Vegas Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: **Justification Letter**: APN: 138-27-802-001
(Extension of Time for: SDR-76708 , SUP-76707)

To whom it may concern:

We would like to apply for an Extension of Time for two additional years for previously approved Site Development Plan Review (SDR-76708) and Special Use Permit (SUP-76707) for a previously approved new mini-storage facility to be located at parcel number 138-27-802-001 at the Northwest corner of North Rainbow Boulevard & Westcliff Drive.

The design has not changed from the previously approved design. The parcel is approximately 2.5 acres in size and currently zoned as (C-1) Limited Commercial District. The mini-storage facility is a permissible use with a Special Use Permit. The project will include two 3-story buildings (Building A and Building B) with exterior RV parking and rental trucks.

Building A, will be a 3-story building approximately 58,848 sf. Building A, will include a 1,600 sf Manager's Office on the ground level and a 1,600 sf Manager's Residence on the second level above the Manager's Office. Building B, will be a 3-story building approximately 64,824 sf. The two buildings will have a total of approximately 750 storage units combined, 11 RV parking spaces, and 5 rental truck spaces.

We believe that this Extension of Time should be approved since the project is currently in the construction documents phase and the civil on & off-site drawings process has already started. Unfortunately, the current pandemic has slowed down the overall construction schedule, but our client is moving forward as expeditiously as possible. We are requesting a two-year extension to allow our client additional time to review the upcoming construction material estimates and allow additional construction float time to review the overall market. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-624-0022.

Thank you,

Gerald Alan Shurley, Jr. | Principal Architect
LEED AP, NCARB (NV #7210)
Shurley Design Studio

21-0538
08/26/2021

LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
MICHELE FIORE
Mayor Pro Tem
STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

July 24, 2019

Mr. Ernest Calderon
Twin Lakes Baptist Church
5700 Vegas Drive
Las Vegas, Nevada 89108

RE: SDR-76708 [PRJ-76589] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76707
PLANNING COMMISSION MEETING OF JULY 23, 2019

Dear Applicant:

The Planning Commission at a regular meeting held on July 23, 2019 voted to ***APPROVE*** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET on 2.50 acres west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76589].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-76707) 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 06/03/19, except as amended by conditions herein.

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

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

21-0538
08/26/2021

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

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

8. 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.

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

Public Works

10. Prior to the issuance of any permits, dedicate the necessary half-street right-of-way for the proposed cul-de-sac of the unnamed street (Rock Springs Drive alignment) adjacent to this site.

21-0538
08/26/2021

11. Construct the complete cul-de-sac terminus of the unnamed street (Rock Springs Drive alignment). The public sidewalk path on the unnamed street shall conform to American with Disabilities Act Standards.

12. Construct public sewer from Westcliff Drive to this site at a size, depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all 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.

This action by the Planning Commission on **July 23, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 5, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Blake Rosser
Bosu Properties LLC
2165 Horse Prairie Drive
Henderson, Nevada 89052

Mr. Gerald Shurley
Pliris Design Studio
1980 Festival Plaza Drive, Ste. 450
Las Vegs, Nevada 89135

21-0538
08/26/2021

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
MICHELE FIORE
Mayor Pro Tem
STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

July 24, 2019

Mr. Ernest Calderon
Twin Lakes Baptist Church
5700 Vegas Drive
Las Vegas, Nevada 89108

RE: SUP-76707 [PRJ-76589] – SPECIAL USE PERMIT RELATED TO SDR-76708
PLANNING COMMISSION MEETING OF JULY 23, 2019

Dear Applicant:

The Planning Commission at a regular meeting held on July 23, 2019 voted to ***APPROVE*** a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76589].

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use, unless waived herein.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-76708) shall be required, if approved.

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

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

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

21-0538
08/26/2021

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

This action by the Planning Commission on **July 23, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 5, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

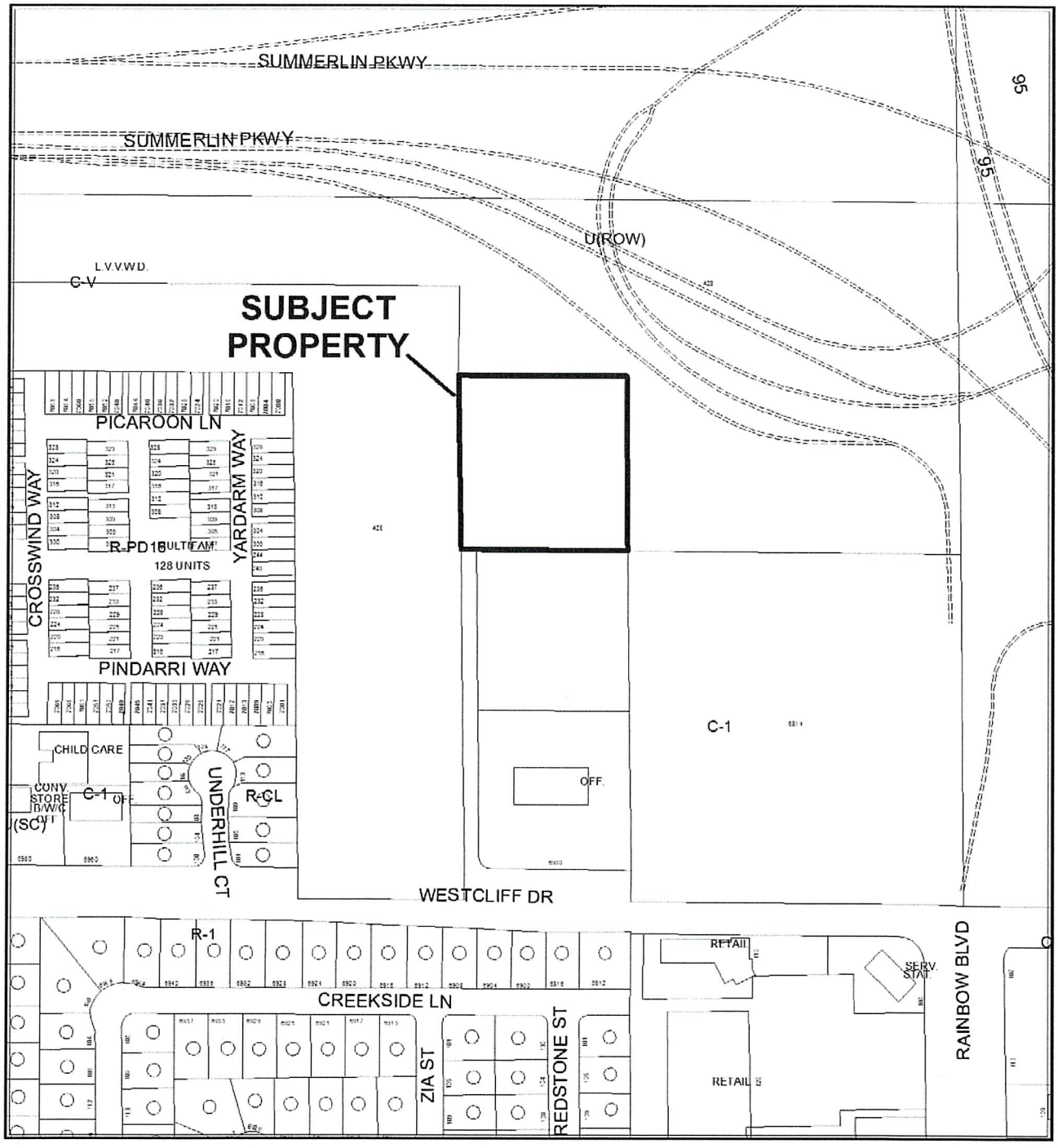
EM:nl

cc:

Mr. Blake Rosser
Bosu Properties LLC
2165 Horse Prairie Drive
Henderson, Nevada 89052

Mr. Gerald Shurley
Pliris Design Studio
1980 Festival Plaza Drive, Ste. 450
Las Vegs, Nevada 89135

21-0538
08/26/2021

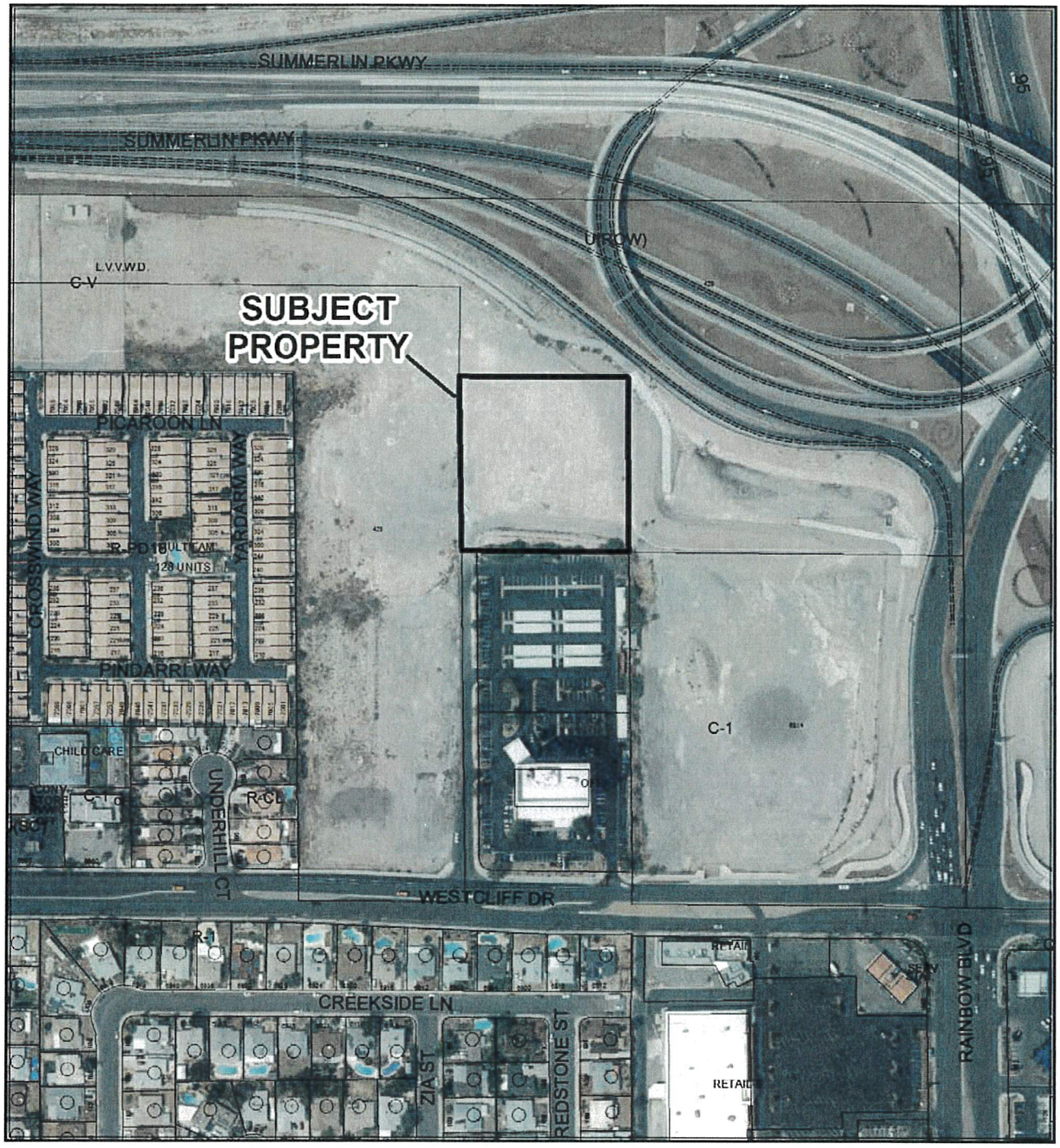


CASE: 21-0538

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

N

Submitted after final agenda



CASE: 21-0538

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
12a

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

SUBJECT:
21-0538-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED SPECIAL USE PERMIT (SUP-76707) FOR A PROPOSED MINI-STORAGE FACILITY USE

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
12b

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

SUBJECT:
21-0538-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76708) FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
13

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

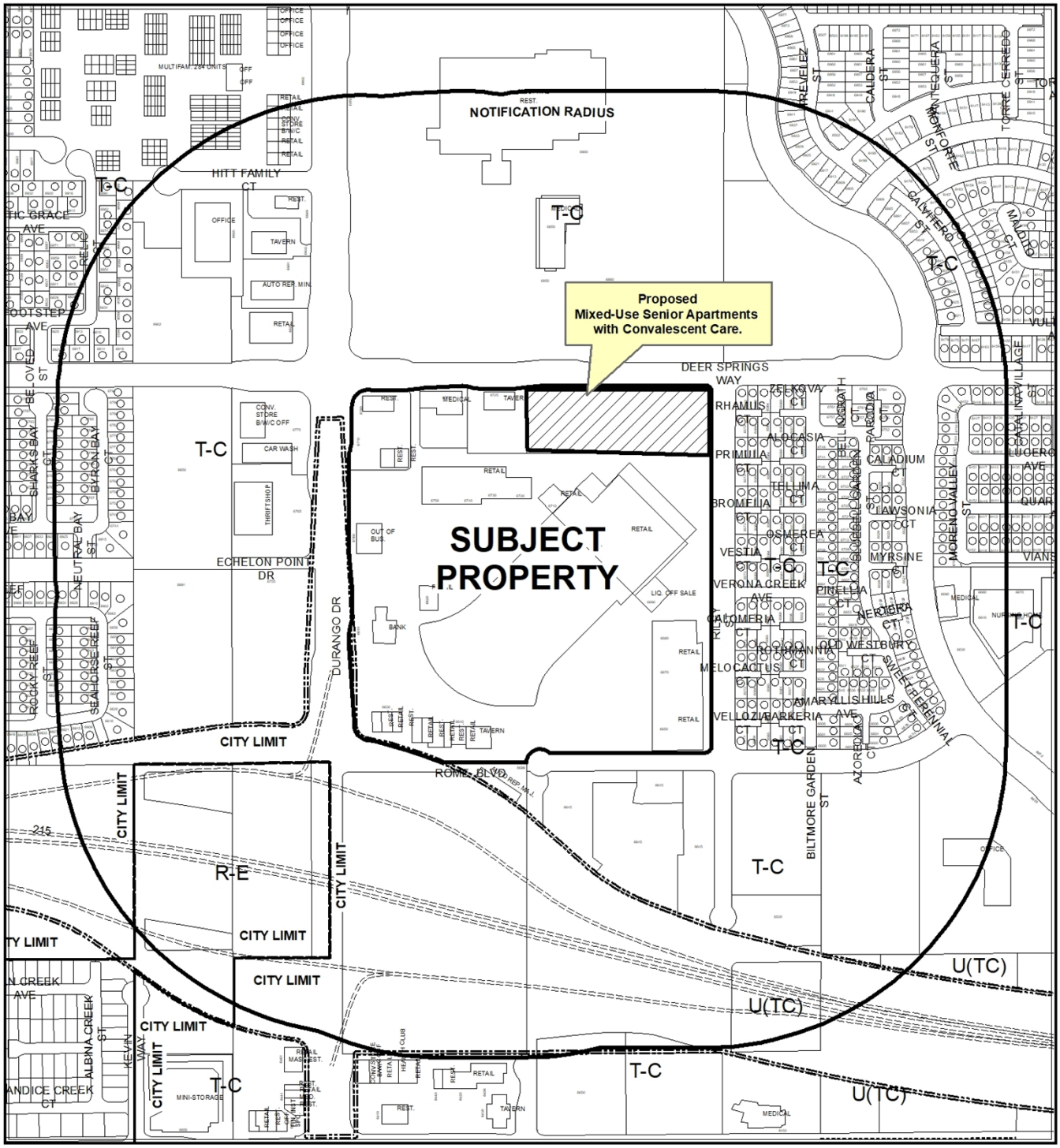
SUBJECT:
21-0169 - PUBLIC HEARING - APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC - For possible action on the following Land Use Entitlement project requests on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street (APN 125-20-710-006), T-C (Town Center) Zone [MC-TC (Montecito Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 21-0169-SDR1
7. Submitted after Final Agenda – Executed Confirmation Documentation, Material Board and Protest-Support Postcards



CASE: **21-0169**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (Town Center) [MC-TC (Montecito Town Center) Special Land Use Designation]

N



CASE: **21-0169**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (Town Center) [MC-TC (Montecito Town Center) Special Land Use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0169-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0169-SUP2	Staff recommends APPROVAL, subject to conditions:	21-0169-SUP1
21-0169-SUP3	Staff recommends APPROVAL, subject to conditions:	21-0169-SUP1 21-0169-SUP2
21-0169-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0169-SUP1 21-0169-SUP2 21-0169-SUP3

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 723

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0169-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0169-SUP2), Special Use Permit (21-0169-SUP3) and Site Development Plan Review (21-0169-SDR1) shall be required, if approved.

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

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

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

21-0169-SUP2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0169-SUP1), Special Use Permit (21-0169-SUP3) and Site Development Plan Review (21-0169-SDR1) shall be required, if approved.

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

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

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

5. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

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

21-0169-SUP3 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Convalescent Care Facility/Nursing Home use.

2. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow 51.07 beds per acre where 50 is the maximum allowed.

3. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0169-SUP1), Special Use Permit (21-0169-SUP2) and Site Development Plan Review (21-0169-SDR1) shall be required, if approved.

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

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

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

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

21-0169-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0169-SUP1), Special Use Permit (21-0169-SUP2) and Special Use Permit (21-0169-SUP3) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 08/24/21; landscape plan and building elevations date stamped 08/19/21, except as amended by conditions herein.

4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a 10-foot rear yard setback where 20 feet is required.

5. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow a zero percent build-to-line where 60 percent is required in the portion located within the Town Center Urban Zone.

6. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow a zero percent build-to-line for the remaining square feet where 40 percent is required in the portion located within the Town Center Urban Zone.

7. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow no stepback where 8 Feet – 4 Feet – 8 Feet is required in the portion located within the Town Center Urban Zone, and 8 Feet in the Town Center Urban Core.

8. A Waiver is hereby approved to allow the existing landscape materials (trees) to remain as planted adjacent to Deer Springs Way where trees shall be installed 35 feet on-center in an alternating pattern consisting of one shade tree and two palm trees.

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

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

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Replace any deceased landscape materials adjacent to Deer Springs Way and Riley Street.
    - Replacement shrubbery shall consist of a minimum size of five 5-gallons and be planted to reach 75 percent coverage within three years.
    - Replacement trees shall be 36-inch box shade trees and comply with the Town Center Development Standards Manual for landscape materials.

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

13. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

14. All Town Center Development Standards shall be satisfied, except as amended herein.

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

Public Works

16. Prior to the issuance of any permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Deer Springs Way adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

17. The sidewalks adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. Prior to the submittal of construction drawing for this site, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

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

20. Submit a License Agreement for landscaping and private improvements in the Deer Springs Way and Riley Street public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a four-story senior community that includes assisted living, senior citizen apartments and memory care on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street.

ISSUES

- An approved Special Use Permit is required for each of the proposed land uses [*Assisted Living Apartments, Senior Citizen Apartments, and Convalescent Care Facility/Nursing Home*] within the Montecito Town Center Special Town Center Land Use Designation. Staff recommends approval of each Special Use Permit request.
- With regard to any issue pertaining to land use and development that is not addressed or provided for specifically in the Town Center Development Standards Manual, the applicable regulations and standards contained in the Unified Development Code (Title 19) of the City of Las Vegas will apply. With the exception of the provisions of LVMC Chapters 19.06 and 19.08 which do not apply to Montecito Town Center.
- The subject site is located within both the Town Center Urban Zone, and the Town Center Urban Core. The western half of the lot is in the Town Center Urban Zone, and the eastern half is located within the Town Center Urban Core Zone.
- The subject site is part of the Montecito Lifestyle Center Commercial Subdivision [*Final Map (FMP-1212) recorded on 02/24/03*] which all properties within the site have perpetual, unobstructed access to all parking and all driveways servicing the site.
- A determination has been made by the Director to deem the Deer Springs Way frontage as the front of the lot in order to align the proposed development with the primary right-of-way as Riley Street is primarily utilized for residential traffic.
- A Waiver is requested to allow 51.07 beds per acre where 50 is the maximum allowed for the Convalescent Care Facility/Nursing Home use. Staff supports this request as not all of the beds proposed are dedicated to this use.
- A Waiver is requested to allow a 10-foot rear yard setback where 20 feet is required. Staff supports this request.
- A Waiver is requested, to allow a zero percent build-to-line where 60 percent is required in the portion located within the Town Center Urban Zone. Staff supports this request.
- A Waiver is requested, to allow a zero percent build-to-line for the remaining square feet where 40 percent is required in the portion located within the Town Center Urban Zone. Staff supports this request.

- A Waiver is requested, to allow no stepback where 8 Feet – 4 Feet – 8 Feet is required in the portion located within the Town Center Urban Zone, and 8 Feet in the Town Center Urban Core. Staff supports this request.
- A Waiver is requested to allow the existing landscape materials (trees) to remain as planted adjacent to Deer Springs Way where trees shall be installed 35 feet on-center in an alternating pattern consisting of one shade tree and two palm trees. Staff supports this request as the existing landscaping matches what is currently in existence west of the subject site, also adjacent to Deer Springs Way and part of the same commercial subdivision. A Bus Pad Shelter Easement is required adjacent to Deer Springs Way and a Waiver is requested to reduce this portion of the landscape buffer

ANALYSIS

The subject site is located within the Montecito District of Town Center which is intended to be a multi-use activity center focused on walkability and the opportunity for residents to have access to a variety of destinations. The Montecito District is the most appropriate area within Centennial Hills for large scale mixed-use and multi-use developments, and is envisioned as having a balanced mix of office, retail, residential and entertainment uses. Within this District there are no rigid design requirements, but instead the focus is on the interaction between the public and private realm, ease of pedestrian circulation, and abundance of open space. The central location of the Montecito District within Town Center supports medium to high density and intensity of diverse uses, which are encouraged in order to create a vibrant neighborhood.

Development within Montecito Town Center will typically be multi-storied, having ground floor offices and/or retail with similar or residential uses utilizing the upper floors, and a medium-high building mass. Within the MC-TC District, there are no Town Center Development Standards Manual (as amended through Ord. 6773) 50 density limitations, but densities generally do not exceed 50 dwelling units per acre; higher densities may be attained upon approval of an SUP. In this instance the overall density of the proposed senior community is 51.07 beds per acre, which exceeds the 50 beds per acre limit set forth by the Minimum Special Use Permit Requirements for the Convalescent Care Facility/Nursing Home land use and the applicant has requested a Waiver of this standard which staff is supporting as the proposed facility provides a mixture of three different types of elder care and will not oversaturate the area with one land use.

The proposed senior residential community offers a mix of living options from Senior Citizen Apartments for independent living in an age restricted community to Convalescent Car Facility/Nursing Home for those who need 24 hour care. Currently, the use matrix is 50 units dedicated to Assisted Living Apartments, 23 units dedicated to Convalescent Care Facility/Nursing Home, and 94 units dedicated to Senior Citizen Apartments. This matrix may change if market conditions dictate the need for more or less of one type of living.

The subject site is an undeveloped corner lot that is part of the Montecito Lifestyle Center Commercial Subdivision that includes restaurants, retail shopping, medical and general personal services such as nail salons. In addition to the commercial subdivision, the site is located just south of another shopping center that is anchored by a grocery store and the Centennial Hills Hospital and medical building that offers both in and outpatient services. Adjacent to the northern edge of the site along Deer Springs Way is an existing bus stop that provides easy access to the residents for public transit. The senior community center will also provide the residents a fleet of electric vehicles and a community bus for additional transportation options, and for those with personal vehicles, a subterranean parking garage is provided, and the Centennial Hills Transit Center and Park and Ride facility is located at 7313 Grand Montecito Parkway that provides services to all areas of the Las Vegas Valley, including the Centennial Express that serves the McCarran International Airport. The subject site is an ideal location for the proposed senior community as it supports the goals of Montecito by providing senior residential units within an area that provides a variety of destinations all within walking distance.

In accordance with the Town Center Development Standards Manual, the proposed building design incorporates patterns and materials that are visually interesting through the use of expression lines, and a variety of colors, materials and areas of visual relief. Metal awnings, brick veneers and glass storefronts combine the residential and institutional functions of the proposed development and provide a seamless transition between the retail and medical land uses to the north and west, to the residential to the east.

In accordance with the Montecito District, the site is not subject to Title 19.08 and additional landscape buffers outside of what is required for the Riley Street and Deer Springs Way streetscapes are not provided with this development. The amenity zones associated with each have been installed and the landscape materials will need to be updated as part of this development. Staff has added a Condition of Approval to ensure the streetscape amenity zones are planted in accordance with the Town Center Development Standards Manual.

The applicant has proposed a landscape plan that depicts an outdoor plaza with an arbor located on the southwest corner of Deer Springs Way and Riley Street. To the south of the outdoor plaza is a cactus garden that is desert friendly, and utilizes grouping planting patterns for visual interest. A pathway from the arbor leads through the cactus garden and terminates at an outdoor patio area shaded with trees. This cactus garden further buffers the existing residential neighborhood located on the east side of Riley Street and softens the building edge adjacent to the residential neighborhood.

While the subject site is the last undeveloped pad within the Montecito Lifestyle Center Commercial Subdivision, it is also an infill piece as it is surrounded by existing development that consist of commercial, medical and residential land uses. Staff finds the proposed site plan provides a seamless transition from the commercial land uses to the residential uses and is compatible with adjacent development and development in the area. Therefore, staff is recommending approval of the Site Development Plan Review with conditions.

Special Use Permit (21-0169-SUP1) Assisted Living Apartments
As part of the proposed Senior Community, 50 of the proposed 167 units are Assisted Living Apartments which is described by Title 19.12 as "*an apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms, monitoring of medication, or assistance with bathing. This use includes commercial uses that are ancillary to an apartment complex as long as the total amount of floor space dedicated to such uses does not exceed 5% of the total gross floor area of the apartment complex, there is no external signage for the commercial uses, and those uses are not accessible other than internally and only to persons residing within the apartment or apartment complex. This use does not include a convalescent care facility, nursing home or other medical facility that is specifically defined in LVMC Chapter 19.18*."

There are no Minimum Special Use Permit Requirements for this use.

The subject site is within close proximity to medical services, shopping, restaurants and public transit routes with an existing bus stop in existence adjacent to Deer Springs Way in front of the subject site; therefore staff finds the subject site is physically suitable for the type and intensity of land use proposed and is recommending approval of the Special Use Permit with conditions.

Special Use Permit (21-0169-SUP2) Senior Citizen Apartments (Single Use)
As part of the proposed Senior Community 94 of the proposed 167 units are Senior Citizen Apartments (Single Use) which is described by Title 19.12 as "*an apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as "housing for older persons" under the provisions of Federal law, including without limitation housing developments that:*

1. *Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and*
2. *Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law.*"

There are no Minimum Special Use Permit Requirements for this use.

The subject site is within close proximity to medical services, shopping, restaurants and public transit routes with an existing bus stop in existence adjacent to Deer Springs Way in front of the subject site; therefore staff finds the subject site is physically suitable for the type and intensity of land use proposed and is recommending approval of the Special Use Permit with conditions.

Special Use Permit (21-0169-SUP3) Convalescent Care Facility/Nursing Home
As part of the proposed Senior Community 23 of the proposed 167 units are Convalescent Care Facility/Nursing Home which is described by Title 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*."

The Minimum Special Use Permit Requirements for this use are:

a. The minimum parcel size required shall be 20,000 square feet.

   The proposed use meets this requirement as the subject site is 3.27 acres or 142,441 square feet.

b. The maximum number of beds per acre of land shall be 50.

The proposed use does not meet this requirement as the number of beds per acre of land is 51.07. The applicant is requesting a Waiver of this requirement which staff supports.

c. Care facilities shall be located on an 80-foot street or larger.

Deer Springs Way and Riley Street are an 80-foot wide and 88-foot wide respectively, rights-of-way.

The subject site is within close proximity to medical services, shopping, restaurants and public transit routes with an existing bus stop in existence adjacent to Deer Springs Way in front of the subject site; therefore staff finds the subject site is physically suitable for the type and intensity of land use proposed and is recommending approval of the Special Use Permit with conditions.

FINDINGS (21-0169-SUP1, SUP2 and SUP3)

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 senior community center that includes assisted living, senior apartments and convalescent care can be conducted in a manner that is harmonious and compatible with the surrounding commercial and residential land uses.

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

   The subject site is a commercial subdivision within close proximity to medical services, shopping, restaurants and public transit routes with an existing bus stop in existence adjacent to Deer Springs Way in front of the subject site making the subject physically suitable for the type and intensity of land use proposed.

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

   Deer Springs Way and Riley Street are adequate in size to meet the requirements of the proposed senior community.

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.**

   Multiple governmental agencies will have constant oversight over the proposed land uses ensuring the public health, safety, and welfare are not compromised.

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

   Only the proposed Convalescent Care Facility/Nursing Home has applicable conditions per the Town center Development Standards Manual. This use does not meet the density cap of 50 beds per acre and is proposing 51.07 beds per acre which staff can support as not all beds in the proposed facility are dedicated to this use.

FINDINGS (21-0169-SDR1)

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

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

   The proposed senior community is compatible with the surrounding commercial and residential land uses.

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

   The proposed development meets the policies and standards of Montecito Town Center which focuses on walkability and strives to provide the opportunity for residents to have access to a variety of destinations through multi-use developments.

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

   Site access and circulation will not negatively impact the adjacent roadways as a majority of the driveways are constructed in conjunction with the remaining portions of the existing commercial subdivision.

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

   Building materials include brick, stucco, metal and glass which are all standard materials utilized within the City. California Pepper and Palo Verde Trees accented by Texas Sage and Purple Hopseed shrubbery, and Agave cacti are proposed for the landscape buffers which are all appropriate for a desert climate and 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;**

   Building elevations and design characteristics create an orderly and aesthetically pleasing environment and are harmonious and compatible with existing development in the area.

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

   Multiple governmental agencies will have constant oversight over the proposed land uses ensuring the public health, safety, and welfare are not compromised.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/19/01	The City Council approved a request for a Site Development Plan Review [Z-0076-98(24)] for a proposed 361,560 square-foot retail commercial center on 38.78 acres adjacent to the southeast corner of El Capitan Way [Durango Drive] and Deer Springs Way. The Planning Commission recommended approval
02/06/02	The City Council approved a request for a Master Sign Plan (MSP-0013-01) for Montecito Town Center on 38.78 acres on the southwest corner of Riley Street and Deer Springs Way. The Planning Commission recommended approval.
03/14/02	The Planning Commission approved a request for a Tentative Map (TM-0007-02) for a One Lot Commercial Subdivision on 38.78 acres at the southeast corner of El Capitan Way and Deer Springs Way.
08/23/02	The Department of Planning administratively approved a Site Development Plan Review [Z-0076-98(34)]for a proposed 344,120 square-foot shopping center on 39.50 acres adjacent to the southeast corner of El Capitan Way [Durango Drive] and Deer Springs Way.
02/24/03	A Final Map (FMP-1212) recorded for a One Lot Commercial Subdivision located on the southeast corner of El Capitan Way and Deer Springs Way.

Most Recent Change of Ownership	
06/2007	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/05/02	Drainage Study (DS03186) for the Montecito Lifestyle Center was submitted for technical review.
03/13/03	Drainage Study (DS03186-1) for the Montecito Lifestyle Center was submitted for technical review.

Pre-Application Meeting	
08/05/20	Staff conducted a pre-application meeting to discuss the proposed project and the applications necessary in order to obtain the Land Use Entitlements.
03/17/21	Staff conducted a follow-up pre-application meeting to discuss the proposed project and the application necessary in order to obtain the Land Use Entitlements.

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

Field Check	
09/08/21	Staff performed a routine field check to observe the undeveloped portion of the commercial subdivision. Staff observed the landscape buffers, sidewalk, curb and gutter are installed adjacent to the subject lot.

Details of Application Request	
Site Area	
Net Acres	3.27

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center) [MC-TC (Montecito Town Center) Special Land Use Designation]
North	Hospital		
South	Shopping Center		
East	Single Family, Detached		
West	Liquor Establishment (Tavern)		

Master and Neighborhood Plan Areas	***Compliance***
Town Center – Montecito Town Center	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails Riley Street – Town Center Collector Trail Deer Springs Way - Town Center Arterial Trail	Y*
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**Half street improvements including trails are installed adjacent to the subject site.*

NE

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front (Deer Springs Way)	0 Feet	0 Feet	Y
• Side	10 Feet	60 Feet	Y
• Corner	15 Feet	40 Feet	Y
• Rear	20 Feet	10 Feet	N*
Max. Building Height	3 Stories**	4 Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened		

**The applicant is requesting a waiver of the rear setback which staff supports as the lot is part of a larger commercial subdivision with no impact to the neighboring development.*
***Additional height may be permitted in connection with Site Development Plan Review approval, but only up to a limit of twelve (12) stories or one hundred fifty feet (150').*

In addition to the development standards above, Town Center has additional development standards for lots located within either the Town Center Edge Zone, Main Transition Zone, Town Center Core, Town Center Urban Zone and the Town Center Urban Core. The subject site is located within two of the five zones, the Town Center Urban Zone and the Town Center Urban Core.

Standard	*Town Center Urban Zone*	*Town Center Urban Core*	*Compliance*
Height (Number of Stories)	7	12	Y
Build-to-Line	60%	N/A	N*
Remaining Square Feet	40%	N/A	N*
Stepback	8 Feet – 4 Feet – 8 Feet	8 Feet	N*

**The applicant is requesting a Waiver of these standard which staff supports as the subject site is split in half with the two different zones and standards and the nature of the facility requires a drop-off and pick-up area for ambulatory type vehicles and patients.*

Open Space – Town Center					
Total Site Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
142,441 SF	20%	28,488 SF	33%	46,722SF	Y

Open space includes open air courtyards, plazas, open space, patios and gathering places, including public amenities such as fountains, arbors, arcades, cloisters and landscaped corridors, paths or lanes. The parking lot landscaping, landscaped areas, buffers and landscaping in setback areas, together with the above, account for the required open space.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Town Center Arterial / Secondary Collector	Town Center Development Standards Manual	80	Y
Riley	Town Center Collector	Town Center Development Standards Manual	88	Y

Town Center Streetscape Standards:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Arterial / Secondary Collector	5-foot wide sidewalk with 3-foot wide amenity zone: trees shall be installed 35 feet on-center in an alternating pattern consisting of one shade tree and two palm trees with decomposed granite, Mojave Gold, to cover the ground plane. In addition, ground cover consisting of a minimum of one third, five 5-gallon plant material shall be planted to reach 75 percent coverage within three years.	Installed*	Y
Town Center Collector Figure 33	7-foot wide sidewalk with 5-foot wide amenity zone: shall include single alternating shade trees and flowering trees at intervals of 30 feet-on-center. Two accent trees shall be installed in each Amenity Zone at every intersection.	Installed*	Y

**The streetscape, including sidewalk, curb and gutter are installed adjacent to the subject site. A Waiver is requested to allow the existing landscape materials to remain as planted, which staff supports.*

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	
Senior Citizen Apartments	94 Units	0.75 Per Unit	71				
Assisted Living Apartments	50 Units	1:3 Residents	18				
Convalescent Care Facility / Nursing Home	23 Units	1:6 Beds 1 Per Employee at Largest Shift 3 for Medical Professional	15				
TOTAL SPACES REQUIRED			104		70*		Y
Regular and Handicap Spaces Required			99	5	68	2	Y*

**70 parking stalls are provided on the subject lot with the remaining required parking being provided for as part of the overall commercial subdivision which has shared perpetual, unobstructed access to all parking and all driveways servicing the site.*

NE

Waivers		
Requirement	***Request***	***Staff Recommendation***
The maximum number of beds per acre of land shall be 50 for the Convalescent Care Facility/Nursing Home Use.	To allow 51.07 beds per acre.	Approval
20-foot rear yard setback.	To allow a 10-foot rear yard setback.	Approval
60 percent build-to-line is required in the portion located within the Town Center Urban Zone.	To allow zero percent build-to-line.	Approval
40 percent build-to-line is required for the remaining square-footage in the portion located within the Town Center Urban Zone.	To allow a zero percent build-to-line.	Approval
Stepbacks of 8 Feet – 4 Feet – 8 Feet is required in the portion located within the Town Center Urban Zone, and 8 Feet in the Town Center Urban Core.	To allow no stepback.	Approval
Trees shall be installed 35 feet on-center in an alternating pattern consisting of one shade tree and two palm trees adjacent to Deer Springs Way.	To allow the existing landscape materials (trees) to remain as planted, which staff supports.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) site development plan review and special use permit.

Project Address (Location) SWC West Deer Springs Way & Riley Street

Project Name West Deer Springs Senior Community **Proposed Use** independent living assisted living memory support

Assessor's Parcel #(s) 125-20-710-006 **Ward #** 6

General Plan: Existing MC-TC Proposed MC-TC **Zoning:** Existing MC-TC Proposed MC-TC

Additional Information n/a

Property Owner Welltower OM Group LLC **Contact** Ben Gelhaus

Address 4500 Dorr Street City Toledo State OH Zip 43615

E-mail BGelhaus@welltower.com and NRumanes@welltower.com Phone 419-247-2800

Applicant Contour Real Estate Development **Contact** Doug Ahlstrom

Address 3200 Park Center Drive, #1240 City Costa Mesa State CA Zip 92626

E-mail dahlstrom@contourre.com Phone 702.429.2998

Representative Contour Real Estate Development **Contact** Doug Ahlstrom

Address 3200 Park Center Drive #1240 City Costa Mesa State CA Zip 92626

E-mail dahlstrom@contourre.com Phone 702.429.2998

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 n/a **Partner(s)** n/a

Partner(s) n/a

- 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 Russell Simon, Authorized Signatory

Subscribed and sworn before me

This 5th day of August, 2021

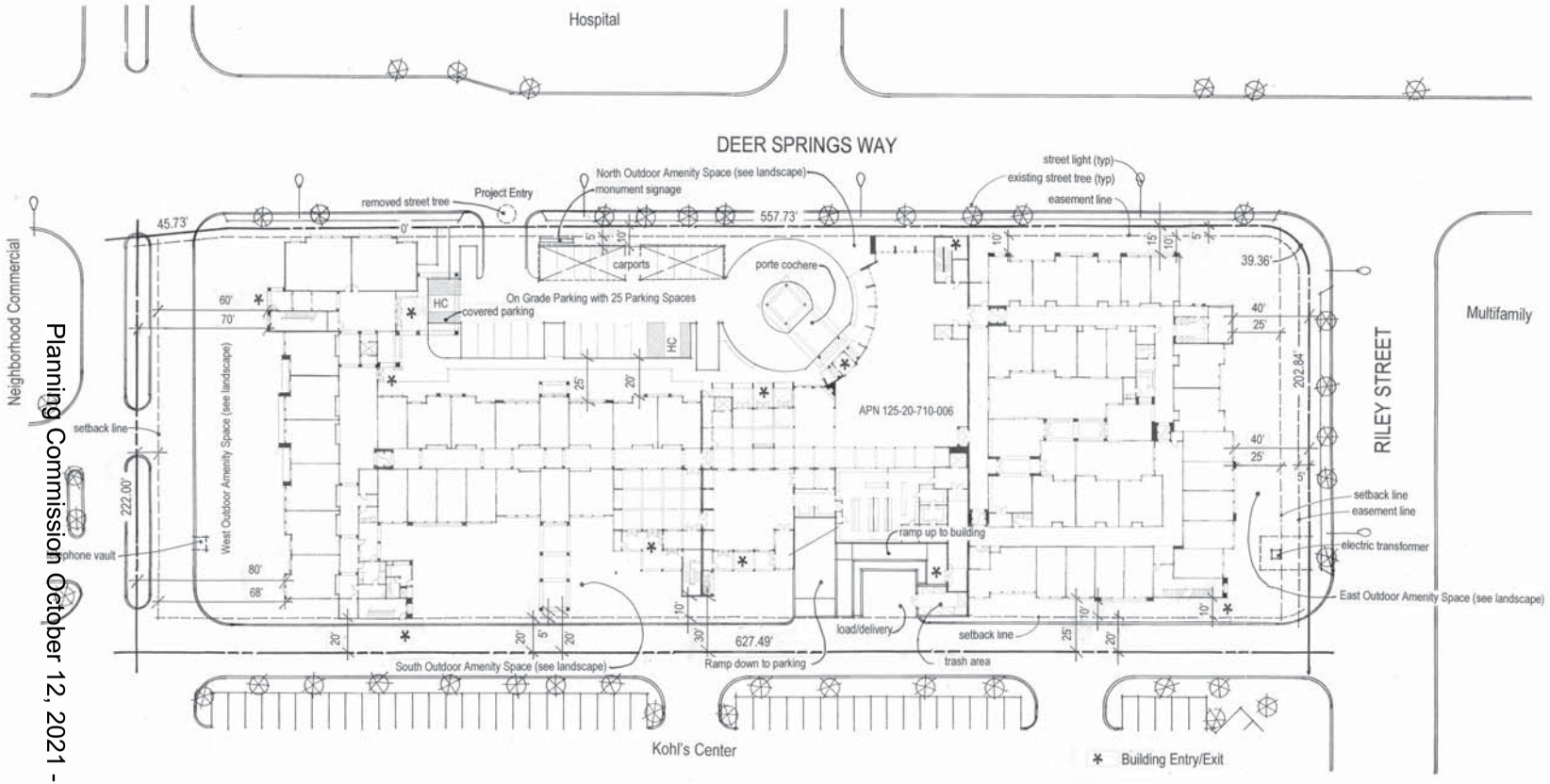
_____

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF OHIO

Theresa S Whelan
Notary Public
In and for the State of Ohio
My Commission Expires
June 16, 2025

21-0169
08/19/2021



Planning Commission October 12, 2021 - Page 231

0 10 20 30 60

North 1:30 Scale

Site Plan

CONTOUR

Vacinity Map



PARKING REQUIREMENTS

Memory Support	1 Space/6 Beds =	5
Staff and Doctor Parking		13
Assisted Living	1 Space/3 Units =	15
Senior Apartments	.75 Spaces/Unit =	71
	Total Required Parking =	104
	Total Provided Parking =	70*

*Variance Requested

Building Summary

	Level 0	Level1	Level 2	Level 3	Level 4	TOTAL	@SQFT(+/-)	TOTAL(+/-)
MC Pr	16	0	0	0	0	16	408	6528
MC Sh	7*	0	0	0	0	7	529	3703
AL St	0	13	13	0	0	26	436	11336
Al 1b	0	10	12	0	0	22	620	13640
AL 2b	0	10	12	0	0	2	725	1450
IL St	0	10	7	7	7	31	513	15903
IL 1b A	0	8	10	10	10	38	655	24890
IL 1b B	0	4	4	4	4	16	678	10848
IL 1b C	0	0	1	1	1	3	700	2100
IL 2	0	0	2	2	2	6	1005	6030
	23*	46	50	24	24	167**		96428(+/-)

*7 units/14 beds

**167 units/174 beds

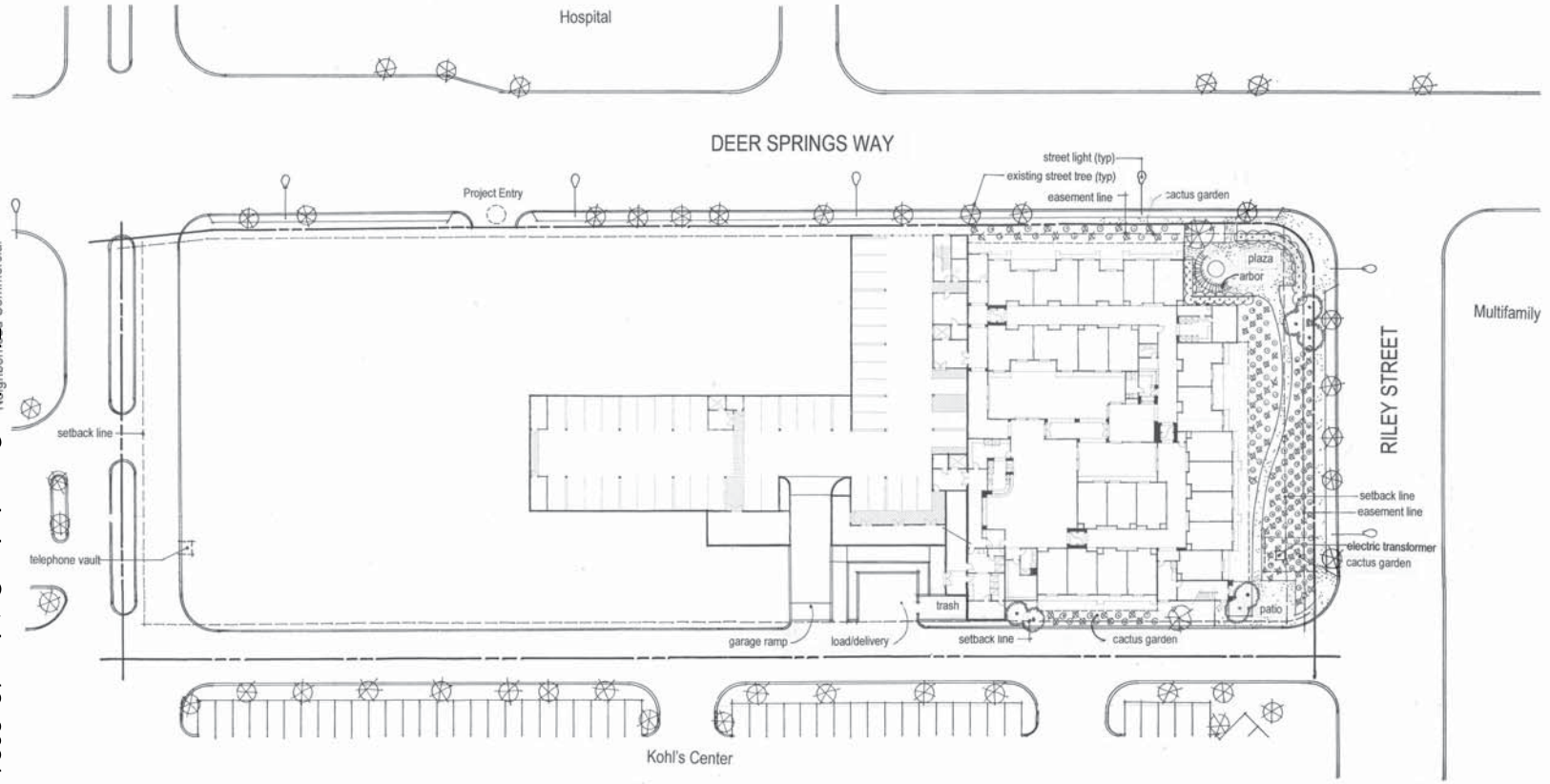
Total Building Square Footage = +/-150.000sf

WEST DEER SPRINGS SENIOR COMMUNITY

MONTECITO TOWN SQUARE CENTENNIAL LAS VEGAS, NEVADA

Site Plan

CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998
Planning Submittal
August 19, 2021



Planning Commission October 12, 2021 - Page 232

0 10 20 30 60

North 1:30 Scale

Level Zero Landscape Plan

CONTOUR

LANDSCAPE LEGEND

California Pepper

Purple Desert Willow

Palo Verde

Emerald Green

cactus

faux cardon

cactus agave

shrubs

whip cord
purple hopseed
texas sage
dahlia black narcissus
yucca whipplei
fence post cactus

WEST DEER SPRINGS SENIOR COMMUNITY

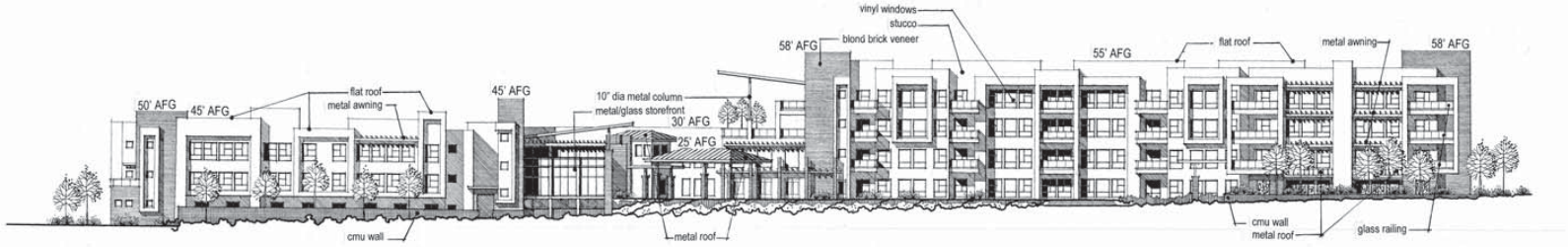
MONTECITO TOWN SQUARE CENTENNIAL LAS VEGAS, NEVADA

21-0169
08/19/21

Level Zero Landscape Plan

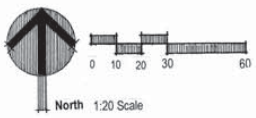
CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998

Planning Submittal
August 19, 2021



Exterior Elevation

West Deer Springs Street View (North)

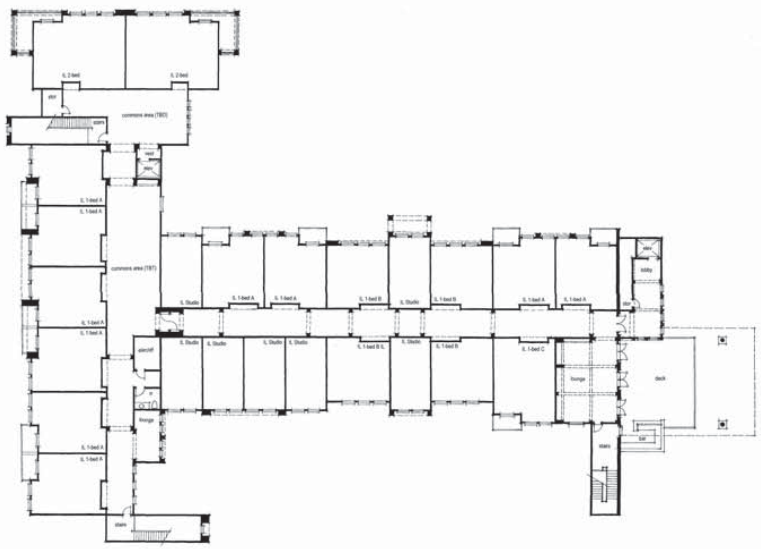


CONTOUR

WEST DEER SPRINGS SENIOR COMMUNITY
MONTECITO TOWN SQUARE
CENTENNIAL
LAS VEGAS, NEVADA

Exterior Elevation

CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998
Planning Submittal
August 19, 2021





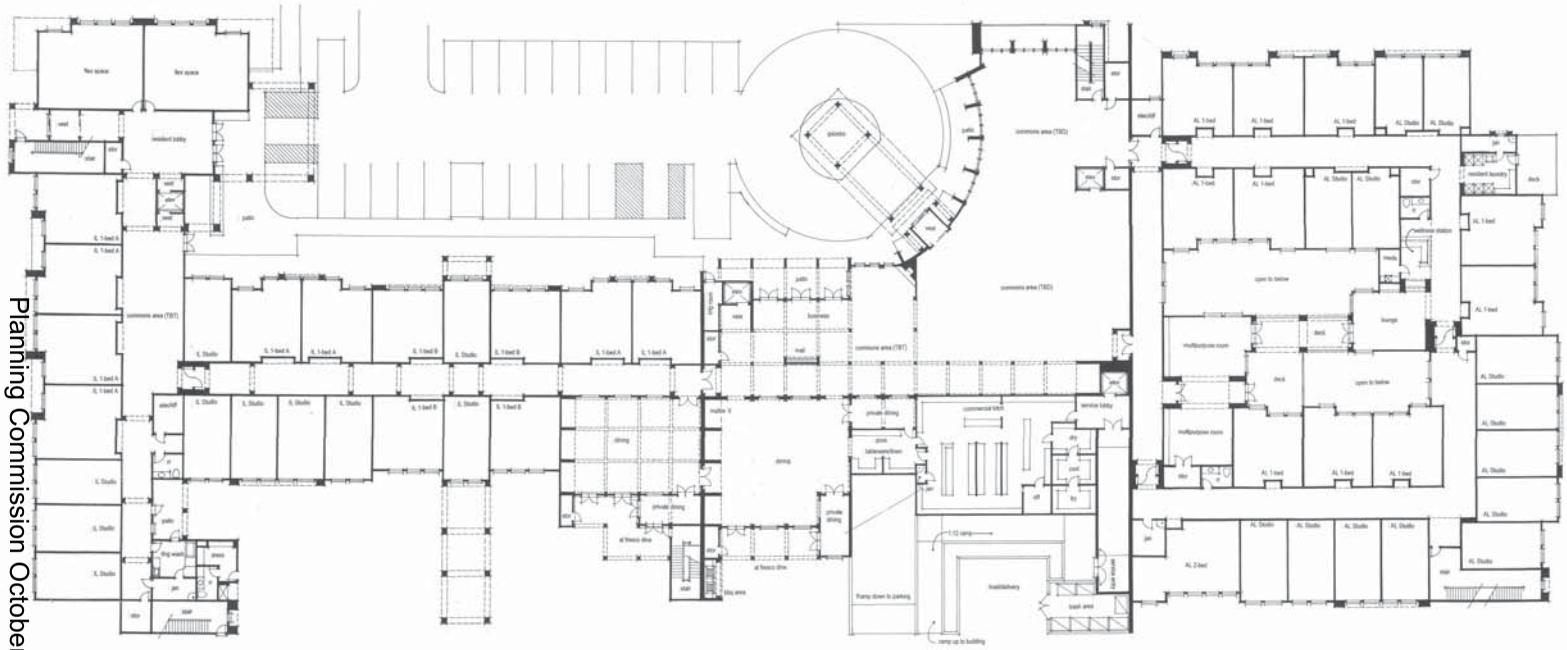
Level Four Plan

CONTOUR

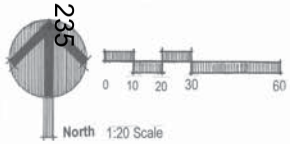
WEST DEER SPRINGS
SENIOR COMMUNITY
MONTECITO TOWN SQUARE
CENTENNIAL
LAS VEGAS, NEVADA

Level Four Plan

CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998
Planning Submittal
August 19, 2021



Planning Commission October 12, 2021 - Page 235



Level One Plan

CONTOUR

WEST DEER SPRINGS SENIOR COMMUNITY

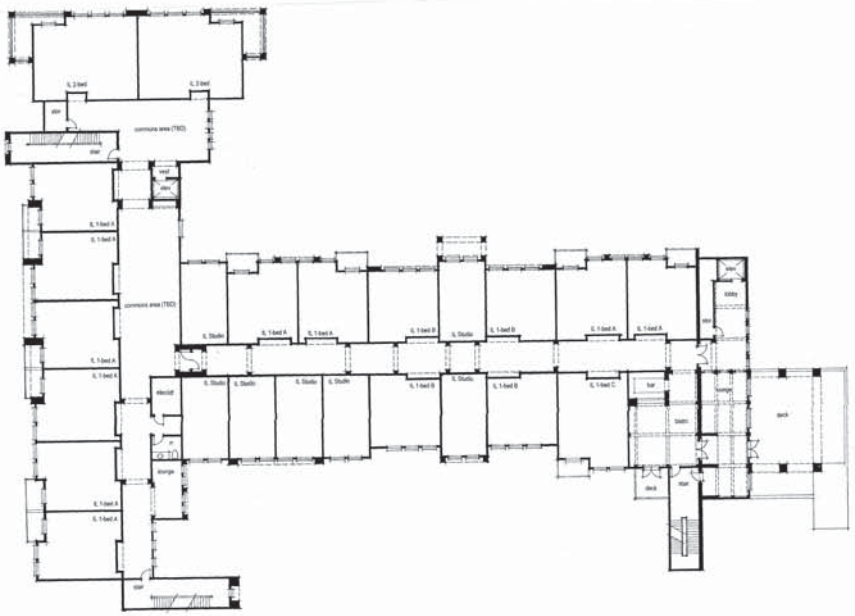
MONTECITO TOWN SQUARE
CENTENNIAL
LAS VEGAS, NEVADA

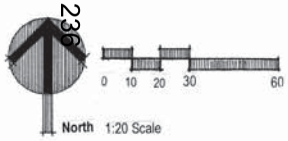
Level One Plan

21-0169
08/19/2021

CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998
Planning Submittal
August 19, 2021

Planning Commission October 12, 2021 - Page 236





Level Three Plan

CONTOUR

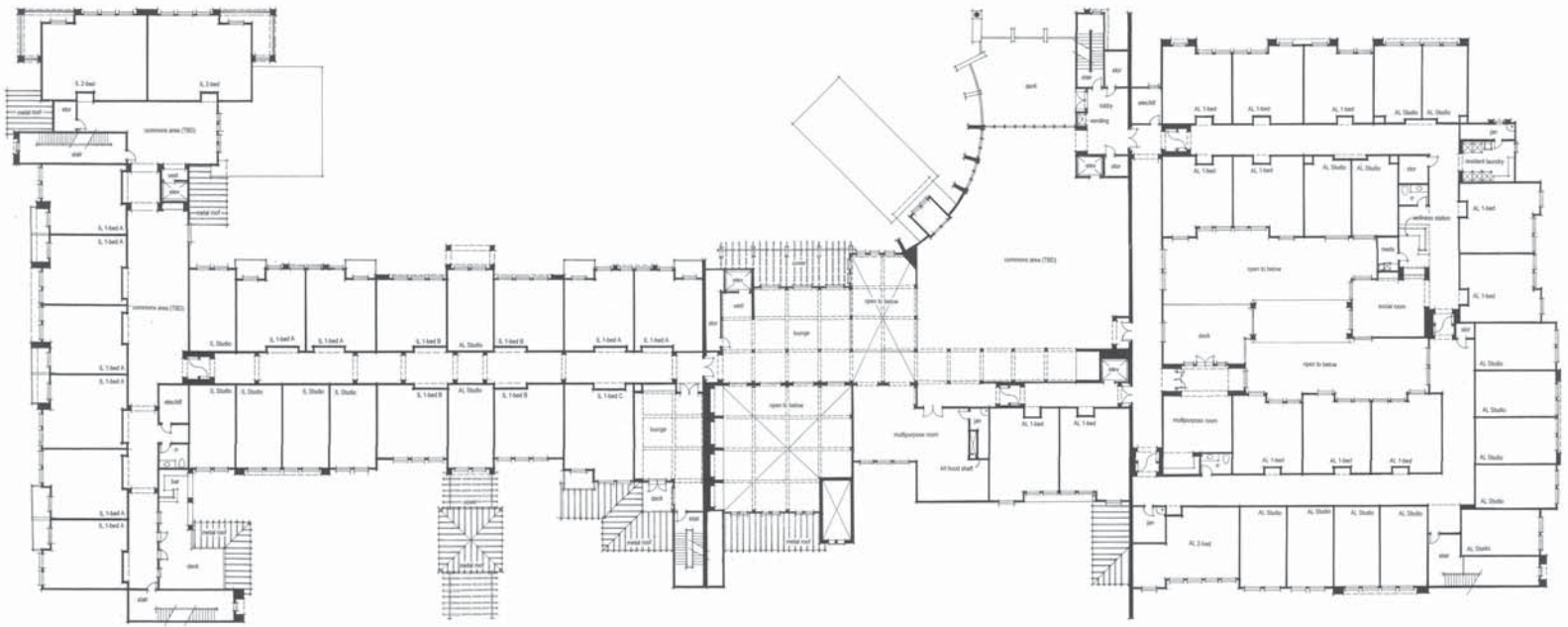
WEST DEER SPRINGS SENIOR COMMUNITY

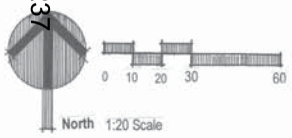
MONTECITO TOWN SQUARE
CENTENNIAL
LAS VEGAS, NEVADA

Level Three Plan

CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998
Planning Submittal
August 19, 2021

Planning Commission October 12, 2021 - Page 237





Level Two Plan

CONTOUR

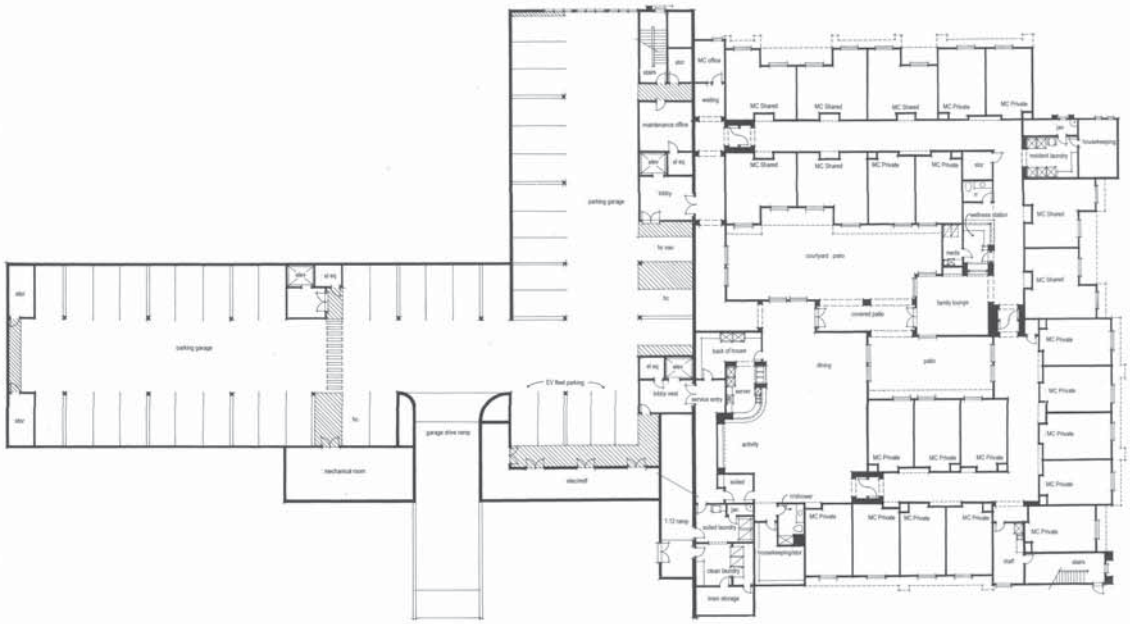
WEST DEER SPRINGS SENIOR COMMUNITY

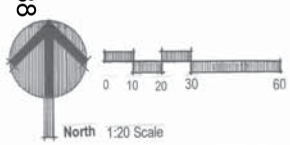
MONTECITO TOWN SQUARE
CENTENNIAL
LAS VEGAS, NEVADA

Level Two Plan

21-0169
08/19/2021

CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998
Planning Submittal
August 19, 2021





Level Zero Plan

CONTOUR

WEST DEER SPRINGS SENIOR COMMUNITY

MONTECITO TOWN SQUARE
CENTENNIAL
LAS VEGAS, NEVADA

Level Zero Plan

21-0169
08/19/2021

CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998
Planning Submittal
August 19, 2021

Property Account Inquiry - Summary Screen

New Search | Recorder | Treasurer | Assessor | Clark County Home

Parcel ID	125-20-710-006	Tax Year	2020	District	200	Rate	3.2782

Situs Address:	UNASSIGNED SITUS LAS VEGAS
Legal Description:	ASSESSOR DESCRIPTION: MONTECITO LIFESTYLE CENTER PLAT BOOK 109 PAGE 26 PT LOT A GEOID: PT N2 SE4 SEC 20 19 60

Status:
Active
Taxable

Property Characteristics	
Tax Cap Increase Pct.	4.8
Tax Cap Limit Amount	11679.43
Tax Cap Reduction	6249.18
Land Use	7-30 Commercial Minor Improvem
Cap Type	OTHER
Acreage	3.2700
Exemption Amount	0.00

Property Values	
Land	538427
Improvements	8477
Total Assessed Value	546904
Net Assessed Value	546904
Exemption Value New Construction	0
New Construction - Supp Value	0

Property Documents	
2007060602850	6/6/2007
2004043005468	4/30/2004
2004012302371	1/23/2004

Role	Name	Address	Since	To
Owner	H C N ACCESS LAS VEGAS I L L C	C/O ALTUS GROUP PO BOX 92129 , SOUTHLAKE, TX 76092 UNITED STATES	6/14/2019	Current

Summary

Item	Amount
Taxes as Assessed	$17,928.61
Less Cap Reduction	$6,249.18
Net Taxes	$11,679.43

PAST AND CURRENT CHARGES DUE TODAY

Tax Year	Charge Category	Amount Due Today
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 7/9/2019		$0.00

NEXT INSTALLMENT AMOUNTS

Tax Year	Charge Category	Installment Amount Due
2020	Property Tax Principal	$2,919.85
2020	Las Vegas Artesian Basin	$1.76
NEXT INSTALLMENT DUE AMOUNT due on 8/19/2019		$2,921.61

Planning Commission October 19, 2021 Page 139

21-0169
08/19/2021

TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR		
Tax Year	Charge Category	Remaining Balance Due
2020	Property Tax Principal	$11,679.43
2020	Las Vegas Artesian Basin	$1.76
TAX YEAR TOTAL AMOUNTS DUE as of 7/9/2019		$11,681.19

PAYMENT HISTORY	
Last Payment Amount	$11,146.27
Last Payment Date	8/6/2018
Fiscal Tax Year Payments	$0.00
Prior Calendar Year Payments	$11,146.27
Current Calendar Year Payments	$0.00

Planning Commission October 12, 2021 - Page 240

21-0169
08/19/2021



21-0169-SUP1, 21-0169-SUP2, 21-0169-SUP3 AND 21-0169-SDR1 - APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC
SOUTHWEST CORNER OF DEER SPRINGS WAY AND RILEY STREET

09/08/2021



21-0169-SUP1, 21-0169-SUP2, 21-0169-SUP3 AND 21-0169-SDR1 - APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC
SOUTHWEST CORNER OF DEER SPRINGS WAY AND RILEY STREET

09/08/2021



21-0169-SUP1, 21-0169-SUP2, 21-0169-SUP3 AND 21-0169-SDR1 - APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC
SOUTHWEST CORNER OF DEER SPRINGS WAY AND RILEY STREET

09/08/2021

Justification Letter for a New Senior Residential Community Located at the SWC of West Deer Springs Way and Riley Street (APN# 125-20-710-006) for Contour Real Estate Development.

The proposed project is located within Centennial Hills Montecito Town Center.

This project will consist of approximately 167 units of Independent Living, Assisted Living and Memory Support, including all support and amenities to serve the population of this project units in a three-story/four-story building of approximately 150,000 square feet designed to the requirements of the City of Las Vegas Town Center Development Standards Manual and the City of Las Vegas Unified Development Code.

The project's viability is supported by a Market Study completed on June 1, 2020, by Aaron Brown and Associates, Inc., stating that there is a need for this type of community and that there will be sufficient demand for the residential units at the estimated time of the project's opening in 2023.

The project is an acceptable use within the Montecito Town Center, zoned T-C (Town Center) (Montecito Town Center Special Land Use Designation) and will require a Special Use Permit and Site Plan Review.

The property is within two regions, the Town Center Core and Town Center Urban Core Zone so shall be designed in accordance with the size, setback, open space and height requirements of these zones.

The additional height proposed on the building is supported by request during the Site Plan Review, that being that in the Zones mentioned above, additional stories (height) to 5-7 stories with a maximum of 12.

A variance will be required for the parking of the project. Memory Support Parking at 1 space per 6 beds, plus, 1 space for each staff at largest shift, 3 visiting medical spaces; 1 space per 3 beds for the Assisted Living uses; ¾ space per unit of Independent Living comes to a total of 104 required parking spaces. The project has 70 spaces provided. With the walking proximity of the project to all services, hospital, medical, dental, commercial/retail, and with the direct pedestrian connection from the amenity side of the project on the South directly to the Commercial Center, along with the RTC lines on West Deer Springs Way and Durango Rd servicing the entire valley, the required spaces need not be met.

A proposed fleet of Electric Vehicles will be provided for the residents use on-site as well as a community bus provided. There will be covered parking adjacent to West Deer Springs Road as well as most of the parking to be provided in a semi subterranean garage parking structure.

The materials used on the building will promote sustainability, be constructed with colors of a light palette with drought resistant landscaping.

Thank you for your consideration,

Douglas Ahlstrom
Principal/Vice President, Design and Construction, Senior Housing Division
Contour Real Estate Development

21-0169
08/23/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 09/09/2021 **Application Number** 21-0169-SDR1 **Entity** LV

Company Name Contour Real Estate Development

Contact Name

Contact Mailing Address

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

Phone (702) 429-2998 **Mobile** **Fax** **Email**

Project Name West Deer Springs Senior Community

Project Description 144 Multi-family units
(50 Assisted Living & 94 Sr. Apartments. 23 Convalescent Care units not included.)

APN's 125-20-710-006

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)		x 0.166=	0	x 0.093 =	0	x 0.131 =	0
Multi-Family Units (2)	144	x 0.139 =	20	x 0.065 =	9	x 0.074 =	11
Resort Condo Units (3)							
Total			20		9		11

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Allen ES	8680 W. Hammer Ln	K-5	595	371	3/1/2021
Escobedo MS	9501 Echelon Point Dr.	6-8	1591	987	3/1/2021
Centennial HS	10200 Centennial Pkwy	9-12	2556	2660	3/1/2021

*** CCSD Comments** Centennial HS was over capacity for the 2020-2021 school year. Centennial HS was at 104.07% of program capacity.
While it is understood this project is proposed as senior apartments, if the project should become something other than senior living the jurisdiction shall notify the District so that tracking information can be updated and potential impacts addressed.

☐ Approved ☐ Disapproved

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0169-SUP1, 21-0169-SUP2, 21-0169-SUP3 AND 21-0169-SDR1

SUBJECT: APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

Signature

October 6, 2021
Date

DOUGLAS F AHLSTROM
Please Print Name

CONTOUR REAL ESTATE DEVELOPMENT
Company Name

Submitted after final agenda

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

RECEIVED
10/11/2021
ITEM 13a-d
10/12/2021 PC

WEST DEER SPRINGS SENIOR COMMUNITY

MONTECITO TOWN SQUARE
CENTENNIAL
LAS VEGAS, NEVADA

CONTACT DAHLSTROM@CONTOURRE.COM
702.429.2998

Planning Submittal
August 19, 2021

CONTOUR

Materials and Colors

ARCHITECTURAL METAL SCREENING

BLOND BRICK VENEER

METAL STANDING SEAM ROOF

THD-D3

Oatmeal
PPG1023-1

BASE STUCCO COLOR

THD-D3

Winter
Chill
PPG1036-2

RECESSIVE STUCCO COLOR

METAL ROOF/AWNING

GLASS RAILING

Nautical
Star
PPG1035-3

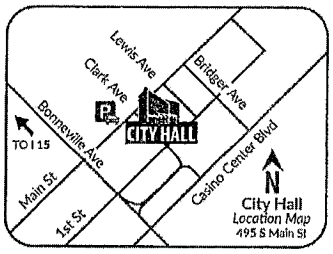
ACCENT STUCCO COLOR

21-0169
08/19/2021

ITEM 13a-d
Submitted after final agenda

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0169 and 21-0169-SUP1 and 21-0169-SUP2 and 21-0169-SUP3 and 21-0169-SDR1

Planning Commission Meeting of **10/12/2021**

21-0169
12520712184
MURPHY LAURA
6717 BLUEBELL GARDEN ST
LAS VEGAS NV 89149

89 MRDPNP1 89149

Application Information

21-0169 - PUBLIC HEARING - APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC - For possible action on the following Land Use Entitlement project requests on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street (APN 125-20-710-006), T-C (Town Center) Zone [MC-TC (Montecito Town Center) Special Land Use Designation], Ward 6 (Fiore).

21-0169-SUP1 - SPECIAL USE PERMIT - FOR PROPOSED ASSISTED LIVING APARTMENTS USE

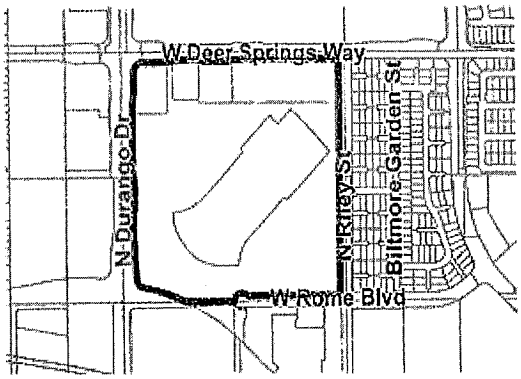
21-0169-SUP2 - SPECIAL USE PERMIT - FOR PROPOSED SENIOR CITIZEN APARTMENTS (SINGLE USE)

21-0169-SUP3 - SPECIAL USE PERMIT - FOR PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE

21-0169-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 150,000 SQUARE-FOOT, FOUR-STORY, 167 UNIT INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY SUPPORT CARE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

I oppose this request.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/12/2021*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

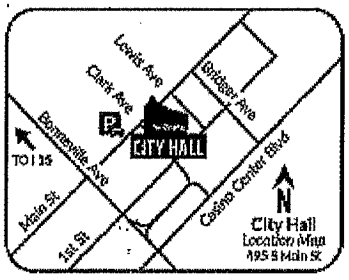
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

Submitted after final agenda 13a-d P

10/07/2021 18:40 7024460203 ESHEL

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0169 and 21-0169-SUP1 and 21-0169-SUP2 and 21-0169-SUP3 and 21-0169-SDR1

Planning Commission Meeting of **10/12/2021**

21-0169
12520210042
B H CREATIONS L L C
8117 MOONSTONE CIR
LAS VEGAS NV 89128

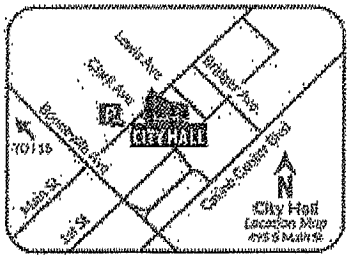
PAGE 01/01

13a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0169 and 21-0169-SUP1 and 21-0169-SUP2 and 21-0169-SUP3 and 21-0169-SDR1

Planning Commission Meeting of **10/12/2021**

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

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

21-0169
12520712056
WEE R B H & SIA-WEE L Y H REV INTER-VIV TR ETAL
WEE ROBERT & LORNA TRS
8715 EAST BANNER RIDGE DR
ANAHEIM HILLS CA 92808

112 HRDFNP1 92808

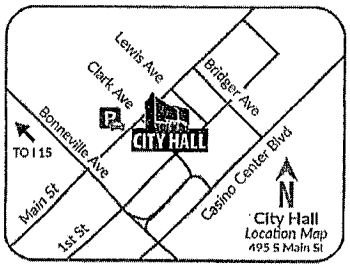
Bad A

10/06/21 10:03:57 310.263.3052 → City of Las Vegas Robert Wee Page 005

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0169 and 21-0169-SUP1 and 21-0169-SUP2 and 21-0169-SUP3 and 21-0169-SDR1

Planning Commission Meeting of **10/12/2021**

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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

21-0169
12520712176
B O A ENTERPRISES L L C
7925 TARA AVE
LAS VEGAS NV 89117

143 HRDFNP1 8317

13a-d A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
13a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0169-SUP1 - SPECIAL USE PERMIT - FOR PROPOSED ASSISTED LIVING APARTMENTS USE

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
13b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0169-SUP2 - SPECIAL USE PERMIT - FOR PROPOSED SENIOR CITIZEN APARTMENTS (SINGLE USE)

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
13c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0169-SUP3 - SPECIAL USE PERMIT - FOR PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
13d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0169-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 150,000 SQUARE-FOOT, FOUR-STORY, 167 UNIT INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY SUPPORT CARE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
14

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

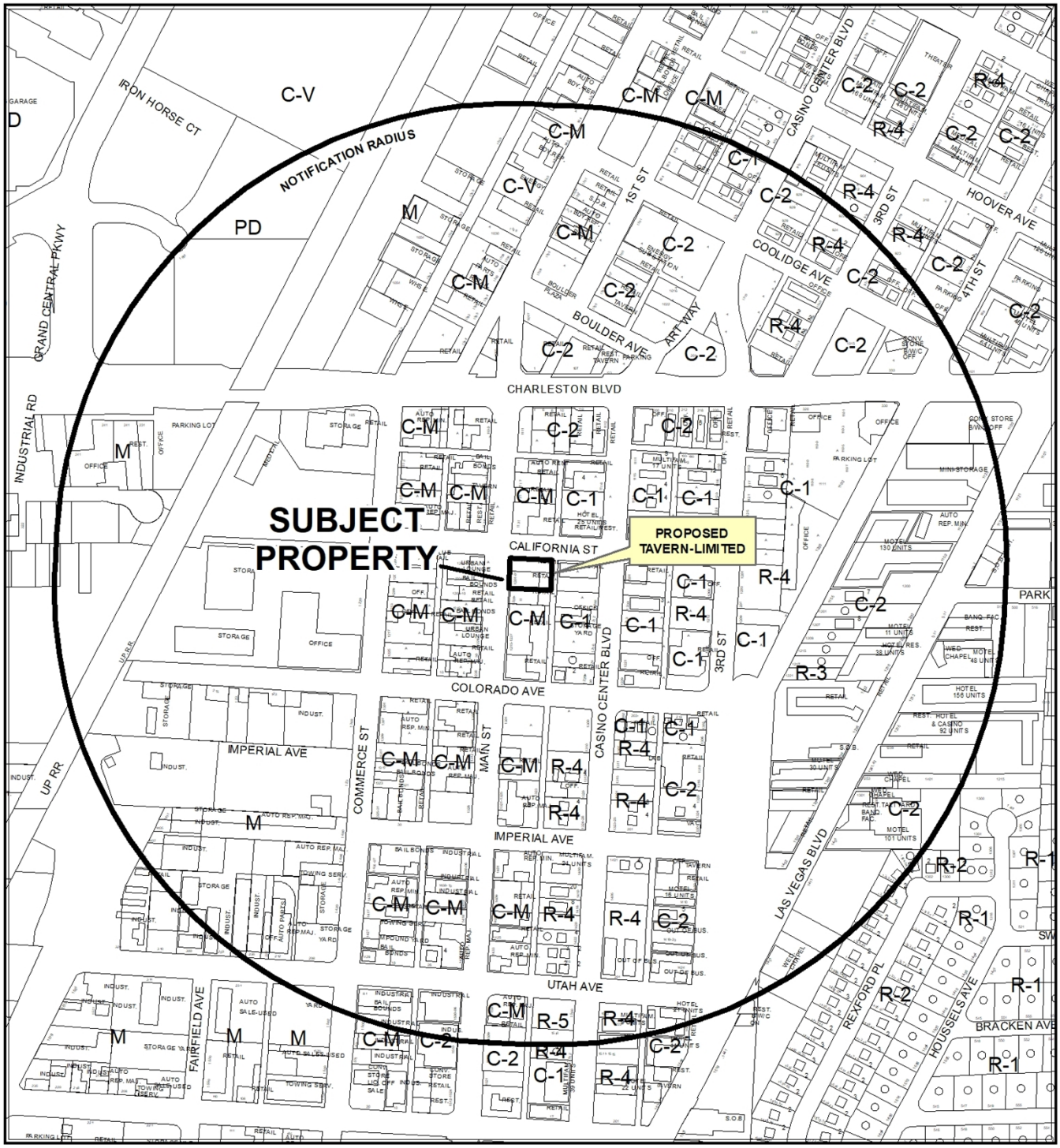
SUBJECT:
21-0450-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,464 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1201 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). 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.	9
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Executed Confirmation Documentation, Support Postcards and Documentation Not Vetted – Support Comment Form



0 375 750 Feet

CASE: **21-0450-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



0 375 750 Feet

CASE: **21-0450-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



21-0450-SUP1

Liquor Establishment (Tavern-Limited)

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

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

- Entertainment District
- Subject Property

N

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

Date: Wednesday, September 1, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0450-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 306

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0450-SUP1 CONDITIONS

Planning

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

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

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

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

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

6. 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 proposing a 2,327 square-foot Tavern-Limited Establishment use at 1201 South Main Street.

ISSUES

- A Tavern-Limited Establishment use is allowed in the C-M (Commercial/Industrial) zoning district through the approval of a Special Use Permit.

ANALYSIS

The subject property is designated as a C-M (Commercial/Industrial) zone, located in the Downtown Las Vegas Overlay District [18b Arts District]. The subject site is a 2,327 square-foot space within an existing 10,709 square-foot commercial building.

The Tavern-Limited Establishment use is defined as “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50,” which includes:

- Business licenses only be issued for premises that are located entirely within the Downtown Las Vegas Overlay District.
- That the establishment be a themed establishment, the theme to be approved by the Director after submission of a written description of at least three operational elements establishing a theme.
- The establishment provides live entertainment at least two nights per week

There are no Minimum Special Use Permit Requirements for this use.

One of the conditions in order to comply with the LVMC Chapter 6.50 requirements is to establish a theme with at least three operational elements that support the theme. In a justification letter date stamped on 08/19/21, the applicant states that the proposed establishment would support a Vegas sports theme; uniforms and décor with signed merchandise and memorabilia from local athletes would support this theme.

Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements. No onsite parking will be provided. Alternative transportation options are provided through nearby on-street parking, bus stops, and the expectation that customers will utilize taxi, Uber, and Lyft services. While these parking standards are waived through Downtown Las Vegas Area 1, the parking demand in the 18b Arts District has started to become a concern as this downtown district continues to redevelop.

The proposed site is also located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by eliminating blight through the rehabilitation of an existing vacant and blighted property. This new tavern will help encourage other new businesses and activity within the surrounding area.

The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding existing and future land uses. Therefore, staff recommends approval, subject to conditions. If this Special Use Permit application is denied, the proposed Tavern-Limited Establishment use cannot be operated at this location.

FINDINGS (21-0450-SUP1)

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

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

   The proposed Tavern-Limited Establishment will be located within the Downtown Las Vegas Overlay District (18b Arts District). The proposed use can be conducted in a harmonious and compatible manner with the existing and future development in the surrounding area.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity to other similar commercial uses in the surrounding area.

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

The proposed Tavern-Limited Establishment use is located at the corner of California Street, a 74-foot Collector Street and Main Street, a 100–foot Primary Arterial street; each of which are 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 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.

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

There are no applicable conditions for the Tavern-Limited Establishment use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/01	The City Council approved a Petition to Vacate (VAC-0007-01) a portion of the south side of California Street between Commerce Street and 3rd Street. The Planning Commission and staff recommended approval.
05/10/16	The Planning Commission approved a request for a Special Use Permit (SUP-64002) for a proposed 1,764 square-foot Restaurant with Service Bar use at 1201 South Main Street. Staff recommended approval. The approval expired on 05/10/18.
08/09/16	The Planning Commission approved a request for a Special Use Permit (SUP-65405) for a proposed 1,657 square-foot Tavern-Limited Establishment use at 60 East California Street. Staff recommended approval.
09/11/18	The Planning Commission approved a request for a first Extension of Time (EOT-74150) of an approved Special Use Permit (SUP-65405) for a proposed 1,657 square-foot Tavern-Limited Establishment use at 60 East California Street. Staff recommended approval.
12/03/18	Department of Planning staff conducted a Conditional Use Verification (CUV-75214) for a proposed Beer/Wine/Cooler On-Sale Establishment use at 80 East California Street.
04/05/19	A Reversionary Final Map (FMP-75816) to revert two lots comprising 0.32 acres at the southeast corner of California Street and Main Street was recorded.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/18/19	Department of Planning staff conducted a Conditional Use Verification (CUV-78115) for an Open Air Vending/Transient Sales Lot use that would permit a mobile food trailer at 100 East California Street. Staff denied the review, as there was no active business at this address. An approved Special Use Permit would therefore be necessary to conduct the proposed use on the property with unoccupied structures and/or unpaved surfaces.
01/28/20	The Planning Commission approved a request for a Special Use Permit (SUP-78030) for a proposed 5,811 square-foot Urban Lounge use with 694 square feet of outdoor seating at 1203, 1205, and 1207 South Main Street. Staff recommended approval.
03/02/20	Department of Planning staff conducted a Conditional Use Verification (CUV-78492) for a Restaurant Service Bar use at 100 East California Street.
03/10/20	The Planning Commission approved a request for a Special Use Permit (SUP-78227) for a proposed 1,477 square-foot Tavern-Limited Establishment use at 100 East California Street. Staff recommended approval.
10/13/20	The Planning Commission approved a request for a Waiver (20-0145-WVR1) of Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow mechanical equipment within public right-of-way where such is prohibited on the south side of California Street between Main Street and Casino Center Boulevard. Staff recommended denial.
11/10/20	The Planning Commission approved a request for a second Extension of Time (20-0083-EOT1) for an approved Special Use Permit (SUP-65405) for a proposed 1,657 square-foot Tavern-Limited Establishment use at 60 East California Street. Staff recommended approval.
11/25/20	Department of Planning staff conducted a Conditional Use Verification (100175-CUV) for an Open Air Vending/Transient Sales Lot use that would permit a 160 square-foot mobile food trailer behind an existing building at 100 East California Street.
06/15/21	Planning staff administratively approved a Minor Amendment (21-0264-SUP1) to a previously approved Special Use Permit (SUP-65405) for a 793 square-foot expansion of an approved 1,657 square-foot tavern-limited establishment use and relocation on the same parcel at 60 East California Street and 1203, 1205 and 1207 South Main Street.

Most Recent Change of Ownership	
08/12/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1945	A commercial building was constructed at 1201 South Main Street.
11/10/16	A Building Permit (C-323351) was issued for a tenant improvement for a tenant improvement at 1201 South Main Street.
	A Building Permit (C-323352) was issued for off-site improvements at 1201 South Main Street.
04/01/21	A Building Permit (C21-01245) was issued for a tenant improvement at 1201 South Main Street.
06/10/21	A Business License (G6-04172) was denied for fried chicken sales at 1201 South Main Street due to a denied fire inspection.

Pre-Application Meeting	
07/15/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a proposed Tavern-Limited Establishment use at the subject site.

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

Field Check	
09/08/21	A routine field check was conducted of the subject site; staff found a vacant suite in a commercial building. During the field check, a special event was underway.

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	Restaurants Tavern-Limited Establishment	C (Commercial)	C-M (Commercial/ Industrial)
North	Secondhand Dealer		
South			
East	Mixed-Use	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Urban Lounge	C (Commercial)	C-M (Commercial/ Industrial)
	Restaurant		

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (18b Arts District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
South Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
West California Street	Collector Street	Master Plan of Streets and Highways Map	74	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	
Restaurant/ Tavern-Limited Establishment	7,054 SF	1 space per 50 sf public seating 1 space per 200 SF remaining	99				
General Retail Store, Other Than Listed/ Vacant	3,655 SF	1 space per 175 SF GFA	21				
TOTAL SPACES REQUIRED			120		0		Y*
Regular and Handicap Spaces Required			115	5	0	0	Y*
Loading Spaces			2		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 - Tavern Limited

Project Address (Location) 1201 South Main Street

Project Name Houston's Hot Chicken **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 162-03-105-011 **Ward #** 3- Diaz

General Plan: Existing Arts District Proposed Arts District **Zoning:** Existing CM Proposed CM

Additional Information Use two suites (approximately 2,463 SF) of exisitng building to establish a Tavern Limited that sells Nashville style chicken.

Property Owner Main Street Investments II LLC Contact David LeGrand

Address 3773 Howard Hughes Parkway Ste 500S City Las Vegas State NV Zip 89169

E-mail Phone

Applicant Houston's Hot Chicken Contact Bernice Castro

Address 4325 Dean Martin Drive #300 City Las Vegas State NV Zip 89103

E-mail bernice@Houstonshotchicken.com Phone

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South Fourth Street City Las Vegas State NV Zip 89101

E-mail Lora@brownlawlv.com Phone (702) 598-1408

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Mgr of DDG, LLC

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

Print Name David G. LeGrand, Mgr. of Manager

Subscribed and sworn before me

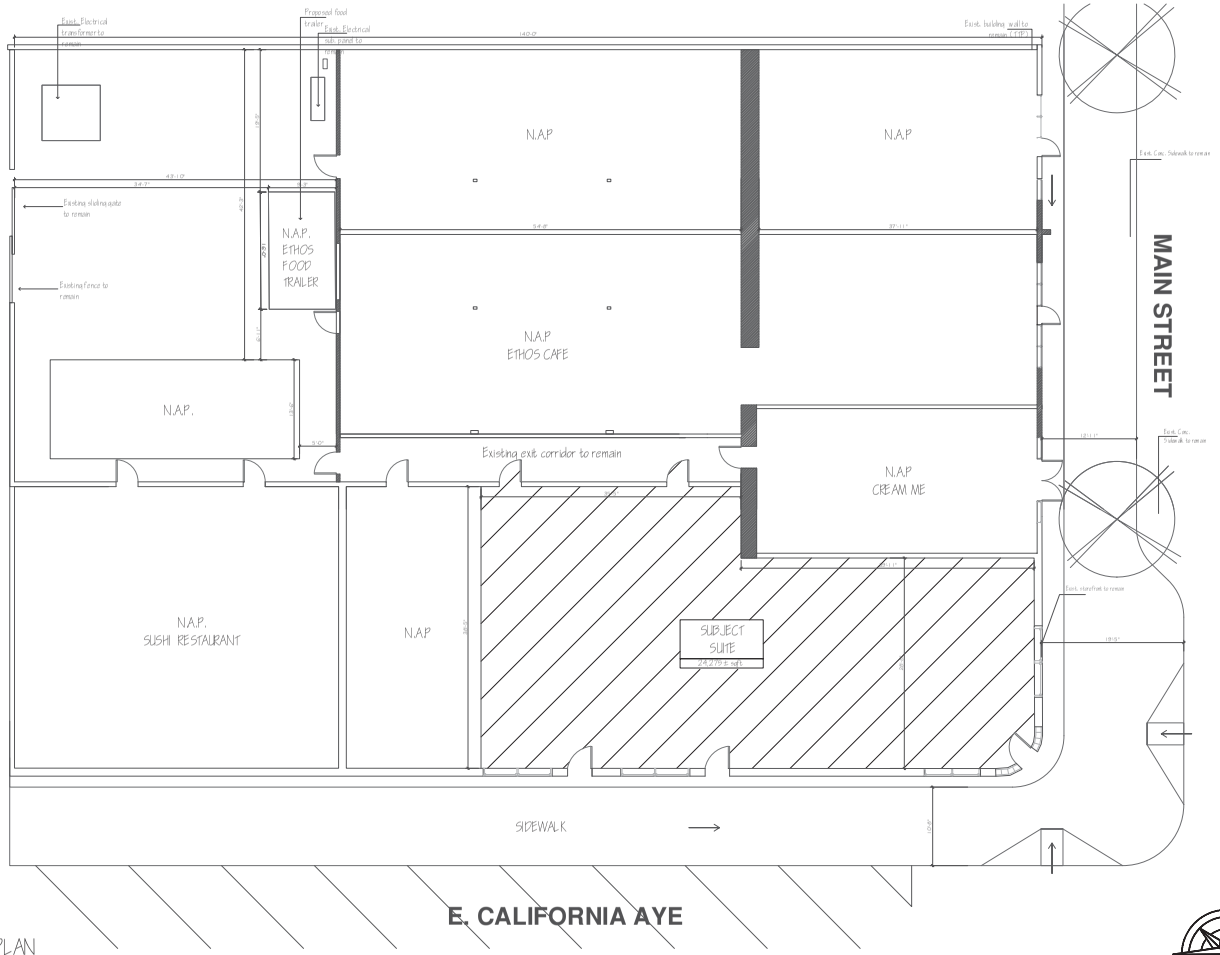
This 20th day of July, 20 21

Brittany Tessier CLARK, NEVADA

Notary Public in and for said County and State

BRITTANY TESSIER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-26-2023
Certificate No: 15-3199-1

21-0450
08/19/2021



FLOOR PLAN

SCALE: 1/ 8"=1'-0" 24,275SQFT

CURRENT CODES:

IBC	2018	UPC	2018
IRC	2018	UMC	2018
IEBC	2018	NEC	2017
IECC	2018	ISPSC	2018

PROJECT DESCRIPTION

FOH:	BOH:
Seating 894 sf	Kitchen/ BOH 674 sf
Circulation 318 sf	Storage 192 sf
Rest Rooms 169 sf	Bar 80 sf
FOH Total 1,381 sf	BOH Total 946 sf

CODE ANALYSIS:

1201 E.MAIN ST.
SUITE 165



PARKING ANALYSIS

PUBLIC AREA 1381S QFT @/ 1/ 50=28 SPACES
WORK AREA 946 SQFT @/ 1/ 200=5 SPACES



SITE PHOTO



VICINITY MAP

21-0450
08/19/2021

HOUSTON'S
HOT CHICKEN

ADDRESS:
1201 S. MAIN
ST. LAS VEGAS
NV 89104
SUITE #120

SEAL:

REVISIONS	
△	DATE
△	
△	
△	
△	

SHEET TITLE:
SITE PLAN

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

DATE: AUGUST/2021

SHEET:
RVS

MOSER architecture studio
5975 Edmond Street
Las Vegas, NV 89118
T: 702.322.1177
F: 702.322.1188

SEAL

CONSULTANT

PROJECT NAME
HOUSTON'S HOT CHICKEN
INTERIOR RENOVATION
1201 S. MAIN STREET
LAS VEGAS, NV 89104
TENANT IMPROVEMENT

DRAWING NAME
FURNITURE PLAN

ISSUE / REVISIONS

PROJECT NUMBER
21-060

REVIEWED BY / CHECKED BY
MAS

DATE
xx/xx/2021

SHEET NUMBER
A2.05

PRELIMINARY - NOT FOR CONSTRUCTION - PRINTED: 08/06/21

S MAIN ST

21-0450
08/19/2021

DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MOSER ARCHITECTURE STUDIO, AND ANY USE OR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED. DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR ITS USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS.



21-0450-SUP1 - APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC
1201 SOUTH MAIN STREET

09/08/2021



21-0450-SUP1 - APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC
1201 SOUTH MAIN STREET

09/08/2021



21-0450-SUP1 - APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC
1201 SOUTH MAIN STREET

09/08/2021

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

August 19, 2021

City of Las Vegas Planning and Zoning
495 Main Street
Las Vegas, Nevada 89101

RE: Request to establish Tavern Limited Use Permit. 1201 Main Street
162-03-105-011. SEC Main Street at California.

Dear Madam / Sir,

Our client, Houston's Hot Chicken, is interested in leasing three suites in a building located at the south east corner of Main Street at California Street. The combined space is within a building that has addresses on both streets. The applicant wishes to establish the address as 1201 Main Street.

Houston Crosta is a local entrepreneur who wishes to serve his personal chicken sandwich recipe to the Las Vegas community. His proposed operation intends to be a sports themed restaurant with emphasis on Las Vegas teams such as the Aviators, Aces, Lights, Golden Knights and Raiders. Televised non professional events involving local athletes will also be shown. Uniforms and décor will be signed merchandise and memorabilia from local athletes.

Please note the following:

1) The westernmost suite is dedicated to an adult lounge area with a physical bar. Bar stools are placed adjacent to the bar and high top tables are also a seating option in this area. Patrons have the options to accumulate charges on a bill while seated in the lounge.
2) The eastern portion of the site will be family friendly dining allowing minors. In this area of the establishment, orders are placed in a queue then food and is brought to a table by a server. Patrons have access to a soda fountain. If beer is ordered from the cashier, a server will bring that to the table.

Thank you for your consideration in this matter.

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

21-0450
08/19/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0450-SUP1

SUBJECT: APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

Signature

10/7/21
Date

Houston Crosta
Please Print Name

Houstons Hot Chicken
Company Name

Submitted after final agenda

RECEIVED
10/07/2021
ITEM 14
10/12/2021 PC

Sincerely,

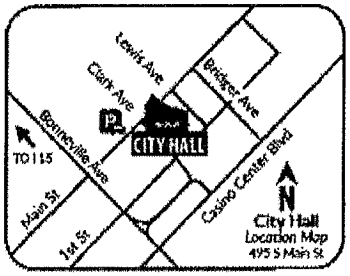
Eric McCammond
Sr. Management Analyst
Case Planning Division

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of **10/12/2021**

21-0450-SUP1
16203105015
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFNP1 89102

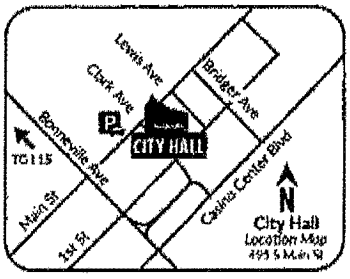
14A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of **10/12/2021**

21-0450-SUP1
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFNP1 89102

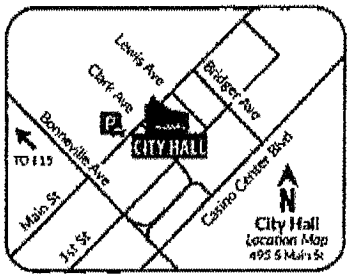
14A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of **10/12/2021**

21-0450-SUP1
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFNF1 89102

14A

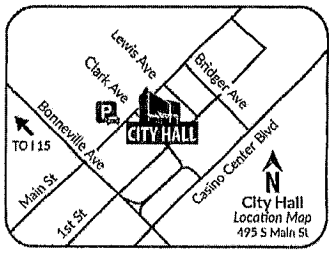
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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



Scan or go to:
www.lasvegasnevada.gov/meetings

Yes I Support & Welcome them to Art district

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

21-0450-SUP1
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of **10/12/2021**

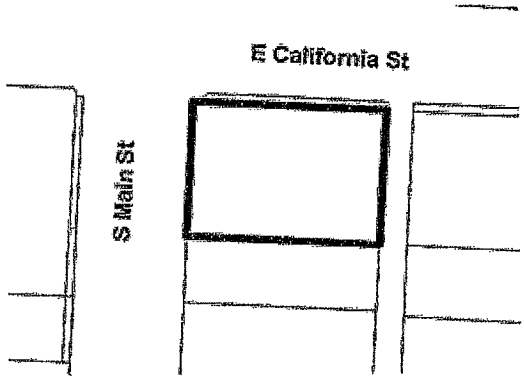
Yes I support
Signature 197 E California
89 HRDFNP1 89104 Street LLC

Application Information

21-0450-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,464 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1201 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

Yes I support this Request

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***10/12/2021***
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting. For more information, including a copy of the staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

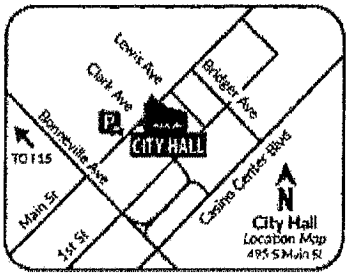
14A

City of Las Vegas. Department of Planning
495 South Main Street
Las Vegas. Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of **10/12/2021**

21-0450-SUP1
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

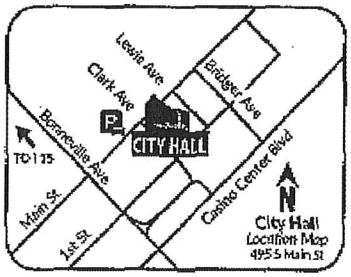
89 HRDFNP1 89102

14A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of **10/12/2021**

139 MRDFMP1 89113

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

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

21-0450-SUP1
16203202005
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

14A

P.009/014

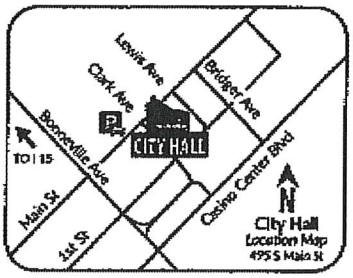
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of **10/12/2021**

21-0450-SUP1
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 HRDFNP1 89102

10/04/2021 10:02

14A

P.010/014

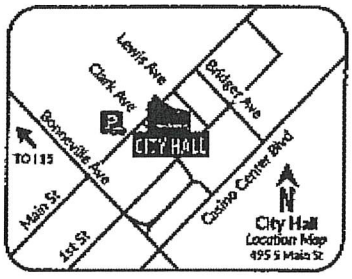
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of **10/12/2021**

21-0450-SUP1
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 HRDFNP1 89102

10/04/2021 10:02

14 A

P.001/014

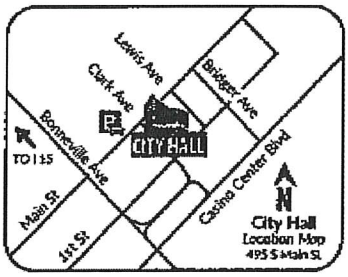
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0450-SUP1

Planning Commission Meeting of 10/12/2021

21-0450-SUP1
16203110108
BAILEY KAREN M & PRATO T LIV TR
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 HRDFNP1 89102

10/04/2021 10:01

14A

Nora Lares

From: noreply@formstack.com
Sent: Friday, October 8, 2021 8:34 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/08/21 8:34 AM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0450
Position:	I support the project but OPPOSE a related application.
Planning Application Number(s):	21-0450-SUP1
Name:	Main Street Las Vegas LLC
Residential or Business Address:	1215 - 1237 S Main Las Vegas, NV 89146
Comments:	As you will note, we are saying basically the same thing for every applicant in this area at this planning commission meeting. We do no oppose this business per se, or any related application, however, please let this business know that there is zero parking available. Until the District gets a

14 A
pg 1 of 2

permanent parking solution, it will continue to be difficult for all businesses to thrive as more and more new businesses open during peak periods.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

14
Pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
15

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

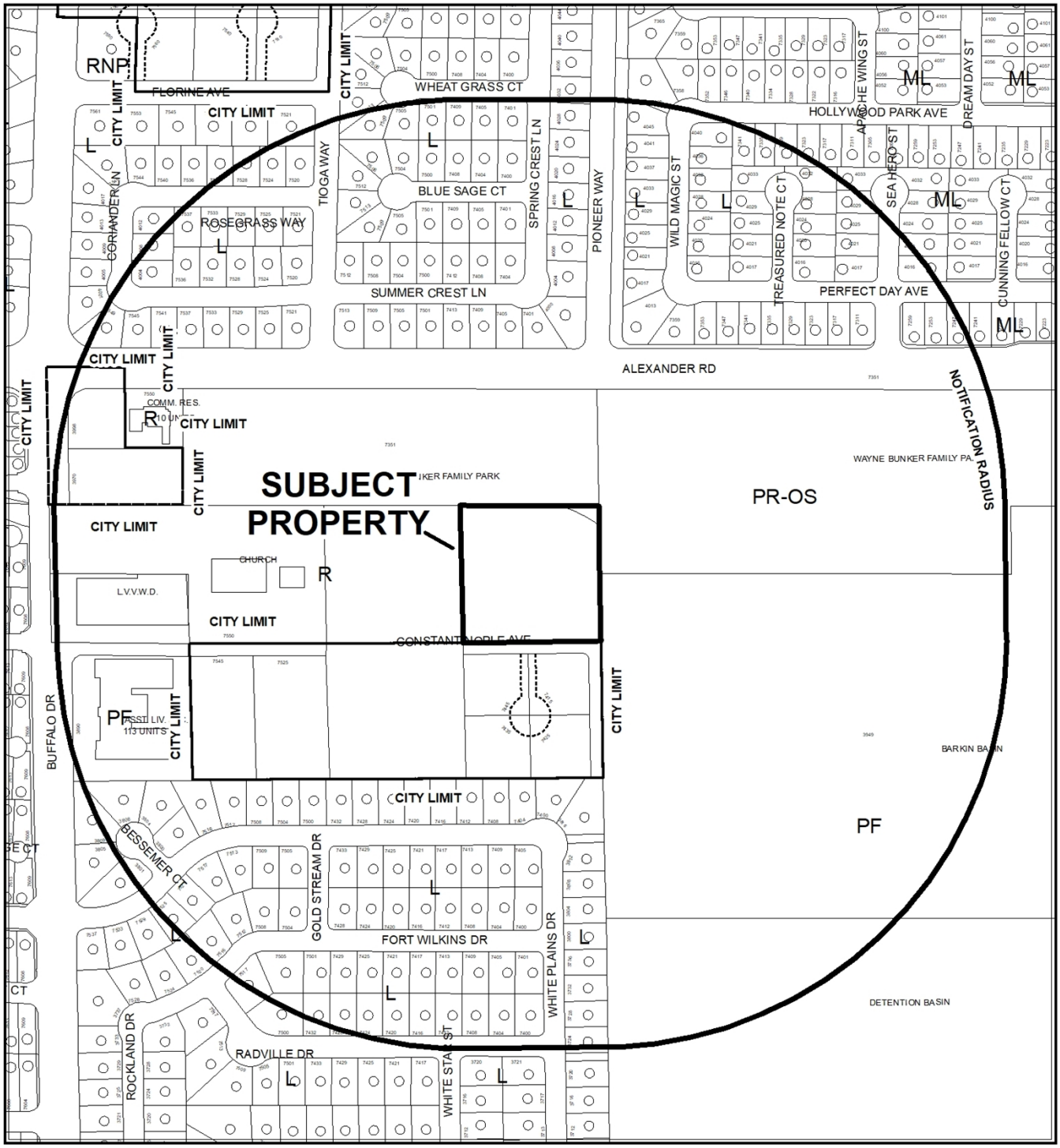
SUBJECT:
21-0497 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project requests on 2.50 acres (APNs 138-10-101-006 and 138-10-196-002) at 7418 Constantinople Avenue, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 21-0497-GPA1
2. Land Use Map for 21-0497-GPA1
3. Location and Aerial Maps
4. Land Use Map for 21-0497-ZON1
5. Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Submitted after Final Agenda – Executed Confirmation Documentation, Protest Postcard and Documentation Not Vetted – Protest Comment Form



0 280 560 Feet

CASE: **21-0497-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

N



0 280 560 Feet

CASE: **21-0497-GPA1**

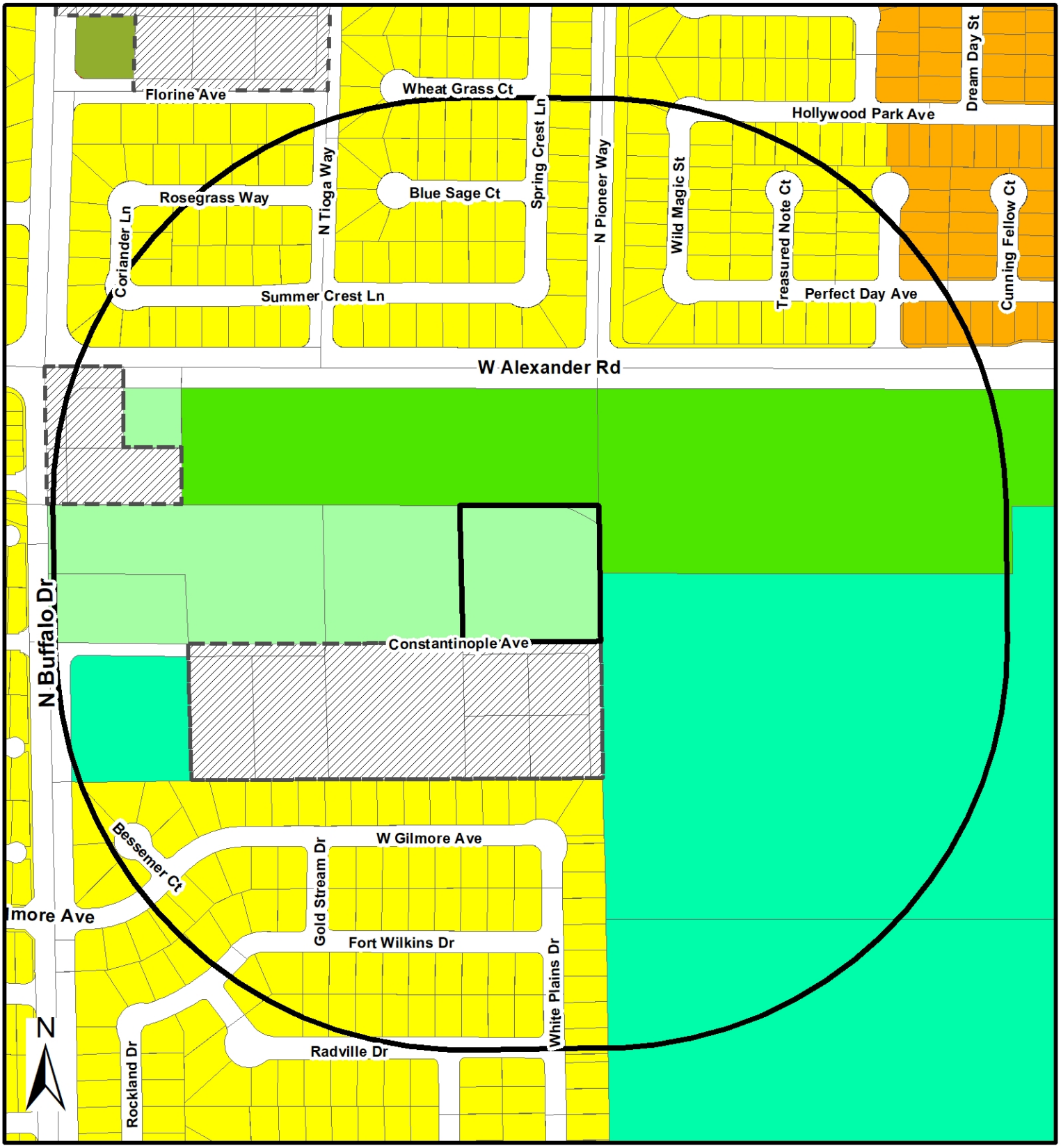
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

N

21-0497-GPA1



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

From R to PF

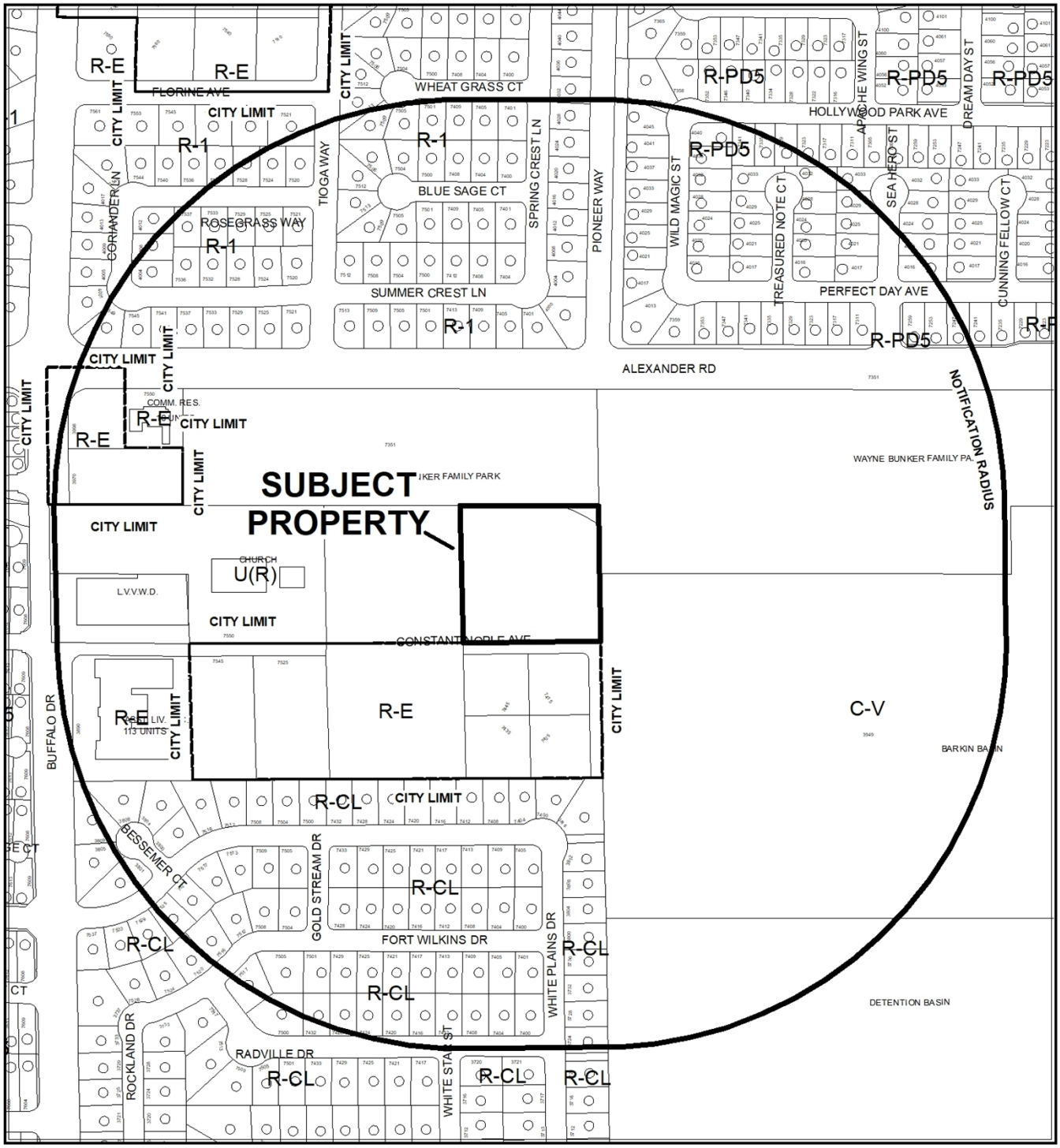
Subject Property

City Limits

Not City

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 31, 2021



CASE: 21-0497

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



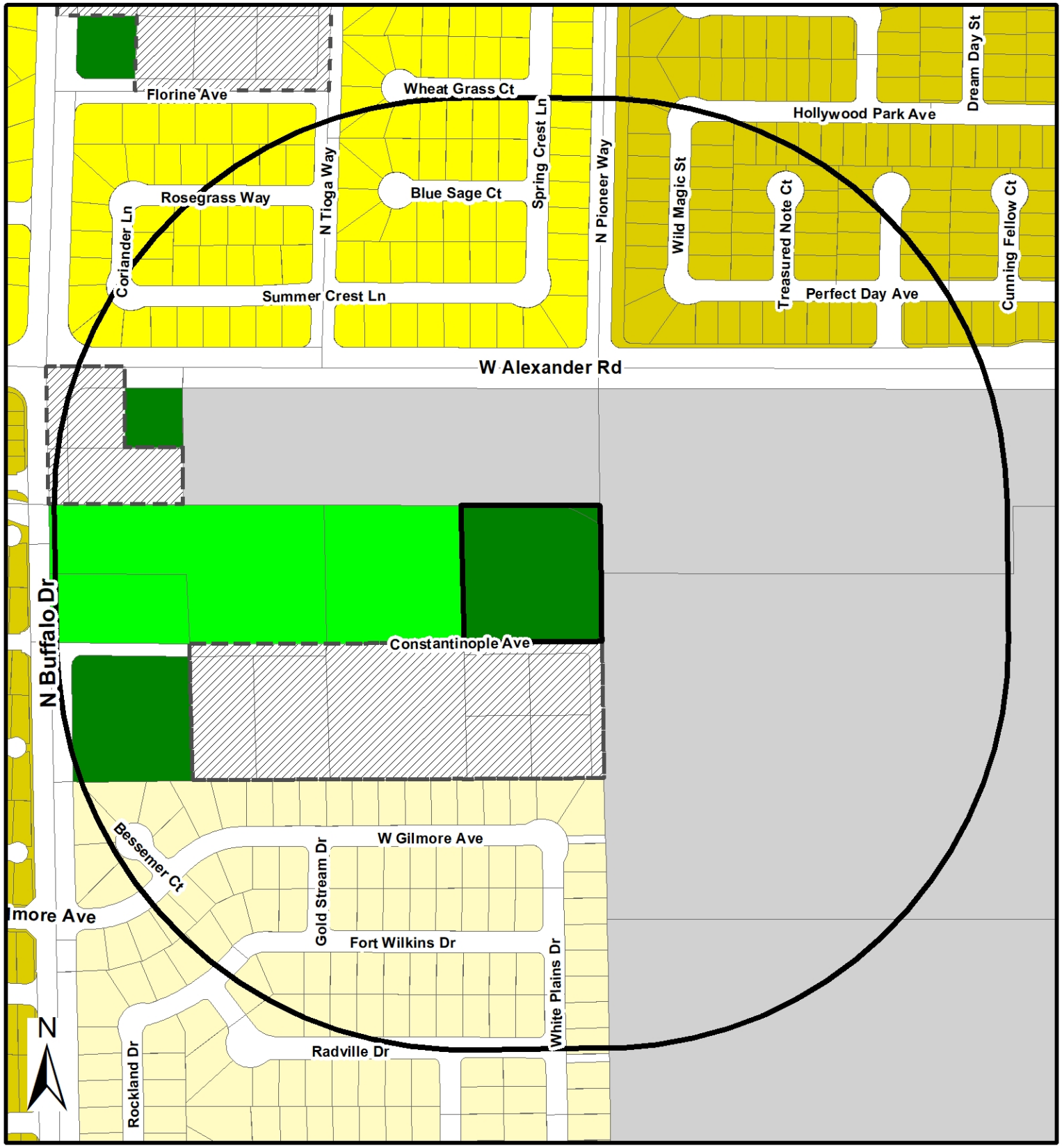
CASE: **21-0497**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

21-0497-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS - Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M-1 - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

From R-E to C-V

- Subject Property
- City Limits
- Not City

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.
762-229-6301

Date: Tuesday, August 31, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0497-GPA1	Staff recommends APPROVAL.	
21-0497-ZON1	Staff recommends APPROVAL.	21-0497-GPA1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 212

PROTESTS 0

APPROVALS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a General Plan Amendment from R (Rural) to PF (Public Facility), and a Rezoning from R-E (Residence Estates) to C-V (Civic) on property located at 7418 Constantinople Avenue.

ISSUES

- A Site Development Plan Review has not been requested at this time.
- The subject site is owned by the City of Las Vegas, and staff recommends approval of both the General Plan Amendment and Rezoning requests.

ANALYSIS

The request is for a General Plan Amendment from R (Rural) to PF (Public Facility), and a Rezoning from R-E (Residence Estates) to C-V (Civic) on a 2.5-acre City of Las Vegas owned parcel located at 7418 Constantinople Avenue.

The PF (Public Facility) land use designation accommodates the C-V (Civic) zoning district, which is intended for the development of public or quasi-public uses such as parks and public facilities. The purpose of the proposed General Plan Amendment and Rezoning is to prepare the land for the future expansion of Wayne Bunker Park, which is located to the north of the subject site. A Site Development Plan Review will be submitted at a later date pending the finalization of the park design and available funding.

The proposed land use actions will allow for the eventual expansion of the existing Wayne Bunker Park, which will increase the amount of park space in this area of the City and further the park space goals stated in the 2050 Master Plan. Staff recommends approval of the request.

FINDINGS (21-0497-GPA1)

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

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

The proposed General Plan Amendment to the PF (Public Facility) land use designation is compatible with the existing adjacent land use designations.

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

   The proposed C-V (Civic) zoning designation will be compatible with the existing adjacent land uses and zoning districts.

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

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

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

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

FINDINGS (21-0497-ZON1)

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

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

   With approval of the companion General Plan Amendment (21-0497-GPA1) to the PF (Public Facility) land use designation, the rezoning will conform to 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 public uses that are allowed by the C-V (Civic) zoning district are generally compatible with the surrounding land uses and zoning districts.

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

   Development factors in the local vicinity justifies the rezoning of this property to allow for additional public facilities for residents in the surrounding 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.**

   At this time, there is no access being proposed from the adjacent street.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/04/21	The City Council adopted Ordinance No. 6793, which annexed the subject property into the City of Las Vegas.

Most Recent Change of Ownership	
11/20/19	A deed was recorded for a change in ownership.

Pre-Application Meeting	
08/10/20	A pre-application meeting was held and general submittal requirements were discussed.

Neighborhood Meeting	
09/28/21	A neighborhood meeting was held at 6 PM at the Durango Hills YMCA. There were no members of the public in attendance.

Field Check	
09/09/21	The subject site is undeveloped.

Details of Application Request	
Site Area	
Gross Acres	2.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Public Park	PR-OS (Parks, Recreation - Open Space)	C-V (Civic)
South	Single Family Residential	RL (Residential-Low) Clark County Designation	R-E (Residence Estates) Clark County Designation
East	Public Park Detention Basin	PF (Public Facility) PR-OS (Parks, Recreation - Open Space)	C-V (Civic)
West	Undeveloped	R (Rural Density Residential)	U (Undeveloped)

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

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	2.49 Units per Acre	6
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-V (Civic)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.6 Units per Acre	9
Proposed General Plan	***Permitted Density***	***Units Allowed***
PF (Public Facility)	N/A	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) General Plan Amendment, Zone Change

Project Address (Location) 7418 Constantinople Ave.

Project Name Regional Pickleball Complex at Wayne Bunker Park **Proposed Use** C-V

Assessor's Parcel #(s) 13810101006, 13810101019, 13810196002 **Ward #** 4

General Plan: Existing Desert Rural Proposed Public Facility **Zoning:** Existing (R-E) (U(R)) Proposed C-V

Additional Information Proposed Pickleball Complex three separate parcels south of Wayne Bunker Park.

Property Owner City of Las Vegas Contact Marlene Siska

Address 495 South Main Street City LV State NV Zip 89101

E-mail msiska@lasvegasnevada.gov Phone 702 229-2269

Applicant Marlene Siska Contact Marlene Siska

Address 495 South Main Street City LV State NV Zip 89101

E-mail msiska@lasvegasnevada.gov Phone 702 229-2269

Representative Marlene Siska Contact Marlene Siska

Address 495 South Main Street City LV State Nv Zip 89101

E-mail msiska@lasvegasnevada.gov Phone 702 229-2269

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

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name Teresa M. Boyce

Subscribed and sworn before me Teresa M. Boyce

This 4th day of August, 2021

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1185-1
My Appt. Expires January 4, 2023

21-10497
08/17/2021



21-0497-GPA1 AND 21-0497-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS
7418 CONSTANTINOPLE AVENUE

09/16/2021

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

PUBLIC WORKS
MIKE JANSSEN, P.E., PTOE
EXECUTIVE DIRECTOR OF
INFRASTRUCTURE

August 12, 2021

City of Las Vegas Department of Planning
City Hall
495 S. Main St.
Las Vegas, Nevada 89101

Attn: Seth Floyd – Director

Project: Regional Pickleball Complex at Wayne Bunker Park
Project Number: MWA725

Re: Justification Letter – General Plan Amendment / Rezone

Current Zoning Classifications:

A.P.N 13810101006 2.58 Acres: Undeveloped Rural (U(R))

A.P.N. 13810101019 2.45 acres: Rural Estates Residential (R-E)

A.P.N. 13810196002 tiny corner: Rural Estates Residential (R-E)

Attention Current Planning:

The City would like to be heard for a General Plan Amendment / Rezone at the October 12 Planning Commission meeting and November 17th City Council meeting. The request will be from Desert Rural to Public Facility. The City of Las Vegas is requesting the above three parcel's Current Zoning Classifications be changed to C-V. The zoning will then be consistent with the adjacent park.

Sincerely,

Marlene Siska, AIA
City of Las Vegas
Architectural Project Manager

21-0497
08/17/2021

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0497-GPA1 AND 21-0497-ZON1

SUBJECT: APPLICANT/OWNER: CITY OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

[signature] 10·6·2021

Signature Date

Marlene M. Giska CLV Arch project manager.

Please Print Name

City of Las Vegas.

Company Name

Submitted after final agenda

RECEIVED
10/07/2021
ITEMS 15a-b
10/12/2021 PC

Sincerely,

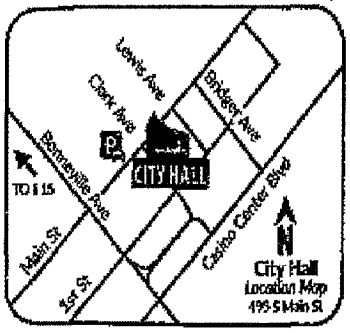
Eric McCammond
Sr. Management Analyst
Case Planning Division

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1690



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0497 and 21-0497-GPA1 and 21-0497-ZON1

Planning Commission Meeting of **10/12/2021**

21-0497
13810101008
ROSEQUIST FAMILY TRUST
ROSEQUIST ALICIA D & JASON D TRS
7545 CONSTANTINOPLE AVE
LAS VEGAS NV 89129-6506

125 HRDFNP1 89129

15a-b P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, October 7, 2021 11:46 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/07/21 11:45 PM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0497
Position:	I OPPOSE the project and all related applications.
Name:	Carl Lundberg
Residential or Business Address:	4004 Coriander Ln Las Vegas, NV 89129
Email:	EricL54@cox.net
Comments:	I cannot find any information as to what this application is concerning. What is the General Plan Amendment details regarding from Rural to Public Facilities? What type of public facility? The area is near a park and a business area with a dentist's office as well as residential homes... what rezoning would be accomplished to change from residence estates to civic? What defines Civic?

15a-b P
Pg 1 of 2

Nowhere on this site could I find any answers to my questions - this is a relatively quiet area especially nice with the Barkin Baskin Park (even nicer if the loud motorcycles and cars speeding from Buffalo to Tenaya on Alexander could be stopped!)

I cannot support changes when I cannot find information on what is hoped for.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

15a-b
pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
15a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0497-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL) TO: PF (PUBLIC FACILITIES)

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
15b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0497-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC)

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
16

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

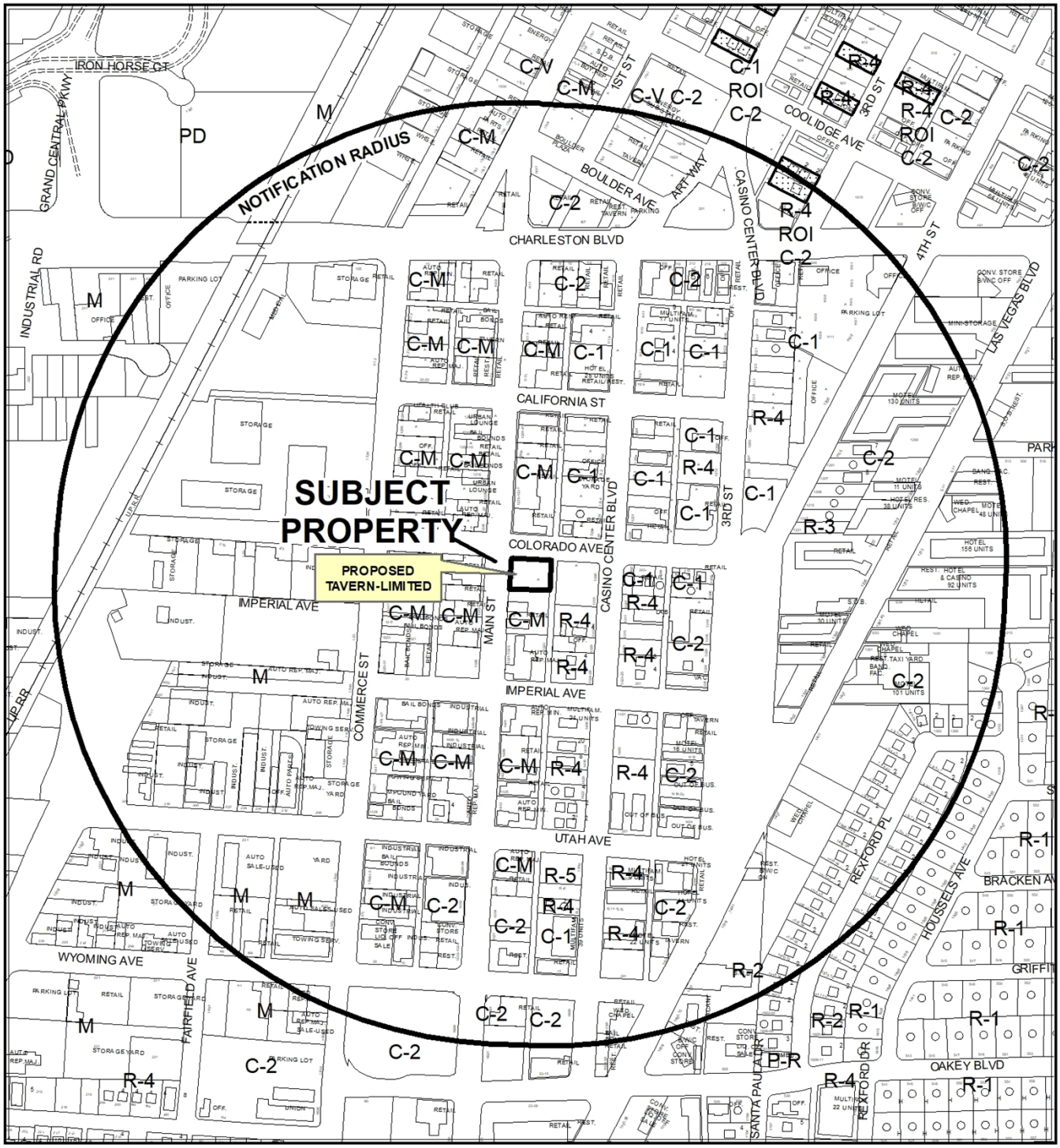
SUBJECT:
21-0503 - PUBLIC HEARING - APPLICANT: SWAN DIVE - OWNER: STICKY 2, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 21-0503-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Executed Confirmation Documentation, Support Postcards and Documentation Not Vetted – Protest Comment Form



CASE: 21-0503

RADIUS: 1500 FEET

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

N



CASE: 21-0503

RADIUS: 1500 FEET

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



21-0503-SUP1

Liquor Establishment (Tavern-Limited)

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

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

- Entertainment District
- Subject Property

N

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

Date: Wednesday, September 1, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SWAN DIVE - OWNER: STICKY 2, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0503-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0503-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0503-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 327

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0503-SUP1 CONDITIONS

Planning

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

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

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

4. Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided separate from the bar in conformance with Title 6.50.

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

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

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

21-0503-SDR1 CONDITIONS

Planning

1. Approval of Special Use Permit (21-0503-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/23/21, except as amended by conditions herein.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for an outdoor Nightclub venue and Special Use Permit for a proposed Tavern-Limited Establishment use at 1301 South Main Street. The proposed establishment is made up of approximately 6,735 square feet of interior floor area with a 3,952 square-foot outdoor patio area.

ISSUES

- The Nightclub use is Conditional Land Use in the C-M (Commercial/Industrial) zoning district. The proposed land use complies with all Conditional Use Regulations, so no Special Use Permit is required. However, pursuant to Condition #1, "Any outdoor activity areas must first be approved by means of a Site Development Plan Review.
- The Tavern-Limited use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The applicant has proposed to develop a Nightclub venue and Tavern-Limited Establishment use within an existing commercial building at 1301 South Main Street, located on the southeast corner of Main Street and Colorado Avenue within the Downtown Las Vegas Overlay – 18b Las Vegas Arts District. The proposed establishment will be located on the second floor of the commercial building and is comprised of 6,735 square feet of interior floor area with a 3,952 square-foot outdoor patio area and will allow a maximum occupancy of 447 people.

A Nightclub use is described in Title 19.12 as: "An entertainment establishment, whether indoor, outdoor, or both, with an occupancy load of 100 or more people that:

1. Provides any combination of live music, recorded music, or other entertainment for the primary purpose of encouraging social interaction amongst the patrons of the establishment;
2. Contains one or more delineated dance floor areas; and
3. May or may not provide food services. If the establishment provides food, the food service must be both limited and incidental to the operation of the establishment.

The Nightclub use also includes the use "Dayclub," which possesses the same characteristics of a Nightclub, but operates primarily during the daytime hours. The use does not include a General Entertainment Establishment, Sexually Oriented Business or an establishment that qualifies as a Teen Dance Center. The use shall not be deemed to include an establishment merely because it includes entertainment if the entertainment is primarily intended to be viewed by an audience. The use shall also not be deemed to include an establishment that provides entertainment if that entertainment is incidental to the primary activity of the establishment and consists merely of ambient or background music intended to create or enhance a mood or atmosphere, or karaoke singing and interaction, or a combination thereof."

Nightclub - Conditional Use Regulations

1. A Nightclub use that is located within the Downtown Entertainment Overlay District as defined by LVMC Title 19.10.120, within the boundaries of the Pedestrian Mall as defined by LVMC 11.68, or within the boundaries of the 18b Las Vegas Arts District, as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), and as amended from time to time, is exempt from the application of Regulations 2 through 5. Except as otherwise limited by the final sentence of this Regulation 1 and Regulations 7 and 8, such a use shall be deemed to be a use permitted by right. Any outdoor activity areas must first be approved by means of a Site Development Plan Review pursuant to LVMC 19.16.100.

   The proposed Nightclub uses complies with this condition, as the subject site is located within the boundaries of the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5. The applicant has requested a Site Development Plan Review (21-0503-SDR1), to allow the proposed 3,952 square-foot outdoor patio area associated with the Nightclub use.

2. In the C-1 District, the Nightclub use shall be limited to a maximum of 5,000 gross square feet in area.

   This condition is not applicable, as the proposed Nightclub use is located within the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5.

3. All Nightclub activities, including customer queueing and waiting areas (but excluding valet services and the checking of patron's identification), must be conducted within a completely enclosed building. In the C-M and M Zoning Districts, outdoor activity areas must first be approved by means of a Site Development Plan Review pursuant to LVMC 19.16.100.

   This condition is not applicable, as the proposed Nightclub use is located within the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5.

4. Except as otherwise provided in Regulation 5, no Nightclub may be located within 500 feet of any parcel that contains a single-family dwelling.

   This condition is not applicable, as the proposed Nightclub use is located within the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5.

5. The distance separation requirement set forth in Regulation 4 does apply to:
   a. 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.
   b. A hotel having 200 or more guest rooms.
   c. A Nightclub that meets all of the following criteria:
      i. Is located on a parcel that is adjacent to Las Vegas Boulevard between Charleston Boulevard and Fremont Street;
      ii. Is located on a parcel with a minimum net site area of 0.25 acres; and
      iii. Is located within a building that has a minimum 5,000 square feet of gross floor area dedicated to the Nightclub use.
   d. A Nightclub operated in conjunction with an establishment that has a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253

   This condition is not applicable, as the proposed Nightclub use is located within the 18b Las Vegas Arts District and is exempt from the application of Regulation 2 through 5.

6. Alcohol service, if any, is permitted only in conjunction the following Title 6 alcoholic beverage licenses: Beer and Wine Room, Tavern, Tavern—Limited, Tavern-Restricted, General On-Sale and Urban Lounge.

   The applicant has requested a Special Use Permit (21-0503-SUP1) to allow for a proposed Tavern-Limited Use to be operated in conjunction with the Nightclub to allow alcohol service for the establishment.

7. Nightclubs shall conform to all applicable requirements of LVMC Title 6.

   The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.

8. Unless otherwise exempted by that Chapter, Nightclubs shall conform to all noise requirements and limitations of LVMC Chapter 9.16.

   The proposed use will be subject to regular inspections to assure adherence to conformance to all requirements and limitations outlined in LVMC Chapter 9.16.

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-M (Commercial/Industrial) zoning district with an approved Special Use Permit.

The applicant has indicated that the proposed establishment will be a themed establishment. The submitted justification letter date stamped 08/23/21 indicates, “The aesthetic will be an endearing play on the Swan Dive name of the establishment, an elegant dive bar, with an overall color palette of whites and greys ensconced with a vintage dilapidated speakeasy vide.” In addition, the venue will provide live musical entertainment that will enhance the proposed theme.

The project is located within the Downtown Las Vegas Overlay – Area 1, which does not require the automatic application of standard parking requirements. Furthermore, the project is located on Main Street with ample parking for the proposed use provided by public on-street parking located on all surrounding streets.

Staff recommends approval of the proposed Site Development Plan Review and Special Use Permit, with conditions, as this proposed development specifically meets the goals of the Downtown Las Vegas Overlay – 18b Las Vegas Arts District by providing a pedestrian friendly development and related services that will amplify the artistic "brand" of the district.

FINDINGS (21-0503-SUP1)

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

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

   The subject site, as well as the surrounding properties, have a General Plan designation of LI/R (Light Industry/Research). The existing surrounding land uses consist of general retail establishments, automotive repair, towing services, storage and industrial uses. The proposed Tavern-Limited Establishment can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

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

   Site access is provided from Colorado Avenue, an 80-foot Major Collector and Main Street, an 80-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

The proposed Tavern-Limited Establishment will be subject to regular inspections during rehabilitation of the building itself by the Department of Building and Safety, and regular inspections by the Department of Planning – Business Licensing Division once a business license is issued protecting the public health, safety, and welfare. The objectives of the General Plan will be met by the conversion of the subject site into a commercial use.

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

The proposed Tavern-Limited Establishment use has met the requirements set forth by both Title 19.12 and Title 6.50.250.

FINDINGS (21-0503-SDR1)

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

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

The proposed indoor and outdoor nightclub venue is located in the Downtown Las Vegas Overlay – 18b Las Vegas Arts District and will provide a commercial use that are complimentary to the other restaurants and general retail uses in the neighborhood.

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

This project is consistent with the General Plan and the uses allowed by the Interim Downtown Las Vegas Development Standards for the 18b Las Vegas Arts District.

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

Site access is provided from Colorado Avenue, an 80-foot Major Collector and Main Street, an 80-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Las Vegas Overlay – Area 1; however, the applicant anticipates utilizing nearby public parking-lots and on-street parking meters to satisfy the development's parking demand.

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

The building will be constructed with exterior walls that are accented with a scored face honed CMU facade with white smooth coat stucco, accented by grey tinted exterior glass finishes, which are appropriate for this area of the city.

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

The proposed building elevations have been designed with articulated roof lines and materials to prevent blank and expressionless walls. All roof mounted mechanical equipment has been screened from view using parapet walls; canopies and arcades have been provided along the ground floor street frontage to meet architectural design standards.

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.	
12/08/05	A Code Enforcement case (#36787) was processed for auto sales dealer is running a steel business from this address without license at 1301 South Main Street. The case was resolved on 12/19/05.
07/01/08	A Code Enforcement case (#67253) was processed for a street sweep/check for illegal banners and window signs, trash, debris at 1301 South Main Street. The case was resolved on 07/10/08.
01/29/13	A Code Enforcement case (#124341) was processed for dead vegetation, debris, illegal dumping at 1301 South Main Street. The case was resolved on 07/02/13.
03/24/14	A Code Enforcement case (#139058) was processed for high weeds at 1301 South Main Street. The case was resolved on 04/07/14.
12/11/14	A Code Enforcement case (#148849) was processed for trash and high weeds at 1301 South Main Street. The case was resolved on 12/29/14.
04/30/15	A Code Enforcement case (#154099) was processed for graffiti on a block wall at 1301 South Main Street. The case was resolved on 05/04/15.
06/10/15	A Code Enforcement case (#155842) was processed for trash and high weeds at 1301 South Main Street. The case was resolved on 06/25/15.
02/25/16	A Code Enforcement case (#163890) was processed for trash at 1301 South Main Street. The case was resolved on 03/14/16.
06/21/17	A Code Enforcement case (#179998) was processed for trash and high weeds at 1301 South Main Street. The case was resolved on 09/25/17.
04/10/18	The Planning Commission approved a request for a Site Development Plan Review (SDR-72768) for a proposed two-story, 14,723 square-foot commercial development, including an 680 square-foot plaza and 4,825 square feet of second level outdoor patio space at 1301 South Main Street.
05/11/21	The Planning Commission approved a request for a Site Development Plan Review (21-0139-SDR1) for a proposed two-story, 14,765 square-foot commercial development, including an 854 square-foot plaza and 5,475 square feet of second level outdoor patio space on 0.32 acres at 1301 South Main Street

Most Recent Change of Ownership	
06/26/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/23/19	A building permit (#C19-01781) was issued for grading at 1301 South Main Street. The permit was expired on 11/14/20.
05/17/19	A building permit (#C18-03940) was issued for construction of a 2-story 17,731 total sf gray shell retail/restaurant building at 1301 South Main Street. The permit was expired on 09/28/20.
	A building permit (#C18-03941) was issued for site improvements with trash enclosure at 1301 South Main Street. The permit was expired on 09/28/20.
06/02/19	A building permit (#PRC18-00174) was issued for construction of a 2-story 17,731 total square feet of gray shell retail/restaurant building with site improvements at 1301 South Main Street. The permit was finalized on 06/02/19.
08/07/19	A building permit (#C18-03940-R001) was processed for construction of a 2-story 17,731 total sf gray shell retail/restaurant building at 1301 South Main Street. The permit has not been issued.
08/19/19	A building permit (#PRC18-00174-R001) was issued for delta five, structural and architectural revisions 1301 South Main Street. The permit was finalized on 08/19/19.
09/25/19	A building permit (#C19-04323) was issued for a temporary power pole at 1301 South Main Street. The permit was expired on 04/06/20.
10/03/19	A building permit (#PRC18-00174-R002) was issued for height tags, roof construction, grid line, tower dimensions revisions 1301 South Main Street. The permit was finalized on 10/03/19.
10/30/19	A building permit (#PRC18-00174-R003) was issued for structural revisions 1301 South Main Street. The permit was finalized on 10/30/19.
11/05/19	A building permit (#PRC18-00174-R004) was issued for structural support for east wall revisions 1301 South Main Street. The permit was finalized on 11/05/19.
05/04/19	A building permit (#PRC18-00174-R005) was issued for a revision to increase the amount of storefront on level two of the under construction shell building revisions 1301 South Main Street. The permit was finalized on 05/04/19.
04/0920	A building permit (#C18-03940-R002) was processed for a revision to increase the amount of storefront on level two of the under construction shell building at 1301 South Main Street. The permit has not been issued.
01/21/21	A building permit (#C18-03940-R003) was processed for enclosed revision is an update to a previously expired permit. Enclosed are drawings updated to reflect the current 2018 IBC, along with updated plumbing, electrical, and structural drawings at 1301 South Main Street. The permit has not been issued.

Pre-Application Meeting	
08/09/21	A Pre-Application meeting was conducted with the applicant to review the application materials and submittal requirements for a Special Use Permit and Site Development Plan Review for a proposed indoor and outdoor nightclub venue and Tavern-Limited Establishment.

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

Field Check	
08/26/21	Staff conducted a routine site visit and found the subject site to be under development with a partially constructed building, which is surrounded by chain link construction fencing.

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	General Retail	C (Commercial)	C-M (Commercial / Industrial)
North	General Retail	C (Commercial)	C-M (Commercial / Industrial)
South	General Retail	C (Commercial)	C-M (Commercial / Industrial)
East	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-M (Commercial / Industrial)

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 – 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 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 approved Site Development Plan Review (21-0139-SDR1), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	70% along Property Line	100%	Y
• Corner Side	70% along Property Line	100%	Y
• Side (west)	N/A	0 Feet	Y
• Rear	N/A	0 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	By Condition

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Colorado Avenue	Major Collector Street	Master Plan of Streets & Highways	80 Feet	Y
Main Street	Primary Arterial	Master Plan of Streets & Highways	80 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	
General Retail	9,160 SF	1:175 SF	53				
Nightclub	447 Occupants (6,735 SF Indoor and 3,952 SF Outdoor Patio)	1:3 persons at maximum capacity	149				
TOTAL SPACES REQUIRED			202		0		Y*
Regular and Handicap Spaces Required			197	5	0	0	Y*
Loading Spaces		-	2		1		Y*

**Projects located within Area 1of the Downtown Las Vegas Overlay – 18b Las Vegas Arts District areas 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) 1301 S. Main Street, Las Vegas, NV 89104

Project Name Swan Dive **Proposed Use** Tavern / Nightclub

Assessor's Parcel #(s) 162-03-101-002 **Ward #** 3

General Plan: Existing - Proposed - **Zoning:** Existing C-M Proposed No Change

Additional Information

Property Owner Sticky 2 Contact Gary Creagh, Jr

Address 3726 Las Vegas Blvd S., Las Vegas, NV, 89158 City Las Vegas State NV Zip 89102

E-mail gary@wsspartain.com Phone 215-470-7407

Applicant Swan Dive Contact Harvey Graham

Address 5934 NE 16 Avenue City Portland State OR Zip 97211

E-mail harvstar72@gmail.com Phone 512-470-7407

Representative Rob Gurdison Architect Contact Robert Gurdison

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

E-mail rob@gurdison.com Phone 702-768-7779

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that 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 GARY CREAGH

TONYA GURDISON
Notary Public, State of Nevada
No. 12-2470-1
My Appt Exp. May 31, 2023

21-0503

Subscribed and sworn before me

This 10th day of August, 21

Clark County State of Nevada

Notary Public in and for said County and State

PROJECT DATA

SEE SHEET FP-002

VICINITY MAP



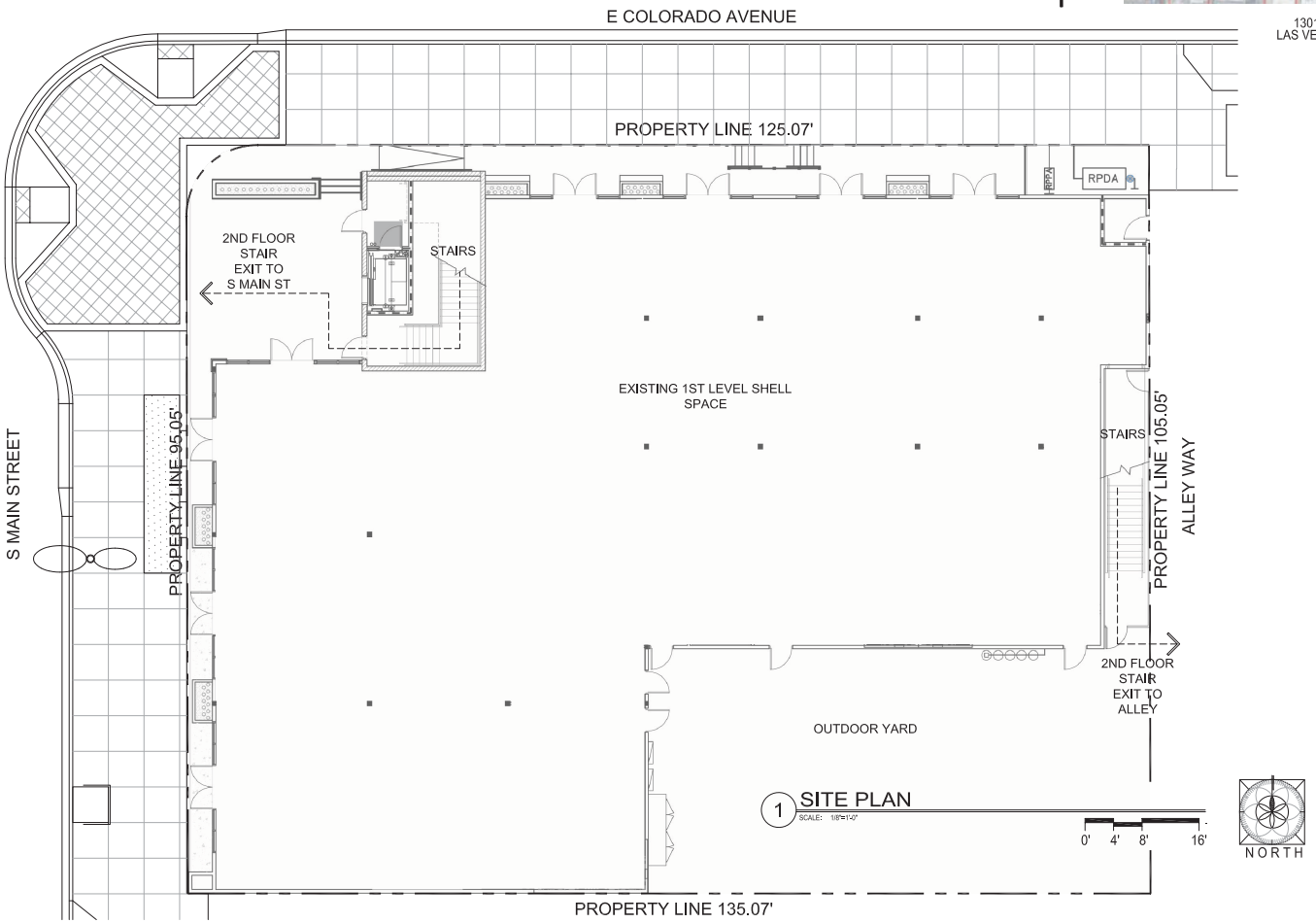
1301 S. MAIN STREET
LAS VEGAS, NEVADA 89104

NORTH

21-0503
08/23/2021

ROB GURDISON ARCHITECT
Architecture + Interiors
100S. City Parkway Las Vegas, Nevada Ph:702-768-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ROB GURDISON ARCHITECT. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF ROB GURDISON ARCHITECT



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

0' 4' 8' 16'

NORTH

SCHEMATIC SITE PLAN

PRELIMINARY
NOT FOR BID OR
CONSTRUCTION

1301 S. MAIN STREET
LAS VEGAS, NEVADA 89104

REV.	DESCRIPTION	DATE

PROJECT #:21004
24x36 SHEET
DATE: 08-20-2021
SHEET NUMBER :

SP-001

PROJECT DATA

SCOPE:

TENANT IMPROVEMENT OF A 2ND FLOOR NEW BUILDING FOR A NIGHT CLUB AND TAVERN LIMITED LICENSE. THIS PROJECT IS APPLY FOR A SDR AND SUP.

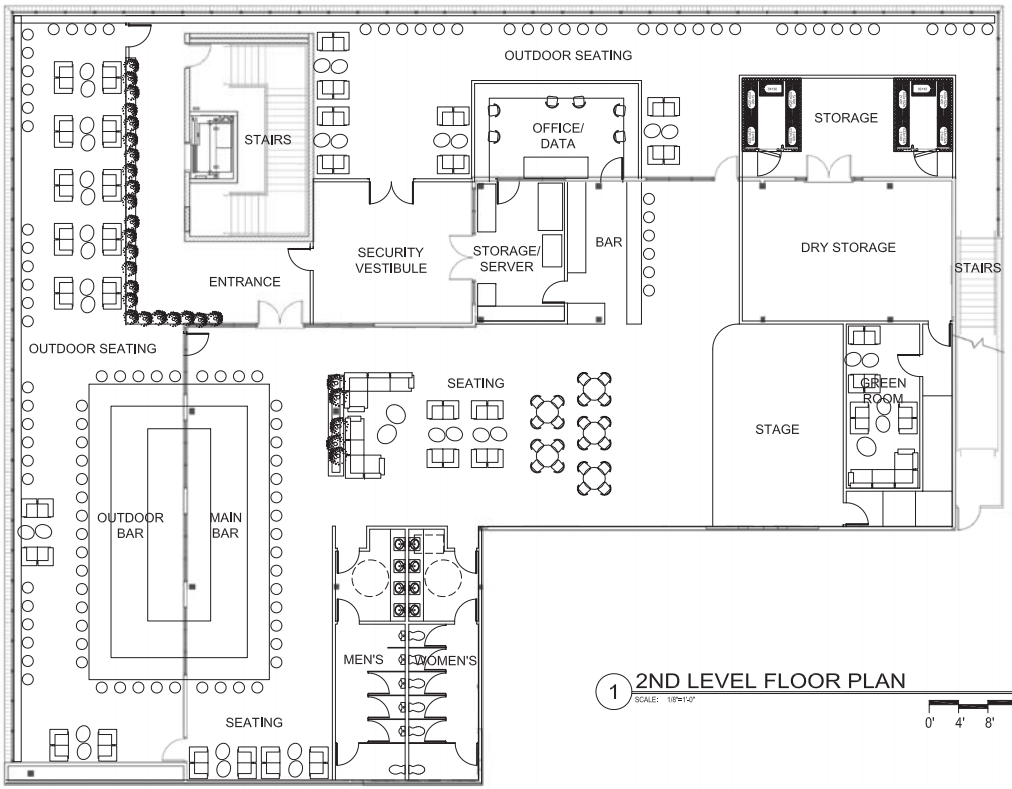
JURISDICTION:	CITY OF LAS VEGAS
OVERLAY DESIGN GUIDELINE:	INTERIM DOWNTOWN CENTENNIAL PLAN
APN #	162-03-101-002
SITE AREA:	0.33 ACRES
SUITE AREAS (2ND LEVEL):	5,583 S.F. GROSS INTERIOR 1,152 S.F. GROSS ADDITION OF INTERIOR 6,735 S.F. GROSS TOTAL INTERIOR (2ND LEVEL) 3,952 S.F. GROSS TOTAL OUTDOOR PATIO (2ND LEVEL)
TENANT USE:	TAVERN WITH LIVE MUSIC
BUSINESS LICENSES:	NIGHT CLUB & TAVERN LIMITED LICENSE
PARKING SPACES:	1/50 SEATING + 1/200 OTHER 5,259 SF/ 50 = 106 SPACES 5,428 S.F./200 = 28 SPACES 134 SPACES TOTAL
ALCOHOL LICENSE:	TAVERN LIMITED
TOTAL OCCUPANCY:	447 OCCUPANTS (APPROXIMATE)
FIRE SPRINKLERS:	YES.PER NFPA 13

VICINITY MAP



1301 S. MAIN STREET
LAS VEGAS, NEVADA 89104

NORTH



1 2ND LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

0' 4' 8' 16'

NORTH

21-0503
08/23/2021

ROB GURDISON ARCHITECT
Architecture + Interiors
100 S. City Parkway Las Vegas, Nevada Ph:702-768-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ROB GURDISON ARCHITECT. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF ROB GURDISON ARCHITECT

SCHEMATIC
2ND LEVEL FLOOR PLAN

PRELIMINARY
NOT FOR BID OR
CONSTRUCTION

1301 S. MAIN STREET
LAS VEGAS, NEVADA 89104

REV.	DESCRIPTION	DATE

PROJECT #:21004
24x36 SHEET
DATE: 08-20-2021
SHEET NUMBER :

FP-002



21-0503-SUP1 AND 21-0503-SDR1 - APPLICANT: SWAN DIVE - OWNER: STICKY 2, LLC
1301 SOUTH MAIN STREET

08/26/2021



21-0503-SUP1 AND 21-0503-SDR1 - APPLICANT: SWAN DIVE - OWNER: STICKY 2, LLC
1301 SOUTH MAIN STREET

08/26/2021

ROB GURDISON ARCHITECT

City of Las Vegas
Planning Department
495 S. Main Street, 3rd Level
Las Vegas, NV 89101

Date: August 19, 2021

RE: Justification Letter for Swan Dive Tavern

Dear City of Las Vegas Planning Department,

Swan Dive will be a world class entertainment venue bringing national touring and local music acts to the beloved arts district and in doing so will bring audible art to said district. Visionary owner Harvey Graham opened the original Swan Dive in Austin, Texas nearly 10 years ago in 2012. It was chosen by the readers of the local independent press, The Austin Chronicle, as best new bar in 2013 and has since continued to be a coveted host to the legions of local bands that call Texas home. With Swan Dive's expansion into Las Vegas and other markets the focus is going to be on building a brand that draws national and international touring acts. The aesthetic will be an endearing play on the name, an elegant "dive" bar vibe, with an overall color palette of whites and greys ensconced in a vintage dilapidated speakeasy vibe. It's a look that has made Swan Dive, Austin, a constant destination for photo and video shoots. Harvey Graham has also had great success with his other Las Vegas endeavor Oddfellows, the locally beloved "dance club for people who don't like dance clubs", and is excited to bring his years of experience and knowledge of the music scene to the Swan Dive and to the 18b Arts District.

Swan Dive is seeking tenancy at 1301 S. Main Street on the 2nd floor. The existing shell building provides approximately 5,583 s.f. of interior space. Swan Dive proposes to add about 1,152 s.f. into its existing outdoor patio space for additional back of house functions. The remaining Outdoor View Deck will be approximately 3,952 s.f. The business will require a Night Club & Tavern Limited License with its operating hours being between 9:00am to 2:00am Monday – Sunday.

Should there be any questions, please contact me.



Robert Gurdison, AIA, NCARB

100 North City Parkway, Suite 1700 Las Vegas, NV 89106 702.735.0155 Fax: 702.735.0156
www.molaskyventures.com

21-0503
08/23/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

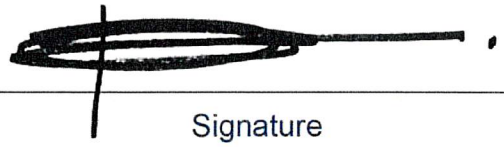
CASE: 21-0503-SUP1 AND 21-0503-SDR1

SUBJECT: APPLICANT: SWAN DIVE - OWNER: STICKY 2, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***



Signature

10/12/2021

Date

Robert Gurdison, AIA, NCARB

Please Print Name

Rob Gurdison Architect

Company Name

Submitted after final agenda

RECEIVED
10/12/2021
ITEM 16a-b
10/12/2021 PC

Sincerely,

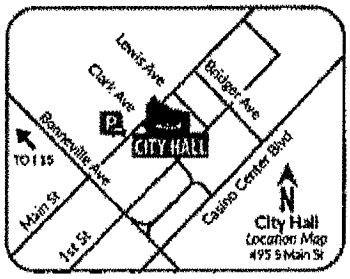
Eric McCammond
Sr. Management Analyst
Case Planning Division

City of Las Vegas. Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

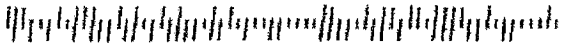
Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFNP1 89102



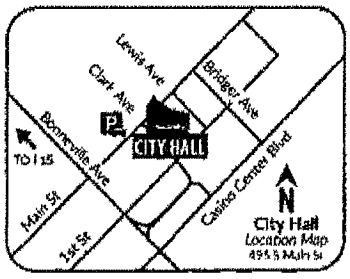
11a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16203105015
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 ARDENP1 89102

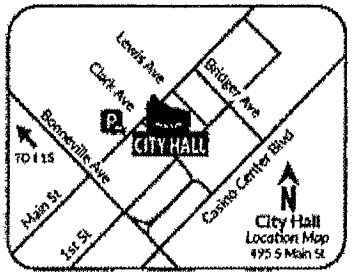
16a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFNP1 89102

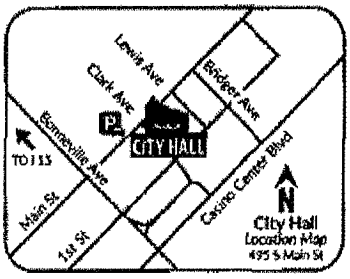
Item A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1
Planning Commission Meeting of **10/12/2021**

21-0503
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFNF1 89102

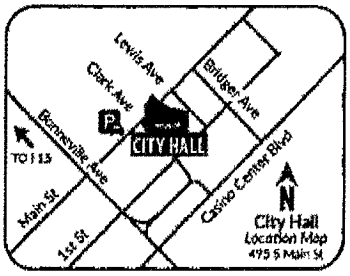
1 lea-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16203210007
STICKY 7 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFNP1 89102

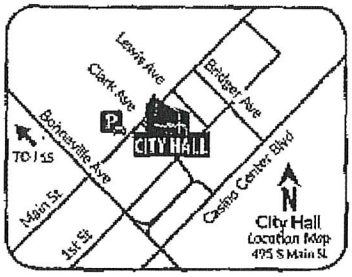
16a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16203210090
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

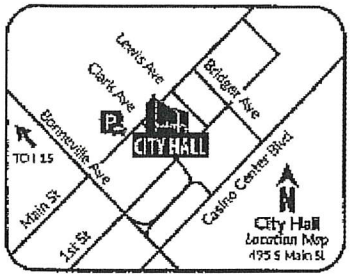
116 a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16203202005
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

1 03 HRDFNP1 89113

16a-b A

P.004/014

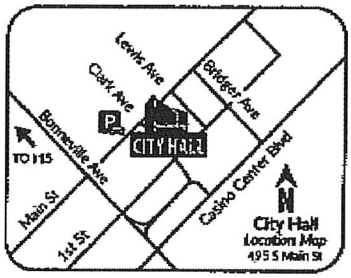
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16203110108
BAILEY KAREN M & PRATO T LIV TR
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 HRDFNP1 89102

10/04/2021 10:01

11a-b A

P.005/014

(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.
21-0503 and 21-0503-SUP1 and 21-0503-SDR1
Planning Commission Meeting of **10/12/2021**

21-0503
16204608017
KINGS EIGHT L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 HRDFNP1 89102

10/04/2021 10:01

11a-b A

P.006/014

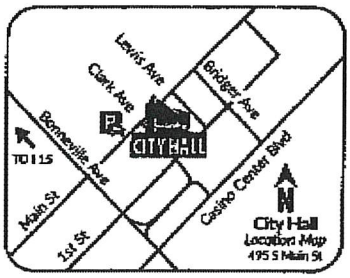
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16204608010
BAILEY K & PRATO T 2003 REV TR
BAILEY KAREN M TRS
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 HRDFNP1 89102

10/04/2021 10:01

16a-b A

P.007/014

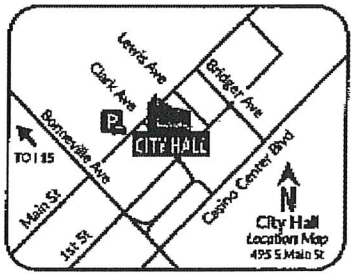
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 HRDFNP1 89102

10/04/2021 10:01

Item 1 a-b A

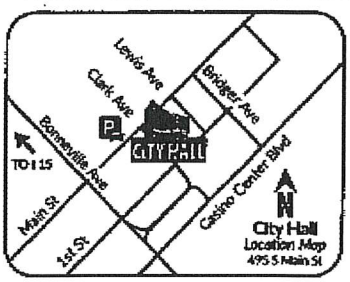
P.008/014

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

(FAX)



Scan or go to:
www.lasvegasnevada.gov/meetings

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

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0503 and 21-0503-SUP1 and 21-0503-SDR1

Planning Commission Meeting of **10/12/2021**

21-0503
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 HRDFNP1 89102

10/04/2021 10:02

Item 16a-b A

Nora Lares

From: noreply@formstack.com
Sent: Friday, October 8, 2021 8:53 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/08/21 8:52 AM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0503
Position:	I OPPOSE the project and all related applications.
Name:	Main Street Las Vegas LLC
Residential or Business Address:	1215 - 1237 S Main Las Vegas, NV 89146
Comments:	We support businesses in the area and especially for this property however a bar/nightclub of over 10,000 sq.ft. is far too large for the area. It is not in-line with the vibe of the cozy small-business and residential aspect of the neighborhood. While the Arts District and Gateway District do have other tavern businesses of this size, they are mostly breweries and devote a large portion of the property to making their products or they are in lower density areas. Something of this size in a single business is overwhelming to the surrounding businesses, residences and parking resources. A more diverse set of individual businesses with a wide range of operating hours, as originally proposed for this property, would be better. We

116a-b P
pg 1 of 2

wish this property success but do not feel it is wise to proceed with a single business of this physical size.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

16a-b
pg 20f2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
16a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0503-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 6,735 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 3,952 SQUARE-FOOT OUTDOOR PATIO SPACE

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
16b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0503-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,952 SQUARE-FOOT OUTDOOR NIGHTCLUB AREA

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
17

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

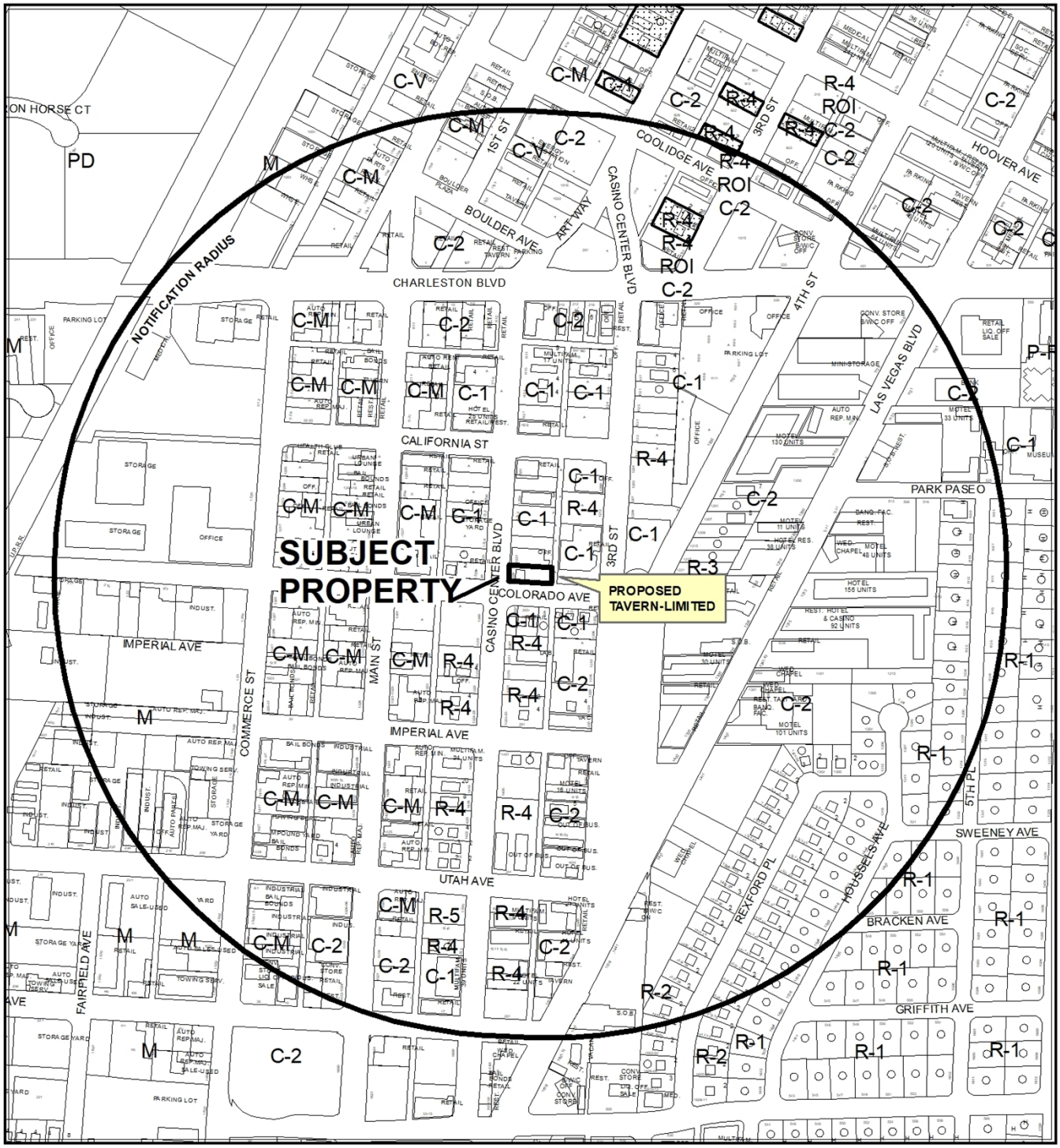
SUBJECT:
21-0504-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,216 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE INCLUDING 1,022 SQUARE FEET OF OUTDOOR PATIO AREA at 1229 South Casino Center Boulevard (APN 162-03-110-051), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). 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.	11
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Executed Confirmation Documentation, Support Postcards and Documentation Not Vetted – Support Comment Form



CASE: **21-0504-SUP1**

RADIUS: 1500 FEET

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



0 375 750 Feet

CASE: **21-0504-SUP1**

RADIUS: 1500 FEET

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

N



21-0504-SUP1

Liquor Establishment (Tavern-Limited)

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

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

- Entertainment District
- Subject Property

N

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

Date: Wednesday, September 1, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0504-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 364

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0504-SUP1 CONDITIONS

Planning

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

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

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

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

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

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

Public Works

7. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a Tavern-Limited Establishment at 1229 South Casino Center Boulevard.

ANALYSIS

The applicant is proposing to operate a seafood and soul food fusion restaurant specializing in seafood and chicken. The proposed restaurant will seat approximately 50 to 60 people within both indoor and outdoor seating areas. The applicant is requesting a Special Use Permit in order to operate a Tavern-Limited Establishment use within a fish and wings themed restaurant featuring karaoke.

The subject site is located on the northeast corner of Colorado Avenue and Casino Center Boulevard within the 18b Las Vegas Arts District of the Vision 2045 Downtown Las Vegas Masterplan area.

The 18b Las Vegas Arts District is the creative heart of the city. The local stores, art galleries, and artists in residence are compelling and memorable elements of downtown.

New clusters of development can create places that encourage “makers” of all interests including artists, students, food producers, designers, and entrepreneurs. The proposed Tavern-Limited Establishment featuring a soul food and seafood fusion with two outdoor patio areas for people to gather and eat supports the goal of creating memorable elements within the downtown area.

The Tavern-Limited Establishment use is described by Title 19.12 as “an establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.”

There are no Minimum Special Use Permit Requirements for this use.

Staff finds the proposed Tavern-Limited Establishment use supports the goals of the 18b Las Vegas Arts District and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses; therefore, staff is recommending approval of the Special Use Permit with conditions.

FINDINGS (21-0504-SUP1)

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

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

   The subject site is located within 18b Las Vegas Arts District which strives to create an environment supportive of "makers" and creating elements of downtown that are memorable with places for people to gather. The proposed Tavern-Limited supports these goals and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses in the area.

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

   The subject site is zoned C-1 (Limited Commercial) zone within the 18b Las Vegas Arts District of the Vision 2045 Downtown Las Vegas Masterplan and is physically suitable for the type and intensity of the proposed Tavern-Limited Establishment 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.**

   Casino Center Boulevard and Colorado Avenue are adequate in size to meet the requirements of the proposed Tavern-Limited Establishment 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.**

   Multiple governmental agencies that oversee restaurant and alcohol land uses will have jurisdiction of the proposed use to ensure the public health, safety, and welfare or the overall objectives of the General Plan are not compromised.

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

   There are no Minimum Special Use Permit Requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City actions related to the subject site.

Most Recent Change of Ownership	
09/2016	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/13/15	A Business License (G63-07313) was issued for Art Instruction and Sales at 1229 South Casino Center Boulevard. The business license went inactive on 03/02/17.

Pre-Application Meeting	
08/09/21	Staff provided the applicant a submittal checklist for a Special Use Permit for the proposed Tavern-Limited Establishment land use.

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

Field Check	
08/30/21	Staff performed a routine field check to observe the subject site. Staff observed the vacated building to be in good condition with a for lease sign in the window. No concerns were noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Building	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Office, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
South	General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
			R-4 (High Density Residential)
East	Vacant Building	MXU (Mixed Use)	C-1 (Limited Commercial)
West	General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Masterplan – 18b Las Vegas Arts District	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Casino Center Boulevard	Collector	Master Plan of Streets and Highways Map	80	Y
Colorado Avenue	Collector	Master Plan of Streets and Highways Map	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	
Tavern-Limited Establishment	1,566 SF	1:50 SF Public	32				
	650 SF	1:200 SF Back Of House	4				
TOTAL SPACES REQUIRED			36		0		Y*
Regular and Handicap Spaces Required			34	2	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.*

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1229 S CASINO CENTER BLVD. LAS VEGAS, NV 89104

Project Name FRY DAYZ FISH & WINGS **Proposed Use** RESTAURANT BAR

Assessor's Parcel #(s) _____ **Ward #** _____

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

Additional Information _____

Property Owner Afshin Rahim Contact Afshin

Address 8440 W. lake mead #101 City Las Vegas State NV Zip 89128

E-mail Sean@forplayinc.com Phone 818/389 6525

Applicant DEMITREUS HENDERSON Contact _____

Address 9809 LA CIENEGA ST City LAS VEGAS State NV Zip 89183

E-mail FRYDAYZLASVEGAS@GMAIL.COM Phone 424-521-2210

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name AFSHIN RAHIM

21-0504
08/17/2021

Subscribed and sworn before me

This 12 day of AUG 2021

Notary Public in and for said County and State

Amanda Sinclair
Notary Public
State of Nevada
My Commission Expires: 07-14-22
Certificate No: 10-2597-1


PARKING LOT
LV NET
1221
PROPOSED GREASE INTERCEPTOR
ALLEY WAY
WILLIAM CUSTOME CO
140
50'
EXIT
EXIT
EXIT
1229 S Casino Center Blvd, Las Vegas...
PAVE
PAVE
140'
21
19
34
24
50
PARKING LOT
110.03
6'6 WIDE
18FT LONG
PARKING #2 COMPACT
PARKING #5 REGULAR
6'6 WIDE
18FT LONG
S Casino Center Blvd
S 3rd St
E Colorado Ave
E Colorado Ave
E Colorado Ave
village hospitality
Raw Remedies - Natural Hair Care Las Vegas
209
Glam Factory Vintage
Vintage clothing store
Rockin Bettie
Women's clothing store
1302
Tatyana Boutique
Clothing store
1306
N
21-0504
08/17/2021

K-1

SHEET NAME

SNHD Plan For Approval

PROJECT TITLE

Planning Commission October 12, 2021 - Page 372

Fryday'z

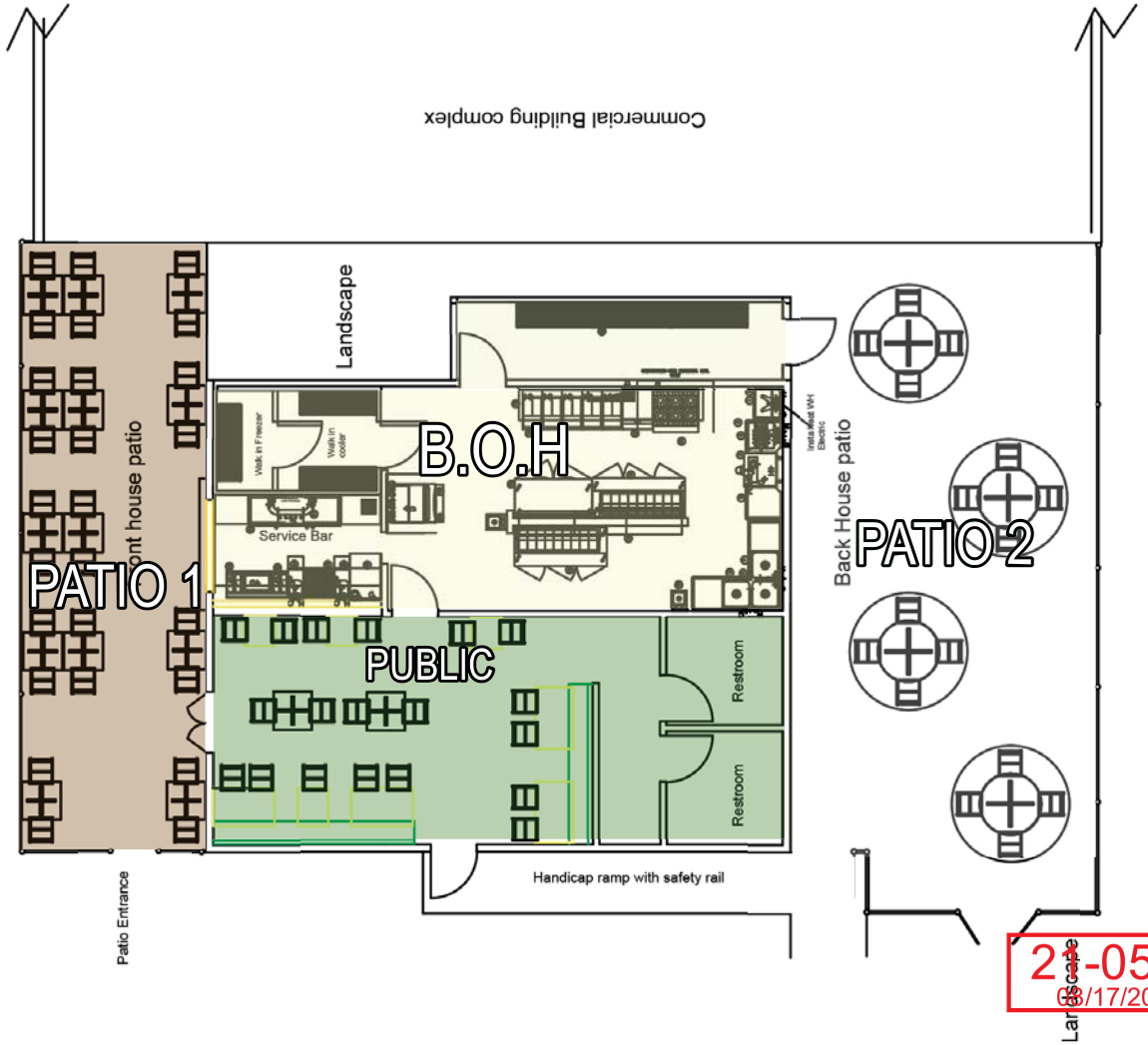
1229 South Casino Center Blvd.
Las Vegas NV, 89104

Kitchentricks Design
3280 South Highland Dr.
Las Vegas NV, 89109
(702) 327-5435

REVISIONS

DATE	DESCRIPTION

Total sf 2,216
Public sf 544
B.O.H sf 650
Patio 1 sf 372
Patio 2 sf 650



21-0504
08/17/2021



21-0504-SUP1 - APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC
1229 SOUTH CASINO CENTER BOULEVARD

08/30/2021



21-0504-SUP1 - APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC
1229 SOUTH CASINO CENTER BOULEVARD

08/30/2021



21-0504-SUP1 - APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC
1229 SOUTH CASINO CENTER BOULEVARD

08/30/2021

To whom it may concern.

I'm looking to convert 1229 S. Casino Center Blvd to a full service restaurant with a Tavern License. We will seat 50-60 people which will include a front and back Patio. Hours of Operation will be Wednesday through Monday 11am to 12 am. The restaurant is called Fry Day Fish & Wings we are a seafood and soul food fusion specializing in seafood and chicken. We aren't changing any of the structural walls just adding grease traps and all the other necessary requirements.

Demitreus Henderson

21-0504
08/17/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0504-SUP1

SUBJECT: APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

[signature] 10-12-21

Signature Date

Demitreus Henderson

Please Print Name

Fry Dayz Fish & Wings

Company Name

Submitted after final agenda

RECEIVED
10/12/2021
ITEM 17
10/12/2021 PC

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

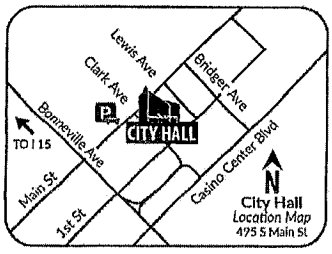
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing

Yes I Support this Request & welcome them to the Art District

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



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

21-0504-SUP1
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0504-SUP1
Planning Commission Meeting of **10/12/2021**

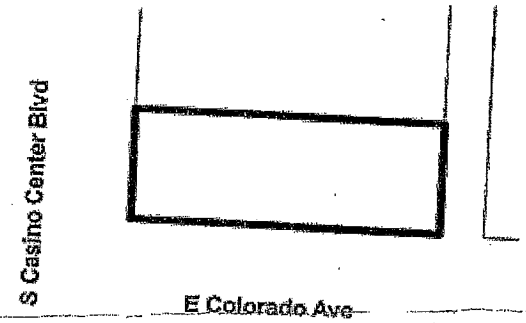
Signature
197 E California Street LLC

89 HRDFNP1 89104

Application Information

21-0504-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,216 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE INCLUDING 1,022 SQUARE FEET OF OUTDOOR PATIO AREA at 1229 South Casino Center Boulevard (APN 162-03-110-051), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

Application Location



Yes I support this Request

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

Public Hearing Information

Meeting:	Planning Commission
Date:	***10/12/2021***
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting. For more information, including staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

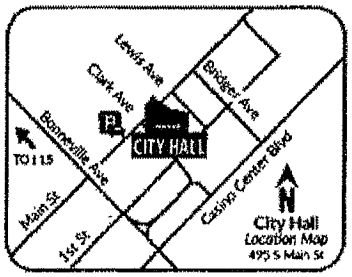
17A

City of Las Vegas. Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1530



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of **10/12/2021**

21-0504-SUP1
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFNP1 89102

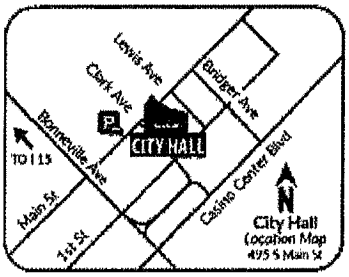
17A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of **10/12/2021**

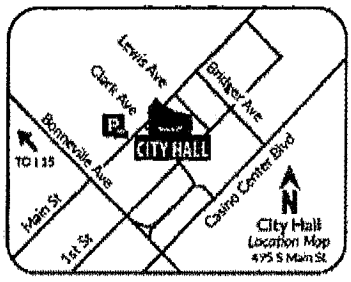
21-0504-SUP1
16203105015
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 MRDFNP1 89102

17A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1690

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0504-SUP1
Planning Commission Meeting of **10/12/2021**

21-0504-SUP1
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

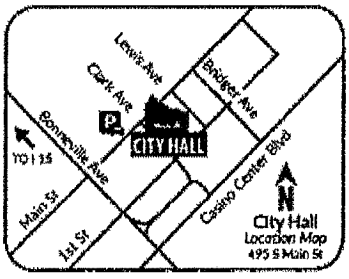
17A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of **10/12/2021**

21-0504-SUP1
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 HRDFMP1 89102

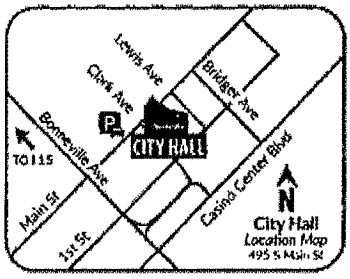
17A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of **10/12/2021**

21-0504-SUP1
16203210007
STICKY 7 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 ARDMP1 89102

17A

P.011/014

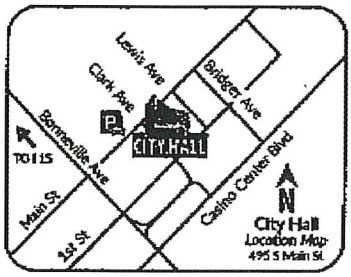
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of **10/12/2021**

21-0504-SUP1
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 HRDFNP1 89102

10/04/2021 10:02

17A

P.012/014

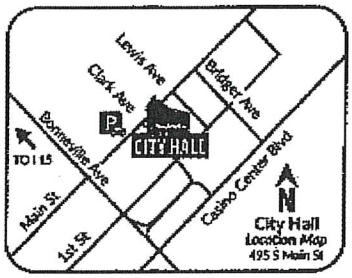
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of 10/12/2021

21-0504-SUP1
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 HRDFNP1 89102

10/04/2021 10:02

17A

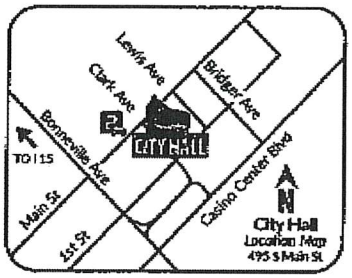
P.013/014

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

(FAX)



Scan or go to:
www.lasvegasnevada.gov/meetings

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

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of **10/12/2021**

21-0504-SUP1
16203110108
BAILEY KAREN M & PRATO T LIV TR
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 HRDFNP1 89102

10/04/2021 10:02

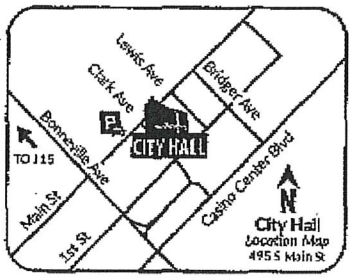
17A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of **10/12/2021**

21-0504-SUP1
16203202005
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

139 HRDPNP1 89113

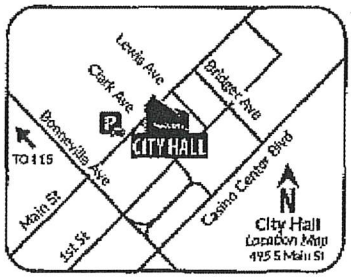
17 A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0504-SUP1

Planning Commission Meeting of **10/12/2021**

21-0504-SUP1
16203210090
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

135 MRDPNP1 89113

17A

Nora Lares

From: noreply@formstack.com
Sent: Friday, October 8, 2021 8:37 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/08/21 8:37 AM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0504
Position:	I SUPPORT the project and all related applications.
Name:	Main Street Las Vegas LLC
Residential or Business Address:	1215 - 1237 S Main Las Vegas, NV 89146
Comments:	We support this project but, please let this business know that there is zero parking available. The existing businesses in that area already struggle with customer and employee parking. We approve of new businesses but wish new projects to understand area limitations.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

17 A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
18

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

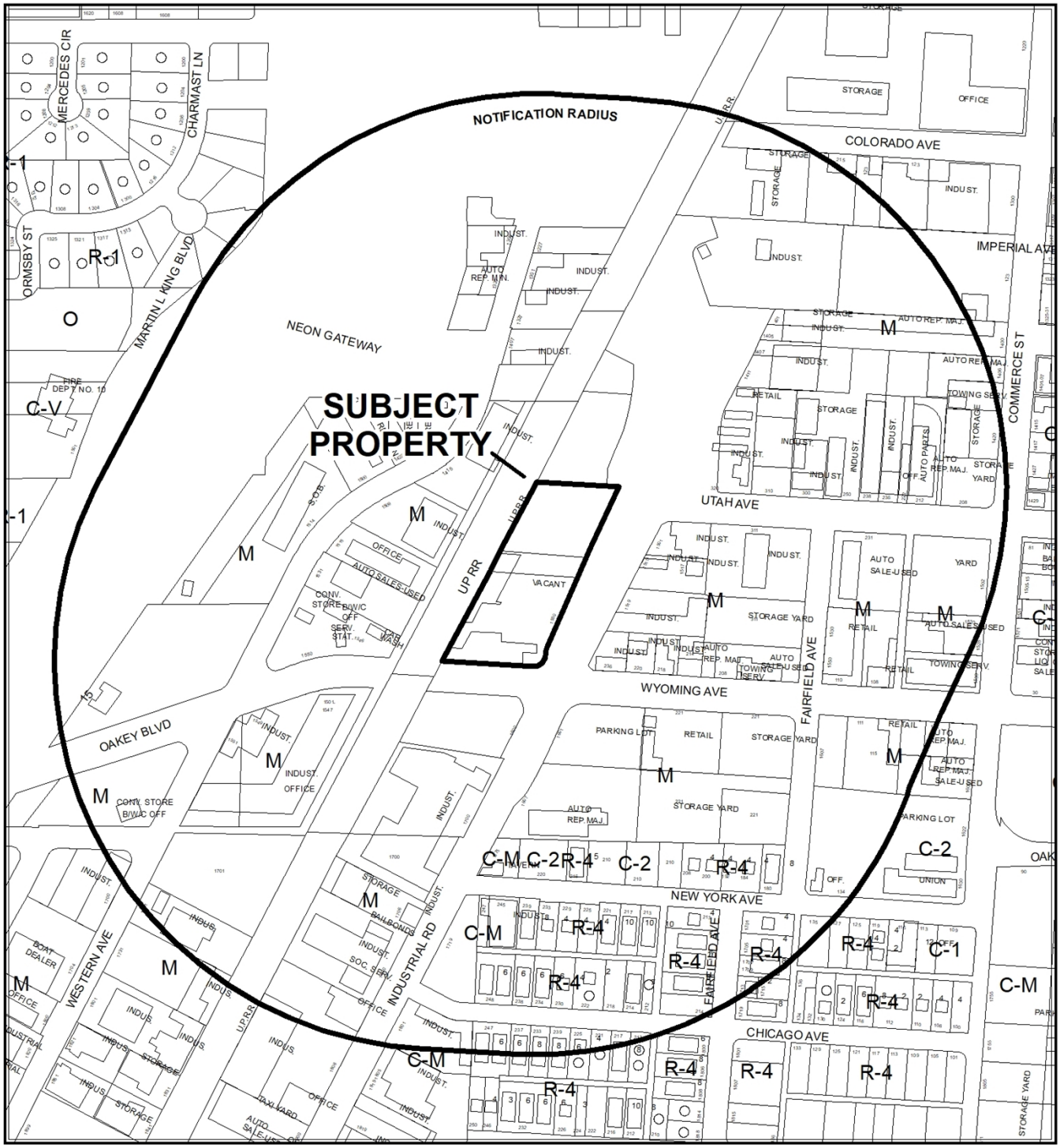
SUBJECT:
21-0505-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 11,615 SQUARE-FOOT HEAVY MANUFACTURING FACILITY WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 2.69 acres at the northwest corner of Wyoming Avenue and Industrial Road (APNs 162-04-606-003, 004 and 005), M (Industrial) Zone, Ward 3 (Diaz). 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.	3
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 Confirmation Documentation and Support Postcards



0 295 590 Feet

CASE: 21-0505-SDR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 295 590 Feet

CASE: **21-0505-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0505-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 140

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0505-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/19/21, except as amended by conditions herein.

3. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow zero percent of the first story façade to align along the front property line where 70 percent is required.

4. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow zero percent of the first story façade to align along the corner side property line where 70 percent is required.

5. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow extensions of more than 10 feet of blank, expressionless walls at the street level on portions of the west, east and south elevations where such is prohibited.

6. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards and Title 19.08 is hereby approved to allow a six to eight-foot tall screen fence within the front yard setback area.

7. An Exception is hereby approved to allow zero shrubs adjacent to Wyoming Avenue.

8. The existing chain link fencing with razor/barbed wire is hereby approved to remain in place adjacent to the Union Pacific Railroad.

9. The existing chain link fencing is hereby approved to remain in place adjacent to Wyoming Avenue, Industrial Road and the northern property line. The razor/barbed wire shall be removed prior to the issuance of a business license.

10. Any damaged portions of the existing chain link fencing shall be repaired and replaced as necessary.

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

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

13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

14. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

15. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - One 24-inch box, drought tolerant shade tree shall be required for every 20 linear feet of street frontage adjacent to Industrial Road with a minimum of four, five-gallon shrubs per each required tree.
    - One 24-inch box, drought tolerant shade tree shall be planted every 20 linear feet adjacent to Wyoming Avenue within in-ground planters and no shrubbery.
    - The clustering of plant material into groups of three or more plants is encouraged.

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

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

Public Works

18. Prior to issuance of permits for this site, grant a Traffic Signal Chord Easement for the future signalization of the northern most driveway. Additionally, install traffic signal underground conduits across the northern driveway opposite of Utah Avenue concurrent with construction.

19. The sidewalks adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site, if any. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

20. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

21. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Utah Capital Improvement Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

22. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

23. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 11,615 square-foot distillery on the northwest corner of Wyoming Avenue and Industrial Road.

ISSUES

- The project is to be completed in multiple phases.
- A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is requested to allow zero percent of the first story façade to align along the front property line where 70 percent is required. Staff supports this request.
- A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is requested to allow zero percent of the first story façade to align along the corner side property line where 70 percent is required. Staff supports this request.
- A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is requested to allow extensions of more than 10 feet of blank, expressionless walls at the street level on portions of the west, east and south elevations where such is prohibited. Staff supports this request.
- A Waiver from Appendix F Interim Downtown Las Vegas Development Standards and Title 19.08 is requested to allow a six to eight-foot tall screen fence within the front yard setback area. Staff supports this request.
- An Exception is requested to allow zero shrubs adjacent to Wyoming Avenue. Staff supports this request.
- The applicant is requesting for the existing chain link fencing with razor/barbed wire to remain in place adjacent to the Union Pacific Railroad. Staff supports this request.
- The applicant is requesting for the existing chain link fencing to remain in place adjacent to Wyoming Avenue, Industrial Road and the northern property line and the razor/barbed wire to be removed prior to the issuance of a business license. Staff supports this request.

ANALYSIS

The applicant is proposing to rehabilitate and redevelop the 4.09 acres by demolishing a portion of the site and rehabilitating the remaining structures for continued use. The applicant, 'Nevada Distilling Company,' is proposing the development of two buildings Building A and B on the site plan), an outdoor courtyard and the reconfiguration of the onsite vehicle circulation and parking. The distillery complex will be utilized for manufacturing, storing and distribution of liquor. The complex will also contain offices, public tours and sales.

Building “A” is an existing building that was formally utilized as a maintenance facility four a bus tour company and will undergo an interior remodel in order to house the manufacturing distillery production areas and temporary offices will the next phase is being constructed. Building “B” will be a newly constructed warehouse that will be utilized for storage. The proposed building facades are inspired by Nevada’s rich mining industry combined with elements of missionary images observed in the surrounding area and neighborhood. Once completed, Building “A” will contain 6,809 square feet and Building ”B” will be 4,809 square feet.

Currently the site is secured by chain link fencing and barbed/razor wire. The applicant is requesting to maintain the chain link fencing adjacent to Wyoming Avenue, Industrial Road and the northern property line during construction with the intention of replacing it with wrought iron once construction is completed. Staff has added a Condition of Approval for any damaged portions of the chain link fencing to be repaired and/or replaced as necessary and for the razor/barbed wire to be removed prior to the issuance of a business. The second part of this request is for the chain link with razor/barbed wire to remain in place adjacent to the railroad. Staff supports this request as it is not visible from the right-of-way.

In researching the existing building on-site, it was determined that the existing roof structure could not carry any, if minimal load. It is not desirable to have all of the mechanical equipment on the ground, and the applicant is proposing to add a mechanical well / shelter to the north side of the building and supply the building from the side. Staff finds this to be an acceptable solution as the mechanical equipment will be screened from view.

The proposed Manufacturing, Heavy land use is a permitted use in the M (Industrial) zoning district and is described by Title 19.12 as “a facility for the general mass producing of goods, usually for sale to wholesalers or other industrial or manufacturing uses.”

This use includes any use which employs any of the following or similar types of processes:

1. Milling of grain.
2. Production of animal food, and the tanning of animal hides.
3. Production of large durable goods such as, but not limited, to motorcycles, cars, manufactured homes or airplanes.
4. Canning or bottling of food or beverages for human consumption using a mechanized assembly line.
5. Manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemical products, and use of a foundry for metals.
6. Production of items made from stone, clay, metal or concrete.
7. Tire recapping or retreading.
8. Production of items by means of the chemical processing of materials.

The proposed distillery meets this description and is permitted at this location.

The Downtown Las Vegas Area 1 Site Planning Standards are as follows:

1. Setbacks:

   Front: 70% of the first story façade shall align along the front property line; arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy up to 50% of this requirement. Minor deviations from this requirement, not to exceed a distance of five (5) feet from the property line, are allowed and will be reviewed by Staff on a case-by-case basis upon verification of special and unique conditions applicable to a specific lot or structures.

   The applicant is proposing to repurpose existing structures on the site by rehabilitating them and adding additional square-footage. The applicant is requesting a Waiver to allow the redevelopment to not meet this standard which staff supports.

   Corner Side: 70% of the first story façade shall align along the corner side property line; arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy up to 50% of this requirement. Minor deviations from this requirement, not to exceed a distance of five (5) feet from the property line, are allowed and will be reviewed by Staff on a case-by-case basis upon verification of special and unique conditions applicable to a specific lot or structures.

   The applicant is proposing to repurpose existing structures on the site by rehabilitating them and adding additional square-footage. The applicant is requesting a Waiver to allow the redevelopment to not meet this standard which staff supports.

   Side: No side yard setback is required.

   Rear: No rear yard setback is required.

2. Height limits are not automatically applied as called for in Title 19.08. Proposed building heights located within the Residential Adjacency Setback as defined in Title 19.08.040(H) may require additional design justification as part of the Site Development Review (SDR) process.

   There is no adjacent residential and this standard is not applicable.

3. Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, trash enclosures, etc.) shall orient away and be screened from public view.

   The service areas and loading docks are screened from public view by landscaping.

4. When parking lots face public streets, an ornamental screen and landscaping shall be incorporated, as approved by Staff.

   The applicant is requesting to maintain the current chain link fencing while in the construction phase, which staff supports. Once construction is completed the applicant is proposing to replace the chain link adjacent to the right-of-way with wrought iron and keep the chain link fencing adjacent to railroad, which staff also supports.

The Downtown Las Vegas Area 1 Architectural Design Standards are as follows:

1. Roofs and rooftops shall be designed with consideration of minimization of the Urban Heat Island effect. Light color paint or materials with albedo of 0.50 or higher shall be used, as approved by Staff. All mechanical equipment shall be screened from street level and surrounding building views.

   The applicant is proposing a Spanish style mission that is light colored and desert friendly. The applicant is proposing to construct a well structure to screen the mechanical equipment located on the north side of the building.

2. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides.

   An articulated roofline is a major feature for the proposed buildings as the "mission" style is portrayed through the use of design, materials, and colors.

3. Extensions of more than 10 feet of blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades.

   The applicant has requested a Waiver of this standard for portions of the west, east and south facades which staff supports.

4. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. A license agreement to encroach as approved by the Department of Public Works Staff is required.

   The proposed building elevations utilize arcades on the first floor as required, and do not require a license agreement for public right-of-way encroachment.

5. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc.

   The main entry of the building is appropriately articulated in the architectural design of the building and is accomplished through change in materials, colors, and detailing around the entryway.

6. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.

   Reflective or tinted glass is not proposed for more than 60 percent of the exterior meeting standard.

7. Architectural details shall be carried on all sides of a building.

   The architectural features and details such as materials and colors are carried through all sides of the building.

The Downtown Las Vegas Area 1 Landscape Standards are as follows:

1. All landscape plans must comply with the City of Las Vegas Municipal Code Title 14.11 Drought Plan. Where landscape standards differ in the Interim Downtown Las Vegas Development Standards, Title 14.11 will prevail.

   The landscape materials proposed are drought tolerant and meet this standard.

2. When lot coverage allows for perimeter landscaping, the landscape and irrigation plans may be combined with the required Site Development Plan.

The applicant has submitted a separate Landscape plan.

3. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.

   At staff's direction the applicant has agreed to add tree planters adjacent to Wyoming Avenue to aid in the screening of the service areas, loading docks and parking. Staff has added a Condition of Approval to ensure the installation of the agreed upon landscaping.

4. Where perimeter landscape is required, the minimum requirement will be one 24" box tree every 20 feet on center with four (5) gallon shrubs per each required tree.

   Staff has included a Condition of Approval to ensure the proposed landscaping in installed in accordance with Appendix F.

5. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.

   The applicant has proposed three-quarter inch crushed granite to be installed at a depth of two-inches for all landscape planters.

6. When a project is proposed with turf in its landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.

   No turf is proposed for the warehouse development.

7. The clustering of plant material into groups of three or more plants is encouraged.

   The proposed landscape plan depicts trees planted at a uniform distance with the random placement of shrubbery within the landscape buffer. A Condition of Approval has been added by staff to encourage the grouping of shrubbery when possible.

8. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.

   This is required prior to the issuance of a building permit.

The subject site is located within the Design District of the Vision 2045 Downtown Las Vegas Masterplan which is characterized by a mix of commercial services, warehousing, storage, and industrial uses, occupying utilitarian buildings concentrated along the Union Pacific Railroad.

Currently, the district serves as a significant employment hub, in close proximity to both downtown core and the Las Vegas Strip, with many businesses serving the casino and entertainment industry. Strategies for the District include the conversion of declined warehouses or plants into accommodation for film, fashion, virtual gaming, green tech and other creative-related industries. Staff finds the proposed distillery supports the goals of the Design District by converting an existing, declining warehouse development into an active distillery that will bring much needed commerce to the area. Therefore, staff is recommending approval of the Site Development Plan Review with conditions.

FINDINGS (21-0505-SDR1)

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

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

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

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

   The proposed development is consistent with the Vision 2045 Downtown Las Vegas Masterplan and the Las Vegas Redevelopment Plan for Area 1.

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

   The applicant is proposing to construct a second driveway for access to southern portion of the site and maintain the existing driveway to the northern end of the site. The proposed site ingress and egress will not negatively impact adjacent roadways.

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

Building materials include stucco and weathered corrugated metal paneling for a Spanish Mission style façade with drought tolerant landscape materials that are appropriate for the area and the City.

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

The proposed building elevations depict design characteristics reminiscent of an old Spanish Mission combined with a western ranch featuring barn-like doors and creates aesthetically pleasing environment. The proposed manufacturing facility is harmonious and compatible with development in the area.

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

The proposed development is subject to building permit review and regular inspections during the construction phase to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City actions related to the subject site.

Most Recent Change of Ownership	
04/2021	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/05/21	A Building Permit (PRC21-00062) was issued for the demolition of the southern building, removal of shade structures and on-site equipment. The permit received a final review on 05/05/21.

Pre-Application Meeting	
08/09/21	Staff provided the applicant a submittal checklist for the proposed manufacturing facility.

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

Field Check	
08/30/21	Staff performed a routine field check to observe the subject site. Staff noted the offsite improvements were completed adjacent to Industrial Road and Wyoming Avenue. The site was surrounded by chain link fencing and razor wire was observed along Wyoming Avenue. Both materials are prohibited within the City of Las Vegas.

Details of Application Request	
Site Area	
Net Acres	2.69

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant / Undeveloped	LI/R (Light Industrial / Research)	M (Industrial)
North	Undeveloped	LI/R (Light Industrial / Research)	M (Industrial)
South	Self-Storage Facility with Truck Rental	LI/R (Light Industrial / Research)	M (Industrial)
	Contractor		
East	Vacant	LI/R (Light Industrial / Research)	M (Industrial)
	Contractor		
West	Convenience Store with Car Wash	C (Commercial)	M (Industrial)
	Vacant	LI/R (Light Industrial / Research)	

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Wyoming Avenue	Collector	Master Plan of Streets and Highways Map	80	Y
Industrial Road	Special Design Road	Master Plan of Streets and Highways Map	124	Y

Department of Public Works Traffic Study

Proposed 11.615 thousand square-foot Distillery replacing a 6.809 thousand square-foot Vehicle Maintenance Facility.				
Proposed Use				
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	6.809	4.96	34
AM Peak Hour			0.70	5
PM Peak Hour			0.63	4
Average Daily Traffic (ADT)	MANUFACTURING [1000 SF]	6.809	3.93	27
AM Peak Hour			0.62	4
PM Peak Hour			0.67	4
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	4.806	1.74	8
AM Peak Hour			0.17	1
PM Peak Hour			0.19	1
Average Daily Traffic (ADT)	TOTAL	11.615		35
AM Peak Hour				5
PM Peak Hour				5
Average Daily Traffic (ADT)	NET CHANGE	4.806		1
AM Peak Hour				0
PM Peak Hour				1
Existing Traffic on Nearby Streets				
Wyoming Avenue				
Average Daily Traffic (ADT)			1,291	
PM Peak Hour (Heaviest 60 Minutes)			103	
Industrial Road				
Average Daily Traffic (ADT)			2,771	
PM Peak Hour (heaviest 60 minutes)			222	
Traffic Capacity of Adjacent Streets:				
Total Capacity of Adjacent Streets [Adjacent Street ADT Capacity]				
Wyoming Avenue			33,800	
Industrial Road			34,645	

Summary
This project will add approximately one trip per day on Wyoming Avenue, Industrial Road and Utah Avenue. Currently, Wyoming Avenue is at about 47 percent of capacity and Industrial Road is at about 48 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Utah Avenue, but it is believed to be under capacity.
Based on Peak Hour use, this development will add into the area roughly one additional car, or about one every sixty minutes.

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	
Manufacturing, Heavy	11,615 SF	1:1000 SF	12				
TOTAL SPACES REQUIRED			12		21		Y
Regular and Handicap Spaces Required			11	1	18	3	Y
Loading Spaces			2		4		Y

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

Waivers		
Requirement	***Request***	***Staff Recommendation***
70% of the first story façade shall align along the front property line.	To allow zero percent of the first story façade to align along the front property line.	Approval
70% of the first story façade shall align along the corner side property line.	To allow zero percent of the first story façade to align along the corner side property line.	Approval
Extensions of more than 10 feet of blank, expressionless walls at the street level is prohibited.	To allow extensions of more than 10 feet of blank, expressionless walls at the street level on portions of the west, east and south elevations.	Approval
Five-feet is the maximum height allowed within the front yard setback area.	To allow a six to eight-foot tall screen fence within the front yard setback area.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Four, 5-gallon shrubs shall be planted for every required tree.	To allow zero shrubs adjacent to Wyoming Avenue.	Approval

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1550 Industiral Road, Las Vegas, NV 89102

Project Name H & C Distillery - T. I. **Proposed Use** Manuf. of Liquor, Ofc., Retail

Assessor's Parcel #(s) 162 046 06 002 through 162 046 06 006 **Ward #** 3

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

Additional Information Parcels will be consolidated to one parcel

Property Owner Nevada Distilling Company LLC Contact Jonathan Hensleigh

Address 8383 Wilshere Blvd. Suite 435, Beverly Hills, CA. 90211 City Las Vegas State NV Zip 89107

E-mail jonathan@nevadadistilling.com, aaron.chepenik@nevadadistilling.com Phone 1+ 310.963.8893

Applicant Nevada Distilling Company LLC Contact Jonathan Hensleigh

Address 8383 Wilshere Blvd. Suite 435, Beverly Hills, CA 90211 City Las Vegas State NV Zip 89107

E-mail Jonathan@nevadadistilling.com, aaron.chepenik@nevadadistilling.com Phone 1+ 310.963.8893

Representative WESTAR Architectural Group/Nevada Inc. Contact Cheryl Felske

Address 4052 Dean Martin Drive City Las Vegas State NV Zip 89103

E-mail cfelske@wagnarchitects.com Phone 1+ 702.878.8000

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 JONATHAN HENSLEIGH

State of Nevada County of Clark

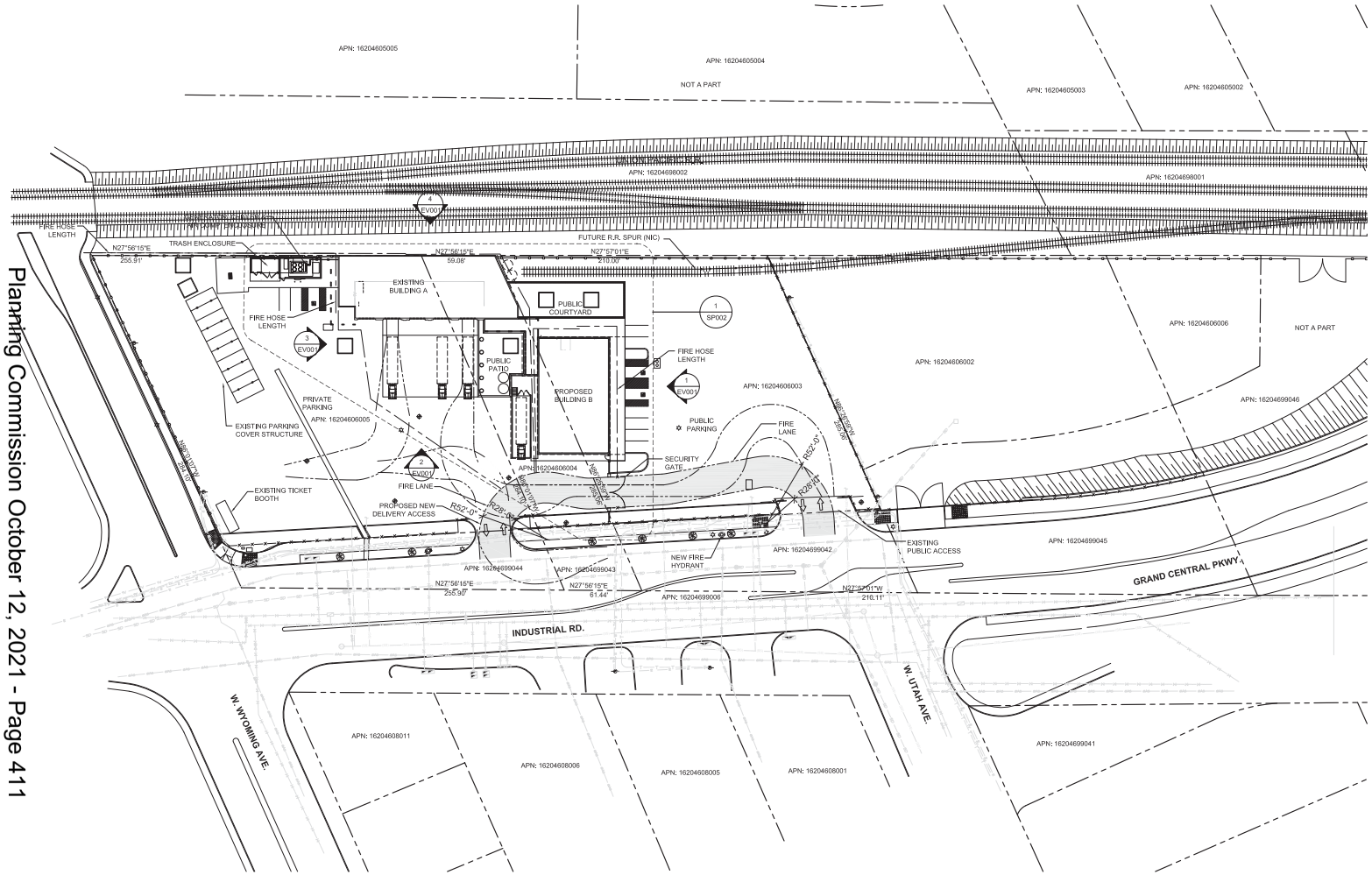
Subscribed and sworn before me

This 8th day of July, 20 21

Notary Public in and for said County and State

B. CUTLER-CLARK
Notary Public-State of Nevada
APPT. NO. 14-12823-1
My Appt. Expires 01-15-2022

21-0505
08/19/2021



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

NORTH

SITE INFORMATION

PARCEL NUMBER	162 046 06 005; 162 046 06 004; 162 046 06 003; 162 046 06 002; 162 046 06 006;
JURISDICTION	LAS VEGAS - 89102
EXISTING GENERAL PLAN	
EXISTING ZONING	INDUSTRIAL DISTRICT (M)
PROPOSED USE	MANUF. OF LIQUOR; OFFICE & RETAIL
SITE AREA	(COMBINED PARCELS)
SETBACKS - BUILDING	
FRONT	10 FEET
INTERIOR SIDE YARD	10 FEET
SIDE STREET	10 FEET
REAR	0 FEET
MAX HEIGHT AND ALLOWED	
BUILDING A	N/A
BUILDING B	N/A
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	7.9%

21-0505
08/19/2021

BUILDING INFORMATION

CODE	2018 INTERNATIONAL BUILDING CODE WITH CLV AMENDMENTS	
CONSTRUCTION TYPE	EXISTING BUILDING A:	II-B
	PROPOSED BUILDING B:	V-B
OCCUPANCY		
	MAIN OCCUPANCY:	
	EXISTING BUILDING A:	H
	PROPOSED BUILDING B:	S
	SUB-OCCUPANCY:	
	EXISTING BUILDING A:	B, S & F
FIRE SPRINKLER:	BUILDING A: YES BUILDING B: YES	

BUILDING AREAS

BUILDING A: DISTILLERY	
MANUFACTURING AREA	4,820 SQ.FT.
OFFICES	1,354 SQ.FT.
RETAIL	635 SQ.FT.
TOTAL BUILDING A:	6,809 SQ.FT.
BUILDING B: WAREHOUSE	4806 SQ.FT.
TOTAL SQUARE FOOTAGE:	**11,615 SQ.FT.**

PARKING ANALYSIS

REQUIRED PARKING:

BUILDING AREA		PARKING RATIO	REQUIRED.
MANUFACTURING	4,820 SQ.FT.	1:1,000 SQ.FT.	5 SPACES
OFFICES	1,354 SQ.FT.	1: 300 SQ.FT.	5 SPACES
RETAIL	635 SQ.FT.	1: 250 SQ.FT.	3 SPACES
WAREHOUSE	4,806 SQ.FT.	1:1,000 SQ.FT.	5 SPACES
TOTAL PARKING REQUIRED:			18 SPACES

PROVIDED PARKING:

STANDARD PARKING SPACES PROVIDED (9' X 18')	12 SPACES
COMPACT PARKING SPACES PROVIDED (8' X 18')	6 SPACES
HANDICAP SPACES PROVIDED	2 SPACE
VAN ACCESSIBLE SPACE PROVIDED	1 SPACE
LOADING ZONE (10' X 25')	4 SPACES

SITE PLAN LEGEND

SITE LEGEND:

- EXISTING BUILDING / STRUCTURE TO REMAIN
- PROPOSED BUILDING B
- STAMPED PAVING/SIDEWALKS
- PROPERTY LINE
- RAIL ROAD TRACKS
- EXISTING CHAINLINK FENCE
- EXPANDED METAL FENCE
- SEMI-TRALER TRUCK TURNING RADIUS
- 250' FIRE HOSE LENGTH, MEETS ALL SIDES OF BUILDING

UTILITIES LEGEND:

- STORM DRAIN
- POWER
- WATER
- SANITARY SEWER
- CATV
- TELEPHONE
- GAS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- EXTERIOR LIGHT POLE
- ON-SITE MONITORING WELL
- POWER POLE
- WATER METER

NOTE: SEE VICINITY MAP ON SHEET SP002

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

Planning Commission October 12, 2021 - Page 411

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
6952 Dean Martin Drive - Las Vegas, NV. 89118 ph(702)735-0000 fax(702)735-8455

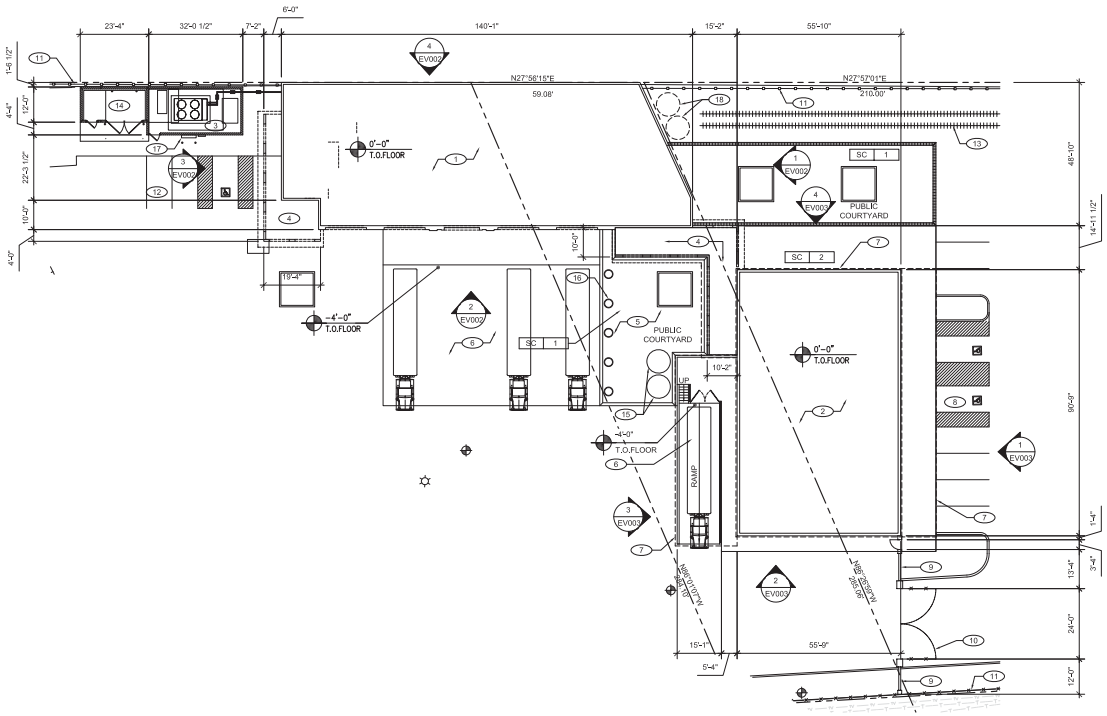
NEVADA H&C DISTILLERY

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

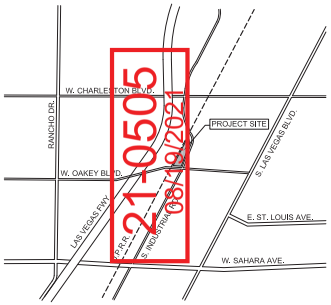
OVERALL SITE PLAN

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

Planning Commission October 12, 2021 - Page 412



VICINITY MAP



SITE PLAN LEGEND

SITE LEGEND:

- EXISTING BUILDING / STRUCTURE TO REMAIN
- PROPOSED BUILDING B
- STAMPED PAVING/SIDEWALKS
- PROPERTY LINE
- RAIL ROAD TRACKS
- EXISTING CHAINLINK FENCE
- EXPANDED METAL FENCE
- SEMI-TRALER TRUCK TURNING
- RADIUS
- 250' FIRE HOSE LENGHT

UTILITIES LEGEND:

- STORM DRAIN
- POWER
- WATER
- SANITARY SEWER
- CATV
- TELEPHONE
- GAS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- EXTERIOR LIGHT POLE
- ON-SITE MONITORING WELL
- POWER POLE
- WATER METER

SITE PLAN KEY NOTES

1. EXISTING BUILDING A
2. PROPOSED BUILDING B
3. GENERATOR, CHILLER & AIR COMPRESSOR ENCLOSURE
4. COVERED WALKWAY
5. OPEN PUBLIC PATIO
6. LOADING DOCK
7. LINE OF CANOPY
8. PUBLIC PARKING
9. 8" CMU BLOCK FENCE
10. SECURITY GATE
11. EXISTING CHAIN-LINK FENCE
12. PRIVATE PARKING
13. FUTURE R.R. SPUR (NIC)
14. TRASH ENCLOSURE
15. SECONDARY TANK
16. PLANTER
17. ELECTRICAL SWITCHGEAR.
18. SECONDARY TANKS ALTERNATE LOCATION.

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

NORTH

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
4052 Dean Martin Drive, Las Vegas, NV, 89103 phone702.878.0000 fax702.878.0430

NEVADA H&C DISTILLERY

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

ENLARGED SITE PLAN

SP002



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

SITE INFORMATION

PARCEL NUMBER	162 046 06 005; 162 046 06 004; 162 046 06 003; 162 046 06 002; 162 046 06 006;
JURSIDICTION	CITY OF LAS VEGAS - 89102
EXISTING GENERAL PLAN	
EXISTING ZONING	INDUSTRIAL DISTRICT (M)
PROPOSED USE	MANUF. OF LIQUOR, OFFICE & RETAIL
SITE AREA	4.09 (COMBINED PARCELS)
SETBACKS - BUILDING	
FRONT	10 FEET
INTERIOR SIDE YARD	10 FEET
SIDE STREET	10 FEET
REAR	0 FEET
MAX HEIGHT AND ALLOWED	
BUILDING A	N/A
BUILDING B	N/A
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	7.9%

BUILDING INFORMATION

CODE	2018 INTERNATIONAL BUILDING CODE WITH CLV AMENDMENTS	
CONSTRUCTION TYPE	EXISTING BUILDING A:	III-B
	PROPOSED BUILDING B:	V-B
OCCUPANCY		
	MAIN OCCUPANCY:	
	EXISTING BUILDING A:	H
	PROPOSED BUILDING B:	S
	SUB-OCCUPANCY:	
	EXISTING BUILDING A:	B, S & F
FIRE SPRINKLER:	BUILDING A: YES BUILDING B: YES	

BUILDING AREAS

BUILDING A: DISTILLERY	
MANUFACTURING AREA	4,820 SQ.FT.
OFFICES	1,354 SQ.FT.
RETAIL	635 SQ.FT.
TOTAL BUILDING A:	6,809 SQ.FT
BUILDING B: WAREHOUSE	4806 SQ.FT.
TOTAL SQUARE FOOTAGE:	**11,615 SQ.FT.**

PARKING ANALYSIS

REQUIRED PARKING:

BUILDING AREA		PARKING RATIO	REQUIRED.
MANUFACTURING	4,820 SQ.FT.	1:1,000 SQ.FT.	5 SPACES
OFFICES	1,354 SQ.FT.	1: 300 SQ.FT.	5 SPACES
RETAIL	635 SQ.FT.	1: 250 SQ.FT.	3 SPACES
WAREHOUSE	4,806 SQ.FT.	1:1,000 SQ.FT.	5 SPACES
TOTAL PARKING REQUIRED:			18 SPACES

PROVIDED PARKING:

STANDARD PARKING SPACES PROVIDED (9' X 18')	12 SPACES
COMPACT PARKING SPACES PROVIDED (8' X 18')	6 SPACES
HANDICAP SPACES PROVIDED	2 SPACE
VAN ACCESSIBLE SPACE PROVIDED	1 SPACE
LOADING ZONE (10' X 25')	4 SPACES

SITE PLAN LEGEND

SITE LEGEND:

- EXISTING BUILDING / STRUCTURE TO REMAIN
- PROPOSED BUILDING B
- STAMPED PAVING/SIDEWALKS
- PROPERTY LINE
- RAIL ROAD TRACKS
- EXISTING CHAINLINK FENCE
- EXPANDED METAL FENCE
- SEMI-TRALER TRUCK TURNING RADIUS
- 250' FIRE HOSE LENGTH, MEETS ALL SIDES OF BUILDING

UTILITIES LEGEND:

- STORM DRAIN
- POWER
- WATER
- SANITARY SEWER
- CATV
- TELEPHONE
- GAS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- EXTERIOR LIGHT POLE
- ON-SITE MONITORING WELL
- POWER POLE
- WATER METER

NOTE: SEE VICINITY MAP ON SHEET SP002

Planning Commission October 12, 2021 - Page 413

21-0505
09/19/2021

This document, including the ideas and designs it contains, is an instrument of professional service created by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Master Architectural Group/Nevada, Inc.

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
8402 Dean Martin Drive - Las Vegas, NV. 89139 ph 702.878.0000 fax 702.878.8400

NEVADA H&C DISTILLERY

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

OVERALL SITE PLAN



VICINITY MAP



SITE PLAN LEGEND

SITE LEGEND:

- EXISTING BUILDING / STRUCTURE TO REMAIN
- PROPOSED BUILDING B
- STAMPED PAVING/SIDEWALKS
- PROPERTY LINE
- RAIL ROAD TRACKS
- EXISTING CHAINLINK FENCE
- EXPANDED METAL FENCE
- SEMI-TRALER TRUCK TURNING RADIUS
- 250' FIRE HOSE LENGHT

UTILITIES LEGEND:

- STORM DRAIN
- POWER
- WATER
- SANITARY SEWER
- CATV
- TELEPHONE
- GAS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- EXTERIOR LIGHT POLE
- ON-SITE MONITORING WELL
- POWER POLE
- WATER METER

SITE PLAN KEY NOTES

1. EXISTING BUILDING A
2. PROPOSED BUILDING B
3. GENERATOR, CHILLER & AIR COMPRESSOR ENCLOSURE
4. COVERED WALKWAY
5. OPEN PUBLIC PATIO
6. LOADING DOCK
7. LINE OF CANOPY
8. PUBLIC PARKING
9. 8" CMU BLOCK FENCE
10. SECURITY GATE
11. EXISTING CHAIN-LINK FENCE
12. PRIVATE PARKING
13. FUTURE R.R. SPUR (NIC)
14. TRASH ENCLOSURE
15. SECONDARY TANK
16. PLANTER
17. ELECTRICAL SWITCHGEAR.
18. SECONDARY TANKS ALTERNATE LOCATION.

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

NORTH

21-0505
08/19/2021

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

NEVADA H&C DISTILLERY

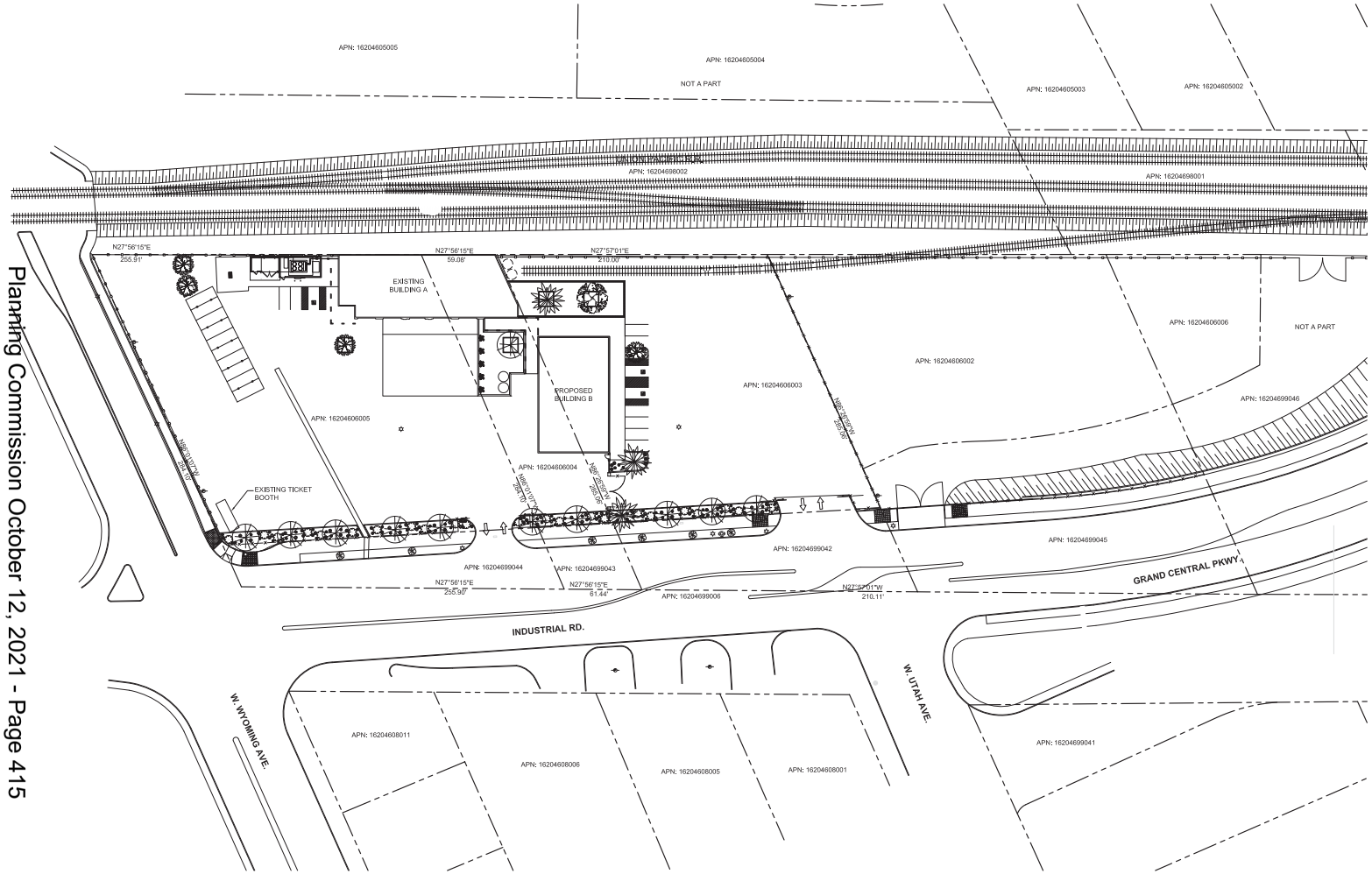
1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

ENLARGED SITE PLAN

SP002

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

Planning Commission October 12, 2021 - Page 415



LANDSCAPE SITE PLAN

SCALE: 1" = 40'-0"

NORTH

LANDSCAPE SCHEDULE

SYMBOL (NTS TYP.)	COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES				
	BLUE PALO VERDE	PARKINSONIA FLORIDA	24" BOX	4
	DESERT DIVA DESERT WILLOW	CHILOPSIS LINEARIS 'LOPUR' DESERT DIVA	24" BOX	11
	TWISTED ACACIA	ACACIA SCHAFFNERI	24" BOX	3
	THORNLESS TEXAS HONEY MESQUITE	PROSOPIS GLANDULOSA V. GLANDULOSA MAVERICK	24" BOX	1
	WHITE ORCHID TREE	BAUHINIA LUNARIODES	15 GAL.	23
	SHOESTRING ACACIA (EXISTING)	ACACIA STENOPHYLLA	-	6
SHRUBS (4) 5-GALLON PER 1 REQUIRED TREE				
	BRITTLEBUSH	ENCELIA FARINOSA	5 GAL.	73
	SANDPAPER VERBENA	VERBENA RIGIDA	5 GAL	76
	PURPLE PRICKLY PEAR, PURPLE PANCAKE	OPUNTIA SANTA RITA 'TUPAC'	5 GAL	5
GROUND COVER				
NOT SHOWN FOR CLARITY	ROCK MULCH 2" DEPTH TYP. IN ALL LANDSCAPE PLANTERS. SIZE: 3/4" CRUSHED GRANITE. COLOR: TBD			

21-0505
09/19/2021

LANDSCAPE BUFFER

	REQ'D	PROVIDED
FRONT(EAST)	10'	SEE SITE PLAN
INTERIOR SIDE (NORTH)	8'	SEE SITE PLAN
SIDE (SOUTH)	10'	SEE SITE PLAN
REAR (WEST)	0'	SEE SITE PLAN

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
4062 Dean Martin Drive, Las Vegas, NV, 89103 phx702.878.0000 fax702.878.8420

NEVADA H&C DISTILLERY

LANDSCAPE SITE PLAN

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

LP001



LANDSCAPE SCHEDULE

SYMBOL (NTS TYP.)	COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES				
	BLUE PALO VERDE	PARKINSONIA FLORIDA	24" BOX	4
	DESERT DIVA DESERT WILLOW	CHILOPSIS LINEARIS 'LOPUR' DESERT DIVA	24" BOX	11
	TWISTED ACACIA	ACACIA SCHAFFNERI	24" BOX	3
	THORNLESS TEXAS HONEY MESQUITE	PROSOPIS GLANDULOSA V. GLANDULOSA MAVERICK	24" BOX	1
	WHITE ORCHID TREE	BAUHINIA LUNARIODES	15 GAL.	23
	SHOESTRING ACACIA (EXISTING)	ACACIA STENOPHYLLA	-	6
SHRUBS (4) 5-GALLON PER 1 REQUIRED TREE				
	BRITTLEBUSH	ENCELIA FARINOSA	5 GAL.	73
	SANDPAPER VERBENA	VERBENA RIGIDA	5 GAL	78
	PURPLE PRICKLY PEAR, PURPLE PANCAKE	OPUNTIA SANTA RITA 'TUPAC'	5 GAL	5
GROUND COVER				
NOT SHOWN FOR CLARITY	ROCK MULCH 2" DEPTH TYP. IN ALL LANDSCAPE PLANTERS. SIZE: 3/4" CRUSHED GRANITE. COLOR: TBD			

LANDSCAPE BUFFER

	REQ'D	PROVIDED
FRONT(EAST)	10'	SEE SITE PLAN
INTERIOR SIDE (NORTH)	8'	SEE SITE PLAN
SIDE (SOUTH)	10'	SEE SITE PLAN
REAR (WEST)	0'	SEE SITE PLAN

LANDSCAPE SITE PLAN

SCALE: 1" = 40'-0"

NORTH

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

Planning Commission October 12, 2021 - Page 416

21-0505
08/19/2021

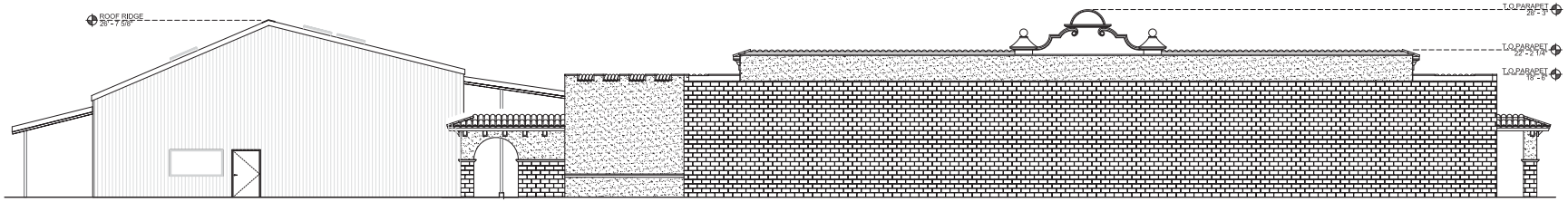
WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

NEVADA H&C DISTILLERY

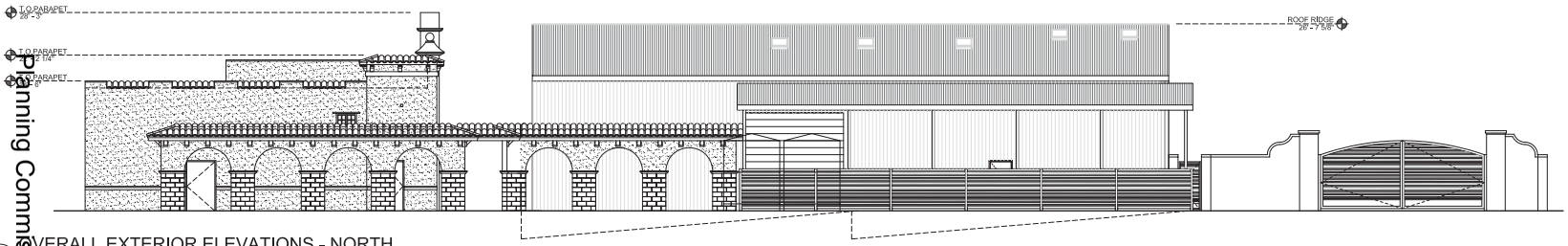
1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

LANDSCAPE SITE PLAN

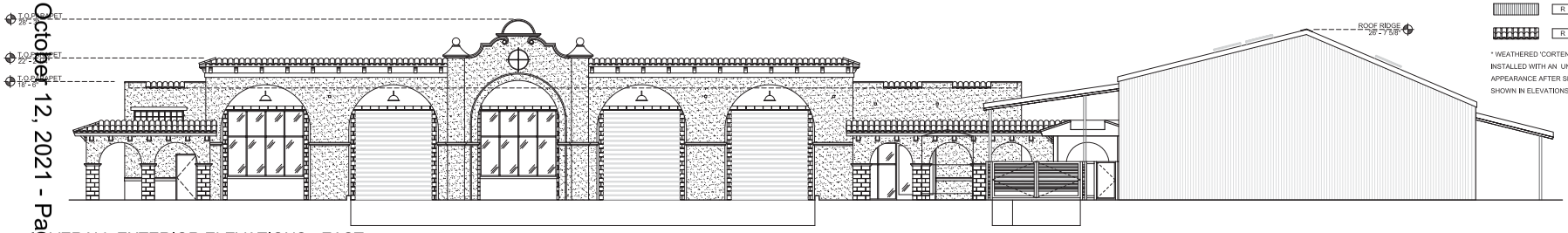
LP001



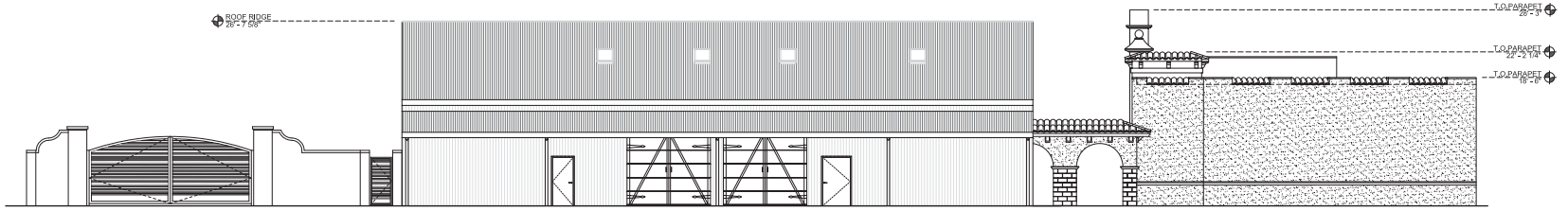
4 OVERALL EXTERIOR ELEVATIONS - WEST
SCALE: 1/8"=1'-0"



3 OVERALL EXTERIOR ELEVATIONS - NORTH
SCALE: 1/8"=1'-0"



2 OVERALL EXTERIOR ELEVATIONS - EAST
SCALE: 1/8"=1'-0"



1 OVERALL EXTERIOR ELEVATIONS - SOUTH
SCALE: 1/8"=1'-0"

21-0505
08/19/2021

EXTERIOR FINISH SYSTEMS:

	MTL	1	R PANEL/PBR PANEL - WEATHER FINISH (AKA CORTEN*)
	GL	1	CLEAR INSULATED GLAZING
	ST	1	EIFS W/ STUCCO FINISH SMOOTH
	SV	1	STONE VENEER CAP
	CMU	1	8X4X16 CMU - SUNROC SANDSTONE
	PT	1	PAINT - SHERWIN WILLIAMS SW 7103 WHITETAIL
	PT	2	PAINT - SHERWIN WILLIAMS SW2803 ROOKWOOD TERRA COTTA
	PT	3	PAINT - OVERHEAD DOOR - PLATINUM
	PT	4	PAINT - OVERHEAD DOOR - OLDE COPPER
	PT	5	PAINT - CARRIAGE DOOR - STAINED FINISH HONDURAN MAHOGANY
	PT	6	PAINT - SHERWIN WILLIAMS SW 2829 CLASSICAL WHITE
	PT	7	PAINT - WEATHERED FLAT STOCK
	WD	1	WOOD CORBEL PAINTED

ROOF SYSTEM:

	R	1	7/8" CORRUGATED PANEL - WEATHERED FINISH (AKA CORTEN*)
	R	2	MISSION TILE - RUSTIC MADERA

* WEATHERED 'CORTEN' FINISH: METAL PANELS R-1 & MTL-1 WILL BE INSTALLED WITH AN UNRUSTED FINISH AND WILL DEVELOP A RUST-LIKE APPEARANCE AFTER SEVERAL YEARS OF EXPOSURE. FINAL APPEARANCE SHOWN IN ELEVATIONS.

NEVADA H&C DISTILLERY

OVERALL EXTERIOR ELEVATIONS

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

EV001

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

Planning Commission October 12, 2021 - Page 417

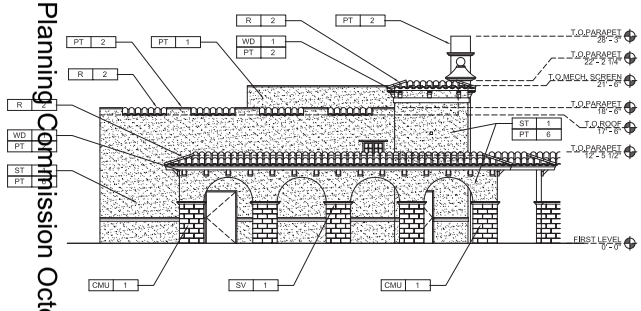
ROOF SYSTEM:

R	1	7/8" CORRUGATED PANEL - WEATHERED FINISH (AKA CORTEN*)
R	2	MISSION TILE - RUSTIC MADERA

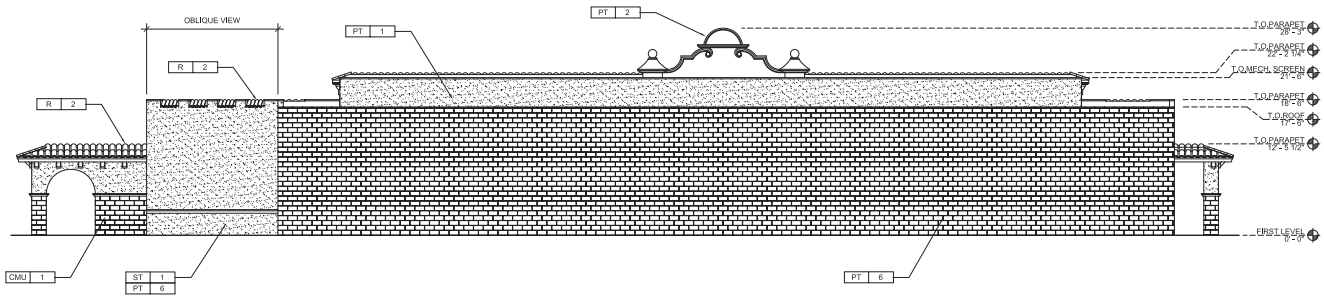
* WEATHERED 'CORTEN' FINISH: METAL PANELS R-1 & MTL-1 WILL BE INSTALLED WITH AN UNRUSTED FINISH AND WILL DEVELOP A RUST-LIKE APPEARANCE AFTER SEVERAL YEARS OF EXPOSURE. FINAL APPEARANCE SHOWN IN ELEVATIONS.

EXTERIOR FINISH SYSTEMS:

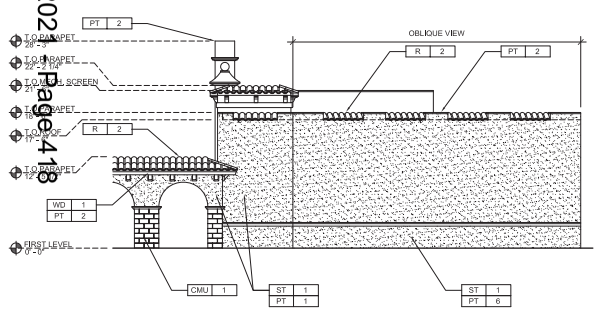
MTL	1	R PANEL/PBR PANEL - WEATHER FINISH (AKA CORTEN*)
GL	1	CLEAR INSULATED GLAZING
ST	1	EIFS W/ STUCCO FINISH SMOOTH
SV	1	STONE VENEER CAP
CMU	1	8 3/4X16 CMU - SUNROC SANDSTONE
PT	1	PAINT - SHERWIN WILLIAMS SW 7103 WHITEWALL
PT	2	PAINT - SHERWIN WILLIAMS SW2803 ROCKWOOD TERRA COTTA
PT	3	PAINT - OVERHEAD DOOR - PLATINUM
PT	4	PAINT - OVERHEAD DOOR - OLDE COPPER
PT	5	PAINT - CARRIAGE DOOR - STAINED FINISH HONDURAN MAHOGANY
PT	6	PAINT - SHERWIN WILLIAMS SW 2829 CLASSICAL WHITE
PT	7	PAINT - WEATHERED FLAT STOCK
WD	1	WOOD CORBEL PAINTED



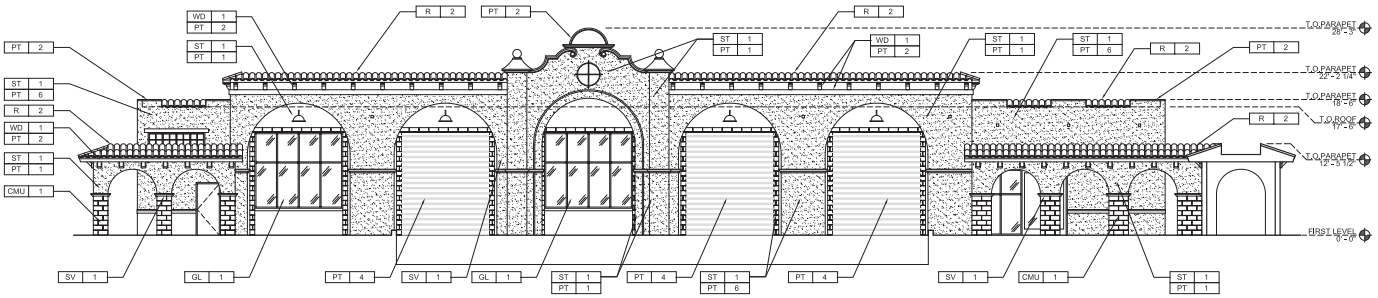
3 BUILDING 'A' EXTERIOR ELEVATIONS - SOUTH
SCALE: 1/8"=1'-0"



4 BUILDING 'A' EXTERIOR ELEVATIONS - EAST
SCALE: 1/8"=1'-0"



1 BUILDING 'A' EXTERIOR ELEVATIONS - NORTH
SCALE: 1/8"=1'-0"



2 BUILDING 'A' EXTERIOR ELEVATIONS - WEST
SCALE: 1/8"=1'-0"

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

Planning Commission October 12, 2021 - Page 418

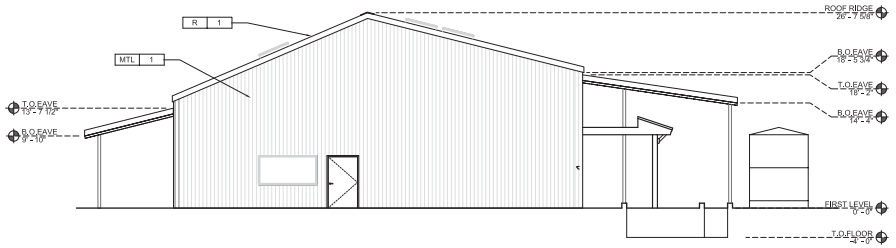
WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
4052 Dean Martin Drive, Las Vegas, NV, 89103 phone:702.878.0000 fax:702.878.4430

NEVADA H&C DISTILLERY

BUILDING 'A' EXTERIOR ELEVATIONS

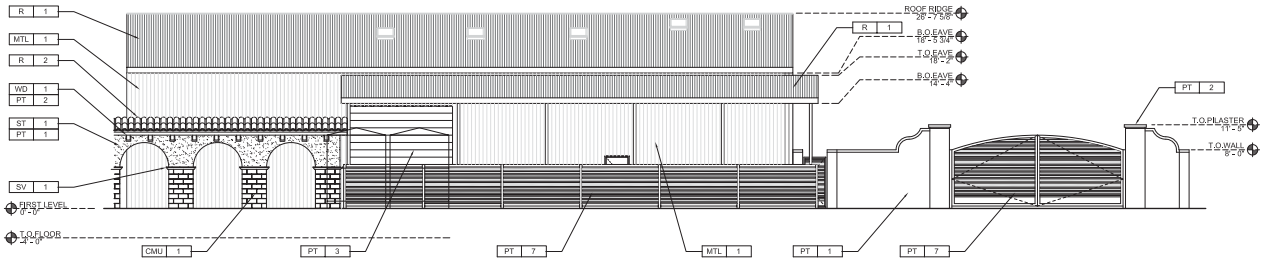
1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

EV002



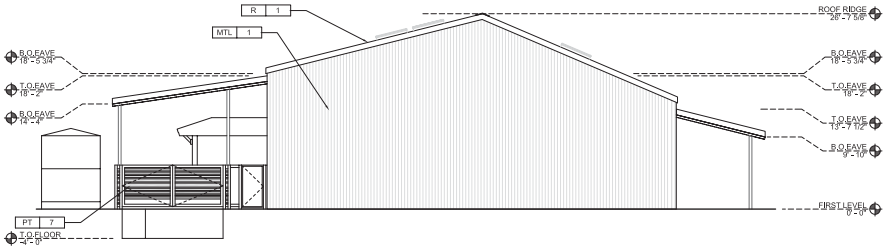
4 BUILDING 'B' EXTERIOR ELEVATION - WEST

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



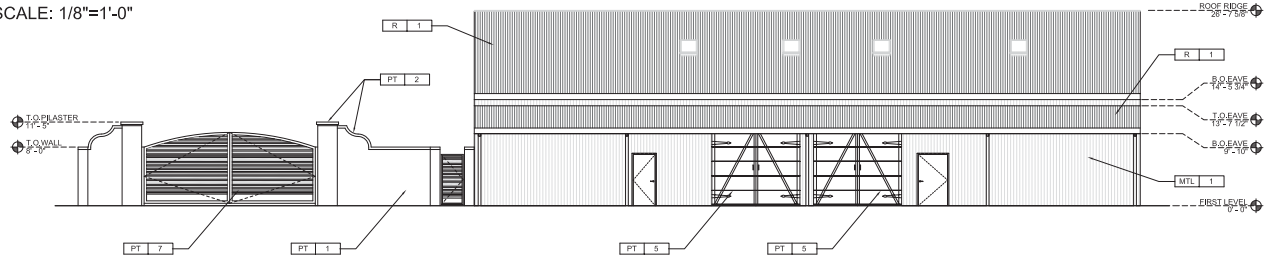
3 BUILDING 'B' EXTERIOR ELEVATION - SOUTH

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



2 BUILDING 'B' EXTERIOR ELEVATION - EAST

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



1 BUILDING 'B' EXTERIOR ELEVATION - NORTH

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

EXTERIOR FINISH SYSTEMS:

MTL	1	R PANEL/PBR PANEL - WEATHER FINISH (AKA CORTEN*)
GL	1	CLEAR INSULATED GLAZING
ST	1	EIFS W/ STUCCO FINISH SMOOTH
SV	1	STONE VENEER CAP
CMU	1	8 4X16 CMU - SUNROC SANDSTONE
PT	1	PAINT - SHERWIN WILLIAMS SW 7103 WHITETAIL
PT	2	PAINT - SHERWIN WILLIAMS SW2803 ROOF WOOD TERRA COTTA
PT	3	PAINT - OVERHEAD DOOR - PLATINUM
PT	4	PAINT - OVERHEAD DOOR - OLDE COPPER
PT	5	PAINT - CARRIAGE DOOR - STAINED FINISH HONDURAN MAHOGANY
PT	6	PAINT - SHERWIN WILLIAMS SW 2829 CLASSICAL WHITE
PT	7	PAINT - WEATHERED FLAT STOCK
WD	1	WOOD CORBEL PAINTED

ROOF SYSTEM:

R	1	7/8" CORRUGATED PANEL - WEATHERED FINISH (AKA CORTEN*)
R	2	MISSION TILE - RUSTIC MADERA

* WEATHERED 'CORTEN' FINISH: METAL PANELS R-1 & MTL-1 WILL BE INSTALLED WITH AN UNRUSTED FINISH AND WILL DEVELOP A RUST-LIKE APPEARANCE AFTER SEVERAL YEARS OF EXPOSURE. FINAL APPEARANCE SHOWN IN ELEVATIONS.

21-05-15
09/19/2021

NEVADA H&C DISTILLERY

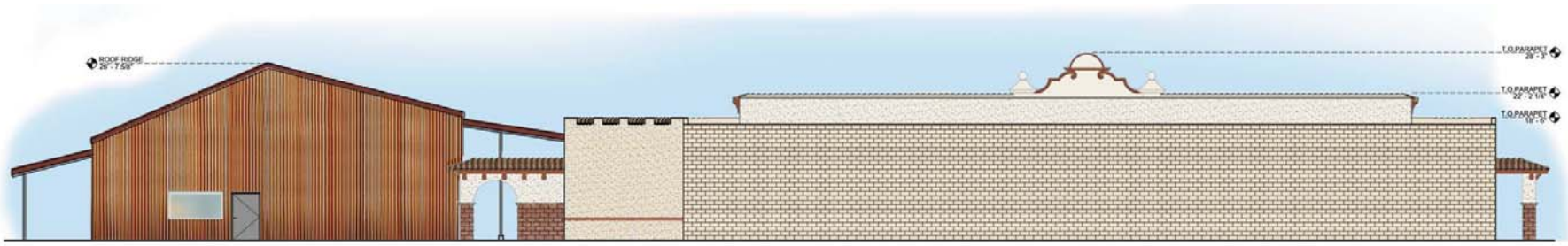
BUILDING 'B' EXTERIOR ELEVATIONS

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

EV003

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.



4 OVERALL EXTERIOR ELEVATIONS - WEST

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



3 OVERALL EXTERIOR ELEVATIONS - NORTH

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



2 OVERALL EXTERIOR ELEVATIONS - EAST

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



1 OVERALL EXTERIOR ELEVATIONS - SOUTH

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

EXTERIOR FINISH SYSTEMS:

MTL	1	R PANEL/PBR PANEL - WEATHERED FINISH (AKA CORTEN*)	
GL	1	CLEAR INSULATED GLAZING	
ST	1	EIFS W/ STUCCO FINISH SMOOTH	
SV	1	STONE VENEER CAP	
CMU	1	8X4X16 CMU - SUNROC SANDSTONE	
PT	1	PAINT - SHERWIN WILLIAMS SW 7103 WHITETAIL	
PT	2	PAINT - SHERWIN WILLIAMS SW2803 ROOKWOOD TERRA COTTA	
PT	3	PAINT - OVERHEAD DOOR - PLATINUM	
PT	4	PAINT - OVERHEAD DOOR - OLDE COPPER	
PT	5	PAINT - CARRIAGE DOOR - STAINED FINISH HONDURAN MAHOGANY	
PT	6	PAINT - SHERWIN WILLIAMS SW 2829 CLASSICAL WHITE	
PT	7	PAINT - WEATHERED FLAT STOCK	
WD	1	WOOD CORBEL PAINTED	

ROOF SYSTEM:

R	1	7/8" CORRUGATED PANEL - WEATHERED FINISH (AKA CORTEN*)
R	2	MISSION TILE - RUSTIC MADERA

* WEATHERED CORTEN FINISH METAL PANELS (PT 1 & MTL 1) WILL BE INSTALLED WITH AN UNRUSTED FINISH AND WILL DEVELOP A RUST-LIKE APPEARANCE AFTER SEVERAL YEARS OF EXPOSURE. FINAL APPEARANCE AS SHOWN IN ELEVATIONS.

* WEATHERED CORTEN FINISH METAL PANELS (PT 1 & MTL 1) WILL BE INSTALLED WITH AN UNRUSTED FINISH AND WILL DEVELOP A RUST-LIKE APPEARANCE AFTER SEVERAL YEARS OF EXPOSURE. FINAL APPEARANCE AS SHOWN IN ELEVATIONS.

Planning Commission October 12, 2021 - Page 420

21-0505
08/19/2021

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE · PLANNING · INTERIOR DESIGN

NEVADA H&C DISTILLERY

OVERALL EXTERIOR ELEVATIONS

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

EV001

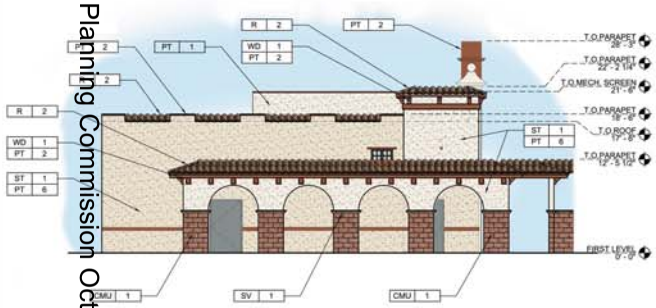
ROOF SYSTEM:

R	1	7/8" CORRUGATED PANEL - WEATHERED FINISH (AKA CORTEN®)
R	2	MISSION TILE - RUSTIC MADERA

- WEATHERED CORTEN FINISH: METAL PANELS R-1 & MTL-1 WILL BE INSTALLED WITH AN UNRUSTED FINISH AND WILL DEVELOP A RUST-LIKE APPEARANCE AFTER SEVERAL YEARS OF EXPOSURE. FINAL APPEARANCE SHOWN IN ELEVATIONS.

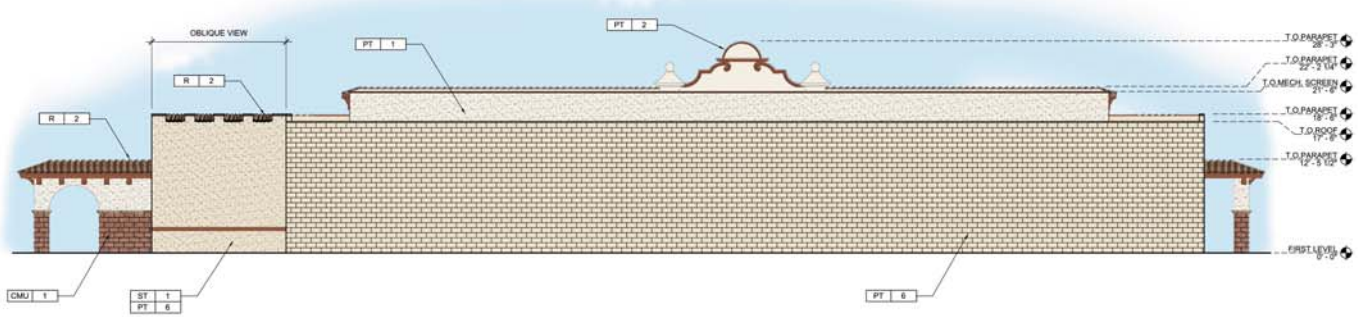
EXTERIOR FINISH SYSTEMS:

MTL	1	R PANEL/PBR PANEL - WEATHERED FINISH (AKA CORTEN®)
GL	1	CLEAR INSULATED GLAZING
ST	1	EIFS W/ STUCCO FINISH SMOOTH
SV	1	STONE VENEER CAP
CMU	1	8X4X16 CMU - SUNROC SANDSTONE
PT	1	PAINT - SHERWIN WILLIAMS SW 7103 WHITETAIL
PT	2	PAINT - SHERWIN WILLIAMS SW2803 ROOKWOOD TERRA COTTA
PT	3	PAINT - OVERHEAD DOOR - PLATINUM
PT	4	PAINT - OVERHEAD DOOR - OLDE COPPER
PT	5	PAINT - CARRIAGE DOOR - STAINED FINISH HONDURAN MAHOGANY
PT	6	PAINT - SHERWIN WILLIAMS SW 2829 CLASSICAL WHITE
PT	7	PAINT - WEATHERED FLAT STOCK
WD	1	WOOD CORBEL PAINTED



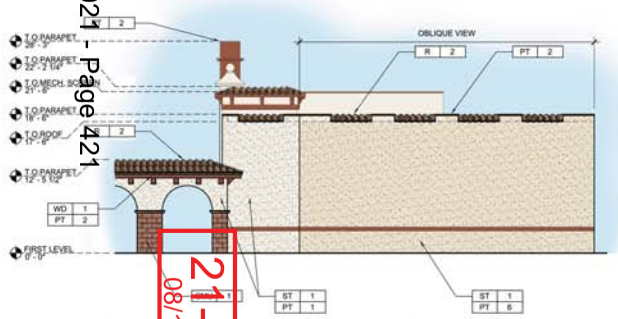
3 BUILDING 'A' EXTERIOR ELEVATIONS - SOUTH

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



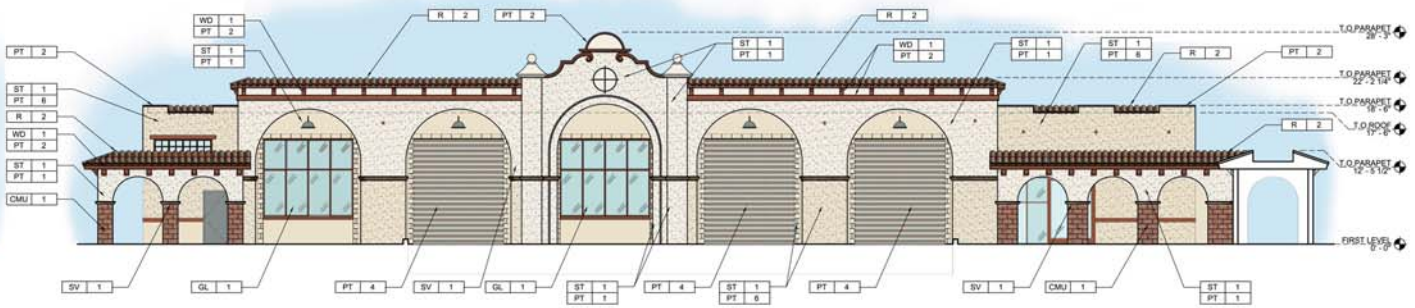
4 BUILDING 'A' EXTERIOR ELEVATIONS - EAST

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



1 BUILDING 'A' EXTERIOR ELEVATIONS - NORTH

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



2 BUILDING 'A' EXTERIOR ELEVATIONS - WEST

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

Planning Commission October 12, 2021 - Page 421

21-0505
08/10/2021

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

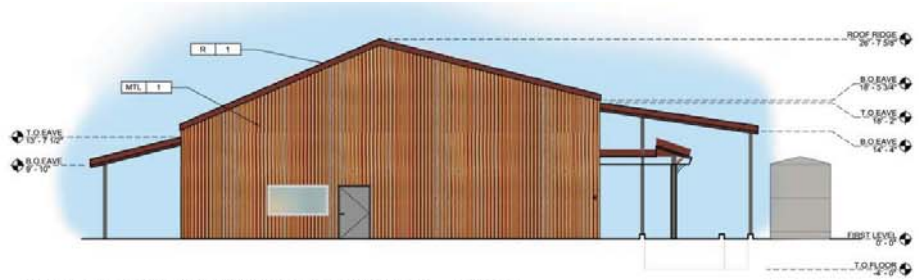
NEVADA H&C DISTILLERY

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

BUILDING 'A' EXTERIOR ELEVATIONS

EV002

This document, including the ideas and designs it contains, is an instrument of professional service rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.



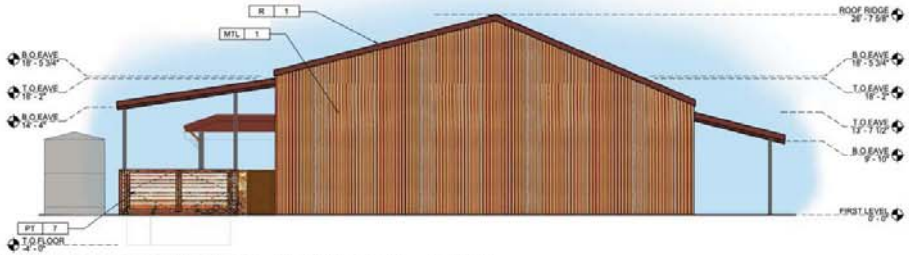
4 BUILDING 'B' EXTERIOR ELEVATION - WEST

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



3 BUILDING 'B' EXTERIOR ELEVATION - SOUTH

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



2 BUILDING 'B' EXTERIOR ELEVATION - EAST

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



1 BUILDING 'B' EXTERIOR ELEVATION - NORTH

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

EXTERIOR FINISH SYSTEMS:

MTL 1	R PANEL/PBR PANEL - **WEATHERED FINISH (AKA CORTEN*)**
GL 1	CLEAR INSULATED GLAZING
ST 1	EIFS W/ STUCCO FINISH SMOOTH
SV 1	STONE VENEER CAP
CMU 1	8X4X16 CMU - SUNROC SANDSTONE
PT 1	PAINT - SHERWIN WILLIAMS SW 7103 WHITETAIL
PT 2	PAINT - SHERWIN WILLIAMS SW2803 ROOKWOOD TERRA COTTA
PT 3	PAINT - OVERHEAD DOOR - PLATINUM
PT 4	PAINT - OVERHEAD DOOR - OLDE COPPER
PT 5	PAINT - CARRIAGE DOOR - STAINED FINISH HONDURAN MAHOGANY
PT 6	PAINT - SHERWIN WILLIAMS SW 2829 CLASSICAL WHITE
PT 7	PAINT - WEATHERED FLAT STOCK
WD 1	WOOD CORBEL PAINTED

ROOF SYSTEM:

R 1	7/8" CORRUGATED PANEL - WEATHERED FINISH **(AKA CORTEN*)**
R 2	MISSION TILE - RUSTIC MADERA

* WEATHERED 'CORTEN' FINISH: METAL PANELS R-1 & MTL-1 WILL BE INSTALLED WITH AN UNRUSTED FINISH AND WILL DEVELOP A RUST LIKE APPEARANCE AFTER SEVERAL YEARS OF EXPOSURE. FINAL APPEARANCE SHOWN IN ELEVATIONS.

Planning Commission October 12, 2021 - Page 422

21-0505
08/19/2021

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

NEVADA H&C DISTILLERY

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

BUILDING 'B' EXTERIOR ELEVATIONS

EV003

BUILDING LEGEND

- EXISTING WALL
- NEW WALL
- BUILDING ENTRANCE / EXIT

BUILDING 'A' INFORMATION

CODE	2018 INTERNATIONAL BUILDING CODE WITH CLV AMENDMENTS
CONSTRUCTION TYPE	III-B
OCCUPANCY	MAIN OCCUPANCY: H SUB OCCUPANCY: B, S & F
FIRE SPRINKLER:	BUILDING AREAS

BUILDING AREAS

BUILDING A: DISTILLERY

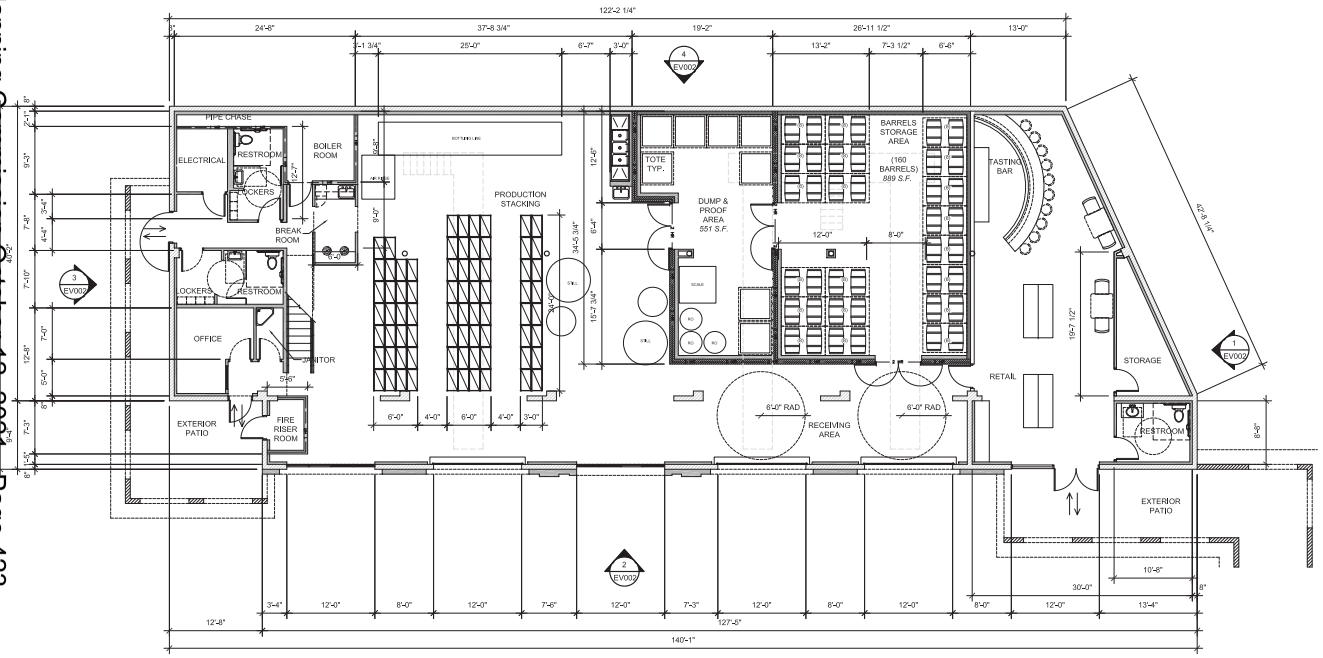
MANUFACTURING AREA	4,820 SQ.FT.
OFFICES	1,334 SQ.FT.
RETAIL	63 SQ.FT.
TOTAL BUILDING A:	6,8[illegible]9 SQ.FT.

BUILDING OCCUPANCY CALCULATION:

BUILDING A: DISTILLERY

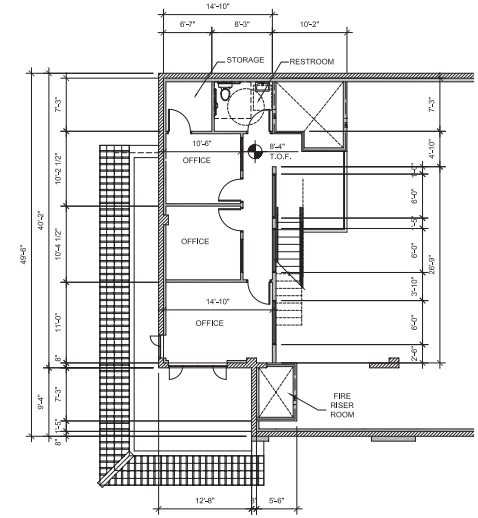
	FACTOR	OCC. LOAD
MANUFACTURING AREA	100 GROSS	49
OFFICES	150 GROSS	10
RETAIL	60 GROSS	11
TOTAL BUILDING A:		70

21-0505
08/19/2021



1 BUILDING 'A' FLOOR PLAN - FIRST LEVEL
SCALE: 1/8"=1'-0"

NORTH



2 BUILDING 'A' FLOOR PLAN - SECOND LEVEL
SCALE: 1/8"=1'-0"

NORTH

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
4062 Dean Martin Drive, Las Vegas, NV, 89103 phone702.878.0000 fax702.878.0420

NEVADA H&C DISTILLERY

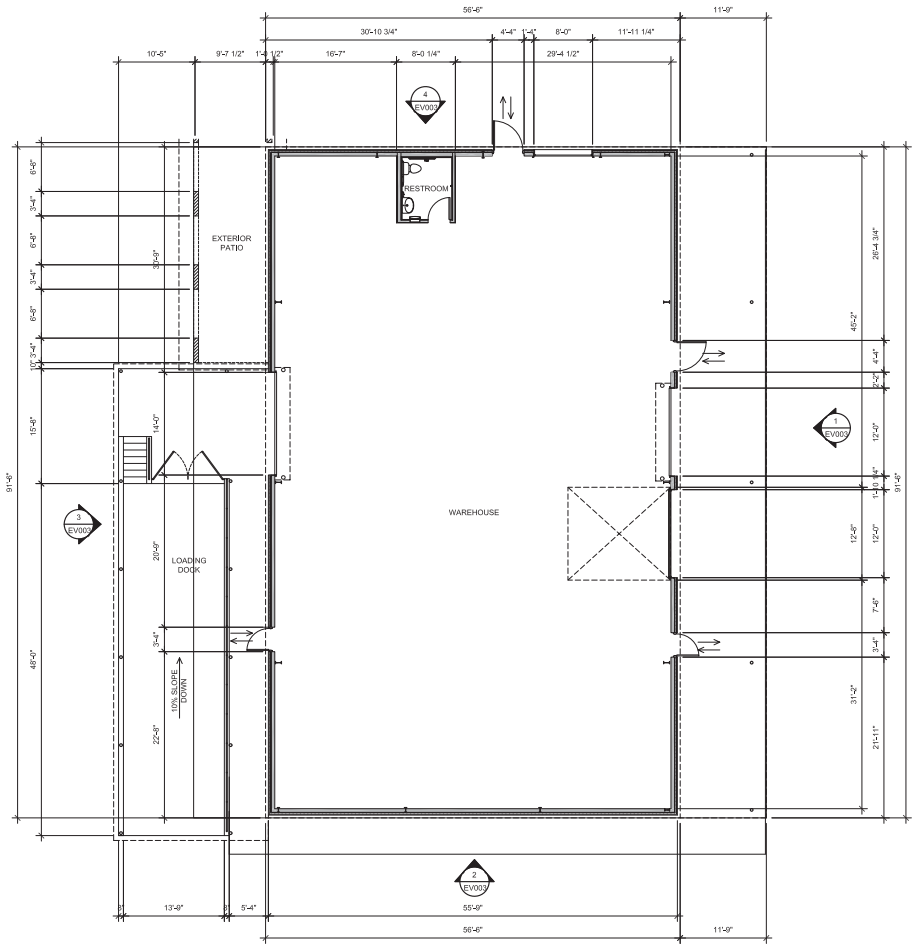
BUILDING 'A' FLOOR PLAN

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

FP001

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.



BUILDING 'B' - FLOOR PLAN

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

NORTH

BUILDING 'B' INFORMATION

CODE	2018 INTERNATIONAL BUILDING CODE WITH CLV AMENDMENTS
CONSTRUCTION TYPE	V-B
OCCUPANCY	S
FIRE SPRINKLER:	BUILDING B: YES

BUILDING AREAS

BUILDING B: WAREHOUSE 48,[illegible] SQ. FT.

BUILDING OCCUPANCY CALCULATION

	FACTOR	OCC. LOAD
STORAGE AREA	500 GROSS	10

BUILDING LEGEND

EXISTING WALL

NEW WALL

BUILDING ENTRANCE / EXIT

21-0505
08/19/2021

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

NEVADA H&C DISTILLERY

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

BUILDING 'B' FLOOR PLAN

FP002



R-1
7/8” CORRUGATED PANEL --
WEATHERED FINISH (CORTEN)



R-2
MISSION TILE -
RUSTIC MADERA



CMU-1
8” X 8” X 16” CMU -
SUNROC SANDSTONE



GL-1
CLEAR INSULATED GLAZING



PT-5
STAINED FINISH
HONDURAN MAHOGANY
- CARRIAGE DOORS



SC-1
STAMPED PAVING / SIDEWALK



SC-2
STAMPED PAVING / SIDEWALK



SV-1
RHYOLITE STONE VENEER



MTL-1
R PANEL / PBR PANEL -
WEATHERED FINISH (CORTEN)



PT-4
OLDE COPPER PAINT -
OVERHEAD DOOR



PT-2
SHERWIN WILLIAMS PAINT
- SW2803 ROOKWOOD
TERRA COTTA

PT-6
EIFS W/ STUCCO FINISH SMOOTH
SHERWIN WILLIAMS PAINT
- SW2829 CLASSICAL WHITE



PT-7
WEATHERED FLAT STOCK
PAINT

PT-1
EIFS W/ STUCCO FINISH SMOOTH
SHERWIN WILLIAMS PAINT
- SW7103 WHITETAIL



PT-3
PLATINUM PAINT -
OVERHEAD DOOR

21-0505
08/19/2021

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

NEVADA H&C DISTILLERY

1550 S. INDUSTRIAL RD.
LAS VEGAS, NEVADA, 89102

BUILDING 'B' EXTERIOR ELEVATIONS

MATERIAL BOARDS



21-0505-SDR1 - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC
NORTHWEST CORNER OF WYOMING AVENUE AND INDUSTRIAL ROAD

08/30/2021



21-0505-SDR1 - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC
NORTHWEST CORNER OF WYOMING AVENUE AND INDUSTRIAL ROAD

08/30/2021



21-0505-SDR1 - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC
NORTHWEST CORNER OF WYOMING AVENUE AND INDUSTRIAL ROAD

08/30/2021



21-0505-SDR1 - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC
NORTHWEST CORNER OF WYOMING AVENUE AND INDUSTRIAL ROAD

08/30/2021



21-0505-SDR1 - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC
NORTHWEST CORNER OF WYOMING AVENUE AND INDUSTRIAL ROAD

08/30/2021

WESTAR ARCHITECTS

Date: July 8, 2021

Sent via: on-line submission

To: **CITY OF LAS VEGAS**
DEPARTMENT OF PLANNING
Rancho Road, Las Vegas, NV

Project; **H+C DISTILLERY**
1550 Industrial Road, Las Vegas, Nevada 89102

Subject: **H+C Distillery –SDR— Justification Letter**

This application is for a Site Development Review.

This site was used during Project Neon and was recently sold by the City of Las Vegas to Nevada Distilling Company LLC and is comprised of five (5) separate parcels totaling 4.09 acres and is currently zoned "M", Manufacturing with no change in zoning being requested. The site is in the process of being consolidated by Nevada Distilling Company into one Commercial Subdivision to allow Nevada Distilling Company the flexibility to create parcels in the future by Record of Survey (ROS), Deed and Legal Description which allows for utility 'cross use' on their property. The site plan does not present any health, safety and/or welfare issues to the general public.

The overall business plan for the upcoming two to three years consists of the development of two buildings, Buildings A and B, an outdoor courtyard, vehicle circulation and parking. Future buildings will be taken under-consideration after the business has been established on the site in that a two to three-year time period. The initial complex will be utilized for the manufacture, storage and distribution of liquor, offices, tours and sales. Building A is an existing building that was formally Sun Bus Tours maintenance facility and is currently scheduled to have the interior remodeled under a separate tenant improvement permit. Building A will house the manufacturing distillery production areas and temporary offices. The exterior improvements for Building A are part of this application along with Building B, which is a newly constructed warehouse intended to be utilized as storage. All new construction and exterior renovation improvement to Building A are inspired by Nevada's rich mining industry combined with tie-ins to missionary images in the surrounding area and neighborhood.

The existing building and new building meet the Front (east), Corner (south and north), and Rear (west) setbacks required by the unified development code and/or form-based code as applicable. The less restrictive landscape buffer of 10'-0" prevails for the front right-of-way landscape buffer, meeting the less restrictive setback of the building setback requirement along the front. The required rear setback is 0'-0", which prevails as the landscape buffer requirement at the rear (west side) of the lot and as such

21-0505
08/19/2021

4052 Dean Martin Drive Las Vegas, NV 89103
702 878 0000 p 702 878 8430 f

no landscape buffer nor perimeter trees are required along the rear (west) property line where the property backs up to the UPPR.

The following waivers are requested for the landscape buffer requirements on the north and south side of the property:

North: The north property line is adjacent to the retention and buffer area common to the major Interstate connection at Charleston and I-15 constructed under Project Neon, which currently serves as part of a detention area and access to the UPRR. Nevada Distilling Company is requesting to allow 0'-0 landscape buffer where the 8'-0" buffer is required. This area will remain as currently graded and landscaped under Project Neon until future construction is proposed on the north sides of the site.

South: The south property line is adjacent to Wyoming Street and does not allow access to the property. The grades on Wyoming Street are higher than the grades on the existing property, and an existing retaining wall and security fence currently protect the property on the south side. Nevada Distilling Company is requesting to allow 0'-0 landscape buffer where the 8'-0" buffer is required. This area will remain undeveloped for the first two to three years of operation, until future improvements are implemented.

Parking Lot planters: Due to the unique nature of this manufacturing plant and the need for large turn-arounds for the trucks serving the business, Nevada Distilling Company is requesting to provide zero parking planters on existing asphalt paved areas not associated with required parking for the buildings. Where parking spaces are required, planters are integrated and /or a variety of trees will be clustered around the building, entries and perimeters of the parking, creating courtyards and focal points on the site.

This project will provide the expanded facilities needed for the business and has the potential to become a tourist destination and is within walking distance and locale of the Arts District downtown.

We respectfully request approval for the requested waivers on this Site Development Review.

Current status:
Phase I – Demolition of the existing site structures is complete. Phase II – a Tenant Improvement to existing building is currently in working drawings and will be submitted for permit.

We thank you for your consideration of this venue on this site.

Respectfully submitted,

WESTAR Architects,

Ms. Cheryl Felske, Project Manager

Cc: WAGN file B

21-0505
08/19/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0505-SDR1

SUBJECT: APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

Signature

Oct 10, 2021
Date

JONATHAN HENSLEIGH
Please Print Name

Nevada Distilling Co. LLC
Company Name

Submitted after final agenda
RECEIVED
10/11/2021
ITEM 18
10/12/2021 PC

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

P.014/014

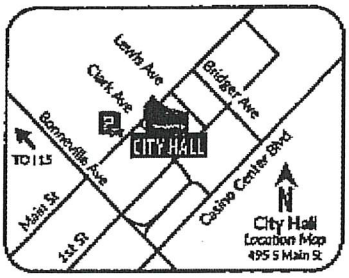
(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0505-SDR1

Planning Commission Meeting of **10/12/2021**

21-0505-SDR1
16204608010
BAILEY K & PRATO T 2003 REV TR
BAILEY KAREN M TRS
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 HRDFNP1 89102

10/04/2021 10:02

18A

P.003/014

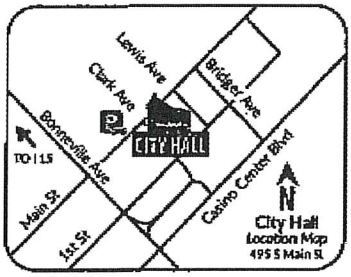
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

(FAX)



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0505-SDR1

Planning Commission Meeting of **10/12/2021**

21-0505-SDR1
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 HRDFNP1 89102

10/04/2021 10:01

10A

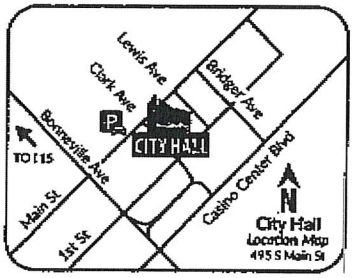
P.002/014

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

(FAX)



Scan or go to:
www.lasvegasnevada.gov/meetings

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

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0505-SDR1

Planning Commission Meeting of **10/12/2021**

21-0505-SDR1
16204608017
KINGS EIGHT L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

10/04/2021 10:01

19A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
19

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

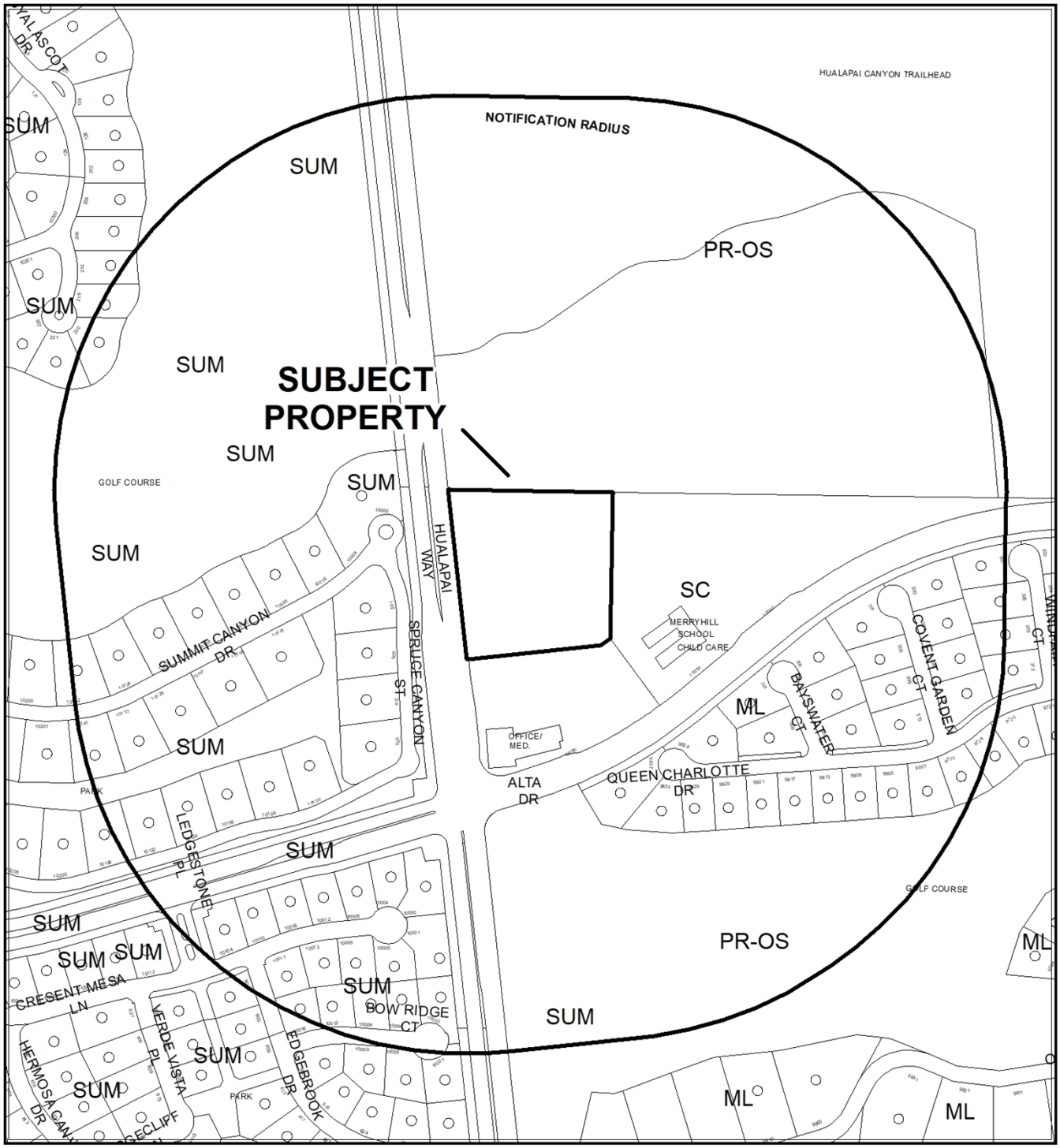
SUBJECT:
21-0511 - PUBLIC HEARING - APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 3.67 acres on the east side of Hualapai Way, approximately 320 feet north of Alta Drive (APN 138-31-210-008), R-3 (Medium Density Residential) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 21-0511-GPA1
2. Land Use Map for 21-0511-GPA1
3. Location and Aerial Maps
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. School Development Tracking Form Submitted by Clark County School District for 21-0511-SDR1
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0511-SDR1
10. Submitted after Final Agenda – Executed Confirmation Documentation and Protest Postcards



0 290 580 Feet

CASE: 21-0511-GPA1

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N



0 290 580 Feet

CASE: 21-0511-GPA1

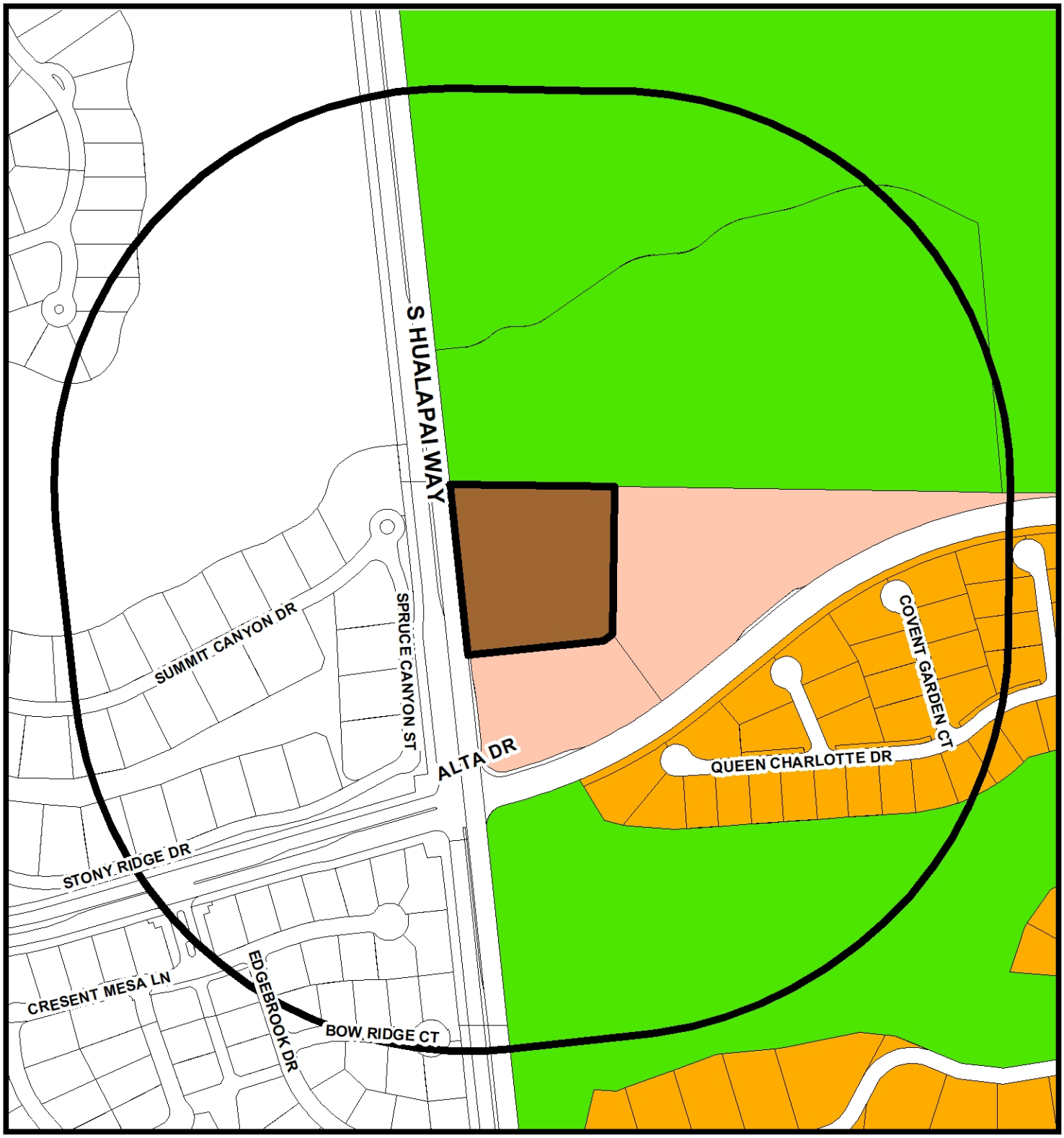
RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N

21-0511-GPA1



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM M TO H

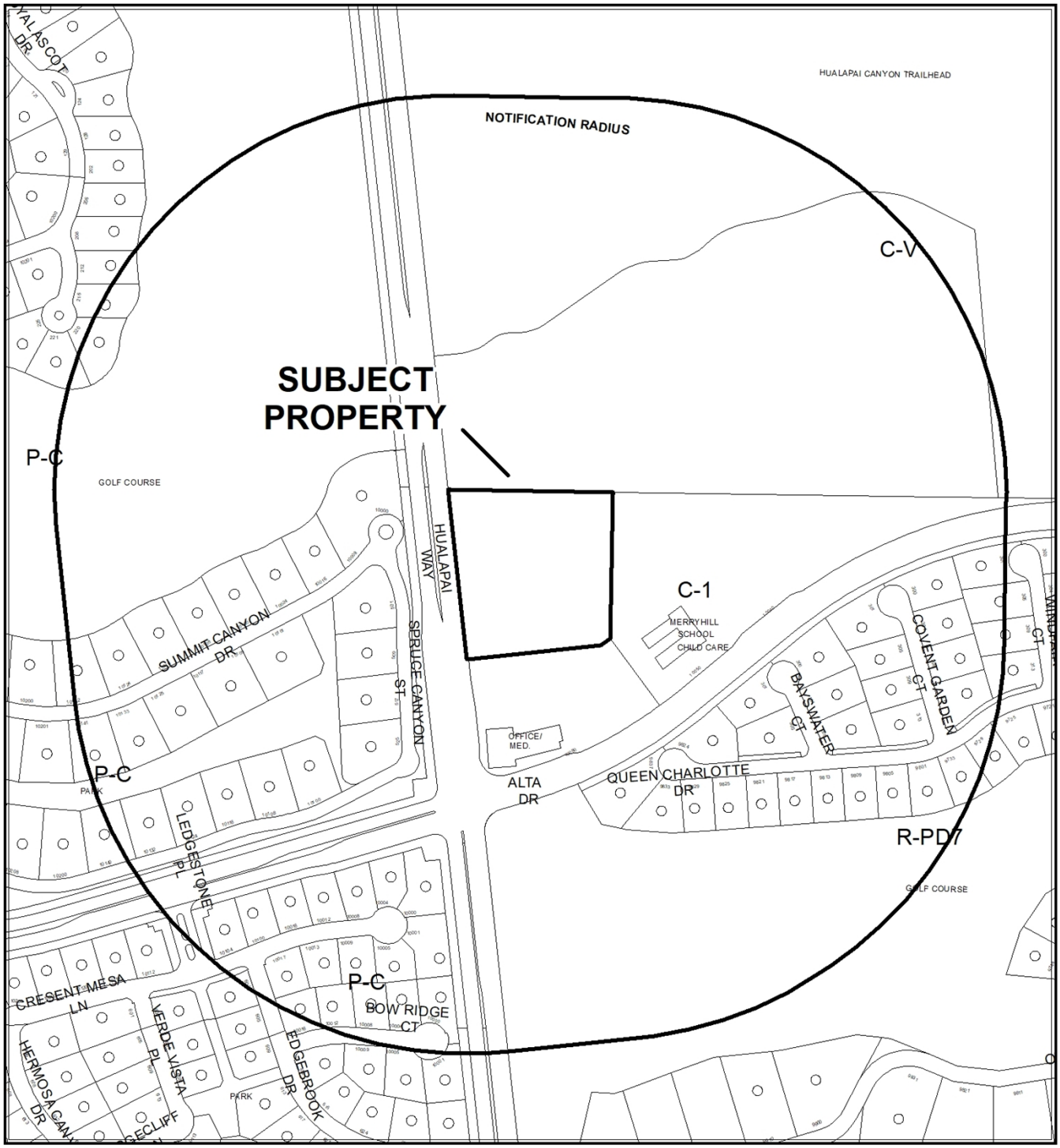
Subject Property

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 24, 2021



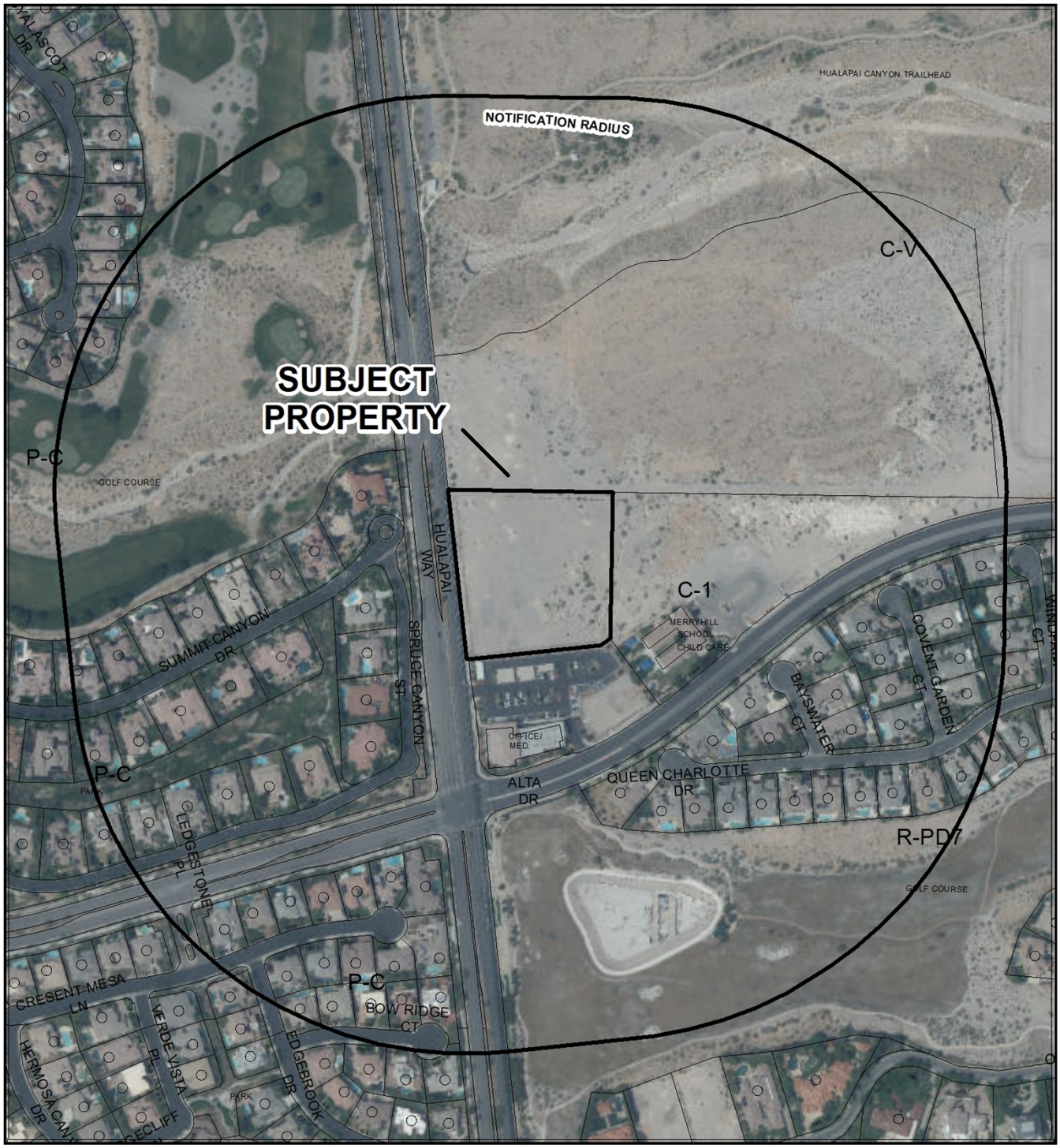
0 290 580 Feet

CASE: 21-0511

RADIUS: 1000 FEET

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

N



0 290 580 Feet

CASE: 21-0511

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 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0511-GPA1	Staff recommends APPROVAL.	
21-0511-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0511-GPA1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 86

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

21-0511-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0511-GPA1) 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 building elevations date stamped 08/19/21, and landscape plan date stamped 09/20/21 except as amended by conditions herein.

4. An Exception from Title 19.06 is hereby approved, to allow 52 24-inch box trees where 70 trees are required within the perimeter landscape buffers and to allow 19 interior parking lot islands and end caps with 24-inch box trees where 24 are required.

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

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

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

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. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

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

Public Works

11. Dedicate appropriate public right-of-way to complete the nominal taper in accordance with Standard Drawing #201.1 prior to the issuance of any permits for this site.

12. Construct all incomplete half-street improvements (sidewalk) to meet Current City Standards in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easements for all public sidewalk outside of existing public right-of-way, and as needed to maintain ADA/PROWAG compliance.

13. Concurrent with development, connect to the existing public sewer stub which traverses this lot.

14. Prior to the issuance of any permits, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

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

16. Submit a License Agreement for landscaping and private improvements in the Hualapai Way public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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 for a Site Development Plan Review (21-0511-SDR1) for a proposed 49-unit Assisted Living Apartments, 24-bed Convalescent Care Facility/Nursing Home and 95-unit Senior Citizen Apartments development located on 3.67 acres on the east side of Hualapai Way, approximately 320 feet north of Alta Drive.

ISSUES

- The applicant has requested a General Plan Amendment (21-0511-GPA1) to amend the Southwest Sector Plan from M (Medium Density Residential) to H (High Density Residential) on APN 138-31-210-008. Staff supports the request.
- The proposed Assisted Living Apartments use is permitted in the R-3 (Medium Density Residential) zoning district.
- The proposed Convalescent Care Facility/Nursing Home use is conditional in the R-3 (Medium Density Residential) zoning district; all Title 19.12 conditions have been met.
- The Senior Citizen Apartments use is permitted in the R-3 (Medium Density Residential) zoning district.
- The applicant has requested an Exception to allow 52 24-inch box trees where 70 trees are required within the perimeter landscape buffers and to allow 19 interior parking lot islands and end caps with 24-inch box trees where 24 are required. Staff supports the request.

ANALYSIS

The subject site is zoned R-3 (Medium Density Residential) with an M (Medium Density Residential) designation within the Southwest Sector of the General Plan and is subject to Title 19.06110 development standards. The applicant has requested a Site Development Plan Review (21-0511-SDR1) for a proposed 49-unit Assisted Living Apartments, 24-bed Convalescent Care Facility/Nursing Home and 95-unit Senior Citizen Apartments development located on 3.67 acres on the east side of Hualapai Way, approximately 320 feet north of Alta Drive.

The applicant is requesting a General Plan Amendment (21-0511-GPA1) to amend the designation on the site from M (Medium Density Residential) to H (High Density Residential), which will allow the maximum residential density to exceed 25.49 units per acre. The H (High Density Residential) designation is intended to be utilized for multi-family housing, apartments, condominiums, townhomes and high-rise residential development projects. The designation is also consistent with the existing R-3 (medium Density Residential) zoning district on the subject site.

As proposed the development will contain Convalescent Care units with 30 beds and seven employees on the largest shift. A Convalescent Care Facility/Nursing Home is defined in Title 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." Within the R-3 (Medium Density Residential) zoning district the land use is conditional pursuant to the following conditions.

Conditional Use Requirements

1. The minimum parcel size required shall be 10,000 square feet.

   The use meets the required conditions, as the parcel size of 3.67 acres exceeds the 10,000 square-foot minimum lot size requirement.

2. The maximum number of beds per acre of land shall be 50.

   The maximum number of beds will be 30 (8.17 beds per acre), where 183 beds are the maximum allowed for the 3.67 acre subject site.

3. The facility must be located on a collector street or larger.

   Access to the site is from Hualapai Way, a 100-foot Primary Arterial Street.

As proposed, the Assisted Living Apartment portion of the development will contain 49 apartments with a total of 85 residents. An Assisted Living Apartment is defined in Title 19.12 as "An apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms, monitoring of medication, or assistance with bathing. This use includes commercial uses that are ancillary to an apartment complex as long as the total amount of floor space dedicated to such uses does not exceed five percent of the total gross floor area of the apartment complex and there is no external signage for, nor external access to, the commercial uses. This use does not include a convalescent care facility, nursing home or other medical facility that is specifically defined in LVMC Chapter 19.18." Within the R-3 (Medium Density Residential) zoning district the land use is permissible pursuant to Title 19.12.

Lastly, the proposed development will have 95 Senior Citizen Apartment units, which is a permissible land use within the R-3 (Medium Density Residential) zoning district. A Senior Citizen Apartment is defined in Title 19.12 as "An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as "housing for older persons" under the provisions of Federal law, including without limitation housing developments that:

1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and
2. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law.

All site design requirements pertaining to building setbacks have been met, which requires a 10-foot distance separation from the front yard, five-foot side yard and a 20-foot distance separation from the rear property line. The proposed development will be comprised of one four-story tall structure that is approximately 55 feet in height measured to the top of the flat roof line. The submitted building elevations indicate the building façades will have a light tan, light gray, white, olive, tan, gray, brown and black stucco finish with tan and light tan cultured stone, which is contextually appropriate with other buildings in the area. The applicant has provided sufficient landscaping around proposed building pad creating an attractive development. The primary tree species being utilized are the 36-inch box Chinese Pistache trees along the Hualapai Way street frontage; 24-inch box Willow Acacia, 24-inch box Burgundy Desert Willow, 24-inch box Bay Laurel and 20-foot Date Palm trees.

The overall site will provide 138 total parking spaces with five handicapped parking spaces, which meets the 116 minimum required amount of onsite parking spaces required by Title 19.12.010 for the proposed development. Staff has determined the proposed project is compatible with surrounding development in the area. As this area is physically suitable for this use and the project meets the base requirements of the Title 19.06.110 and Title 19.12 development standards, staff recommends approval of this request.

FINDINGS (21-0511-GPA1)

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

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

   The proposed H (High Density Residential) designation is compatible with the existing adjacent land use designations and existing R-3 Medium Density Residential) zoning district. The proposed amendment would allow for a multi-family residential development at this location that exceeds ≥ 25.5 dwelling units per acre.

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

   The proposed amendment would allow for the existing R-3 Medium Density Residential) zoning district, which is compatible with the adjacent commercial properties to the south fronting Alta Drive and Hualapai Way and the existing single-family detached dwellings located across Hualapai Way to the west.

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

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

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

   There are no other applicable plans for this particular area. The proposal conforms to the Neighborhood Revitalization strategy area (Southwest Sector) policies for development outlined in the Las Vegas 2020 Master Plan.

FINDINGS (21-0511-SDR1)

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

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

   This undeveloped property is appropriate for an Assisted Living Apartments, Convalescent Care Facility/Nursing Home and Senior Citizen Apartments development, as it is an infill parcel surrounded by commercial, educational and single-family residential uses.

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

   This project is proposed to meet all required development standards of Title 19 with exception to the requested Exception of planting materials. Staff supports the request, staff has determined the exception of planting materials will have no negative impact to surrounding development in the area.

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

   The project is accessed from Hualapai Way, a 100-foot wide Primary Arterial Street, with sufficient capacity for the traffic needs of the proposed use.

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

   The building and landscape materials are commonly found in this area of the City and are appropriate for 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 modern architecture featured on this project will create a pleasing and harmonious aesthetic that will be compatible in appearance with adjacent developments.

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

   The proposed development is subject to regular City inspections for building and licensing and will therefore not compromise the public health, safety, and welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/04/90	The City Council approved a request for a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V) to R-3 (Limited Multiple Residence) R-PD7 (Residential Planned Development), and C-1 (Limited Commercial) on property located on the east side of Hualapai Way, west of Durango Drive between the south boundary of Angel Park and Sahara Avenue.
01/04/95	The City Council approved a request for a Rezoning (Z-0146-94) from N-U (Non-Urban – Under Resolution of intent to C-1 (Limited Commercial), R-3 (Limited Multiple Residences) and R-PD7 and R-PD9 (Residential Planned Development)] to R-PD7 (Residential Planned Development, R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) on property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way.
07/27/05	A Code Enforcement case (#CE-33018) was processed for trash and debris on a vacant lot located on the east side of Hualapai Way, approximately 320 feet north of Alta Drive. The case was resolved on 08/04/05.
06/27/16	A Code Enforcement case (#CE-168170) was processed to remove political signs on a vacant lot located on the east side of Hualapai Way, approximately 320 feet north of Alta Drive. The case was resolved on 08/02/16.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/16/16	The City Council approved a request to withdraw without prejudice Major Modification (MOD-63600) of the 1990 Peccole Ranch Master Plan to amend the number of allowable units, to change the land use designation of parcels comprising the current badlands golf course, to provide standards for redevelopment of such parcels and to reflect the as-built condition of the remaining properties on 1,569.60 acres generally located east of Hualapai Way, between Alta Drive and Sahara Avenue.

Most Recent Change of Ownership	
12/23/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits and Business Licenses associated with the subject site.

Pre-Application Meeting	
08/12/21	A pre-application meeting was conducted with the applicant to review the application materials and submittal requirements for a proposed General Plan Amendment and Site Development Plan Review.

Neighborhood Meeting	
09/13/21	A neighborhood meeting was held at Summerlin Library Conference Room at 1771 Inner Circle Drive, at 5:30pm to discuss the proposed General Plan Amendment and Site Development Plan Review at Assessor's Parcels 138-31-210-008. The meeting was attended by one Department of Planning staff member and one Council Ward 2 liaison. There were two members of the public in attendance; as such the following concerns were raised regarding the proposed development. 1. Additional traffic generated by daily trips, visitors and deliveries. 2. Vehicular circulation on and off-site will only allow a right turn in and right turn out. 3. Noise from early morning deliveries and service vehicles. 4. A request was made to increase the tree size adjacent to the street frontage from 24-inch box trees to 36-inch box trees. 5. Wanted assurance the high end architectural embellishments and finishes depicted on the building elevations are carried over the construction permits

Field Check	
08/26/21	Staff conducted a routine site visit a found the subject site to be an undeveloped parcel of land free from trash and debris

Details of Application Request	
Site Area	
Net Acres	3.67

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Hualapai Canyon Trailhead	PR-OS (Parks/Recreation and Open Space	C-V (Civic)
South	Office, Other than Listed / Medical Office	SC (Service Commercial)	C-1 (Limited Commercial)
East	Private School / Individual Care Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single-Family, Detached	SUM (Summerlin) – SF3 (Single Family Detached) Special Land Use Designation	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Peccole Ranch Phase 1 & 2	N/A
Master Plan 2050	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	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	159,865 SF	Y
Min. Setbacks • Front • Side (north) • Side (south) • Rear	 10 Feet 5 Feet 5 Feet 20 Feet	 65 Feet 11 Feet 80 Feet 55 Feet	 Y Y Y Y
Min. Distance Between Buildings	10 Feet	N/A	Y
Max. Building Height	55 Feet	55 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	13-50 du/acre	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***
M (Medium Density Residential)	25.49 du/acre	93
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	≥25.5 du/acre	Unlimited

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 • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 19 Trees 17 Trees 18 Trees 16 Trees	 19 Trees 17 Trees 0 Trees 16 Trees	 Y Y N* Y
TOTAL PERIMETER TREES		**70 Trees**	**52 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	24 Trees	19 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 6 Feet 6 Feet 6 Feet 15 Feet		 10 Feet 10 Feet 10 Feet 15 Feet	 Y Y Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested an Exception to allow 52 perimeter 24-inch box trees where 70 trees are the minimum required.
**The applicant has requested an Exception to allow 19 interior parking lot islands with 24-inch box trees and four shrubs where 25 are the minimum required.

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Convalescent Care Facility/ Nursing Home (24 Units w/ 30 Beds)	30 beds	1 space per 6 beds	5				
	7 employees	1 space per employee on largest shift, plus 3 spaces for medical personnel	10				
Assisted Living Apartments (49 Units w/ 85 residents)	85 residents	1 space per 3 residents	29				
Senior Citizen Apartments	95 units	0.75 space per unit	72				
TOTAL SPACES REQUIRED			116		138		Y
Regular and Handicap Spaces Required			111	5	133	5	Y
Loading Spaces	1		1				Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title19.06 70 perimeter landscape trees are required within the landscape buffer areas.	To allow 52 24-inch box trees where 70 trees are required.	Approval
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow 19 interior parking lot islands and end caps with 24-inch box trees where 24 are required	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0511
Meeting Date	
Total Fee	
Received By/Date	08/19/2021

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

Project Address (Location) Alta Drive and Hualapai Way

Project Name Morning Star **Proposed Use**

Assessor's Parcel #(s) 138-31-210-008 **Ward #** 4 - Seaman

General Plan: Existing M **Proposed** RH **Zoning: Existing** R-3 **Proposed** R-3

Additional Information

Property Owner Panther Alta Corner, LLC /Arville Capital Management, LLC, etc. **Contact** n/a

Address 851 S. Rampart Blvd Ste 105 **City** Las Vegas **State** NV **Zip** 89145

E-mail n/a **Phone** n/a

Applicant Confluent Development, LLC **Contact** n/a

Address 2240 Blake Street, Ste 200 **City** Denver **State** CO **Zip** 80205

E-mail n/a **Phone** n/a

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135

E-mail aceleste@kcnvlaw.com **Phone** 702-693-4215

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 Joseph A. Kennedy

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

Print Name Joseph A. Kennedy

Subscribed and sworn before me

This July 21 day of July, 2021

Audra Rothkey

Notary Public in and for said County and State

AUDRA ROTHKEGEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-17-23
Certificate No: 02-76364-1

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0511
Meeting Date	
Total Fee	
Received By/Date	08/19/2021

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

Project Address (Location) Alta Drive and Hualapai Way

Project Name Morning Star **Proposed Use**

Assessor's Parcel #(s) 138-31-210-008 **Ward #** 4 - Seaman

General Plan: Existing M **Proposed** RH **Zoning: Existing** R-3 **Proposed** R-3

Additional Information

Property Owner Panther Alta Corner, LLC /Arville Capital Management, LLC, etc. **Contact** n/a

Address 851 S. Rampart Blvd Ste 105 City Las Vegas State NV Zip 89145

E-mail n/a Phone n/a

Applicant Confluent Development, LLC **Contact** n/a

Address 2240 Blake Street, Ste 200 City Denver State CO Zip 80205

E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail aceleste@kcnvlaw.com Phone 702-693-4215

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 Scott Goldstein

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

Print Name SCOTT Goldstein

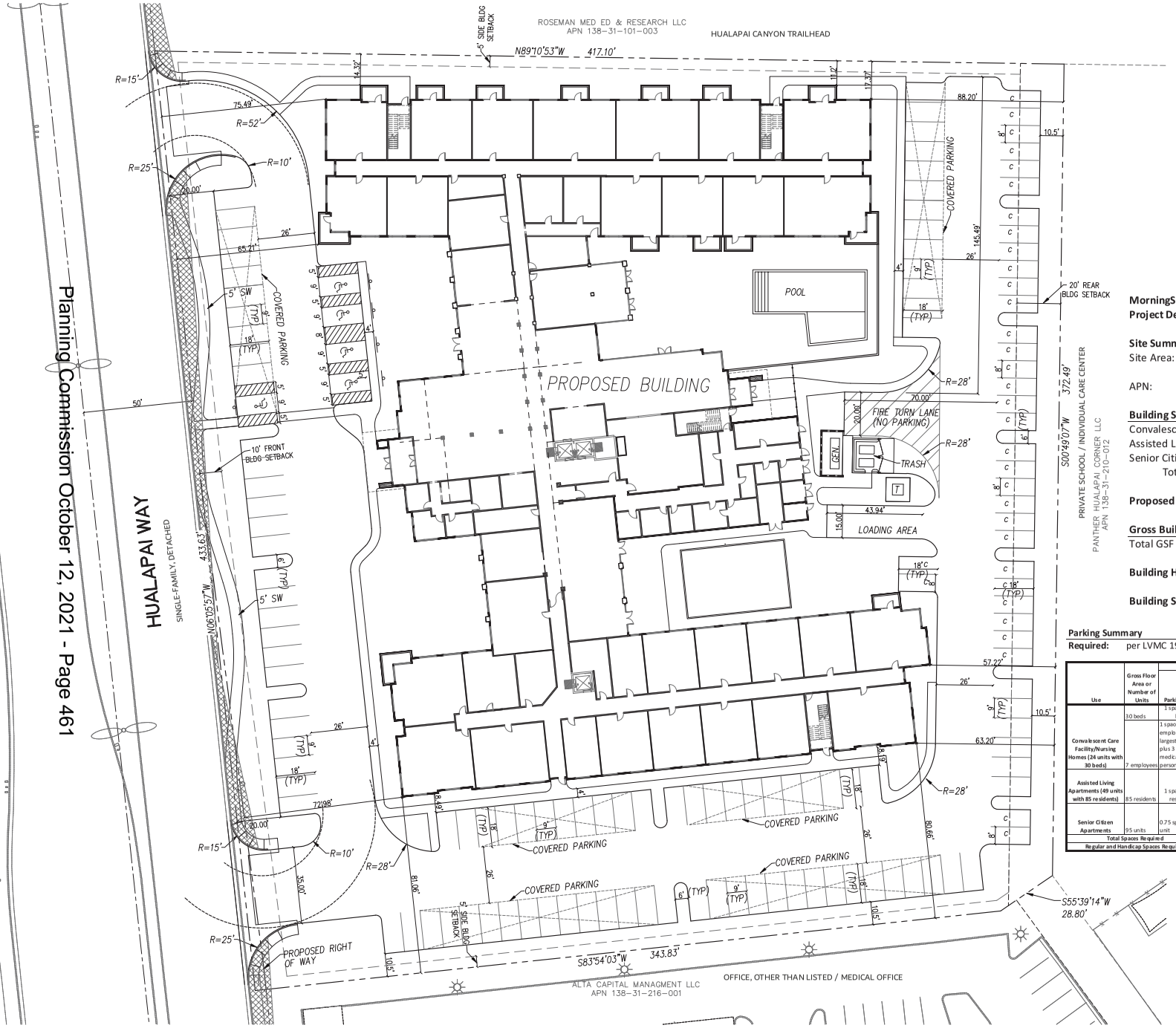
Subscribed and sworn before me

This 23rd day of July, 20 21

Audra Rothkegel

Notary Public in and for said County and State

AUDRA ROTHKEGEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-17-23
Certificate No: 02-76364-1



GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.
DATED AUGUST 3, 2021

MorningStar Las Vegas 19-Aug-21
Project Description:

Site Summary:

Site Area:	3.67 Acres
	160,078 sq.ft.
APN:	13831210008

Building Summary

Convalescent Care Units (MC)	24 units
Assisted Living Units (AL):	49 units
Senior Citizen Aparments (IL):	95 units
Total	168 units

Proposed Density: 46 du/acre

Gross Building Area:

Total GSF	199,500 sf

Building Height: 55'-0"

Building Stories: 4

Parking Summary
Required: per LVMC 19.12.060

Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking: Regular / Compact	Required Parking: Handicapped	Provided Parking: Regular	Provided Parking: Compact	Provided Parking: Handicapped
Convalescent Care Facility/Nursing Homes (24 units with 30 beds)	30 beds	1 space per 6 beds	5				
	7 employees	1 space per employee on largest shift, plus 3 spaces for medical personnel	10				
Assisted Living Apartments (49 units with 85 residents)	85 residents	1 space per 3 residents	29				
Senior Citizen Apartments	95 units	0.75 space per unit	72				
Total Spaces Required			116		104	34	
Regular and Handicap Spaces Required			111	5	99	34	5
					TOTAL=	138	

21-0511
08/19/2021

PRINTS ISSUED
08/19/21

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
3343 Larimer Street
Denver, CO 80205-2222
p: 303.261.8229
w: www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

MorningStar SENIOR LIVING
confluent development
SILVER LANDS INC.
DRC

MORNINGSTAR LAS VEGAS
S. HUALAPAI WAY AND ALTA DRIVE

SHEET TITLE
SITE PLAN

PROJECT NUMBER: 21037

SHEET NUMBER:
2 OF 8



LP001 - CONCEPTUAL LANDSCAPE PLAN

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	ACA SAL	Acacia salicina	Willow Acacia	24" Box	35	Standard
	CHI BUR	Chilopsis linearis 'Burgundy'	Burgundy Desert Willow	24" Box	17	Multi-Trunk
	LAU NAT	Laurus nobilis	Bay Laurel	24" Box	24	Bush Form
	PHO DAC	Phoenix dactylifera	Date Palm	20' Ht.	12	Diamond Cut
	PIS CHI	Pistacia chinensis	Chinese Pistache	36" Box	22	Standard

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	CHR MEX	Chrysactinia mexicana	Damianita	5 gal.	251	Can Full
	HES PAR	Hesperaloe parviflora	Red Yucca	5 gal.	67	Can Full
	LAN PUR	Lantana montevidensis	Trailing Lantana	5 gal.	160	Can Full
	LEU GRE	Leucophyllum frutescens 'Green Cloud' TM	Green Cloud Texas Ranger	5 gal.	192	Can Full
	MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal.	206	Can Full
	XYL COM	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal.	333	Can Full

GROUND COVER LEGEND

Granite Rock Mulch - 3/4" California Gold to be screened, no fines by Vista Landscape. Min. depth of 2" to max. depth of 4". Install in all tree and shrub planting areas. Submit rock mulch sample to owner and landscape architect for approval.

VICINITY MAP - NTS



0' 10' 20' 40'
GRAPHIC SCALE (1"=20'-0")

PRINTS ISSUED: 09/14/21

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE – INTERIOR DESIGN
ENGINEERING
PLANNING
3343 Lanimer Street
Denver, CO 80205-2222
p: 303.261.8229
w: www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

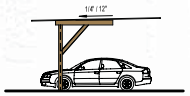
MorningStar SENIOR LIVING
confluent development
SILVER LANDS INC.
DRC

MORNINGSTAR LAS VEGAS
S. HUALAPAI WAY AND ALTA DRIVE

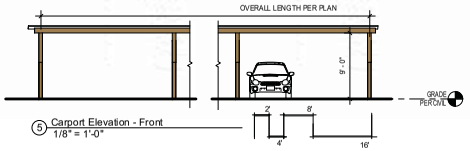
21-0511
09/20/2021

SHEET TITLE: LANDSCAPE PLAN
PROJECT NUMBER: 21037
SHEET NUMBER: 3 OF 8

Planning Commission October 12, 2021 - Page 462



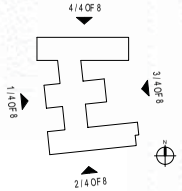
6 Carport Elevation - Side
1/8" = 1'-0"



5 Carport Elevation - Front
1/8" = 1'-0"

ARCHITECTURAL ELEMENTS

1. Flat roof material to be light grey or beige
2. All roof-top mechanical equipment shall be screened from grade-level view, taken as a cross-section from the respective Right-of-Way eye level. Mechanical screens to fully screen mechanical equipment; and screen wall height to equal height of equipment
3. Building walls, parapets and façades are within the 55'-0" Building Height Limit; as measured to the top of the roof coping.
4. Building signage on West Facade to be 80sf max with 36" max letter height



MATERIALS BOARD





4 North Elevation
1/16" = 1'-0"



3 East Elevation
1/16" = 1'-0"



2 South Elevation
1/16" = 1'-0"



1 West Elevation
1/16" = 1'-0"

Planning Commission October 12, 2021 - Page 463

21-0511
08/19/2021

PRINTS ISSUED
08/19/21

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
3343 Larimer Street
Denver, CO 80205-2222
p: 303.261.8229
w: www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

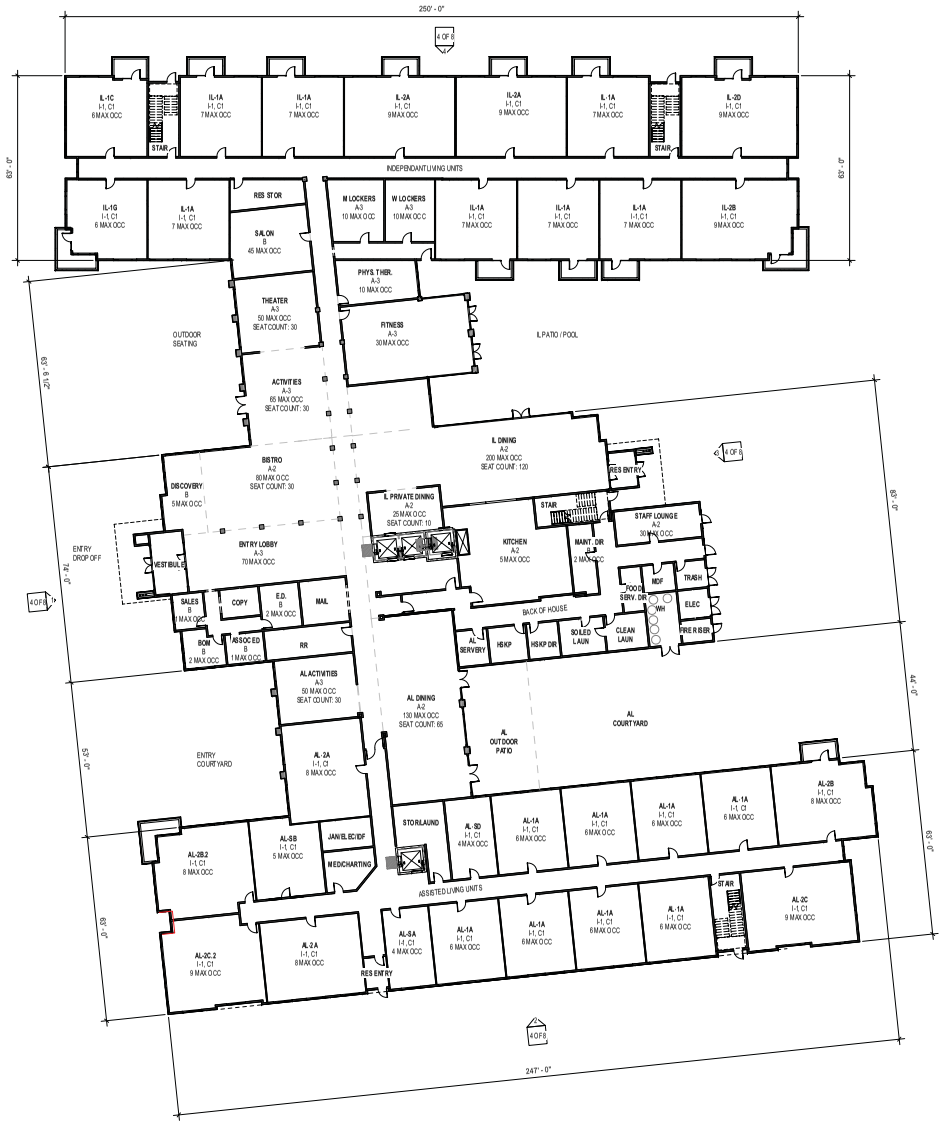
MorningStar Senior Living
confluent development
SILVER LANDS INC.
DRC

MORNINGSTAR LAS VEGAS
S. HUALAPAI WAY AND ALTA DRIVE

SHEET TITLE
ELEVATIONS & MATERIAL BOARD

PROJECT NUMBER: 21037

SHEET NUMBER:
4 OF 8



LEVEL 1 - UNIT MIX	
UNIT TYPE	Count
ASSISTED LIVING (AL) - ASSISTED LIVING UNITS	
1 BED	8
2 BED	6
STUDIO	3
	17
INDEPENDANT LIVING (IL) - SENIOR CITIZEN APARTMENTS	
1 BED	9
2 BED	4
	13
TOTAL: 30	30

1 FIRST FLOOR PLAN
1" = 20'-0"

20' 10' 40'

Planning Commission October 12, 2021 - Page 464

PRINTS ISSUED
08/19/21

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
3343 Larimer Street
Denver, CO 80205-2222
p: 303.261.8229
w: www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

MorningStar SENIOR LIVING
confluent development
SILVER LANDS INC.
DRC

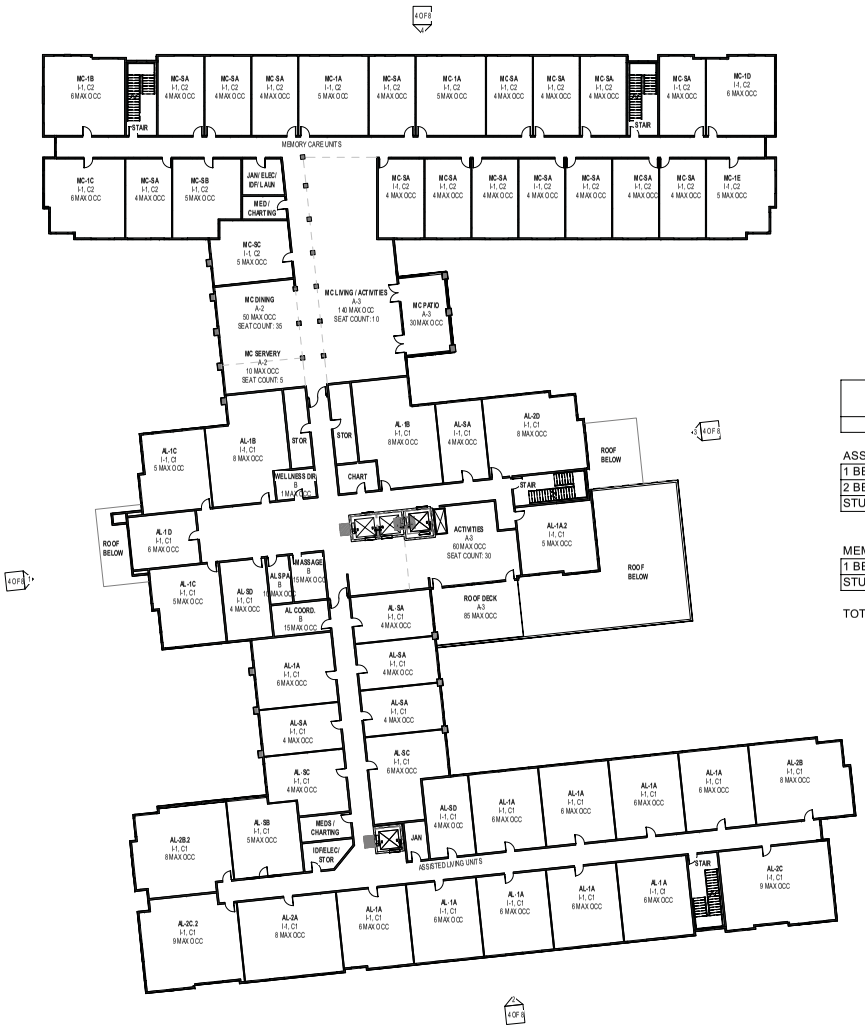
MORNINGSTAR LAS VEGAS
S. HUALAPAI WAY AND ALTA DRIVE

21-0511
08/19/2021

SHEET TITLE
FIRST FLOOR PLAN

PROJECT NUMBER: 21037

SHEET NUMBER:
5 OF 8



1 SECOND FLOOR PLAN
1" = 20'-0"

LEVEL 2 - UNIT MIX	
UNIT TYPE	Count
ASSISTED LIVING (AL) - ASSISTED LIVING UNITS	
1 BED	16
2 BED	6
STUDIO	10
	32
MEMORY CARE (MC) - CONVALESCENT CARE UNITS	
1 BED	6
STUDIO	18
	24
TOTAL: 56	56

21-0511
08/19/2021

PRINTS ISSUED
08/19/21

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
3343 Larimer Street
Denver, CO 80205-2222
p: 303.261.8229
w: www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

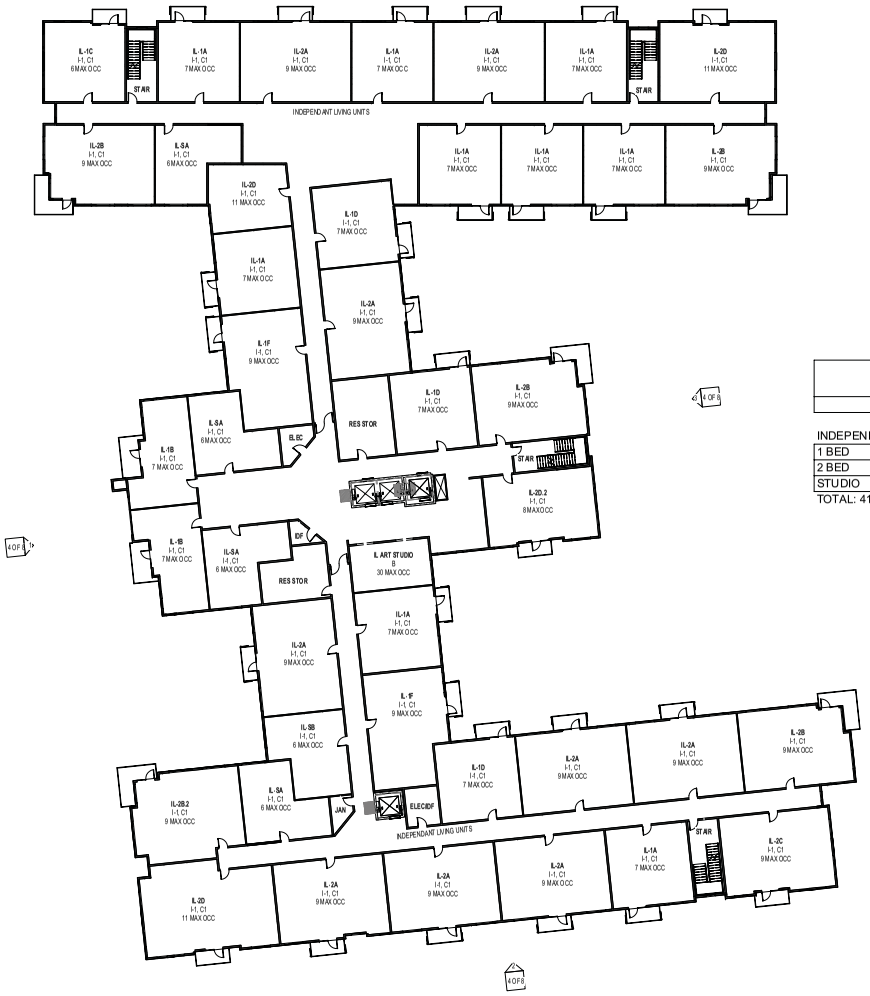
MorningStar SENIOR LIVING
confluent development
SILVER LANDS INC.
DRC

MORNINGSTAR LAS VEGAS
S. HUALAPAI WAY AND ALTA DRIVE

SHEET TITLE
SECOND FLOOR PLAN

PROJECT NUMBER: 21037

SHEET NUMBER:
6 OF 8



1 THIRD FLOOR PLAN
1" = 20'-0"

10' 20' 40'

N

LEVEL 3 - UNIT MIX	
UNIT TYPE	Count
INDEPENDANT LIVING (IL) - SENIOR CITIZEN APARTMENTS	
1 BED	17
2 BED	19
STUDIO	5
TOTAL: 41	41

21-0511
08/19/2021

PRINTS ISSUED
08/19/21

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
3343 Larimer Street
Denver, CO 80205-2222
p: 303.261.8229
w: www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

MorningStar SENIOR LIVING
confluent development
SILVER LANDS INC.
DRC

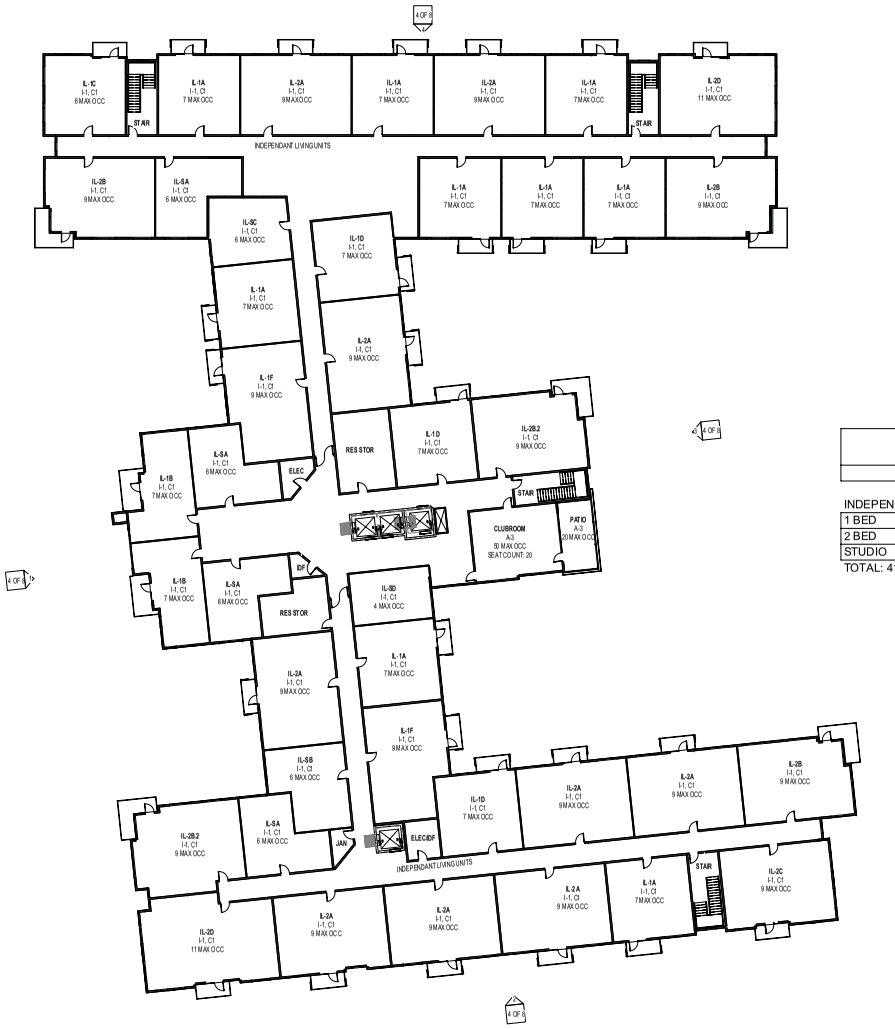
MORNINGSTAR LAS VEGAS
S. HUALAPAI WAY AND ALTA DRIVE

SHEET TITLE
THIRD FLOOR PLAN

PROJECT NUMBER: 21037

SHEET NUMBER:
7 OF 8

Last Saved: 10/8/2021 2:46 PM
C:\Users\...\Desktop\morningstar_MBBL Las Vegas_Central File 2021_...wm25ZZZ7.rvt



1 FOURTH FLOOR PLAN
1" = 20'-0"

20' 10' 40'

N

LEVEL 4 - UNIT MIX	
UNIT TYPE	Count
INDEPENDANT LIVING (IL) - SENIOR CITIZEN APARTMENTS	
1 BED	17
2 BED	17
STUDIO	7
TOTAL: 41	41

21-0511
08/19/2021

PRINTS ISSUED
08/19/21

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
3343 Larimer Street
Denver, CO 80205-2222
p: 303.261.8229
w: www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

MorningStar SENIOR LIVING
confluent development
SILVER LANDS INC.
DRC

MORNINGSTAR LAS VEGAS
S. HUALAPAI WAY AND ALTA DRIVE

SHEET TITLE
FOURTH FLOOR PLAN

PROJECT NUMBER: 21037

SHEET NUMBER:
8 OF 8

MATERIALS BOARD

RAILINGS, BALCONIES & FASCIA
(PRE-FININISHED METAL, BLACK / DARK GRAY)

ROOF FASCIA - COLOR 3
(BROWN / BLACK)

WINDOWS
FRAMES
(VINYL - BLACK)

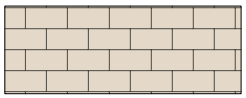
CARPORT FRAMING
(PAINTED TAN / LIGHT TAN)

















CULTURED STONE
(TAN / LIGHT TAN)

STUCCO - COLOR 1
(LIGHT TAN / LIGHT GRAY / WHITE)

STUCCO - COLOR 2
(OLIVE / TAN / GRAY)

STUCCO - COLOR 3
(BROWN / BLACK)



21-0511-GPA1 AND 21-0511-SDR1 - APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL
EAST SIDE OF HUALAPAI WAY, NORTH OF ALTA DRIVE

08/26/2021



21-0511-GPA1 AND 21-0511-SDR1 - APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL
EAST SIDE OF HUALAPAI WAY, NORTH OF ALTA DRIVE

08/26/2021



21-0511-GPA1 AND 21-0511-SDR1 - APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL
EAST SIDE OF HUALAPAI WAY, NORTH OF ALTA DRIVE

08/26/2021



21-0511-GPA1 AND 21-0511-SDR1 - APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL
EAST SIDE OF HUALAPAI WAY, NORTH OF ALTA DRIVE

08/26/2021



21-0511-GPA1 AND 21-0511-SDR1 - APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL
EAST SIDE OF HUALAPAI WAY, NORTH OF ALTA DRIVE

08/26/2021

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
ANTHONY J. CELESTE
ajc@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

RECEIVED
10-12-21
2021 AUG 23 P3:39

August 19, 2021

CITY OF LAS VEGAS PLANNING AND ZONING
333 North Rancho Drive
Third Floor
Las Vegas, Nevada 89106

Re: Justification Letter – General Plan Amendment and Site Development Plan Review
Confluent Development, LLC
APN: 138-31-210-008

To Whom It May Concern:

This firm represents Confluent Development, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on approximately 3.67 acres on Hualapai Way, just north of Alta Drive (the "Property"). The Property is more particularly described as Assessor's Parcel Number 138-31-210-008. The Property is zoned Medium Density Residential (R-3) with a general plan of Medium (M). The Applicant is requesting a general plan amendment from M to High (H) and site development plan review for a senior living development consisting of senior citizen apartments, assisted living apartments, and convalescent care units.

GENERAL PLAN AMENDMENT

The proposed density for the project is 46 units/acre. Because the proposed density exceeds the allowable 25.49/acre density of the M general plan designation, the Applicant is requesting a general plan amendment to H. An H general plan allows for more than 25.5 units/acre. However, notably, the Property is zoned R-3. An R-3 zoning districted is permitted under both M and H general plans. An R-3 zoning district permits the proposed density on the Property. Therefore, the Applicant is not requesting a zone change. A change to the general plan is appropriate and compatible for the following reasons:

1. The Property is adjacent to commercial designated properties. Specifically, there are existing C-1 office complex to the south and vacant C-V zoned property to the north and east. An H general plan is consistent with the intensity of the existing and proposed uses.

2. The Property is located on Hualapai Way. Hualapai Way is a 100', major arterial right-of-way specifically designed to accommodate slightly more intense uses such as office uses, commercial uses, and R-3 zoned uses.

21-0511 08/19/2021

3. There are large buffer areas between the Property and existing single-family residential uses including Hualapai Way, Alta Drive, and the City's park/trial network to the north of the Property.

Therefore, a general plan amendment to H is justified and reasonable.

SITE DEVELOPMENT PLAN REVIEW

The Applicant is proposing a 168-unit senior living development consisting of 95-senior apartments, 49-assisted living units, and 24-convalescent care units. The Applicant is proposing two (2) driveways from Hualapai Way to the Property – one on the southern end of the Property and anther one on the north end of the Property. The plans show a single, four-story, 55' tall building located within the center of the Property. The proposed building height and number of stories complies with the R-3 zoning district requirements which permit heights of up to 5 stories and 55'. The building will be comprised of painted stucco, cultured stone, large decorative windows and architectural pop outs and enhancements. There are 138 parking spaces provided where 116 are required. Landscaping is provided to meet or exceed code along the perimeter and through the Property to ensure adequate shading and visual relief. The project will also include various amenities for the residents, including a pool and indoor and outdoor activity spaces.

Additionally, the proposed project, although higher in density, will be significantly less intense than a standard for rent, multi-family residential development on the Property. The impacts on the community will be significantly less, especially with respect to traffic (the majority of residents within the senior project do not drive or have cars) and noise. Therefore, the proposed site plan and senior living development is compatible with the area and appropriate for the Site.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 09/09/2021 **Application Number** 21-0511-SDR1 **Entity** LV

Company Name Kaempfer Crowell

Contact Name

Contact Mailing Address

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

Phone (702) 693-4215 **Mobile** **Fax** **Email**

Project Name Morning Star

Project Description 144 Multi-family units
(49 Assisted Living & 95 Sr. Apartments. 24 Convalescent Care units not included.)

APN's 138-31-210-008

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)		x 0.166=	0	x 0.093 =	0	x 0.131 =	0
Multi-Family Units (2)	144	x 0.139 =	20	x 0.065 =	9	x 0.074 =	11
Resort Condo Units (3)							
Total			20		9		11

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Bonner ES	765 Crestdale Ln	K-5	890	759	3/1/2021
Rogich MS	235 N. Pavilion Center Dr	6-8	1611	1686	3/1/2021
Palo Verde HS	333 Pavilion Center Dr	9-12	2589	2919	3/1/2021

*** CCSD Comments** Rogich MS and Palo Verde HS were over capacity for the 2020-2021 school year. Rogich MS was at 104.66% and Palo Verde HS was at 112.75% of program capacity. (**While it is understood this project is proposed as senior apartments, if the project should become something other than senior living the jurisdiction shall notify the District so that tracking information can be updated and potential impacts addressed.**)

☐ Approved ☐ Disapproved

21-0511-SDR1
Panther Alta Corner, LLC, Et Al

ES Hualapai Way, N of Alta Drive

Proposed 174 unit senior housing facility.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NURSING HOME [BEDS]	30	3.06	92
AM Peak Hour			0.17	5
PM Peak Hour			0.22	6

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [BEDS]	49	2.60	127
AM Peak Hour			0.19	9
PM Peak Hour			0.26	13

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [DU]	95	3.70	352
AM Peak Hour			0.20	19
PM Peak Hour			0.26	25

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	174		**571**
AM Peak Hour				**33**
PM Peak Hour				**44**

Existing traffic on all nearby streets:

Hualapai Way	
Average Daily Traffic (ADT)	17,471
PM Peak Hour	1,398
(heaviest 60 minutes)	

Alta Drive	
Average Daily Traffic (ADT)	13,199
PM Peak Hour	1,056
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Hualapai Way	44,468
Alta Drive	35,490

This project will add approximately 571 trips per day on Hualapai Wy. and Alta Dr. Currently, Hualapai is at about 39 percent of capacity and Alta is at about 37 percent of capacity. With this project, Hualapai is expected to be at about 41 percent of capacity and Alta to be at about 39 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 44 additional cars, or about three every four minutes.

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

DocuSign Envelope ID: 052DA56A-744C-4ED5-956B-30B4E76AA529

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0511-GPA1 AND 21-0511-SDR1

SUBJECT: APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

DocuSigned by:
0A4775CDE8C24C4...
Signature

10/6/2021
Date

Jonathan Rankin, SVP & CFO
Please Print Name

CD Holdings Company LLC, a Colorado limited liability company
By: Confluent Development, LLC, a Colorado limited liability company, its Manager
Company Name

Submitted after final agenda

RECEIVED
10/07/2021
ITEMS 19a-b
10/12/2021 PC

Sincerely,

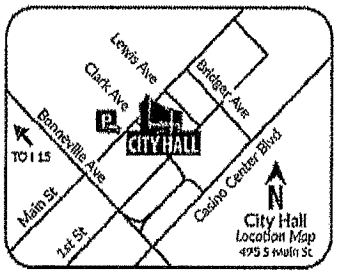
Eric McCammond
Sr. Management Analyst
Case Planning Division

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0511 and 21-0511-GPA1 and 21-0511-SDR1

Planning Commission Meeting of **10/12/2021**

21-0511
13736618003
J R B - T A T BAILEY FAMILY TR
BAILEY JOHN ROBERT TRS
8984 SPANISH RIDGE AVE
LAS VEGAS NV 89148-1302

139 HRDFNP1 89148

19a-b P

1/1

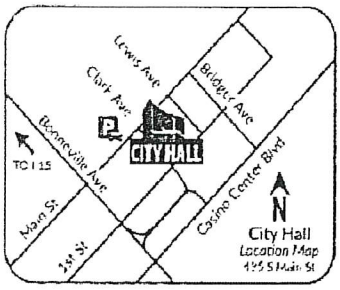
10/01/2021 4:15:28 PM MDT [DF0A54] From: Robert Leslie To: +17024647499 Faxed to you by Snapfax app

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0511 and 21-0511-GPA1 and 21-0511-SDR1

Planning Commission Meeting of **10/12/2021**

21-0511
13736615026
LESLIE ROBERT ALAN-HARRISON &
BENNETT JORDAN
10116 SUMMIT CANYON DR
LAS VEGAS NV 89144

19a-b P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
19a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0511-GPA1 - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL)

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
19b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0511-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 30-BED CONVALESCENT CARE FACILITY/NURSING HOME, 49-UNIT ASSISTED LIVING APARTMENTS AND 95-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
20

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

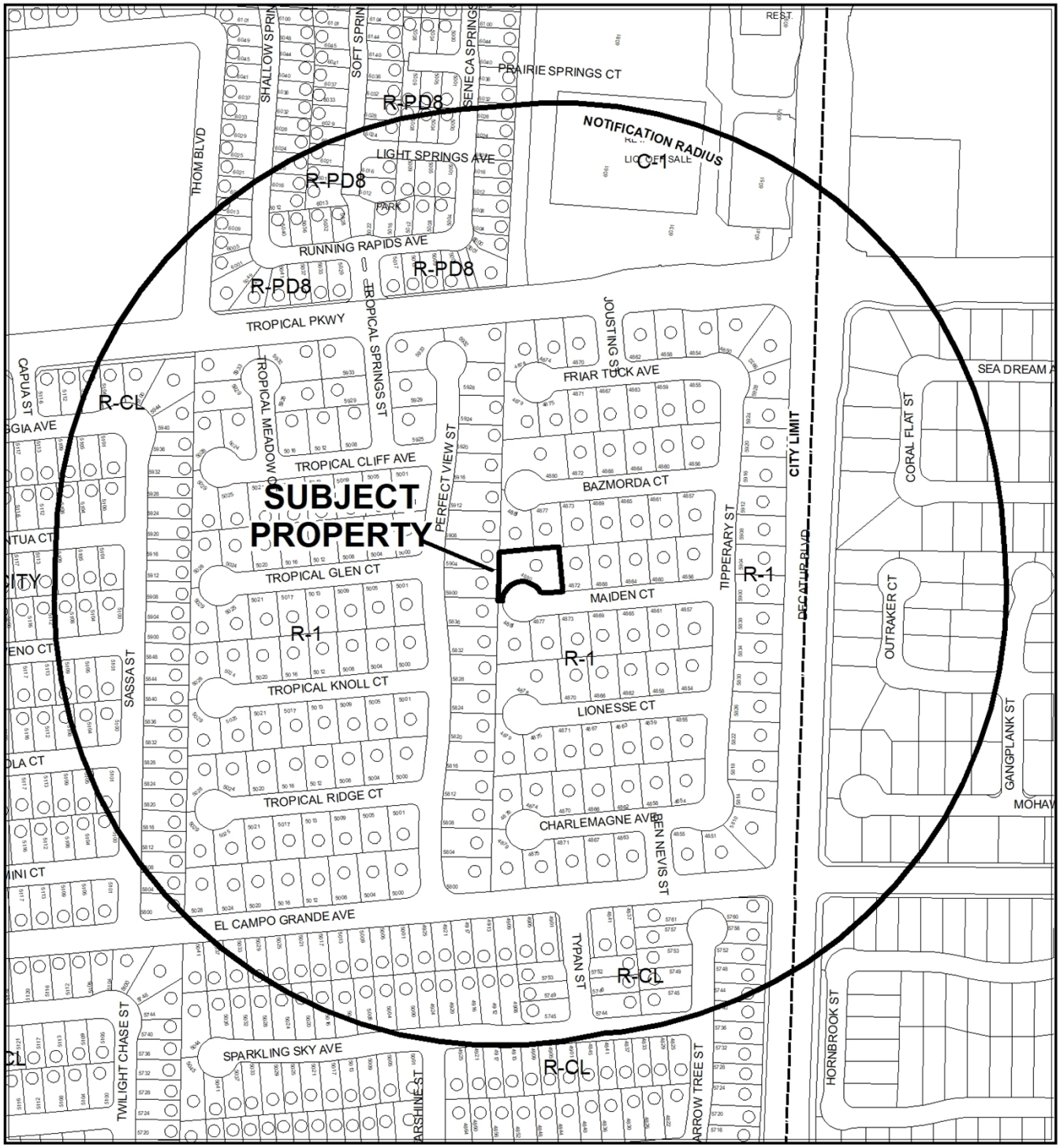
SUBJECT:
21-0513-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MICHAEL J. MECKLER - OWNER: MICHAEL AND ROCHELLE RAE MECKLER - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED EIGHT-FOOT TALL WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD SETBACK AREA on 0.28 acres at 4880 Maiden Court (APN 125-25-714-074), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

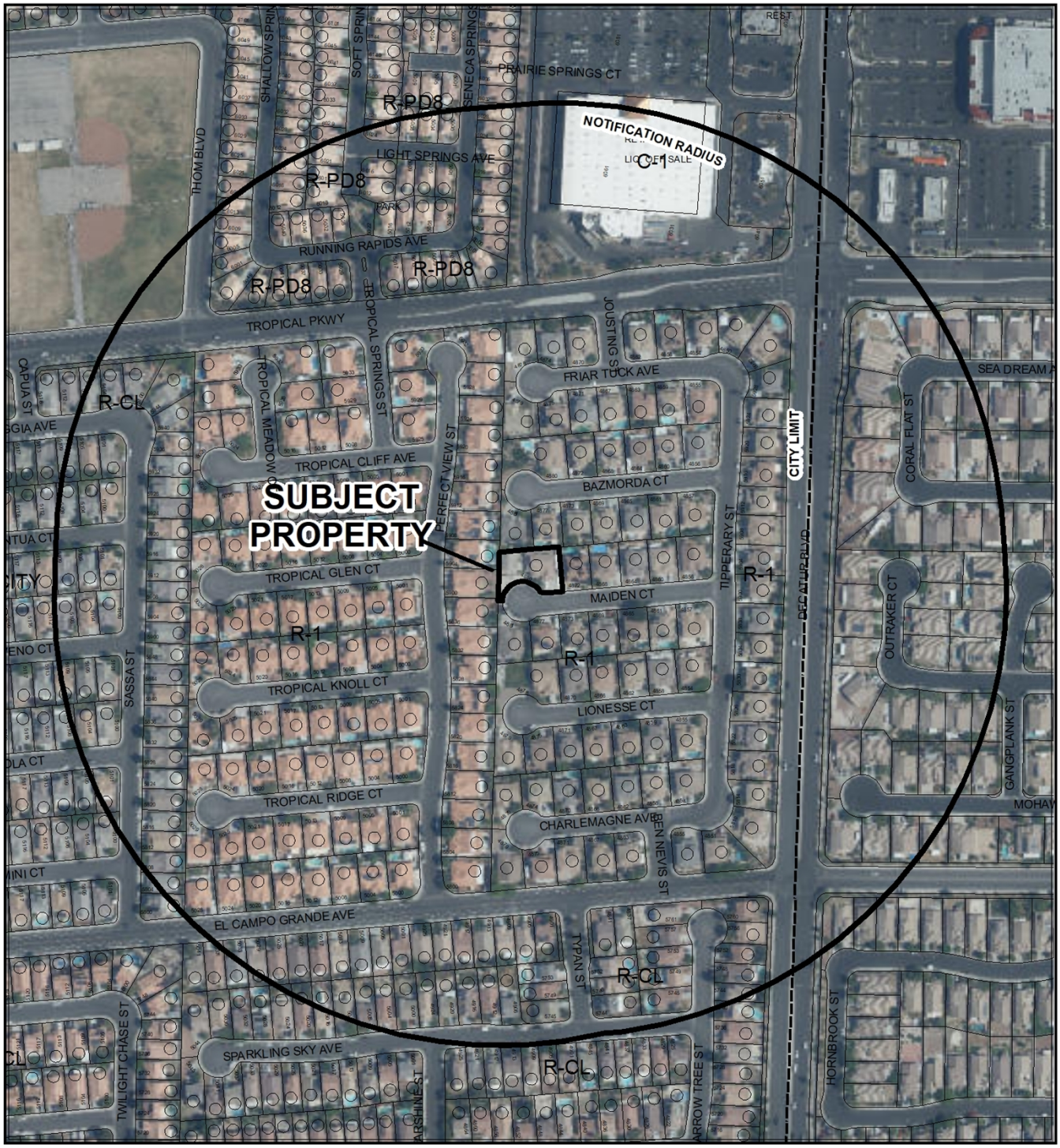
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Executed Confirmation Documentation and Support Postcard



CASE: **21-0513-VAR1**

RADIUS: 1000 FEET

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



CASE: **21-0513-VAR1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MICHAEL J. MECKLER - OWNER: MICHAEL AND ROCHELLE RAE MECKLER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0513-VAR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 387

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0513-VAR1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow a proposed eight-foot-tall wall/fence in the front yard setback area at 4880 Maiden Court.

ISSUES

- The proposed eight-foot-tall wall/fence exceeds the maximum five-foot height requirement outlined in Title 19.06.070.

ANALYSIS

The subject property is located in an R-1 (Single Family Residential) zoning district and is subject to the development standards in 19.06.070 of Title 19. The maximum front yard wall height in the R-1 (Single Family Residential) zone is five feet, consisting of a two-foot solid base and three feet that is open to visibility. The applicant is requesting a Variance to allow a proposed front yard wall and fence that ranges from to six to eight feet. The proposed wall elevation drawing depicts an eight-foot tall wrought iron gate and six-foot tall CMU block wall. The proposed wall will be located adjacent to the front (southern) perimeter of the site and will be setback seven-feet from the property line.

Based on the applicant's justification letter date stamped 08/19/21, the applicant has requested the additional front yard wall height, to productively use a little more of the land. Due to the irregular shape of the lot caused by the adjacent cul-de-sac, the rear and side yard is located adjacent the front of the site along Maiden Court. The applicant has indicated they are unable to fully use approximately 1,926 square-feet of area in the front yard. Furthermore, the applicant has indicated that the five-foot tall wall allowed by Title 19.06.070, would severely diminish security for the residence. Staff finds, that the applicant has a justifiable hardship which has been created by the subject sites irregular shape. Therefore, staff recommends approval of this request.

FINDINGS (21-0513-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

Staff finds that a unique circumstance has been presented due to the irregular shape of the lot caused by the adjacent cul-de-sac. Due to the hardship which has been created by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
05/14/64	The City Planning Commission approved a request for a Petition of Annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Boulevard.
10/26/98	The City Council approved a request for a Rezoning and Plot Plan Review (Z-0064-98) from R-E (Residence Estates) to R-1 (Single Family Residential) and R-PD8 (Residential Planned Development – 8 Units per Acre) on property located at the southwest corner of Decatur Boulevard and Tropical Parkway for a proposed 97-lot single family residential subdivision and a 170-unit townhouse development.
07/19/00	The City Council approved a request for a Rezoning and Plot Plan Review (Z-0026-00) from R-E (Residence Estates) to R-1 (Single Family Residential) on property located on the southwest corner of Tropical Parkway and Decatur Boulevard for a proposed 85-lot single family residential subdivision.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
10/13/14	A Code Enforcement case (#CE-146763) was processed for a very large detached garage being constructed on lot in neighborhood intended to use as a commercial garage for auto work at 4880 Maiden Court. The case was resolved on 10/14/14.
10/13/14	A Code Enforcement case (#CE-146803) was processed for a very large detached garage being constructed on lot in neighborhood intended to use as a commercial garage for auto work at 4880 Maiden Court. The case was resolved on 10/14/14.
10/20/14	A Code Enforcement case (#CE-147069) was processed for a detached garage in the rear yard that appears to be unpermitted at 4880 Maiden Court. The case was resolved on 10/21/14.
10/20/14	A Code Enforcement case (#CE-147077) was processed for a detached garage in the rear yard that appears to be unpermitted at 4880 Maiden Court. The case was resolved on 10/20/14.
12/02/14	A Code Enforcement case (#CE-148306) was processed for a homeowner that has a permit (#R-263566) in a single story community but is building a two story garage w/intent to do motor home repair business at 4880 Maiden Court. The case was resolved on 12/02/14.
07/28/15	A Code Enforcement case (#CE-157876) was processed for parking on front yard area at 4880 Maiden Court. The case was resolved on 08/11/15.

Most Recent Change of Ownership	
03/06/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/03/07	A building permit (#R-88184) was issued for a gas line at 4880 Maiden Court. The permit has not been finalized.
08/12/10	A building permit (#R-169937) was processed for a CLV block wall and gate at 4880 Maiden Court. The permit has not been issued.
07/08/14	A building permit (#R-263566) was issued for a detached garage at 4880 Maiden Court. The permit was finalized on 03/24/15.
10/15/14	A building permit (#R-271496) was issued for an electrical revision at 4880 Maiden Court. The permit was finalized on 10/21/14.

Pre-Application Meeting	
08/16/21	A pre-application meeting was conducted where the submittal requirements for a Variance application were discussed for a proposed eight-foot tall front yard wall/fence.

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

Field Check	
09/02/21	During a routine site inspection staff observed a well maintained single-family residence.

Details of Application Request	
Site Area	
Net 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	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family, Detached	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family, Detached	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family, Detached	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
West	Single-Family, Detached	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050:Rancho	Y
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	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*
Max. Front Yard Fence Height • Front	5 Feet	8 Feet	N*

* The applicant has requested a Variance (21-0513-VAR1) to allow an eight-foot tall wall/fence, where five feet is the maximum allowed.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Maiden Court	Local Street	Title 13	50	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) 4880 MAIDEN CT. LAS VEGAS NV. 89130

Project Name MECKLER WALL RELOCATION **Proposed Use** R-1

Assessor's Parcel #(s) #125-25-714-074 **Ward #** 6-FIORE

General Plan: Existing N/A Proposed N/A **Zoning:** Existing R-1 Proposed N/A

Additional Information REQUEST TO MOVE BLOCK WALL CLOSER TO STREET DUE TO IRREGULAR SHAPED LOT.

Property Owner MICHAEL J. MECKLER Contact OWNER

Address 4880 MAIDEN CT. City LAS VEGAS State NV Zip 89130

E-mail NVRGOODENUF@HOTMAIL.COM Phone 702-767-3907

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative Contact

Address City State Zip

E-mail Phone

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

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

Property Owner Signature Michael Meckler

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

Print Name MICHAEL MECKLER

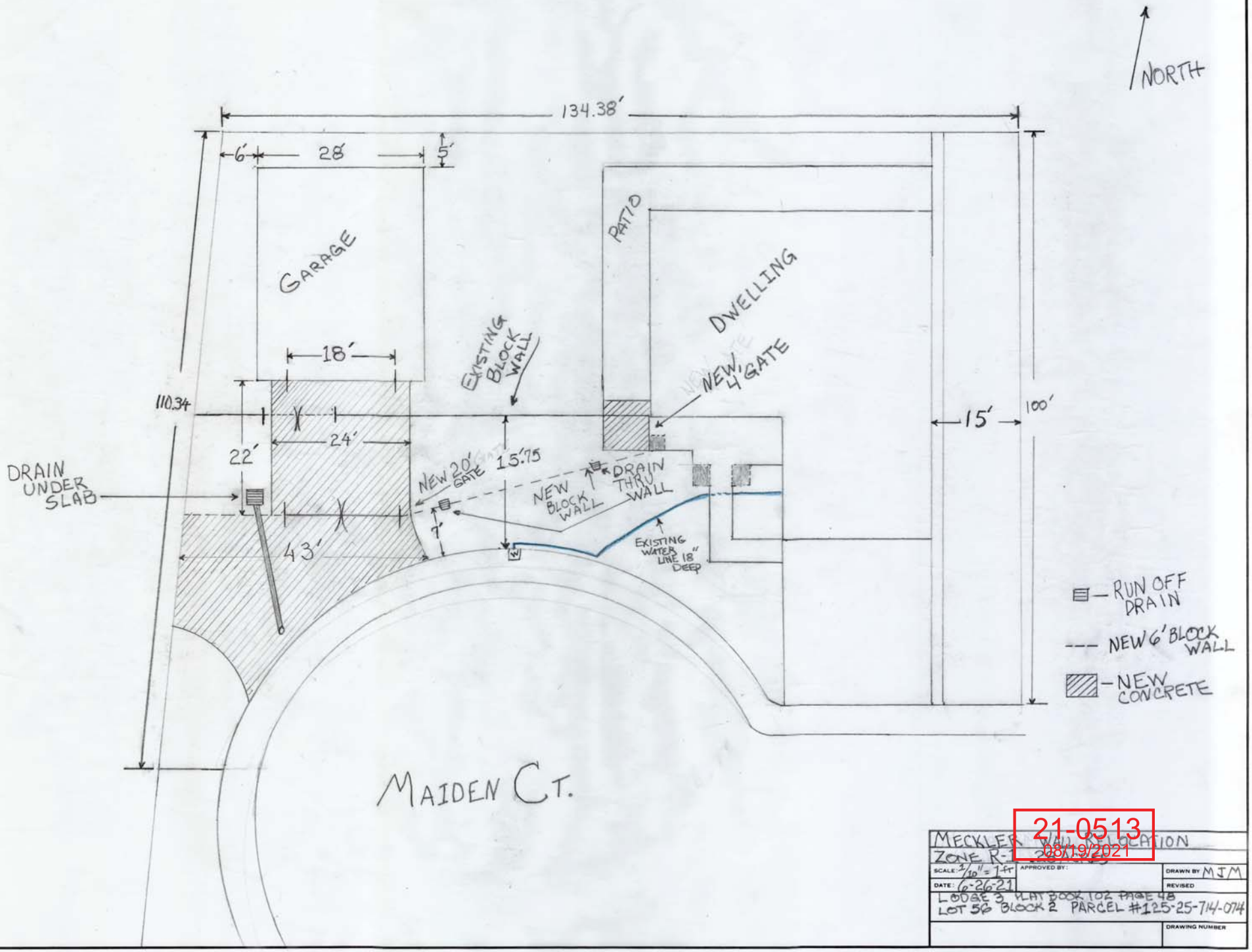
Subscribed and sworn before me State of Nevada County of Clark

This 18th day of August, 20 21 By Michael Meckler

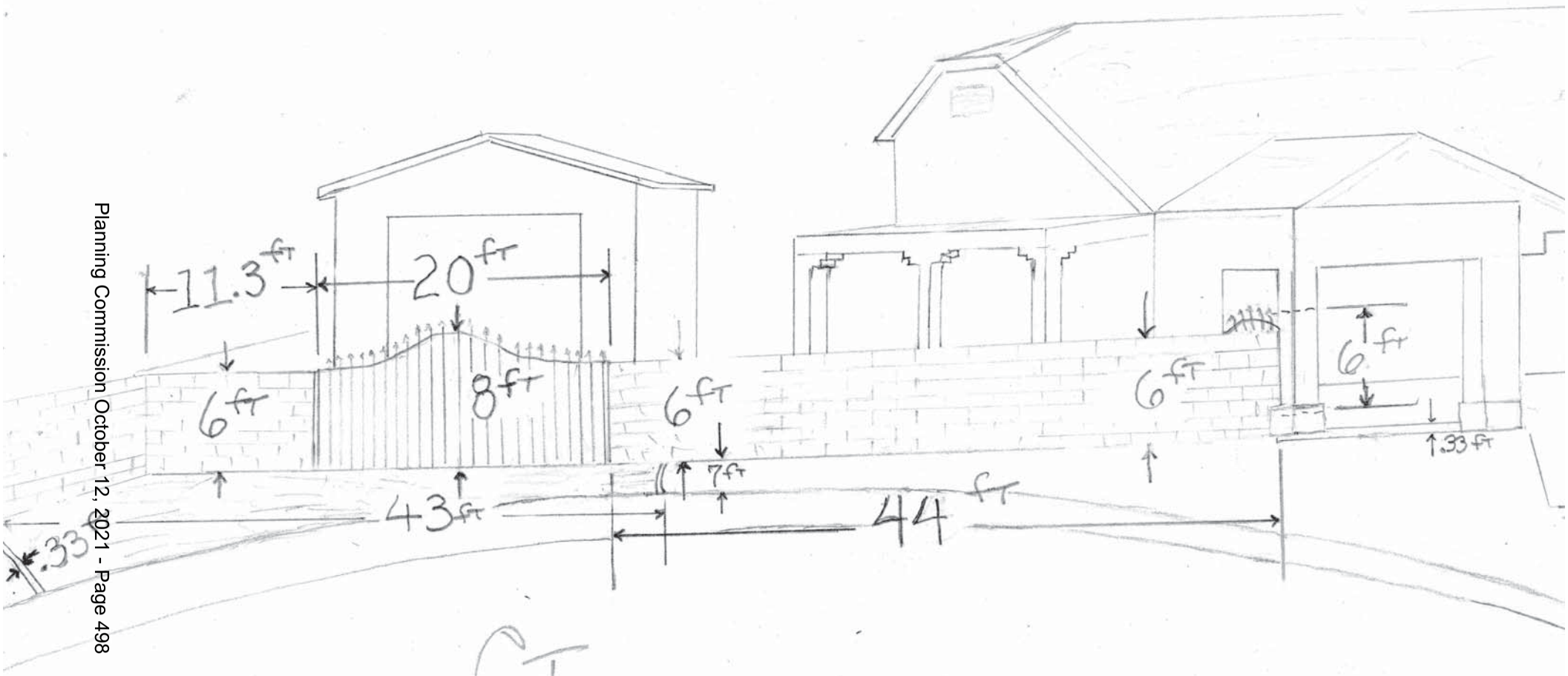
Notary Public in and for said County and State

CHAY PADILLA
Notary Public - State of Nevada
County of Clark
APPT. NO. 17-3715-1
My App. Expires Oct. 15, 2021

21-0513
08/19/2021



21-0513
08/19/2021



4880 MAIDEN CT.

ELEVATIONS

PROPOSED

MECKLER WALL RELOCATION
#125-25-714-074 | 8-5-21
ZONE R-1 SINGLE FAMILY
.28 ACRES | WALL COLOR LT. BROWN

21-0513
08/19/2021



21-0513-VAR1 - APPLICANT: MICHAEL J. MECKLER - OWNER: MICHAEL AND ROCHELLE RAE MECKLER
4880 MAIDEN COURT

08/26/2021



21-0513-VAR1 - APPLICANT: MICHAEL J. MECKLER - OWNER: MICHAEL AND ROCHELLE RAE MECKLER
4880 MAIDEN COURT

08/26/2021

Las Vegas Building Department

Letter of Intent for 4880 Maiden Ct.

I am here today to Ask for a Variance to move my Front Wall a Little Closer to the Street and put in a Larger Gate and some Concrete Driveway. (see plans)

The Reason I am Asking is to be able to Productively use a Little more of the Land my Spouse and I have purchased. Our Lot is Oddly Shaped. As it Stands, Due to the Irregular shape of Our lot caused by the Offset of the cul-de-sac to the North, we are Unable to fully use the Property We Own (Approximately 1926 square ft). A 3 ft wrought iron and 2 ft block wall will not work due to this being Our side yard and that would Severely Diminish Security.

If You allow Our request, I would dig up the old wall and Start the new 6-foot solid block wall at front pillar of front porch as shown on Plans. The 20-foot gate with an 8ft peak in center will Exactly Match the other Gate I installed on the east driveway and will pour concrete as per Plans.

Thank You

Michael J Meckler

21-0513
08/19/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0513-VAR1

SUBJECT: APPLICANT: MICHAEL J. MECKLER - OWNER: MICHAEL AND ROCHELLE RAE MECKLER

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

Michael Meckler — Signature

10-12-21 — Date

MICHAEL MECKLER — Please Print Name

Company Name

Submitted after final agenda

RECEIVED
10/12/2021
ITEM 20
10/12/2021 PC

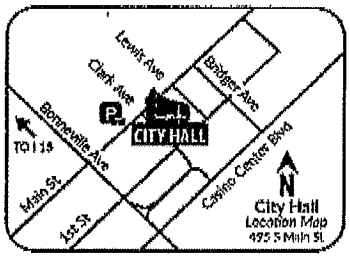
Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

21-0513-VAR1
Planning Commission Meeting of **10/12/2021**

21-0513-VAR1
12525714110
DAVIGNON CHRISTOPHER & ERICA
5904 TIPPERARY ST
LAS VEGAS NV 89130-7286

20A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
21

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

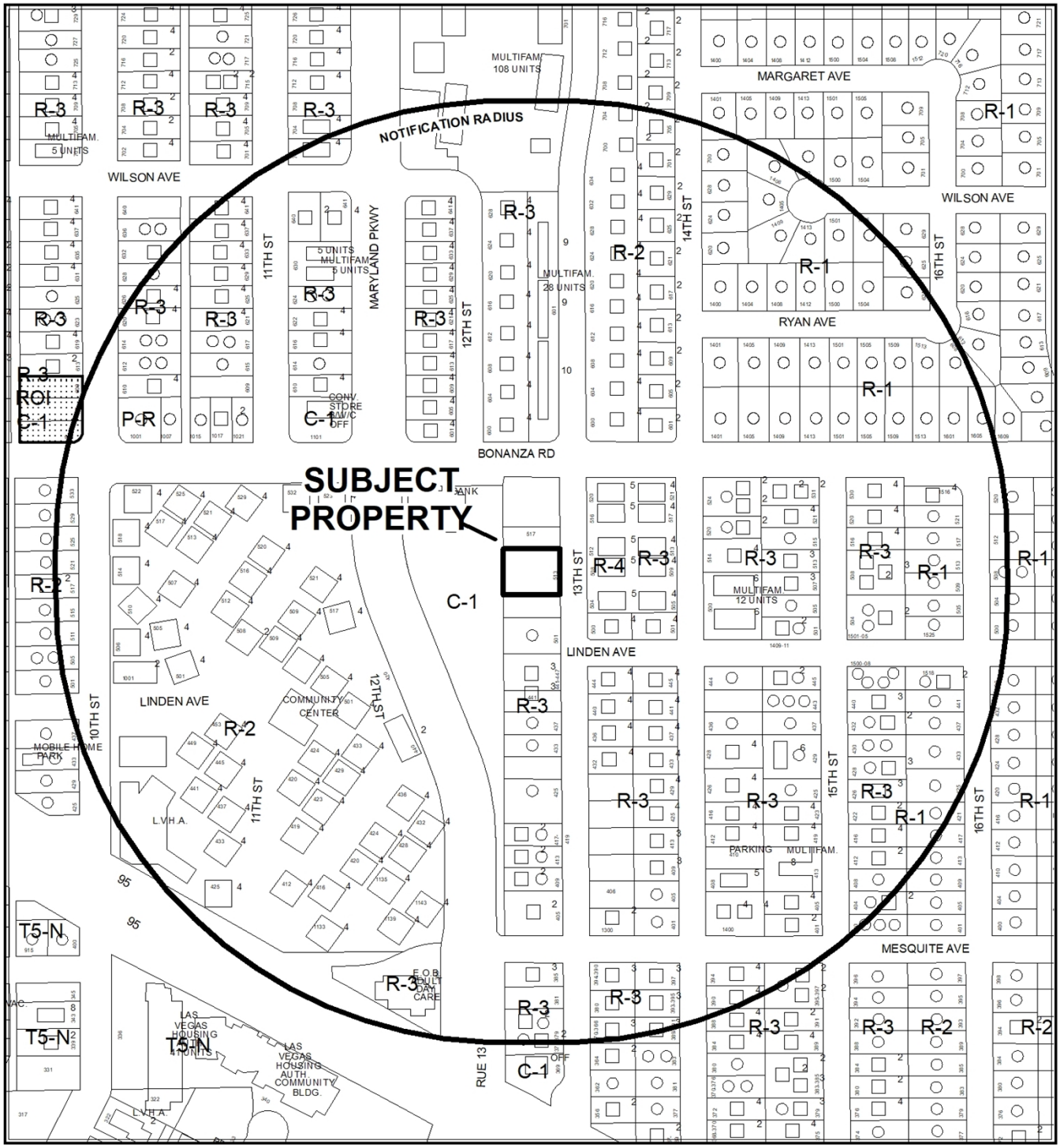
SUBJECT:
21-0533 - PUBLIC HEARING - APPLICANT/OWNER: BENCHMARK 13TH ST INVESTMENT, LLC - For possible action on the following Land Use Entitlement project requests on 0.29 acres on the west side of 13th Street, approximately 160 feet south of Bonanza Road (APN 139-35-111-003), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 21-0533-SDR1
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0533-SDR1
8. Submitted after Final Agenda – Executed Confirmation Documentation



0 255 510

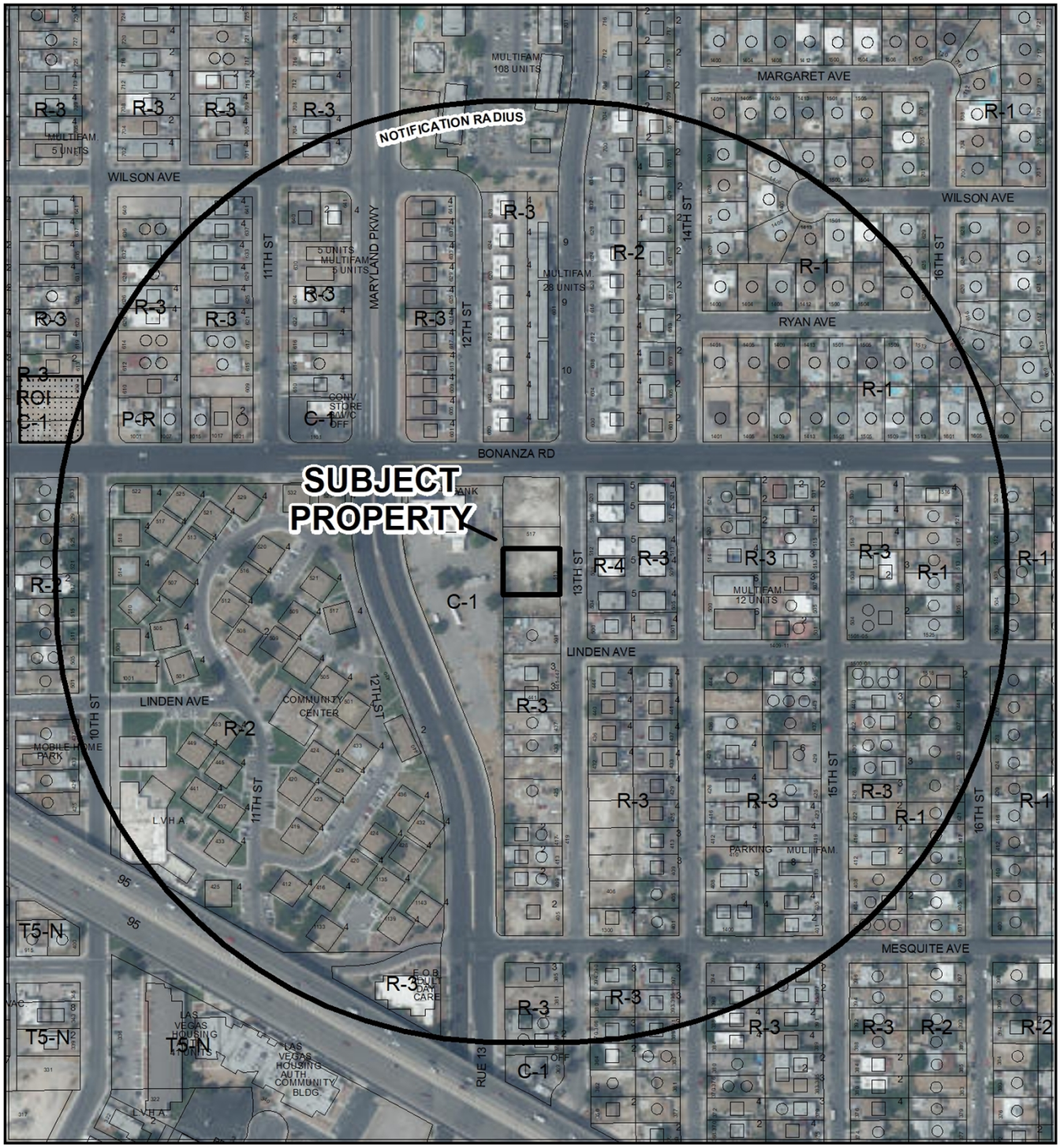
Feet

CASE: 21-0533

RADIUS: 1000 FEET

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

N



0 255 510 Feet

CASE: 21-0533

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 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BENCHMARK 13TH ST INVESTMENT, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0533-VAR1	Staff recommends APPROVAL, subject to conditions:	
21-0533-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0533-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 240

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0533-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a maximum 16-foot tall perimeter wall along the west property line with a retaining wall of up to 12 feet, and maximum 14-foot tall perimeter walls along the north and south property lines with retaining walls of up to 10 feet where 12-foot walls with up to six feet of retaining are allowed.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0533-SDR1) shall be required, if approved.

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

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

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

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

21-0533-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0533-VAR1) shall be required, if approved.

2. Prior to issuance of permits, an agreement satisfactory to the City Attorney shall be recorded stating the terms and conditions allowing for shared parking and refuse control between Lots 4 and 5, Block 4 of 14th Street City Addition to the City of Las Vegas (Book 1, Page 82 of Plats).

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/23/21, except as amended by conditions herein.

5. A Waiver from Title 19.06.110 is hereby approved, to allow zero-foot perimeter landscape buffers along the north and south interior and exterior lot lines where five feet is required.

6. An Exception from Title 19.08.110 is hereby approved, to allow no trees in the parking lot where four, 24-inch box shade trees are required.

7. An Exception from Title 19.08.110 is hereby approved, to allow one tree in the perimeter buffer along the west property line where four, 24-inch box trees are required.

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

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

10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

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

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

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

Public Works

16. Concurrent with development, construct all incomplete half-street improvements on 13th Street. 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.

17. If a mapping action to consolidate the lots for this site is not recorded, provide proof of perpetual, irrevocable vehicular access rights between the two existing lots.

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

19. Submit a License Agreement for landscaping and private improvements in the 13th Street public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

20. If a gate is subsequently constructed, access to this site shall be by remote operated devices. No call box will be allowed.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to construct two multi-family residential buildings containing a total of eight units on vacant land on the west side of 13th Street, approximately 160 feet south of Bonanza Road.

Building A is proposed to be located on the south side of the property and is three stories tall with four, two-bedroom units.

Building B is proposed to be located on the north side of the property and is two stories tall with four, two-bedroom units.

ISSUES

- The subject property is mapped as two separate legal lots. Staff typically requests for sites in this situation to remap (combine) the lots to eliminate conflicts with zoning and building code regulations. In this particular case, the existing lot line will not intersect any proposed building or structure. The applicant has indicated that each building is intended to be located on its own lot. Because of this requested arrangement, parking, access and trash facilities must be shared between both lots. Conditions of approval from both Planning and Public Works address this issue.
- The site has a natural downslope of about 10 percent from west to east. A Variance is requested to allow up to a 16-foot tall wall along the west property line with up to 12 feet of retaining, and up to 14-foot tall walls along the north and south property lines with up to 10 feet of retaining where 12-foot walls with up to six feet of retaining is allowed. Staff recommends approval of the Variance request.
- A Waiver is requested to allow zero-foot perimeter landscape buffers along the north and south interior and exterior lot lines where five feet is required. Staff recommends approval of the request.
- An Exception is requested to allow no trees in the parking lot where four, 24-inch box shade trees are required. Staff approves the Exception.
- An Exception is requested to allow one tree in the perimeter buffer along the west property line where four, 24-inch box trees are required. Staff approves the Exception.

ANALYSIS

The General Plan designation for this area is MXU (Mixed Use), which allows for a range of commercial zoning districts and residential zoning districts, permitting densities that are greater than 25.49 dwelling units per acre. This designation may phase into another category in the future per the Las Vegas 2050 Master Plan. The current zoning is R-3 (Medium Density Residential), which allows for up to 50 dwelling units per acre. This proposal is for 27.59 dwelling units per acre in conformance with Title 19. The R-3 zoning district allows for a variety of multi-family residential units such as duplexes, townhomes and medium density apartments. The Las Vegas 2050 Master Plan encourages developments focusing on infill and redevelopment areas containing compact projects with walkable access to jobs, amenities, education, services and transit.

Title 19 building height, setback and parking requirements are satisfied for this request. Residential adjacency standards do not apply for this site. Both buildings are situated such that the setback area is to be used for open patios attached to the units at the ground floors, with walls/fences separating the patios.

There are a number of deviations from the Unified Development Code that are requested relating to perimeter walls and landscaping. The natural grade on this site drops approximately 10 percent from west to east. The slope is more severe near the west property line, approaching 35 percent. The applicant has therefore proposed retaining walls parallel to the west (rear) property line as tall as 12 feet with an overall wall height of up to 16 feet, both of which exceed Title 19 requirements for slopes greater than two percent. The deviation is 100 percent from the standard with regard to retaining walls and 25 percent with regard to the overall height of perimeter walls. Retaining walls along the north and south property lines are also expected to exceed six feet and taper down in height from west to east. Staff recommends approval of the accompanying Variance request, given the steep grade of the site with little to no additional space to construct secondary, stepped walls. The site would be graded in such a way that only a small portion of the retaining wall and a four-foot wrought iron fence would be visible from the neighboring properties.

Perimeter landscaping is provided within buffers on the west and east sides of the site. Trees are not provided within the west buffer to avoid conflicting with an existing NV Energy easement. Staff approves the Exception for this reason. As the proposed individual patios are placed where the landscape buffers on the north and south should be, a Waiver is requested to allow no buffers along the north and south perimeters. Staff recommends the Waiver be approved, as the patios allow for private open space. The applicant has provided space in each patio for a 24-inch box tree, although these cannot be counted toward buffer tree requirements. An Exception is also requested to allow no trees in the parking lot where trees are required at the end of each parking row. Staff approves this Exception, as space must be provided for a trash enclosure and access to the enclosure. Shrubs are proposed in the areas adjacent to the trash enclosure. Parking spaces will be covered by attached shade structures.

The subject property is mapped as two separate legal lots. Staff typically requests for sites in this situation to remap (combine) the lots to eliminate conflicts with zoning and building code regulations. In this particular case, the existing lot line will not intersect any proposed building or structure. The applicant has indicated that each building is intended to be located on its own lot. Because of this requested arrangement, parking, access and trash facilities must be shared between both lots. Conditions of approval from both Planning and Public Works address this issue to ensure access, parking, and trash facilities cannot be blocked from one portion of the site.

The proposed multi-family residential development is compatible with commercial development to the west, existing multi-family residential development to the east and planned medium density residential uses to the north and south. Staff supports the requested Variance, Waivers and Exceptions due to site characteristics. Therefore, staff recommends approval of the Site Development Plan Review with conditions.

FINDINGS (21-0533-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

The subject site is constrained by steep slopes that approach 35 percent near the west property line. Although the proposed buildings are compact, there is very little room to provide smaller, stepped walls to mitigate the grade on the west, north and south perimeter. The applicant's request for a Variance is therefore warranted.

FINDINGS (21-0533-SDR1)

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

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

   The proposed eight-unit multi-family development is designed at a scale and density that is compatible with existing multi-family and commercial 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 consistent with the General Plan for this area. The project as proposed requires a variance to allow perimeter walls that exceed Title 19 height requirements. Waivers are also requested to allow individual patios in lieu of perimeter landscape buffers on the north and south sides of the site. Staff supports these deviations from the adopted standards under the circumstances related to the characteristics of the site. The proposed development is designed to be compatible with the scale envisioned for future development in this area, which is located near a major transit corridor in Maryland Parkway.

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

   Access to the site from 13th Street will not negatively impact traffic in this neighborhood. Traffic Engineering estimates that approximately 59 vehicle trips per day would be added on 13th Street, Bonanza Road and Maryland Parkway as a result of this development. This roughly works out to four additional vehicles, or about one vehicle every 15 minutes.

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

   The proposed building and landscape materials are drought tolerant and appropriate for this area of the city.

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

   The proposed building elevations create an orderly and aesthetically pleasing environment, and are harmonious and compatible with multi-family development in this area.

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

   Development of this site 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.	
06/05/02	The City Council approved a request for a Site Development Plan Review (SD-0012-02) for a proposed 20-unit multi-family residential development consisting of five 4-plex apartment buildings and a reduction in the amount of required perimeter and parking lot landscaping on 0.91 acres located adjacent to the southwest corner of Bonanza Road and 13th Street. The Planning Commission and staff recommended approval. The approval expired 06/05/04.
01/17/08	Code Enforcement issued a Notice and Order to the owner of the property at 513 North 13th Street to abate a dangerous building and demolish an abandoned duplex residential building. The City had the building demolished 11/13/08.

Most Recent Change of Ownership	
05/14/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/05/67	A building permit (38633) was issued for a 36 square-foot prefabricated storage building in the rear of an existing single family dwelling at 513 North 13th Street. A final inspection was completed 12/04/67.
11/03/08	A building permit (127438) was issued for demolition of an existing single family dwelling at 513 North 13th Street. A final inspection was not documented.
06/29/21	Application (L21-01275) was made for civil improvement plan review for a proposed eight-unit multi-family residential development at 513 North 13th Street. Plans have not yet been accepted for review and are pending approval of a site development plan review.

Pre-Application Meeting	
08/03/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. It was determined that a Variance application would be necessary to allow perimeter walls that exceed Title 19 requirements and that waivers would be needed to allow reductions in perimeter landscape buffers. The applicant stated that he does not intend to combine the existing lots on this site.

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

Field Check	
09/07/21	The site is not developed and is enclosed with temporary chain link fencing. Some weeds and overgrowth of existing trees were noted. There was some graffiti evident on the existing rear wall. The front of the property outside the fence contains a mature palm tree and the remnants of a stairway leading from the street into the property.

Details of Application Request	
Site Area	
Net Acres	0.29

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped (cleared)	MXU (Mixed Use)	R-3 (Medium Density Residential)
North	Undeveloped (cleared)	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Undeveloped (cleared)	MXU (Mixed Use)	R-3 (Medium Density Residential)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
West	Financial Institution, General	MXU (Mixed Use)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2020 Master Plan Area: Downtown Las Vegas	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area – 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, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	12,690 SF	Y
Min. Lot Width	N/A	100 Feet	N/A
Min. Setbacks • Front • Side • Rear	 10 Feet 5 Feet 20 Feet	 11 Feet 5 Feet 20 Feet	 Y Y Y
Max. Density	50 du/ac	27.6 du/ac	Y
Min. Distance Between Buildings	10 Feet	59 Feet (26 Feet between shade structures)	Y
Max. Lot Coverage	N/A	48 %	N/A
Max. Building Height	5 stories/55 feet	3 stories/39 feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof	Y
Mech. Equipment	Screened	Screened	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 / 20 Linear Feet	5 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	3 Trees	4 Trees	Y
• West	1 Tree / 20 Linear Feet	4 Trees	1 Trees	N
TOTAL PERIMETER TREES		**17 Trees**	**5 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		0 Feet	N**
• South	5 Feet		0 Feet	N**
• East	10 Feet		11 Feet	Y
• West	6 Feet		6 Feet	Y
Wall Height (perimeter)	Max 6’ Retaining/8’ screening (12’ total)		7-16 Feet total height along west, north and south PL	N***

*Applicant is requesting an Exception. See Exception table below.
**Applicant is requesting a Waiver. See Waiver table below.
***Applicant is requesting a Variance.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
13th Street	Minor Collector	Title 19.04 Complete Streets	40	N

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential: 2BR	8 units / 2 bedrooms each	1.75 spaces per unit	14				
Multi-Family Residential: Guest Parking	8 units	1 space per 6 units	2				
TOTAL SPACES REQUIRED			16		16		Y
Regular and Handicap Spaces Required			15	1	15	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
R-3 District: 6' perimeter landscape buffers along interior lot lines (or building setback if less restrictive)	To allow zero-foot perimeter landscape buffers along the north and south interior and exterior lot lines (if approved, no trees are required)	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Parking lot: One 24" box shade tree per 6 uncovered spaces, plus one tree at end of each parking row (4 total trees, 2 in each row)	To allow no trees in the parking lot	Approval
Perimeter: One 24" box tree per 20 feet in buffers (17 total trees required)	To allow one tree in the west buffer where 4 are required (4 trees provided in east buffer)	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 513 North 13th Street, Las Vegas, NV 89101

Project Name Aurora Apartments **Proposed Use**

Assessor's Parcel #(s) 139-35-111-003 **Ward #**

General Plan: Existing MXU Proposed n/a **Zoning:** Existing R-3 Proposed n/a

Additional Information

Property Owner Benchmark 13th Street Investment LLC Contact Bruce Langson

Address 7475 West Sahara Avenue, #100 City Las Vegas State NV Zip 89117

E-mail blangson@gmail.com Phone 702-265-1735

Applicant Benchmark 13th Street Investment LLC Contact Bruce Langson

Address 7475 West Sahara Avenue, #100 City Las Vegas State NV Zip 89117

E-mail blangson@gmail.com Phone 702-265-1735

Representative Balova Engineering Contact Petya Balova

Address 7495 West Azure Drive, Suite 140 City Las Vegas State NV Zip 89130

E-mail petya@balovaengineering.com Phone 702-682-1706

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 JACK Woodcock

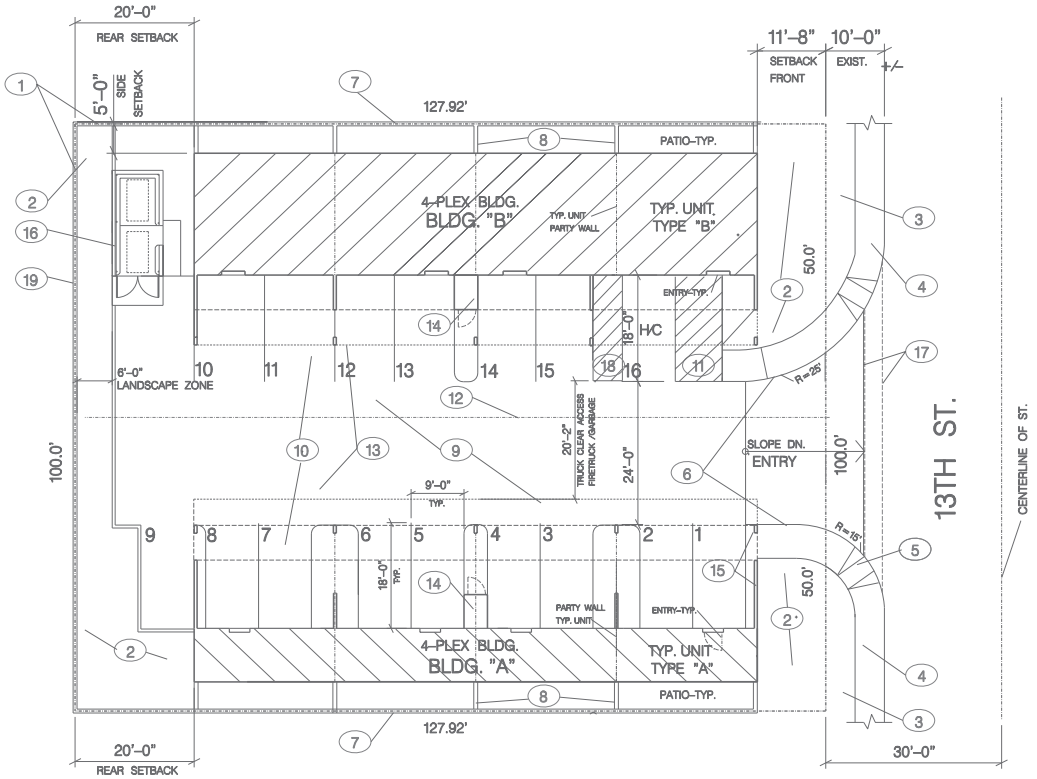
Subscribed and sworn before me

This 23rd day of August, 20 21

Notary Public in and for said County and State

LINDA HAYES
Notary Public, State of Nevada
No. 08-8328-1
My Appt. Exp. Oct. 17, 2024

21-0533
08/23/2021



SITE PLAN

1"=10'-0"

KEYNOTES

1. PROPERTY LINES
2. LANDSCAPE AREA
3. CITY STREET EASEMENT AREA
4. NEW 5' WIDE CONC. SIDEWALK
5. NEW CURB CUT H/C RAMP
6. LOW CONC. RETAINING WALL
7. 6' HIGH STUCCOED CONC. BLK. WALL
8. 6' HIGH STUCCOED CONC. BLK.PATIO PRIVACY WALL
9. ASPHALT DRIVEWAY
10. PARKING SPACES
11. 5' WIDE H/C ACCESS AISLE
12. EXISTING INTERIOR PROPERTY LINE
13. DECK LINE ABOVE
14. FIRE SPRINKLER RISER ROOM
15. STUCCOED FIN WALLS
16. TRASH ENCLOSURE W/MTL. TRELLIS ROOF
17. H/C CROSSING AREA
18. 5'-0" W. H/C ACCESS AISLE.
19. RETAINING WALL. SEE CIVIL DRAWINGS.

SITE TABULATION

APN# 139-35-111-003
ZONING: LIMITED MULTIPLE RESIDENCE DISTRICT R-3
LOT SIZE: .29 ACRE
TOTAL NUMBER OF APARTMENTS: 8
UNITS PER ACRE: 28
PARKING SPACES REQUIRED: 16 (1.5 SPACES PER UNIT and 1/4 GUEST PARKING)
PARKING SPACES PROVIDED: 16

21-0533
08/23/2021

REVISIONS	BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

2160 w. Charleston Suite J
Las Vegas, NV 89102

SITE PLAN

Date:
Scale: 1"=10'-0"
Drawn:
Job:
Sheet
A-1
OF

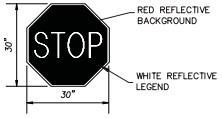
Planning Commission October 12 2021 - Page 524

BASIS OF BEARING

NORTH 00°09'28" WEST
BEING THE BEARING OF THE CENTERLINE OF 13TH STREET AS SHOWN IN FILE 201 OF SURVEYS, PAGE 46, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



R1-1 STOP SIGN
NOT TO SCALE

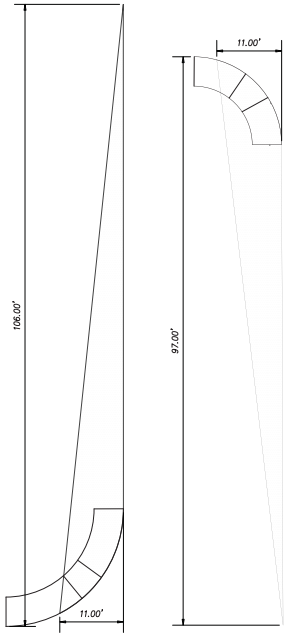
NOTES:

1. REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS) UNDER THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY TO CITY OF LAS VEGAS SATISFACTION. ALL MATERIALS USED SHALL MEET CLARK COUNTY'S SPECIFICATIONS, OR WILL BE AN APPROVED EQUIVALENT.

2. 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 ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.

TRAFFIC QUANTITIES

#	ITEM	UNIT	QNTY PUBLIC	QNTY PRIVATE
1	INSTALL HC PARKING SPACE SIGN "MIN $250 FINE FOR USE BY OTHERS NRS 484.408"	EA	—	1
2	INSTALL R1-1 "STOP" SIGN (TO BE PRIVATELY MAINTAINED) SEE DETAIL THIS SHEET	EA	—	1



SIGHT VISIBILITY ZONE

Call before you Dig
AVOID HITTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR 1-800-642-2444

FAST Call before UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWERLINES. IT'S COSTLY.
Call Before You OverHead
1-702-227-2929

BALOVIA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-682-1706

REV:	DATE:	BY:	REVISION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, UNTIL SIGNED BY THE PREVAILING ENTITIES THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE OWNER/DEVELOPER/CONTRACTORS RISK.

AURORA APARTMENTS
HORIZONTAL CONTROL

513 N. 13TH STREET
LAS VEGAS, NV 89101

DESIGNED BY:	PB
CHECKED BY:	PB
DATE:	08/21/21
JOB #:	21-BONANZA
APN:	139-35-111-003
SECT 35 T 20S R 61E	
SCALE:	HORIZ 1" = 10'

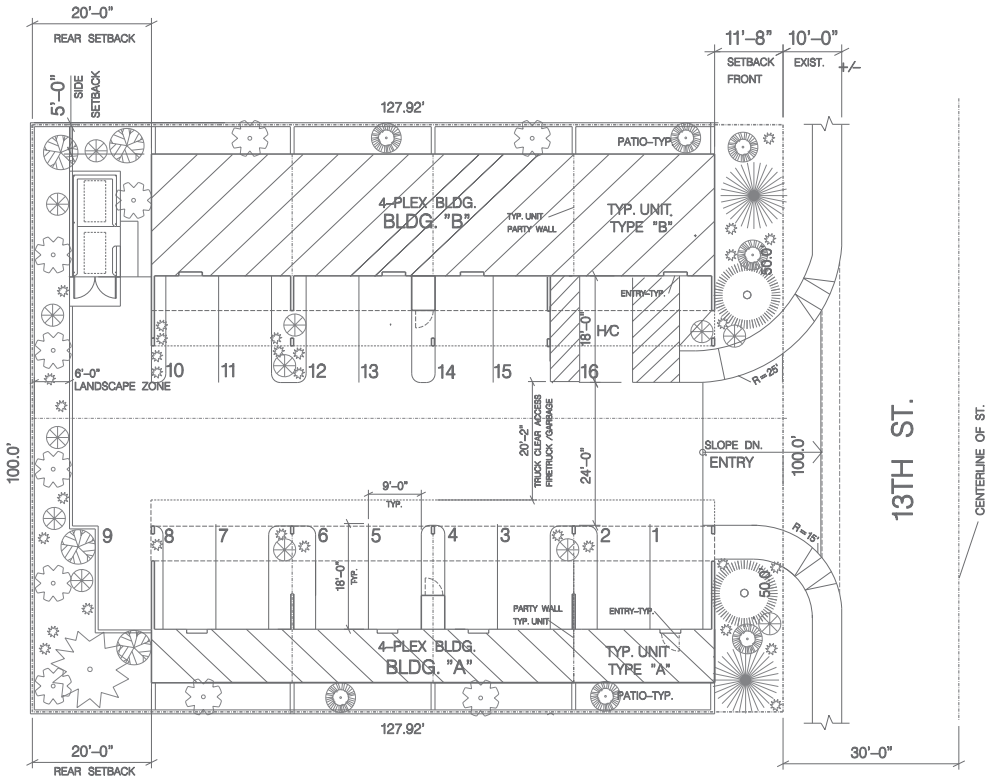
PETYA BALOVIA
Exp. 12-31-22
CIVIL
No. 16489
STATE OF NEVADA
PROFESSIONAL ENGINEER

SHEET #
HC
7 OF 8

PLANT LEGEND

SYMBOL	COMMON NAME
	TEXAS EBONY TREE (PITHECELLOBIUM FLEXICAULE)–24" BOX SIZE
	BLUE PALO VERDE TREE (CERCIDIUM FLORIDUM)–24" BOX SIZE
	DESERT WILLOW TREE (CHILOPSIS LINEARIS)–24" BOX SIZE
	BRITTLE BUSH SHRUB (ENCELIA FARINOSA)–5 GAL. SIZE
	TEXAS RANGER SHRUB (LEUCOPHYLLUM FRUTESCENS)–5 GAL. SIZE
	RED SAGE SHRUB (SALVIA GREGGII)–5 GAL. SIZE
	CALYLOPHUS GROUND COVER (CALYLOPHUS HARTWEGII)–1 GAL. SIZE
	GROUND MORNING GLORY GROUND COVER (CONVOLVULUS MAURITANICUS)–1 GAL. SIZE

*NOTE: GROUNDCOVER MATERIAL IN ALL LANDSCAPE AREAS TO BE "MOJAVE GOLD" LANDSCAPING GRAVEL– 7/8" SIZE



LANDSCAPE PLAN

1" = 10'–0"

21-0533
08/23/2021

Planning Commission October 12, 2021 - Page 525

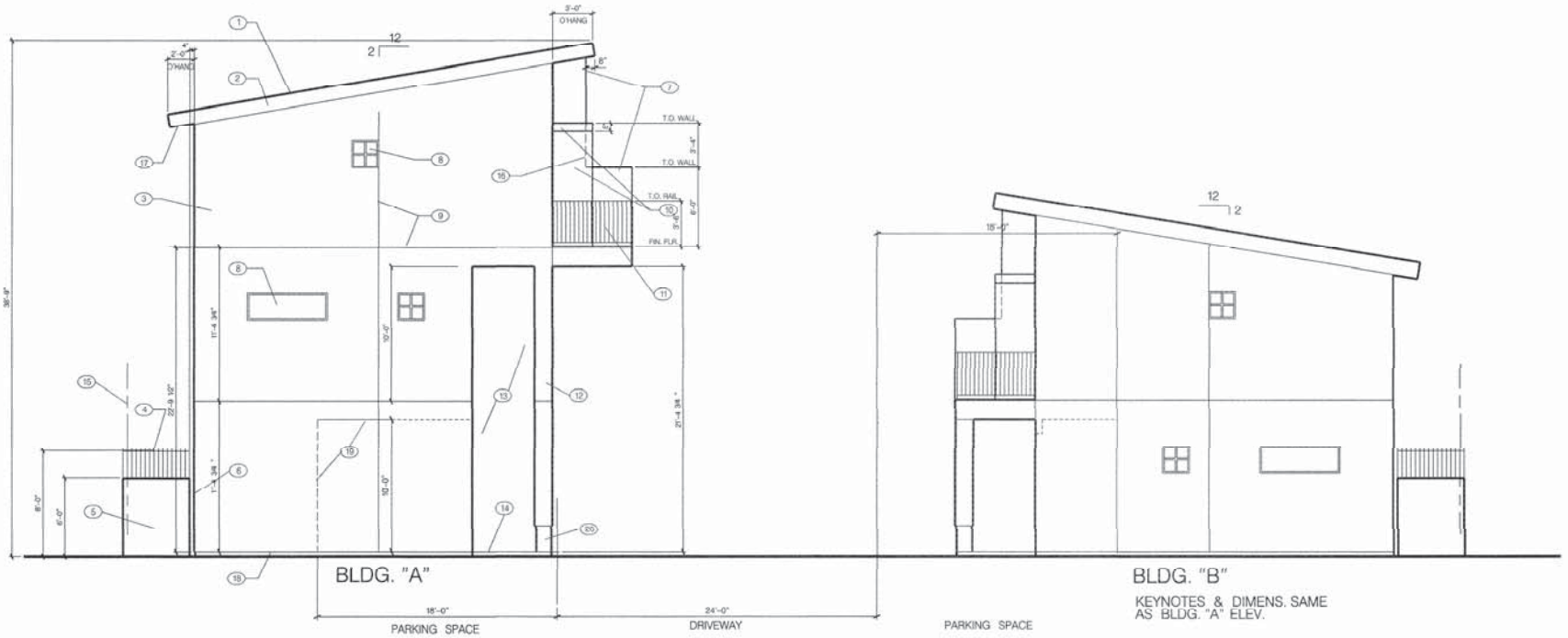
REVISIONS	BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-9952
2980 w. Charleston Suite J
Las Vegas, NV 89102

LANDSCAPE PLAN

Date:
Scale: 1" = 10'–0"
Drawn:
Job:
Sheet
A–2
of



KEYNOTES

1. STANDING SEAM MTL ROOF
2. MTL. FASCIA
3. STUCCO - SAND FINISH TYP.
4. W.I. FENCE W/SPIKED TOP PICKETS
5. STUCCOED CONC. BLK. WALL
6. 6" WIDE OPEN GAP BETWEEN BLK. WALL & BLDG. FACE
7. STUCCOED DECK PRIVACY SCREEN WALLS BEYOND
8. BLACK FRAMED WINDOW - TYP.
9. STUCCO EXPANSION JOINT LINE
10. STUCCOED FIN. WALL & SUNSHADE ELEMENT
11. MTL. RAILING @ 3'-6" A.F.F. OF DECK W/ VERT. PICKETS SPACED @ 4"O.C.
12. STUCCOED FIN. WALL
13. OPEN AREA
14. CONC. PARKING SPACE SLAB
15. PROPERTY LINE
16. LINE OF DECK SCREEN WALL BEYOND
17. STUCCOED EAVE SOFFIT
18. CONT. STUCCO SOFFIT - TYP.
19. WALL & CEILING LINES BEYOND
20. 2' HIGH (A.F.F. OF APT.) CONC. STEM WALL

BLDGS. "A" & "B" EAST ELEVATION

1/4" = 1'-0"

21-0533
08/23/2021

REVISIONS	BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

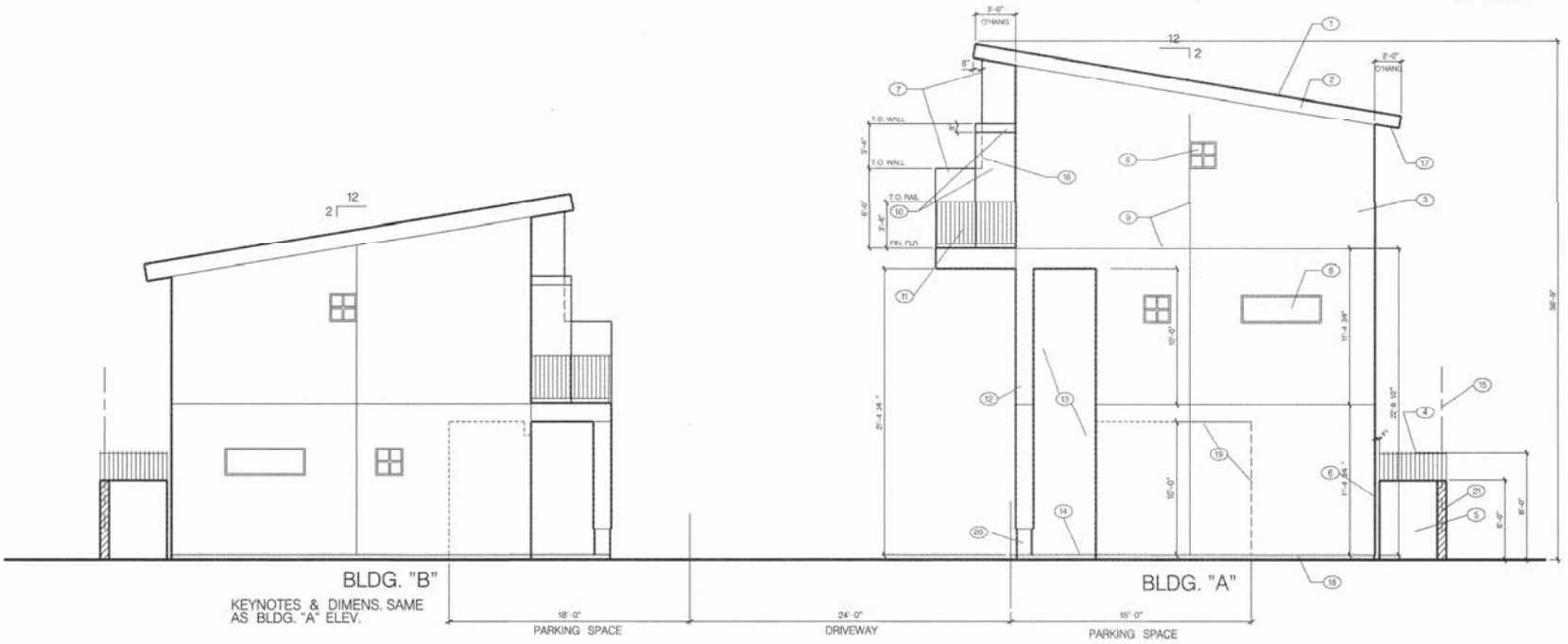
ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BLDGS. "A" & "B" EAST ELEVATION

Date:
Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A-8



BLDGS. "A" & "B" WEST ELEVATION

1/4" = 1'-0"

REVISIONS	BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

ARCHITECTURE DESIGN AND DEVELOPMENT

702-382-0427
fax. 382-9952
2980 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

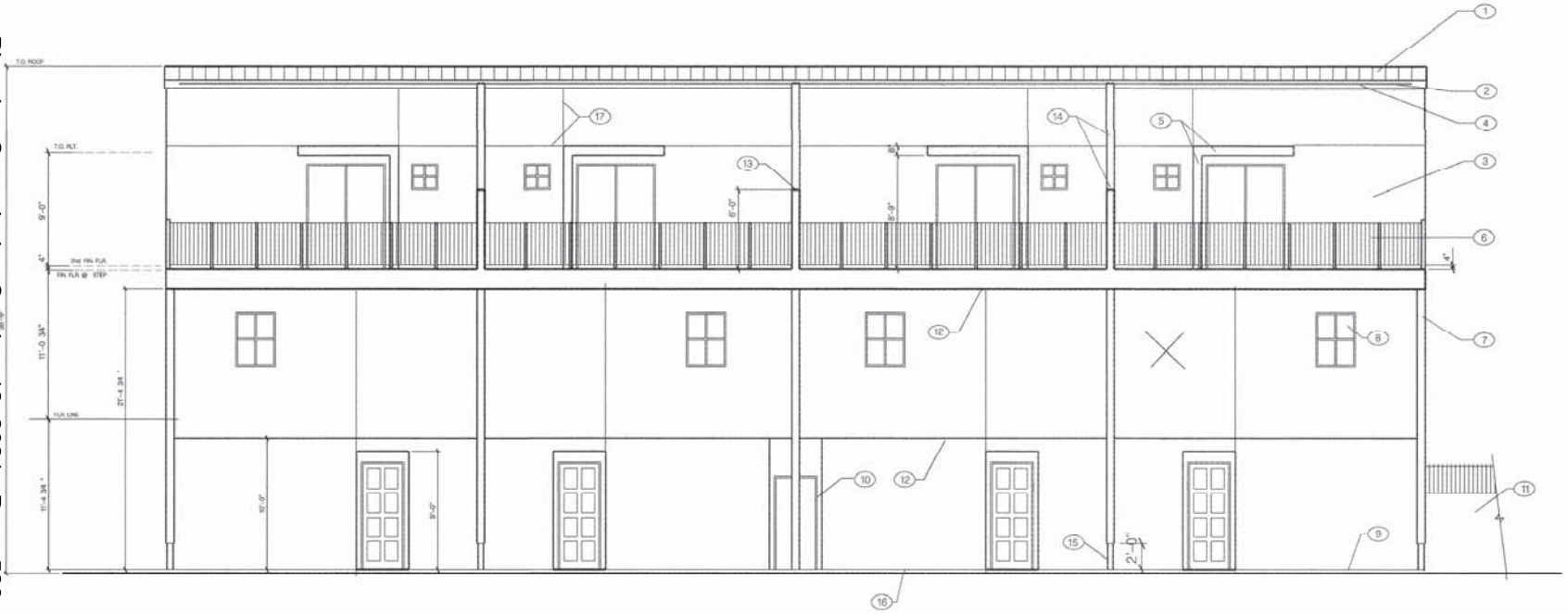
BLDGS. "A" & "B" WEST ELEVATION

Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A-9

21-0533
08/23/2021

KEYNOTES

1. STANDING SEAM MTL ROOF– SEE SOUTH ELEV.
2. M.T.L. FASICA
3. STUCCO– SAND FINISH TYP.
4. STUCCOED SOFFIT OF SLOPING ROOF
5. STUCCOED SUNSHADE ELEMENT
6. 3'-6" HIGH W.I. DECK RAILING
7. STUCCOED FIN WALL– SEE SIDE ELEVATIONS
8. BLACK FRAMED WINDOW–TYP.
9. CONC. DRIVEWAY
10. FIRE RISER RM. BEYOND
11. STUCCOED BLK. WALL BEYOND– SEE SOUTH ELEV.
12. STUCCOED SOFFIT
13. TOP OF DECK SCREEN WALL
14. STUCCOED DECK SCREEN WALLS
15. CONC. STEM WALL
16. CONT. STUCCO SCREED
17. EXPANSION JOINT LINE



BLDG. "A" NORTH ELEVATION

1/4" = 1'-0"

21-0533
08/23/2021

REVISIONS	BY

AURORA APARTMENTS
13TH STREET LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9652

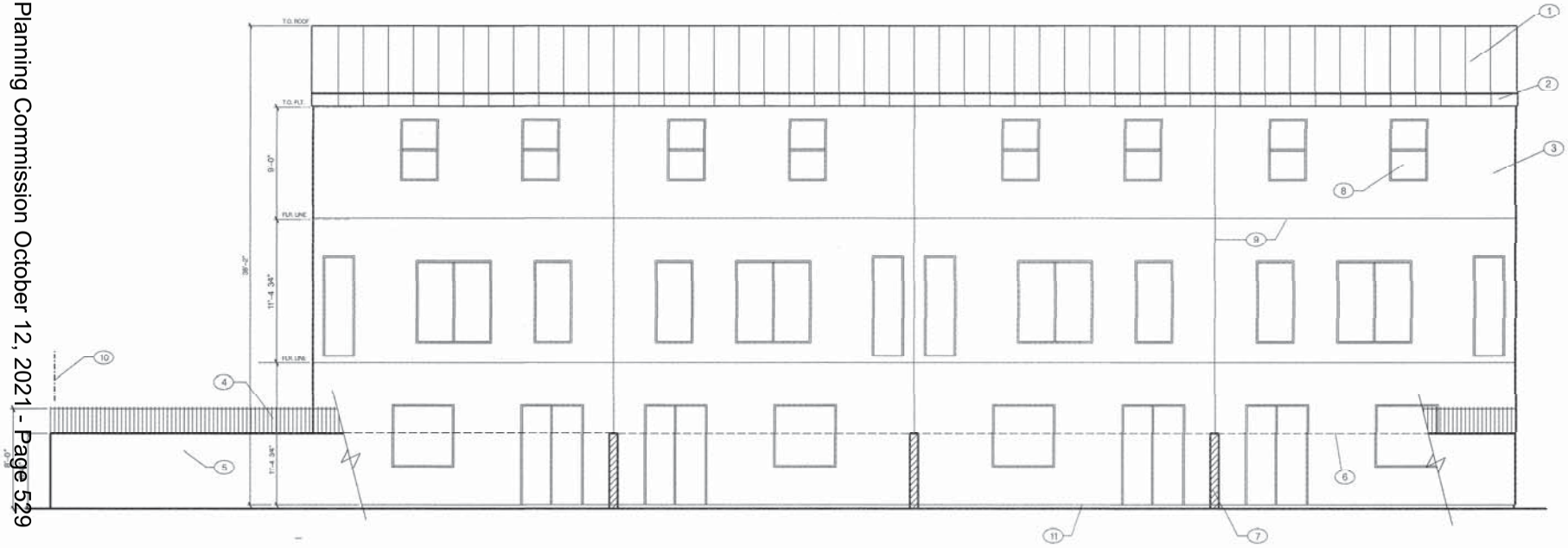
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BLDG. "A" NORTH ELEVATION

Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A–10

KEYNOTES

1. STANDING SEAM MTL. ROOF
2. MTL. FASICA.
3. STUCCO- SAND FINISH. TYP.
4. W.I. FENCE W/SPIKED TOP PRONGS
5. STUCCOED CONC. BLK. WALL
6. LINE OF CONTINUATION OF BLK. WALL ALONG PROPERTY LINE
7. SECTION THRU STUCCOED CONC. BLK PRIVACY WALL BETWEEN UNIT PATIOS
8. BLACK FRAMED WINDOW- TYP.
9. STUCCO EXPANSION JOINT LINE
10. WEST PROPERTY LINE
11. CONT. STUCCO SCREED PER IBC



BLDG. "A" SOUTH ELEVATION

1/4" = 1'-0"

21-0533
08/23/2021

REVISIONS	BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BLDG. "B" SOUTH ELEVATION

Date:
Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A-11

KEYNOTES

1. STANDING SEAM MTL ROOF- SEE NORTH ELEV.
2. MTL FASCIA
3. STUCCO- SAND FINISH TYP.
4. STUCCOED SOFFIT OF SLOPING ROOF
5. STUCCOED SUNSHADE ELEMENT
6. 3'-6" HIGH W.I. DECK RAILING
7. STUCCOED FIN WALL- SEE SIDE ELEVATIONS
8. BLACK FRAMED WINDOW-TYP.
9. CONC. DRIVEWAY
10. STUCCOED SCREEN WALL BETWEEN UNIT DECKS
11. STUCCOED BLK WALL BEYOND- SEE NORTH ELEV.
12. FIRE SPRINKLER RISER RM.
13. TOP OF DECK SCREEN WALL
14. STUCCOED SOFFIT
15. CONC STEM ON FTG.- SEE DIMENSIONAL FDN PLAN
16. CONC STUCCOED SCREEN 1PER 150 @ MIN 6" ABOVE TOP OF PARKING SPACE SURFACE
17. 2' HIGH (A.F.F. OF APT.) CONC STEM WALL
18. STUCCO EXPANSION JOINT LINE



BLDG. "B" SOUTH ELEVATION

1/4" = 1'-0"

REVISIONS	BY

AURORA APARTMENTS

13TH STREET, LAS VEGAS

ARCHITECTURE DESIGN AND DEVELOPMENT

702-382-0427
fax. 382-9952

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BLDG. "B" SOUTH ELEVATION

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

Drawn:

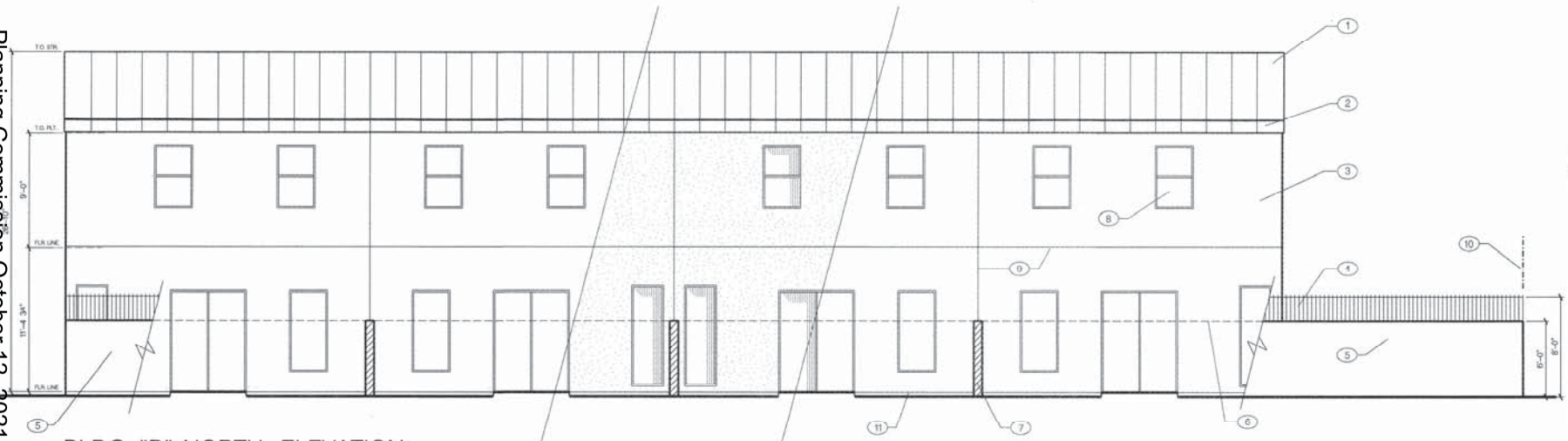
Job:

Sheet: A-12

21-0533
08/23/2021

KEYNOTES

1. STANDING SEAM MTL ROOF
2. MTL FASCIA SSMR (SEE DET.
3. STUCCO- SAND FINISH TYP.
4. M.I. FENCE W/SPIKED TOP PRONGS
5. STUCCOED CONC. BLK. WALL
6. LINE LP. CURVINALIUM LP. BLK. WALL ALUNIA BONANZA RD. FRONTAGE
7. SECTION THRU STUCCOED CONC. BLK. PRIVACY WALL BETWEEN UNIT PATIOS
8. BLACK FRAMED WINDOW- TYP.
9. STUCCO EXPANSION JOINT LINE
10. WEST PROPERTY LINE
11. CONT. STUCCO SCREED PER IBC



BLDG. "B" NORTH ELEVATION

1/4" = 1'-0"

21-0533
08/23/2021

REVISIONS	BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

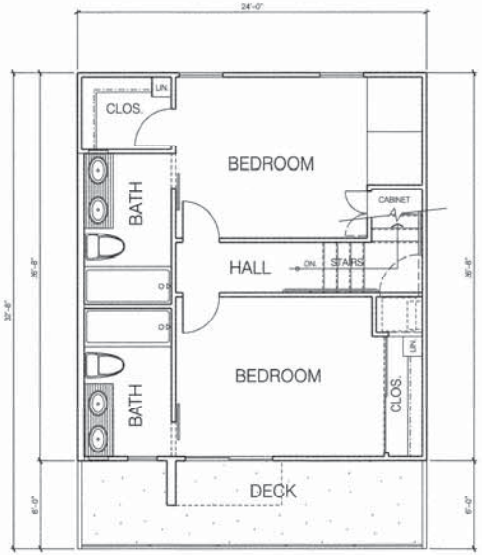
ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

2180 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

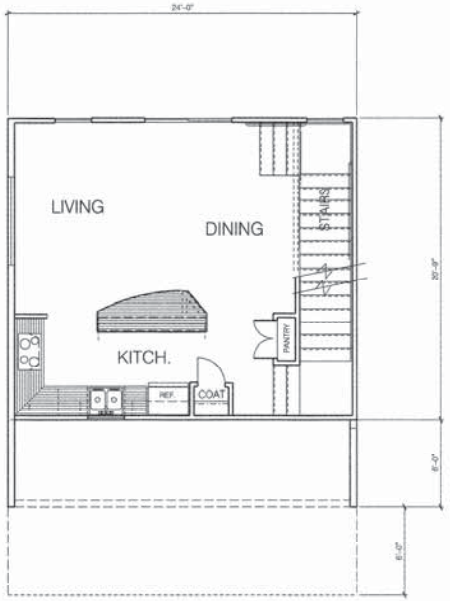
BLDG. "B" NORTH ELEVATION

Date:
Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A-13



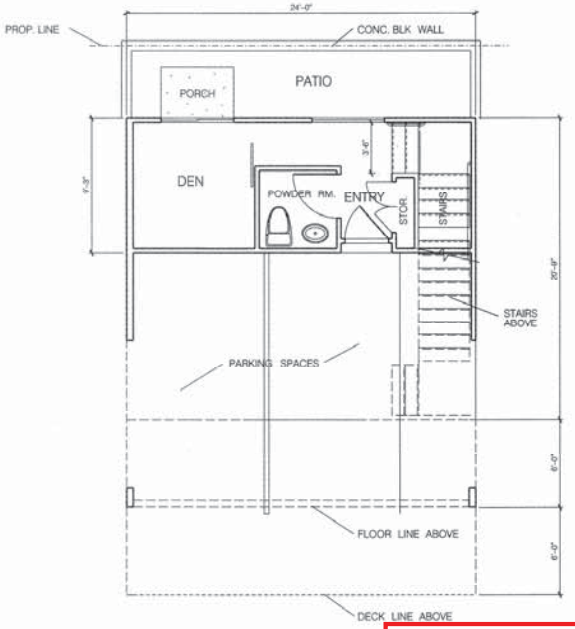
UNIT TYPE "A"
THIRD FLOOR PLAN

640 S.F. GR., 611 NET 1/4" = 1'-0"



UNIT TYPE "A"
SECOND FLOOR PLAN

432 GR., 405 NET SQ. FT. 1/4" = 1'-0"



UNIT TYPE "A"
FIRST FLOOR PLAN

185 GR., 165 NET SQ. FT. 1/4" = 1'-0"

21-0533
08/23/2021

REVISIONS	BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT
702-382-0427
fax. 382-9952
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

UNIT TYPE "A" FLOOR PLANS

Date:
Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A–3

AURORA APARTMENTS
13TH STREET, LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

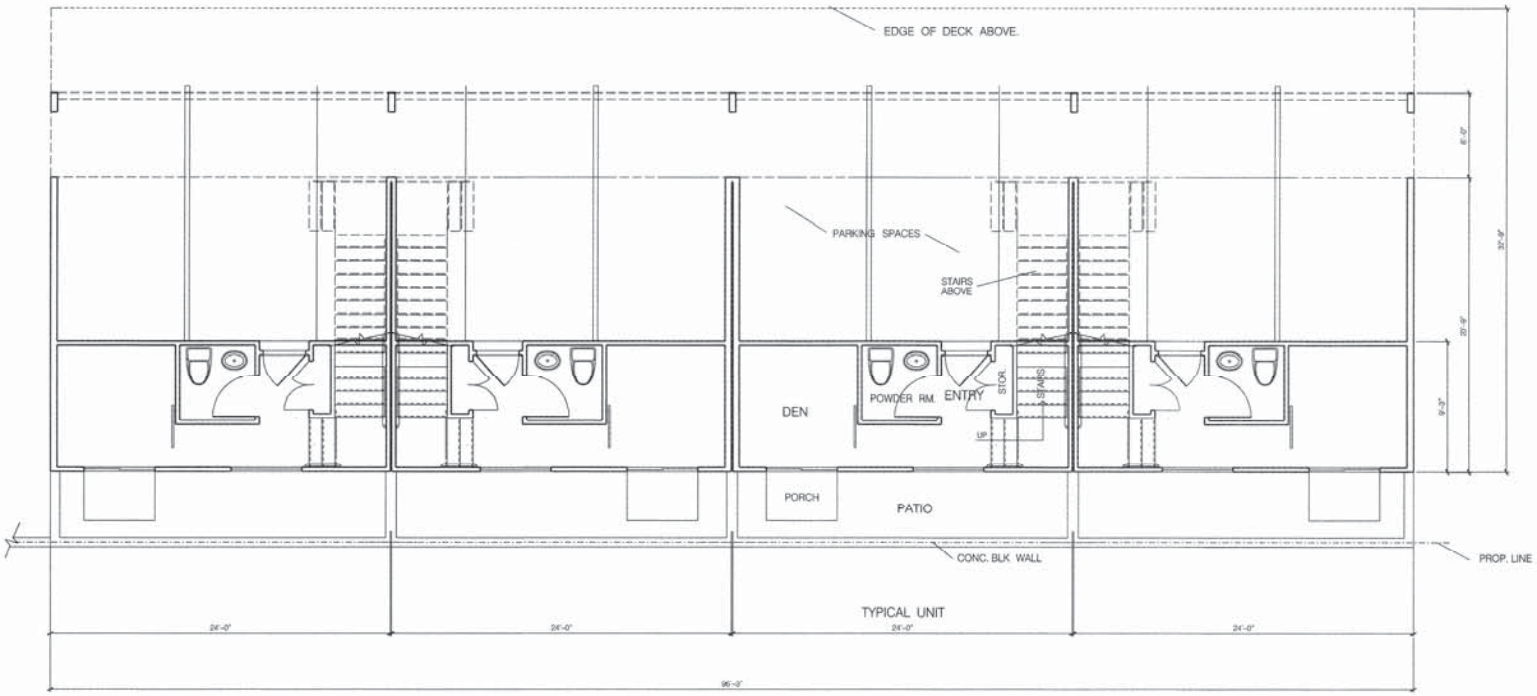
UNIT TYPE "B" FLOOR PLANS

A-4

21-0533
08/23/2021

UNIT TYPE "B"
FIRST FLOOR PLAN
1/4" = 1'-0"
432 GR., 405 NET SQ. FT.

UNIT TYPE "B"
SECOND FLOOR PLAN
1/4" = 1'-0"
640 S.F. GR., 611 NET



BUILDING "A" FIRST FLOOR PLAN

1/4" = 1'-0"

21-0533
08/23/2021

N

REVISIONS | BY

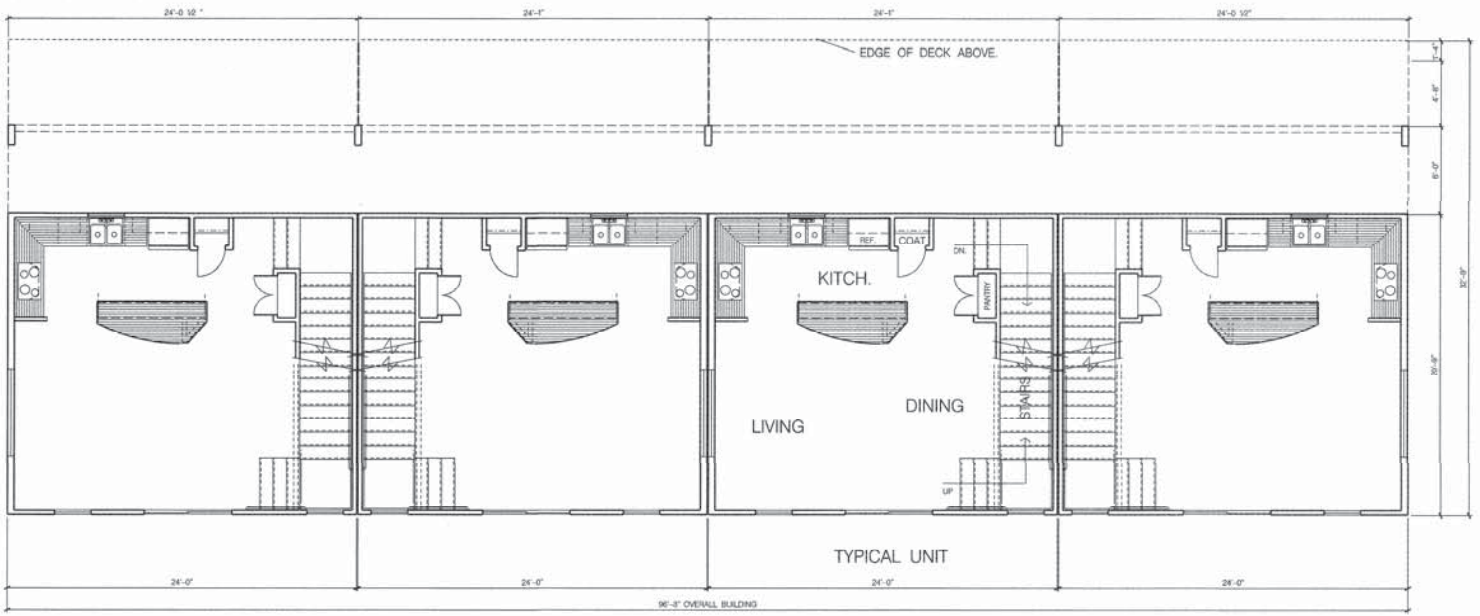
AURORA APARTMENTS
13TH STREET, LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

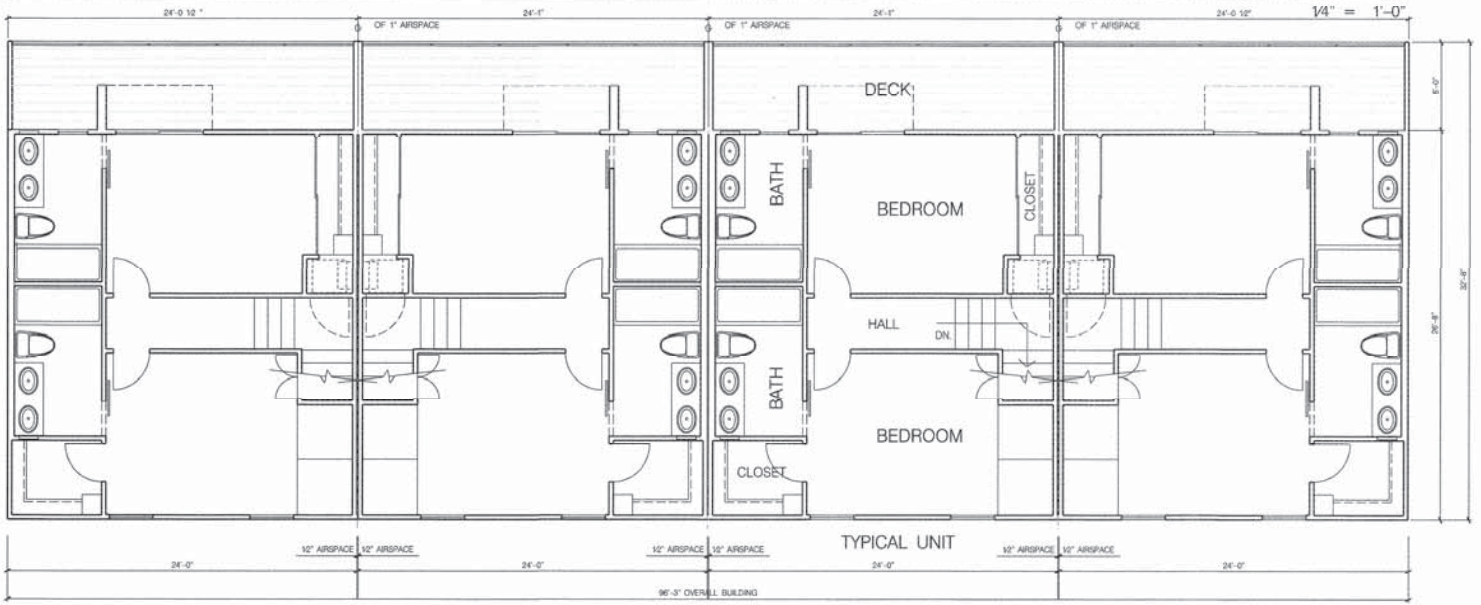
702-382-0427
fax. 382-9962
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BUILDING "A"
FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A-5



BUILDING "A" SECOND FLOOR PLAN



BUILDING "A" THIRD FLOOR PLAN

1/4" = 1'-0"

21-0533
08/23/2021

N

REVISIONS | BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

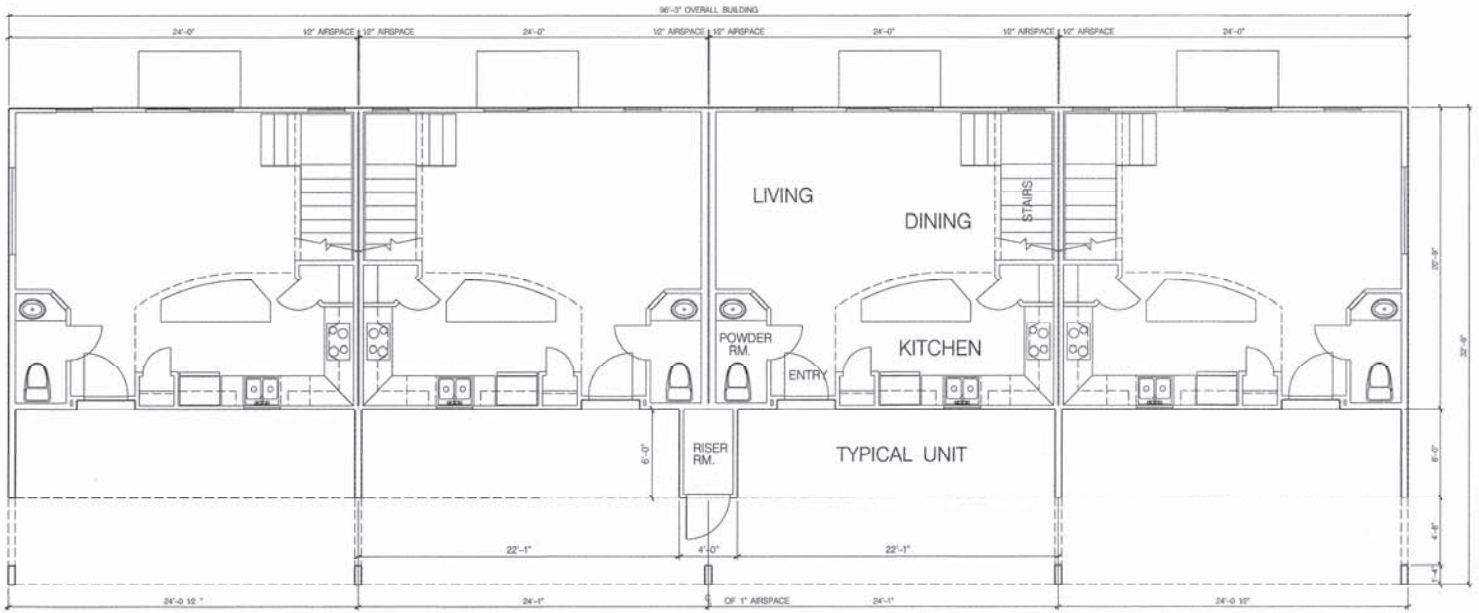
ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax 382-9952

2169 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

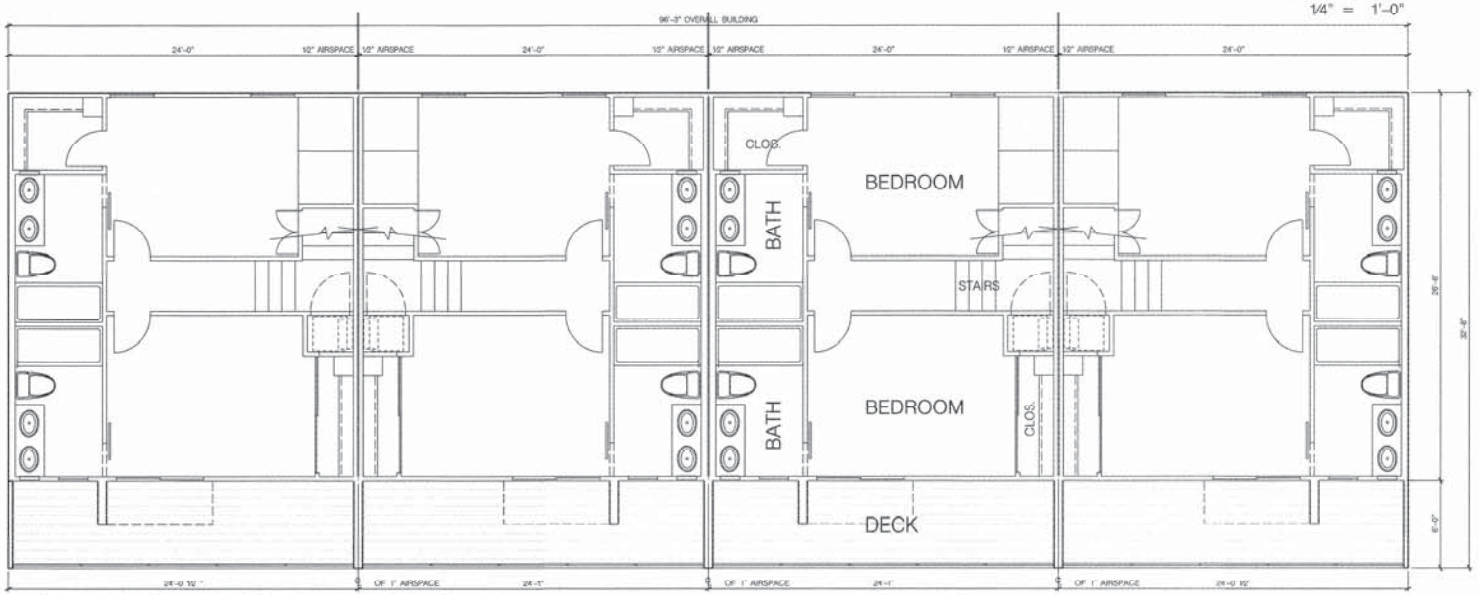
BUILDING "A"
SECOND & THIRD FLOOR PLANS

Date:
Scale: 1/4" = 1'-0"
Drawn:
Job:
Sheet: A-6



BUILDING "B" FIRST FLOOR PLAN

1/4" = 1'-0"



BUILDING "B" SECOND FLOOR PLAN

TYPICAL UNIT

1/4" = 1'-0"

21-0533
08/23/2021

REVISIONS | BY

AURORA APARTMENTS
13TH STREET, LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9652

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BUILDING "B"
FLOOR PLANS

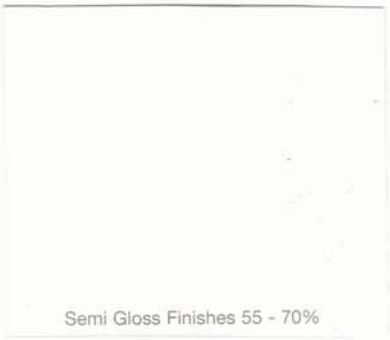
Date:
Scale: 1/4"=1'-0"
Drawn:
Job:
Sheet: A–7

AURORA APARTMENTS
COLORS & MATERIALS

NOTE: ALL PAINT COLORS ARE "GLIDDEN"



ALL WALLS: SAND FINISH STUCCO



STANDING SEAM MTL. ROOF
FACTORY WHITE COLOR



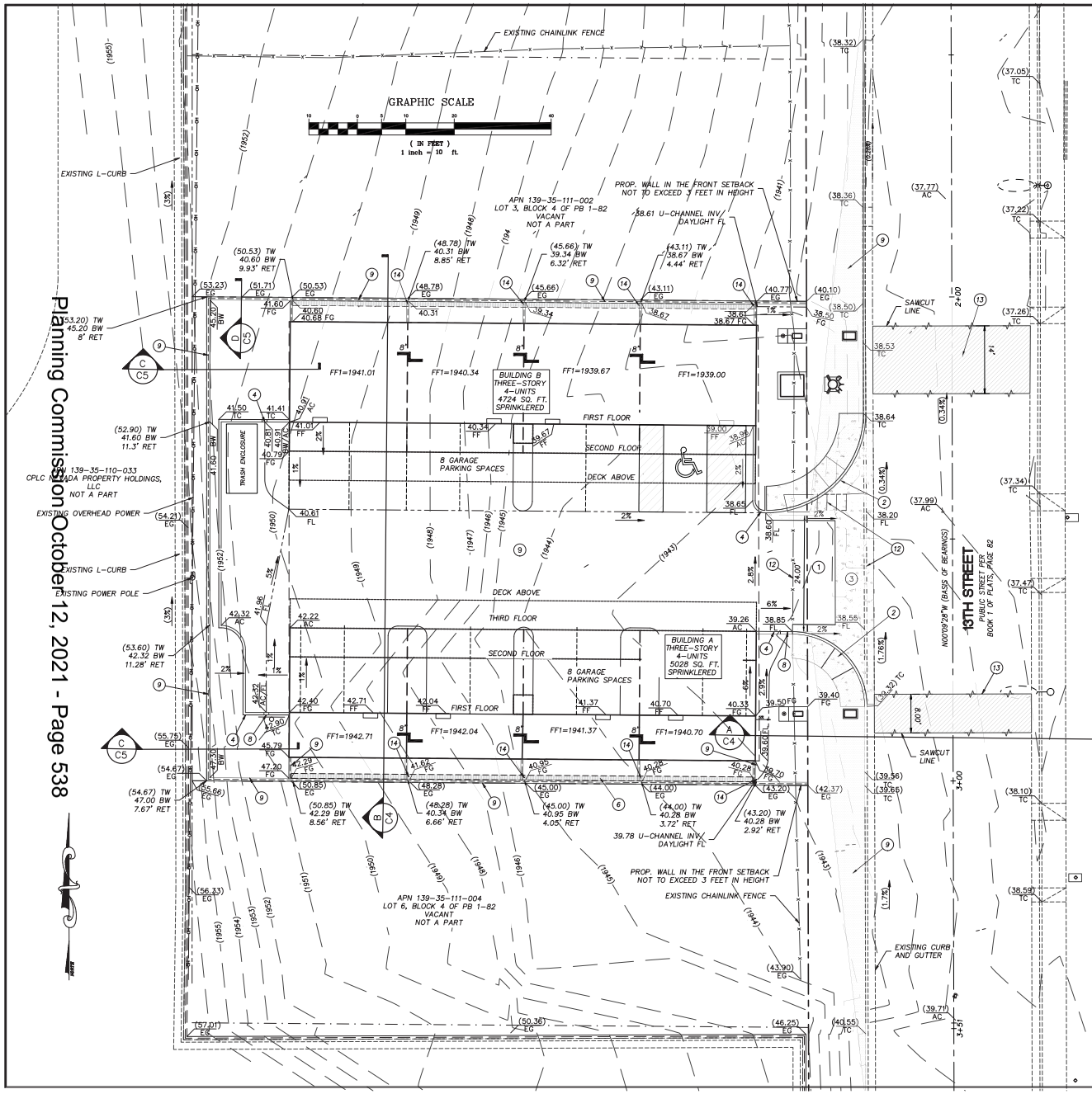
STUCCOED WALLS



ALL MTL. RAILINGS



ROOF FASCIAS,STUCCOED SUNSHADES & FIN WALLS
BETWEEN DECKS & WINDOW FRAMES



Planning Commission October 12, 2021 - Page 538

STORM WATER MANAGEMENT NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.

3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN EACH PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY. SEE THE SUSPENSION OF LAND DISTURBANCE ACTIVITIES, REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTIONS SECTION.

5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

6. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

NOTES

1. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN THE NEW CONSTRUCTION AND EXIST. SURFACES TO PROVIDE FOR PROPER DRAINAGE AND INGRESS AND EGRESS TO SAID CONSTRUCTION.

2. ADD 1900 FEET TO ALL ELEVATIONS (EXCEPT FF)

SIGHT VISIBILITY ZONE NOTE:

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

CONSTRUCTION NOTES:

1. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD 222.1 AND 225
2. CONSTRUCT ADA RAMP W/ TRUNCATED DOMES PER CCAUSD 235, CASE I, A=B=8'
3. CONSTRUCT 8-FOOT VALLEY GUTTER PER CCAUSD 228
4. CONSTRUCT A-TYPE CURB PER CCAUSD 219
5. INSTALL 4" CONCRETE SIDEWALK PER CCAUSD 234
6. INSTALL 6" TRENCH DRAIN, NEENAH FOUNDRY OR EQUAL
7. –
8. CONSTRUCT 2-FOOT WIDE CURB OPENING PER DETAIL ON SHEET C4
9. INSTALL 3" AC/4" TYPE II AGGREGATE BASE/COMPACTED SUBGRADE
10. INSTALL RETAINING WALL PER SNBO DWG. B-100-2 (HEIGHT AS SPECIFIED)
11. SIGHT VISIBILITY ZONE
12. REMOVE EXISTING CURB & GUTTER, STEPS, CHAINLINK FENCE
13. TRENCH BACKFILL, PAVEMENT RESTORATION PER CCAUSD 500.5 AND 503.1
14. BLOCK WALL OPENING

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2170 F, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED NOVEMBER 16, 2011.

BENCH MARK

CITY OF LAS VEGAS BENCHMARK 2LV0126SSW6
RIVET & PLATE IN TOP OF CURB AT NE CORNER OF BONANZA & MARYLAND PKWY

ELEVATION (METERS): 599.31
ELEVATION (FEET): 1,966.23 U.S. SURVEY FEET (NAVD 88)

BASIS OF BEARING

NORTH 00°09'28" WEST
BEING THE BEARING OF THE CENTERLINE OF 13TH STREET AS SHOWN IN FILE 201 OF SURVEYS, PAGE 46, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

EARTHWORK QUANTITIES

CUT: 2820 CUBIC YARDS
FILL: 0 CUBIC YARDS

Call before you Dig
AVOID HITTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR 1-800-642-2444

FAST Call before UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWERLINES. IT'S COSTLY.
Call Before You OverHead
1-702-227-2929

BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-682-1706

REV: | DATE: | BY: | REVISION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE ENGINEER'S SOLE PROPERTY, UNTIL SIGNED BY THE PREVAILING ENTITIES THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE OWNER/DEVELOPER/CONTRACTORS RISK.

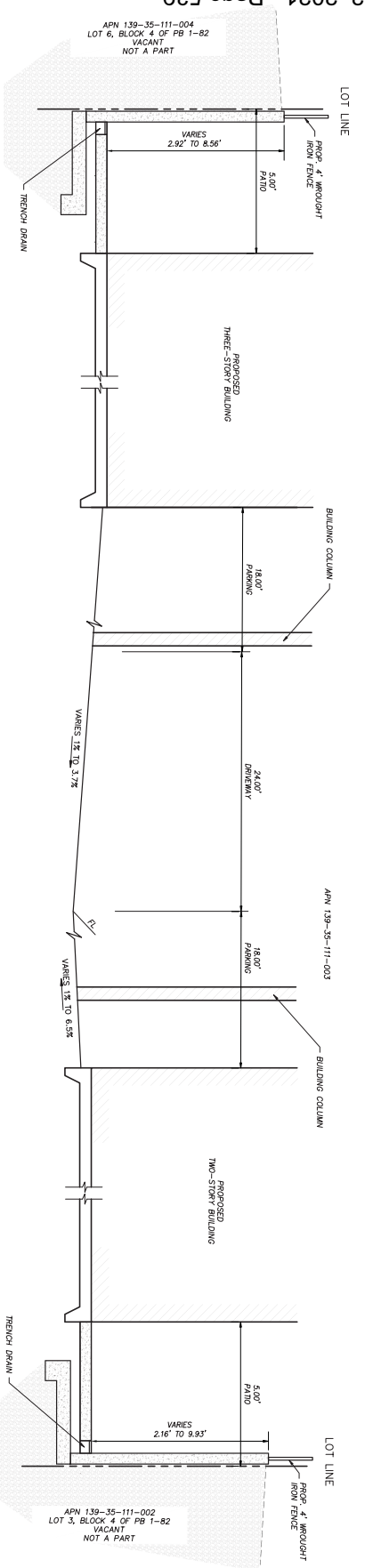
AURORA APARTMENTS
GRADING PLAN

513 N. 13TH STREET
LAS VEGAS, NV 89101

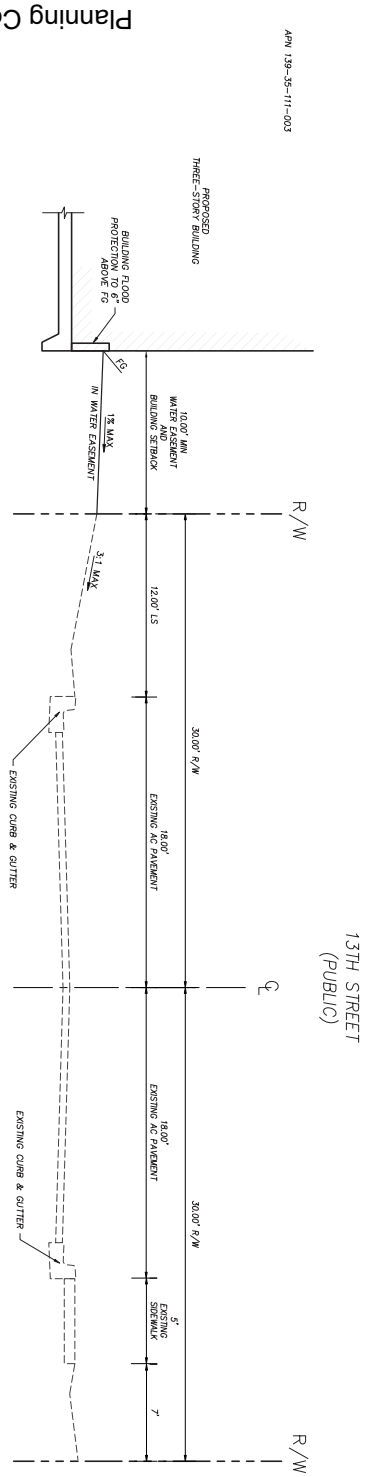
DESIGNED BY: PB
CHECKED BY: PB
DATE: 08/09/21
JOB #: 21-BOANANZA
APN: 139-35-111-003
SEC T 3S R 61E
SCALE: HORIZ 1" = 10'

PETYA BALOVA
Exp. 12-31-22
CIVIL
No. 16489

SHEET #
C3
3 OF 8

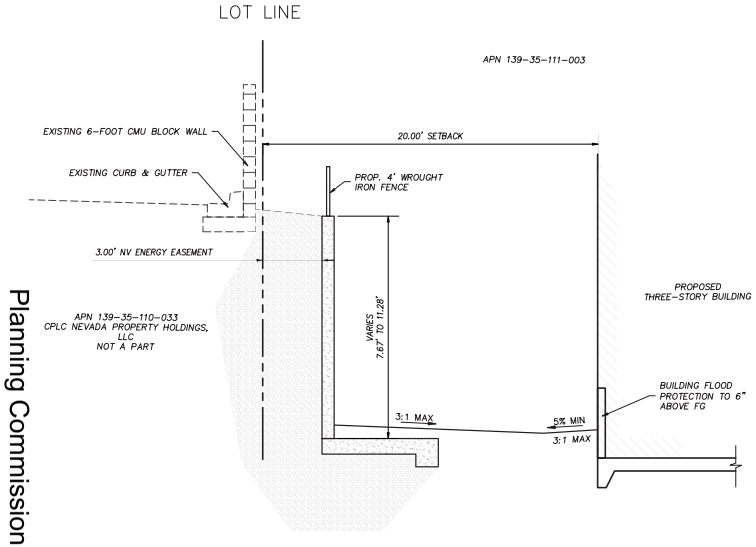


NORTH SOUTH SECTION
NOT TO SCALE

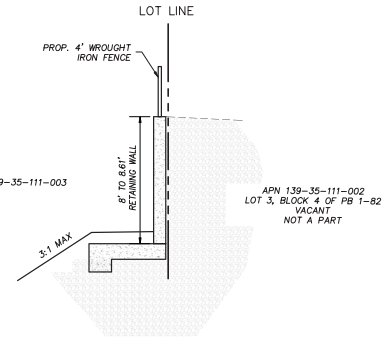


13TH STREET
NOT TO SCALE

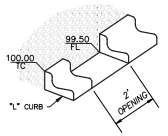
SHEET # C4	4 OF 8	DESIGNED BY : PB CHECKED BY : PB DATE : 08/09/21 JOB # : 21-BOANANZA APN : 139-35-111-003 SECT 35 T 20S R 61E SCALE : HORIZ 1" = N/A	AURORA APARTMENTS TYPICAL DETAILS AND CROSS SECTIONS 513 N. 13TH STREET LAS VEGAS, NV 89101	BALOVA ENGINEERING 7495 WEST AZURE DR. # 140 LAS VEGAS, NV 89130 TEL 702-682-1706 REV: DATE: BY: REVISION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING WORK. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE AND SHALL REMAIN ENGINEER'S SOLE PROPERTY. UNTIL SIGNED BY THE PREVAILING ENTITIES THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE THE OWNER/DEVELOPER/CONTRACTORS RISK.



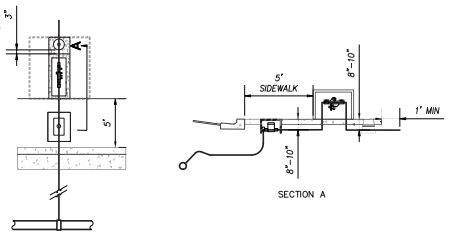
WEST PROPERTY LINE
NOT TO SCALE



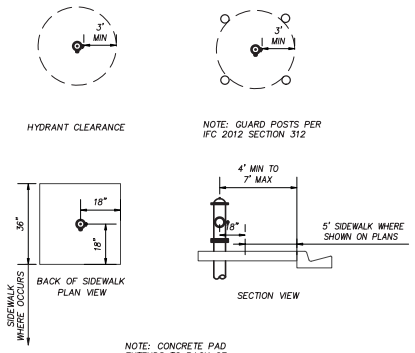
NORTH PROPERTY LINE
NOT TO SCALE



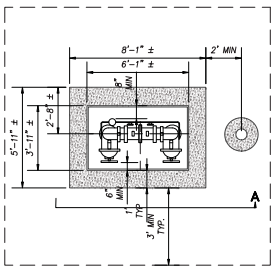
2-FOOT CURB OPENING
NOT TO SCALE



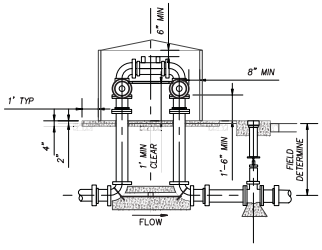
CURB STOP DETAIL
NOT TO SCALE



FIRE HYDRANT LOCATION
NOT TO SCALE



PLAN



SECTION A

MATERIALS LIST

1. 6" REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY (RPDA)
2. PIPE SETTER, 90DEG FLG BEND
3. 6" FLG X PE DUCTILE IRON PIPE, PC 350 (CUT TO FIT)
4. 6" ADAPTER FLANGE (RESTRAINED)
5. CONCRETE SLAB (4" THICK) WITH WELDED WIRE FABRIC, 4x4 – W1.4xW1.4
6. CONCRETE THRUST/ANCHOR BLOCK
7. APPROVED ENCLOSURE (CONTRACTOR TO SUBMIT SHOP DRAWINGS)
8. ½" EXPANSION JOINT MATERIAL
9. VALVE BOX AND COLLAR (NOTE 2)
10. 8" FLG GATE VALVE

NOTES:

1. CONTRACTOR TO INSTALL #2 STAINLESS STEEL STRAIGHT CHAIN WITH DISTRICT PROVIDED LOCK THROUGH BACKFLOW ASSEMBLY GATE VALVE HANDWHEELS (AS REQUIRED)
2. CONTRACTOR TO INSTALL VALVE LOKK DEVICE WITH DISTRICT PROVIDED LOCK (AS REQUIRED)

6" REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA)
NOT TO SCALE
(USE NRS GATE VALVES ONLY)

Planning Commission October 12, 2021 - Page 540

BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-682-1706

REV: | DATE: | BY: | REVISION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING WORK. FAILURE TO DO SO SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF ALL RESPONSIBILITY AND RELIEVE THE ENGINEER OF ANY LIABILITY. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS ARE PRELIMINARY AND, UNLESS SIGNED BY THE PREVAILING ENTITIES, ARE NOT TO BE CONSIDERED ENGINEER'S SOLE PROPERTY. UNTIL SIGNED BY THE PREVAILING ENTITIES THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE OWNER/DEVELOPER/CONTRACTORS RISK.

AURORA APARTMENTS
TYPICAL DETAILS
AND CROSS SECTIONS

513 N. 13TH STREET
LAS VEGAS, NV 89101

DESIGNED BY: PB
CHECKED BY: PB
DATE: 06/24/21
JOB #: 21-BOANANZA
APN: 139-35-111-003
SECT 35 T 20S R 61E
SCALE: HORZ 1" = N/A

PROFESSIONAL ENGINEER
PETYA BALOVA
Exp. 12-31-22
CIVIL
No. 16483
STATE OF NEVADA

SHEET #
C5
5 OF 8



21-0533-VAR1 AND 21-0533-SDR1 - APPLICANT/OWNER: BENCHMARK 13TH ST INVESTMENT, LLC
WEST SIDE OF 13TH STREET, SOUTH OF BONANZA ROAD

09/07/2021



21-0533-VAR1 AND 21-0533-SDR1 - APPLICANT/OWNER: BENCHMARK 13TH ST INVESTMENT, LLC
WEST SIDE OF 13TH STREET, SOUTH OF BONANZA ROAD

09/07/2021



21-0533-VAR1 AND 21-0533-SDR1 - APPLICANT/OWNER: BENCHMARK 13TH ST INVESTMENT, LLC
WEST SIDE OF 13TH STREET, SOUTH OF BONANZA ROAD

09/07/2021

August 21, 2021

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

Re: AURORA APARTMENTS
APN 139-35-111-003

The purpose of this letter is to request a Site Development Plan Review and Variance on behalf of the owner, Benchmark 13th St Investment, LLC, for a proposed apartment complex, located on a 0.3-acre parcel at 513 N. 13th Street, Assessor's Parcel Number 139-35-111-003.

The parcel is zoned R-3 (Limited Mutiple Residence District) and is surrounded by a C-1 zoned property to the west, R-3 zoned properties to the north and south, and R-4 (apartments) to the east.

3th Street is a fully improved public street with a sidewalk on the east side. The parcel is currently unimproved vacant land, sloping from the west to the east at an average of 10%. It is enclosed by a chainlink fence.

We are requesting:

SITE DEVELOPMENT PLAN REVIEW

The proposed development consists of the following:

- One two-story (Building B) and one three-story (Building A) apartment buildings, setback 5 feet from the north and south property lines. Each building will have four two-bedroom apartment units. Buildings will be fully sprinklered. Building A has a living area of 4724 square feet total and a height of 39 feet. Building B is 4064 square feet total and 27 feet high.

- Commercial driveway on 13th Street. We are also requesting a deviation of development standards for a 20-foot back of curb radius where 25-foot radius is required.

- There is a substantial grade difference (approximately 13 feet) from west to east therefore retaining walls will be needed along the west, north and south property lines. Please referrer to the civil improvement plans for reference.

21-0533
08/23/2021

Balova Engineering, PLLC
7495 West Azure Drive, Suite 140, Las Vegas, NV 89130
Tel: 702.682.1706
petya@balovaengineering.com

- Landscape buffer along the public street and along the west property line
- Parking spaces will be provided at the ground floor of both buildings with one handicap space on the east side of Building B.
- Municipal water and sewer are available

WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS

- 0-foot perimeter landscape buffer along the north and south sides of the interior lot line, where 6 feet is required. The property owner does not intend to remap the property in order to eliminate the east and west platted lot line in the middle of the property's access. Therefore no landscape can be added.
- 0-foot perimeter landscape buffer on the north and south lot lines, where 6 feet is required. We believe the proposed patios, adjacent to the north and south property lines provide adequate buffer to the adjacent parcels.
- We are also requesting an exception to allow no trees at ends of parking rows since it is a covered parking, and exception to allow no trees along the west property line, which is an NV Energy easement.

VARIANCE OF RETAINING WALL HEIGHT

We are requesting a variance to allow 12-foot max retaining wall where 6 feet is allowed, and 16-foot overall wall/fence combination where 12 feet is allowed. The existing ground slopes from west to east at an average slope of approximately 10%, however the slope varies between 5% on the east half and 35% near the west property line. A retaining wall of 12 feet max height is proposed along the west property line, offset 3 feet to allow for the existing NV Energy easement. The retaining walls along the north and south property lines will be 12-foot max and taper down to the east. A 4-foot fence will be added on top of the retaing wall there fore we are also asking for a waiver of overall height.

Attached with this application are copies of the grading plan and typical cross sections for reference.

The developer is planning to begin construction upon approval of this application and obtaining the necessary building permits.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering

21-0533
08/23/2021

Balova Engineering, PLLC
7495 West Azure Drive, Suite 140, Las Vegas, NV 89130
Tel: 702.682.1706
petya@balovaengineering.com

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 09/09/2021 **Application Number** 21-0533-SDR1 **Entity** LV

Company Name Balova Engineering

Contact Name

Contact Mailing Address

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

Phone (702) 682-1706 **Mobile** **Fax** **Email**

Project Name Aurora Apartments

Project Description 8 Multi-family units

APN's 139-35-111-003

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.166= 0	x 0.093 = 0	x 0.131 = 0
Multi-Family Units (2)	8	x 0.139 = 1	x 0.065 = 1	x 0.074 = 1
Resort Condo Units (3)				
Total		1	1	1

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Hewetson ES	701 N. 20th St	K-5	930	745	3/1/2021
Smith, J.D. MS	1880 E. Stanley Ave	6-8	1718	1081	3/1/2021
Rancho HS	1900 Searles Ave	9-12	2403	3191	3/1/2021

*** CCSD Comments** Rancho HS was over capacity for the 2020-2021 school year. Rancho HS was at 132.79% of program capacity.

☐ Approved ☐ Disapproved

21-0533-SDR1
Benchmark 13th St Investment, LLC

WS 13th Street, S of Bonanza Road

Proposed 8 unit apartment building.

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**

Existing traffic on all nearby streets:

Bonanza Road

Average Daily Traffic (ADT)	18,374
PM Peak Hour	1,470
(heaviest 60 minutes)	

Maryland Parkway

Average Daily Traffic (ADT)	15,425
PM Peak Hour	1,234
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	33,800
Maryland Parkway	44,468

This project will add approximately 59 trips per day on 13th St., Bonanza Rd. and Maryland Pkwy. Currently, Bonanza is at about 54 percent of capacity and Maryland is at about 35 percent of capacity. With this project, Bonanza is expected to be at 55 percent of capacity and Maryland to unchanged. Counts are not available for 13th in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 4 additional cars, or about one every fifteen minutes.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0533-VAR1 AND 21-0533-SDR1

SUBJECT: APPLICANT/OWNER: BENCHMARK 13TH ST INVESTMENT, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

Signature

Oct. 11, 2021
Date

Jack Woodcock
Please Print Name

Benchmark 13th St Investment, LLC
Company Name

Submitted after final agenda

RECEIVED
10/11/2021
ITEM 21a-b
10/12/2021 PC

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
21a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0533-VAR1 - VARIANCE - TO ALLOW 12-FOOT TALL RETAINING WALLS WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL/FENCE HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED

C.C.: 11/17/2021

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
21b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0533-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO AND THREE-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS

C.C.: 11/17/2021

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
22

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

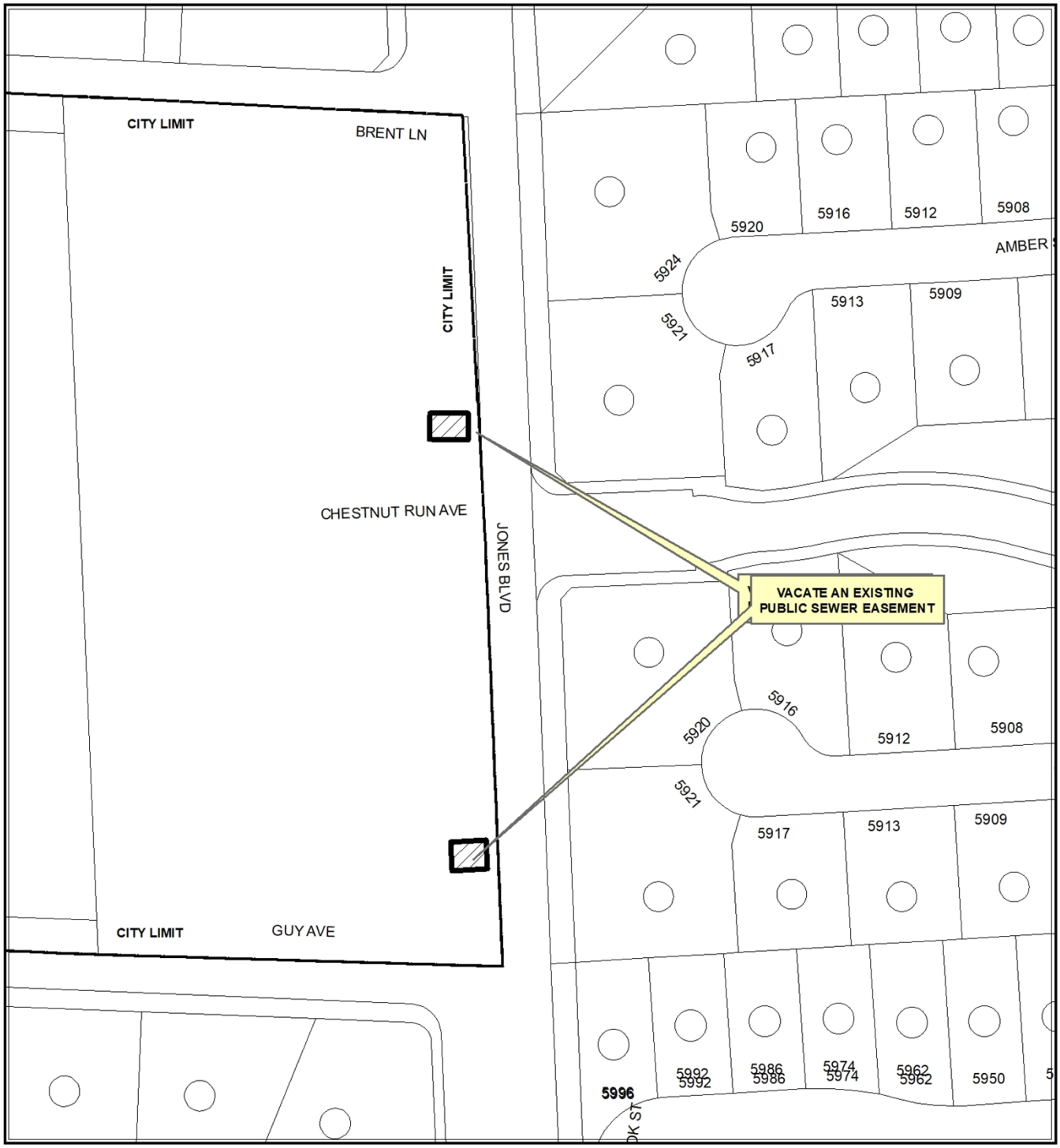
SUBJECT:
21-0544-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA, INC - For possible action on a Land Use Entitlement project request to vacate an existing public sewer easement generally located at the southwest corner of Jones Boulevard and Brent Lane (APN 125-11-604-005), Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 21-0544-VAC1

0 90 180 Feet

N



CASE: 21-0544-VAC1

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA, INC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0544-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 2

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0544-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused Public Sewer Easements described in that right-of-way grant for sewer purposes, to the City of Las Vegas recorded April 15, 2010 in Book 20100415, Instrument Number 0002168.

2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

3. 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.

4. If the Order of Vacation and/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

This is a Vacation request to vacate an existing public sewer easement generally located at the southwest corner of Jones Boulevard and Brent Lane.

ANALYSIS

The purpose of this Petition of Vacation is to vacate unused Public Sewer Easements described in that right-of-way grant for sewer purposes, to the City of Las Vegas recorded April 15, 2010 in Book 20100415, Instrument Number 0002168. The easements are no longer required and are in conflict with future development. It is noted that this subdivision is within unincorporated Clark County jurisdiction, but the sewer easements are City of Las Vegas easements.

As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses.

FINDINGS (21-0544-VAC1)

As the Department of Public Works has no objection to the vacation request, staff recommends approval, subject to conditions. It is noted that per 19.16.080.F, this item is eligible to be made Final Action at the Planning Commission.

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	
08/11/21	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	
08/31/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Vacation.

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

Field Check	
09/02/21	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	5.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential [2 Units per Acre])
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
East	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Undeveloped	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential [2 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

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) SWC of N Jones Blvd & Brent Lane

Project Name Veneto **Proposed Use**

Assessor's Parcel #(s) 125-11-604-004 & 125-11-604-005 **Ward #** 3

General Plan: Existing RN Proposed **Zoning:** Existing R-E Proposed

Additional Information Vacation of one (1) existing Public Sewer Easement

Property Owner Richmond American Homes - Nevada Contact John Prlina

Address 7770 S. Dean Martin Drive, Suite 308 City Las Vegas State NV Zip 89139

E-mail John.Prlina@mdch.com Phone 702-617-8412

Applicant Richmond American Homes Contact Angela Pinley

Address 7770 S. Dean Martin Drive, Suite 308 City Las Vegas State NV Zip 89139

E-mail Angela.Pinley@mdch.com Phone 702-240-5605

Representative Kimley Horn Contact Mark Sokolowski

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

E-mail mark.sokolowski@kimley-horn.com Phone 702-786-1843

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name JOHN PRLINA

ERICA A. GOFF
Notary Public-State of Nevada
APPT. NO. 17-3845-1
My Appt. Expires 10-10-2021

Subscribed and sworn before me

This 11th day of August, 20 21

Erica A Goff

Notary Public in and for said County and State Clark County - Nevada

City of Las Vegas Department of Public Works

REQUEST FOR VACATION/RELINQUISHMENT OF INTEREST

(For questions regarding this form, please contact Right-of-Way @ 702-229-6217)

GENERAL PROJECT INFORMATION:

Project Name: Veneto Date Submitted: 08/11/2021

APN # (s): 125-11-604-004 & 125-11-604-005

Land Use/Planning Action #: *(i.e. SDR-12345, VAC-12345, PRJ-12345, etc.)* TM20-500196 & VS-20-0559

AND/OR Hansen/Infor Civil Plan #: *(i.e. CIVIL-12345, L18-12345)* L21-01056 & PW21-14439

ENGINEER INFORMATION:

Engineering Firm Name: Kimley Horn

Contact: Mark Sokolowski Phone #: 702-786-1843

Email Address: mark.sokolowski@kimlry-horn.com

TYPE OF REQUEST: *(Check all that apply)*

☑ Easement

Type: ☐ Govt. Patent ☐ Drainage ☑ Sewer ☐ Other: _____

☐ Right-of-Way

REQUIRED DOCUMENTS: (*Incomplete requests will be returned*)

☑ Legal Description & Exhibit Map - total # of legals submitted: 1

☑ Horizontal Control Sheet (or portion of plans highlighting easement or right-of-way area under review)

☑ Notice of Final Action Letter from City Council or Planning Commission

☐ Copy of Patent *(If applicable)*

☑ Copy of Easement *(If applicable)*

Email complete packet to: rwsubmittals@lasvegasnevada.gov

Or Deliver complete packet to:
City of Las Vegas | Attn: Right-of-Way
495 S. Main Street, 1st Floor | Las Vegas, NV 89101

21-0544
08/31/2021

Inst #: 201004150002168
Fees: $0.00
N/C Fee: $0.00
04/15/2010 11:38:54 AM
Receipt #: 313128
Requestor:
LAS VEGAS CITY
Recorded By: SUO Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 125-11-604-005

WHEN RECORDED MAIL & SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

05

RIGHT OF WAY GRANT FOR SEWER PURPOSES

I (WE): INTERNATIONAL CHURCH OF LAS VEGAS, INC., the undersigned, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the **CITY OF LAS VEGAS, a Municipal Corporation** of the County of Clark, State of Nevada, its successors and assigns, all rights necessary for the construction, operation, maintenance, repair and renewal of subsurface sanitary sewer pipes, conduits and attached appurtenances, and the perpetual right to construct, operate, add to, maintain, renew and remove sewer lines and appurtenances thereto, upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel; together with permission to cut and trim brush and trees as deemed reasonably necessary to insure the safe and proper maintenance and operation of said sewer lines and appurtenances. Said parcel(s) of land being described as follows:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

For: Sewer easement located on the west side of Jones Blvd and the south side of Brent Lane

The grantor(s) retain(s) the right to fence, to plant, to maintain and to use said parcel for its own purpose so long as such use is consistent with standard safety factors and does not interfere with the rights herein granted.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

21-0544
08/31/2021

CONTINUED:
APN: 125-11-604-005
OWNER: International Church of Las Vegas, Inc.
TYPE DOC: Sewer Easement
LOCATION: Located on the west side of Jones Blvd and the south side of Brent Lane

Witness my hand on this 25 **day of** MARCH, 2010 ~~2008~~

INTERNATIONAL CHURCH OF LAS VEGAS, INC.

NAME: PAUL M. GOULET
TITLE: PRESIDENT

NAME:
TITLE:

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On MARCH 25, 2010 **personally appeared before me, a Notary Public,**
(Date)
PAUL M. GOULET
(Person(s) appearing before Notary)
personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that __he__ executed the above instrument.

(Notary Public Signature)

DUE TO CLARK COUNTY RECORDING STANDARDS, PLEASE DO NOT WRITE/TYPE AND/OR STAMP WITHIN THE 1" BORDER

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011

CMC
G.C. WALLACE R:\051\764\102_SS_ESMT
PAGE 2 OF 2

21-0544
08/31/2021

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

PORTION APN 125-11-604-005
OWNER: INTERNATIONAL CHURCH OF LAS VEGAS INC.

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS AN SANITARY SEWER EASEMENT IN SUPPORT OF STRATTON 35 PROJECT.

DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN CLARK COUNTY NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11;

THENCE ALONG THE EASTERLY LINE OF SAID EAST HALF (E 1/2), SOUTH 02°20'35" EAST, A DISTANCE OF 698.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID EAST HALF (E 1/2);

THENCE ALONG THE SOUTHERLY LINE OF SAID EAST HALF (E 1/2), NORTH 87°40'33" WEST, A DISTANCE OF 55.55 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE AT RIGHT ANGLES, NORTH 02°19'27" EAST, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY FROM SAID SOUTHERLY LINE WHEN MEASURED PERPENDICULAR THERE FROM;

THENCE ALONG SAID PARALLEL LINE, SOUTH 87°40'33" EAST, A DISTANCE OF 23.82 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET WESTERLY FROM THE EASTERLY LINE OF SAID EAST HALF (E 1/2) WHEN MEASURED PERPENDICULAR THERE FROM;

THENCE ALONG SAID PARALLEL LINE, NORTH 02°20'35" WEST, A DISTANCE OF 61.41 FEET;

THENCE AT RIGHT ANGLES, SOUTH 87°39'25" WEST, A DISTANCE OF 35.00 FEET;

THENCE AT RIGHT ANGLES, NORTH 02°20'35" WEST, A DISTANCE OF 20.00 FEET;

THENCE AT RIGHT ANGLES, NORTH 87°39'25" EAST, A DISTANCE OF 35.00 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET WESTERLY FROM THE EASTERLY LINE OF SAID EAST HALF (E 1/2) WHEN MEASURED PERPENDICULAR THERE FROM;

THENCE ALONG SAID PARALLEL LINE, NORTH 02°20'35" WEST, A DISTANCE OF 320.00 FEET;

THENCE AT RIGHT ANGLES, SOUTH 87°39'25" WEST, A DISTANCE OF 35.00 FEET;

R:\OLD_Survey\Survey\051\764\102-001\LEGALS\764-102_SS_ESMT_01.doc
3/23/2010 By: ckm Ckd. By: CKM
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NV 89146 /PHONE: (702) 804-2000 / FAX: (702) 804-2299
21-0544
08/31/2021

THENCE AT RIGHT ANGLES, NORTH 02°20'35" WEST, A DISTANCE OF 20.00 FEET;

THENCE AT RIGHT ANGLES, NORTH 87°39'25" EAST, A DISTANCE OF 35.00 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET WESTERLY FROM THE EASTERLY LINE OF SAID EAST HALF (E 1/2) WHEN MEASURED PERPENDICULAR THERE FROM;

THENCE ALONG SAID PARALLEL LINE, NORTH 02°20'35" WEST, A DISTANCE OF 237.10 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID EAST HALF (E 1/2) WHEN MEASURED PERPENDICULAR THERE FROM;

THENCE ALONG SAID PARALLEL LINE, NORTH 87°10'51" WEST, A DISTANCE OF 297.42 FEET TO THE WESTERLY LINE OF SAID EAST HALF (E 1/2);

THENCE ALONG SAID WESTERLY LINE, NORTH 02°14'07" WEST, A DISTANCE OF 20.08 FEET TO THE NORTHERLY LINE OF SAID EAST HALF (E 1/2);

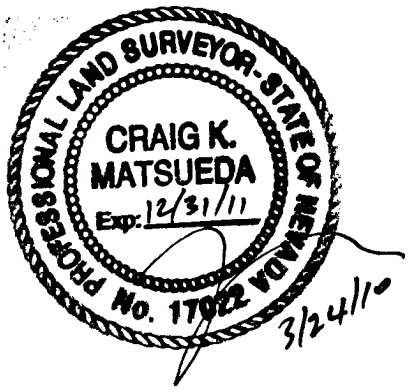
THENCE ALONG SAID NORTHERLY LINE, SOUTH 87°10'51" EAST, A DISTANCE OF 327.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 28,795 SQUARE FEET.

BASIS OF BEARINGS

SOUTH 02°20'35" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF ON FILE IN FILE 151, PAGE 48 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

END OF DESCRIPTION.



CRAIG K. MATSUEDA, PLS
NEVADA LICENSE NO. 17022
EXPIRES: 12\31\11

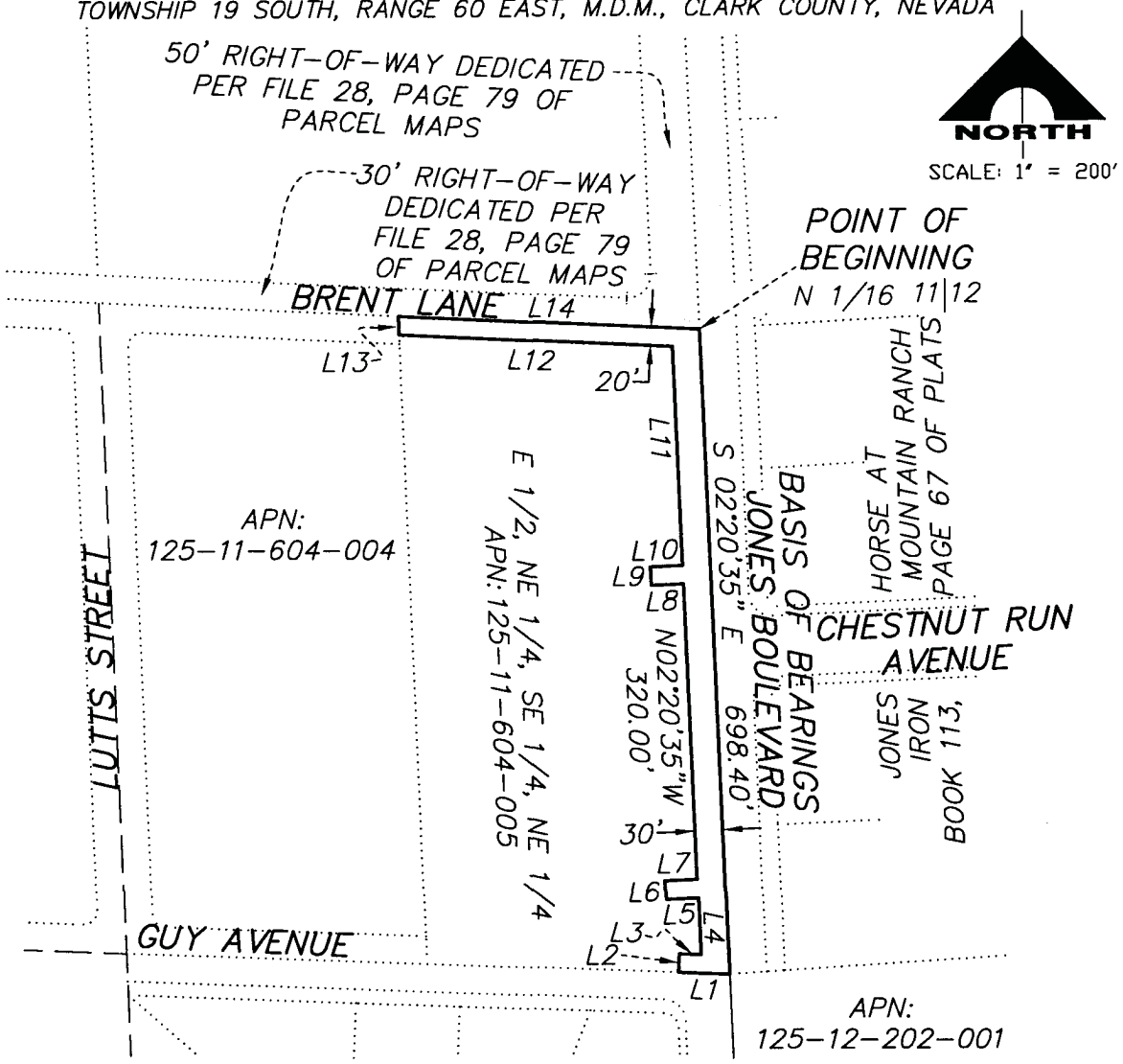
R:\OLD_Survey\Survey\051\764\102-001\LEGALS\764-102_SS_ESMT_01.doc
3/23/2010 By: ckm Ckd. By: CKM
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NV 89146 /PHONE: (702) 804-2000 / FAX: (702) 804-2299

21-0544
08/31/2021

POR. APN 125-11-604-005

SANITARY SEWER EASEMENT
INTERNATIONAL CHURCH OF LAS VEGAS, INC.

PORTION OF THE EAST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA



LINE	BEARING	DISTANCE
L1	N87°40'33"W	55.55'
L2	N02°19'27"E	20.00'
L3	S87°40'33"E	23.82'
L4	N02°20'35"W	61.41'
L5	S87°39'25"W	35.00'
L6	N02°20'35"W	20.00'
L7	N87°39'25"E	35.00'

LINE	BEARING	DISTANCE
L8	S87°39'25"W	35.00'
L9	N02°20'35"W	20.00'
L10	N87°39'25"E	35.00'
L11	N02°20'35"W	237.10'
L12	N87°10'51"W	297.42'
L13	N02°14'07"W	20.08'
L14	S87°10'51"E	327.50'

EXHIBIT "A"
PAGE 3 OF 3

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146

R:\OLD_Survey\Survey\051\764\102-001\EXHIBITS\0764vSS_ESMT_01.dwg

21-0544
08/24/2021

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Nancy A. Amundsen, Director

21-0544
08/31/2021

NOTICE OF FINAL ACTION

February 16, 2021

PER4MANCE ENGINEERING
4525 W HACIENDA AVE, STE L-1
LAS VEGAS, NV 89118

REFERENCE: TM-20-500196

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **February 03, 2021** and was **APPROVED** subject to the conditions listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

CONDITIONS OF APPROVAL -
Current Planning

- **Minimum lot size is 15,000 square feet.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Full off-site improvements for Jones Boulevard;**
- **If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;**
- **Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that the approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair · JAMES B. GIBSON, Vice Chair
MICHAEL NAFT · JUSTIN C. JONES · TICK SEGERBLOM · ROSS MILLER · WILLIAM MCCURDY II
YOLANDA T. KING, County Manager

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Nancy A. Amundsen, Director

21-0544
08/31/2021

Current Planning Division - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided;**
- **The street labeled Private St 1 is an extension of Chestnut Run Avenue and shall maintain the same name.**

Building Department - Fire Prevention

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that all gates required to be minimum 20 foot width over a minimum 24 foot width access lane; and to show fire hydrant locations on-site and within 300 feet of each home.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.**

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair · JAMES B. GIBSON, Vice Chair
MICHAEL NAFT · JUSTIN C. JONES · TICK SEGERBLOM · ROSS MILLER · WILLIAM MCCURDY II
YOLANDA T. KING, County Manager

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Nancy A. Amundsen, Director

21-0544
08/31/2021

NOTICE OF FINAL ACTION

February 16, 2021

PER4MANCE ENGINEERING
4525 W HACIENDA AVE, STE L-1
LAS VEGAS, NV 89118

REFERENCE: WS-20-0558

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **February 03, 2021** and was **APPROVED** subject to the conditions listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

CONDITIONS OF APPROVAL -
Current Planning

- **Minimum lot size is 15,000 square feet.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Full off-site improvements for Jones Boulevard;**
- **If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;**
- **Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that the approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair · JAMES B. GIBSON, Vice Chair
MICHAEL NAFT · JUSTIN C. JONES · TICK SEGERBLOM · ROSS MILLER · WILLIAM MCCURDY II
YOLANDA T. KING, County Manager

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Nancy A. Amundsen, Director

21-0544
08/31/2021

Building Department - Fire Prevention

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair · JAMES B. GIBSON, Vice Chair
MICHAEL NAFT · JUSTIN C. JONES · TICK SEGERBLOM · ROSS MILLER · WILLIAM MCCURDY II
YOLANDA T. KING, County Manager

WALLACE ● MORRIS ● KLINE SURVEYING, INC.
Land Survey Consulting

APN: 125-11-604-005 PORTION

21-0544
08/31/2021

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A SEWER EASEMENT VACATION IN SUPPORT OF THE "VENETO" PROJECT.

DESCRIPTION

BEING A PORTION OF LANDS DESCRIBED IN THAT RIGHT-OF-WAY GRANT FOR SEWER PURPOSES, TO THE CITY OF LAS VEGAS RECORDED APRIL 15, 2010 IN BOOK 20100415, AS INSTRUMENT NUMBER 0002168 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1

COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 11;

THENCE ALONG THE EAST LINE OF SAID EAST HALF (E1/2), SOUTH 02°20'39" EAST A DISTANCE OF 254.47 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 87°39'21" WEST, 40.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 02°20'39" EAST, 20.00 FEET;

THENCE SOUTH 87°39'21" WEST, 25.00 FEET;

THENCE NORTH 02°20'39" WEST, 20.00 FEET;

THENCE NORTH 87°39'21" EAST, 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 500 SQUARE FEET.

P:\KHA\20222 Brent & Jones\LEGALS\20222_VAC_01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

APN: 125-11-604-005 PORTION

21-0544
08/31/2021

AREA 2

COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 11;

THENCE ALONG THE EAST LINE OF SAID EAST HALF (E1/2), SOUTH 02°20'39" EAST A DISTANCE OF 594.47 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 87°39'21" WEST, 40.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 02°20'39" EAST, 20.00 FEET;

THENCE SOUTH 87°39'21" WEST, 25.00 FEET;

THENCE NORTH 02°20'39" WEST, 20.00 FEET;

THENCE NORTH 87°39'21" EAST, 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 500 SQUARE FEET.

SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

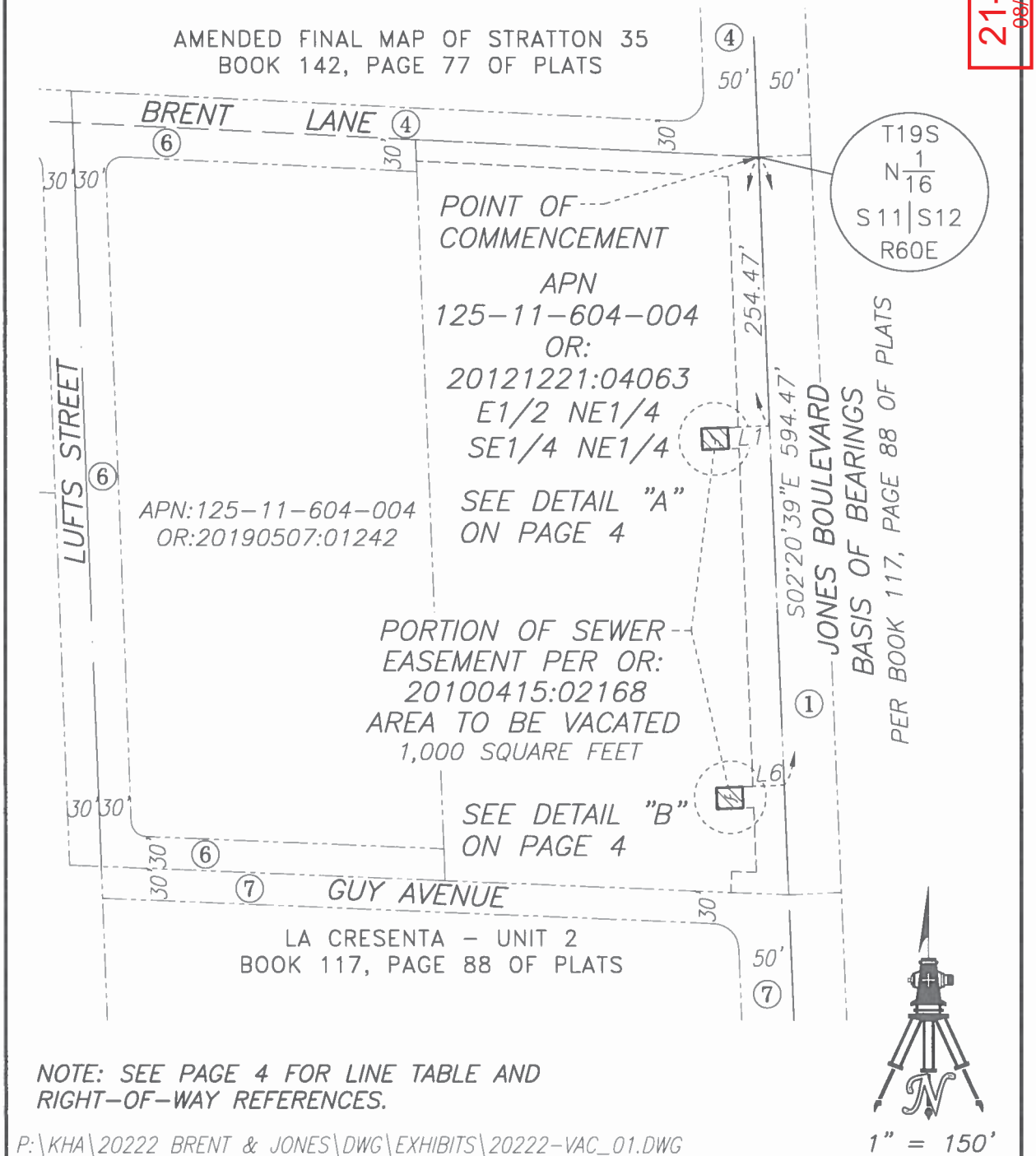
BASIS OF BEARINGS
SOUTH 02°20'39" EAST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 117, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

CRAIG K. MATSUEDA, P.L.S.
NEVADA LICENSE NO. 17022



21-0544
08/31/2021

APN: 125-11-604-005
SANITARY SEWER EASEMENT VACATION



NOTE: SEE PAGE 4 FOR LINE TABLE AND RIGHT-OF-WAY REFERENCES.

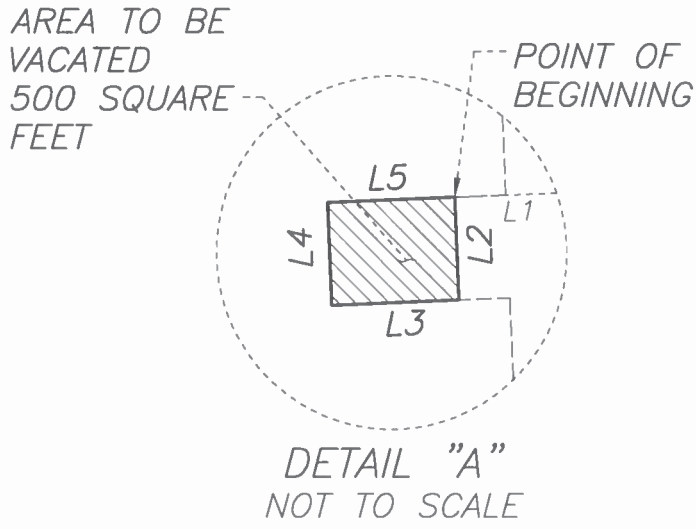
P:\KHA\20222 BRENT & JONES\DWG\EXHIBITS\20222-VAC_01.DWG

1" = 150'

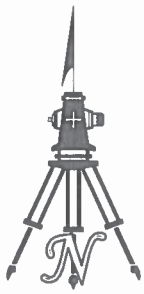
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA
	PAGE 3 OF 4

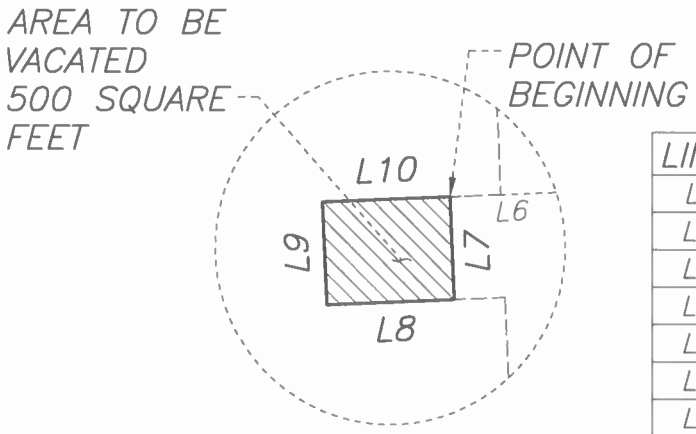
21-0544
08/31/2021

APN: 125-11-604-005
SANITARY SEWER EASEMENT VACATION



DETAIL "A"
NOT TO SCALE





DETAIL "B"
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S87°39'21"W	40.00'
L2	S02°20'39"E	20.00'
L3	S87°39'21"W	25.00'
L4	N02°20'39"W	20.00'
L5	N87°39'21"E	25.00'
L6	S87°39'21"W	40.00'
L7	S02°20'39"E	20.00'
L8	S87°39'21"W	25.00'
L9	N02°20'39"W	20.00'
L10	N87°39'21"E	25.00'

RIGHT-OF-WAY REFERENCES

① PUBLIC STREET PER OR:01277:1236047

④ PUBLIC STREET PER FILE 28, PAGE 79 OF PARCEL MAPS

⑥ PUBLIC STREET PER OR:002161:02120668

⑦ PUBLIC STREET PER OR:20040628:03018

P:\KHA\20222 BRENT & JONES\DWG\EXHIBITS\20222-VAC_01.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

PAGE 4 OF 4



21-0544-VAC1 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA, INC
SOUTHWEST CORNER OF JONES BOULEVARD AND BRENT LANE

09/02/2021

Kimley»Horn

August 12, 2021

Department of Planning
City of Las Vegas
495 S. Main St
Las Vegas, Nevada 89101

RE: ***Veneto***
Justification Letter for Sewer Easement Vacation
APNs: 125-11-604-004 & 125-11-604-005

To Whom it May Concern:

On behalf of the applicant, Richmond American Homes of Nevada, we hereby respectfully submit the attached application to file a Vacation to vacate the existing sewer easement over the subject site at the SWC of Jones Boulevard and Brent Lane, APNs 125-11-604-004 and 125-11-604-005. The public sewer easement to be vacated are described below.

- A portion of right-of-way grant for sewer purposes, to the City of Las Vegas recorded April 15, 2010 in Book 20100415, as Instrument number 0002168 in the Clark County Recorder's Office, Nevada.

The Vacation application and corresponding documents are included with this submittal for your review. Thank you for your consideration, we look forward to working with the Planning Department for a favorable recommendation for this project. Please contact me at (702) 623-7233 or eric.hopkins@kimley-horn.com should you have any questions or concerns.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Owner/Developer Correspondent

cc: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Mark Sokolowski, Kimley-Horn

21-0544
08/31/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 21-0544-VAC1

SUBJECT: APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA, INC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***OCTOBER 12, 2021*** 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 11, 2021.***

Angela Riley — Signature

10-6-21 — Date

Angela Riley — Please Print Name

Richmond American Homes — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

RECEIVED
10/07/2021
ITEM 22
10/12/2021 PC

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
23

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

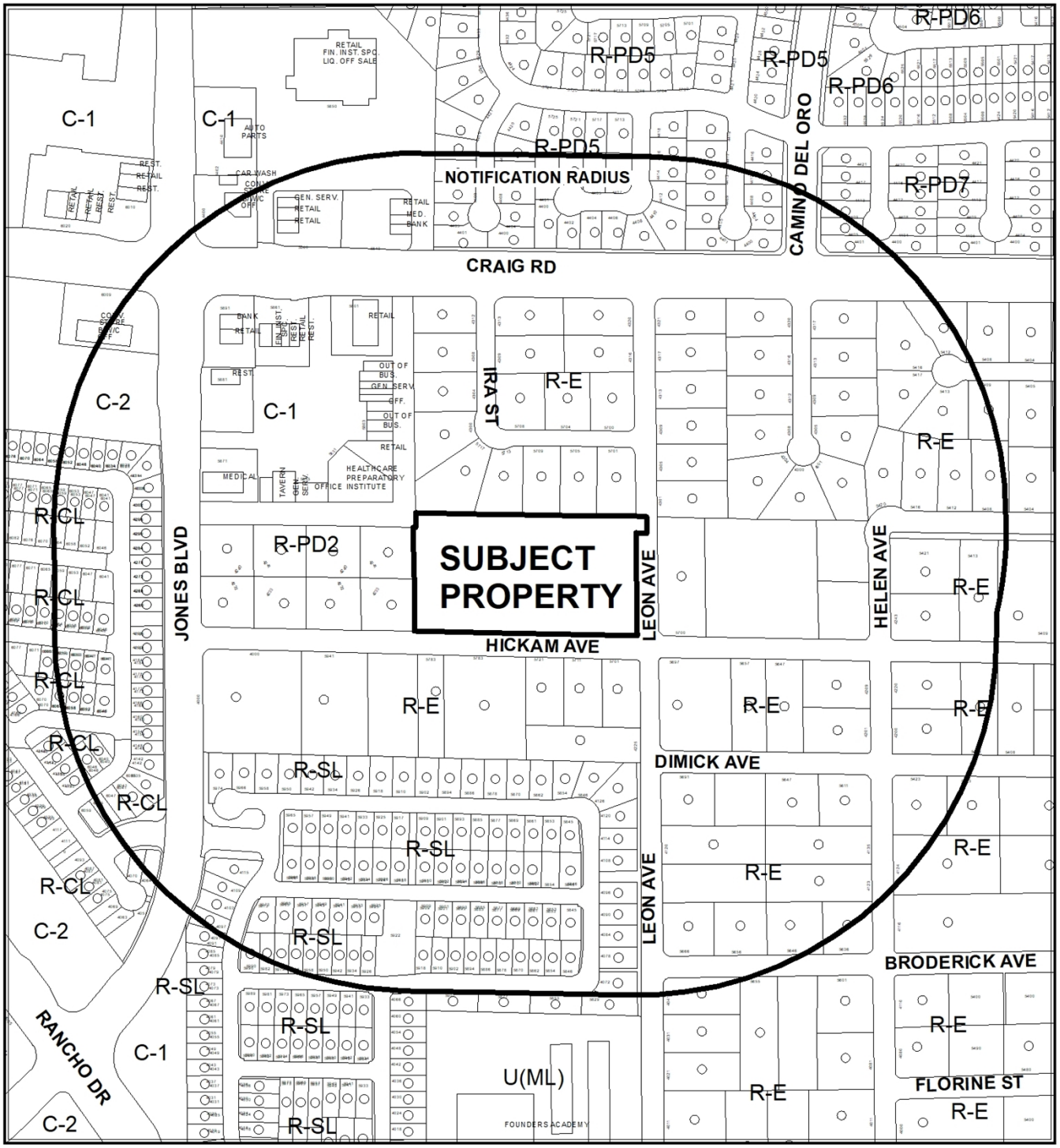
SUBJECT:
ABEYANCE - 21-0442 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 21-0442-TMP1
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0442-TMP1
8. Documentation not Vetted – Letters from the Northwest Area Residents Association with Attachments
9. Submitted after Final Agenda – Protest Postcard for 21-0442-VAR1 and 21-0442-TMP1
10. Backup Documentation Submitted for the September 14, 2021 Planning Commission Meeting



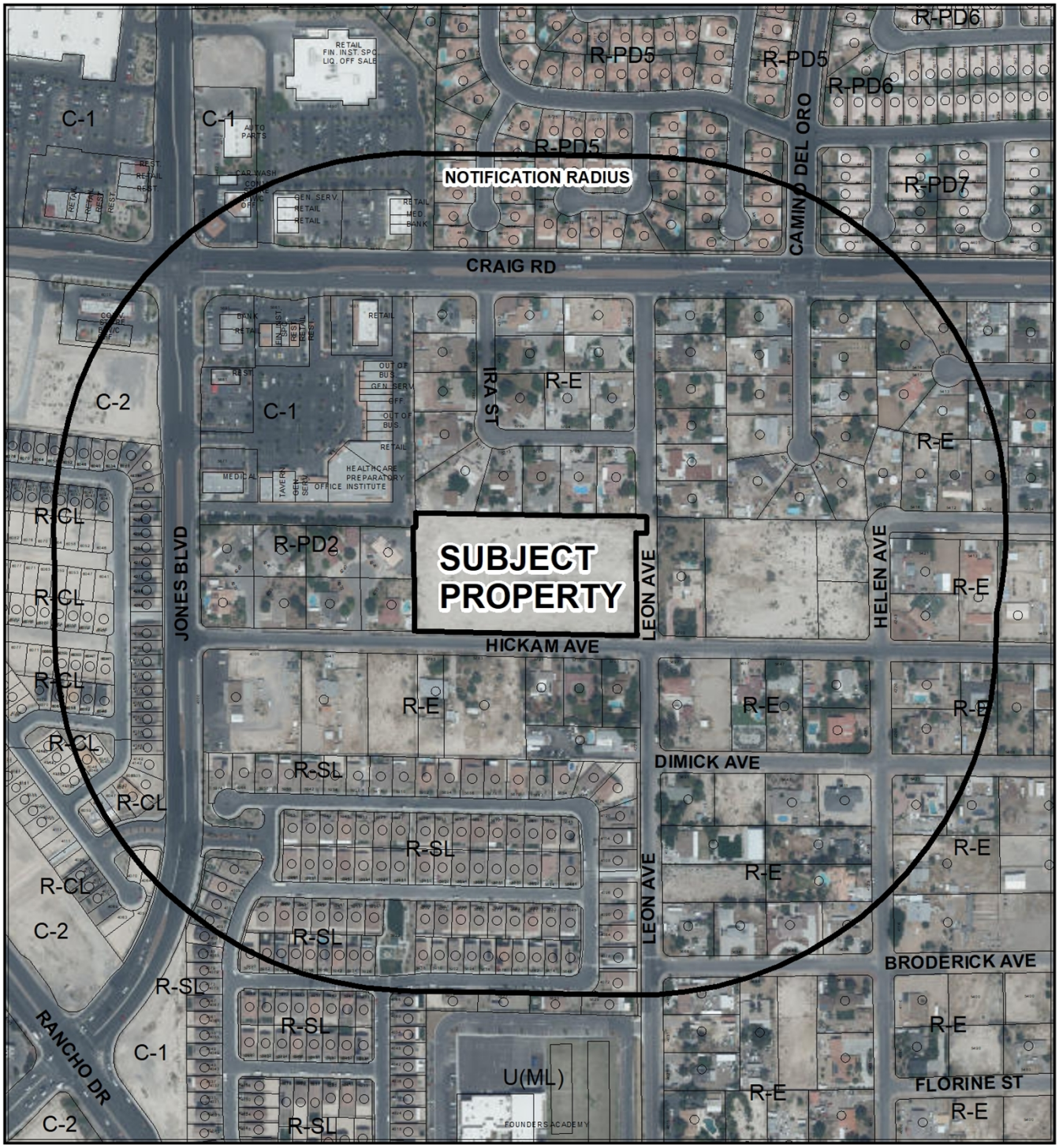
0 320 640 Feet

CASE:21-0442

RADIUS: 1000 FEET

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

N



0 320 640 Feet

CASE:21-0442

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCOTBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: VEGAS HOMES, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0442-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0442-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0442-VAR1
21-0442-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0442-VAR1 21-0442-VAR2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 322

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

21-0442-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 38-foot wide private street without gates where 47 feet is the minimum required for a private street without a gate.

2. A Variance is hereby approved to allow no offsite improvements on Leon Avenue where such are required.

3. Approval of and conformance to the Conditions of Approval for Variance (21-0442-VAR2) and Tentative Map (21-0442-TMP1) shall be required, if approved.

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

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

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

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

Public Works

8. In accordance with Title 19.02.025.F, the applicant shall make a deferral improvement contribution based on urban improvements, prior to the issuance of permits, equal to 50% of the City's bond estimate costs for all deferred improvements with the street light contribution at 25% if a service pedestal is constructed.

9. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards for all improvements not required to be constructed at this time. Such Covenant Running with Land agreement shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever occurs first

21-0442-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow a stub street termination where a cul-de-sac is required.

3. Approval of and conformance to the Conditions of Approval for Variance (21-0442-VAR1) and Tentative Map (21-0442-TMP1) shall be required, if approved.

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

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

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

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

21-0442-TMP1 CONDITIONS

Planning

1. A Waiver from Title 19.02 is hereby approved, to allow a 194-foot intersection offset where 220 feet is required.

2. An Exception from Title 19.06 is hereby approved, to allow eight trees where 10 are required within the eastern perimeter landscape buffer.

3. 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.

4. Approval of Variance (21-0442-VAR1) shall be required, if approved.

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

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

7. 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.

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

Public Works

9. Coordinate the closure of Leon Avenue with the City Traffic Engineer and the Operations and Maintenance Department. Approved construction drawings shall comply with the recommendations of the City for the closure.

10. Dedicate 30 feet of right-of-way adjacent to this site for the remaining portion of Leon Avenue and dedicate a 15-foot radius at the northwest corner of Hickam Avenue and Leon Avenue on the Final Map for this site.

11. Construct curb and gutter on Leon Avenue from the existing curb and gutter at the north end of this site to Hickam Avenue and appropriate transition paving and overpaving on Leon Avenue concurrent with the 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. All other off-site improvements on Leon Avenue and Hickam Avenue are hereby deferred as required by 21-0442-VAR1.

12. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

13. Connect to the public sewer line in Hickam Avenue at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a nine-lot single-family, detached residential subdivision on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue.

ISSUES

- A Variance is requested to allow a 38-foot wide private street without sidewalks where 47 feet is the minimum required for a private street without a gate. Staff recommends denial.
- A Variance is requested to allow a stub street termination where a cul-de-sac is required. Staff recommends denial.
- A Waiver of Title 19.02.140 is requested to allow a 194-foot intersection offset where 220 feet is required. Staff recommends denial.
- An Exception of Title 19.06 is requested to allow eight trees where 10 are required within the eastern perimeter landscape buffer. Staff recommends denial.
- The Department of Public Works has received and approved a signed request from the applicant for offsite improvement deferral.

ANALYSIS

The subject site is a 4.69-acre parcel located at the northwestern corner of Hickam Avenue and Leon Avenue. The subject site is zoned as R-E (Residence Estates) and subject to the development standards in Title 19.06.060. The applicant is proposing to develop the subject site with a nine-lot residential subdivision.

The proposed lots range in size from 18,368 square feet to 25,412 square feet. The proposed residential development has a gross density of 1.92 units per acre. No building or floor plans have been submitted as part of this application, but such plans would be held to the R-E (Residence Estates) development standards in listed in Title 19.06.060. A six-foot-wide common element landscape buffer is provided adjacent to right-of-way on Hickam Avenue and Leon Avenue. Adjacent to the dedicated portion of Leon Avenue, no landscaping materials are being provided. As a result, an Exception of Title 19.06 is requested to allow eight trees where 10 are required within the eastern perimeter landscape buffer. In order to accommodate the design of the residential subdivision, a Variance is requested.

The purpose of Title 19.04 Complete Streets Standards "is to set forth requirements for achieving a connected transportation system as outlined in the City's General Plan to provide a safe and accessible environment for a variety of transportation modes and users."

A Variance is requested to allow a nonstandard private street without a gate. According to Title 19.04.070, private streets shall have the same dimensions as the comparable public streets unless separated by a gate. The proposed subdivision includes a 38-foot-wide private street without a sidewalk on either side (As such, a Variance is requested to allow a 38-foot wide private street without gates where 47 feet is the minimum required for a private street without a gate). In addition to the requested Variance, a Waiver of Title 19.02.140 is requested to allow a 193-foot intersection off-set where 220 feet is required. Based on discussion with the applicant, the subdivision is configured off of Leon Avenue thereby requiring this Waiver in order to account for the site's natural grading and drainage. Additionally, City standards require sidewalk to be provided on both sides of all public streets, even if such sidewalks are allowed to be deferred in support of current rural character. Appropriate right-of-way should be preserved for the future installation of such sidewalk, should it ever become desired in the future.

Staff recommends the installation of all street improvements adjacent to all new development, as such improvements help the City meet the Americans with Disabilities Act (ADA) requirements and aid in the containment and direction of stormwater runoff in an efficient manner to protect City roadways. Staff cannot support a Variance request that would contradict the City's General Plan and recommends denial of the request.

As development encroaches into rural areas of the City and the population intensifies, residential neighborhoods developed without the required amenities such as streetlights do not support the goals of the City's General Plan to provide a safe and accessible environment for the residents. The Department of Public Works has received a signed request from the applicant for offsite improvement deferral for Hickam Avenue and Leon Avenue. The City of Las Vegas has approved this request subject to standard requirements.

A Variance is requested to allow a stub street termination where a cul-de-sac is required. The applicant is proposing to wall off Leon Avenue with an emergency access crash gate. The wall would restrict access and connectivity within the residential area. The north side of Leon Avenue is an existing stub street that was fully built out under the assumption that the southern right-of-way portion would be built out in the future. Under this assumption, both sides of Leon Avenue would have needed back-to-back cul-de-sacs terminuses. Cul-de-sacs are the cities' standard street terminus as they provide an adequate turnaround for street cleaning, maintenance vehicles, and emergency services

The submitted east/west cross-section depicts a maximum natural grade of less than two percent across this site. Per the Tables in Title 19.06.050, a development with a natural slope of less than two percent is allowed a maximum four-foot retaining wall. A maximum 0.7-foot retaining wall is shown along the east and west property lines.

The submitted north/south cross-section depicts a maximum natural grade of less than two percent across this site. Per the Tables in Title 19.06.050, a development with a natural slope less than two percent is allowed a maximum four-foot retaining wall. A maximum 0.7-foot retaining wall is shown along the north property line.

Due to the associated Variances requested allowing non-standard private street sizes and a deferral of the streetscape standards, staff is recommending denial on the proposed Tentative Map.

FINDINGS (21-0442-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not construct the required improvements associated with the right-of-way along Hickam Avenue and Leon Avenue. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0442-TMP1)

As the design of the Tentative Map is dependent on the approval of the requested Variance (21-0442-VAR1) allowing non-standard private street sizes and a deferral of the streetscape standards, staff is recommending denial of the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/12/64	The City Council approved an Annexation (A-0002-64) request for 290 acres generally located south of Craig Road and east of Tonopah Highway with an effective date of 05/22/64. This site was part of that request.
09/06/05	A Code Enforcement Case (CE-34299) was reported for a vacant lot with overgrown weeds at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 10/24/05.
01/27/06	A Code Enforcement Case (CE-37919) was reported for a vacant lot with a camper at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 02/01/06.
04/14/06	A Code Enforcement Case (CE-40269) was reported for a Pepsi vending machine on a vacant lot at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 07/03/06.
05/30/07	A Code Enforcement Case (CE-53871) was reported for a vacant lot with continuous dumping at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 07/26/07.
02/11/08	A Code Enforcement Case (CE-62199) was reported for furniture dumped on a vacant lot at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 03/17/08.
09/16/08	A Code Enforcement Case (CE-69729) was reported for debris on a vacant lot at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 09/29/08.
10/20/08	A Code Enforcement Case (CE-70785) was reported for four acres of a vacant lot being used as an off-road race track with dust being stirred up at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 10/23/08.
12/14/10	A Code Enforcement Case (CE-96800) was reported for illegal dumping on a vacant lot at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 01/11/11.
10/03/12	A Code Enforcement Case (CE-120598) was reported for a vacant lot with kids selling drugs in the trees at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 11/21/12.
03/31/15	A Code Enforcement Case (CE-152511) was reported for manure dumped on an empty lot at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 06/11/15.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/20/15	The City Council approved a Variance (VAR-57017) to allow no sidewalk on Hickam Avenue and Leon Avenue and no gate on a private street where such are required on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Waiver (WVR-57018) to allow no sidewalks where five-foot wide sidewalks on both sides of the street are required on the proposed private 47-foot residential street on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Waiver (WVR-57213) to allow no streetlights where such are required and a 194-foot eternal intersection offset where 220 feet is the minimum distance separation required on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Tentative Map (TMP-57025) for Hickam and Leon, an eight-lot residential subdivision on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue. The Planning Commission recommended approval while staff recommended denial.
03/27/19	A Code Enforcement Case (CE-197853) was reported for a sofa and cushions left on a vacant dirt lot at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 04/19/19.
09/25/19	A Code Enforcement Case (CE19-03001) was reported for overgrown vegetation with a homeless man living under a big bush at the northwest corner of Hickam Avenue and Leon Avenue. The case was resolved on 10/22/19.

Most Recent Change of Ownership	
03/31/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses associated with the subject site.

Pre-Application Meeting	
07/14/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance and Tentative Map pertaining to a proposed nine-lot single-family, detached residential subdivision.

Neighborhood Meeting	
08/19/21	A neighborhood meeting was conducted at 5:30 PM on August 19th, 2021, at Santa Fe Station in Centennial Ballroom A at 4949 North Rancho Drive. The meeting was attended physically by one member of Planning staff, one member of the Ward 5 Council Ward Office, and two individuals representing the applicant/project. There were 43 members of the public who attended in-person. The applicant began the meeting by giving an overview of the developer and project synopsis. Concerns from the public were raised regarding the following: **Will Leon be connected to Craig Road or will it be shut off?** This portion of the site is to be dedicated. There were no issues from the public **Are there any renderings or drawings of the proposed development?** Not currently but when they have been made the applicant plans to share with the public. **Is there an anticipated price range?** Not currently but the price would depend on the market conditions at the time of sale. The anticipated groundbreaking is for October. **Can Leon Avenue continue being blocked going further north or by using a crash gate or wall?** This would be an issue to be addressed with Las Vegas Fire and Rescue Engineering regarding public safety. **Will Hickam Avenue or Leon Avenue be widened?** Yes, 30-feet of all neighboring right-of-way will have to be improved. The applicant explained how the right-of-way is divided into each side of the street centerline and how the undeveloped portion of right-of-way would be paved and landscaping would be added. The applicant explained that they are applying for an offsite improvement deferral of the Hickam Avenue improvements as they do not meet the character of the residential area. The asphalt path currently there would be maintained. **Specific concerns were raised by the site's on-site drainage.** This would be reviewed by a technical drainage study by the Department of Public Works which is Condition of Approval Number Fourteen (14). The applicant advised that the tradeoff for not providing curb and gutter improvements was a

Neighborhood Meeting	
	Specific questions were raised regarding wall heights as they pertained to the subject site. The applicant reiterated the R-E (Residence Estates) development standards which limited wall heights to eight feet. **Concern was raised over the height of the proposed dwellings.** The applicant stated that it would be limited to single-story but could request a Condition of Approval be added to the Tentative Map like they have done in the past. **Concern was raised over the proposed configuration with the private drive off of Leon Avenue in comparison to Hickam Avenue.** The site was oriented to this configuration based on the drainage for the subject site. **Concerns were raised over the adaptability of new homeowners toward existing rural animals allowed in the surrounding area.** The applicant stated they would add for disclosure. **Will there be a homeowner association?** Based on the public's feedback the homeowners would be responsible for their portion of the streetscape. Overall the members of the public were in favor of both projects. An informal vote was conducted by the members of the public. There were no members of the public who were in opposition toward the project. The meeting was concluded at 6:40 PM.

Field Check	
08/10/21	A routine field check was conducted by staff of the subject site; staff found a well-maintained undeveloped site with temporary chain link fencing and high vegetation. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	4.69

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached		
South			
East			
West			R-PD2 (Residential Planned Development – 2 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Rancho	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (105 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	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	18,368 SF	Y
Min. Lot Width	100 Feet 30 Feet (Cul-De-Sac)	112 Feet 40 Feet	Y Y
Min. Setbacks • Front • Side • Corner • Rear	 30 Feet 10 Feet 15 Feet 35 Feet		N/A*
Max. Lot Coverage	N/A		
Max. Building Height	35 Feet		

**A lot fit analysis has not been submitted as part of this application. The proposed dwellings would be held to the R-E (Residence Estates) development standards listed in Title 19.06.060.*

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	0 Trees	0 Trees	Y
• South	1 Tree / 30 Linear Feet	21 Trees	21 Trees	Y
• East	1 Tree / 30 Linear Feet	10 Trees	8 Trees	N*
• West	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		**31 Trees**	**28 Trees**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
• West	0 Feet		0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6 Feet	Y

*An Exception is requested to allow a reduction in required landscape materials.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Leon Avenue	Local Street	Title 13	60	Y or N
Hickam Avenue	Local Street	Title 13	60	Y or N

Streetscape Standards	***Required***	***Provided***	***Compliance***
Proposed Private Street	Private streets shall have the same dimensions as the comparable public streets unless separated by gates. The minimum public street consists of a 47-foot right-of-way with a 31-foot wide street with three-foot amenity zones and sidewalks on both sides of the street.	38-foot-wide right-of-way with no amenity zone, sidewalk, or streetlights	N*

Streetscape Standards	***Required***	***Provided***	***Compliance***
Hickam Avenue	60-foot-wide right-of-way, including amenity zone, sidewalk, and streetlights	60-foot-wide right-of-way with no sidewalk or streetlight-related improvements.	N*
Leon Avenue	60-foot-wide right-of-way, including amenity zone, sidewalk, and streetlights	60-foot-wide right-of-way with no sidewalk or streetlight-related improvements.	N*

**The applicant has requested a Variance (21-0442-VAR1) to waive all Title 19.04 complete street development standards associated with the insufficient right-of-way width, no sidewalk, and streetlight improvements along the proposed private street and existing Hickam Avenue and Leon Avenue rights-of-way which surround the subject site.*

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	9 Dwellings	2 spaces per dwelling	18				
TOTAL SPACES REQUIRED			18		18		Y
Regular and Handicap Spaces Required			18	0	18	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least 220 feet, measured from centerline to centerline.	To allow a 194-foot intersection off-set where 220 feet is the minimum required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree for every 30 linear feet with perimeter landscape buffers.	To allow eight trees where 10 are required within the eastern perimeter landscape buffer.	Denial

Proposed Nine Single-Family Units:					
Student Yield	**Elementary School**		**Middle School**	**High School**	
Single-Family Units (9)	9 x 0.166		9 x 0.093	9 x 0.131	
Total Additional Students	1		1	1	
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Parson Elementary School	4100 Thom Boulevard	Kindergarten – 5th Grade	518 Students	302 Students	03/01/21
Swainston Junior High School	3500 West Gilmore Avenue	6th – 8th Grade	1,494 Students	1085 Students	03/01/21
Cheyenne High School	3200 West Alexander Road	9th - 12th Grade	2,422 Students	1,877 Students	03/01/21

Department of Public Works Traffic Study

Tentative Map for a Proposed Nine-Lot Single Family Residential Development – Northwest corner of Hikam Avenue and Leon Avenue				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	9	9.44	85
AM Peak Hour			0.74	7
PM Peak Hour			0.99	9
Existing Traffic on Nearby Streets				
Jones Boulevard				
Average Daily Traffic (ADT)			18,710	
PM Peak Hour (Heaviest 60 Minutes)			1,497	
Alexander Road				
Average Daily Traffic (ADT)			6,633	
PM Peak Hour (heaviest 60 minutes)			531	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Jones Boulevard			41,790	
Alexander Road			12,480	

Summary
This project will add approximately 85 trips per day on Hickam Avenue, Leon Avenue, Jones Boulevard, and Alexander Road. Currently, Jones Boulevard is at approximately 45 percent of capacity and Alexander Road is at approximately 53 percent of capacity. With this project, Jones Boulevard is expected to remain unchanged and Alexander Road to be at 54 percent capacity. Recent traffic counts are not available for Hickam Avenue or Lean Avenue.
Based on Peak Hour use, this development will add into the area roughly nine additional cars, or about one every seven minutes.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Leon & Hickam West

Project Name Leon & Hickam **Proposed Use**

Assessor's Parcel #(s) 138-01-301-017 **Ward #**

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

Additional Information

Property Owner Vegas Homes, LLC Contact

Address 19333 Collins Ave. #1708 City Sunny Isles Bea State FL Zip 33160

E-mail Phone

Applicant Blend Communities, LLC Contact Brad Burns

Address 9875 West La Mancha Ave. City Las Vegas State NV Zip 89149

E-mail brad.burns@blendcommunities.com Phone 702-355-1400

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones City Las Vegas State NV Zip 89118

E-mail ElishaS@taneycorp.com Phone 702-362-8844

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

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

City Official **Partner(s)**

Partner(s)

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

21-0442 07/2/2021

Property Owner Signature

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

Print Name Enrique Feger

Subscribed and sworn before me

This 15th day of June 21

Notary Public in and for said County and State Miami-Dade, Florida

Notary Public State of Florida
Crystal Esparza
My Commission GG 182625
Expires 05/12/2022

100740- Hickam and Leon West

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.

21-0442
07/21/2021

- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: Roger Bailey

Date: 7/14/22

21-0442
07/21/2021

DEPARTMENT OF PLANNING

DATE: 7/21/221

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

RE: **PROJECT NAME** Leon & Hickam West
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Blend Communities (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 Brad Burns at (702)-355-1400. Thank you.

Sincerely,

(Signature)

Bradley Burns

(Print)

Subscribed and sworn before me

This 21 day of July, 2021.

Elisha Scrogum

Notary Public in and for said County and State

ELISHA L. SCROGUM
Notary Public, State of Nevada
Appointment No. 03-79901-1
My Appt. Expires Feb 12, 2022

PARCEL II:

THAT PORTION TRANSFERRED BY RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT IN FILE 75, PAGE 97 RECORDED APRIL 5, 1995 AS DOCUMENT NO. 00710 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 1; THENCE NORTH 88°44'19" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 648.47 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE ¼); THENCE NORTH 00°35'14" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE ¼), 39.66 FEET TO THE SOUTHWEST CORNER TO THAT CERTAIN SUBDIVISION KNOWN AS STAGECOACH DEPOT 2-D, AS SHOWN IN BOOK 23, PAGE 80 OF PLATS; THENCE SOUTH 89°05'33" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 648.40 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER (NW ¼); THENCE SOUTH 00°31'36" EAST ALONG SAID LAST DESCRIBED EAST LINE, 43.67 FEET TO THE POINT OF BEGINNING.

PARCEL TWO (2):

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS TWO (2), THREE (3), AND FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 13 OF PARCEL MAPS, PAGE 89 IN THE OFFICE OF THE COUNTY RECORDER IF CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

21-0442
07/21/2021

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
   a) 138-01 -302-002
   b) 138-01-302-003
   c) 138-01-302-004
   d) 138-01-301-017

CLERIFICATION PAGE

FOR RECORDER'S OPTIONAL USE ONLY
Book:_____ Page _____
Date of Recording:_____
Notes:

2. Type of Property:
   a. [X] Vacant Land b. [ ] Sgl. Fam. Residence
   c. [ ] Condo/Twnhse d. [ ] 2-4 Plex
   e. [ ] Apt. Bldg. f. [ ] Comm'l/Ind'l
   g. [ ] Agricultural h. [ ] Mobile Home
   [ ] Other _____

3 a. Total Value/Sales Price of Property $300,000.00

   b. Deed in Lieu of Foreclosure Only (value of property) _____

   c. Transfer Tax Value: $300,000.00

   d. Real Property Transfer Tax Due $1,530.00

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per NRS 375.090, Section: _____

   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Bank of Nevada	Print Name:	Vegas Homes, LLC, a Florida Limited liability company
Address:	2700 W. Sahara Avenue	Address:	19333 Collins Ave. #1708
City:	Las Vegas	City:	Sunny Isles Beach
State:	NV Zip: 89102	State:	FL Zip: 33160

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 09-03-1171-SD
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

21-0442
07/21/2021

ASSESSOR'S COPY

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
   a) 138-01-302-002
   b) 138-01-302-003
   c) 138-01-302-004
   d) 138-01-301-017

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page _____
Date of Recording: _____
Notes:

2. Type of Property:
   a. X Vacant Land b. ☐ Sgl. Fam. Residence
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   ☐ Other _____

3 a. Total Value/Sales Price of Property $300,000.00

   b. Deed in Lieu of Foreclosure Only (value of property) _____

   c. Transfer Tax Value: $300,000.00

   d. Real Property Transfer Tax Due $1,530.00

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per NRS 375.090, Section: _____

   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: X _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Bank of Nevada	Print Name:	Vegas Homes LLC A Florida LLC
Address:	2700 W. Sahara Avenue	Address:	19333 Collins Ave #1708
City:	Las Vegas	City:	Sunny Isles Beach
State:	NV Zip: 89102	State:	FL Zip: 33160

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

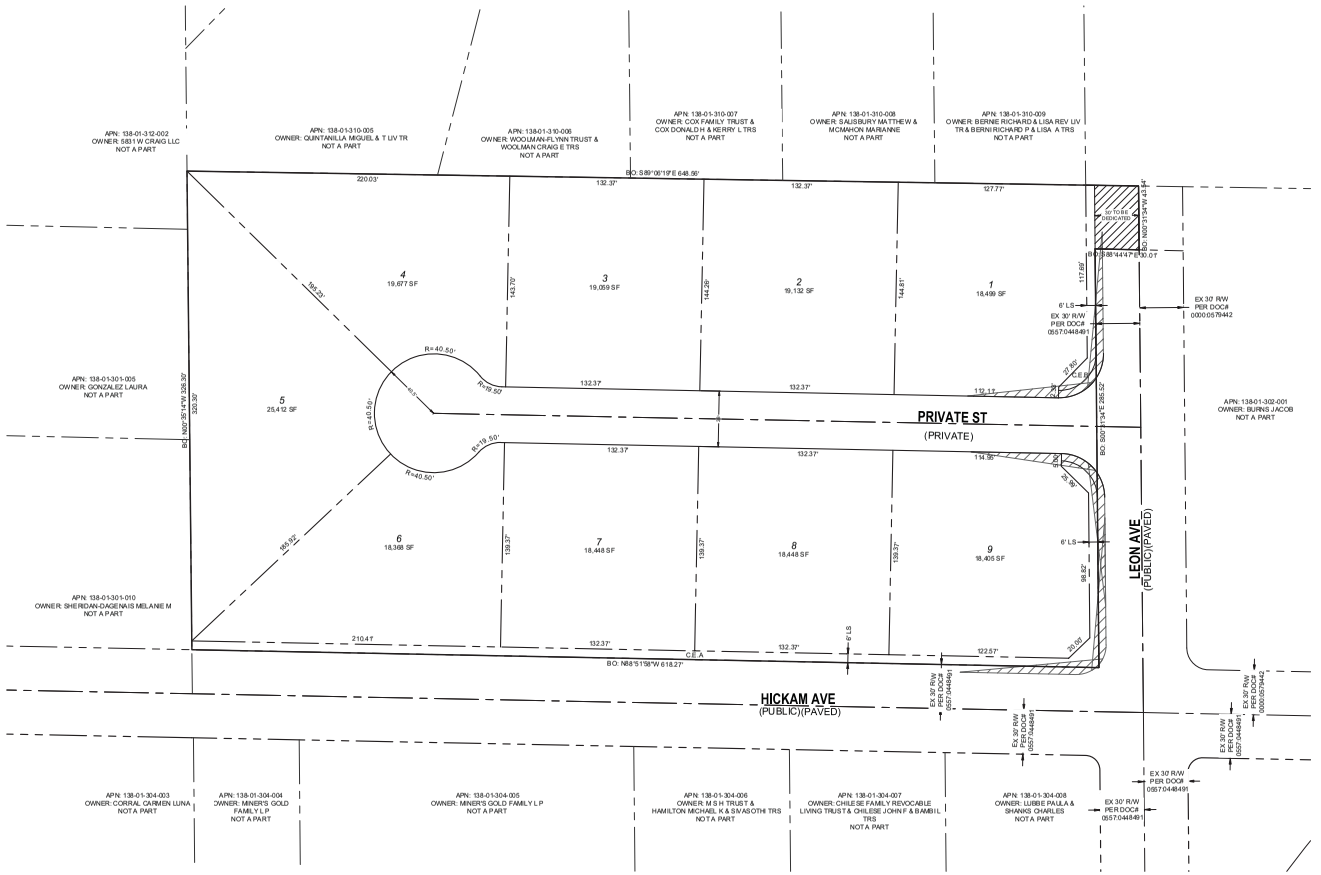
Print Name: Nevada Title Company Esc. #: 09-03-1171-SD
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

ASSESSOR - RECORDER

21-0442
07/21/2021

Planning Commission October 12, 2021 - Page 607



SCALE: 1" = 40'
40 20 40' 80 120'

WASTEWATER CALCULATIONS

FACILITY TYPE : SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 9 HOUSES

AVERAGE FLOW = 0.0022 MGD (9 ERUS)
PEAK FLOW = 0.0077 MGD (32 ERUS)
PEAK + WET WEATHER = 0.0096 MGD (40 ERUS)

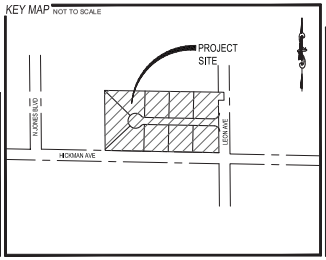
CALCULATIONS:
AVG FLOW = 9 X 90,000 GAL X 1 MG = 0.0022 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0022 X 3.5 = 0.0077 MGD
PEAK + WET WEATHER FLOW = 0.0077 MGD X 1.25 = 0.0096 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-301-017
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	9 LOTS (TYPE) / 0 LOTS (COMMON LOTS)
GROSS ACREAGE:	4.69 ACRES
NET ACREAGE:	4.03 ACRES
PROPOSED DENSITY:	1 UNIT/LOT
DENSITY ALLOWED:	1UNIT/LOT
SMALLEST LOT SIZE:	18,405 SF
LARGEST LOT SIZE:	25,412 SF
AVERAGE LOT SIZE:	19,489 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	ST	STREET
ELEC	ELECTRICAL	STLT	STREETLIGHT
EP	EDGE OF PAVEMENT	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR
1-800-227-2600

CONNECTIVITY

1 LINKS
1 NODES
RATIO: 1/1=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30'	30'
FRONT GARAGE:	30'	30'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 30 FT ON CENTER (ON LEON). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

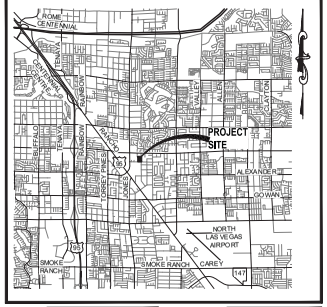
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
19333 COLLINS AVE #1708
SUNNY ISLES BEACH FL 33160-2371
(702) 395-1400

DEVELOPER

BLEND COMMUNITIES
9575 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89148
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 88° 58'22" E
THE NORTH LINE OF SOUTH HALF (S 1/2) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER R.P.E FILE 11, PAGE 72 & FILE 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID:LV0168WW6
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD. AND SAN MIGUEL AVE. NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

21-0442
08/24/2021

NO.	DESCRIPTION	BY	SH'TS	APPR.	DATE
	REVISIONS				

BLEND COMMUNITIES, LLC

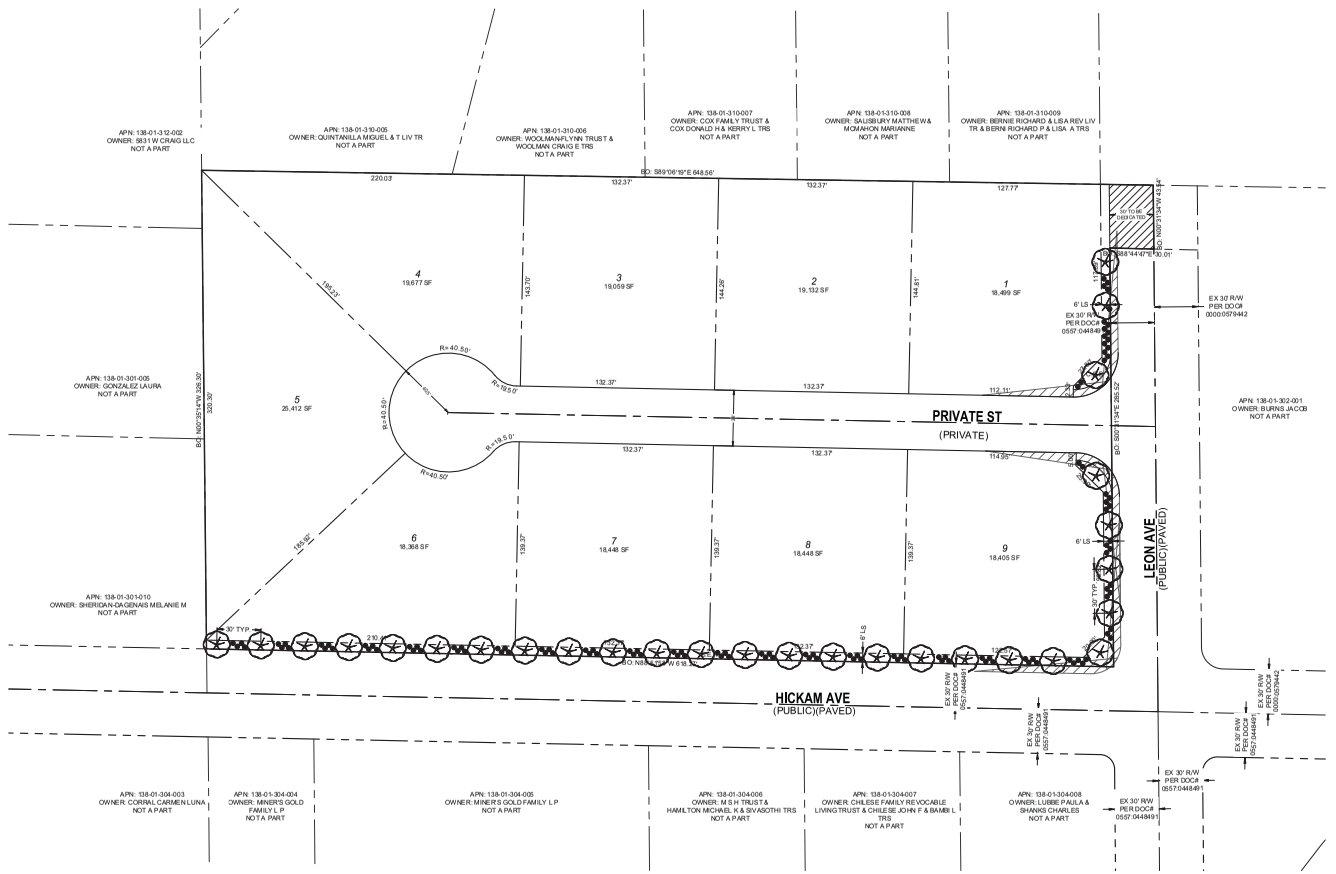
TANEY ENGINEERING
8530 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(760) 382-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

HICKMAN & LEON WEST
SINGLE FAMILY RESIDENTIAL
SITE PLAN

DATE: 8/18/2021
SCALE: 1"=40'
JOB NO: BND-21-003
DESIGNED BY: JS CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 01 OF 01
CLV 0000000

LAST PLOT: Jason Savin
FILE NAME: I:\TANEY\NV-FS\PROJECTS\ACTIVE\BLEND COMMUNITIES I LLC\BND-21-003 - HICKAM & LEON\ENG\1 ENTITLEMENTS\DWG\TM_LEON.DWG



TREE/ PLANT SCHEDULE - SPACING PER LANDSCAPING NOTE, THIS SHEET.

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	AFRICAN SUMAC OR EQUIVALENT	RHUS LANCEA
	PER PLAN	1-5 Gallon	N/A	CLIFF GOLDENBUSH OR EQUIVALENT	ERICAMERIA CUNEATA

WASTEWATER CALCULATIONS

FACILITY TYPE : SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 9 HOUSES

AVERAGE FLOW = 0.0022 MGD (9 ERUS)
PEAK FLOW = 0.0077 MGD (32 ERUS)
PEAK + WET WEATHER = 0.0096 MGD (40 ERUS)

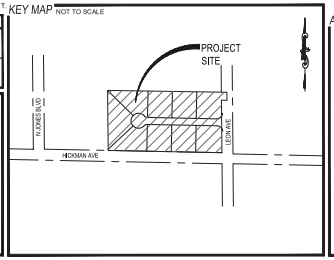
CALCULATIONS:
AVG FLOW = 9 X 90,000 GAL X 1 MG = 0.0022 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0022 X 3.5 = 0.0077 MGD
PEAK + WET WEATHER FLOW = 0.0077 MGD X 1.25 = 0.0096 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-301-017
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	9 LOTS (TYPE) / 0 LOTS (COMMON LOTS)
GROSS ACREAGE:	4.69 ACRES
NET ACREAGE:	4.03 ACRES
PROPOSED DENSITY:	1 UNIT/LOT
DENSITY ALLOWED:	1UNIT/LOT
SMALLEST LOT SIZE:	18,405 SF
LARGEST LOT SIZE:	25,412 SF
AVERAGE LOT SIZE:	19,489 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	RW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR
1-800-227-2600

CONNECTIVITY

1 LINKS
1 NODES
RATIO: 1/1=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30'	30'
FRONT GARAGE:	30'	30'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 30 FT ON CENTER (ON LEON). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

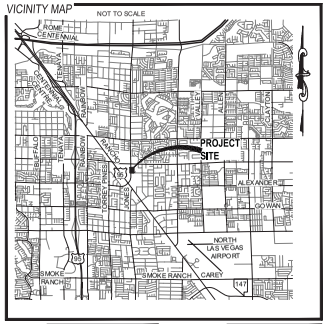
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
10333 COLLINS AVE #1708
SUNNY ISLES BEACH FL 33160-2371
(702) 395-1400

DEVELOPER

BLEND COMMUNITIES
9575 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89148
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 88° 58'22" E
THE NORTH LINE OF SOUTH HALF (S ½) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER R.P. E FILE 11, PAGE 72 & FILE 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID OLV0168WW6
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD. AND SAN MIGUEL AVE. NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N ½) OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0442
08/24/2021

REVISIONS

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE

BLEND COMMUNITIES, LLC

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(760) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

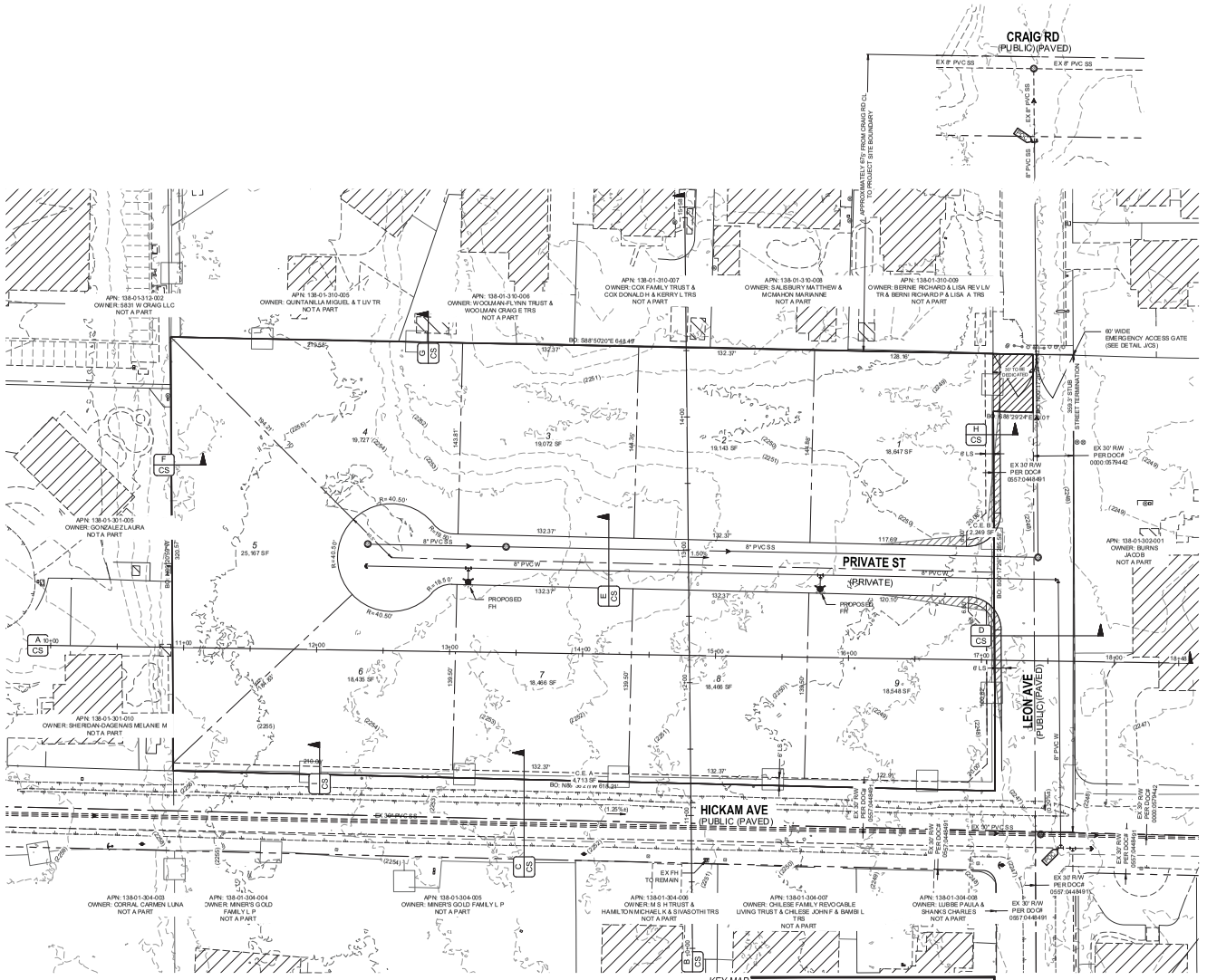
HICKMAN & LEON WEST
SINGLE FAMILY RESIDENTIAL
LANDSCAPE PLAN

DATE: 8/18/2021
SCALE: 1"=40'
JOB NO: BND-21-003
DESIGNED BY: JS CHECKED BY: RC
SHEET NAME: LP
SHEET NUMBER: 01 OF 01

CLV 0000000

LAST PLOT: Jason Savin
FILE NAME: I:\TANEY\NV-FS\PROJECTS\ACTIVE\BLEND COMMUNITIES I LLC\BND-21-003 - HICKAM & LEON\ENG\1 ENTITLEMENTS\DWG\TM_LEON.DWG

Planning Commission October 12, 2021 - Page 609



WASTEWATER CALCULATIONS

FACILITY TYPE : SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 9 HOUSES

AVERAGE FLOW = 0.0022 MGD (9 ERUS)
PEAK FLOW = 0.0077 MGD (32 ERUS)
PEAK + WET WEATHER =0.0096 MGD (40 ERUS)

CALCULATIONS:
AVG FLOW = 9 X 90.000 GAL X 1 MG = 0.0022 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0022 X 3.5 = 0.0077 MGD
PEAK + WET WEATHER FLOW = 0.0077 MGD X 1.25 = 0.0096 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-301-017
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	9 LOTS (TYPE) / 2 LOTS (COMMON LOTS)
GROSS ACREAGE:	4.69 ACRES
NET ACREAGE:	4.03 ACRES
PROPOSED DENSITY:	1.92 LOT S/ACRES
DENSITY ALLOWED:	2 LOTS/ACRES
SMALLEST LOT SIZE:	18,435 SF
LARGEST LOT SIZE:	25,167 SF
AVERAGE LOT SIZE:	19,489 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	P.E	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

CONNECTIVITY

1 LINKS
1 NODES
RATIO: 1/1=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30'	30'
FRONT GARAGE:	30'	30'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES ,A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 30 FT ON CENTER (ON LEON). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

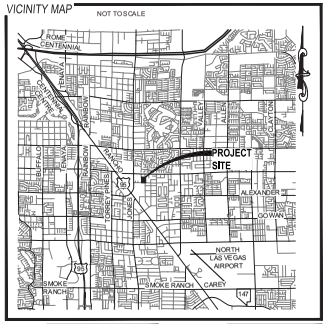
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
19333 COLLINS AVE #1708
SUNNY ISLES BEACH FL 33160-2371
(702) 355-1400

DEVELOPER

BLEND COMMUNITIES
9675 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89148
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 88° 58'22" E
THE NORTHLINE OF SOUTH HALF (S 1/2) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER R.P. E FILE 11, PAGE 72 & FILE 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID 01/01615WW6
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD. AND SAN MIGUEL AVE. NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1'INTERVAL)		
CONTOUR (5'INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0442
09/27/2021

NO.	DESCRIPTION	BY	SH'TS	APP'R	DATE
	REVISIONS				

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL INFO@TANEYCORP.COM

BLEND COMMUNITIES, LLC

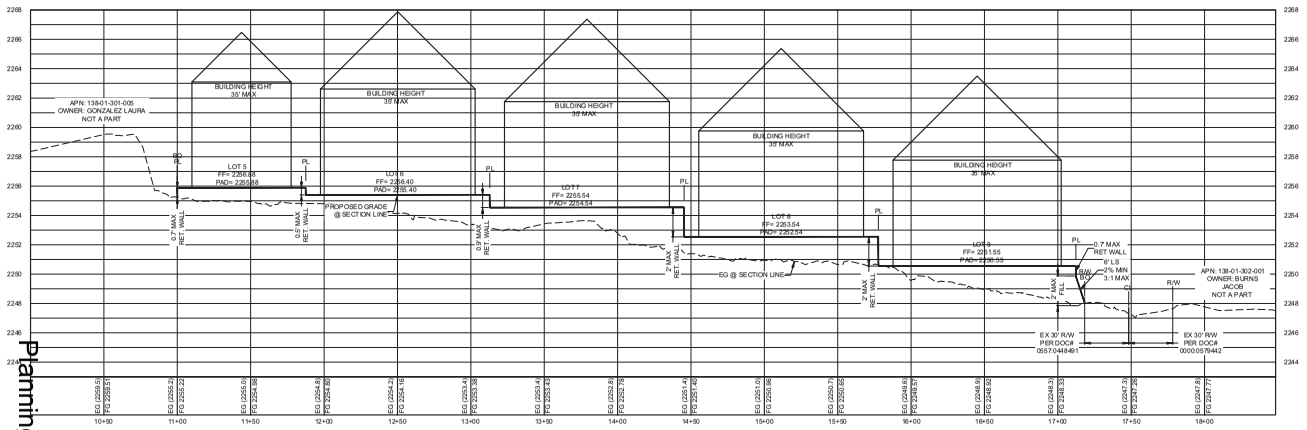
EST. 2000

HICKMAN & LEON WEST
SINGLE FAMILY RESIDENTIAL
TENTATIVE MAP

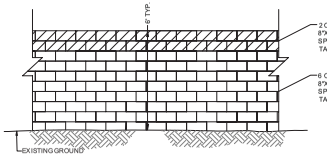
ROBERT D. CUNNINGHAM Exp. 12-31-22 CIVIL No. 15726

DATE: 9/20/2021
SCALE: 1"=40'
JOB NO: BND-21-003
DESIGNED BY: JS CHECKED BY: RC
SHEET NAME: TM
SHEET NUMBER: 01 OF 01
CLV 0000000

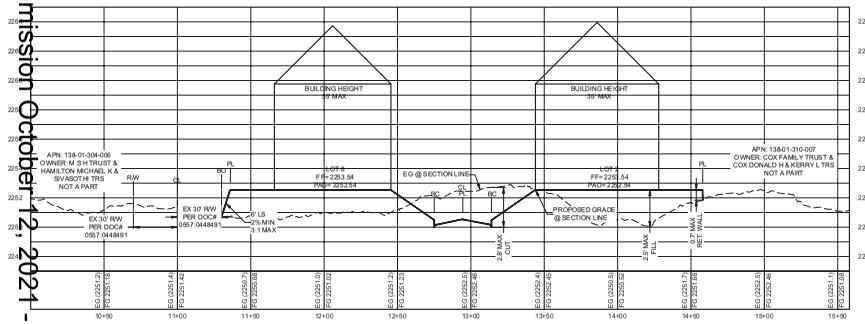
LAST PLOT: Jason Savin
FILE NAME: I:\TANEY\NV-FS\1PROJECTS\ACTIVE\BLEND COMMUNITIES I LLC\BND-21-003 - HICKMAN & LEON\ENG\1 ENTITLEMENTS\DWG\TM_LEON.DWG



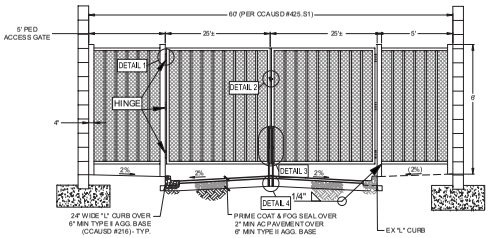
PROFILE A
STA: 10+00.00 TO 18+48.37
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL



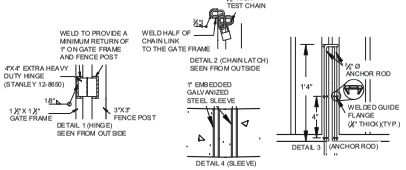
PERIMETER DECORATIVE BLOCK WALL SECTION
NTS

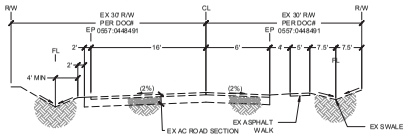


PROFILE B
STA: 10+00.00 TO 15+57.98
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL

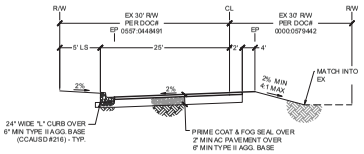


SECTION J
60' EMERGENCY ACCESS GATE
NTS

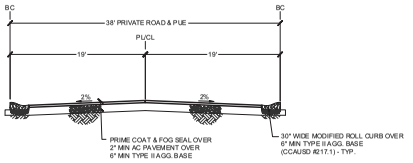




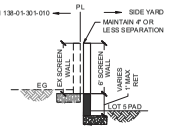
SECTION C
60' HICKAM AVE SECTION
NTS



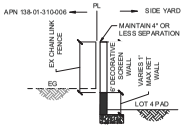
SECTION D
60' LEON AVE SECTION
NTS



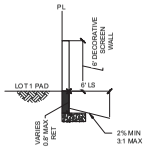
SECTION E
38' PRIVATE STREET SECTION
NTS



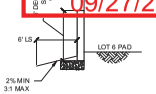
SECTION F
WEST BOUNDARY
NTS



SECTION G
NORTH BOUNDARY
NTS



SECTION H
EAST BOUNDARY
NTS



SECTION I
SOUTH BOUNDARY
NTS

21-0442
09/27/2021

Planning Commission October 12, 2021 - Page 610

NO.	DESCRIPTION	BY	SH'TS	APPR.	DATE
	REVISIONS				

BLEND COMMUNITIES, LLC

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

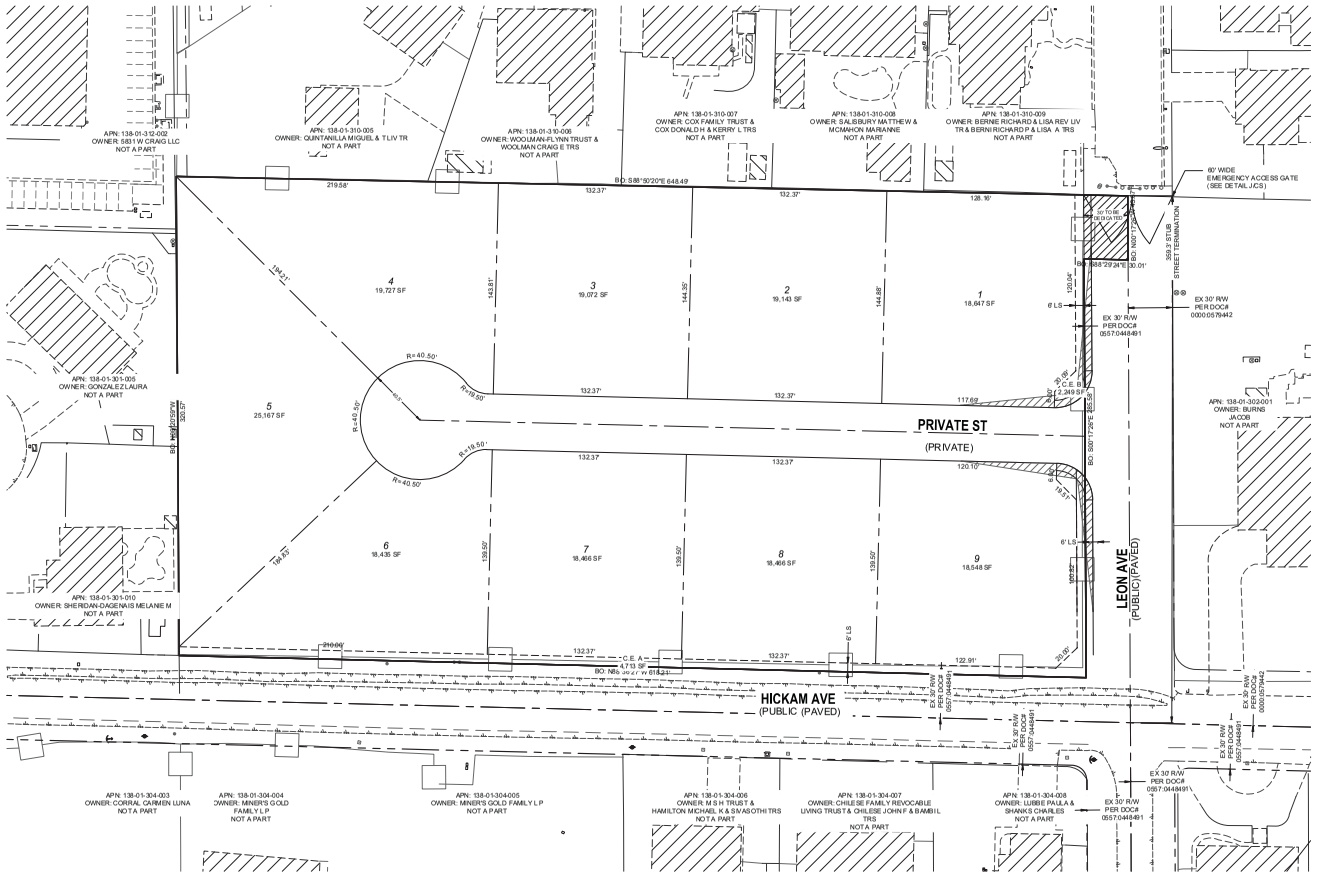
EST. 2000

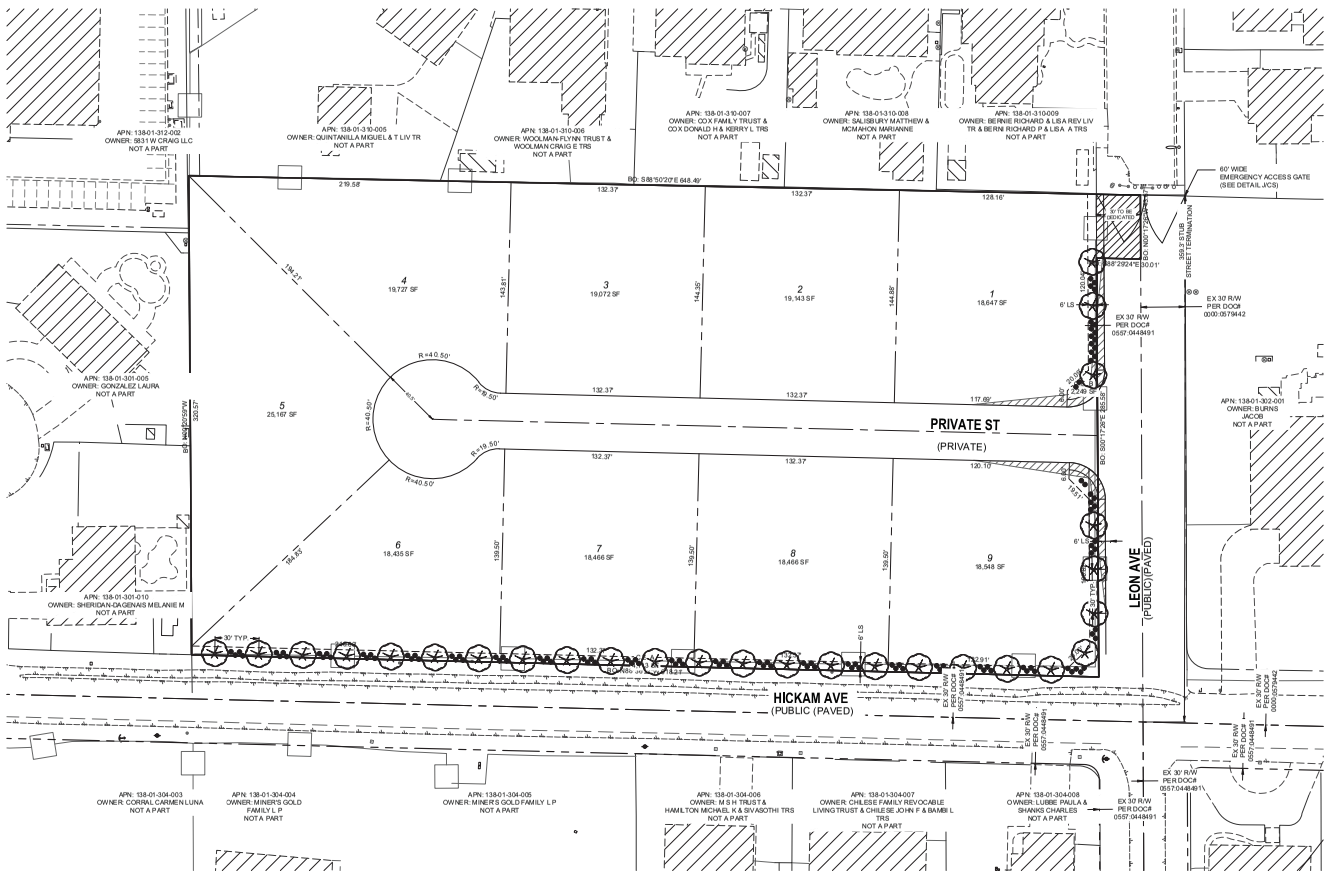
HICKMAN & LEON WEST
SINGLE FAMILY RESIDENTIAL
CROSS-SECTIONS



DATE:	9/20/2021
SCALE:	1"=40'
JOB NO:	BND-21-003
DESIGNED BY: JS	CHECKED BY: RC
SHEET NAME:	CS
SHEET NUMBER:	01 OF 01
---	---
CLV	0000000

LAST PLOT: Jason Savin
FILE NAME: I:\TANEY\NV-FS\1PROJECTS\ACTIVE\BLEND COMMUNITIES I LLC\BND-21-003 - HICKAM & LEON\ENG\1 ENTITLEMENTS\DWG\TN_LEON.DWG


APN: 138-01-312-002
OWNER: 5831 W CRAIG LLC
NOT A PART
APN: 138-01-310-005
OWNER: QUINTANILLA MIGUEL & T LIV TR
NOT A PART
APN: 138-01-310-006
OWNER: WOOLMAN-FLYNN TRUST &
WOOLMAN CRAIG E TRS
NOT A PART
APN: 138-01-310-007
OWNER: COX FAMILY TRUST &
COX DONALD H & KERRY L TRS
NOT A PART
APN: 138-01-310-008
OWNER: SALISBURY MATTHEW &
MCMAHON MARIANNE
NOT A PART
APN: 138-01-310-009
OWNER: BERNE RICHARD & LISA REV LIV
TR & BERNI RICHARD P & LISA A TRS
NOT A PART
60' WIDE
EMERGENCY ACCESS GATE
(SEE DETAIL JC5)
APN: 138-01-301-005
OWNER: GONZALEZ LAURA
NOT A PART
APN: 138-01-301-010
OWNER: SHERIDAN-DAGENAIS MELANIE M
NOT A PART
APN: 138-01-302-001
OWNER: BURNS
JACOB
NOT A PART
PRIVATE ST
(PRIVATE)
LEON AVE
(PUBLIC)(PAVED)
HICKAM AVE
(PUBLIC PAVED)
APN: 138-01-304-003
OWNER: CORRAL CARMEN LUNA
NOT A PART
APN: 138-01-304-004
OWNER: MINER'S GOLD
FAMILY L P
NOT A PART
APN: 138-01-304-005
OWNER: MINER'S GOLD FAMILY L P
NOT A PART
APN: 138-01-304-006
OWNER: M S H TRUST &
HAMILTON MICHAEL K & SIVASOTHI TRS
NOT A PART
APN: 138-01-304-007
OWNER: CHILESE FAMILY REVOCABLE
LIVING TRUST & CHILESE JOHN F & BAMBI L
TRS
NOT A PART
APN: 138-01-304-008
OWNER: LUBBE PAULA A &
SHANKS CHARLES
NOT A PART
EX 30' R/W
PER DOC#
0557:0448491
EX 30' R/W
PER DOC#
0557:0448491
EX 30' R/W
PER DOC#
0557:0448491


APN: 138-01-312-002
OWNER: 9831 W CRAIG LLC
NOT A PART
APN: 138-01-310-005
OWNER: QUINTANILLA MIGUEL & T LIV TR
NOT A PART
APN: 138-01-310-006
OWNER: WOOLMAN-FLYNN TRUST & WOOLMAN CRAIG E TRS
NOT A PART
APN: 138-01-310-007
OWNER: COX FAMILY TRUST & COX DONALD H & KERRY L TRS
NOT A PART
APN: 138-01-310-008
OWNER: SALISBURY MATTHEW & MCMAHON MARIANNE
NOT A PART
APN: 138-01-310-009
OWNER: BERNE RICHARD P & LISA A TRS
NOT A PART
APN: 138-01-301-005
OWNER: GONZALEZ LAURA
NOT A PART
APN: 138-01-301-010
OWNER: SHERIDAN-GIOANNIS MELANIE M
NOT A PART
APN: 138-01-302-001
OWNER: BURNS JACOB
NOT A PART
APN: 138-01-304-003
OWNER: CORRAL CARMEN LUNA
NOT A PART
APN: 138-01-304-004
OWNER: MINER'S GOLD FAMILY L P
NOT A PART
APN: 138-01-304-005
OWNER: MINER'S GOLD FAMILY L P
NOT A PART
APN: 138-01-304-006
OWNER: M S H TRUST & HAMILTON MICHAEL K & SIVASOTHI TRS
NOT A PART
APN: 138-01304-007
OWNER CHILESE FAMILY REVOCABLE LIVING TRUST & CHILESE JOHN F & BAMBI L TRS
NOT A PART
APN: 138-01-304-008
OWNER: LUBBE PAULA A & SHANKS CHARLES
NOT A PART
PRIVATE ST
(PRIVATE)
LEON AVE
(PUBLIC)(PAVED)
HICKAM AVE
(PUBLIC (PAVED)
BD: S88°50'20"E 648.49'
BD: S88°29'24"E 330.01'
60' WIDE EMERGENCY ACCESS GATE (SEE DETAIL JCS)
EX 30' R/W PER DOC# 0557:0448491
EX 30' R/W PER DOC# 0000:0579442
1 18,647 SF
2 19,143 SF
3 19,072 SF
4 19,727 SF
5 25,167 SF
6 18,435 SF
7 18,466 SF
8 18,466 SF
9 18,948 SF
R=40.50'
R=19.50'
30' TYP.
6' LS
6' WSW
6' CLF
6' WSW
6' WSW
6' WSW



21-0442-VAR1 AND 21-0442-TMP1 - APPLICANT/OWNER: VEGAS HOMES, LLC
NORTHWEST CORNER OF HICKAM AVENUE AND LEON AVENUE

08/10/2021



21-0442-VAR1 AND 21-0442-TMP1 - APPLICANT/OWNER: VEGAS HOMES, LLC
NORTHWEST CORNER OF HICKAM AVENUE AND LEON AVENUE

08/10/2021

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

September 20, 2021
Job No: BRN-21-003

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

RE: JUSTIFICATION LETTER
HICKAM & LEON WEST

This letter is being submitted in support of the project described above on behalf of our client, Blend Communities, LLC. The applications being submitted include Variances of Development Standards and a Tentative Map.

Project Description

APN(s): 138-01-301-017
The subject site is generally located on the west side of Leon Ave and the north side of Hickam Ave. The site is approximately 4.69 gross acres and is proposed to be developed as Single Family Residential with 9 lots and a density of 1.92 units per acre.

The plans depict a single-family residential development consisting of 9 residential lots on 4.69 acres with a density of 1.92 units per acre. There is a minimum lot area of 18,435 square feet and a maximum net lot area of 25,167 square feet. All proposed lots shall be accessed from the private street with roll curb on both sides of the street. The development will also feature a 6' landscaping strip along Hickam Ave and Leon Ave. The deferral of offsite improvements will be submitted administratively through Public Works, while constructing curb and gutter along Leon Ave. to be consist with what is constructed north of the project to match into existing. A variance of development standards shall be submitted to allow for no gate on a private street where required. An additional variance shall be submitted to terminate Leon Avenue, a public street, with no turn-around areas.

Surrounding Land Use:

	Existing Zone
North	Residence Estates District (R-E)
South	Residence Estates District (R-E)
East	Residence Estates District (R-E)
West	Residence Estates District (R-E)

Variance of Development Standards #1

A request for Variance of Title 19.04.070 to allow no gate on a private street where such is required is being requested. Gating this development would not fit in with the surrounding community since no other gated developments are near the project site. The intent of the design is to match existing developments within the project area.

Variance of Development Standards #2

A request for Variance of Title 19.04.100 to allow for no turn-around area on a public stub street termination where such is required is being requested for Leon Avenue. A 60' emergency access gate with 5' of pedestrian access shall be provided in lieu of the turn-around area. Adding a turn around area at the end of the stub street termination

21-0442
09/27/2021

could disrupt existing drainage pattern. The emergency access gate would allow for undisrupted existing drainage patterns to remain and allow for uninterrupted emergency services.

Sincerely,

Jason Spain, E.I. Designer I

21-0442
09/27/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 08/10/2021 **Application Number** 21-0442-TMP1 **Entity** LV

Company Name Blend Communities, LLC

Contact Name

Contact Mailing Address

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

Phone (702) 355-1400 **Mobile** **Fax** **Email**

Project Name Leon & Hickam West

Project Description 9 Single Family Lots

APN's 138-01-301-017

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	9	x 0.166=	1	x 0.093 =	1	x 0.131 =	1
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			1		1		1

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Parson ES	4100 Thom Blvd	K-5	518	302	3/1/2021
Swainston JHS	3500 W. Gilmore Ave	6-8	1494	1085	3/1/2021
Cheyenne HS	3200 W. Alexander Rd	9-12	2422	1877	3/1/2021

*** CCSD Comments**

☐ Approved ☐ Disapproved

21-0442-TMP1
Vegas Homes, LLC

NWC Hickam Avenue & Leon Avenue

Proposed 9 lot single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	9	9.44	**85**
AM Peak Hour			0.74	**7**
PM Peak Hour			0.99	**9**

Existing traffic on all nearby streets:

Jones Boulevard

Average Daily Traffic (ADT)	18,710
PM Peak Hour	1,497
(heaviest 60 minutes)	

Alexander Road

Average Daily Traffic (ADT)	6,633
PM Peak Hour	531
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Jones Boulevard	41,790
Alexander Road	12,480

This project will add approximately 85 trips per day on Hickam Ave., Leon Ave., Jones Blvd., and Alexander Rd. Currently, Jones is at about 45 percent of capacity and Alexander is at about 53 percent of capacity. With this project, Jones is expected to remain unchanged and Alexander to be at about 54 percent of capacity. Recent counts are not available for Hickam or Leon, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 9 additional cars, or about one every seven minutes.

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

City of Las Vegas

NARA

NORTHWEST AREA RESIDENTS ASSOCIATION

A Rural Preservation Overlay District

Established March 30, 1995

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

September 13, 2021

To: Planning Commissioner Anthony Williams/Ward 5

From: Rick Berni/NARA President

Ref: Planning Commission Meeting September 14, 2021
Hickam/Leon/Helen Agenda #34 & #35 - Request For Abeyance

Commissioner Williams,

We are requesting that the agendas 21-0442 for 9 homes to be built on the Hickam/Leon parcel and 21-0443 for 6 homes to be built on the Hickam/Helen parcel be put in abeyance for additional dialogue between the applicant and the residents to take place, and for a clear understanding and resolution on the issues that will be agreed upon at both the City Council and with the Final Map.

We had an initial neighborhood meeting at the Santa Fe Casino on August 19. Five things came out of this meeting: (1) Everyone agreed **in principle** that this was a good infill project if done with RNP compatibility, (2) It would be an opportunity to build on the May 20, 2015 City Council meeting that approved a similar project at these two parcels six years ago, (3) It would be an opportunity to get rid of most of the "asphalt path" installed by the City on February 24, 2020 that eliminated the historic RNP horse trail in that area and to replace it with a formal equestrian amenity trail, (4) It will be an opportunity to permanently vacate Leon Avenue at Patricia and with that eliminating the Leon NARA vagrancy "thoroughfare" to Craig Road, (5) It will be an opportunity to insure that the integrity of the 5700 Hickam Avenue west block wall will not be compromised.

The applicant brought along two parcel drawings for the project. There were no building or floor plans or architectural renditions available for consideration. And perhaps most important there was no tentative map for resident assessment. Basically everyone agreed that with single story houses only, the project had infill potential within current zoning criteria. Follow up would

21-0442 & 21-0443

require specifics on the equestrian amenity area along Hickam, the final resolution for either a block wall or crash gate to vacate Leon, and specifics on peak flow drainage resolution going south from Patricia Avenue and from the 9 home residential area to guarantee the 5700 Hickam residential west block wall integrity.

NARA had a short 2nd neighborhood meeting Sunday evening, August 22nd at the Road Kill grill to primarily discuss the Hickam/Leon equestrian amenity area. Without seeing the tentative map, and without knowing amenity width to work with, it was determined that it was reasonable that we had our own copy of the tentative map of these two parcels to have informed conversations and make astute decisions. With this, August 31 we requested Stephanie Allen from Kaempfer/Crowell to obtain a tentative map for us of each of these parcels, and as a backup September 1 we made a City of Las Vegas Open Records Center records request for the two tentative maps.

It could be helpful if you had a chronological history of the "asphalt path" that was laid down almost overnight and replacing the NARA designated horse trail. In an August 24 e-mail to Stephanie Allen it was reinforcing that the applicant's participation to restore the horse trail towards its original identity, purpose and character would be constructive. The "asphalt path history" will be sent to you next week for your reference.

With that, both the 2015 and the current agendas call for trees on the amenity areas. Vegas Homes, LLC has already made a commitment for a specific number of trees to be planted. At the August 19th meeting, Mr. Cunningham remarked about the current drought conditions, and the Cities direction to minimize landscape watering to more of a desert profile. The inclusion of trees in the Hickam/Helen amenity area may need further consideration.

Of special significance is the fact that this project is Rural Preservation infill defined by two 60' wide Local Collector/Local Streets and RNP established 20,000 sq. ft. (+) R-E zoned parcels with the 4700 Hickam Avenue a .98 acre residence. This is not a transitional buffer development. With that there is a commitment for Planning to insure a harmonious and consistent compatibility for this infill to accommodate and sustain the RNP community integrity and identity.

The applicant justification for only a 4' high block "retaining wall" needs to be addressed.

The May 1, 2019, Bill 2019-7 to amend Title #19. 06.060 and reduce the minimum R-E area from 20,000 sq. ft to 18,000 sq. ft. that allows a higher density of housing does not redefine Rural Preservation standards. RNP standards to sustain the original intent and purpose of the 2005 ordinance remain. Urban "complete street" standards also need to accommodate and be in consideration with sustaining suburban Rural Preservation character.

As a Title #19.10.010 Special Purpose District, Overlay Districts have identity based "special characteristics" and "require special zoning regulations to establish and maintain the character of those areas". Referenced with this ordinance are "special regulations regarding land use", to include, "buildings and structures, building height, building site areas, setback requirements, landscaping, streetscape and aesthetic characteristics and any other item or concern regulated by this Title."

The 2015 Hickam Road agendas concluded with three abeyances. And it was passed with an overwhelming opposition based on the notification cards received. With good dialogue and comprehensive information from the Planning Department and the other departments, this agenda should go to the City Council in a relatively short time. The immediate objective to make progress is to acquire a copy of the tentative map and get specific equestrian trail amenity width dimension for the reasons previously stated.

Again, this proposal is not urban infill, or transitional or peripheral RNP buffering housing. This is interior Rural Preservation R-E zoned housing infill under the May 2019 higher density standard, surrounded by established half acre and larger RNP residences. It is to conform with Rural Preservation identity and character to include lifestyle, large animal husbandry and inclusion with NARA as a Title #19 based RNP ordinance and within the Centennial Hills Master Plan. There is at least one cow only three houses from the applicant's property line. And new residents at this development will be allowed to have goats and chickens under ordinance. The new home buyers need to be aware of this.

It would be unreasonable and irresponsible for the NARA residents with a commitment to sustain Title #19.10.180 Rural Preservation Overlay District identify, integrity and character to go forward to the City Council at this time without basic issue resolution. With that we respectfully request a 30 day abeyance so we can obtain a tentative plan, get specifics from the Planning Department on some of the issues, and move forward in a responsible manner.

Thank you,

Lex Anderson

Rick Berni/NARA President

E-mail: rberni@cox.net

Lex Anderson/NARA Historian

E-mail: lexmar3709@cox.net

Misplaced the signed copy to Rick
on it. It'll be on file

City of Las Vegas

NARA

NORTHWEST AREA RESIDENTS ASSOCIATION

A Rural Preservation Overlay District

Established March 30, 1995

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

September 16, 2021

To: Mr. Alex Strawser, AICP
Department of Planning/Case Planning,
495 S. Main Street, 3rd Floor
Las Vegas, Nevada 89101

From: Lex Anderson/NARA Historian - Northwest Area Residents Association

Ref: Hickam & Leon/Helen Agendas 21-0442 & 21-0443.
Request for Specific Hickam and Helen Amenity Area Measurements.

Mr. Strawser,

At a visit to the Customer Information Desk on the first floor we were advised that you are the case manager for our "historic" Hickam Avenue agenda. If in fact the case manager is someone else, we would appreciate it if you would pass it on.

We think we have an opportunity to get this agenda done in the shortest time possible. When this was an agenda in 2015 it took 3 abeyances. With just a few concrete assurances we should be able to expedite this to the City Council and get it off your list and ours.

The one issue that is putting everything on hold for us is how to address the amenity area. Vegas Homes is not going to compromise an inch to accommodate an enhanced amenity zone. We understand this. We have to work with whatever Traffic Engineering and/or Planning will designate as the "legal" width for making this happen. If you can have someone drop off a hard copy drawing to Diane at Customer Service of the specific dimensions/specifications of Hickam and Helen local collector/local streets, where the Vegas Homes property line is, where the Hickam and Helen street lines are, and what the width is that we have to work with, we can pick it up and expedite a neighborhood meeting (or two) for the scheduled October 12th Planning Commission Meeting.

We need this and a hard copy of the tentative map to proceed. With the egregious D.R. Horton/Mosiac Falls agenda outcome experience/history, at the August 29th Road Kill Grill neighborhood meeting it was agreed that we could not proceed without a hard copy of the tentative map for documentation and reference. August 30th, Planning Customer Service staff walked us through submitting for a copy through the City Open Records Request process. With that, in the interest of everyone concerned, we e-mailed Stephanie asking if she would also provide us with a copy.

We had a follow up Road Kill Grill neighborhood meeting on September 13 discussing the issues of; single story only, height of the block wall, Leon vacate with a crash gate vs. block wall, Hickam/Leon peak flood flow impact on the 5700 Hickam Avenue west block wall, and the prominent issue of the Hickam/Helen amenity area. It would be professionally inconceivable that Vegas Homes will not have specific architectural renditions of the proposed homes to be built by the City Council date. There will be no "blank slates" with this agenda. We will also be asking for a sign off on the Final Map.

Not a requirement per NRS 278.4713 + Title 19.16.050

September 13th Stephanie advised that one of her staff (Linda) would send us a tentative map copy of the two parcels. With that, and the specifics on what we are legally allowed to work with for a Hickam and Helen amenity area, we should be able to make the October 12 Planning Commission item quick, specific, and constructive. We need to get these two parcels "off our list". Vegas Homes wants their money. And Planning needs to get this out of their "in box". NARA is really trying hard to make this all happen. With that, we have **5 agendas** on our plate! Being "popular" can be very demanding.

Again, if you can have someone get us the numbers/dimensions for the Hickam/Helen amenity areas we will get to work!

Thank you,

Lex Anderson

Lex Anderson/NARA Historian
E-mail: lexmar3709@cox.net

Attaching a copy of our letter to Commissioner Williams, and Jacob Burns letter, to you just for your reference.

City of Las Vegas

NARA

NORTHWEST AREA RESIDENTS ASSOCIATION

A Rural Preservation Overlay District

Established March 30, 1995

RECEIVED

OCT 04 2021

Dept of Planning
City of Las Vegas

October 4, 2021

To: Mr. Alex Strawser, AICP
Department of Planning/Case Planning
City Hall/3rd Floor
495 S. Main Street
Las Vegas, Nevada 89191

From: Northwest Area Resident's Association (NARA)

Ref: Vegas Homes Proposal For A Hickam/Leon 9 Home 4.69 Acre Development, With A Variance #21-0440 For Street Width And As A "Stub Street".

Mr. Strawser,

Residents have received the Public Hearing Information mailer for the Nevada Homes to "street stub" Leon Avenue instead of a cul-de-sac, and decrease the street width from 47' to 38'.

This is nonsense. NARA will vehemently oppose these two variance proposals. This is corporate arrogance and greed, and fundamentally a land grab effort to increase the development size asset. And these two variances are inconsistant for complimenting Rural Preservation within the NARA community.

- This proposed 9 home R-E zoned Vegas Homes agenda is not in an urban setting subject to generic urban variance considerations. This is in a Rural Preservation neighborhood (Title #19.10.180), and an Overlay District (Title #19.10.010) subject to "special considerations" by ordinance to insure RNP sustainability and original intent and purpose. Any proposed variance that will deviate from the defined community identity and standard is not acceptable.
- This 9 home R-E proposal is not in a Rural Preservation transitional zone or peripheral boundary location. This is an internal parcel surrounded by 1/2 acre and much larger RNP residential properties. The objective of Vegas Homes needs to be one of assimilating within this established

community, rather than lowering community identity and character to a lesser standard. A 38' wide "stub street" to a new R-E defined neighborhood within the local immediate community does not present as being consistent and compatible with the defined RNP profile.

- Again, this variance request is corporate arrogance. The City of Las Vegas has already been more than generous with its May 1, 2019 Bill 2019-7 "gift" for developers decreasing R-E from 20,000 sq. ft. min., to 18,000 sq. ft min. With this developers can significantly increase their overall project volume for sales, and their bottom line. This change has special significance with this agenda. The project was initially presented, and generally agreed upon at the August 19, 2021 neighborhood meeting as a replication of the 2015 development that was not built. With the amendment of Title #19.06.060, Vegas Homes now has the luxury of having smaller lot sizes on the same 2015 parcel. With that, the developer squeezed in an additional 9th home. If Vegas Homes has to "sacrifice" the 9th home to accommodate the necessary Leon Avenue width, cul-de-sac, emergency access, or amenity area, so that their smaller proposed project will compliment the surrounding Rural Preservation neighborhood and not redefine it, then that is what needs to be done in compliance with Overlay District "special considerations" as an ordinance for community integrity and sustainability.

Additionally, if Vegas Homes has a commitment to build this project, there will be a curbed horse trail amenity area on Hickam replacing the non functional February 24, 2020 "asphalt path", and there will be a curbed horse trail amenity area on Helen as part of the agenda conditions. For your reference, attached are 8 X 10 copies of the established/historic road shoulder horse trail larger maps that include Hickam and Helen Avenues.

The Hickam "asphalt path" afterthought is destine to be short lived. A historical write up on this is pending from our archives documentation. With our periodic northwest storms, Hickam is a "river" sufficient to float a canoe down at times. Mr. Burns took cell phone video of this the last time we had a local deluge and run off from Rancho/Jones. Three, or maybe four more significant storms will undercut the

asphalt path. (We have photos.) A curbed horse trail/walking path as an enhanced RNP amenity, (like on Leon Avenue), would go a long way in helping to direct the "Hickam River" straight to Bradley where it is diverted north to Craig Road. The curbed equestrian/walking trail example of what the City of Las Vegas has proposed for the north side of Alexander Road in conjunction with the revision of Alexander Road with the storm drain conduit project would work well on Hickam for the same reasons.

Bonn Court, Asbury Court, Lake Tahoe Street, and other short dead end 60 foot wide interior NARA street locations terminate with a cul-de-sac. So can Leon. This 47' minimum is already a step down from the 60' wide Leon Avenue continuation. There are no "stub streets" in our community. How would a "stub street" (1) compliment RNP compatibility, (2) accommodate emergency vehicle access, and (3) mitigate peak storm runoff impact on the 5700 Hickam Avenue west block wall from the completed development?

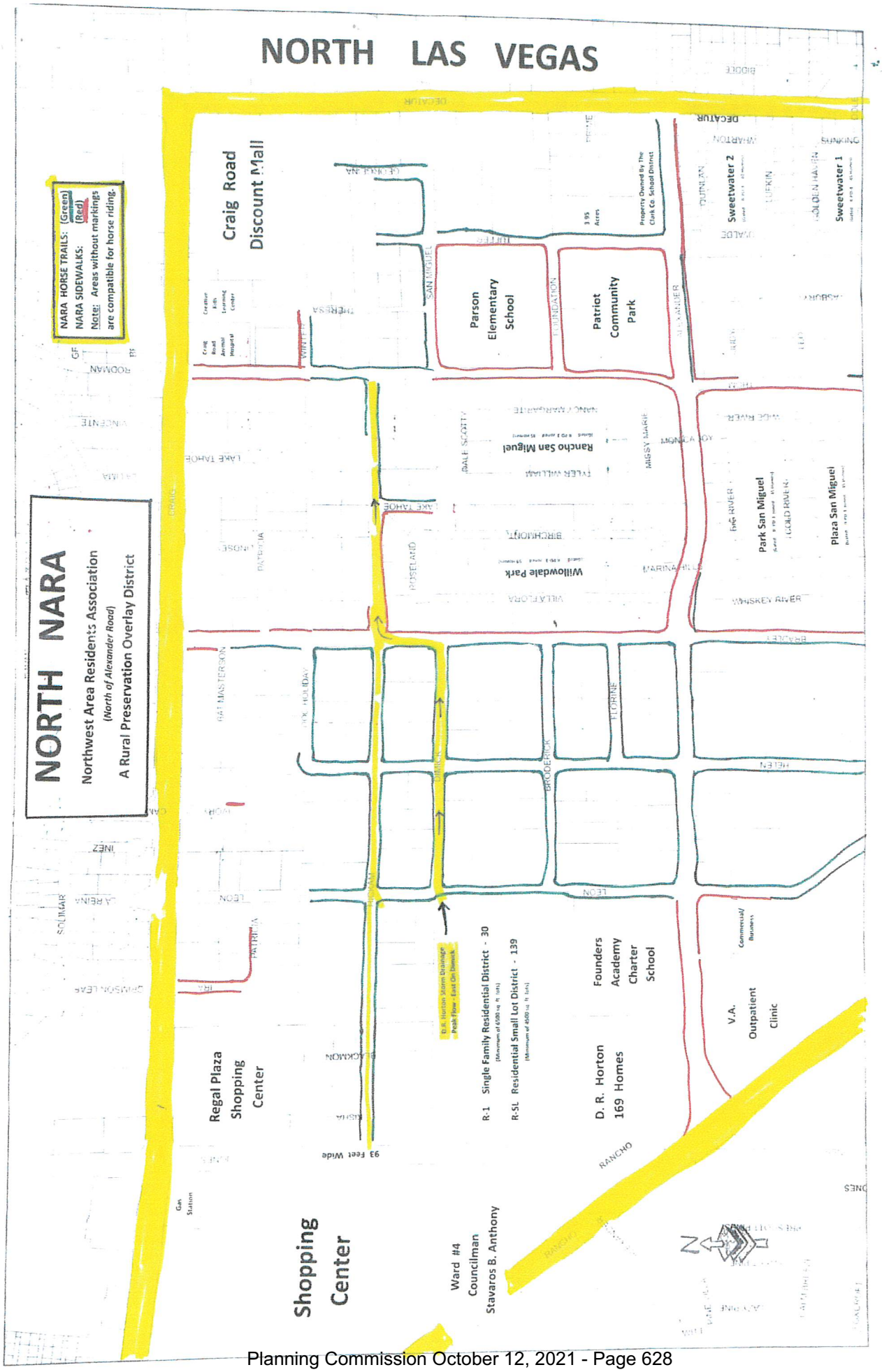
With numerous previous agendas, Kaempfer Crowell and Stephanie Allen know our RNP neighborhood association well over the years. And we know them. This is an "in your face" variance proposal with standard operating procedure strategy. Again, these two variance requests are nonsense, and in this particular case corporate arrogance. With that, NARA opposes these variances as not being in compliance with and supporting Rural Preservation from its 2005 identity, intent and purpose as an ordinance, and do not present as a consistent and harmonious project development enhancement or complement to the NARA RNP community.

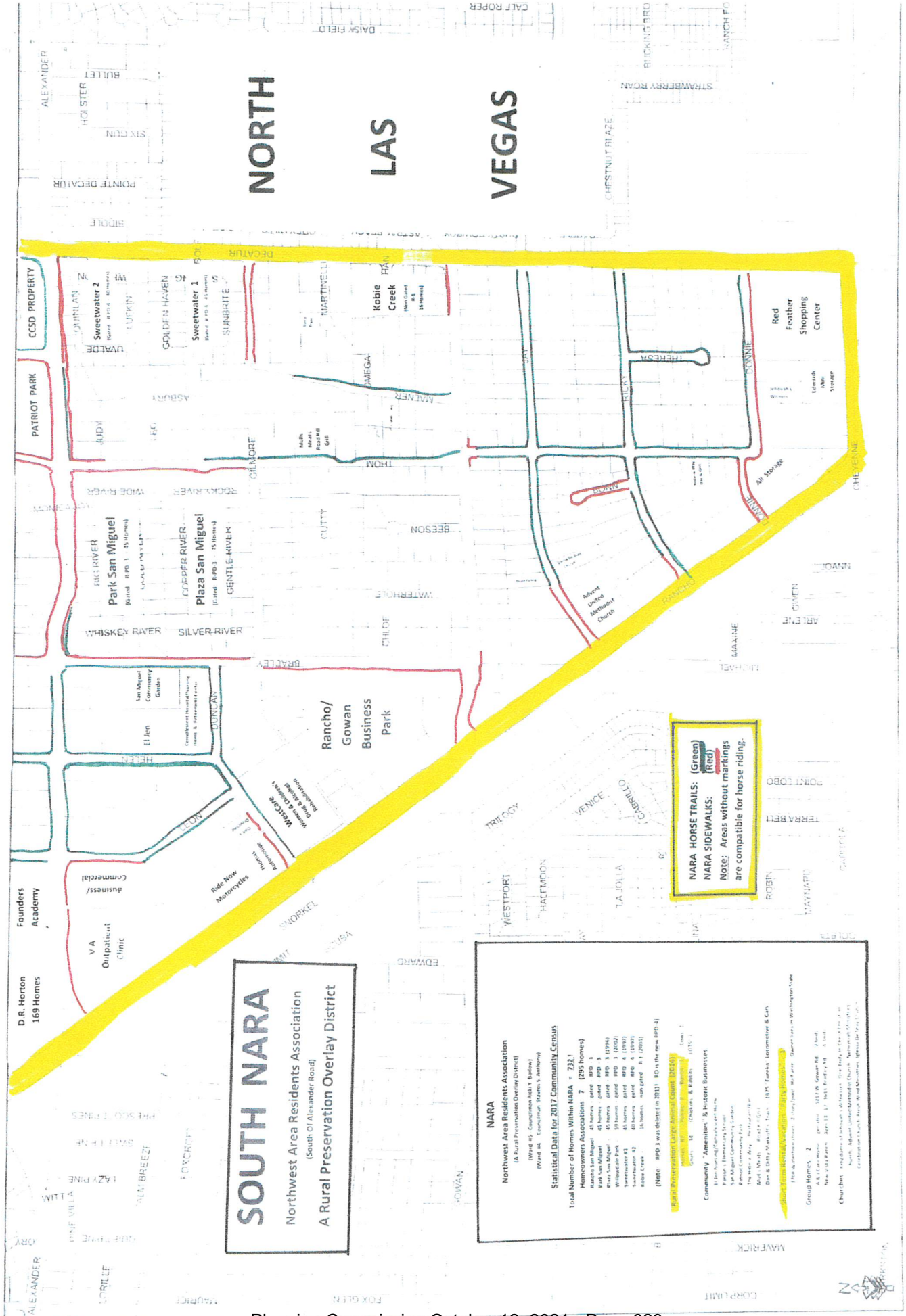
Respectfully,

Rick Berni/NARA President
E-mail: rberni@cox.net

Lex Anderson/NARA Historian
E-mail: lexmar3709@cox.net

Atch: NARA historic road shoulder horse trail designation maps.


NORTH LAS VEGAS
NORTH NARA
Northwest Area Residents Association
(North of Alexander Road)
A Rural Preservation Overlay District
NARA HORSE TRAILS: (Green)
NARA SIDEWALKS: (Red)
Note: Areas without markings are compatible for horse riding.
Craig Road Discount Mall
Parson Elementary School
Patriot Community Park
Sweetwater 2
Sweetwater 1
Rancho San Miguel
Willowdale Park
Park San Miguel
Plaza San Miguel
Regal Plaza Shopping Center
D.R. Horton Storm Drainage Peak Flow - East On Dimick
R-1 Single Family Residential District - 30
R-SL Residential Small Lot District - 139
D. R. Horton 169 Homes
Founders Academy Charter School
V.A. Outpatient Clinic
Commercial/ Business
93 Feet Wide
Shopping Center
Ward #4 Councilman Stavaros B. Anthony
Gas Station
DECATUR
RANCHO
LEON
HELEN
BRADLEY
WHISKEY RIVER
MARINA HILLS
LAKE TAHOE
SAN MIGUEL
FOUNDATION
ALEXANDER
BRODERICK
FLORINE
DIMICK
BLACKMON
PATRICIA
GAT MASTERSON
ROSELAND
BIRCHMONT
TYLER WILLIAM
DALE SCOTTY
MISSY MARIE
NANCY MARGARITE
WINTER
THERESA
RODMAN
VINCENTE
LA REINA
SOLIMAR
INEZ
CRAIG
BIDDEE
WHARTON
QUINLAN
LUFKIN
GOLDEN HAVEN
SUNKINS
DUALDE
LEO
LASBURY
THOM
WIDE RIVER
BIG RIVER
COLD RIVER
MONICA JOY
LINDSE
PATRICIA
IRA
CAM
GRIMSON LEAR
LA REINA
LEON
HICKAM
BLACKMON
NISHA
KINES
GEORGINA
TUFFER
PRIME
3.95 Acres
Property Owned By The Clark Co. School District
Creative Kids Learning Center
Craig Road Animal Hospital


SOUTH NARA
Northwest Area Residents Association
(South Of Alexander Road)
A Rural Preservation Overlay District
NARA
Northwest Area Residents Association
(A Rural Preservation Overlay District)
(Ward #5 - Councilman Ricki Y. Barlow)
(Ward #4 - Councilman Steven S. Anthony)
Statistical Data for 2017 Community Census
Total Number of Homes Within NARA = 732!
Homeowners Associations 7 (295 homes)
Rancho San Miguel 45 homes gated RPD 3
Park San Miguel 45 homes gated RPD 3
Plaza San Miguel 45 homes gated RPD 3 (1996)
Willowdale Park 59 homes gated RPD 3 (2002)
Sweetwater #2 45 homes gated RPD 4 (1997)
Sweetwater #2 40 homes gated RPD 4 (1997)
Kobie Creek 16 homes non gated R-1 (2005)
(Note RPD 3 was deleted in 2011! RD is the new RPD 4)
Rural Preservation Large Animal Count (2016)
Community "Amenities" & Historic Businesses
Group Homes 2
Churches
NARA HORSE TRAILS: (Green)
NARA SIDEWALKS: (Red)
Note: Areas without markings are compatible for horse riding.
NORTH LAS VEGAS
Sweetwater 2
Sweetwater 1
Kobie Creek
Red Feather Shopping Center
Park San Miguel
Plaza San Miguel
Rancho/ Gowan Business Park
Westcare
Ride Now Motorcycles
Business/ Commercial
V A Outpatient Clinic
Founders Academy
D.R. Horton 169 Homes
PATRIOT PARK
CCSD PROPERTY
WHISKEY RIVER
SILVER RIVER
GENTLE RIVER
COPPER RIVER
ROCKY RIVER
WIDE RIVER
BIG RIVER
GILMORE
THOM
BEESON
CUTTY
WATERHOLE
CHLOE
BRADLEY
DUNCAN
HELEN
LEON
SNORKEL
EDWARD
GOWAN
WESTPORT
HALFMOON
TRILOGY
VENICE
CABRILLO
LA JOLLA
ROBIN
MAYNARD
TERRA BELLA
POINT LOBO
CAPITOLA
MAXINE
ARLENE
GWEN
CHEYENNE
DONNIE
RICKY
JAY
THERESA
MALNER
OMEGA
MARTINELLI
SUNBRITE
GOLDEN HAVEN
LUFKIN
UVALDE
ASBURY
JUDY
LEO
DECATUR
CALF ROPER
DAISY FIELD
STRAWBERRY ROAN
CHESTNUT BLAZE
BUCKING BRO
RANCH FO
ALEXANDER
HOLSTER
BULLET
SIX GUN
POINTE DECATUR
SIDDLE
MAVERICK
CORPLIMIT
FOX GLEN
MAURICE
LORILLE
ORY
WITTA
PINE VILLA
LAZY PINE
PALM BREEZE
FOXCROFT
SWEETPINE
PRESCOTT PINES
ALEXANDER
N

NARA ARCHIVES - 25 Years Of Documentation



RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

5700 Hickam Avenue
Las Vegas, Nevada 89130
September 14, 2021

Hi Rick,

Sorry I couldn't make it to the neighborhood meeting last night, but wanted to take a moment to share with you my thoughts regarding the new development on Hickam, specifically regarding what is going to happen to my west block wall over time as a result of storm related water runoff.

As you know, regular storm activity in the Northwest causes Hickam to flood from all the water coming down from Jones. You may recall that I sent out a video of the "Hickam River" the last time we had a good rain. You can see that it has even started to wash out the asphalt sidewalk outside of my house.

Looking at the online information from builder, it looks like they want to make the Leon street access to the project entrance more narrow, which would certainly give them more building space, but would also potentially create a greater impact on my block wall, not to mention the additional "peak storm flow water" draining south from Patricia that adds to it. So In the spirit of not wanting to make the existing problem worse, we may want to be cautious about any changes that make the Leon access to the project front entrance more narrow.

For example, when Sweetwater was built the historic residential drainage from Gilmore was taken away without foresight and one house over on Ashbury Court ended up with 2 feet of water in their back yard, causing their basement to flood. They actually had to break holes in the Sweetwater block wall with a sledgehammer to let the water escape.

Then when D.R. Horton changed their Mosaic Falls east drainage plan that we supported designed to have water drain straight down Dimick, they ended up building that causes water to flow to that big low spot further south, flooding the vacant lot, the front yard of the house to the north, as well as the house next to it through the side gate. It floods both Lean traffic lanes and persists for days while the vacant lot soaks it up.

Now with this new development on Hickam, we have an opportunity to be proactive and avoid these problems rather than be forced to continually react to them. For example, an additional short retaining wall could be built next to my block wall so the force from across the street would hit that first, or Leon can be paved with the east side elevated higher specifically to lessen the flow impact. Can the city make an onsite objective assessment of this, and work with NARA on a solution that works for everyone?

Regarding whether the Leon vacate should be a block wall or a crash gate, I don't have a strong preference. From what I understand, the justification for the vacate of Leon is based on cutting off the NARA interior vagrancy route that goes from Gowan to Craig, and avoiding the problems associated with that which we've talked about in past meetings. I do know that last year Rancho San Miguel had to replace their east flood gate fence on Thom when it was damaged by kids who were climbing over it as a short cut to get to Parson School, so maybe a block wall would be a better deterrent, as it would also send a better permanent "vacate" message.

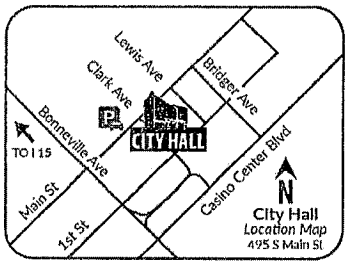
I'll try to make more meetings when work allows. Please feel free to forward this on to Planning for their consideration so they can talk to whoever makes these flood control decisions on residential property. I sincerely hope we can learn from our past mistakes, and do this project in such a way that not only makes the developer happy, but also keeps our neighborhood safe.

Thank you,

Jake Burns

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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

RECEIVED
OCT 07 2021
Dept of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0442 and 21-0442-VAR1 and 21-0442-VAR2 and 21-0442-TMP1
Planning Commission Meeting of **10/12/2021**

21-0442
13801310017
OLEXSY LEONARD THOMAS
4301 LEON AVE
LAS VEGAS NV 89130

39 HRDFNF1 8910

Submitted after final agenda

23a-c P

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

September 13, 2021

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Mail Street
Las Vegas, NV 89101

Re: Request for 30 Day Hold
City of Las Vegas Planning Commission Items 34 & 35
Blend Communities, LLC – Hickam Avenue & Leon Avenue
West (21-0442-VAR1-TMP1) and East (21-0443-VAR1-TMP1)

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that these applications be continued from the presently scheduled hearing date of **September 14, 2021** until the City of Las Vegas Planning Commission hearing of **October 12, 2021** to allow time to work with staff on added variance applications.

Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,

KAEMPFER CROWELL

Stephanie H. Allen

Submitted after final agenda

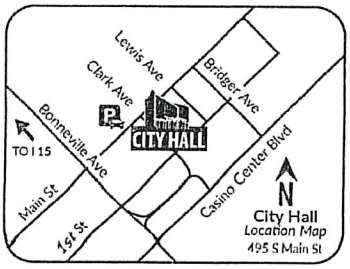
SHA/adb
cc: Peter Lowenstein (*plowenstein@lasvegasnevada.gov*)
Eric McCammond (*emccammond@lasvegasnevada.gov*)

AGENDA ITEMS 34A-B & 35A-B
RECEIVED 09.13.21
09.14.21 PC MEETING

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0442 and 21-0442-VAR1 and 21-0442-TMP1

Planning Commission Meeting of **09/14/2021**

RECEIVED

SEP 1 3 2021

Dept of Planning
City of Las Vegas

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

21-0442

13801304007
CHILESE FAMILY REVOCABLE LIVING TRUST
CHILESE JOHN F & BAMBI L TRS
5711 HICKAM AVE
LAS VEGAS NV 89130-2554

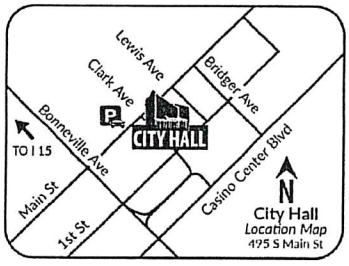
39 HRDFNP1 89130

Submitted after final agenda

34a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
SEP 09 2021
Dept of Planning
City of Las Vegas

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0442 and 21-0442-VAR1 and 21-0442-TMP1
Planning Commission Meeting of **09/14/2021**

21-0442
13801306001
MOTOYAMA LANCE & LIANE
4220 HELEN AVE
LAS VEGAS NV 89130

39 HRDFNP1 89130

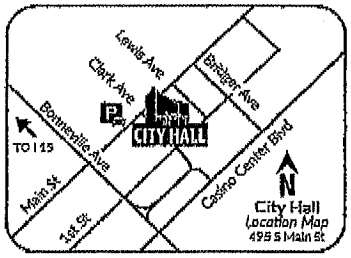
34a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0442 and 21-0442-VAR1 and 21-0442-TMP1

Planning Commission Meeting of **09/14/2021**

21-0442
13801305004
JAEHN FRANK & JULIE R
5647 HICKAM AVE
LAS VEGAS NV 89130-2521

AGENDA ITEM #34
RECEIVED 09.13.21
09.14.21 PC MEETING
PROTEST

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
23a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0442-VAR1 - VARIANCE - TO ALLOW A 36-FOOT WIDE PRIVATE STREET WHERE 37 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON LEON AVENUE WHERE SUCH ARE REQUIRED

C.C.: 11/17/2021

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
23b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0442-VAR2 - TO ALLOW A PROPOSED STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED

C.C.: 11/17/2021

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
23c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0442-TMP1 - TENTATIVE MAP - HICKAM & LEON WEST - FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

C.C.: 11/17/2021

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
24

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

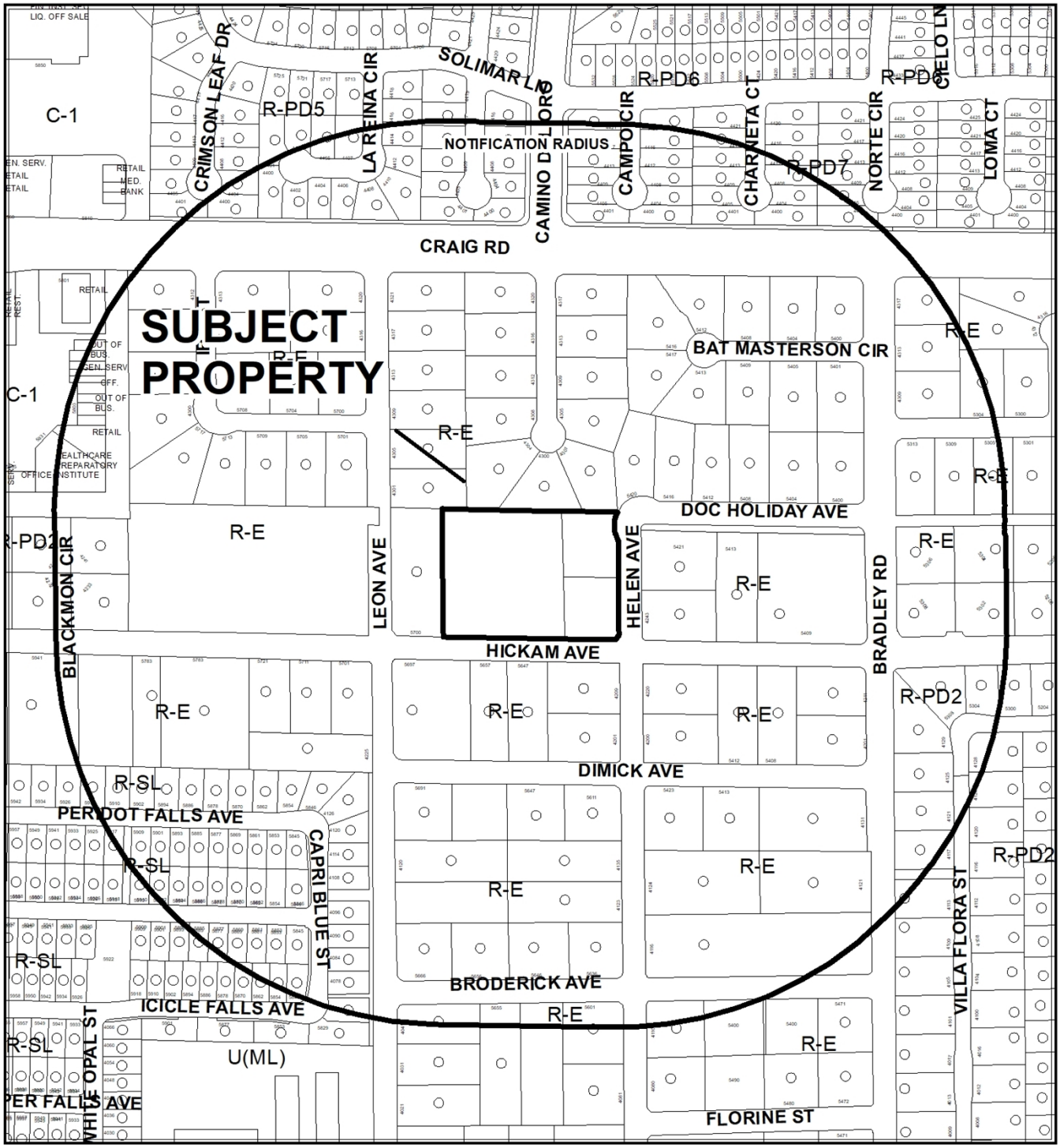
SUBJECT:
ABEYANCE - 21-0443 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue (APN 138-01-302-002, 003, and 004), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 21-0443-TMP1
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0443-TMP1
8. Documentation Not Vetted – Letters from the Northwest Area Residents Association with Attachments
9. Backup Documentation Submitted for the September 14, 2021 Planning Commission Meeting

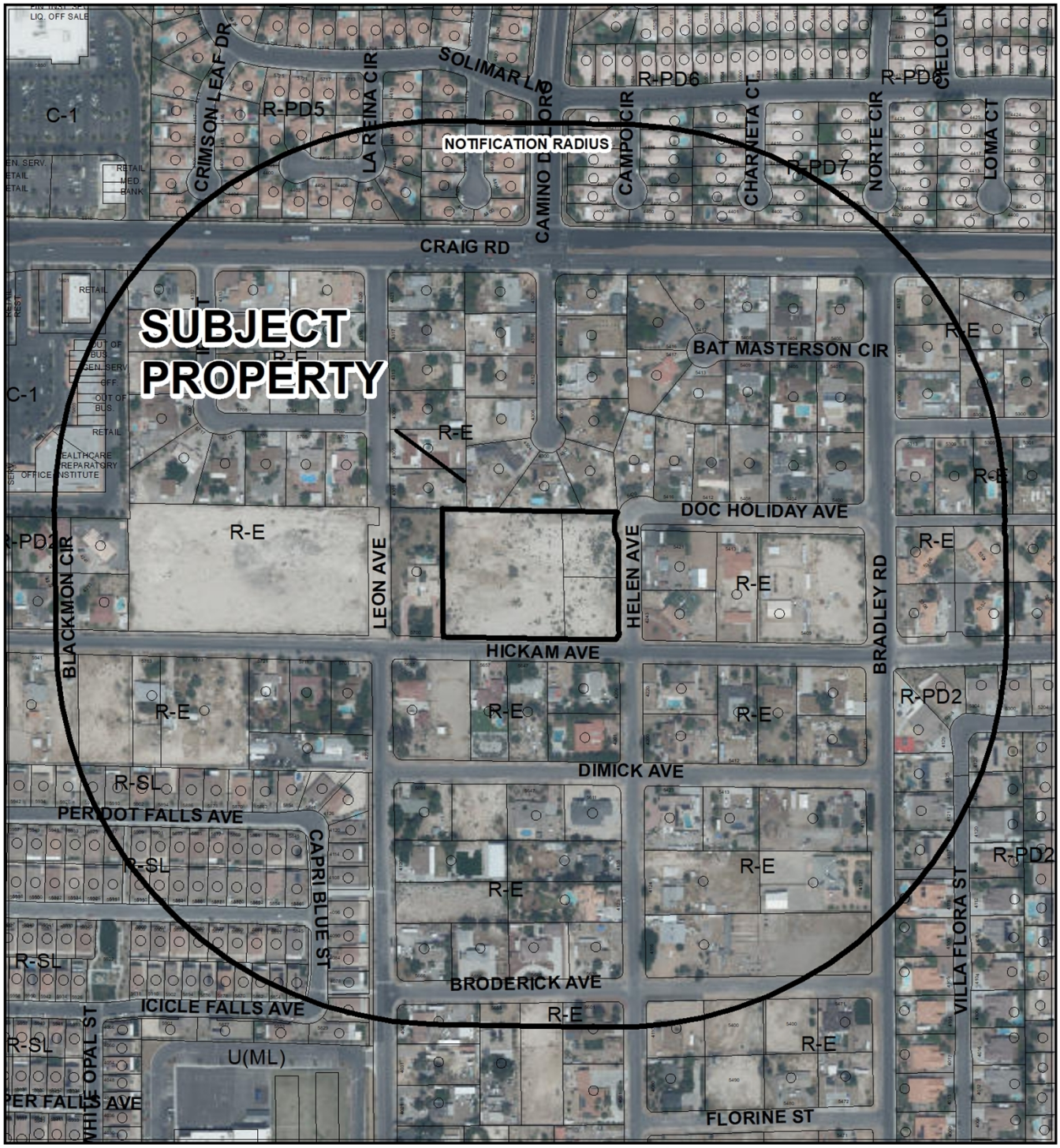


CASE: 21-0443

RADIUS: 1000 FEET

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

N



CASE: 21-0443

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: VEGAS HOMES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0443-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0443-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0443-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 236

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0443-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 38-foot wide private street where 47 feet is the minimum required for a private street without a gate.

2. A Variance is hereby approved to allow no offsite improvements on Leon Avenue and Hickam Avenue where such are required.

3. Approval of and conformance to the Conditions of Approval for Tentative Map (21-0443-TMP1) shall be required, if approved.

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

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

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

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

Public Works

8. In accordance with Title 19.02.025.F, the applicant shall make a deferral improvement contribution based on urban improvements, prior to the issuance of permits, equal to 50% of the City's bond estimate costs for all deferred improvements with the street light contribution at 25% if a service pedestal is constructed.

9. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards for all improvements not required to be constructed at this time. Such Covenant Running with Land agreement shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever occurs first.

21-0443-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of Variance (21-0443-VAR1) shall be required, if approved.

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

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

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

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

Public Works

7. Construct curb and gutter on Helen Avenue from the existing curb and gutter at the north end of this site to Hickam Avenue. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All other off-site improvements on Helen Avenue and Hickam Avenue are hereby deferred as required by 21-0443-VAR1.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

9. Connect to the public sewer line in Hickam Avenue at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works.

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a six-lot single-family, detached residential subdivision on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue.

ISSUES

- A Variance is requested to allow a 38-foot wide private street without sidewalks, where 47 feet is the minimum required for a private street without a gate. Staff recommends denial.
- A Variance is requested to allow no offsite improvements on Leon Avenue and Hickam Avenue where such are required. Staff recommends denial.
- A Waiver of Title 19.02.140 is requested to allow a 194-foot intersection offset where 220 feet is required. Staff recommends denial.
- The Department of Public Works has received and approved a signed request from the applicant for offsite improvement deferral.

ANALYSIS

The subject site consists of three parcels combining for 3.47 acres located at the northwestern corner of Hickam Avenue and Helen Avenue. The subject site is zoned as R-E (Residence Estates) and subject to the development standards in Title 19.06.060. The applicant is proposing to develop the subject site with a six-lot residential subdivision.

The proposed lots range in size from 18,323 square feet to 26,660 square feet. The proposed residential development has a gross density of 1.72 units per acre. No building or floor plans have been submitted as part of this application, but such plans would be held to the R-E (Residence Estates) development standards in listed in Title 19.06.060. A six-foot-wide common element landscape buffer is provided adjacent to right-of-way on Hickam Avenue and Helen Avenue. In order to accommodate the design of the residential subdivision, a Variance is requested.

The purpose of Title 19.04 Complete Streets Standards “is to set forth requirements for achieving a connected transportation system as outlined in the City’s General Plan to provide a safe and accessible environment for a variety of transportation modes and users.”

A Variance is requested to allow a nonstandard private street without a gate. According to Title 19.04.070, private streets shall have the same dimensions as the comparable public streets unless separated by a gate. The proposed subdivision includes a 38-foot-wide private street without a sidewalk on either side (As such, a Variance is requested to allow a 38-foot wide private street where 47 feet is the minimum required for a private street without a gate). In addition to the requested Variance, a Waiver of Title 19.02.140 is requested to allow a 193-foot intersection offset where 220 feet is required. Additionally, City standards require sidewalks to be provided on both sides of all public streets, even if such sidewalks are allowed to be deferred in support of current rural character. Appropriate right-of-way should be preserved for the future installation of such sidewalk, should it ever become desired in the future.

Staff recommends the installation of all street improvements adjacent to all new development, as such improvements help the City meet the Americans with Disabilities Act (ADA) requirements and aid in the containment and direction of stormwater runoff in an efficient manner to protect City roadways. Staff cannot support a Variance request that would contradict the City's General Plan and recommends denial of the request.

The subject site is located within a half-mile of Claude and Stella Parson Elementary School. The Clark County School District has partnered with the Safe Routes to School program to encourage children to safely walk or bike to school. This partnership focuses on strategies to address safety barriers for accessibility which would include not providing the appropriate sidewalk infrastructure.

As development encroaches into rural areas of the City and the population intensifies, residential neighborhoods developed without the required amenities such as streetlights do not support the goals of the City's General Plan to provide a safe and accessible environment for the residents. The Department of Public Works has received a signed request from the applicant for offsite improvement deferral for Hickam Avenue and Helen Avenue. The City of Las Vegas has approved this request subject to standard requirements.

The submitted east/west cross section depicts a maximum natural grade of greater than two percent across this site. Per the Tables in Title 19.06.050 a development with a natural slope greater than two percent is allowed a maximum four-foot retaining wall. A maximum four-foot retaining wall is shown along the west property line.

The submitted north/south cross section depicts a maximum natural grade of less than two percent across this site. Per the Tables in Title 19.06.050 a development with a natural slope of less than two percent is allowed a maximum four-foot retaining wall. A maximum 1.5-foot retaining wall is shown along the north property line.

Due to the associated Variances requested allowing non-standard private street sizes, and a deferral of the streetscape standards, staff is recommending denial on the proposed Tentative Map.

FINDINGS (21-0443-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not construct the required improvements associated with the right-of-way along Hickam Avenue and Helen Avenue. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0443-TMP1)

As the design of the Tentative Map is dependent on the approval of the requested Variance (21-0443-VAR1) allowing non-standard private street sizes and a deferral of the streetscape standards, staff is recommending denial of the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/12/64	The City Council approved an Annexation (A-0002-64) request for 290 acres generally located south of Craig Road and east of Tonopah Highway with an effective date of 05/2/64. This site was part of that request.
07/07/77	A four-lot Parcel Map (PM-0008-77) was recorded.
03/07/11	A Code Enforcement Case (CE-98616) was reported for a septic hole on a vacant property that children are going into at the northwest corner of Helen Avenue and Hickam Avenue. The case was resolved on 03/22/11.
04/14/15	The City Council approved a Variance (VAR-57010) to allow no sidewalk on Hickam Avenue and Helen Avenue and no gate on a private street where such are required on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Waiver (WVR-57009) to allow no sidewalks where five-foot wide sidewalks on both sides of the street are required on the proposed private 47-foot residential street on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Waiver (WVR-57212) to allow no streetlights where such are required and a 198-foot eternal intersection offset where 220 feet is the minimum distance separation required on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Tentative Map (TMP-57007) for Hickam and Helen, a six-lot residential subdivision on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue. The Planning Commission recommended approval while staff recommended denial.

Most Recent Change of Ownership	
03/31/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits of business licenses pertaining to the subject site.

Pre-Application Meeting	
07/14/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance and Tentative Map pertaining to a proposed six-lot residential subdivision at the subject site.

Neighborhood Meeting	
08/19/21	A neighborhood meeting was conducted at 5:30 PM on August 19th, 2021, at Santa Fe Station in Centennial Ballroom A at 4949 North Rancho Drive. The meeting was attended physically by one member of Planning staff, one member of the Ward 5 Council Ward Office, and two individuals representing the applicant/project. There were 43 members of the public who attended in-person. The applicant began the meeting by giving an overview of the developer and project synopsis. Concerns from the public were raised regarding the following: **Are there any renderings or drawings of the proposed development?** Not currently but when they have been made the applicant plans to share with the public. **Is there an anticipated price range?** Not currently but the price would depend on the market conditions at the time of sale. The anticipated groundbreaking is for October. **Will Hickam Avenue or Helen Avenue be widened?** Yes, 30-feet of all neighboring right-of-way will have to be improved. The applicant explained how the right-of-way is divided into each side of the street centerline and how the undeveloped portion of right-of-way would be paved and landscaping would be added. The applicant explained that they are applying for an offsite improvement deferral of the Hickam Avenue improvements as they do not meet the character of the residential area. The asphalt path currently there would be maintained. **Specific concerns were raised by the site's on-site drainage.** This would be reviewed by a technical drainage study by the Department of Public Works which is Condition of Approval Number Fourteen (14). The applicant advised that the tradeoff for not providing curb and gutter improvements was a

Neighborhood Meeting	
	Specific questions were raised regarding wall heights as they pertained to the subject site. The applicant reiterated the R-E (Residence Estates) development standards which limited wall heights to eight feet. **Concern was raised over the height of the proposed dwellings.** The applicant stated that it would be limited to single-story but could request a Condition of Approval be added to the Tentative Map like they have done in the past. **Concerns were raised over the adaptability of new homeowners toward existing rural animals allowed in the surrounding area.** The applicant stated they would add for disclosure. **Will there be a homeowner association?** Based on the public's feedback the homeowners would be responsible for their portion of the streetscape. Overall the members of the public were in favor of both projects. An informal vote was conducted by the members of the public. There were no members of the public who were in opposition toward the project. The meeting was concluded at 6:40 PM.

Field Check	
08/10/21	A routine field check was conducted by staff of the subject site; staff found a well-maintained undeveloped site with temporary chain link fencing and high vegetation. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	3.47

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached		
South			
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Rancho	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (105 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	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	18,323 SF	Y
Min. Lot Width	100 Feet 30 Feet (Cul-De-Sac)	104 Feet 40 Feet	Y Y
Min. Setbacks • Front • Side • Corner • Rear	 50/30 Feet 10 Feet 15 Feet 35 Feet		N/A*
Max. Lot Coverage	N/A		
Max. Building Height	35 Feet		

**A lot fit analysis has not been submitted as part of this application. The proposed dwellings would be held to the R-E (Residence Estates) development standards listed in Title 19.06.060.*

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	0 Trees	0 Trees	Y
• South	1 Tree / 30 Linear Feet	15 Trees	16 Trees	Y
• East	1 Tree / 30 Linear Feet	10 Trees	11 Trees	Y
• West	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		**25 Trees**	**27 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
• West	0 Feet		0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6 Feet	Y

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

Streetscape Standards	***Required***	***Provided***	***Compliance***
Proposed Private Street	Private streets shall have the same dimensions as the comparable public streets unless separated by gates. The minimum public street consists of a 47-foot right-of-way with a 31-foot wide street with three-foot amenity zones and sidewalks on both sides of the street.	38-foot-wide right-of-way with no amenity zone, sidewalk, or streetlights	N*
Hickam Avenue	60-foot-wide right-of-way, including amenity zone, sidewalk, and streetlights	60-foot-wide right-of-way with no sidewalk or streetlight-related improvements.	N*
Helen Avenue	60-foot-wide right-of-way, including amenity zone, sidewalk, and streetlights	60-foot-wide right-of-way with no sidewalk or streetlight-related improvements.	N*

**The applicant has requested a Variance (21-0443-VAR1) to waive all Title 19.04 complete street development standards associated with the insufficient right-of-way width, no sidewalk, and streetlight improvements along the proposed private street and existing Hickam Avenue and Helen Avenue rights-of-way which surround the subject site.*

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	6 Dwellings	2 spaces per dwelling	12				
TOTAL SPACES REQUIRED			12		12		Y
Regular and Handicap Spaces Required			12	0	12	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least 220 feet, measured from centerline to centerline.	To allow a 194-foot intersection off-set where 220 feet is the minimum required.	Denial

Proposed 6 Single-Family Units:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (6)	6 x 0.166	6 x 0.093	6 x 0.131
Total Additional Students	1	1	1

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Parson Elementary School	4100 Thom Boulevard	Kindergarten – 5th Grade	518 Students	302 Students	03/01/21
Swainston Junior High School	3500 West Gilmore Avenue	6th – 8th Grade	1,494 Students	1085 Students	03/01/21
Cheyenne High School	3200 West Alexander Road	9th - 12th Grade	2,422 Students	1,877 Students	03/01/21

Department of Public Works Traffic Study

Tentative Map for a Proposed 6-Lot Single Family Residential Development – Northwest corner of Hickam Avenue and Helen Avenue				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	6	9.44	57
AM Peak Hour			0.74	4
PM Peak Hour			0.99	6

Existing Traffic on Nearby Streets	
Jones Boulevard	
Average Daily Traffic (ADT)	18,710
PM Peak Hour (Heaviest 60 Minutes)	1,497
Alexander Boulevard	
Average Daily Traffic (ADT)	6,633
PM Peak Hour (heaviest 60 minutes)	531
Traffic Capacity of Adjacent Streets:	
Adjacent Street ADT Capacity	
Jones Boulevard	41,790
Alexander Boulevard	12,480
Summary	
This project will add approximately 57 trips per day on Hickam Avenue, Helen Avenue, Jones Boulevard, and Alexander Road. Currently Jones Boulevard is at about 45 percent of capacity and Alexander Road is at approximately 53 percent of capacity. With this project, Jones Boulevard is expected to remain unchanged and Alexander Road is expected to be at approximately 54 percent of capacity. Recent traffic counts are not available for Hickam Avenue or Leon Avenue, but each are believed to be under capacity.	
Based on Peak Hour use, this development will add into the area roughly six additional cars, or about one every ten minutes.	

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Leon & Hickam East

Project Name Leon & Hickam **Proposed Use**

Assessor's Parcel #(s) 138-01-302-002, -003- & -004 **Ward #**

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

Additional Information

Property Owner Vegas Homes, LLC Contact

Address 19333 Collins Ave. #1708 City Sunny Isles Bea State FL Zip 33160

E-mail Phone

Applicant Blend Communities, LLC Contact Brad Burns

Address 9875 West La Mancha Ave. City Las Vegas State NV Zip 89149

E-mail brad.burns@blendcommunities.com Phone 702-355-1400

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones City Las Vegas State NV Zip 89118

E-mail ElishaS@taneycorp.com Phone 702-362-8844

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

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

City Official **Partner(s)**

Partner(s)

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

21-0443 07/12/2021

Property Owner Signature

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

Print Name Enrique Feger

Subscribed and sworn before me

This 15th day of June 21

Notary Public in and for said County and State Miami-Dade, Florida

Notary Public State of Florida
Crystal Esparza
My Commission GG 182625
Expires 05/12/2022

100741 - Hickam & Leon East

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.

21-0443
07/21/2021

- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: Roger Bailey

Date: 7/14/21

21-0443
07/21/2021

DEPARTMENT OF PLANNING

DATE: 7/21/221

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

RE: **PROJECT NAME** Leon & Hickam East
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Blend Communities (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 Brad Burns at (702)-355-1400. Thank you.

Sincerely,

(Signature)

Brad Burns

(Print)

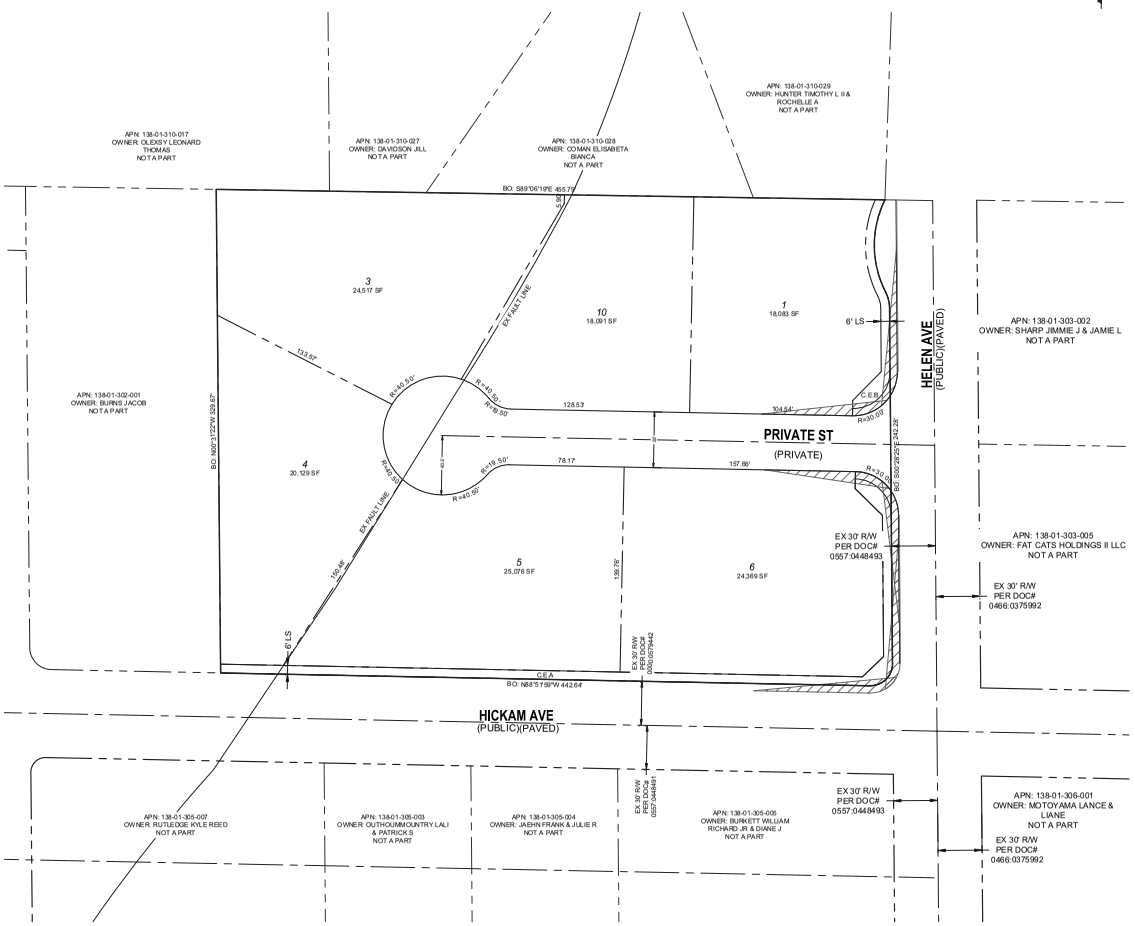
Subscribed and sworn before me

This 21 day of July, 2021.

ELISHA L. SCROGUM
Notary Public, State of Nevada
Appointment No. 03-79901-1
My Appt. Expires Feb 12, 2022

Elisha Scrogum
Notary Public in and for said County and State

Planning Commission October 12, 2021 - Page 666



SCALE: 1" = 50'
50' 25' 50' 100' 150'

WASTEWATER CALCULATIONS

FACILITY TYPE: RESIDENTIAL SUBDIVISION
TOTAL UNITS AT BUILD OUT: 6 HOUSES

AVERAGE FLOW = 0.0015 MGD (6 ERUS)
PEAK FLOW = 0.0053 MGD (21 ERUS)
PEAK + WET WEATHER = 0.0066 MGD (26 ERUS)

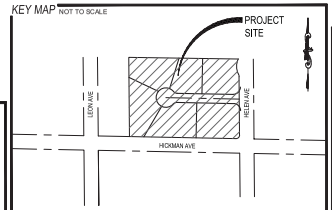
CALCULATIONS:
AVG FLOW = 6 X 90,000 GAL X 1 MG = 0.0015 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0015 X 3.5 = 0.0053 MGD
PEAK + WET WEATHER FLOW = 0.0053 MGD X 1.25 = 0.0066 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-302-002, 003, & 004
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	6 LOTS (TYPE) / 0 LOTS (COMMON LOTS)
GROSS ACREAGE:	3.47 ACRES
NET ACREAGE:	2.98 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1 UNIT/ LOT
DENSITY ALLOWED:	1 UNIT/LOT
SMALLEST LOT SIZE:	18,323 SF
LARGEST LOT SIZE:	26,860 SF
AVERAGE LOT SIZE:	21,706 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR
1-800-227-2600

CONNECTIVITY

1 LINKS
1 NODES
RATIO: 1/1=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30'	30'
FRONT GARAGE:	30'	30'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES , A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 30 FT ON CENTER (ON HELEN). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

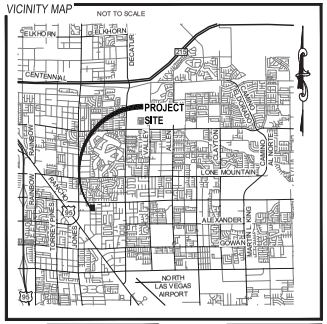
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
10333 COLLINS AVE #1708
SUNNY ISLES BEACH 33160
(702) 355-1400

DEVELOPER

BLEND COMMUNITIES
9575 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89149
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 88° 58'22" E
THE NORTH LINE OF SOUTH HALF (S 1/2) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER R.P. E FILE 11, PAGE 72 & FILE 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID GLO1168WW6
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD. AND SAN MIGUEL AVE. NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY , NEVADA.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0443
08/24/2021

NO.	DESCRIPTION	BY	SH'TS	APPR.	DATE
	REVISIONS				

BLEND COMMUNITIES, LLC

TANEY ENGINEERING
8530 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

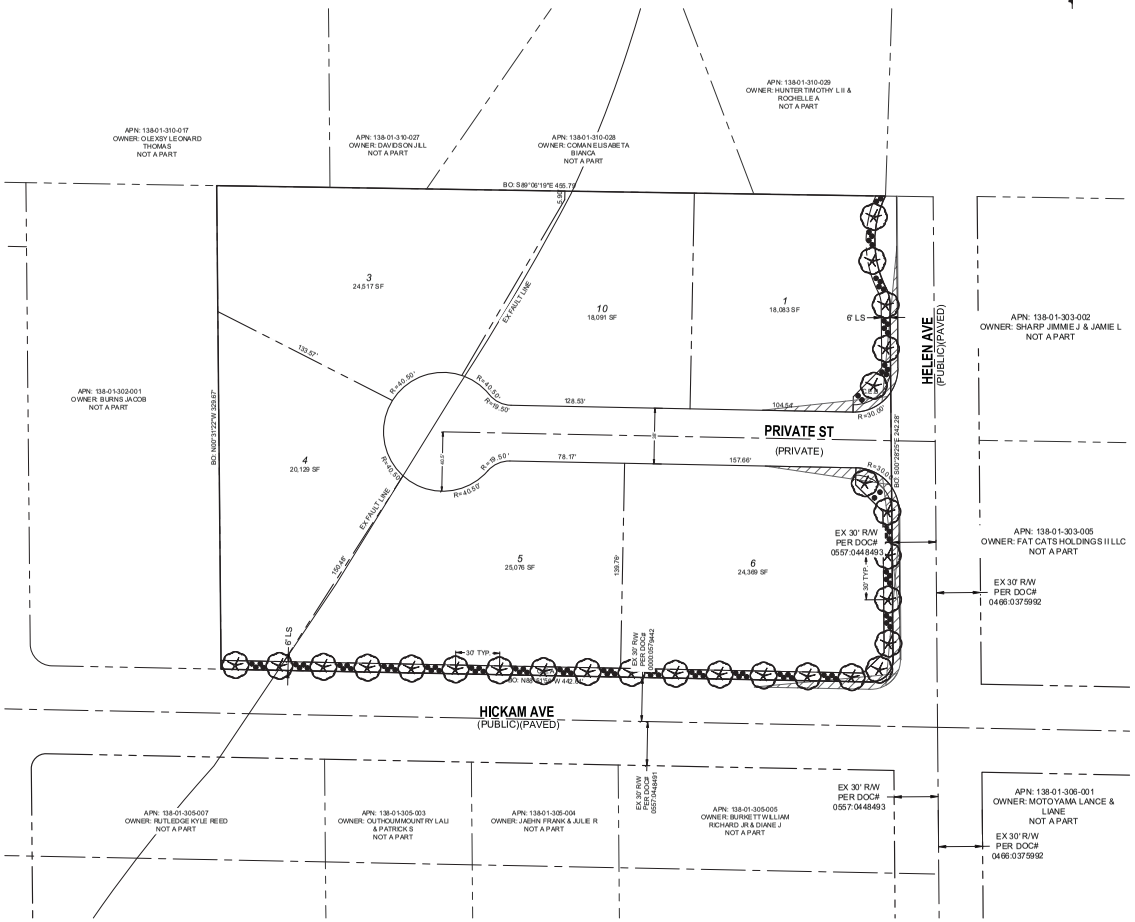
EST. 2000

HICKAM & LEON EAST
SINGLE-FAMILY RESIDENTIAL
SITE PLAN

DATE: 8/18/2021
SCALE: 1"=40'
JOB NO: BND-21-003
DESIGNED BY: JS CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 01 OF 01

CLV 0000000

LAST PLOT: Jason Savin
FILE NAME: I:\TANEY\NV-FS\PROJECTS\ACTIVE\BLEND COMMUNITIES I LLC\BND-21-003 - HICKAM & LEON\ENG\1 ENTITLEMENTS\DWG\TM_HELEN.DWG



SCALE: 1" = 50'
50' 25' 0' 50' 100' 150'

WASTEWATER CALCULATIONS

FACILITY TYPE: RESIDENTIAL SUBDIVISION
TOTAL UNITS AT BUILD OUT: 6 HOUSES

AVERAGE FLOW = 0.0015 MGD (6 ERUS)
PEAK FLOW = 0.0053 MGD (21 ERUS)
PEAK + WET WEATHER = 0.0066 MGD (26 ERUS)

CALCULATIONS:
AVG FLOW = 6 X 90.000 GAL. X 1 MG = 0.0015 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0015 X 3.5 = 0.0053 MGD
PEAK + WET WEATHER FLOW = 0.0053 MGD X 1.25 = 0.0066 MGD

TREE/ PLANT SCHEDULE - SPACING PER LANDSCAPING NOTE, THIS SHEET

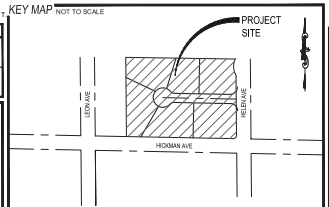
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	AFRICAN SUMAC OR EQUIVALENT	RHUS LANCEA
	PER PLAN	1-5 Gallon	N/A	CLIFF GOLDENBUSH OR EQUIVALENT	ERICAMERIA CUNEATA

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-302-002, 003, & 004
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	6 LOTS (TYPE) / 0 LOTS (COMMON LOTS)
GROSS ACREAGE:	3.47 ACRES
NET ACREAGE:	2.98 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1 UNIT/ LOT
DENSITY ALLOWED:	1 UNIT/LOT
SMALLEST LOT SIZE:	18,323 SF
LARGEST LOT SIZE:	26,860 SF
AVERAGE LOT SIZE:	21,706 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR 1-800-227-2600

CONNECTIVITY

1 LINKS
1 NODES
RATIO: 1/1=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30'	30'
FRONT GARAGE:	30'	30'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES , A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 30 FT ON CENTER (ON HELEN). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

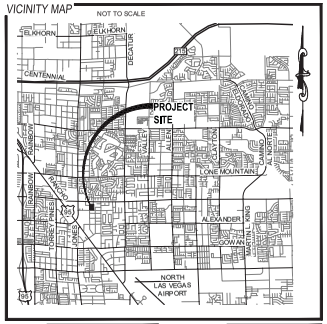
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
10333 COLLINS AVE #1708
SUNNY ISLES BEACH 33160
(702) 355-1400

DEVELOPER

BLEND COMMUNITIES
9575 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89149
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 88° 58'22" E
THE NORTH LINE OF SOUTH HALF (S 1/2) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER R.P. E FILE 11, PAGE 72 & FILE 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID:LV0168WW6
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD. AND S AN MIGUEL AVE. NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY , NEVADA.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0443
08/24/2021

REVISIONS

NO.	DESCRIPTION	BY	SH'TS	APPR.	DATE

BLEND COMMUNITIES, LLC

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

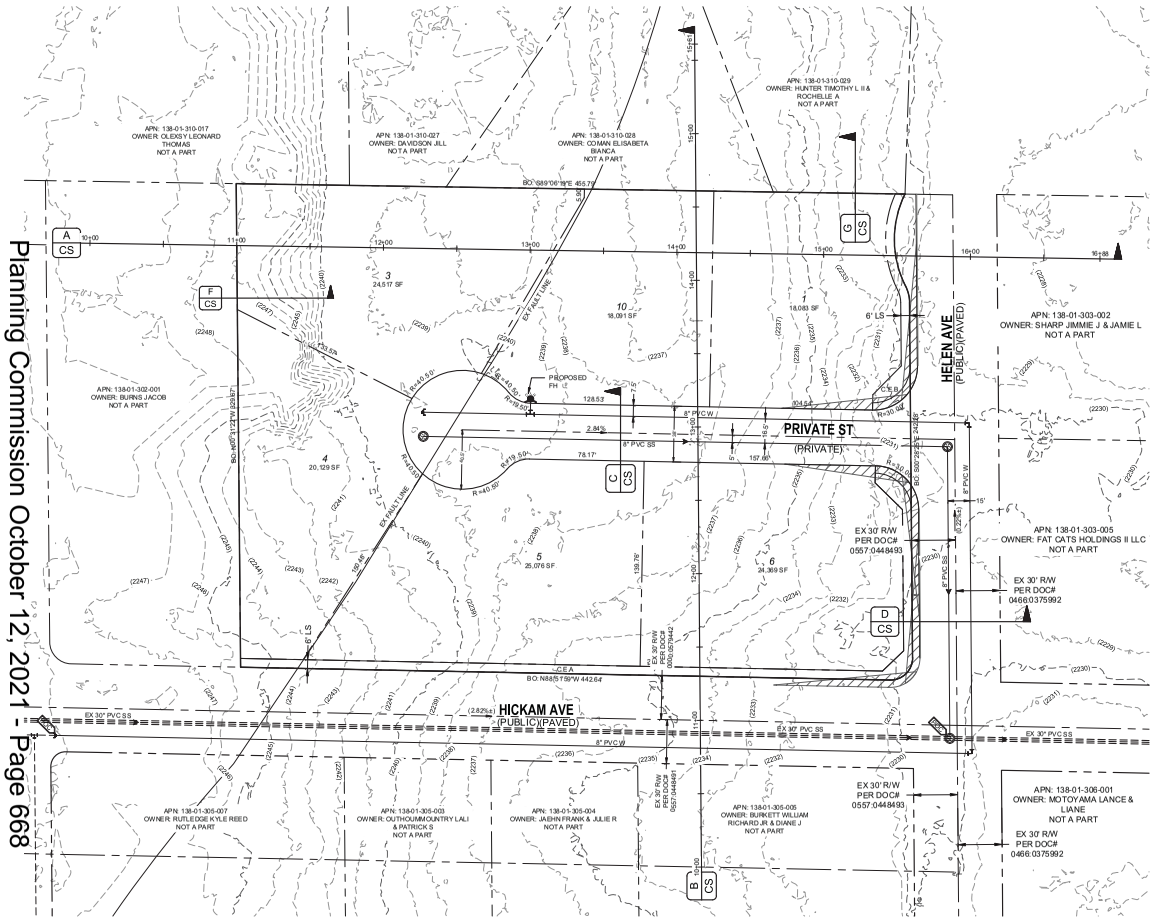
EST. 2000

HICKAM & LEON EAST
SINGLE-FAMILY RESIDENTIAL
LANDSCAPE PLAN

DATE: 8/18/2021
SCALE: 1"=40'
JOB NO: BND-21-003
DESIGNED BY: JS CHECKED BY: RC
SHEET NAME: LP
SHEET NUMBER: 01 OF 01

CLV 0000000

LAST PLOT: Jason Savin
FILE NAME: I:\TANEY\NV-FS\PROJECTS\ACTIVE\BLEND COMMUNITIES I LLC\BND-21-003 - HICKAM & LEON\ENG\1 ENTITLEMENTS\DWG\TM_HELEN.DWG



Planning Commission October 12, 2021 - Page 668

SCALE: 1" = 50'
50 0 25' 50' 100 150

WASTEWATER CALCULATIONS

FACILITY TYPE: RESIDENTIAL SUBDIVISION
TOTAL UNITS AT BUILD OUT: 6 HOUSES

AVERAGE FLOW = 0.0015 MGD (6 ERUS)
PEAK FLOW = 0.0053 MGD (21 ERUS)
PEAK + WET WEATHER = 0.0066 MGD (26 ERUS)

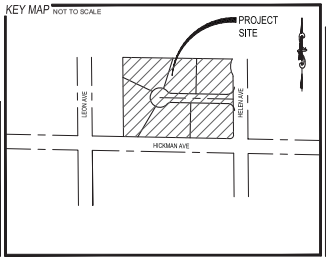
CALCULATIONS:
AVG FLOW = 6 X 90,000 GAL. X 1 MG = 0.0015 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0015 X 3.5 = 0.0053 MGD
PEAK + WET WEATHER FLOW = 0.0053 MGD X 1.25 = 0.0066 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-302-002, 003, & 004
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	6 LOTS (TYPE) / 0 LOTS (COMMON LOTS)
GROSS ACREAGE:	3.47 ACRES
NET ACREAGE:	2.98 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1 UNIT/ LOT
DENSITY ALLOWED:	1 UNIT/LOT
SMALLEST LOT SIZE:	18,323 SF
LARGEST LOT SIZE:	26,860 SF
AVERAGE LOT SIZE:	21,706 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCRFD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

CONNECTIVITY

1 LINKS
1 NODES
RATIO: 1/1=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30'	30'
FRONT GARAGE:	30'	30'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

Robert D Cunningham
Digitally signed by Robert D Cunningham
Date: 2021.08.18 13:57:44 -07'00'

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES , A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 35 FT ON CENTER (ON HELEN). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

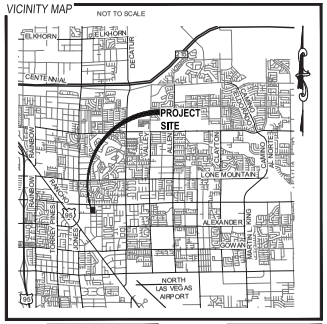
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
10333 COLLINS A VE #1708
SUNNY ISLES BEACH 33160
(702) 355-1400

DEVELOPER

BLEND COMMUNITIES
9575 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89149
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 88° 58'22" E
THE NORTH LINE OF SOUTH HALF (S 1/2) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER R.P. E FILE 11, PAGE 72 & FILE 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID OLV0168WW6
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD. AND SAN MIGUEL AVE. NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY , NEVADA.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1'INTERVAL)		
CONTOUR (5'INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0443
08/24/21

NO.	DESCRIPTION	BY	SH'TS	APPR.	DATE
	REVISIONS				

BLEND COMMUNITIES, LLC

TANEY ENGINEERING
8530 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(760) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

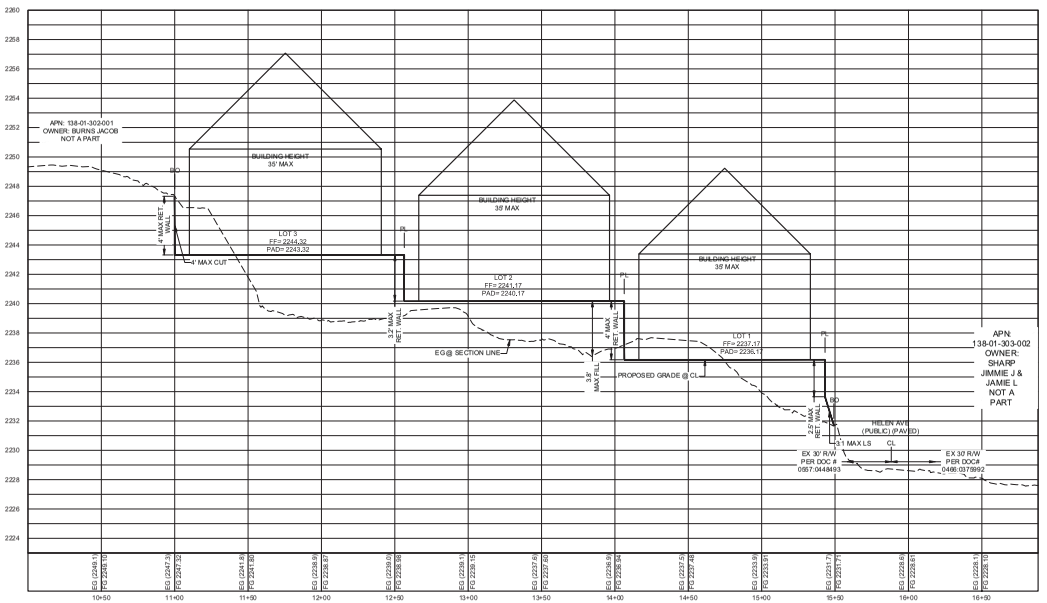
HICKAM & LEON EAST
SINGLE-FAMILY RESIDENTIAL
TENTATIVE MAP

ROBERT D CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15726

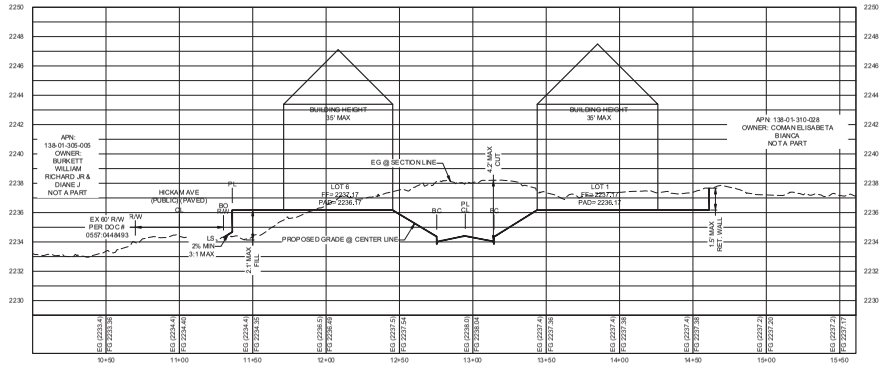
DATE: 8/18/2021
SCALE: 1"=40'
JOB NO: BND-21-003
DESIGNED BY: JS CHECKED BY: RC
SHEET NAME: TM
SHEET NUMBER: 01 OF 01

CLV 0000000

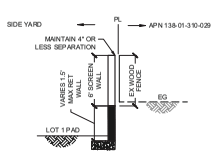
LAST PLOT: Jason Savin
FILE NAME: I:\TANEY\NV-FS\PROJECTS\ACTIVE\BLEND COMMUNITIES I LLC\BND-21-003 - HICKAM & LEON\ENG\1 ENTITLEMENTS\DWG\TM_HELEN.DWG



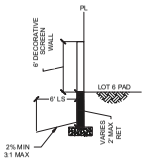
PROFILE A
STA: 10+00.00 TO 16+88.33
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL



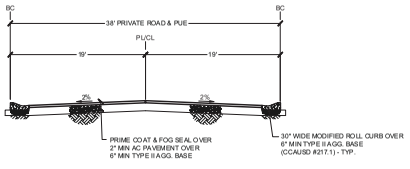
PROFILE B
STA: 10+00.00 TO 15+61.46
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL



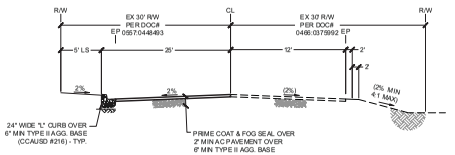
SECTION G
NORTH BOUNDARY
NTS



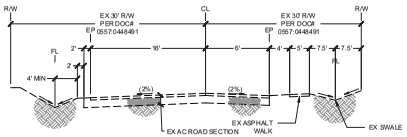
SECTION H
SOUTH BOUNDARY
NTS



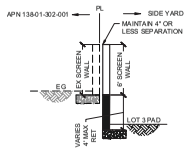
SECTION C
38' PRIVATE ST SECTION
NTS



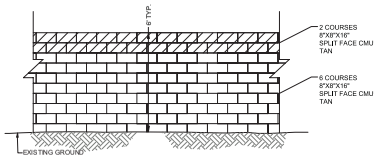
SECTION D
60' HELEN AVE SECTION
NTS



SECTION E
60' HICKAM AVE SECTION
NTS



SECTION F
WEST BOUNDARY
NTS



PERIMETER DECORATIVE BLOCK WALL SECTION
NTS

Planning Commission October 12, 2021 - Page 669

NO.	DESCRIPTION	BY	SH'TS	APPR.	DATE
	REVISIONS				

BLEND COMMUNITIES, LLC

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(760) 362-4844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

HICKAM & LEON EAST
SINGLE-FAMILY RESIDENTIAL
CROSS-SECTIONS



DATE:	8/18/2021
SCALE:	NTS
JOB NO:	BND-21-003
DESIGNED BY: JS	CHECKED BY: RC
SHEET NAME:	CS
SHEET NUMBER:	01 OF 01
---	---
CLV	0000000

21-0443
08/24/21

LAST PLOT: Jason Savin
FILE NAME: I:\TANEY\N-Z\S-T\PROJECTS\ACTIVE\BLEND COMMUNITIES I LLC\BND-21-003 - HICKAM & LEON\ENG\1 ENTITLEMENTS\DWG\TM_HELEN.DWG



21-0443-VAR1 AND 21-0443-TMP1 - APPLICANT/OWNER: VEGAS HOMES, LLC
NORTHWEST CORNER OF HICKAM AVENUE AND HELEN AVENUE

08/10/2021



21-0443-VAR1 AND 21-0443-TMP1 - APPLICANT/OWNER: VEGAS HOMES, LLC
NORTHWEST CORNER OF HICKAM AVENUE AND HELEN AVENUE

08/10/2021

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

July 19, 2021
Job No: BRN-21-003

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

RE: JUSTIFICATION LETTER
HICKAM & LEON EAST

This letter is being submitted in support of the project described above on behalf of our client, Blend Communities, LLC. The applications being submitted include Waivers, Variances, and a Tentative Map.

Project Description

APN(s): 138-01-302-002, 003, & 004
The subject site is generally located on the west side of Helen Ave and the north side of Hickam St. The site is approximately 3.47 gross acres and is proposed to be developed as Single Family Residential with 6 lots and a density of 1 unit per lot.

The plans depict a single-family residential development consisting of 6 residential lots on 4.69 acres with a density of 1 unit per lot. There is a minimum lot area of 18,405 square feet and a maximum net lot area of 18,405 square feet. All proposed lots shall be accessed from the private street with roll curb on both sides of the street. The development will also feature a 6' landscaping strip along Hickam Ave and Helen Ave. Waivers are being requested to allow for no curb, gutter, sidewalk, and streetlights due to the development being zoned R-E and no adjacent properties completing full off-sites. A variance is also being requested to allow for a reduced intersection offset of 194 feet centerline to centerline where 220 feet is required from the private street alignments to the Hickam Ave alignment. The deferral of offsite improvements will be submitted administratively through Public Works, while constructing curb and gutter along Helen Ave. to be consist with what is constructed north of the project to match into existing.

Surrounding Land Use:

	Existing Zone
North	Residence Estates District (R-E)
South	Residence Estates District (R-E)
East	Residence Estates District (R-E)
West	Residence Estates District (R-E)

Variance of Development Standards #1

We are requesting a Variance of Title 19.04.070 to allow no gate on a private street where such is required. We believe that gating this development would not fit in with the surrounding community since no other gated developments are near the project site.

Sincerely,

21-0443
07/21/2021

Jason Spain, E.I. Designer I

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 08/10/2021 **Application Number** 21-0443-TMP1 **Entity** LV

Company Name Blend Communities, LLC

Contact Name

Contact Mailing Address

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

Phone (702) 355-1400 **Mobile** **Fax** **Email**

Project Name Leon & Hickam East

Project Description 6 Single Family Lots

APN's 138-01-302-002, 003 and 004

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	6	x 0.166=	1	x 0.093 =	1	x 0.131 =	1
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			1		1		1

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

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Parson ES	4100 Thom Blvd	K-5	518	302	3/1/2021
Swainston JHS	3500 W. Gilmore Ave	6-8	1494	1085	3/1/2021
Cheyenne HS	3200 W. Alexander Rd	9-12	2422	1877	3/1/2021

*** CCSD Comments**

☐ Approved ☐ Disapproved

21-0443-TMP1
Vegas Homes, LLC

NWC Hickam Avenue & Helen Avenue

Proposed 6 lot single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	6	9.44	**57**
AM Peak Hour			0.74	**4**
PM Peak Hour			0.99	**6**

Existing traffic on all nearby streets:

Jones Boulevard

Average Daily Traffic (ADT)	18,710
PM Peak Hour	1,497
(heaviest 60 minutes)	

Alexander Road

Average Daily Traffic (ADT)	6,633
PM Peak Hour	531
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Jones Boulevard	41,790
Alexander Road	12,480

This project will add approximately 57 trips per day on Hickam Ave., Helen Ave., Jones Blvd., and Alexander Rd. Currently, Jones is at about 45 percent of capacity and Alexander is at about 53 percent of capacity. With this project, Jones is expected to remain unchanged and Alexander to be at about 54 percent of capacity. Recent counts are not available for Hickam or Leon, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 6 additional cars, or about one every ten minutes.

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

City of Las Vegas

NARA

NORTHWEST AREA RESIDENTS ASSOCIATION

A Rural Preservation Overlay District

Established March 30, 1995

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

September 13, 2021

To: Planning Commissioner Anthony Williams/Ward 5

From: Rick Berni/NARA President

Ref: Planning Commission Meeting September 14, 2021
Hickam/Leon/Helen Agenda #34 & #35 - Request For Abeyance

Commissioner Williams,

We are requesting that the agendas 21-0442 for 9 homes to be built on the Hickam/Leon parcel and 21-0443 for 6 homes to be built on the Hickam/Helen parcel be put in abeyance for additional dialogue between the applicant and the residents to take place, and for a clear understanding and resolution on the issues that will be agreed upon at both the City Council and with the Final Map.

We had an initial neighborhood meeting at the Santa Fe Casino on August 19. Five things came out of this meeting: (1) Everyone agreed **in principle** that this was a good infill project if done with RNP compatibility, (2) It would be an opportunity to build on the May 20, 2015 City Council meeting that approved a similar project at these two parcels six years ago, (3) It would be an opportunity to get rid of most of the "asphalt path" installed by the City on February 24, 2020 that eliminated the historic RNP horse trail in that area and to replace it with a formal equestrian amenity trail, (4) It will be an opportunity to permanently vacate Leon Avenue at Patricia and with that eliminating the Leon NARA vagrancy "thoroughfare" to Craig Road, (5) It will be an opportunity to insure that the integrity of the 5700 Hickam Avenue west block wall will not be compromised.

The applicant brought along two parcel drawings for the project. There were no building or floor plans or architectural renditions available for consideration. And perhaps most important there was no tentative map for resident assessment. Basically everyone agreed that with single story houses only, the project had infill potential within current zoning criteria. Follow up would

21-0442 & 21-0443

require specifics on the equestrian amenity area along Hickam, the final resolution for either a block wall or crash gate to vacate Leon, and specifics on peak flow drainage resolution going south from Patricia Avenue and from the 9 home residential area to guarantee the 5700 Hickam residential west block wall integrity.

NARA had a short 2nd neighborhood meeting Sunday evening, August 22nd at the Road Kill grill to primarily discuss the Hickam/Leon equestrian amenity area. Without seeing the tentative map, and without knowing amenity width to work with, it was determined that it was reasonable that we had our own copy of the tentative map of these two parcels to have informed conversations and make astute decisions. With this, August 31 we requested Stephanie Allen from Kaempfer/Crowell to obtain a tentative map for us of each of these parcels, and as a backup September 1 we made a City of Las Vegas Open Records Center records request for the two tentative maps.

It could be helpful if you had a chronological history of the "asphalt path" that was laid down almost overnight and replacing the NARA designated horse trail. In an August 24 e-mail to Stephanie Allen it was reinforcing that the applicant's participation to restore the horse trail towards its original identity, purpose and character would be constructive. The "asphalt path history" will be sent to you next week for your reference.

With that, both the 2015 and the current agendas call for trees on the amenity areas. Vegas Homes, LLC has already made a commitment for a specific number of trees to be planted. At the August 19th meeting, Mr. Cunningham remarked about the current drought conditions, and the Cities direction to minimize landscape watering to more of a desert profile. The inclusion of trees in the Hickam/Helen amenity area may need further consideration.

Of special significance is the fact that this project is Rural Preservation infill defined by two 60' wide Local Collector/Local Streets and RNP established 20,000 sq. ft. (+) R-E zoned parcels with the 4700 Hickam Avenue a .98 acre residence. This is not a transitional buffer development. With that there is a commitment for Planning to insure a harmonious and consistent compatibility for this infill to accommodate and sustain the RNP community integrity and identity.

The applicant justification for only a 4' high block "retaining wall" needs to be addressed.

The May 1, 2019, Bill 2019-7 to amend Title #19. 06.060 and reduce the minimum R-E area from 20,000 sq. ft to 18,000 sq. ft. that allows a higher density of housing does not redefine Rural Preservation standards. RNP standards to sustain the original intent and purpose of the 2005 ordinance remain. Urban "complete street" standards also need to accommodate and be in consideration with sustaining suburban Rural Preservation character.

As a Title #19.10.010 Special Purpose District, Overlay Districts have identity based "special characteristics" and "require special zoning regulations to establish and maintain the character of those areas". Referenced with this ordinance are "special regulations regarding land use", to include, "buildings and structures, building height, building site areas, setback requirements, landscaping, streetscape and aesthetic characteristics and any other item or concern regulated by this Title."

The 2015 Hickam Road agendas concluded with three abeyances. And it was passed with an overwhelming opposition based on the notification cards received. With good dialogue and comprehensive information from the Planning Department and the other departments, this agenda should go to the City Council in a relatively short time. The immediate objective to make progress is to acquire a copy of the tentative map and get specific equestrian trail amenity width dimension for the reasons previously stated.

Again, this proposal is not urban infill, or transitional or peripheral RNP buffering housing. This is interior Rural Preservation R-E zoned housing infill under the May 2019 higher density standard, surrounded by established half acre and larger RNP residences. It is to conform with Rural Preservation identity and character to include lifestyle, large animal husbandry and inclusion with NARA as a Title #19 based RNP ordinance and within the Centennial Hills Master Plan. There is at least one cow only three houses from the applicant's property line. And new residents at this development will be allowed to have goats and chickens under ordinance. The new home buyers need to be aware of this.

It would be unreasonable and irresponsible for the NARA residents with a commitment to sustain Title #19.10.180 Rural Preservation Overlay District identify, integrity and character to go forward to the City Council at this time without basic issue resolution. With that we respectfully request a 30 day abeyance so we can obtain a tentative plan, get specifics from the Planning Department on some of the issues, and move forward in a responsible manner.

Thank you,

Lex Anderson

Rick Berni/NARA President

E-mail: rberni@cox.net

Lex Anderson/NARA Historian

E-mail: lexmar3709@cox.net

Misplaced the signed copy @ Rick's. It'll be on file

City of Las Vegas

NARA

NORTHWEST AREA RESIDENTS ASSOCIATION

A Rural Preservation Overlay District

Established March 30, 1995

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

September 16, 2021

To: Mr. Alex Strawser, AICP
Department of Planning/Case Planning,
495 S. Main Street, 3rd Floor
Las Vegas, Nevada 89101

From: Lex Anderson/NARA Historian - Northwest Area Residents Association

Ref: Hickam & Leon/Helen Agendas 21-0442 & 21-0443.
Request for Specific Hickam and Helen Amenity Area Measurements.

Mr. Strawser,

At a visit to the Customer Information Desk on the first floor we were advised that you are the case manager for our "historic" Hickam Avenue agenda. If in fact the case manager is someone else, we would appreciate it if you would pass it on.

We think we have an opportunity to get this agenda done in the shortest time possible. When this was an agenda in 2015 it took 3 abeyances. With just a few concrete assurances we should be able to expedite this to the City Council and get it off your list and ours.

The one issue that is putting everything on hold for us is how to address the amenity area. Vegas Homes is not going to compromise an inch to accommodate an enhanced amenity zone. We understand this. We have to work with whatever Traffic Engineering and/or Planning will designate as the "legal" width for making this happen. If you can have someone drop off a hard copy drawing to Diane at Customer Service of the specific dimensions/specifications of Hickam and Helen local collector/local streets, where the Vegas Homes property line is, where the Hickam and Helen street lines are, and what the width is that we have to work with, we can pick it up and expedite a neighborhood meeting (or two) for the scheduled October 12th Planning Commission Meeting.

We need this and a hard copy of the tentative map to proceed. With the egregious D.R. Horton/Mosiac Falls agenda outcome experience/history, at the August 29th Road Kill Grill neighborhood meeting it was agreed that we could not proceed without a hard copy of the tentative map for documentation and reference. August 30th, Planning Customer Service staff walked us through submitting for a copy through the City Open Records Request process. With that, in the interest of everyone concerned, we e-mailed Stephanie asking if she would also provide us with a copy.

We had a follow up Road Kill Grill neighborhood meeting on September 13 discussing the issues of; single story only, height of the block wall, Leon vacate with a crash gate vs. block wall, Hickam/Leon peak flood flow impact on the 5700 Hickam Avenue west block wall, and the prominent issue of the Hickam/Helen amenity area. It would be professionally inconceivable that Vegas Homes will not have specific architectural renditions of the proposed homes to be built by the City Council date. There will be no "blank slates" with this agenda. We will also be asking for a sign off on the Final Map.

Not a requirement per NRS 278.4713 + Title 19.16.050

September 13th Stephanie advised that one of her staff (Linda) would send us a tentative map copy of the two parcels. With that, and the specifics on what we are legally allowed to work with for a Hickam and Helen amenity area, we should be able to make the October 12 Planning Commission item quick, specific, and constructive. We need to get these two parcels "off our list". Vegas Homes wants their money. And Planning needs to get this out of their "in box". NARA is really trying hard to make this all happen. With that, we have **5 agendas** on our plate! Being "popular" can be very demanding.

Again, if you can have someone get us the numbers/dimensions for the Hickam/Helen amenity areas we will get to work!

Thank you,

Lex Anderson

Lex Anderson/NARA Historian
E-mail: lexmar3709@cox.net

Attaching a copy of our letter to Commissioner Williams, and Jacob Burns letter, to you just for your reference.

City of Las Vegas

NARA

NORTHWEST AREA RESIDENTS ASSOCIATION

A Rural Preservation Overlay District

Established March 30, 1995

RECEIVED

OCT 04 2021

Dept of Planning
City of Las Vegas

October 4, 2021

To: Mr. Alex Strawser, AICP
Department of Planning/Case Planning
City Hall/3rd Floor
495 S. Main Street
Las Vegas, Nevada 89191

From: Northwest Area Resident's Association (NARA)

Ref: Vegas Homes Proposal For A Hickam/Leon 9 Home 4.69 Acre Development, With A Variance #21-0440 For Street Width And As A "Stub Street".

Mr. Strawser,

Residents have received the Public Hearing Information mailer for the Nevada Homes to "street stub" Leon Avenue instead of a cul-de-sac, and decrease the street width from 47' to 38'.

This is nonsense. NARA will vehemently oppose these two variance proposals. This is corporate arrogance and greed, and fundamentally a land grab effort to increase the development size asset. And these two variances are inconsistant for complimenting Rural Preservation within the NARA community.

- This proposed 9 home R-E zoned Vegas Homes agenda is not in an urban setting subject to generic urban variance considerations. This is in a Rural Preservation neighborhood (Title #19.10.180), and an Overlay District (Title #19.10.010) subject to "special considerations" by ordinance to insure RNP sustainability and original intent and purpose. Any proposed variance that will deviate from the defined community identity and standard is not acceptable.
- This 9 home R-E proposal is not in a Rural Preservation transitional zone or peripheral boundary location. This is an internal parcel surrounded by 1/2 acre and much larger RNP residential properties. The objective of Vegas Homes needs to be one of assimilating within this established

community, rather than lowering community identity and character to a lesser standard. A 38' wide "stub street" to a new R-E defined neighborhood within the local immediate community does not present as being consistent and compatible with the defined RNP profile.

- Again, this variance request is corporate arrogance. The City of Las Vegas has already been more than generous with its May 1, 2019 Bill 2019-7 "gift" for developers decreasing R-E from 20,000 sq. ft. min., to 18,000 sq. ft min. With this developers can significantly increase their overall project volume for sales, and their bottom line. This change has special significance with this agenda. The project was initially presented, and generally agreed upon at the August 19, 2021 neighborhood meeting as a replication of the 2015 development that was not built. With the amendment of Title #19.06.060, Vegas Homes now has the luxury of having smaller lot sizes on the same 2015 parcel. With that, the developer squeezed in an additional 9th home. If Vegas Homes has to "sacrifice" the 9th home to accommodate the necessary Leon Avenue width, cul-de-sac, emergency access, or amenity area, so that their smaller proposed project will compliment the surrounding Rural Preservation neighborhood and not redefine it, then that is what needs to be done in compliance with Overlay District "special considerations" as an ordinance for community integrity and sustainability.

Additionally, if Vegas Homes has a commitment to build this project, there will be a curbed horse trail amenity area on Hickam replacing the non functional February 24, 2020 "asphalt path", and there will be a curbed horse trail amenity area on Helen as part of the agenda conditions. For your reference, attached are 8 X 10 copies of the established/historic road shoulder horse trail larger maps that include Hickam and Helen Avenues.

The Hickam "asphalt path" afterthought is destine to be short lived. A historical write up on this is pending from our archives documentation. With our periodic northwest storms, Hickam is a "river" sufficient to float a canoe down at times. Mr. Burns took cell phone video of this the last time we had a local deluge and run off from Rancho/Jones. Three, or maybe four more significant storms will undercut the

asphalt path. (We have photos.) A curbed horse trail/walking path as an enhanced RNP amenity, (like on Leon Avenue), would go a long way in helping to direct the "Hickam River" straight to Bradley where it is diverted north to Craig Road. The curbed equestrian/walking trail example of what the City of Las Vegas has proposed for the north side of Alexander Road in conjunction with the revision of Alexander Road with the storm drain conduit project would work well on Hickam for the same reasons.

Bonn Court, Asbury Court, Lake Tahoe Street, and other short dead end 60 foot wide interior NARA street locations terminate with a cul-de-sac. So can Leon. This 47' minimum is already a step down from the 60' wide Leon Avenue continuation. There are no "stub streets" in our community. How would a "stub street" (1) compliment RNP compatibility, (2) accommodate emergency vehicle access, and (3) mitigate peak storm runoff impact on the 5700 Hickam Avenue west block wall from the completed development?

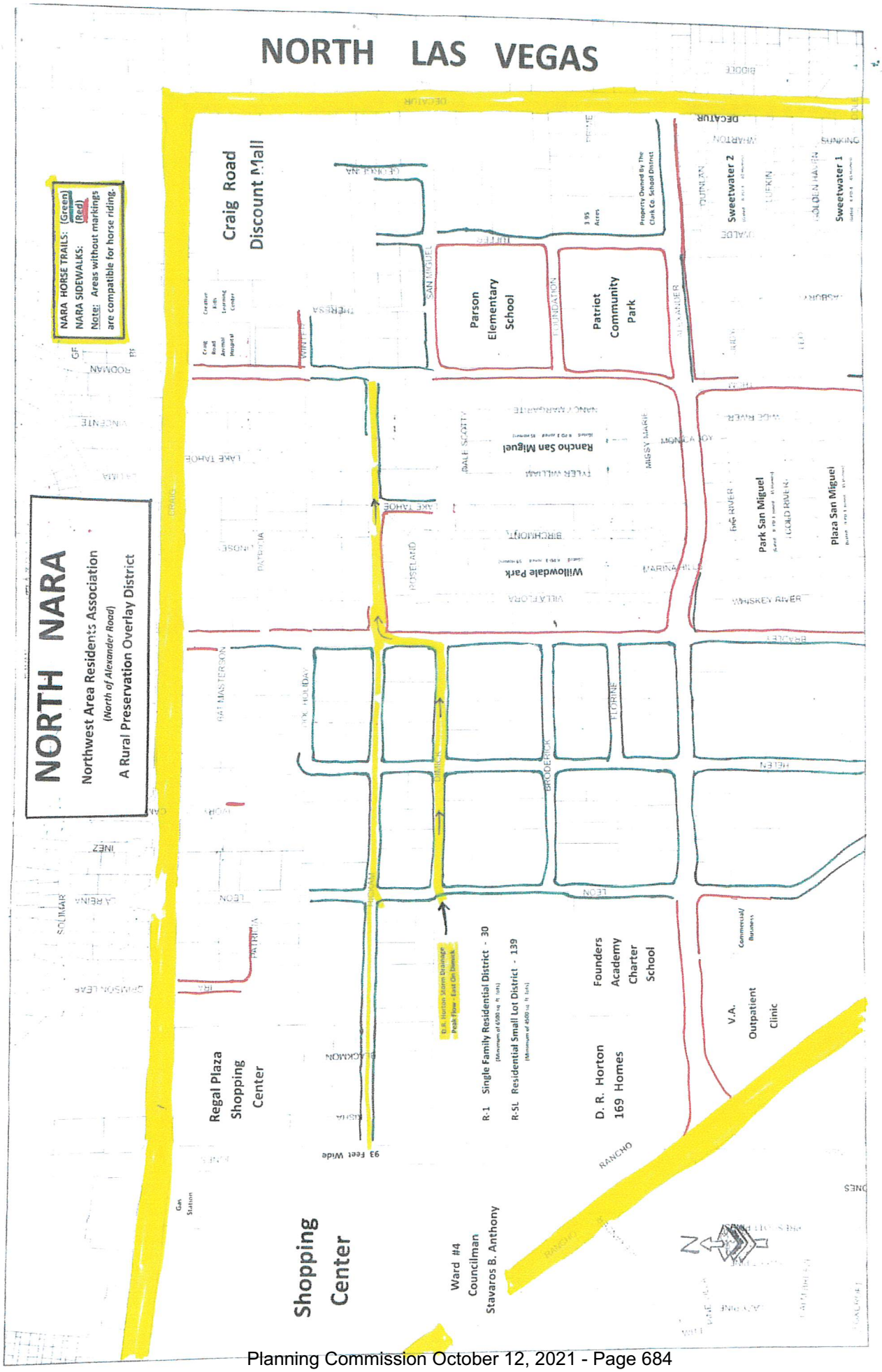
With numerous previous agendas, Kaempfer Crowell and Stephanie Allen know our RNP neighborhood association well over the years. And we know them. This is an "in your face" variance proposal with standard operating procedure strategy. Again, these two variance requests are nonsense, and in this particular case corporate arrogance. With that, NARA opposes these variances as not being in compliance with and supporting Rural Preservation from its 2005 identity, intent and purpose as an ordinance, and do not present as a consistent and harmonious project development enhancement or complement to the NARA RNP community.

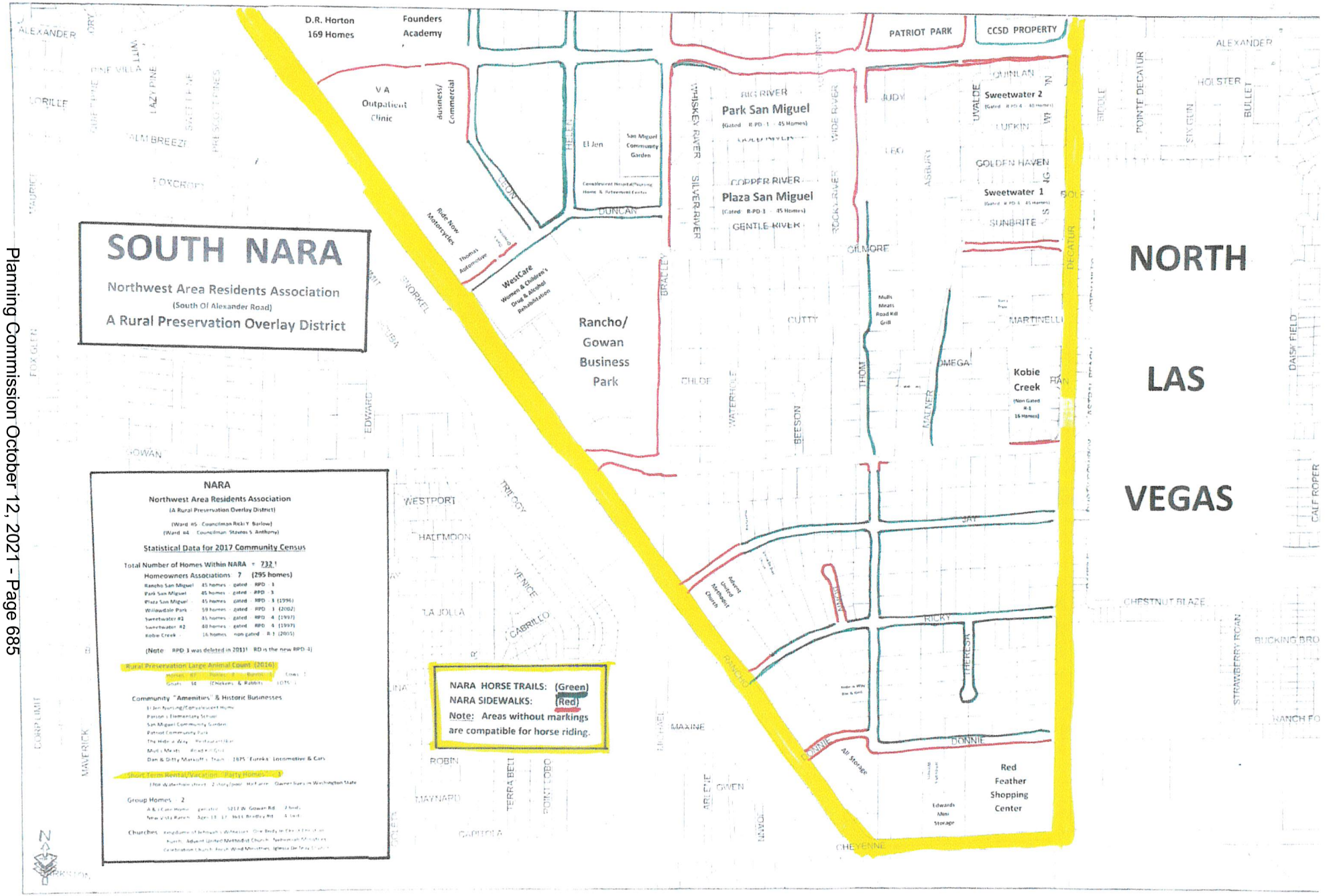
Respectfully,

Rick Berni/NARA President
E-mail: rberni@cox.net

Lex Anderson/NARA Historian
E-mail: lexmar3709@cox.net

Atch: NARA historic road shoulder horse trail designation maps.


NORTH LAS VEGAS
NORTH NARA
Northwest Area Residents Association
(North of Alexander Road)
A Rural Preservation Overlay District
NARA HORSE TRAILS: (Green)
NARA SIDEWALKS: (Red)
Note: Areas without markings are compatible for horse riding.
Craig Road Discount Mall
Parson Elementary School
Patriot Community Park
Sweetwater 2
Sweetwater 1
Rancho San Miguel
Willowdale Park
Park San Miguel
Plaza San Miguel
Regal Plaza Shopping Center
D.R. Horton Storm Drainage Peak Flow - East On Dimick
R-1 Single Family Residential District - 30
R-SL Residential Small Lot District - 139
D. R. Horton 169 Homes
Founders Academy Charter School
V.A. Outpatient Clinic
Commercial/ Business
93 Feet Wide
Shopping Center
Ward #4 Councilman Stavaros B. Anthony
Gas Station
DECATUR
RANCHO
LEON
HELEN
BRADLEY
WHISKEY RIVER
MARINA HILLS
LAKE TAHOE
SAN MIGUEL
FOUNDATION
ALEXANDER
BRODERICK
FLORINE
DIMICK
BLACKMON
PATRICIA
GAT MASTERSON
ROSELAND
BIRCHMONT
TYLER WILLIAM
DALE SCOTTY
MISSY MARIE
NANCY MARGARITE
WINTER
THERESA
RODMAN
VINCENTE
LA REINA
SOLIMAR
GRIMSON LEAR
INEZ
CRAIG
BIDDEE
WHARTON
QUINLAN
LUFKIN
GOLDEN HAVEN
SUNKINS
WALDE
LASBURY
LEO
THOM
WIDE RIVER
BIG RIVER
COLD RIVER
MONICA JOY
BIRCHMONT
VILLA FLORA
LINDSEY
PATRICIA
IRA
CAM
LEON
HICKAM
NISHA
PRESCOTT PARK
LAKE PINE
LAKE PINE
GEORGIANA
FRIME
TUFFER
3.95 Acres
Property Owned By The Clark Co. School District
Craig Road Animal Hospital
Creative Kids Learning Center


SOUTH NARA
Northwest Area Residents Association
(South Of Alexander Road)
A Rural Preservation Overlay District
NARA
Northwest Area Residents Association
(A Rural Preservation Overlay District)
Statistical Data for 2017 Community Census
NARA HORSE TRAILS: (Green)
NARA SIDEWALKS: (Red)
Note: Areas without markings are compatible for horse riding.
D.R. Horton 169 Homes
Founders Academy
PATRIOT PARK
CCSD PROPERTY
V A Outpatient Clinic
business/ Commercial
El Jon
San Miguel Community Garden
Park San Miguel
Plaza San Miguel
Sweetwater 2
Sweetwater 1
Rancho/ Gowan Business Park
WestCare
Women & Children's Drug & Alcohol Rehabilitation
Ride Now Motorcycles
Thomas Automotive
Mulls Meats Road Kill Grill
Kobie Creek
Red Feather Shopping Center
NORTH LAS VEGAS

NARA ARCHIVES - 25 Years Of Documentation



RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

5700 Hickam Avenue
Las Vegas, Nevada 89130
September 14, 2021

Hi Rick,

Sorry I couldn't make it to the neighborhood meeting last night, but wanted to take a moment to share with you my thoughts regarding the new development on Hickam, specifically regarding what is going to happen to my west block wall over time as a result of storm related water runoff.

As you know, regular storm activity in the Northwest causes Hickam to flood from all the water coming down from Jones. You may recall that I sent out a video of the "Hickam River" the last time we had a good rain. You can see that it has even started to wash out the asphalt sidewalk outside of my house.

Looking at the online information from builder, it looks like they want to make the Leon street access to the project entrance more narrow, which would certainly give them more building space, but would also potentially create a greater impact on my block wall, not to mention the additional "peak storm flow water" draining south from Patricia that adds to it. So In the spirit of not wanting to make the existing problem worse, we may want to be cautious about any changes that make the Leon access to the project front entrance more narrow.

For example, when Sweetwater was built the historic residential drainage from Gilmore was taken away without foresight and one house over on Ashbury Court ended up with 2 feet of water in their back yard, causing their basement to flood. They actually had to break holes in the Sweetwater block wall with a sledgehammer to let the water escape.

Then when D.R. Horton changed their Mosaic Falls east drainage plan that we supported designed to have water drain straight down Dimick, they ended up building that causes water to flow to that big low spot further south, flooding the vacant lot, the front yard of the house to the north, as well as the house next to it through the side gate. It floods both Lean traffic lanes and persists for days while the vacant lot soaks it up.

Now with this new development on Hickam, we have an opportunity to be proactive and avoid these problems rather than be forced to continually react to them. For example, an additional short retaining wall could be built next to my block wall so the force from across the street would hit that first, or Leon can be paved with the east side elevated higher specifically to lessen the flow impact. Can the city make an onsite objective assessment of this, and work with NARA on a solution that works for everyone?

Regarding whether the Leon vacate should be a block wall or a crash gate, I don't have a strong preference. From what I understand, the justification for the vacate of Leon is based on cutting off the NARA interior vagrancy route that goes from Gowan to Craig, and avoiding the problems associated with that which we've talked about in past meetings. I do know that last year Rancho San Miguel had to replace their east flood gate fence on Thom when it was damaged by kids who were climbing over it as a short cut to get to Parson School, so maybe a block wall would be a better deterrent, as it would also send a better permanent "vacate" message.

I'll try to make more meetings when work allows. Please feel free to forward this on to Planning for their consideration so they can talk to whoever makes these flood control decisions on residential property. I sincerely hope we can learn from our past mistakes, and do this project in such a way that not only makes the developer happy, but also keeps our neighborhood safe.

Thank you,

Jake Burns

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

September 13, 2021

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Mail Street
Las Vegas, NV 89101

Re: Request for 30 Day Hold
City of Las Vegas Planning Commission Items 34 & 35
Blend Communities, LLC – Hickam Avenue & Leon Avenue
West (21-0442-VAR1-TMP1) and East (21-0443-VAR1-TMP1)

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that these applications be continued from the presently scheduled hearing date of **September 14, 2021** until the City of Las Vegas Planning Commission hearing of **October 12, 2021** to allow time to work with staff on added variance applications.

Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,

KAEMPFER CROWELL

Stephanie H. Allen

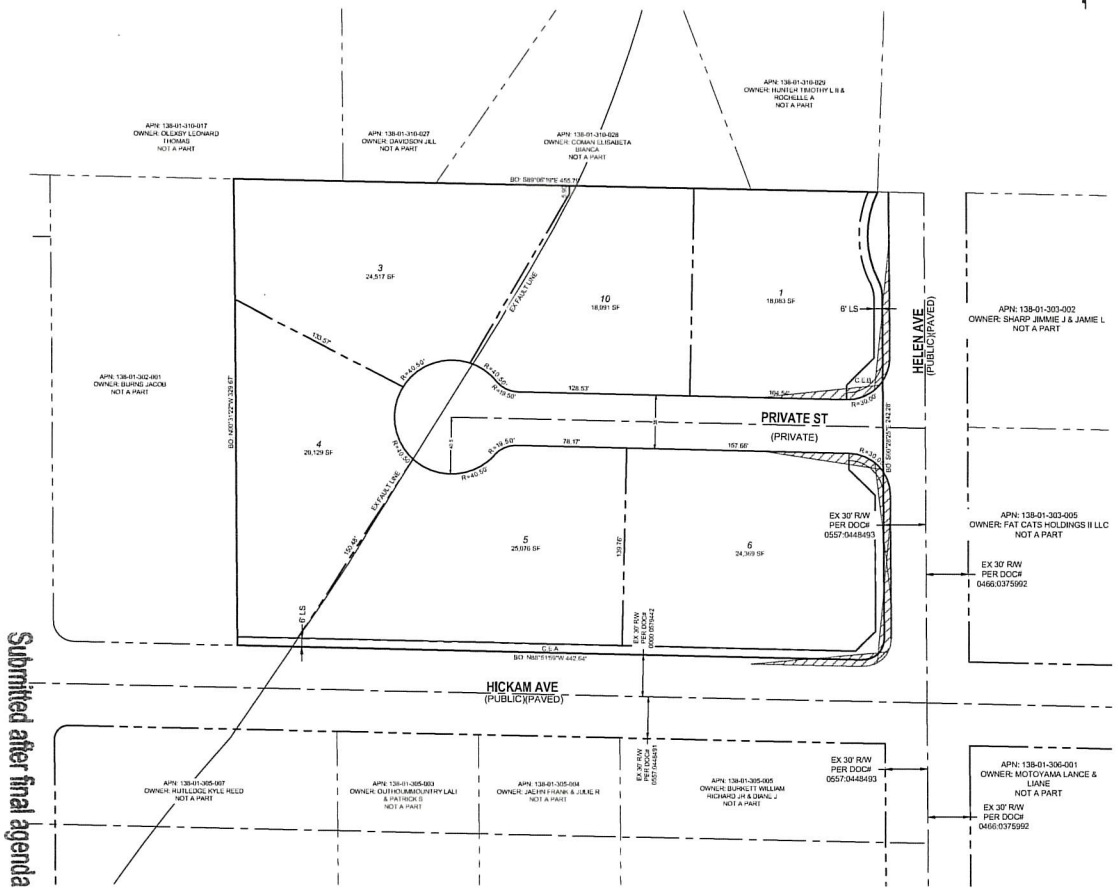
Submitted after final agenda

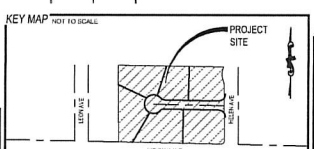
SHA/adb
cc: Peter Lowenstein (*plowenstein@lasvegasnevada.gov*)
Eric McCammond (*emccammond@lasvegasnevada.gov*)

AGENDA ITEMS 34A-B & 35A-B
RECEIVED 09.13.21
09.14.21 PC MEETING

Submitted after final agenda

AGENDA ITEM #35





SCALE: 1" = 50'
50' 25' 50' 100' 150'

WASTEWATER CALCULATIONS

FACILITY TYPE: RESIDENTIAL SUBDIVISION
TOTAL UNITS AT BUILD OUT: 6 HOUSES

AVERAGE FLOW = 0.0015 MGD (6 ERUS)
PEAK FLOW = 0.0053 MGD (21 ERUS)
PEAK + WET WEATHER = 0.0066 MGD (26 ERUS)

CALCULATIONS:
AVG FLOW = 6 X 90.000 GAL X 1 MG = 0.0015 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0015 X 3.5 = 0.0053 MGD
PEAK + WET WEATHER FLOW = 0.0053 MGD X 1.25 = 0.0066 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-302-002, 003, & 004
PROPOSED USE OR PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	6 LOTS (TYP.) / 6 LOTS (COMMON LOTS)
GROSS ACREAGE:	3.47 ACRES
NET ACREAGE:	2.98 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1 UNIT/ LOT
DENSITY ALLOWED:	1 UNITS/LOT
SMALLEST LOT SIZE:	18,323 SF
LARGEST LOT SIZE:	26,568 SF
AVERAGE LOT SIZE:	21,706 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
B/C	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	R.C.P.W.D. SHIELD CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	R.C.P.W.D. SHIELD CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SWPA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE		
POWER POLE		
STORM DRAIN MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE MANHOLE		
WATER LINE		
STREETLIGHT		

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR 1-800-227-2600

CONNECTIVITY

1 LINK
1 NODES
RATIO: 1/1=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTION STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	20'	20'
FRONT GARAGE:	20'	20'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOLOGICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 30 FT ON CENTER (ON HELEN). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

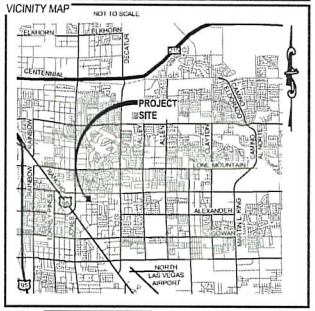
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
19333 COLLINS AVE #1708
SUNNY ISLES BEACH 33160
(702) 355-1499

DEVELOPER

BLEND COMMUNITIES
9975 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89149
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO HUMAN RESTRAINT IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 88° 58'22" E
THE NORTH LINE OF SOUTH HALF (S ½) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER R.P.E. FILE 11, PAGE 72 & FILE 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID:LVVBRWW6
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD. AND SAN MIGUEL AVE., NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N ½) OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

21-0443
08/24/2021

NO.	DESCRIPTION	BY	SHTS	APPR	DATE
	REVISIONS				

BLEND COMMUNITIES, LLC

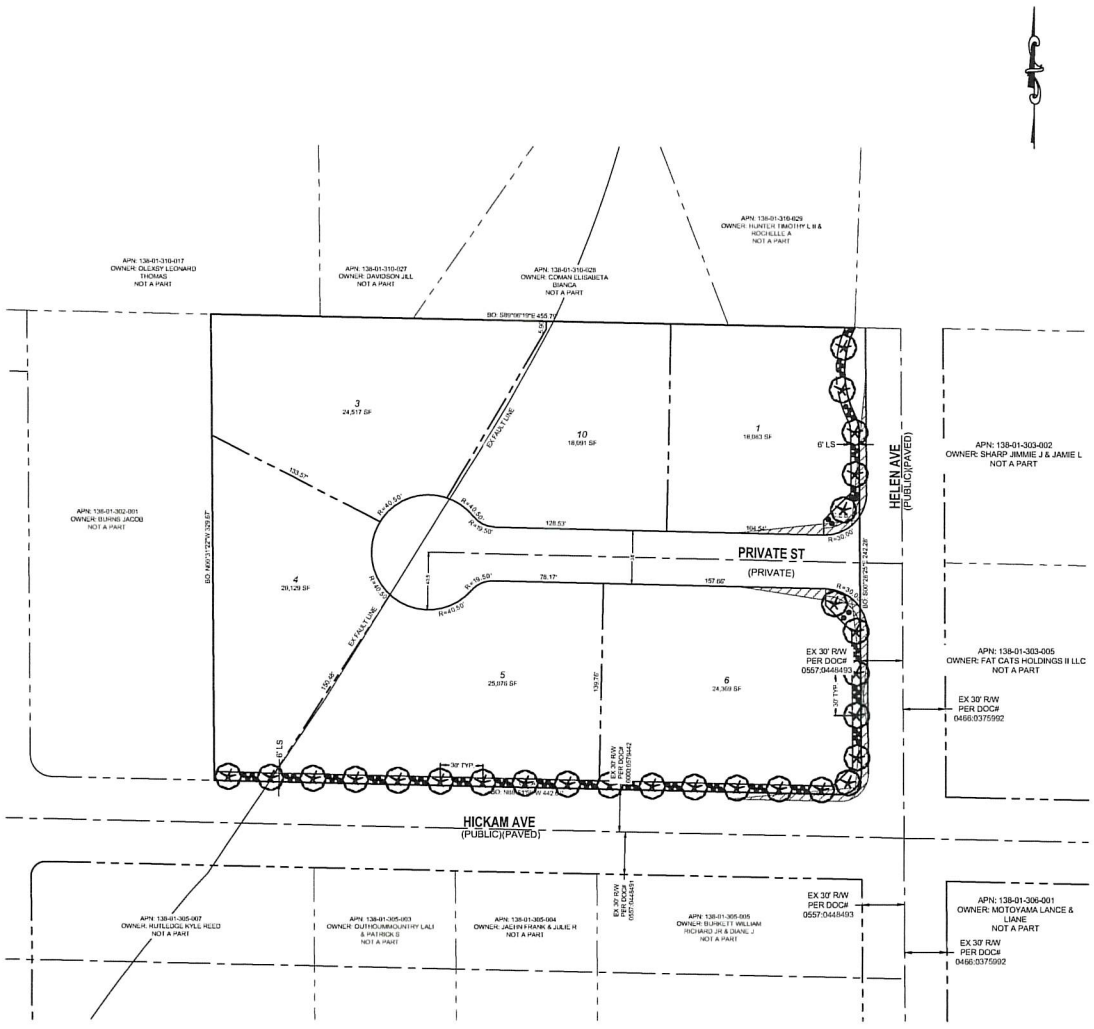
TANEY ENGINEERING
9125 W. RUSSELL ROAD, SUITE 240
LAS VEGAS, NEVADA 89148
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

HICKAM & LEON EAST
SINGLE-FAMILY RESIDENTIAL
SITE PLAN

DATE:	8/18/2021
SCALE	1"=40'
JOB NO.	BND-21-003
DESIGNED BY	JS
CHECKED BY	RC
SHEET NAME	SP
SHEET NUMBER	01 OF 01
—	—
CLV	0000000

AGENDA ITEM #35



TREE/ PLANT SCHEDULE

*SPACING PER LANDSCAPING NOTE, THIS SHEET

SYM	QTY	SIZE	SPACING*	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	AFRICAN SUMAC OR EQUIVALENT	RHUS LANCEA
	PER PLAN	1-5 Gallon	N/A	CLIFF GOLDENBUSH OR EQUIVALENT	ERICAMERIA CUNEATA

SCALE: 1" = 50'

50' 25' 50' 100' 150'

WASTEWATER CALCULATIONS

FACILITY TYPE: RESIDENTIAL SUBDIVISION
TOTAL UNITS AT BUILD OUT: 6 HOUSES

AVERAGE FLOW = 0.0015 MGD (6 LRUS)
PEAK FLOW = 0.0053 MGD (21 LRUS)
PEAK + WET WEATHER = 0.0066 MGD (26 LRUS)

CALCULATIONS:
AVG FLOW = 6 X 90,000 GAL X 1 MG = 0.0015 MGD
365 DAYS 1,000,000 G

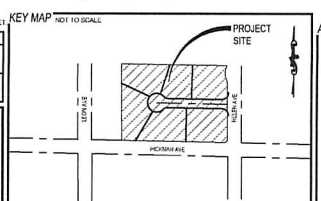
PEAK FLOW = 0.0015 X 3.5 = 0.0053 MGD
PEAK + WET WEATHER FLOW = 0.0053 MGD X 1.25 = 0.0066 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-302-002, 003, & 004
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	6 LOTS (TYPC) / 6 LOTS (COMMON LOTS)
GROSS ACREAGE:	3.47 ACRES
NET ACREAGE:	2.98 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1 UNIT/ LOT
DENSITY ALLOWED:	1 UNIT/ LOT
SMALLEST LOT SIZE:	18,321 SF
LARGEST LOT SIZE:	26,609 SF
AVG LAGE LOT SIZE:	21,706 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PC	POLY TYPE LINE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	UBC	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE		
POWER POLE		
STORM DRAIN INLET/MH		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OH
1-800-227-2600

CONNECTIVITY

1 LINKS
1 NODES
RATIO: 1/1=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTION STREET).

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30'	30'
FRONT GARAGE:	30'	30'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND REQUIRES A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 30 FT ON CENTER (ON HELEN). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
19333 COLLINS AVE #1708
SUNNY ISLES BEACH 33160
(702) 355-1400

DEVELOPER

BLEND COMMUNITIES
9675 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89149
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 89° 59'22" E
THE NORTH LINE OF SOUTH HALF (S ½) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER M.P.L.F.B.L. 11, PAGE 72 & F.B.L. 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID: LVBYSDMMM
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD. AND SAN MIGUEL AVE., NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N ½) OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

21-0443
08/24/2021

REVISIONS				
NO	DESCRIPTION	BY	APPR.	DATE

BLEND COMMUNITIES, LLC

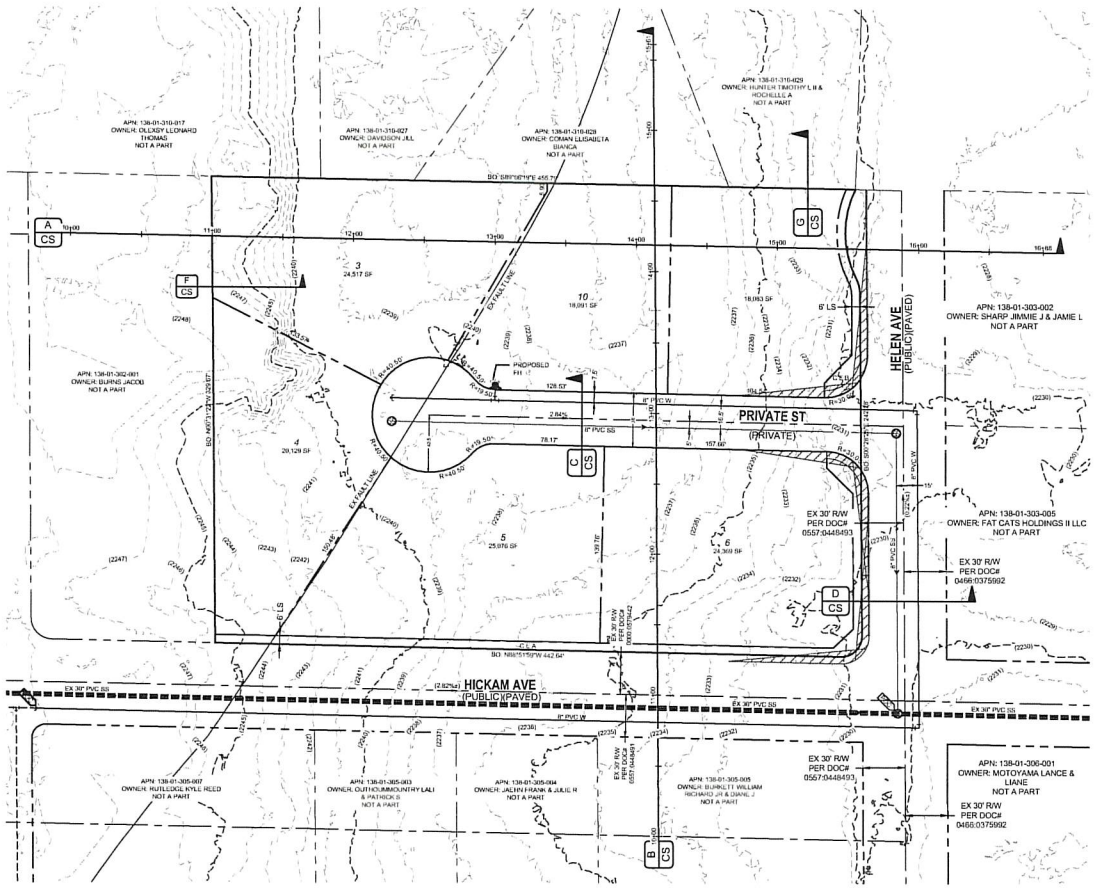
TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

HICKAM & LEON EAST
SINGLE-FAMILY RESIDENTIAL
LANDSCAPE PLAN

DATE:	8/18/2021
SCALE:	1"=40'
JOB NO:	BND-21-003
DESIGNED BY:	JS
CHECKED BY:	RC
SHEET NAME:	LP
SHEET NUMBER:	01 OF 01
CLV	0000000

LAST PLOT: 2021.10AM
FILE NAME: S:\PROJECTS\ACTIVE\BLEND COMMUNITIES LLC\BND-21-003 - HICKAM & LEON EAST\CAD\LANDSCAPE\BND-21-003 - LP.DWG



Robert D Cunningham

Digitally signed by Robert D Cunningham
Date: 2021.08.18 13:57:44 -07'00'

Call before you Dig
Avoid hitting underground utility lines. It's costly.
CALL 811
OR 1-800-227-2600

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

CONNECTIVITY

1 LINKS
1 NODES
RATIO: 1(1+1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTION STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	20'	20'
FRONT GARAGE:	20'	20'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	5'	5'

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON HICKAM) AND 30 FT ON CENTER (ON HELEN). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

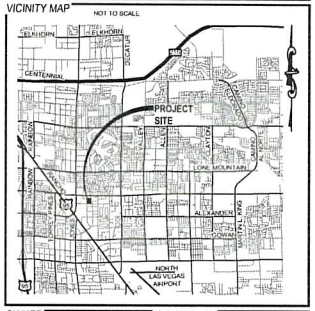
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

VEGAS HOMES LLC
19333 COLLINS AVE, #1708
SUNNY ISLES BEACH 33160
(702) 355-1400

DEVELOPER

BLEND COMMUNITIES
9675 WEST LA MANCHA AVENUE
LAS VEGAS, NV 89149
(702) 355-1400

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

S 89° 59'22" E
THE NORTH LINE OF SOUTH HALF (S 1/2) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS PER R.P.C. FILE 11, PAGE 72 & FILE 12, PAGE 69, CLARK COUNTY, NEVADA

BENCHMARK

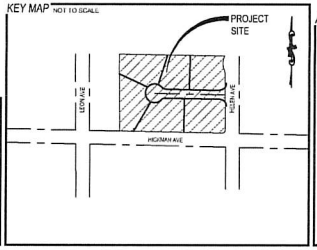
CITY OF LAS VEGAS
BENCHMARK ID SLVD16SW#6
CITY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP CURB AT THE NORTHEAST CORNER OF DECATUR BLVD AND SAN MIGUEL AVE. NEAR THE PT OF DECATUR BLVD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PL	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCRFD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CNLV	CITY OF NORTH LAS VEGAS	SHT	SHEET
COH	CITY OF HENDERSON	STLT	STREETLIGHT
DIP	DUCTILE IRON PIPE	SWPA	SOUTHERN NEVADA WATER AUTHORITY
DR	DRIVE	SS	SANITARY SEWER
EG	EXISTING GRADE	ST	STREET
ELEC	ELECTRICAL	SW	SIDEWALK
EP	EDGE OF PAVEMENT	TELE	TELEPHONE
EX	EXISTING	TYP	TYPICAL
FF	FINISH FLOOR ELEVATION	USD	UNIFORM STANDARD DRAWING
FG	FINISH GRADE	VCP	VITRIFIED CLAY PIPE
FH	FIRE HYDRANT	W	WATER
HPG	HIGH PRESSURE GAS		
LN	LANE		
LS	LANDSCAPE		

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	x x x	x x x
POWER POLE		
STORM DRAIN MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE MANHOLE		
WATER LINE		
STREETLIGHT		

21-0443
08/24/21

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-01-302-002, 003, & 004
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	6 LOTS (TYPE) / 8 LOTS (COMMON LOTS)
GROSS ACREAGE:	3.47 ACRES
NET ACREAGE:	2.99 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1 UNIT/ LOT
DENSITY ALLOWED:	1 UNIT/LOT
SMALLEST LOT SIZE:	18,323 SF
LARGEST LOT SIZE:	20,660 SF
AVERAGE LOT SIZE:	21,706 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

SCALE: 1" = 50'
50' 25' 50' 100' 150'

WASTEWATER CALCULATIONS

FACILITY TYPE: RESIDENTIAL SUBDIVISION
TOTAL UNITS AT BUILD OUT: 6 HOUSES

AVERAGE FLOW = 0.0015 MGD (6 LRUS)
PEAK FLOW = 0.0053 MGD (21 LRUS)
PEAK + WET WEATHER = 0.0066 MGD (26 LRUS)

CALCULATIONS:
AVG FLOW = 6 X 90.000 GAL X 1 MG = 0.0015 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0015 X 3.5 = 0.0053 MGD
PEAK + WET WEATHER FLOW = 0.0053 MGD X 1.25 = 0.0066 MGD

			DESCRIPTION	BY	APPR	DATE
			REVISIONS			

BLEND COMMUNITIES, LLC

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

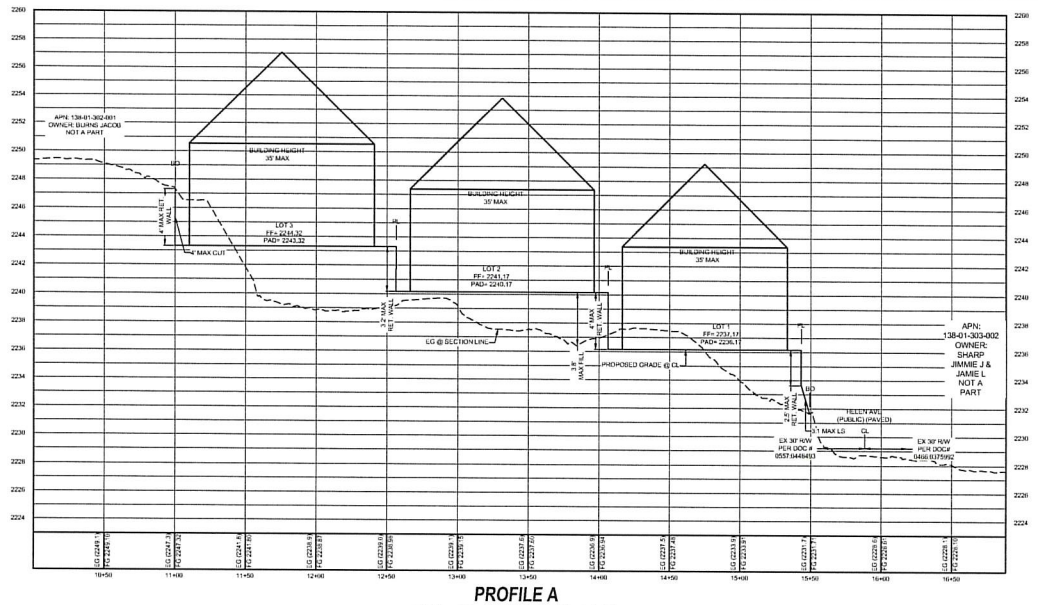
HICKAM & LEON EAST
SINGLE-FAMILY RESIDENTIAL
TENTATIVE MAP

ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 14726

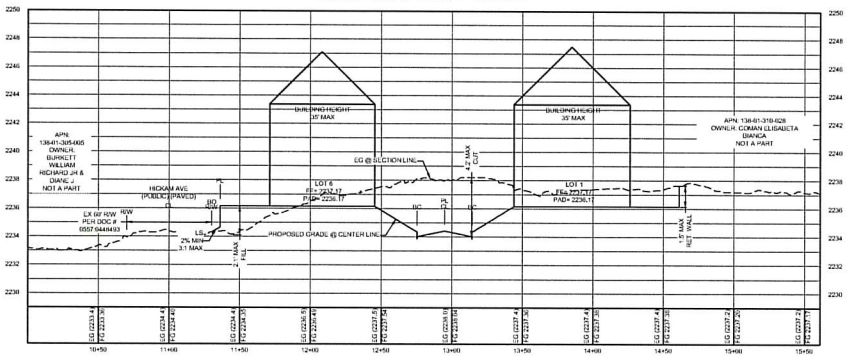
DATE:	8/18/2021
SCALE:	1"=40'
JOB NO:	BND-21-003
DESIGNED BY:	JS
CHECKED BY:	RC
SHEET NAME:	TM
SHEET NUMBER:	01 OF 01
CLV	0000000

LAST PLOT: Jason Eaton
FILE NAME: S:\ACTIVE\BND-21-003\PROJECT\DESIGN\CAD\TENTATIVE MAP\BND-21-003 TM.DWG

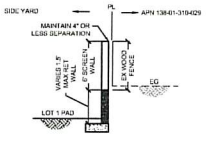
Planning Commission October 12, 2021 - Page 692
AGENDA ITEM #35



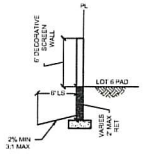
PROFILE A
STA: 10+00.00 TO 16+88.33
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL



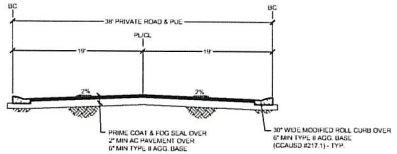
PROFILE B
STA: 10+00.00 TO 15+61.46
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL



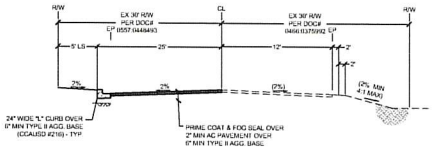
SECTION G
NORTH BOUNDARY
NTS



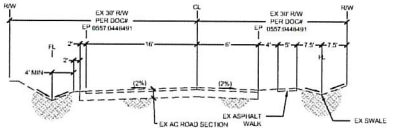
SECTION H
SOUTH BOUNDARY
NTS



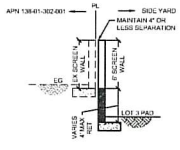
SECTION C
38' PRIVATE ST SECTION
NTS



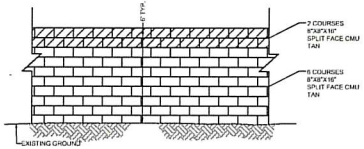
SECTION D
60' HELEN AVE SECTION
NTS



SECTION E
60' HICKAM AVE SECTION
NTS



SECTION F
WEST BOUNDARY
NTS



PERIMETER DECORATIVE BLOCK WALL SECTION
NTS

NO	DESCRIPTION	BY	APPR.	DATE
	REVISIONS			

BLEND COMMUNITIES, LLC

TANEY ENGINEERING
638 S. JONES BOULEVARD
LAS VEGAS, NV 89107
(702) 362-8844 EMAIL: INTO@TANEYCORP.COM

EST. 2000

HICKAM & LEON EAST
SINGLE-FAMILY RESIDENTIAL
CROSS-SECTIONS

ROBERT C. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15725

DATE:	8/18/2021
SCALE:	NTS
JOB NO:	BND-21-003
DESIGNED BY: JS	CHECKED BY: RC
SHEET NAME:	CS
SHEET NUMBER:	01 OF 01
—	—
CLV	0000000

LAST PLOT: Jason Speer
FILE NAME: P:\ACTIVE\21-0443\PROJECT\ACTIVE\BLEND COMMUNITIES LLC\EXHIBITS\21-0443 - HICKAM & LEON\21-0443 - HICKAM & LEON EAST - CS.DWG

Planning Commission October 12, 2021 - Page 693
AGENDA ITEM #35
21-0443
08/24/21

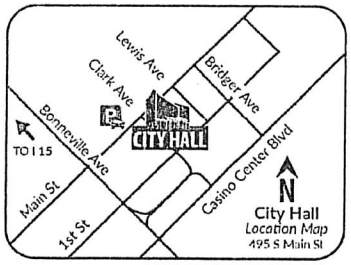
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
SEP 13 2021
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0443 and 21-0443-VAR1 and 21-0443-TMP1

Planning Commission Meeting of **09/14/2021**

21-0443
13801306001
MOTOYAMA LANCE & LIANE
4220 HELEN AVE
LAS VEGAS NV 89130

39 HRDFNP1 89130

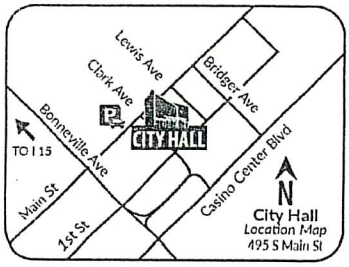
Submitted after final agenda

35a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0443 and 21-0443-VAR1 and 21-0443-TMP1

Planning Commission Meeting of **09/14/2021**

RECEIVED
SEP 13 2021
Dept of Planning
City of Las Vegas

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

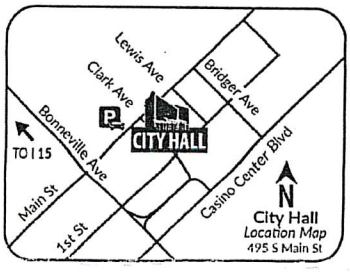
21-0443
13801304007
CHILESE FAMILY REVOCABLE LIVING TRUST
CHILESE JOHN F & BAMBI L TRS
5711 HICKAM AVE
LAS VEGAS NV 89130-2554

39 HRDFNP1 89130

35a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
SEP 1 3 2021
Dept of Planning
City of Las Vegas

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☑ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0443 and 21-0443-VAR1 and 21-0443-TMP1
Planning Commission Meeting of **09/14/2021**

21-0443
13801710001
STEVENS BURTON G & PATRICE G
4317 N BRADLEY RD
LAS VEGAS NV 89130-2617

39 HRDFNP1 89130

35a-bP

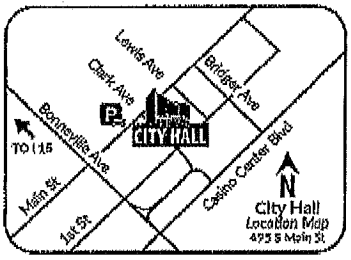
SEP/10/2021/FRI 05:12 PM FAX No. P. 001/001

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0443 and 21-0443-VAR1 and 21-0443-TMP1

Planning Commission Meeting of **09/14/2021**

21-0443
13801305004
JAEHN FRANK & JULIE R
5647 HICKAM AVE
LAS VEGAS NV 89130-2521

AGENDA ITEM #35
RECEIVED 09.13.21
09.14.21 PC MEETING
PROTEST

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
24a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0443-VAR1 - VARIANCE - TO ALLOW A 36-FOOT WIDE PRIVATE STREET WHERE 37 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON HELEN AVENUE WHERE SUCH ARE REQUIRED

C.C.: 11/17/2021

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
24b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0443-TMP1 - TENTATIVE MAP - HICKAM & LEON EAST - FOR A SIX–LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

C.C.: 11/17/2021

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
25

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

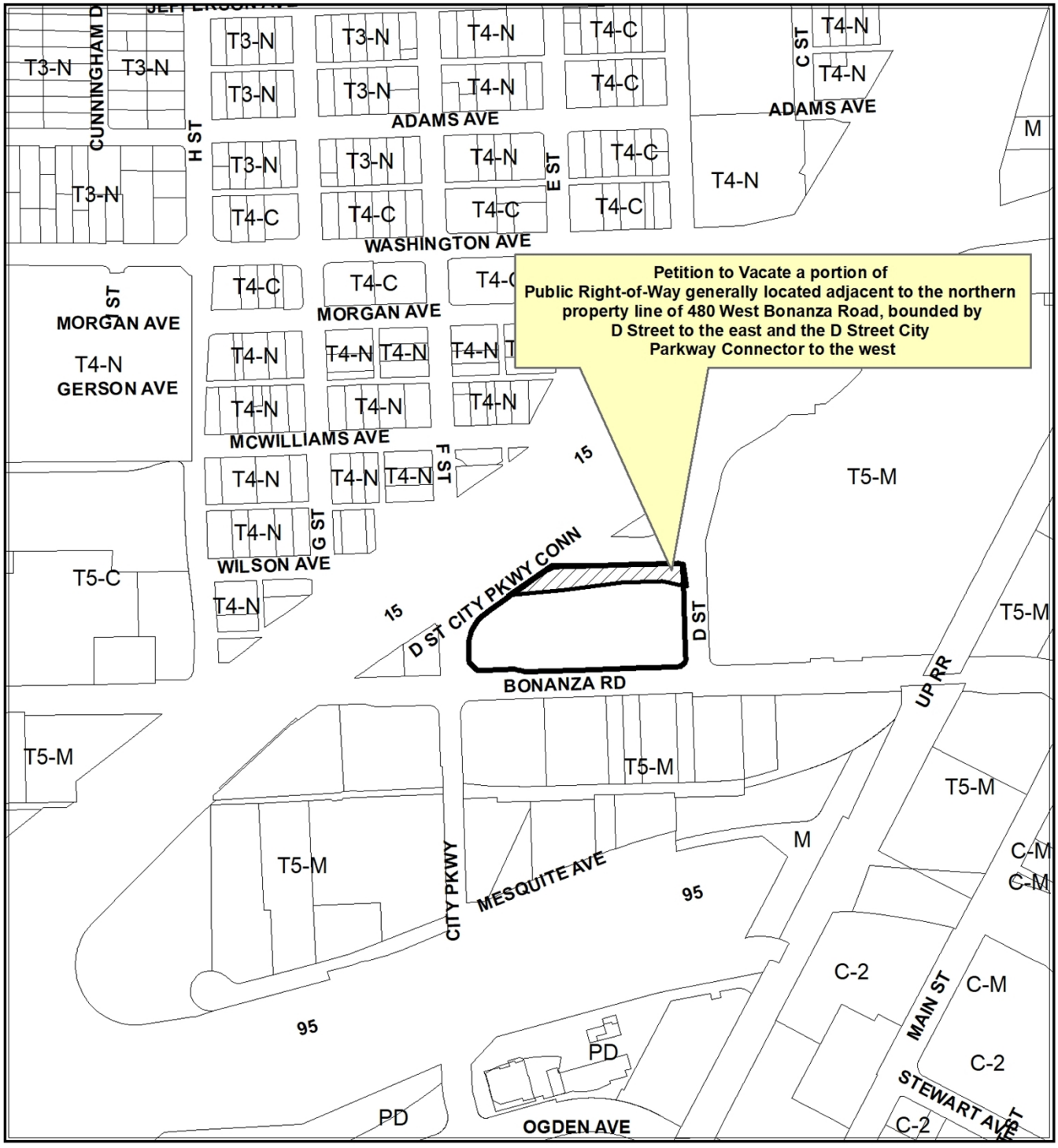
SUBJECT:
ABEYANCE - 21-0460-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way generally located adjacent to the northern property line of 480 West Bonanza Road, bounded by D Street to the east and the D Street City Parkway Connector to the west, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 11/17/2021

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:

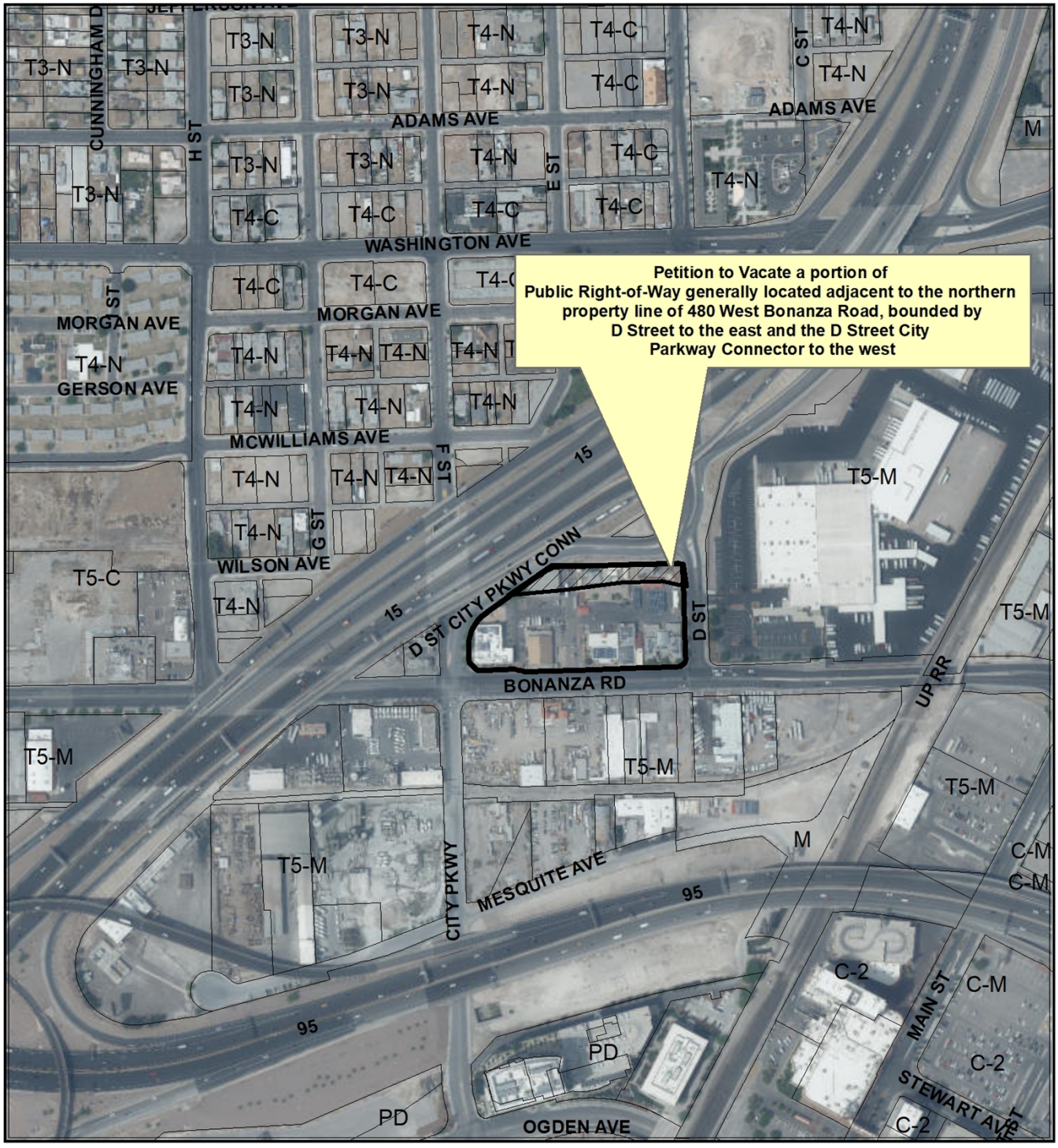
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the September 14, 2021 Planning Commission Meeting



CASE: 21-0460-VAC1

0 340 680 Feet

N



CASE: 21-0460-VAC1

0 340 680 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LAS VEGAS RESCUE MISSION

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0460-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0460-VAC1 CONDITIONS

1. The limits of the Petition of Vacation shall be the unused right-of-way located south of the sidewalk on the south side of the D Street City Parkway Connector, as shown on the exhibit submitted and date stamped July 20, 2021.

2. The Order of Vacation shall be revised to reserve a Public Drainage Easement over the right-of-way parcel being vacated. If a drainage easement isn't compatible with proposed plans for the site, a technical drainage study including plans for relocation of existing drainage facilities must be submitted and approved before the vacation is recorded.

3. Upon recordation, the applicant shall assume all responsibility for the vacated land, including the ownership and maintenance of the wrought iron fence along the "D" Street Connector.

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to vacate an unused portion of right-of-way adjacent to the south side of the D Street City Parkway Connector west of D Street.

ANALYSIS

Staff finds the requested vacation will result in uniform right-of-way widths, as the request is to vacate unused right-of-way. From a traffic handling viewpoint, this vacation request will not result in a reduced traffic handling capability since it is not currently being utilized. This vacation request includes excess right-of-way, and does not eliminate public street access to any abutting parcel. The applicant has indicated the vacation request is to facilitate future development, but plans have not been presented to date.

This vacation request does not result in a conflict with any existing City requirements, nor does staff have any objection to the proposed vacated right-of-way. Therefore, staff is recommending approval of the request with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City Actions related to the subject site.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site.

Pre-Application Meeting	
07/20/21	Staff provided the applicant with a submittal checklist for the proposed Petition to Vacate.

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

Field Check	
08/03/21	Staff performed a routine field check to observe the subject portion of right-of-way to be vacated. This portion of right-of-way is currently secured with wrought iron fencing and landscaped.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Right-of-Way	Right-of-Way	Right-of-Way
North	Right-of-Way	Right-of-Way	Right-of-Way
South	Homeless Shelter	FBC (Form-Based Code)	T5-M (T5 Maker)
East	Meat Processing/Distributor	FBC (Form-Based Code)	T5-M (T5 Maker)
West	Right-of-Way	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Masterplan – Historic Westside District	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) 480 W. Bonanza Rd.

Project Name Las Vegas Rescue Mission **Proposed Use** _____

Assessor's Parcel #(s) 139-27301-003 **Ward #** 5

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

Commercial Square Footage _____ **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Las Vegas Rescue Mission **Contact** Heather Engle

Address 480 W Bonaza **Phone:** 7023821766 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address heather@vegasrescue.org

APPLICANT Ed Vance & Assoc. **Contact** Ed Vance

Address 1160 N. Town Center Dr. #170 **Phone:** (702) 946-8195 **Fax:** _____

City Las Vegas **State** NV **Zip** 89144

E-mail Address evance@edvanceassociates.com

REPRESENTATIVE Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones Blvd., Suite 100 **Phone:** (702) 362-8844 **Fax:** _____

City Las Vegas **State** NV **Zip** 89118

E-mail Address ElishaS@TaneyCorp.com

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

Property Owner Signature* Heather Engle

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

Print Name Heather Engle

Subscribed and sworn before me

This 4th day of June, 2021.

Alisa J. Steinhauer

Notary Public in and for said County and State

ALISA J. STEINHAUER
Notary Public - State of Nevada
Appointment No. 13-11996-1
My Appt. Expires Jul 6, 2021

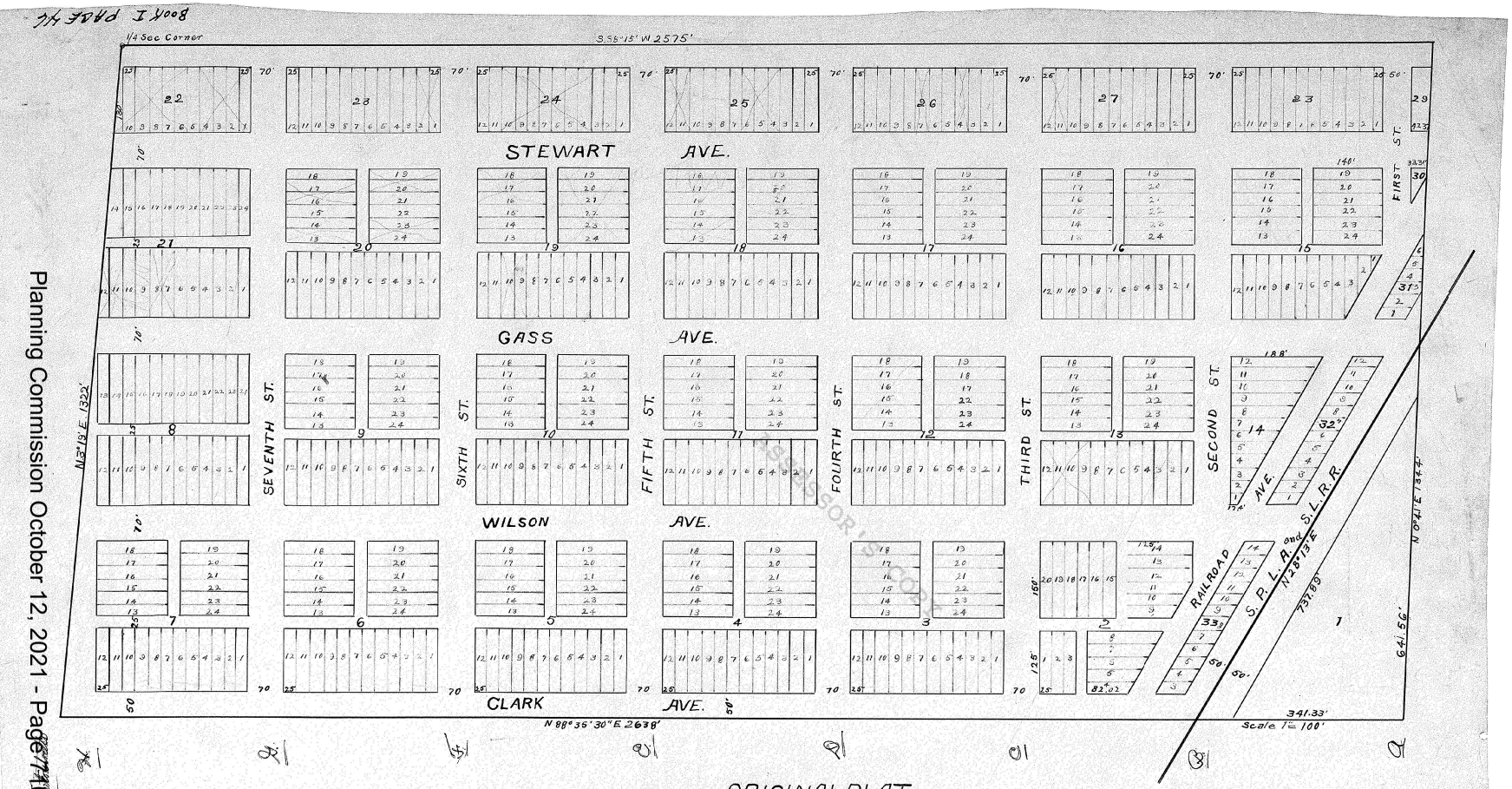
FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By: 21-0460 07/20/2021

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

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



Book I PAGE 46

Planning Commission October 12, 2021 - Page 110

ORIGINAL PLAT
OF
LAS VEGAS TOWNSITE
LINCOLN CO.,
NEVADA
as surveyed by J T McWilliams C.E.

AMENDED PLAT.

RECORDER'S NOTE: VACATION
NRS 116.109 SEE BOOK _____
INSTRUMENT # _____
_____ DEPUTY

I, Hereby certify, that the above Plot is a true copy of said Map, as it appears on the Plat Book, Page 40 Lincoln County Nev
Dated this 12th day of Aug 1924
Frank Walker
County Surveyor

No. 21439
Filed and Recorded at Request
S.R. White (SEAL) Recorder.
OCT 10 1924
At 9 min past 9 A.M.
Book 1 PLATS
Page 46

D.N

S.R.W.

Recorder's Note:
See Inst. No. 207239 in Bk. 35 of Misc. Records, pg. 327 for Amended Plat of vacation

Book I PAGE 46

21-0460
07/20/2021

EXHIBIT A

21-0460
07/20/2021

APN 138-06-503-002

THE PURPOSE IS TO VACATE A PORTION OF THE D STREET CITY PARKWAY CONNECTOR DEDICATED PER BOOK 1, PAGE 46 OF PLATS.

LEGAL DESCRIPTION

LYING WITHIN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

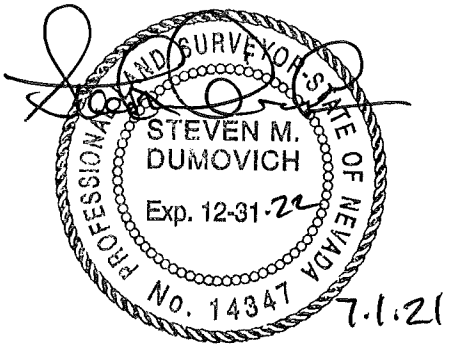
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BONANZA ROAD AND THE CENTERLINE OF D STREET; THENCE ALONG SAID CENTERLINE OF D STREET, NORTH 01°56'35" WEST, 330.35 FEET; THENCE SOUTH 88°03'25" WEST, 35.00 FEET TO A POINT ON A NON TANGENT CURVE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SADI D STREET, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE ALONG THE ARC OF A CURVE TO THE LEFT FROM A RADIAL LINE WHICH BEARS NORTH 88°03'25" EAST, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'27", AN ARC DISTANCE OF 23.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID D STREET CITY PARKWAY CONNECTOR; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID D STREET CITY PARKWAY CONNECTOR, SOUTH 88°01'58" WEST, 381.80 FEET; THENCE NORTH 56°08'40" EAST, 2.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 35°15'41", AN ARC DISTANCE OF 110.78 FEET; THENCE SOUTH 88°35'39" EAST, 189.44 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 165.00 FEET, THROUGH A CENTRAL ANGLE OF 24°40'27", AN ARC DISTANCE OF 71.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT FROM A RADIAL LINE WHICH BEARS SOUTH 23°16'07" EAST, HAVING A RADIUS OF 22.50 FEET, THROUGH A CENTRAL ANGLE OF 111°19'32", AN ARC DISTANCE OF 43.72 FEET; THENCE SOUTH 01°56'35" EAST, 21.79 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 8,578 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARING BEING NORTH 01°56'35" WEST, SAID BEING THE CENTERLINE OF D STREET, FROM BONANZA ROAD TO WASHINGTON AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 118, PAGE 75, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA

SEE "EXHIBIT B" ATTACHED HERETO, AND BY THIS REFERENCE, MADE A PART HEREOF.

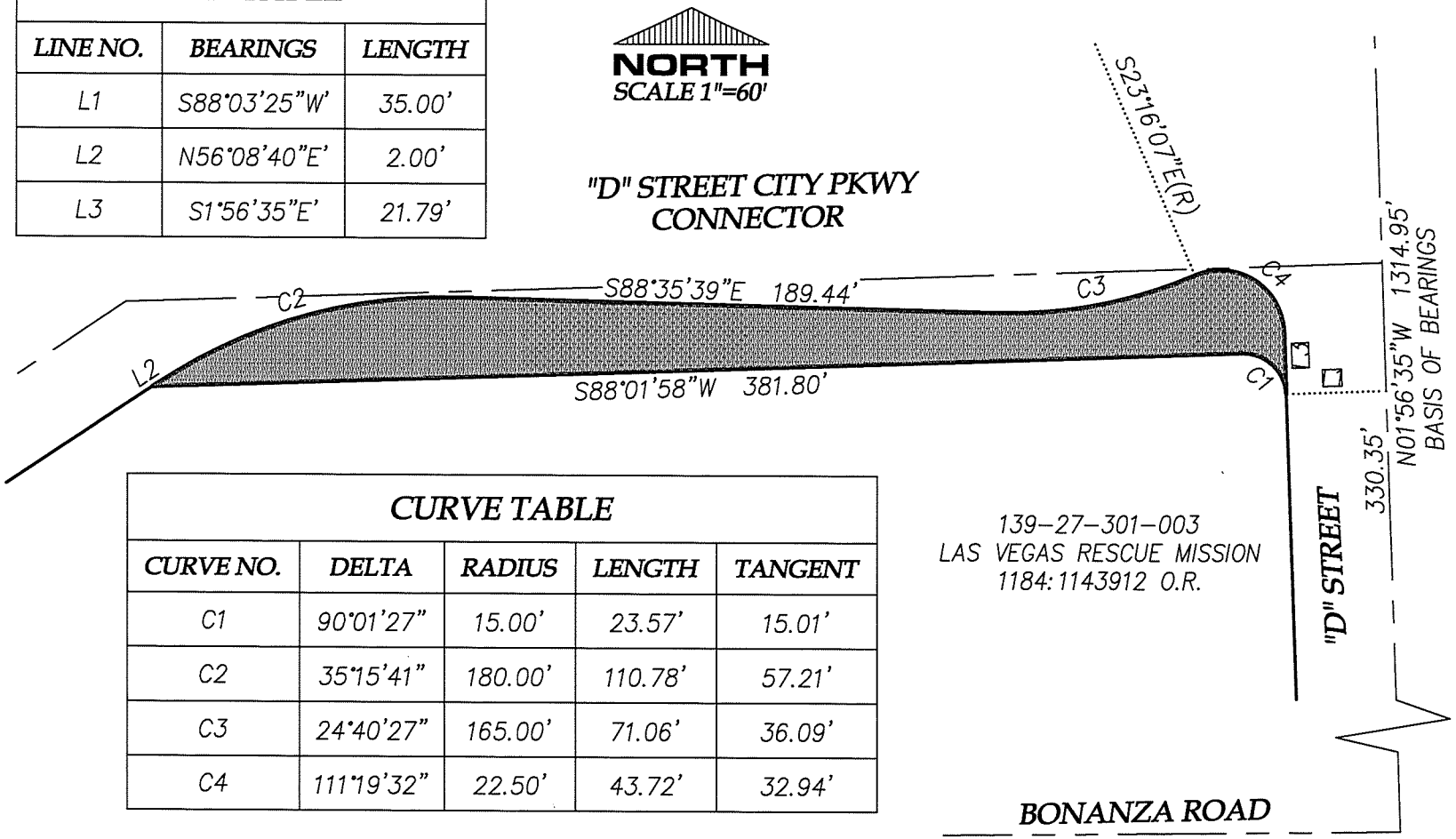
PURPOSE:	ROW VACATION
PREPARED BY:	STEVEN M DUMOVICH 6030 SO. JONES BOULEVARD LAS VEGAS, NEVADA 89118
JOB NAME:	LAS VEGAS REWCUE MISSION
JOB NUMBER:	LSM21001
GOVERNING ENTITY:	CITY OF LAS VEGAS
FILE NAME:	LSM21001 ROW VAC.DOC



07/20/2021
21-0460

EXHIBIT B

LINE TABLE		
LINE NO.	BEARINGS	LENGTH
L1	S88°03'25"W'	35.00'
L2	N56°08'40"E'	2.00'
L3	S1°56'35"E'	21.79'



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	90°01'27"	15.00'	23.57'	15.01'
C2	35°15'41"	180.00'	110.78'	57.21'
C3	24°40'27"	165.00'	71.06'	36.09'
C4	111°19'32"	22.50'	43.72'	32.94'

AREA TO BE VACATED

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SHT 1 OF 1 DATE: 6/30/2021

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

Planning Commission October 12, 2021 - Page 712



21-0460-VAC1 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
NORTHERN PROPERTY LINE OF 480 WEST BONANZA ROAD, BOUNDED BY D STREET TO THE EAST AND THE D STREET CITY PARKWAY CONNECTOR TO THE WEST

08/03/2021



21-0460-VAC1 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
NORTHERN PROPERTY LINE OF 480 WEST BONANZA ROAD, BOUNDED BY D STREET TO THE EAST AND THE D STREET CITY PARKWAY CONNECTOR TO THE WEST

08/03/2021

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 1, 2021

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

RE: **D Street and Bonanza – Justification Letter (Vacation)**
APN: 139-27-301-003

To Whom It May Concern:

Taney Engineering, on behalf of our client, Las Vegas Rescue Mission, is respectfully submitting justification for a vacation of a portion of the D Street City Parkway connector dedicated per book 1, page 46 of plats.

We are hopeful that we can obtain a little more acreage along the north side of the campus by vacating what appears to be additional right of way. It appears the right of way along the south side of D Street City Parkway Connector is 'remnant'. We would like to vacate the remnant right of way located between the back of walk (wrought iron fencing located at that location) and the chain link fence which is on the old right of way line.

If you have any questions or require any additional information please call (702)362-8844.

Sincerely,

Elisha Scrogum

Elisha Scrogum
Taney Engineering

21-0460
07/20/2021



September 13, 2021

City of Las Vegas Planning Dept
495 S. Main St.
Las Vegas, NV 89101

Dear City of Las Vegas Planning Commission;

The Las Vegas Rescue Mission is requesting that our item **21-0460-VAC1** be held until the October 12th Planning Commission Meeting while we having our consultants review the conditions of approval.

We will have someone representing the Las Vegas Rescue Mission tomorrow night September 14th to answer any questions regarding our request.

Sincerely,

Heather Engle
CEO
Las Vegas Rescue Mission

Submitted after final agenda

AGENDA ITEM #39
RECEIVED 09.13.21
09.14.21 PC MEETING

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
26

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

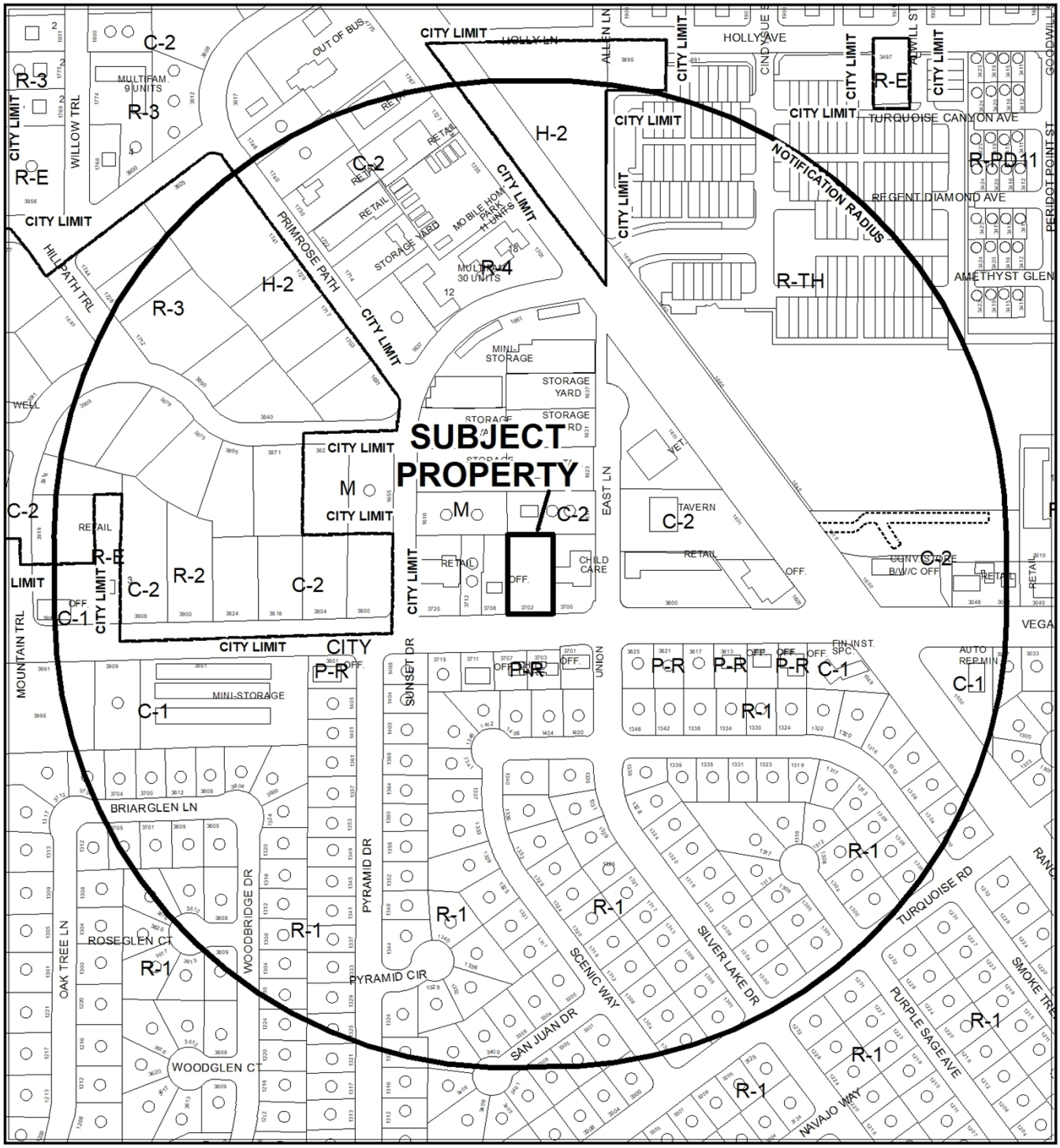
SUBJECT:
21-0224 - PUBLIC HEARING - APPLICANT: PETER OZIGNU - OWNER: THE KENECHI TRUST - For possible action on the following Land Use Entitlement project requests on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map for 21-0224-ZON1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Protest Postcard

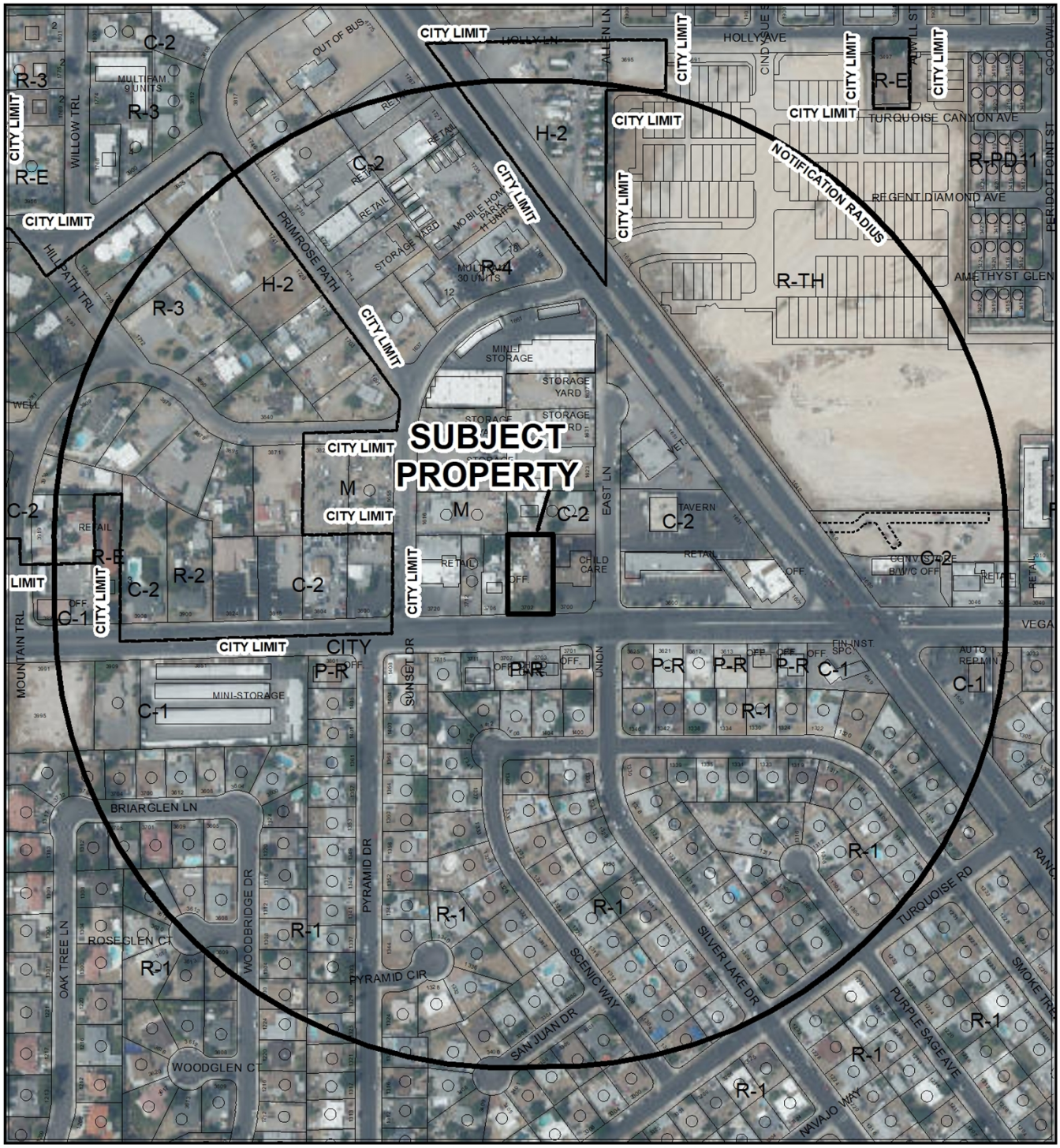


CASE: **21-0224**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



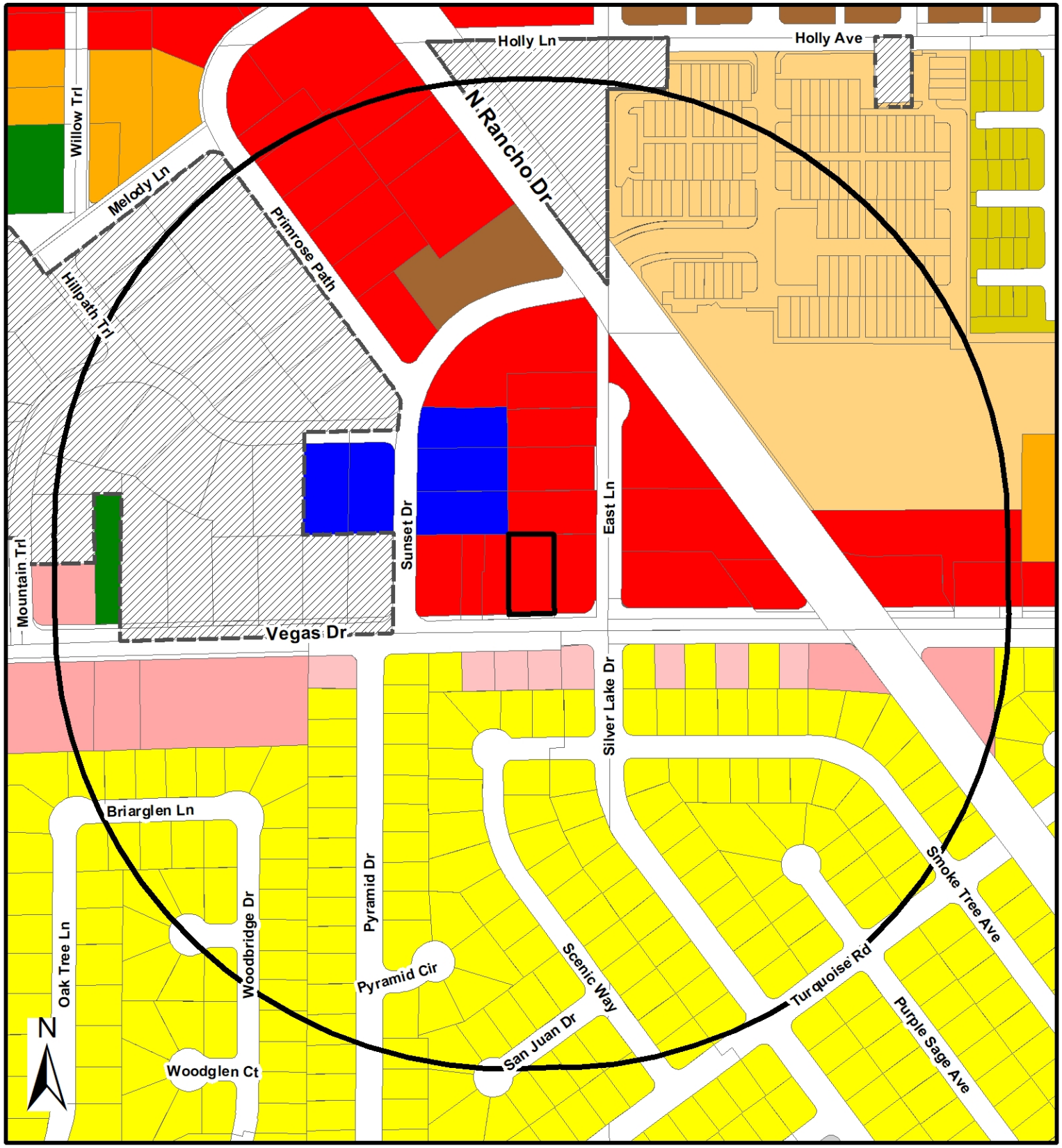
CASE: **21-0224**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

21-0224-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MAIN - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- C-M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

From C-2 to M

Subject Property

City Limits

Not City

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.
762-229-6301

Date: Tuesday, August 31, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PETER OZIGNU - OWNER: THE KENECHI TRUST

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0224-ZON1	Staff recommends DENIAL.	
21-0224-SDR1	Staff recommends DENIAL, if approved subject to conditions	21-0224-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 330

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

21-0224-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0224-ZON1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/26/21, except as amended by conditions herein.

4. An Exception from Title 19.08 is hereby approved, to allow zero trees within interior parking lot area where two trees are required.

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

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

7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

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

Public Works

11. Construct all incomplete half-street improvements (sidewalk and upgraded streetlight service) to meet Current City Standards in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement and maintain ADA/PROWAG compliance.

12. The proposed gate shall be located a minimum of 18-feet behind the back of sidewalk and not encroach into the public right-of-way when open.

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

14. Submit a License Agreement for landscaping and private improvements in the Vegas Street public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a proposed Contractor's Plant, Shop & Storage Yard development on 0.40 acres at 3702 Vegas Drive.

ISSUES

- The applicant has requested a Rezoning (21-0224-ZON1) from C-2 (General Commercial) to M (Industrial). Staff does not support this request.
- The Contractor's Plant, Shop & Storage Yard use is permitted in the M (Industrial) zoning district.
- A Site Development Plan Review (21-0224-SDR1) has been requested for a Contractor's Plant, Shop & Storage Yard use on the subject site. Staff does not support this request.
- The applicant has requested an Exception from Title 19.08.110, to allow zero interior parking lot trees where two trees are required. Staff does not support this request.

ANALYSIS

The applicant has proposed a Site Development Plan Review (21-0224-SDR1) to develop a Contractor's Plant, Shop & Storage Yard development on 0.40 acres at 3702 Vegas Drive. The subject site is located in the Southeast Sector of the General Plan. The site consists of one parcel, that is currently zoned C-2 (General Commercial) with a NMXU (Neighborhood Mixed Use Center) General Plan designation. The City of Las Vegas 2050 Master Plan indicates the intent of the NMXU (Neighborhood Mixed Use Center) designation is to focus on rehabilitation and preservation of historic mid-century homes and infill should be sensitive to the existing character.

In addition, the applicant has requested a Rezoning (21-0224-ZON1) from C-2 (General Commercial) to M (Industrial) in order to facilitate the proposed Contractor's Plant, Shop & Storage Yard use. The M (Industrial) zone is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. Currently, the M zoning district is temporarily allowed within the NMXU (Neighborhood Mixed Use Center) General Plan designation, but will be phased in another category after action is taken by the Planning Commission or City Council to establish new zoning districts for the designation. Adjacent zoning districts are C-2 (General Commercial) to the north, east and west; and P-R (Professional Office and Parking) to the south.

A Contractor's Plant, Shop & Storage Yard use is defined in Title 19.12 as: "A facility for the storage and maintenance of contractor's supplies and operational equipment, including accessory office uses." The proposed Rezoning to M (Industrial) will permit the proposed use.

The site plan indicates the site will be utilized to store two vehicles, four enclosed shipping containers and will provide three on-site parking spaces within an outdoor storage area. The site has been designed to adhere to Title 19.08.040(4)e outdoor storage screening development standards. All items stored on the site are located within the established building setbacks, which requires a ten-foot setback from the front and side yard property lines. In addition, the applicant has proposed to screen the site with an eight-foot tall wall in accordance with Title 19.08.040(4)e outdoor storage screening development standards, which requires that outdoor storage areas shall be screened from public view from all rights-of-way and adjoining properties with a solid structure that is at least eight feet in height.

The site plan indicates that there are no habitable structures associated with the site design. The perimeter landscaping has been designed to comply with Title 19.08.100 development standards. A 15-foot landscape buffer has been provided adjacent to Vegas Drive on the southern perimeter of the site and an eight-foot landscape buffer has been provided along the remaining interior lot lines. The landscape schedule provided on the site plan indicates the primary tree species will be 24-inch box "Bay Area Laurel" and 24-inch box "Vitex Angus-Castus (Chaste)" trees with five-gallon "Texas Ranger" shrubs, which are consistent with the Southern Nevada Regional Planting List. Also, the applicant has requested an Exception from Title 19.08.110 development standards, to allow zero interior parking lot trees where two trees are required.

Access to the site is provided from Vegas Drive, which is designated as an 80-foot wide Major Collector Street. The submitted site plan depicts three standard parking spaces, on a paved surface within the storage area, which complies with Title 19.12 parking development standards.

Staff has determined the proposed project is not compatible with surrounding development in the area, as existing residential uses are adjacent to the subject site to the north. Furthermore, the requested M (Industrial) zoning district does not comply with the existing NMX-U (Neighborhood Mixed Use Center) General Plan designation. The intent of the general plan designation is to be the first ring of neighborhoods surrounding downtown, typically walkable with ranch style detached houses. The intended uses for this area are shopping services, dining, employment, residential, offices and civic land uses, which further reinforces the incompatibility of the proposed development with surrounding land uses. Therefore, staff recommends denial of this project with conditions.

FINDINGS (21-0224-ZON1)

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

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

   The proposed Rezoning (21-0224-ZON1) application from C-2 (General Commercial) to M (Industrial) on the subject site is not consistent with the intent of the existing NMX-U (Neighborhood Mixed Use Center) General Plan designation. The intent of the designation is to provide a walkable neighborhood with diverse housing options and a mixture of adaptive land uses.

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 intended uses for the NMX-U (Neighborhood Mixed Use Center) General Plan designation are shopping services, dining, employment, residential, offices and civic land uses, which further reinforces the incompatibility of the proposed M (Industrial) zoning district with the surrounding land uses.

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

   Growth and development factors in the surrounding community do not indicate the need for industrial zoning encroaching into the commercial properties located on Vegas Drive.

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

   Site access is provided from Vegas Drive, which is an 80-foot wide Major Collector Street as designated by the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

FINDINGS (21-0224-SDR1)

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

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

   The proposed Contractor's Plant, Shop & Storage Yard use is not compatible with adjacent development, particularly with the residential dwelling to the north of the subject site and commercial land uses to the west, south and east.

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 NMX-U (Neighborhood Mixed Use Center) General Plan designation, the intent of the designation is to be the first ring of neighborhoods surrounding downtown, typically walkable with ranch style detached houses. However, the development does comply with Title 19 outdoor screening and landscaping development standards.

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

   Site access is provided from Vegas Drive, which is an 80-foot wide Major Collector Street as designated by the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

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

   No new buildings are proposed as part of the development. The primary tree species provided throughout the development will be 24-inch box "Bay Area Laurel" and 24-inch box "Vitex Angus-Castus (Chaste)" trees with five-gallon "Texas Ranger" shrubs, which are consistent with the Southern Nevada 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;**

   No new buildings are proposed as part of the development.

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

Development of the site will be subject to inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
12/19/91	The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0294-91) to allow a Used Car Sales Lot in conjunction with an existing minor Automotive Repair business located at 3702 Vegas Drive.
10/23/06	A Code Enforcement case (#CE-47302) was processed for a vacant lot full of junk, trash and debris at 3702 Vegas Drive. The case was resolved on 11/26/07.
08/19/13	A Code Enforcement case (#CE-132286) was processed for a vacant lot with trash and debris at 3702 Vegas Drive. The case was resolved on 12/09/13.
08/27/13	A Code Enforcement case (#CE-132629) was processed for a vacant lot with a bad odor and nuisance to neighbors at 3702 Vegas Drive. The case was resolved on 08/28/13.
07/25/18	A Code Enforcement case (#CE-191527) was processed for a vacant lot with large shipping containers at 3702 Vegas Drive. The case was resolved on 09/25/18.
05/14/18	A Code Enforcement case (#CE-189064) was processed for a vacant lot with a homeless encampment at 3702 Vegas Drive. The case was resolved on 06/11/18.
09/17/18	The Department of Planning approved a Temporary Commercial Permit (TCP-74549) on a vacant site being used for construction yard at 3702 Vegas Drive. The permit approved portable office and containers to be located on the southwest portion of the site with water truck and forklift in the rear. Staff noted that the applicant plans to use the site until the work at 530 Los Feliz is completed.
10/13/20	A Code Enforcement case (#CE20-05536) was processed for a vacant lot full of junk, trash and debris at 3702 Vegas Drive. The case has not been resolved.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission recommended approval of the request.

Most Recent Change of Ownership	
03/04/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
04/07/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Rezoning and Site Development Plan Review on the subject site for a proposed Contractor's Plant, Shop & Storage Yard development.

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

Field Check	
08/26/21	During a routine site inspection staff noted the subject site currently being used to store large storage containers and equipment and has a chain link perimeter fence adjacent to Vegas Drive with four existing large trees. There are were two vehicles parked outside the chain link fence adjacent to Vegas Drive on a non-paved surface.

Details of Application Request	
Site Area	
Net Acres	0.40

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	NMXU (Neighborhood Mixed Use Center)	C-2 (General Commercial)
North	Single Family Detached	NMXU (Neighborhood Mixed Use Center)	C-2 (General Commercial)
	Duplex		
South	Child Care Facility	NMXU (Neighborhood Mixed Use Center)	P-R (Professional Office and Parking)
	Office, Other than Listed		
East	Child Care Facility	NMXU (Neighborhood Mixed Use Center)	C-2 (General Commercial)
West	Office, Other than Listed	NMXU (Neighborhood Mixed Use Center)	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
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.100, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	10 Feet	48 Feet	Y
• Side (east)	10 Feet	10 Feet	Y
• Side (west)	10 Feet	10 Feet	Y
• Rear	0 Feet	21 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	N/A	N/A	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
M (Industrial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
NMXU (Neighborhood Mixed Use Center)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	2 Trees	2 Trees	Y
• South	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• East	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
TOTAL PERIMETER TREES		**15 Trees**	**15 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Vegas Drive	Major Collector	Master Plan of Streets and Highways Map	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	
Contractor's Plant, Shop & Storage Yard	N/A	1:500	0				
TOTAL SPACES REQUIRED			0		3		Y
Regular and Handicap Spaces Required			0	0	3	0	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Title 19.08 interior parking lot development standards require one tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero trees within interior parking lot area where two 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) General Plan Amendment, Rezoning, Site Dev Plan Rvw

Project Address (Location) 3702 VEGAS DR LAS VEGAS

Project Name 3702 Vegas Drive - Storage Yard **Proposed Use** Maitancence Yard

Assessor's Parcel #(s) 139-19-812-007 **Ward #**

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C-2 Proposed M

Additional Information REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL).

SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT

Property Owner KENECHI TRUST ETAL Contact PETER OZIGNU

Address 6915 E MESQUITE AVE City Las Vegas State NV Zip 89110

E-mail Phone

Applicant PETER OZIGNU Contact PETER OZIGNU

Address 6915 E MESQUITE AVE City Las Vegas State NV Zip 89110

E-mail Phone

Representative Winston Henderson Architects Contact Winston Henderson

Address 8689 West Sahara Ave City Las Vegas State NV Zip 89117

E-mail winston@whalv.com Phone 702-893-9700

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 who 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 parc

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 responsibl 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 c 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 belov

• 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

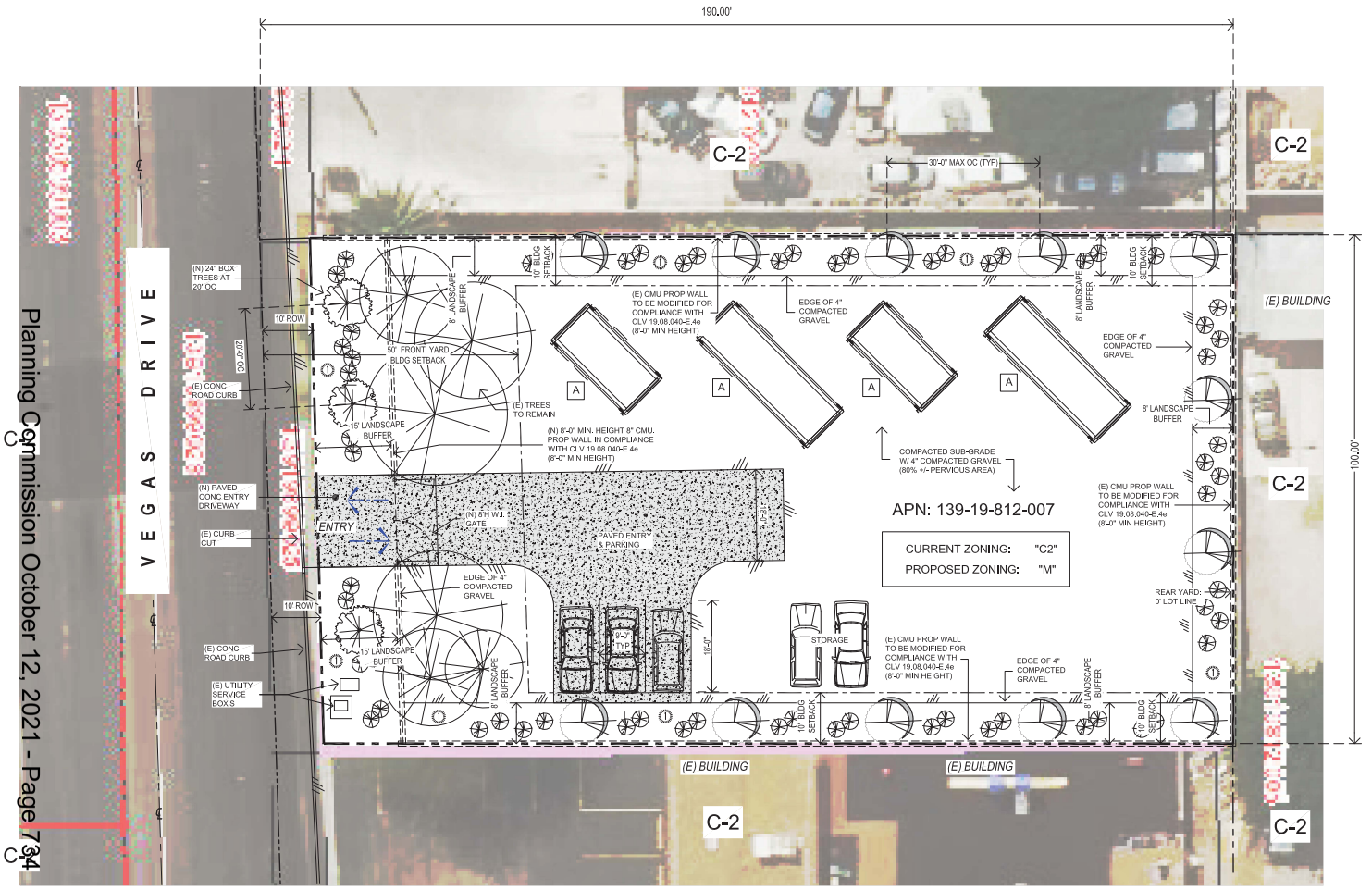
Print Name PETER OZIGBU

Subscribed and sworn before me

This 21st day of May, 20 21

Notary Public in and for said County and State

RODERICK STEINER
Notary Public - State of Nevada
County of Washoe
APPT. NO. 21-8471-02
My App. Expires Dec. 29, 2024



Planning Commission October 12, 2021 - Page 7 of 34

EXISTING SITE AREA PLAN

3/32" = 1'-0"

PROJECT SITE DATA:

NAME OF PROJECT: VEGAS MAINTENANCE YARD
ADDRESS: 3702 VEGAS DRIVE LAS VEGAS, NV

APN # (S): 139-19-812-007
SITE AREA CALC: # 007: 0.4 ACRES (18,893 S.F.)

ZONING CLASSIFICATION PER CLV UMC & LAND USE:
CURRENT: "C-2" (GENERAL COMMERCIAL)
PROPOSED: "M" (INDUSTRIAL)
FRONT YARD: 50'-0" (WHERE ADJACENT TO OR ACROSS STREET FROM ANY RESIDENTIAL USE)
SIDE YARD: 10'-0" (NO ADJACENCY TO RESIDENTIAL USES)
REAR YARD: 0'-0" LOT LINE (NO ADJACENCY TO RESIDENTIAL USES)

PROPOSED USE PER CLV UMC 19.12.010 - TABLE 2:
"CONTRACTOR'S PLANT, SHOP & STORAGE YARD" (CLV 19.12.010)
PARKING: (1) SPACE PER 500 SF OF NET ONSITE LEASABLE A.
"OUTDOOR STORAGE" (CLV 19.12.010)
PARKING: NO REQUIREMENT OTHER THAN THAT REQ'D BY THE PRINCIPAL USE

LANDSCAPING PER CLV UMC 19.08.040(F) - TABLE 2:
FRONTAGE BUFFER: (1) 24" BOX TREE AT @ 20' O.C. W/ (4) FIVE GALLON SHRUBS EACH TREE
SIDE / REAR BUFFER: (1) 24" BOX TREE AT @ 30' O.C. (WHERE ADJACENT TO OTHER "C" OR "M" USES) W/ (4) FIVE GALLON SHRUBS EACH TREE

2ND SUBMITTAL 05/26/2021

A MISC METAL CONTAINERS



SITE AREA REFERENCE MAP

LANDSCAPE SCHEDULE

TREES	SYMBOL	BOTANICAL NAME/ COMMON NAME	QUAN.	COND.	REMARKS
		VITEX AGNUS-CASTA MULTI-TRUNK	3	24" BOX	STANDARD TRUNK
		BAY LEAF LAUREL	12	24" BOX	STANDARD TRUNK
	TOTAL TREES		15		

GRND MTRL & SHRUBS	SYMBOL	BOTANICAL NAME/ COMMON NAME	QUAN.	COND.	REMARKS
		TEXAS RANGER	64	5 GAL.	CAN FULL
	TOTAL SHRUB		64		
		CRUSHED STONE 1/2 – 3/4" GRAINS (NON-ORGANIC)	ALL LANDSCAPE AREAS TO BE DESERT SCAPE		

WINSTON H. HENDERSON ARCHITECTS
8889 WEST SAHARA AVE. STE. #100, LAS VEGAS, NV 89117
OFFICE (702) 893-9700 FAX (702) 893-9797

SUNSET MAINTENANCE YARD - NORTH LOT
1622 SUNSET DRIVE - APN: 139-19-812-012 & 013
LAS VEGAS, NEVADA 89108

EXISTING OVERALL SITE PLAN

Date: 01 / 03 / 19
Job No.: 19010
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet AS1.0 of

© 2019 WINSTON HENDERSON ARCHITECTS

T:\VMR Working Files\01 TP-RHA WORK 0417-2021 HSR\R\Maintenance Yard\VMR – CAD\Var_AS1.0 SITE PLAN 0520-2021 – CLVBS R1.dwg May 26, 2021 – 12:20pm Christine Penn



21-0224-ZON1 AND 21-0224-SDR1 - APPLICANT: PETER OZIGNU - OWNER: THE KENECHI TRUST
3702 VEGAS DRIVE

08/26/2021

Winston Henderson Architects

8689 West Sahara Avenue – Suite 100
Las Vegas, Nevada 89117
(702) 893-9700 * Fax (702) 893-9797

May 20th, 2021

Vegas Maintenance Yard
8702 Vegas Drive
Las Vegas, Nevada
APN # 139-19-812-007

JUSTIFICATION LETTER

This is a request for the re-zoning of the existing property at 8702 Vegas Drive from the current C-2 classification of the site to an "M" Classification for Contractors as indicated on the attached site.

1. Re-zoning as proposed conforms with current uses and zoning of neighboring and adjacent lots as outlined by Title 19 provisions & use allows for Contractors Plant, Shop & Storage Yard.
2. There is no detrimental affect or conflict with any adjacent Zoning classifications such as R uses, Etc., also as determined by Title 19.

Thomas Pen Project
ManagerWHA

Cc: Winston Henderson WHA

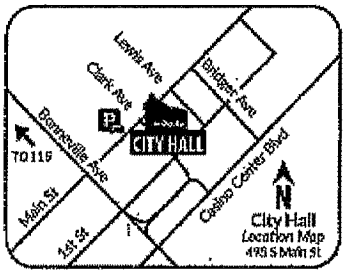
21-0224
05/26/2021

10/07/2021 18:43 7024460203 ESHEL PAGE 01/01

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0224 and 21-0224-ZON1 and 21-0224-SDR1

Planning Commission Meeting of **10/12/2021**

21-0224
13929111011
A W 2012 L L C
8117 MOONSTONE CIR
LAS VEGAS NV 89128

23 HRDFNP1 89128

Submitted after final agenda

26a-b P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
26a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0224-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

C.C.: 11/17/2021

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
26b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0224-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT

C.C.: 11/17/2021

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
27

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

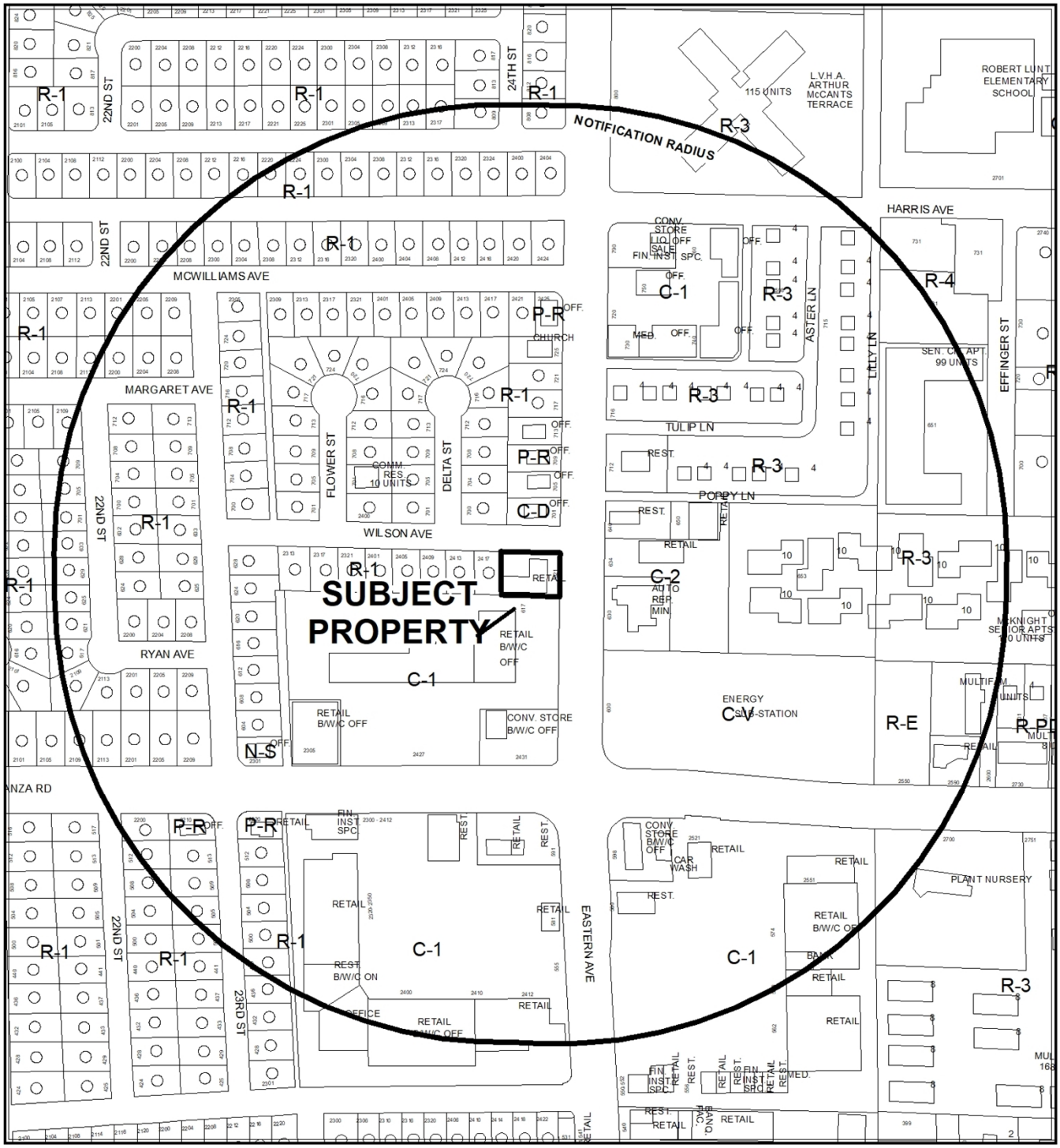
SUBJECT:
21-0229 - PUBLIC HEARING - APPLICANT: MARIA GALVEZ - OWNER: LESBRAN GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.29 acres at 621 North Eastern Avenue (APN 139-26-811-192), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends 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



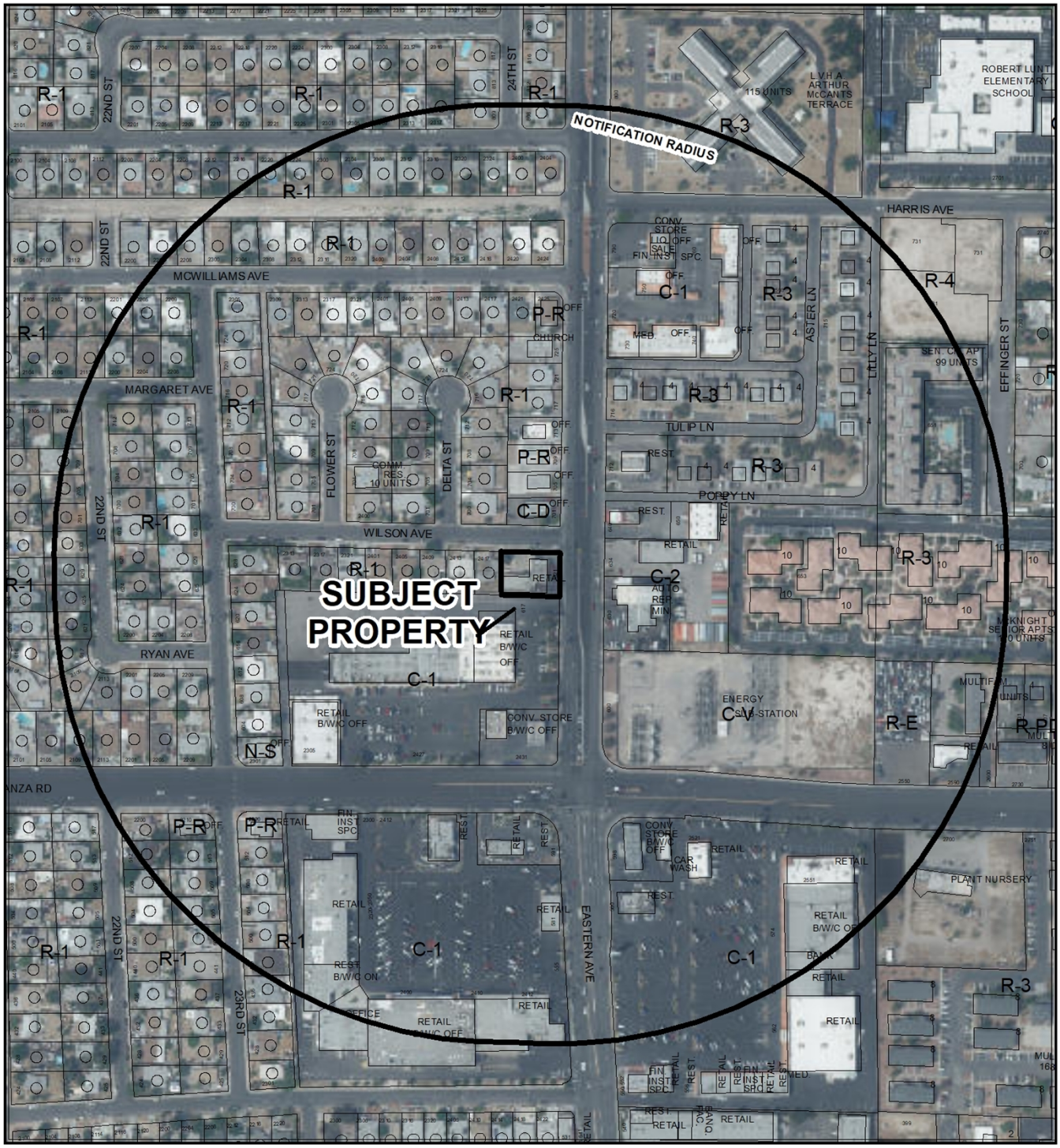
0 255 510 Feet

CASE: 21-0229

RADIUS: 1000 FEET

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

N



CASE: 21-0229

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MARIA GALVEZ - OWNER: LESBRAN GROUP, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0229-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0229-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0229-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 198

PROTESTS 0

APPROVALS 0

** CONDITIONS **

21-0229-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0229-SDR1) shall be required, if approved.

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

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

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

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

21-0229-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0229-VAR1), shall be required, if approved.

2. Conformance to Conditions of Approval for Variance (VAR-3065) except as amended herein.

3. Any unpermitted signage shall obtain required building permits within 60 days.

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

5. All development shall be in conformance with the site plan, date stamped 08/18/21, except as amended by conditions herein.

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

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

Public Works

10. Dedicate a 25-foot radius on the southwest corner of Eastern Avenue and Wilson Avenue prior to the issuance of any permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review and Parking Variance request for a proposed outdoor grill area addition to an existing restaurant and office building development at 621 North Eastern Avenue.

ISSUES

- Variance (21-0229-VAR1) is requested to allow 13 parking spaces where 15 are required. Staff does not support the request.
- A condition of approval has been added regarding any existing unpermitted signage at the subject site.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It is home to an existing restaurant and office development. The property is surrounded by a single-family, detached residential neighborhood to the west and other commercial uses to the south, east and north. The applicant proposes to add an outdoor grill area to the eastern portion of the parking lot, in front of the restaurant entrance. The outdoor grill area will include a grill and detached canopy. There are no proposed permanent structures to be constructed.

In order to accommodate the proposed outdoor grill area, the Department of Public Works has required the removal of two parking spaces which backed out onto Eastern Avenue. The applicant requests Variance (21-0229-VAR1) to allow a reduction in required parking spaces. The City Council previously approved Variance (VAR-3065) to allow 15 parking spaces at the subject site. With the proposed outdoor grill area addition, a total of 13 parking spaces will be provided.

Department of Planning Staff conducted a routine field check on September 2, 2021 and found an existing canopy structure with signage. A condition of approval has been added regarding any existing unpermitted signage at the subject site. Staff finds the parking Variance to be a self-imposed hardship and thereby recommends denial of all entitlement requests. If approved, they will be subject to conditions.

FINDINGS (21-0229-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by failing to provide the required amount of parking spaces as required by Title 19 and previously approved Variance (VAR-3065). In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0229-SDR1)

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

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

   The proposed development is not compatible with the existing development in the surrounding area due to the reduced amount of parking provided.

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

   A Variance is requested to allow a reduction in required parking spaces. Staff does not support the request.

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

   Site access will remain from Eastern Avenue, a 100-foot Primary Arterial, and Wilson Avenue, 60-foot Local Street, which will not negatively impact adjacent roadways or neighborhood traffic.

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

   There are no proposed changes to the existing building or landscape 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;**

   There are no proposed changes to the existing building.

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

   If approved, the proposed use will be subject to business licensing requirements, thereby protecting the public health, safety and welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/27/83	The City Council approved (Z-0083-77) reclassification of property request from R-1 (Single Family Residential) to C-1 (Limited Commercial) at the southwest corner of Wilson Avenue and North Eastern Avenue.
07/03/91	The City Council approved (Z-0036-91) reclassification of property request from R-1 (Single Family Residential) to C-1 (Limited Commercial) at 2421 East Wilson Avenue.
12/17/03	The City Council approved Special Use Permit (SUP-3064) for a proposed restaurant service bar at 621 North Eastern Avenue.
	The City Council approved Variance (VAR-3065) to allow 15 parking spaces where 34 parking spaces are required for an existing retail building with a restaurant at 621 North Eastern Avenue.
01/19/05	The City Council approved Required Review (RQR-5752) Request for a Required One-Year Review of an approved Variance (VAR-3065) which allowed 15 parking spaces where 34 parking spaces are required for an existing retail building with a restaurant at 621 North Eastern Avenue
	The City Council approved Required Review (RQR-5754) Request for a Required One-Year Review of an approved Special Use Permit (SUP-3064) which allowed a restaurant service bar at 621 North Eastern Avenue.
10/23/19	The Code Enforcement Department opened Case (#CE19-03649) for graffiti at the subject site. The case was resolved on 12/07/19.

Most Recent Change of Ownership	
03/03/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/22/16	Business License (#G64-06733) was issued for a restaurant use at 621 North Eastern Avenue. The license is listed as inactive as of 11/07/19.
12/26/18	Business License (#P66-00362) was issued for a Beer/Wine Cooler On-Sale use at 621 North Eastern Avenue. Alcohol service ceased 2/4/2021 per site inspection.
11/19/19	Business License (#G67-08051) was issued for a restaurant use at 621 North Eastern Avenue. The license remains active.

Pre-Application Meeting	
04/12/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.
08/04/21	Staff conducted a follow up pre-app meeting with the applicant where the submittal requirements were reviewed for a parking Variance and Site Development Plan Review.

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

Field Check	
09/02/21	Staff conducted a routine field check and found an existing restaurant with a detached canopy structure with signage.

Details of Application Request	
Site Area	
Net Acres	0.29

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office, Other than Listed	L (Low Density Residential)	C-D (Designed Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
West	Single Family, Detached	SC (Service Commercial)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	13 Feet	Y
• Side	10 Feet	21 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Eastern Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Wilson Avenue	Local Street	Title 13	60	Y

Pursuant to Title 19.08, 19.12 and Variance (VAR-3065), 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	
Restaurant (public seating/waiting area)	992 SF	1:50 SF of public seating/ waiting area plus 1:200 SF remaining GFA	20				
Restaurant (Remaining GFA)	423 SF		3				
Office, Other than Listed	2,211 SF	1:300 SF	8				
TOTAL SPACES REQUIRED			31		13		N*
Regular and Handicap Spaces Required			29	2	12	1	N*

*The applicant has requested the subject Variance to allow 13 parking spaces where 15 are required per previously approved parking Variance (VAR-3065).

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) side develoment plan review

Project Address (Location) 621 N. Eastern Ave

Project Name El Pollo Mobile **Proposed Use** out door grill

Assessor's Parcel #(s) 139268111 92 **Ward #** _____

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

Additional Information _____

Property Owner LESBRAN GROUP INC **Contact** LUZMARIA CORNELL

Address 621 N. EASTERN AV City LAS VEGAS State NV Zip 89101

E-mail LUZMSNC@AOL.COM Phone 702-807-2870

Applicant Maria Guadalupe Melchor Galvez **Contact** Maria G. Melchor Galvez

Address _____ City Las Vegas State NV Zip _____

E-mail marygalvmel@gmail.com Phone 702-403-5154

Representative Victor Jimenez **Contact** Victor Jimenez.

Address 111 Moon Rock Ave City N. Las Vegas State NV Zip 89031

E-mail _____ Phone 702-403-5154

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 LUZMARIA CORNELL

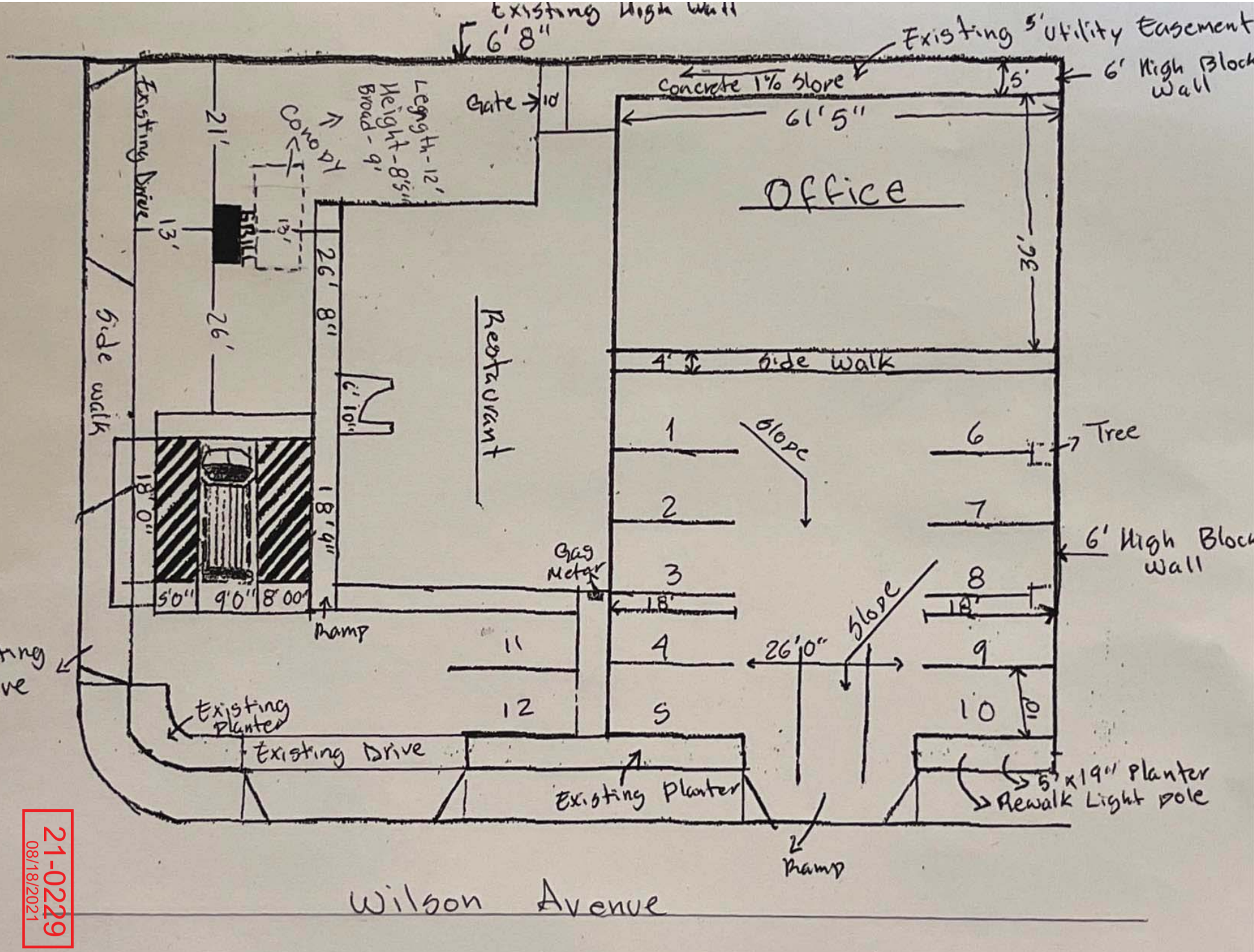
Subscribed and sworn before me

This 11 day of May, 20 21

_____

Notary Public in and for said County and State

21-0229
05/13/2021



Planning Commission October 12, 2021 - Page 756

21-0229
08/18/2021



21-0229
08/18/2021

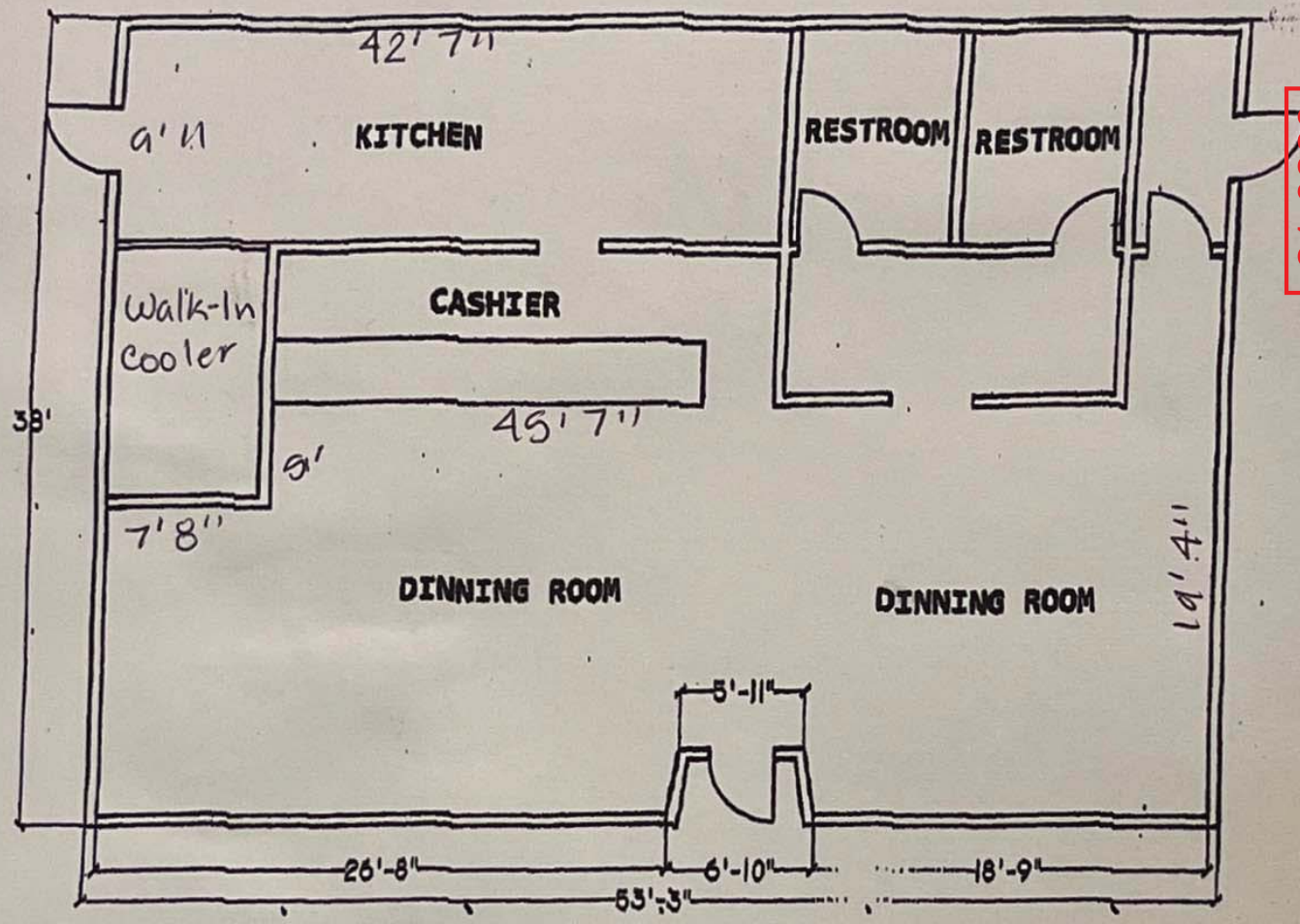


21-0229
08/18/2021



21-0229
08/18/2021

- El Pollo Mobile -



21-0229
08/18/2021

Planning Commission October 12, 2021 - Page 760

- SIDE PLAN INSIDE -

Spaces 1-6 (12' x 18')
Spaces 2-10 (10' x 18')
Spaces 11 (8' x 18)
Space 13 Van Accessible (19' x 23')
Spaces 12 Standard (9' x 18)

Kitchen Total = 422' 2"
Dinning Room Total = 991' 11"
Office Total = 2210' 9"



21-0229-VAR1 AND 21-0229-SDR1 - APPLICANT: MARIA GALVEZ - OWNER: LESBRAN GROUP, LLC
621 NORTH EASTERN AVENUE

09/02/2021



21-0229-VAR1 AND 21-0229-SDR1 - APPLICANT: MARIA GALVEZ - OWNER: LESBRAN GROUP, LLC
621 NORTH EASTERN AVENUE

09/02/2021



21-0229-VAR1 AND 21-0229-SDR1 - APPLICANT: MARIA GALVEZ - OWNER: LESBRAN GROUP, LLC
621 NORTH EASTERN AVENUE

09/02/2021



21-0229-VAR1 AND 21-0229-SDR1 - APPLICANT: MARIA GALVEZ - OWNER: LESBRAN GROUP, LLC
621 NORTH EASTERN AVENUE

09/02/2021

PROJECT NAME: EL POLLO MOBILE

LOCATION: 621 NORTH EASTERN AVE. LAS VEGAS, NV 89101

To whom concert: we are trying to get a permit to cook outside. Our operation hours are 9am-7pm. We sell chicken cooked on charcoal grill. We also sell Mexican food (tacos, burros, quesadillas, pozole and menudo. The meat that we sell is beef, pork and chicken. All food is cook inside of the restaurant, just except of the chicken. We sell beverages for example sodas and fresh water. No alcohol at all. The purpose to cook outside is for get the attention of the people. We have been in the business for approximately 10 years. We are also requesting the parking variance. We are requesting 13 spaces stead of 15. So please I hope you give us this permission to continue to cook the chicken outside.

21-0229
08/18/2021

4100 E. LAKE MEAD BLVD. LAS VEGAS, NV 89115

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
27a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0229-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 15 ARE REQUIRED

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
27b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0229-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED OUTDOOR GRILL AREA ADDITION TO AN EXISTING RESTAURANT

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
28

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

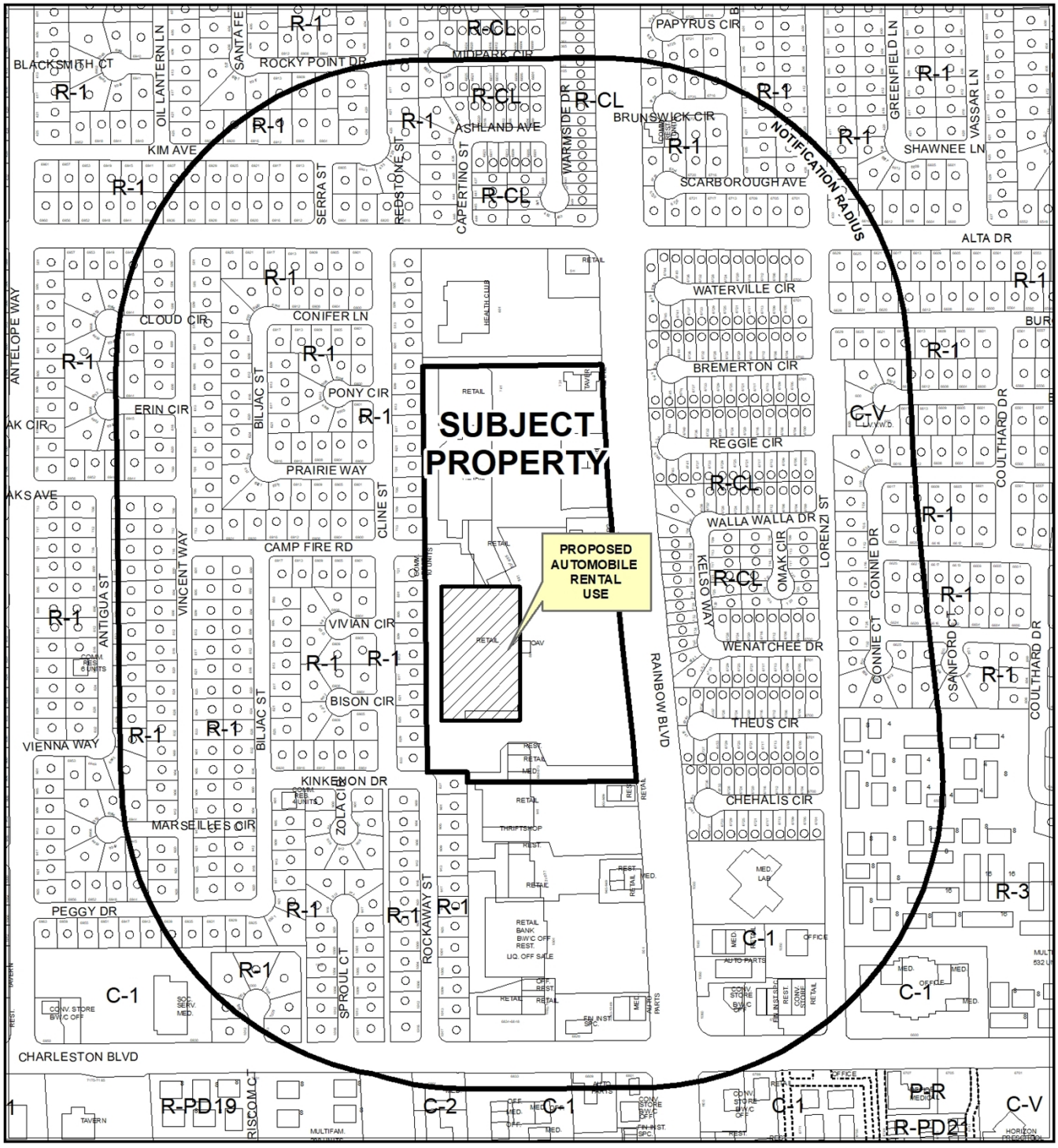
SUBJECT:
21-0280-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT - OWNER: QLV-HDR, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 861 South Rainbow Boulevard (APN 138-34-717-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

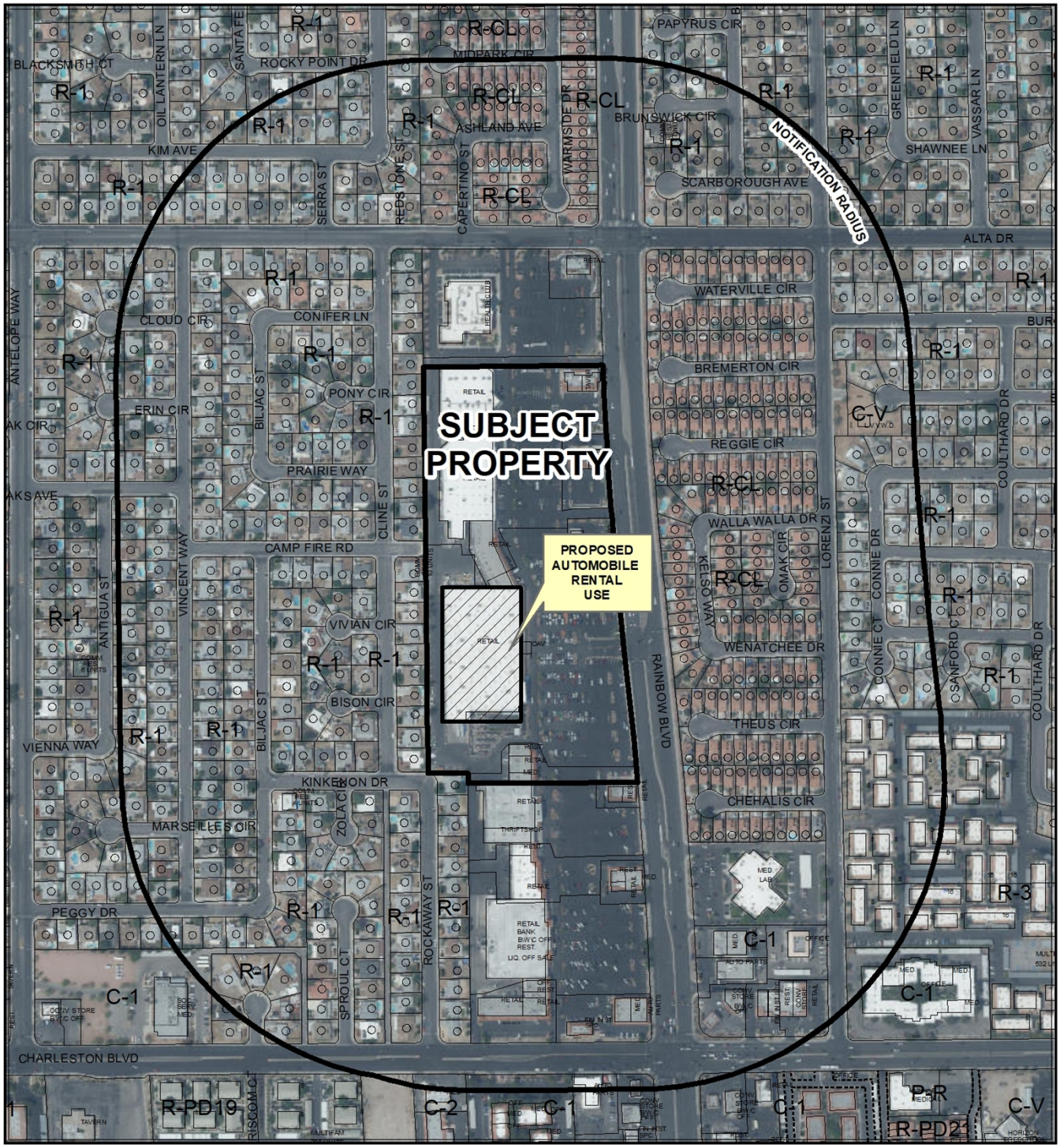
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest Postcards



CASE: **21-0280-SUP1**

RADIUS: 1000 FEET

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



CASE: **21-0280-SUP1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: THE HOME DEPOT - OWNER: QLV-HDR, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0280-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 668

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0280-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile Rental use.

2. Conformance to the approved conditions for Rezoning (Z-0051-90).

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to offer a vehicle rental service for customers of the onsite home improvement retail store at 861 South Rainbow Boulevard to take large purchases home and bring back to the store once their purchases have been off-loaded.

ISSUES

- The Automobile Rental use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The vehicles will occupy three existing parking spaces. Use of the spaces will not reduce the amount of provided parking below the required number of spaces.

ANALYSIS

The Automobile Rental use is defined as "a facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage." The proposed use meets the definition, as used vehicles are proposed to be rented to customers of the onsite retail store.

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

The Minimum Special Use Permit Requirements for this use include:

1. No more than 5 rental vehicles shall be stored on the site at any one time.

   The proposed use meets this requirement, as three vehicles are proposed to be stored on the site.

2. No vehicles shall be offered for sale on the premises.

   The proposed use meets this requirement, as the provided vehicles are for rental only and not for sale.

3. The installation and use of an outside public address or bell system is prohibited.

   The proposed use meets this requirement, as an outside public address or bell system does not currently exist on the site, nor is one proposed.

4. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

   The proposed use meets this requirement, as no servicing area for the vehicles will be located onsite.

5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

   The proposed use meets this requirement, as only the existing, downward facing lights on the site will be used.

6. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

   The proposed use meets this requirement, as no service bays are or will be provided.

Three parking spaces would be reserved for up to three types of vehicles at this store: a Ford Transit 150 van, a Ford T250 flatbed truck and a standard Ford F250 flatbed pick-up truck. The gross vehicle weight ratio for each of these vehicles is under 10,000 pounds, constituting Class 1 or 2 commercial vehicles. These are not considered heavy-duty moving trucks. The three spaces are proposed to be located in the parking lot of the shopping center on the east side of the existing retail store. Vehicle rental is proposed to be hourly and limited to less than one day at a time.

The subject site is located within a one-lot commercial subdivision that extends north along Rainbow Boulevard between Charleston Boulevard and Alta Drive. Parking and vehicular access is shared throughout the subdivision. The proposed rental spaces will occupy parking spaces that otherwise would be used for customer parking. With the loss of these spaces, the subdivision would still be overparked by approximately five percent.

The proposed Automobile Rental use is appropriate for this site and will have minimal impact on this site and the surrounding development. The rental spaces are in a suitable and practical location and will not reduce the number of parking spaces below the amount required for the overall shopping center. Staff therefore has determined that the use can be conducted in a manner that is harmonious and compatible with the existing and surrounding land uses, and recommends approval of the Special Use Permit with conditions. If denied, a license for Automobile Rental could not be issued.

FINDINGS (21-0280-SUP1)

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

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

   The proposed Automobile Rental use is located within an established shopping center with other commercial uses. The use is screened from residential uses by a block wall and the existing retail buildings. Only three vehicles will be rented at any one time. No vehicle servicing is proposed onsite. Therefore, the use can be conducted in a manner that is harmonious and compatible with the existing and surrounding land uses.

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

   The subject site contains a large shopping center complex that is sufficient in size to accommodate the proposed Automobile Rental use. The applicant proposes only to offer three vehicles for rental.

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.**

   Rainbow Boulevard, a Primary Arterial and Alta Drive, a Secondary Collector as classified by the Master Plan of Streets and Highways Map, provide multiple access points to the property. These are adequate in size to accommodate the proposed Automobile Rental 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 Automobile Rental use will be subject to licensing and regular inspection and thus will not compromise the public health, safety and general welfare.

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

All minimum Special Use Permit requirements listed in Title 19.12 for the Automobile Rental use are satisfied by the proposal.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/06/90	The City Council approved a request for a Rezoning (Z-0051-90) from R-1 (Single Family Residence) and R-1 under Resolution of Intent to C-1 (Limited Commercial) to C-1 (Limited Commercial) on 24.39 acres at the southwest corner of Alta Drive and Rainbow Boulevard. The Planning Commission and staff recommended denial. The City Council required the northerly five acres to be rezoned to P-R (Professional Office and Parking). This item included review of a proposed 296,540 square-foot expansion of an existing shopping center at the northwest corner of Charleston Boulevard and Rainbow Boulevard.
02/10/92	The Department of Community Planning and Development administratively approved a review (Z-0051-90) of a revised site plan and building elevations for a proposed Shopping Center development on the west side of Rainbow Boulevard between Alta Drive and Charleston Boulevard (Rainbow Plaza Phase 2).
02/10/92	The Department of Community Planning and Development administratively approved a Review of Condition Number 4 of the approved Rezoning (Z-0051-90) to allow a 14-foot landscape buffer along Rainbow Boulevard where 20 feet was required.
03/27/92	A Final Map (FM-0086-91) for a one-lot commercial subdivision (Rainbow Plaza – Phase 2) on 24.40 acres at the southwest corner of Alta Drive and Rainbow Boulevard was recorded.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/20/94	The City Council approved a request for a Rezoning (Z-0019-94) from R-1 (Single Family Residence) under Resolution of Intent to P-R (Professional Office and Parking) to C-1 (Limited Commercial) on 5.05 acres at the southwest corner of Alta Drive and Rainbow Boulevard. The Planning Commission and staff recommended approval. This item included review of a proposed two-story, 46,858 square-foot gymnasium and sports center on the site.
08/28/19	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-74352) for a proposed accessory outdoor storage area for equipment rental on 10.03 acres at 861 South Rainbow Boulevard.

Most Recent Change of Ownership	
01/05/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/15/92	A building permit (#92142608) was issued for a 107,185 square-foot commercial building at 861 South Rainbow Boulevard. A final inspection was completed and Certificate of Occupancy was issued on 10/19/92.
11/04/92	A business license (B50-00051) was issued for a building, plant nursery and hardware supplies center at 861 South Rainbow Boulevard. The license remains active.
09/09/03	A building permit (#03019427) was issued for a tenant improvement for a tool center addition to an existing home improvement center at 861 South Rainbow Boulevard. A final inspection was approved 09/10/03.
12/16/13	A building permit (C-202450) was issued for the replacement of a canopy at a garden center at 861 South Rainbow Boulevard.
09/04/19	Application was made (G67-06435) for a business license for the provision of truck rental to customers at the home improvement store at 861 South Rainbow Boulevard. The Department of Planning denied its review, as Truck Rental was not a permitted use in the C-1 zoning district. The license was denied 10/15/19.

Pre-Application Meeting	
05/03/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit application. No major issues were discussed.

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

Field Check	
09/07/21	The three rental vehicles are proposed to be located adjacent to a parking lot landscape island east of the home improvement store. The proposed parking area for rental vehicles is located on the north side of the store away from the most frequently used customer parking spaces.

Details of Application Request	
Site Area	
Net Acres	2.03

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	TOD-1 (Transit Oriented Development)	C-1 (Limited Commercial)
North	Restaurant	TOD-1 (Transit Oriented Development)	C-1 (Limited Commercial)
	Health Club		
South	General Retail Store, Other Than Listed [Convenience Store]	TOD-1 (Transit Oriented Development)	C-1 (Limited Commercial)
	Auto Repair Garage, Minor		
	Office, Other Than Listed		
East	Shopping Center	TOD-1 (Transit Oriented Development)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Charleston	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 19.08 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	228,139 sf	1 space per 250 sf GFA	913				
TOTAL SPACES REQUIRED			913		961*		Y
Regular and Handicap Spaces Required			894	19	934	27	Y

*Excludes three spaces for proposed automobile rental use.

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) 861 South Rainbow Blvd, Las Vegas, NV 89145

Project Name Home Depot #3301 Rainbow - Load-N-Go **Proposed Use** Automobile Rental

Assessor's Parcel #(s) 138-34-717-015 **Ward #** 1

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

Additional Information Proposed three (3) Load-N-Go vehicles.

Property Owner QLV - HDR, LLC Contact Barbara Hines

Address 950 S Grand Ave, 2nd Floor City Las Angeles State CA Zip 90015

E-mail bbhines@queenscare.org Phone 323-669-4304

Applicant Lars Andersen & Associates, Inc. Contact Janay Mommer

Address 4694 W. Jacquelyn Avenue City Fresno State CA Zip 93722

E-mail jmommer@larsandersen.com Phone 559-978-7643

Representative Lars Andersen & Associates, Inc. Contact Janay Mommer

Address 4694 W. Jacquelyn Avenue City Fresno State CA Zip 93722

E-mail jmommer@larsandersen.com Phone 559-978-7643

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 N/A **Partner(s)** N/A

Partner(s) N/A

- 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 B.B. Hines

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

Print Name B.B. Hines for QLV-HDR, LLC

21-0280
08/05/2021

Subscribed and sworn before me

This _____ day of _____ 20 See Attached Certificate

Notary Public in and for said County and State

ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On 7/30/2021 before me, Ajit Sherchan Notary Public
(insert name and title of the officer)

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

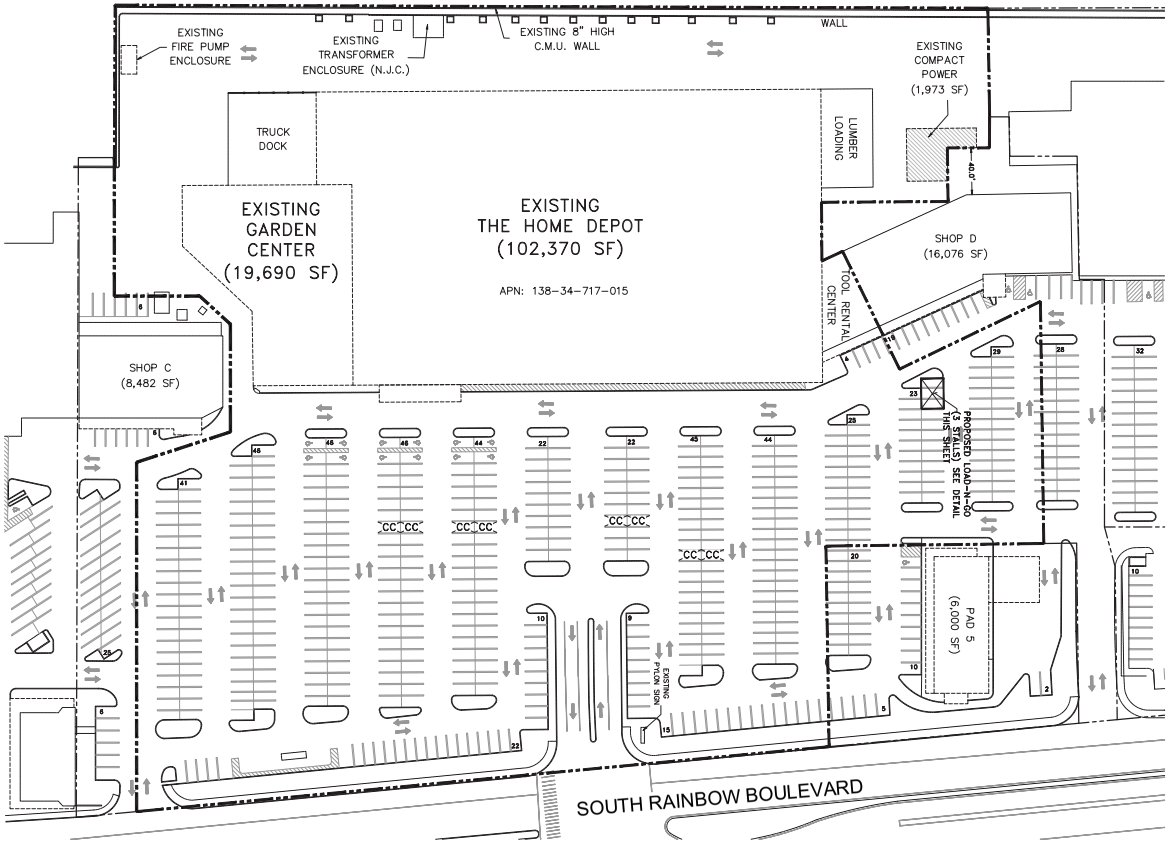
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

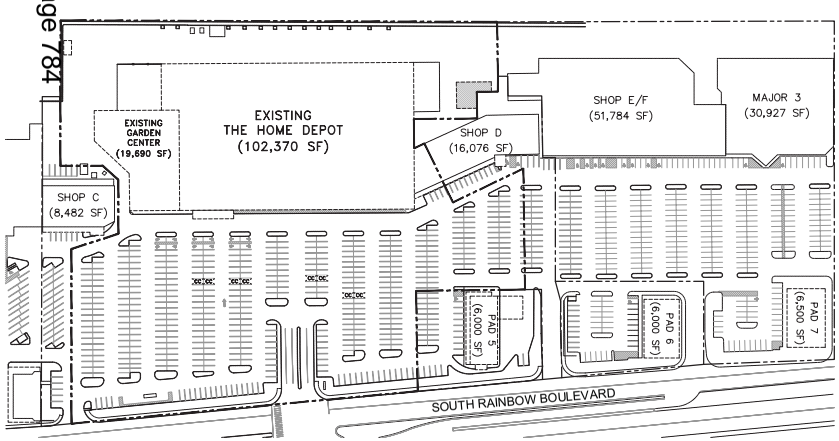
WITNESS my hand and official seal.

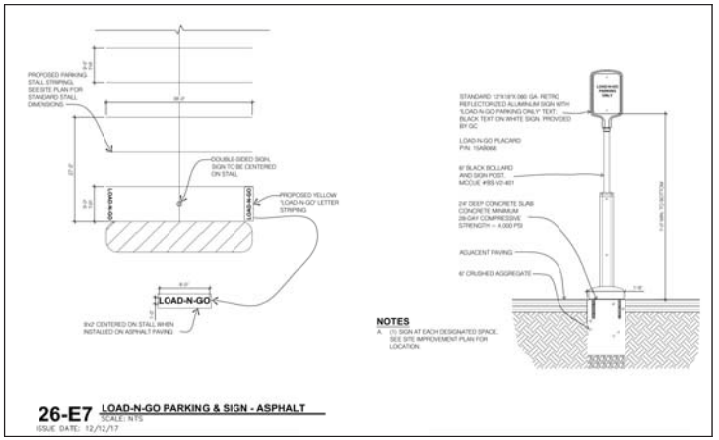
AJIT SHERCHAN
Notary Public - California
Los Angeles County
Commission # 2334256
My Comm. Expires Oct 22, 2024

Signature _____ **(Seal)**

21-0280
08/05/2021







Planning Commission October 12, 2021 - Page 784

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE – FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

21-0280
09/30/2021



PROJECT INFORMATION

HOME DEPOT SITE DATA

HOME DEPOT PARCEL AREA	10.03 AC
APN:	138-34-717-015
ZONING:	C-1 (LIMITED COMMERCIAL)
LAND USE:	SERVICE COMMERCIAL - GENERAL RETAIL W/ GARDEN SUPPLY

HOME DEPOT BUILDING AREAS

EXISTING HOME DEPOT AREA	102,370 SF
EXISTING GARDEN CENTER AREA	+ 19,890 SF
TOTAL HD AREA	122,060 SF

PARKING REQUIRED PER CITY CODE

HOME DEPOT (@ 1/250 SF) GFA	410 STALLS
SHOP C (@ 1/250 SF) GFA	34 STALLS
SHOP D (@ 1/250 SF) GFA	64 STALLS
SHOPS E/F (@ 1/250 SF) GFA	207 STALLS
MAJOR 3 (@ 1/250 SF) GFA	124 STALLS
PAD 5 (@ 1/250 SF) GFA	24 STALLS
PAD 6 (@ 1/250 SF) GFA	24 STALLS
PAD 7 (@ 1/250 SF) GFA	+ 26 STALLS
TOTAL HD PARKING REQUIRED	913 STALLS

PARKING PROVIDED

FRONT FIELD PARKING	485 STALLS
SIDE FIELD PARKING	0 STALLS
REAR FIELD PARKING	+ 0 STALLS
TOTAL HD PARKING PROVIDED	485 STALLS
SHOP C	42 STALLS
SHOP D	46 STALLS
SHOPS E/F	184 STALLS
MAJOR 3	92 STALLS
PAD 5	37 STALLS
PAD 6	40 STALLS
PAD 7	+35 STALLS
TOTAL PARKING PROVIDED	961 STALLS
EXISTING COMPACT POWER	1,973 SF

INCLUDED IN PARKING PROVIDED

ACCESSIBLE (ADA)	12 STALLS

NOT INCLUDED IN PARKING PROVIDED

LOAD-N-GO	3 STALLS

LOAD-N-GO SITE PLAN

DATE:	06/22/2021
REVISION DATES:	09/30/2021
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	

NV- LAS VEGAS
STORE # 3301

ADDRESS: 861 SOUTH RAINBOW BLVD
LAS VEGAS, NV 89145

LA PROJECT NUMBER 21035.00

0' 50' 100'
SCALE 1"=50'

SHEET 1 OF 1



21-0280-SUP1 - APPLICANT: THE HOME DEPOT - OWNER: QLV-HDR, LLC
861 SOUTH RAINBOW BOULEVARD

09/07/2021



21-0280-SUP1 - APPLICANT: THE HOME DEPOT - OWNER: QLV-HDR, LLC
861 SOUTH RAINBOW BOULEVARD

09/07/2021

Justification Letter
Home Depot #3301 – Load-N-Go
861 South Rainbow Blvd, Las Vegas, NV 89145

Home Depot is requesting a Special Use Permit to the existing store at the above address (APN 138-34-717-015). Home Depot would like to add an additional convenience to its customers by offering the "Load-N-Go" Service, which is where a customer can rent a vehicle by the hour solely to take home their large purchases and bring the vehicle back. The request is for three (3) Load-N-Go vehicles in designated parking stalls and the proposed location is identified on the Site Plan.

The site is zoned C-1 Limited Commercial and has a Land Use Designation of Service Commercial. The proposed use of Load-N-Go is a Special Use Permit in the C-1 Zone as "Automobile Rental". The proposed vehicles can be driven with a normal driver's license. Below is an Analysis of how the proposed Use meets the minimum Special Use Permit Requirements:

Minimum Special Use Permit Requirements:

1. *No more than 5 rental vehicles shall be stored on the site at any one time.*
   The proposed Use is for three (3) rental vehicles.

2. *No vehicles shall be offered for sale on the premises.*
   The proposed Use will not offer vehicles for sale on the premises.

3. *The installation and use of an outside public address or bell system is prohibited.*
   The proposed Use will coincide with the existing Home Depot store operations. The vehicle rental transactions will occur through the store's existing Tool Rental Center.

4. *No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.*
   There is no maintenance or cleaning of vehicles on-site. Therefore, no used or discarded automotive parts will be located or stored on the property.

5. *All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.*
   No additional lighting is proposed. The vehicles will be in designated parking stalls of the existing, lighted parking lot.

6. *Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.*
   There is no maintenance or cleaning of vehicles on-site. Therefore, no service bays for repairs, installation, cleaning or gas dispensing are proposed.

21-0280
08/05/2021

Below are example photos of the Load-N-Go vehicles:







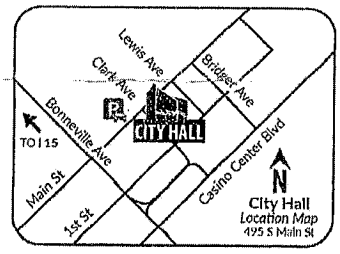
21-0280
08/05/2021

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0280-SUP1

Planning Commission Meeting of **10/12/2021**

21-0280-SUP1
13834715009
OGILVIE FAMILY REVOCABLE LIV TR
OGILVIE RICHARD H & LORETTA TRS
6908 VIVIAN CIR
LAS VEGAS NV 89145-6226

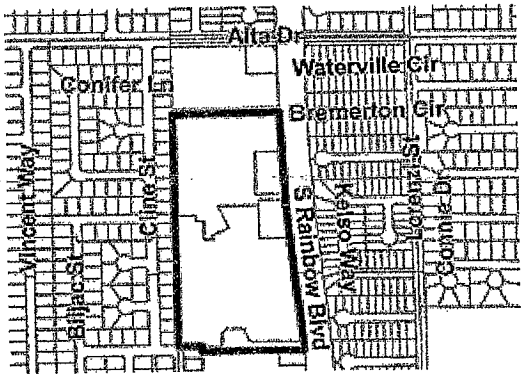
59 HRDFMP1 89145

Application Information

21-0280-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT - OWNER: QLV-HDR, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 861 South Rainbow Boulevard (APN 138-34-717-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This parking lot is already over crowded & parking is scarce. Also Home Depot has over stock on Pallets outside stuff in alley & Parking area. I oppose.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***10/12/2021***
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

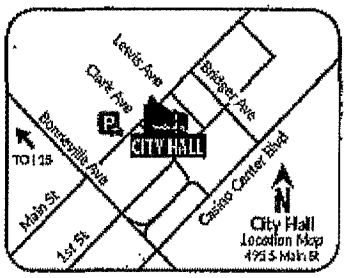
Submitted after final agenda

28P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0280-SUP1

Planning Commission Meeting of **10/12/2021**

21-0280-SUP1
13834816018
KFIRONIT L L C
8117 MOONSTONE CIR
LAS VEGAS NV 89128

89128 NVDFNP1

10/07/2021 18:39 7024460203 ESHEL PAGE 01/01

28P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
29

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

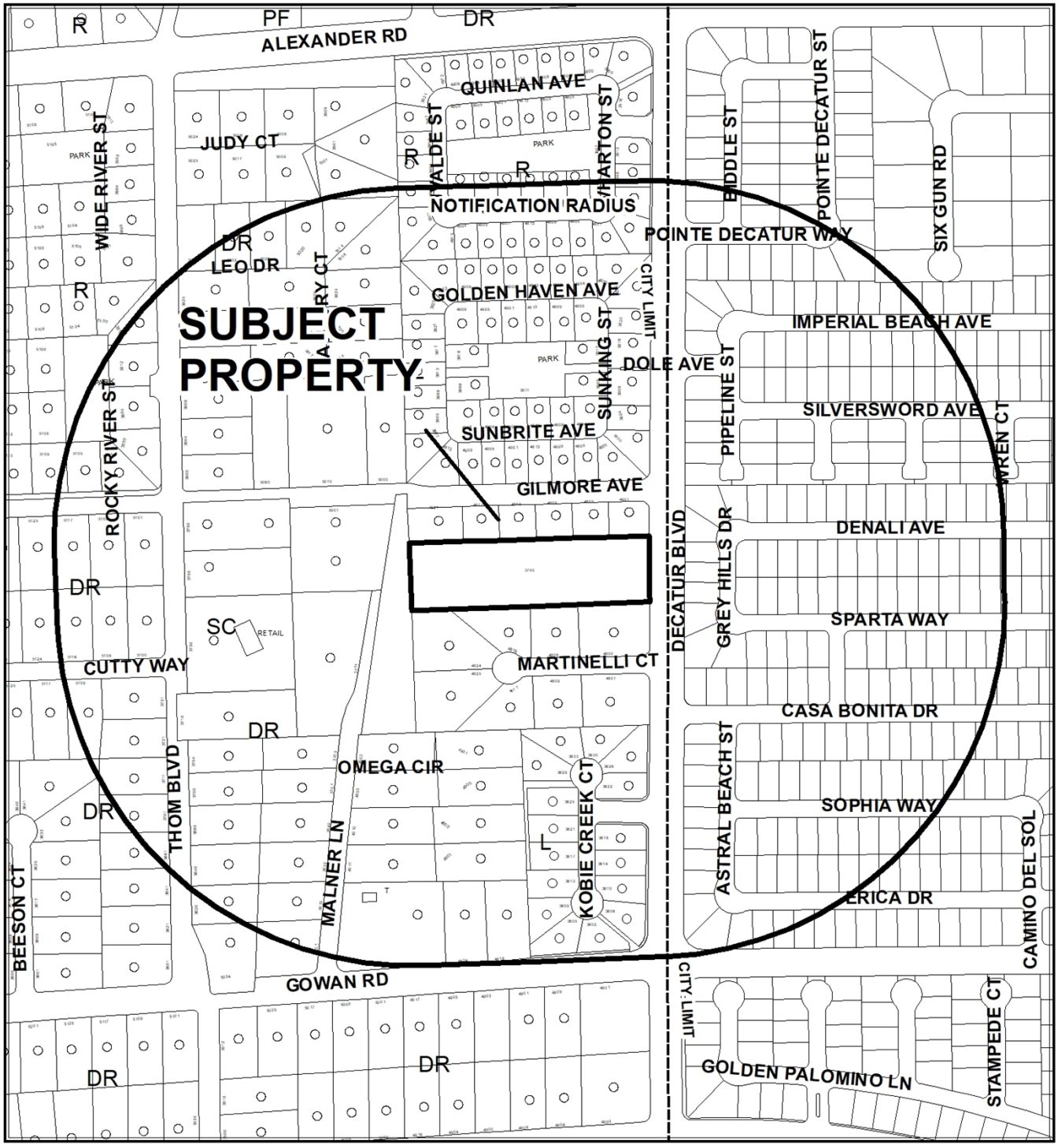
SUBJECT:
21-0376 - PUBLIC HEARING - APPLICANT/OWNER: NIBS, LLC - For possible action on the following Land Use Entitlement project requests on 2.72 acres at 3700 North Decatur Boulevard (APN 138-12-601-005), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 21-0376-GPA1
2. Land Use Map for 21-0376-GPA1
3. Land Use Map for 21-0376-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. School Development Tracking Form Submitted by Clark County School District for 21-0376-TMP1
10. Comments from Clark County Department of Aviation
11. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0376-TMP1
12. Documentation Not Vetted – Support Comment Form and Letters from the Northwest Area Residents Association with Attachments
13. Submitted after Final Agenda – Revised Tentative Map, Protest Postcard and Documentation Not Vetted – Protest Comment Form



0 320 640 Feet

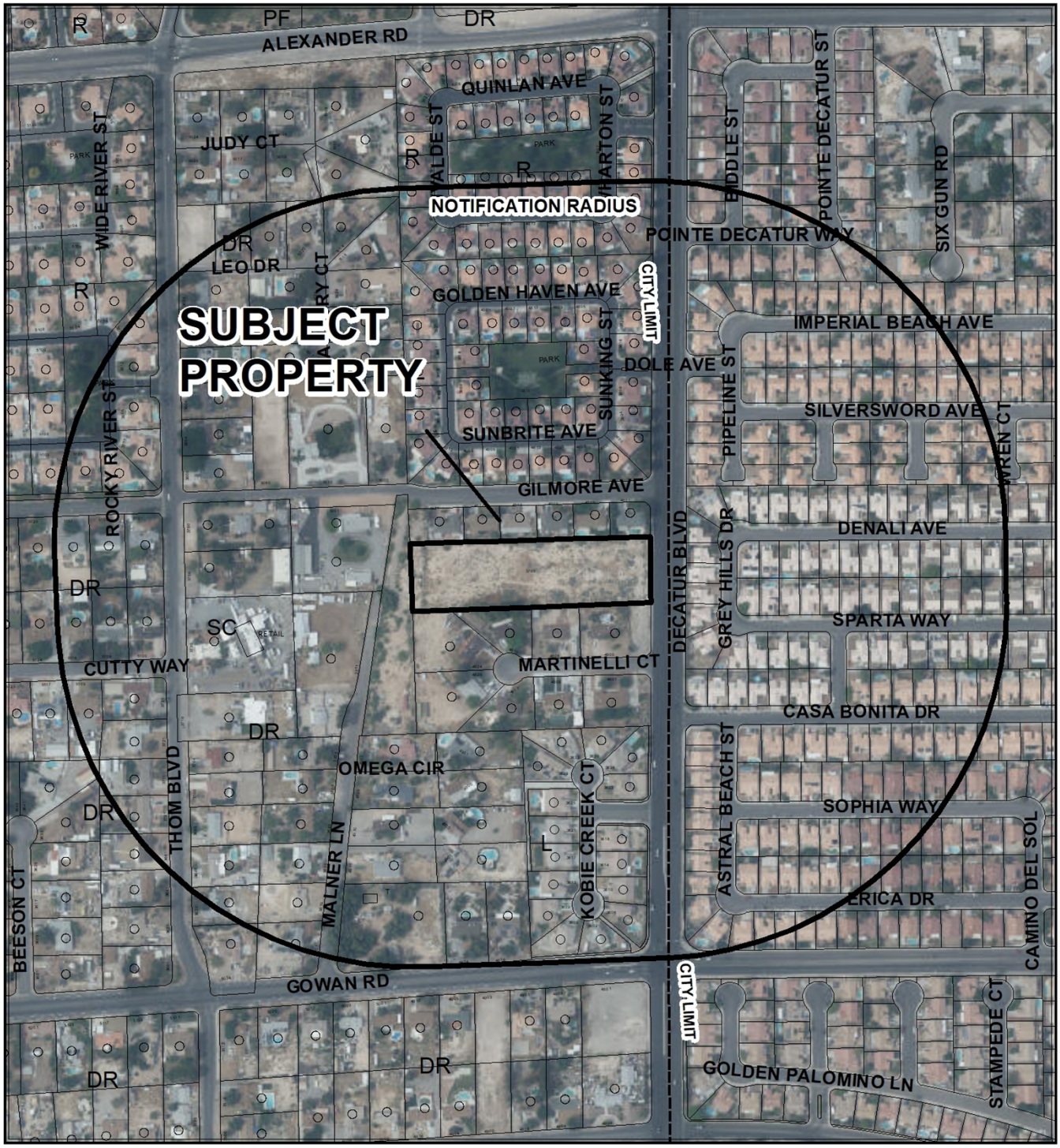
CASE:21-0376-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

N



0 320 640 Feet

CASE: 21-0376-GPA1

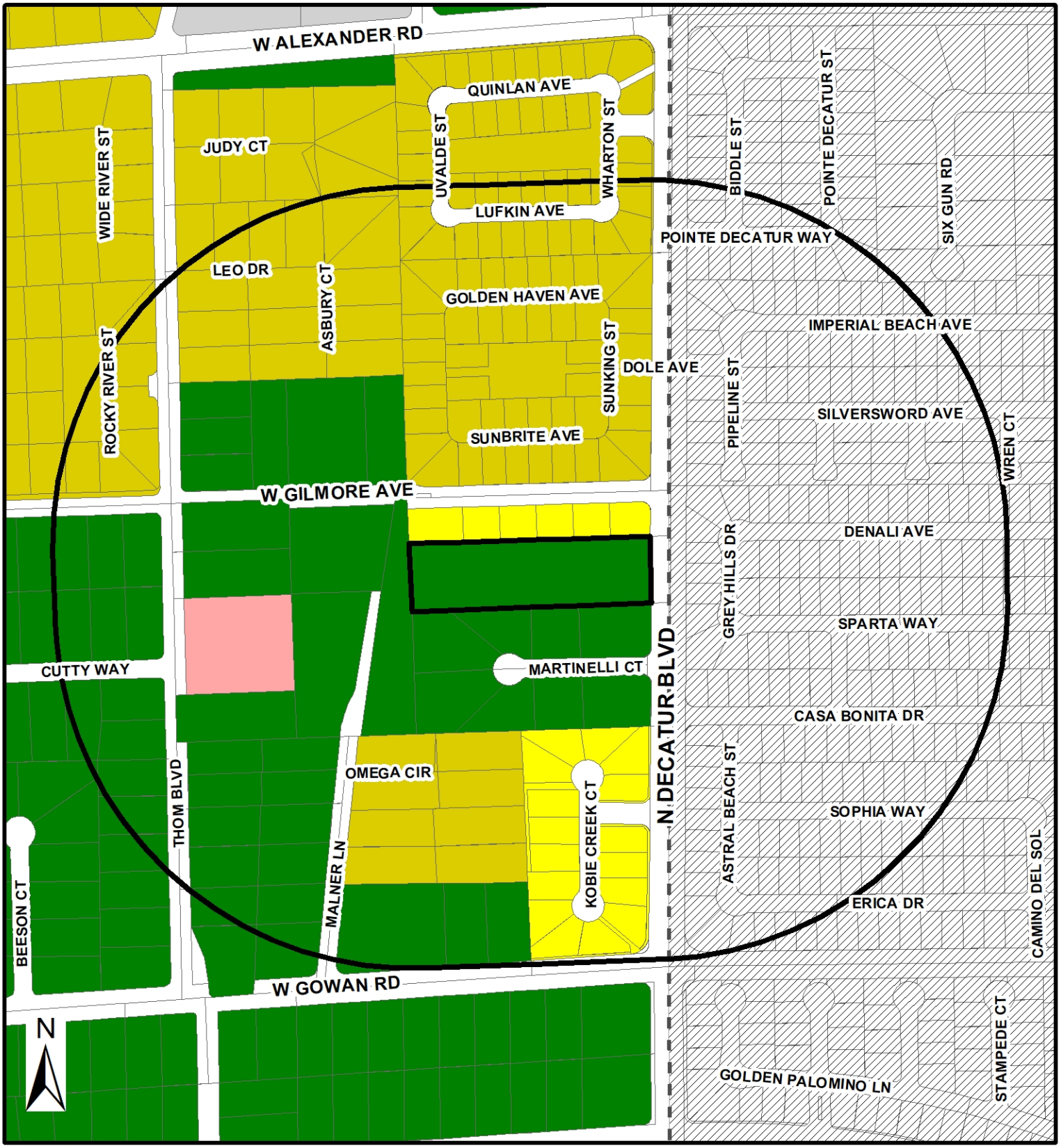
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

N

21-0376-GPA1



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

From DR TO R

Subject Property

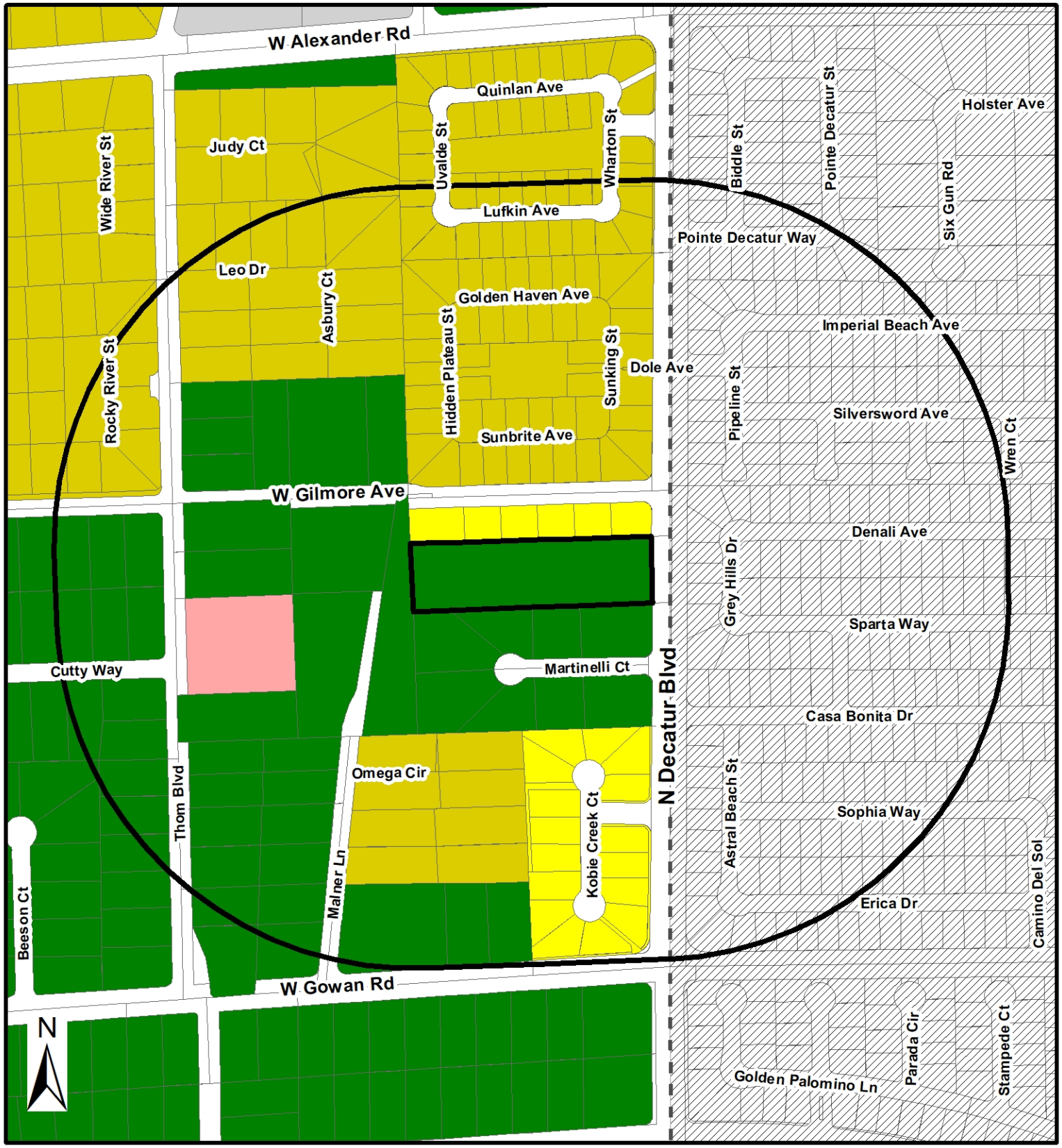
City Limits

Not City

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 21, 2021

21-0376-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS - Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

From R-E to R-1

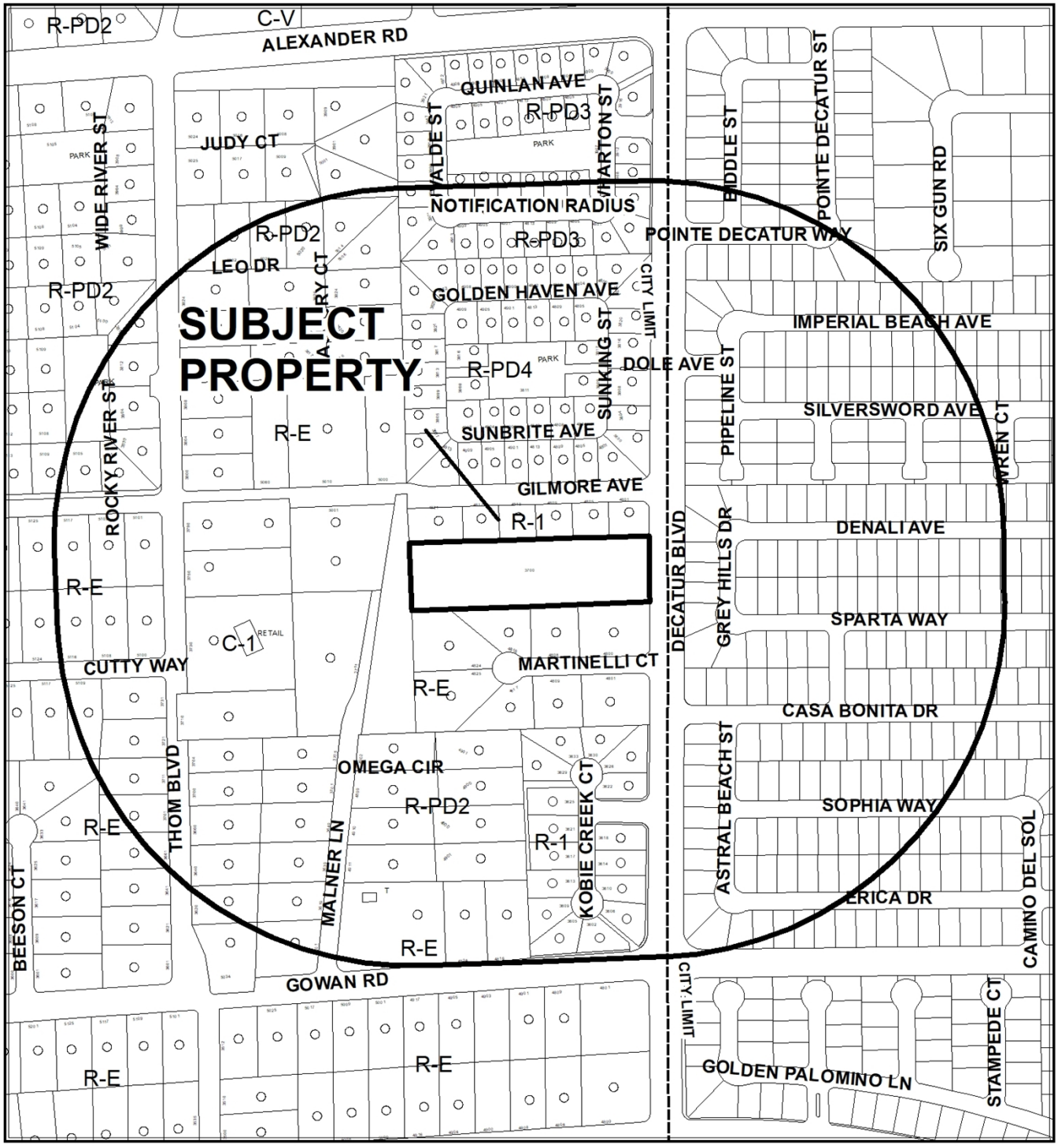
Subject Property

City Limits

Not City

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.
762-229-6301

Date: Tuesday, August 31, 2021



0 320 640 Feet

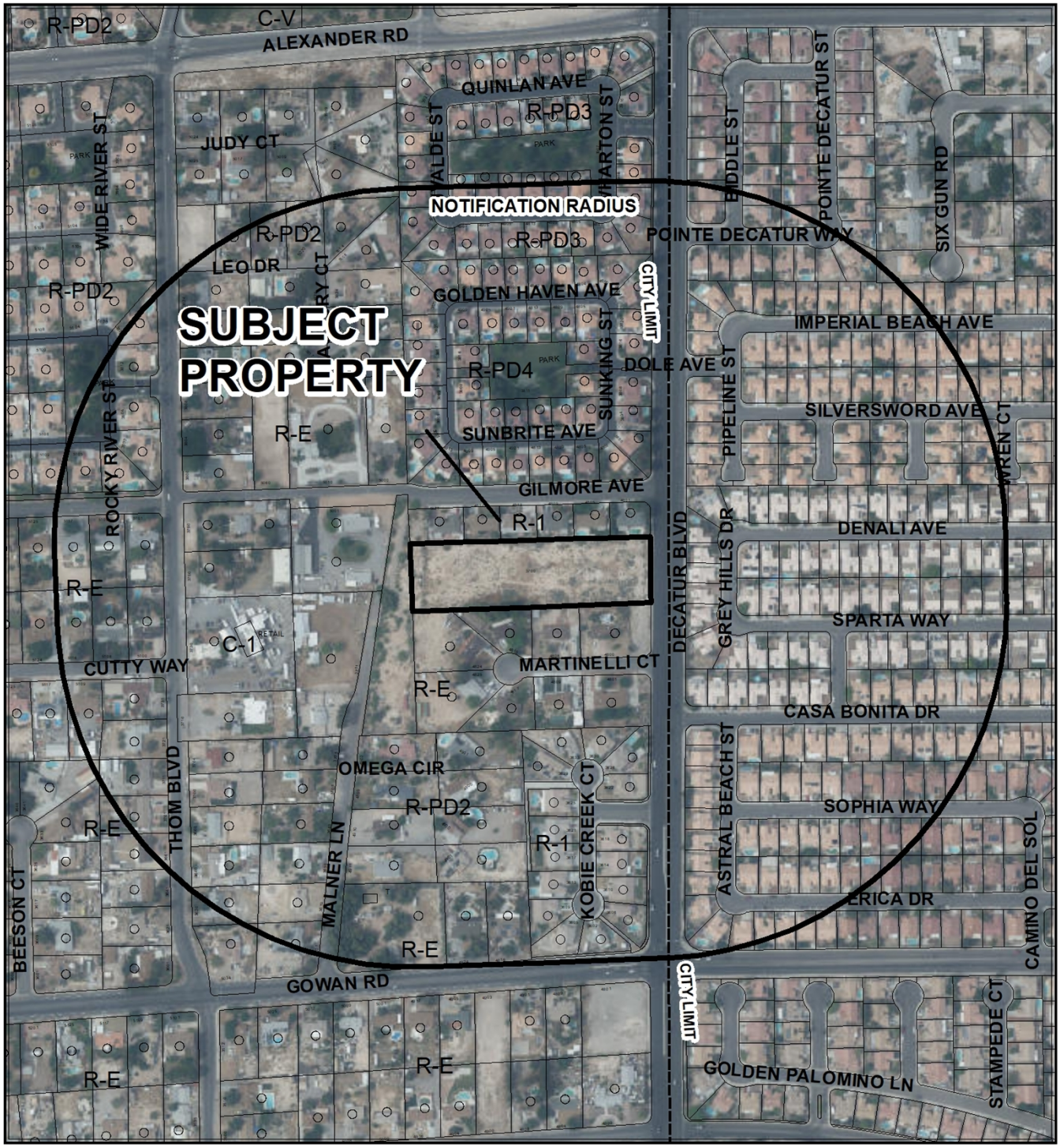
CASE: 21-0376

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 320 640 Feet

CASE: 21-0376

RADIUS: 1000 FEET

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

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NIBS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0376-GPA1	Staff recommends DENIAL.	
21-0376-ZON1	Staff recommends DENIAL.	21-0376-GPA1
21-0376-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0376-GPA1 21-0376-ZON1
21-0376-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0376-GPA1 21-0376-ZON1 21-0376-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 387

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

21-0376-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 40-foot wide private street with a sidewalk on one side where 47 feet with a sidewalk on both sides is the minimum required for a private street without a gate.

2. A Variance is hereby approved to allow a connectivity ratio of 1.00 where 1.30 is required.

3. Approval of a General Plan Amendment (21-0376-GPA1) and Rezoning (21-0376-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0376-TMP1) shall be required, if approved.

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

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

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

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

21-0376-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

AS

2. Approval of General Plan Amendment (21-0376-GPA1), Rezoning (21-0376-ZON1), and Variance (21-0376-VAR1) shall be required, if approved.

3. An Exception of Title 19.06 is hereby approved to allow four trees where five are required within the eastern perimeter landscape buffer.

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

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

6. 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.

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

Public Works

8. Prior to the recordation of the Final Map, grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC) meeting Standard Drawing #234.2 for the existing bus stop on Decatur Boulevard adjacent to this site. The recording information shall be shown on the Final Map mylar.

9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

10. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk on Decatur Boulevard 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.

11. This site shall connect to the existing 36-inch sewer line in Decatur Boulevard.

12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

14. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

15. 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 the 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 the elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop an eight-lot single-family residential subdivision on 2.72 acres at 3700 North Decatur Boulevard.

ISSUES

- In May 2007, the Planning Commission approved the most recent Tentative Map (TMP-21138) for a seven-lot single-family residential development on the subject site. This Tentative Map approval expired in May 2009.
- A General Plan Amendment is requested to amend the land use of a 2.72-acre portion of the Centennial Hills Sector Plan from: DR (Desert Rural Density Residential) to: R (Rural Density Residential).
- A Rezoning is requested from: R-E (Residence Estates) to: R-1 (Single Family Residential). Staff recommends denial.
- A Variance is requested to allow a 40-foot wide private street with a sidewalk on one side where 47 feet with a sidewalk on both sides is the minimum required for a private street without a gate. Staff recommends denial.
- A Variance is requested to allow a connectivity ratio of 1.00 where 1.30 is required. Staff recommends denial.
- An Exception is requested to allow four trees where five are required within the eastern landscape buffer. Staff does not support this request.
- A Tentative Map is requested to allow an eight-lot single-family residential subdivision.
- The subject site is located in the R-PO (Rural Preservation Overlay) district.

ANALYSIS

The proposed site is a 2.72-acre undeveloped site which is currently zoned as R-E (Residence Estates) with a DR (Desert Rural Density Residential) land use designation. The subject site had received prior approvals in 2004, 2005, and 2007 for various seven-lot residential developments; no special considerations were made as part of these requests.

The applicant is proposing to develop the parcel with an eight-lot single-family, detached residential subdivision. In order to accommodate the design and increased density of the proposed subdivision, the applicant requests the General Plan be amended to R (Rural Density Residential). The applicant requests rezoning to R-1 (Single Family Residential).

The R (Rural Density Residential) General Plan land use category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre. The proposed density for the subdivision is 2.94 dwelling units per acre complying with the proposed R (Rural Density Residential) density allowance.

The purpose of the R-1 (Single Family Residential) district is to provide for the development of single-family detached dwellings in a suburban setting. The R-1 zoning district is consistent with the policies of the R (Rural Density Residential) category of the General Plan.

A Variance is requested to allow a nonstandard private street without a gate. According to Title 19.04.070, private streets shall have the same dimensions as the comparable public streets unless separated by a gate. The proposed subdivision includes a 40-foot-wide private street with a sidewalk on one side (As such, a Variance is requested to allow a 40-foot wide private street without gates where 47 feet is the minimum required for a private street without a gate). Additionally, City standards require sidewalks to be provided on both sides of all public streets, even if such sidewalks are allowed to be deferred in support of current rural character. Appropriate right-of-way should be preserved for the future installation of such sidewalk, should it ever become desired in the future.

A Variance is requested to allow a connectivity ratio of 1.00 where 1.30 is required. Title 19.04 describes connectivity as a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. The Connectivity Ratio is calculated as the ratio between the number of street links (road sections between intersections) in the development's street layout, divided by the number of street nodes (intersections and terminations). With a higher connectivity ratio, there are more options for travelers in a given neighborhood, while a lower connectivity ratio provides fewer options for travelers. The proposed development provides a connectivity ratio of 1.00 where 1.30 is required. Connectivity is an essential component for achieving a connected transportation system as outlined in the City's General Plan. Staff cannot support a Variance request that would contradict the City's General Plan and recommends denial of the request.

The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations are expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

The applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

The Department of Public Works has indicated that the submitted east/west and north/south cross-sections appear to depict a maximum natural grade of less than two percent across this site. Per the Tables in Title 19.06.050 a development with a natural slope of less than two percent, is allowed a maximum four-foot retaining wall. No retaining walls are shown.

The subject site is within the confinements of the Rural Preservation Overlay (R-PO) District. This area has been deemed consistent with the definition and intent of a rural preservation neighborhood. The R-PO district is intended to:

1. Ensure that the rural character of each rural preservation neighborhood is preserved.
2. Unless a rural preservation neighborhood is located within three hundred thirty feet of an existing or proposed street or highway that is more than ninety-nine feet wide, maintain the rural character of the area developed as a low density residential development.
3. Provide adequate buffer areas, adequate screening and an orderly and efficient transition of land uses, excluding raising or keeping animals commercially or noncommercially.
4. Establish a basis for the modification of standards for the development of infrastructure to maintain the rural character of the rural preservation neighborhood.

For any rezoning request for a vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council may approve the request for a greater density or intensity of uses than which exists under good cause. As no substantial reason has been giving to warrant the increase in density, staff is recommending denial on the General Plan Amendment and all related applications.

FINDINGS (21-0376-GPA1)

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

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

   The density and intensity of the proposed R (Rural Density Residential) designation is not compatible with the surrounding land uses which are designated as DR (Desert Rural Residential); the surrounding area is fully developed with single-family detached dwellings of this density standard.

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

   The R (Rural Density Residential) land use designation allows for a variety of zoning districts including the current R-E (Residence Estates) zoning district, R-D (Single Family Residential-Restricted), and the proposed R-1 (Single Family Residential) zoning district.

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

   There are adequate transportation and utility facilities to accommodate the uses permitted by the proposed R (Rural Density Residential) designation.

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

   The proposed increase in density does not support the objectives of the R-PO (Rural Preservation Overlay), as this overlay was designed to maintain a rural preservation neighborhood. No substantial reason has been given to warrant the increase in density.

FINDINGS (21-0376-ZON1)

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

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

   If the associated General Plan Amendment request to R (Rural Density Residential) is approved for this site, the proposed R-1 (Single Family Residential) zoning district would conform to the R land use designation.

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

   The R-1 (Single Family Residential) zoning district is intended to provide for the development of single-family detached dwellings in a suburban setting.

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

   Neither growth nor development factors in the surrounding community indicates a need or appropriateness for this rezoning

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

   Access to the site is provided by Decatur Boulevard, which is adequate in size to serve the subject site.

FINDINGS (21-0376-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop a residential subdivision that does not conform with Title 19's subdivision design regulations. An alternative subdivision design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0376-TMP1)

As the design of the Tentative Map is dependent on the approval of the requested Variances, a design that does not meet the residential connectivity ratio and non-standard private street sizes, staff is recommending denial of the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
1963	The subject site was annexed (A-0029-63) into the City of Las Vegas.
11/19/98	A Special Use Permit (U-0132-98) was withdrawn without prejudice by the Planning Commission for a proposed 13,388 square-foot church with accessory child care center and multi-purpose facility.
10/21/04	A request for a General Plan Amendment (GPA-5201) from: DR (Desert Rural Density Residential) to: R (Rural Density Residential) was refunded before being heard for consideration by the Planning Commission.
11/17/04	The City Council approved a Rezoning (ZON-5203) from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development – 2 Units per Acre) on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The Planning Commission and Staff recommended approval.
	The City Council approved a Variance (VAR-5202) to allow a 2.94-acre development where five acres is required for a residential planned development on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-5204) for a proposed seven-lot single-family residential development on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The Planning Commission and Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/05	The Planning Commission approved a Tentative Map (TMP-5777) for Decatur Manor a seven-lot single-family residential subdivision on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue. Staff recommended approval.
12/20/06	The City Council approved an Extension of Time (EOT-17977) of an approved Rezoning (ZON-5203) from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development – 2 Units per Acre) on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. Staff recommended approval.
05/24/07	The Planning Commission approved a Tentative Map (TMP-21138) for Decatur Manor, a seven-lot single-family residential development on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. Staff recommended approval.
06/20/07	A request for a Variance (VAR-20793) was withdrawn before being considered by the City Council to allow a residential planned development on 2.94 acres where five acres is the minimum required for a seven-lot single-family residential subdivision on property located on the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The Planning Commission recommended approval.
	A request for a Site Development Plan Review (SDR-20792) was withdrawn before being considered by the City Council for a proposed seven-lot single-family subdivision of one-story homes on 2.94 acres located on the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue. The Planning Commission recommended approval.

Most Recent Change of Ownership	
05/17/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses associated with the subject site.

Pre-Application Meeting	
06/14/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning, Variance, and Tentative Map regarding a proposed eight-lot single-family residential subdivision at the subject site.

Neighborhood Meeting	
08/31/21	A neighborhood meeting was conducted at 6:00 PM on August 31st, 2021, at Claude and Stella Parson's Elementary School in the multipurpose room at 4100 Thom Boulevard. The meeting was attended physically by one member of Planning staff, one member of the Ward 5 Council Ward Office, and two individuals representing the applicant/project. There were 19 members of the public who attended in-person. The applicant began the meeting by giving an overview of the project synopsis. Concerns were raised regarding the following: **Will the proposed development be single-story or two-story?** The development will likely be two stories. The public was in strong opposition toward this emphasizing a desired single-story development to match the surrounding area. **Concerns were raised over visibility as it pertained to the number of stories.** **Has the applicant discussed the project with Councilman Crear?** At this point in the process, the applicant had not but was planning on doing so leading up to the City Council meeting. **Is there an estimated price target?** At this point in the process, there is none yet but would be driven by market rates. **Will there be a Home Owner's Association?** There will likely be in order to maintain the landscaping along Decatur Boulevard. Without a Landscape Maintenance Association, there would be no accountability on the landscaping causing a neglected and blighted perimeter landscape. **Concerns were raised over the site's flooding and drainage.** A hydrology study has been completed and would use the proposed private street and easements for drainage on Decatur Boulevard. The drainage was based on 100-year flooding events. **Will a rendering of the homes be ready by the Planning Commission or City Council?** Not at this point of the process as the homes are semi-custom designs.

Neighborhood Meeting	
	What are the plans moving forward with the feedback that was given tonight? The applicant will meet again with the public prior to the Planning Commission meeting. Overall the members of the public were in opposition toward the proposed development. The applicant stated they were willing to work with the feedback received from the project to work with the public. The applicants emphasized a lot of ways to change the project to make it work. The public preferred a subdivision that would be around six lots and meeting the R-E (Residence Estates) development standards. The meeting was concluded at 7:00 PM.

Field Check	
09/08/21	A routine field check was conducted of the subject site; staff found an undeveloped lot with high vegetation and light trash. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	2.72

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Residential)	R-E (Residence Estates)
North	Single Family, Detached		R-1 (Single Family Residential)
South			R-E (Residence Estates)
East		Single Family Low (Up to 6 Dwelling Units per Acre)	R-1 (Single Family Low Density Residential) – Clark County
West	Undeveloped	DR (Desert Rural Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Rancho	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (70 Feet)	Y
RP-O (Rural Preservation Overlay) District	N*
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

**For any rezoning request for a vacant property that is located within the Overlay District, the City Council may approve the request for a greater density or intensity of uses than which exists under good cause. No evidence to support this change was presented to warrant the increased density.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	8,054 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet		N/A*
Min. Distance Between Buildings	6 Feet		
Max. Lot Coverage	50%		
Max. Building Height	2 Stories/ 35 Feet		

**A lot fit analysis has not been submitted as part of this application. The proposed dwellings would be held to the R-E (Residence Estates) development standards listed in Title 19.06.060.*

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/ac	6 max
Proposed General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59 du/ac	9 max

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	0 Trees	0 Trees	Y
• South	1 Tree / 30 Linear Feet	0 Trees	2 Trees	Y
• East	1 Tree / 30 Linear Feet	5 Trees	4 Trees	N*
• West	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		**5 Trees**	**6 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	0 Feet		5 Feet	Y
• East	6 Feet		6 Feet	Y
• West	0 Feet		0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	Y

**An Exception is requested to allow a reduction in required landscape materials.*

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

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		1	
Intersection – Internal			
Cul-de-sac Terminus			1
Intersection – External Street or Stub Terminus			
Intersection – Stub Terminus with Temporary Turnaround Easements			
Non-Vehicular Path - Unrestricted			
Total		**1**	**1**
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**	

Streetscape Standards	***Required***	***Provided***	***Compliance***
Proposed Private Street	Private streets shall have the same dimensions as the comparable public streets unless separated by gates. The minimum public street consists of a 47-foot right-of-way with a 31-foot wide street with three-foot amenity zones and sidewalks on both sides of the street.	40-foot-wide right-of-way with an amenity zone on one side of the street, and a sidewalk on the opposite side of the street	N*

**The applicant has requested a Variance (21-0376-VAR1) to waive public street standards for a private street not separated by a gate.*

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	8 lots	Two spaces per dwelling	16				
TOTAL SPACES REQUIRED			16		16		Y
Regular and Handicap Spaces Required			16	0	16	0	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree for every 30 linear feet with perimeter landscape buffers.	To allow four trees where five are required within the eastern perimeter landscape buffer.	Denial

Proposed 10 Single-Family Units:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (10)	10 x 0.166	10 x 0.093	10 x 0.131
Total Additional Students	2	1	1

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Parson Elementary School	4100 Thom Boulevard	Kindergarten – 5th Grade	518 Students	302 Students	03/01/21
Swainston Middle School	3500 West Gilmore Avenue	6th – 8th Grade	1,494 Students	1085 Students	03/01/21
Cheyenne High School	3200 West Alexander Road	9th - 12th Grade	2,422 Students	1,877 Students	03/01/21

Department of Public Works Traffic Study

Tentative Map for a Proposed Eight-lot Single Family Residential Subdivision – 3700 North Decatur Boulevard				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	10	9.44	94
AM Peak Hour			0.74	7
PM Peak Hour			0.99	10
Existing Traffic on Nearby Streets				
Decatur Boulevard				
Average Daily Traffic (ADT)			29,769	
PM Peak Hour (Heaviest 60 Minutes)			2,382	
Gowan Road				
Average Daily Traffic (ADT)			3,785	
PM Peak Hour (heaviest 60 minutes)			303	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Decatur Boulevard			59,900	
Gowan Road			15,600	
Summary				
This project will add approximately 94 trips per day on Decatur Boulevard, Gilmore Avenue, and Gowan Road. Currently, Decatur Boulevard is at approximately 50 percent of capacity, and Gowan Road is at approximately 24 percent of capacity. With this project, Decatur Boulevard is expected to remain unchanged and Gowan Road to be at about 25 percent of capacity. Recent traffic counts are not available for Gilmore Avenue, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 10 additional cars, or about one every six minutes.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GENERAL PLAN AMENDMENT, REZOING & TENTATIVE MAP

Project Address (Location) 3700 N DECATUR BLVD

Project Name DECATUR MANOR **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 138-12-601-005 **Ward #**

General Plan: Existing DR Proposed L **Zoning:** Existing R-E Proposed R-1

Additional Information 10 LOT SINGLE FAMILY SUBDIVISION

Property Owner NIBSLLC Contact

Address 9416 LEADBRICK ST City LAS VEGAS State NV Zip 89143

E-mail Phone

Applicant NIBSLLC Contact

Address 9416 LEADBRICK ST City LAS VEGAS State NV Zip 89143

E-mail Phone

Representative LANDON CHRISTOPHERSON Contact LANDON CHRISTOPHERSON

Address 2885 E. QUAIL AVENUE City LAS VEGAS State NV Zip 89120

E-mail LCHRISTOPHERSON@NOVUSVI.COM Phone 702-521-7021

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 FESTUS EBONKA

Subscribed and sworn before me

This 21st day of June, 20 21

Clark County, Nevada

Notary Public in and for said County and State

MELISSA SANCHEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-25-2023
Certificate No: 19-2600-01

21-0376
06/21/2021

Decatur Manor

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.
- FOR COMMENT ☑ 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.

Need curve data

- ☑ 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.
- FOR COMMENT ☑ 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.

21-0376
06/21/2021

- NA 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

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

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

FOR COMMENT ☑ 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.

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

Department of Public Works Signature: Roger Bailey

Date: 6/14/21

Please show N/S and E/W cross sections with existing and proposed grades with stationing

Please re-stamp the Tentative Map with an unexpired stamp

21-0376
06/21/2021

DEPARTMENT OF PLANNING

DATE: 6-21-21

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

RE: PROJECT NAME DECATUR MANOR
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

_N I B S, LLC_____ (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Landon Christopherson at (702)-521-7021. Thank you.

Sincerely,

_____
(Signature)

LANDON CHRISTOPHERSON
_____
(Print)

Subscribed and sworn before me

This _____ day of _____ , 20 _____ .

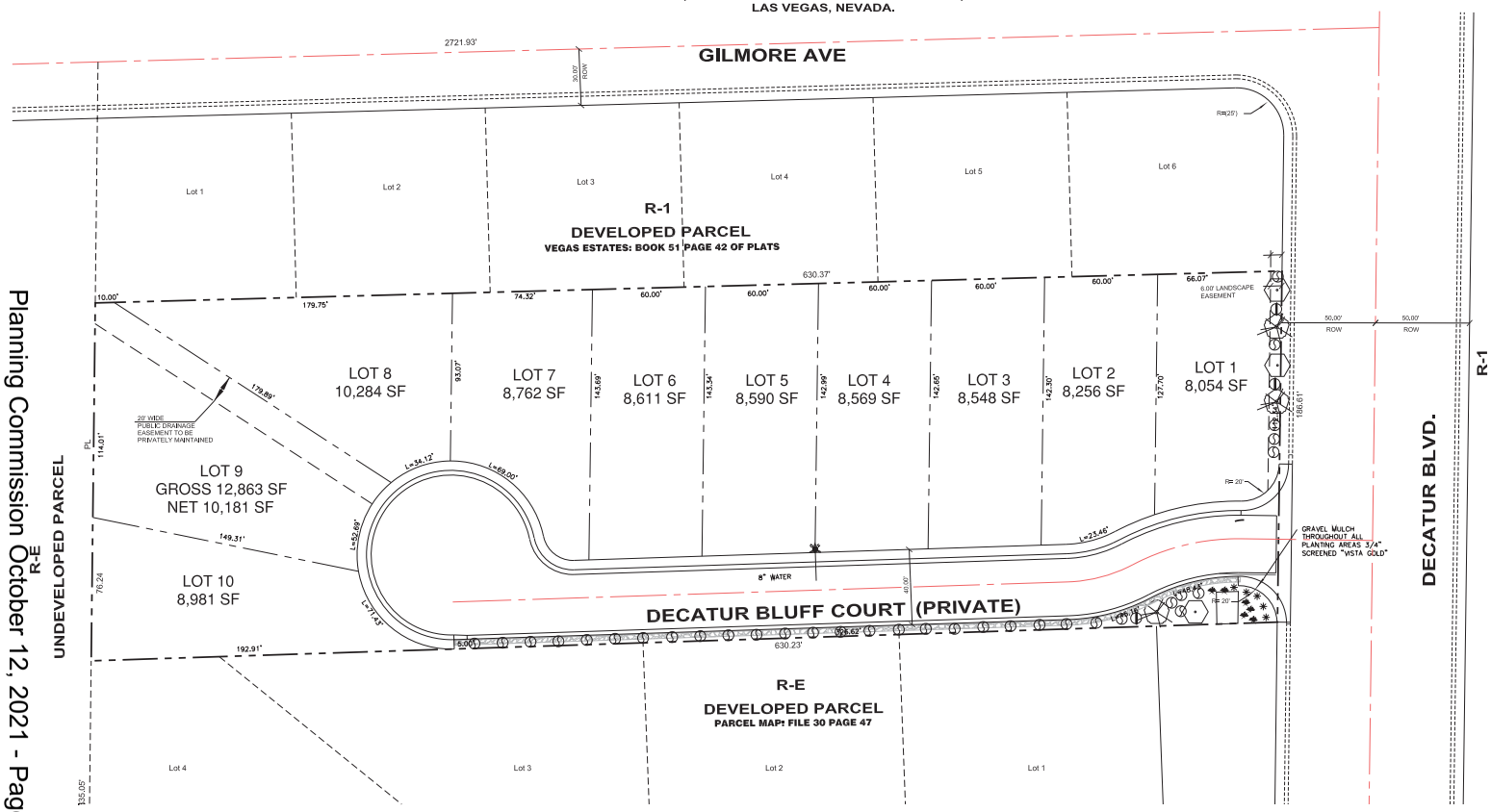
_____
Notary Public in and for said County and State

21-0376
06/21/2021

TENTATIVE MAP OF

DECATUR MANOR

(A RESIDENTIAL PLANNED DEVELOPMENT)
LAS VEGAS, NEVADA.



N

GRAPHIC SCALE
30 15 30
(IN FEET)
1 inch = 30 ft.

21-0376
06/21/2021

BASIS OF BEARING

N00°44'32"E being the East line of the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M. As per Record of Survey File 121 Page 06 City of Las Vegas, Clark County, Nevada records.

PLANT LIST:

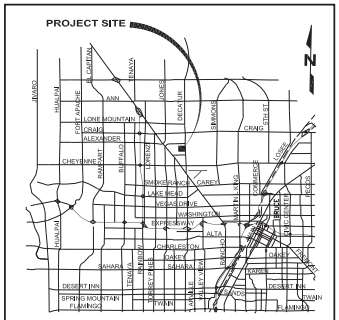
NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	REMARKS
3		RHUS LANCEA - African Sumac	24" BOX	MULTI TRUCK
3		ACACIA STENOPHYLLA - Shoestring Acacia	24" BOX	MULTI TRUCK OR LOW BRANCHING

NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - Common Name	SIZE	MIN. DIST FROM CURB OR WALK
3		CASSIA NEMOPHYLLA - Green Cassia	5 gal	4'-0"
35		HESPERALOE PARVIFLORA - Red Yucca	5 gal	2'-6"
31		LANTANA 'NEW GOLD' - New Gold Lantana	1 gal	2'-0"
31		MUHLENBERGIA CAPILLARIS 'REGAL MIST' - Regal Mist Muhlenbergia	1 gal	2'-0"

LEGEND

	EX. CURB & GUTTER, SW, CONC
PL	PROPERTY LINE
CL	CENTERLINE
R/W	RIGHT OF WAY
	LOT LINE
	SET BACK LINE
	EASEMENT LINE
AC	ASPHALTIC CONCRETE
CATV	CABLE / TELEVISION
CL	CENTERLINE
CONC	CONCRETE
DW	DRIVEWAY
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FNCE	FENCE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
NG	NATURAL GROUND
PVC	POLYVINYL CHLORIDE
STA	STATION
SWR	SEWER
TBC	TOP BACK OF CURB
TMH	TOP OF MANHOLE
WM	WATER METER
WTR	WATER

PROJECT SITE



VICINITY MAP

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/22
CIVIL
No. 15257
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER
6-16-21

ENGINEER:
PLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST OUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

CLIENT:

PROJECT:
DECATUR MANOR
DECATUR BOULEVARD & GILMORE AVENUE
LAS VEGAS, NV
APN # 138-12-601-005

SHEET TITLE:
LANDSCAPE PLAN

DATE:
MAY 5, 2021

SCALE:
1"=30'

SHEET NUMBER:
1 OF 1

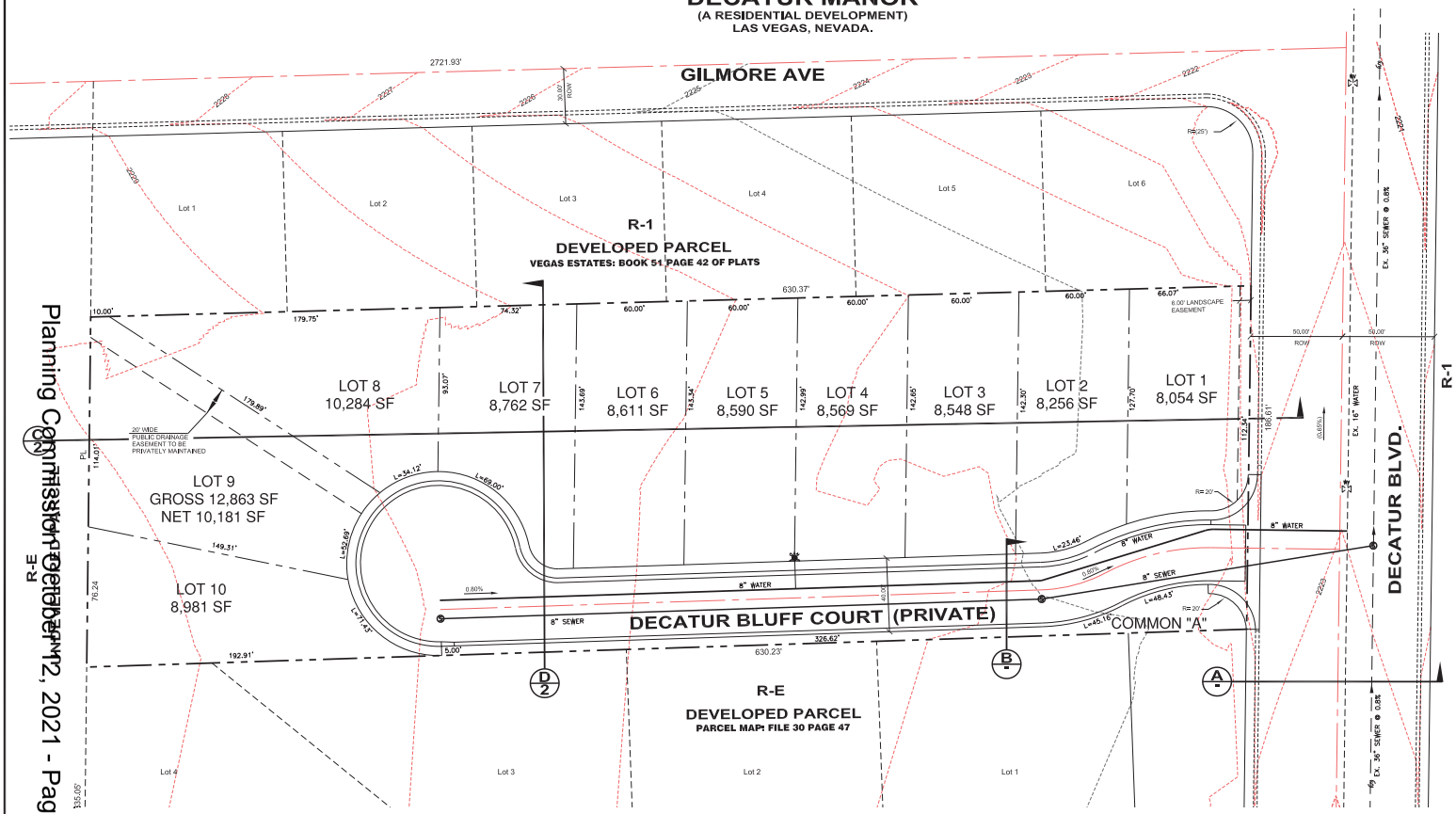
DRAWING:

Planning Commission October 12, 2021 - Page 820

TENTATIVE MAP OF

DECATUR MANOR

(A RESIDENTIAL DEVELOPMENT)
LAS VEGAS, NEVADA.



Planning Commission October 12, 2021 - Page 821

LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED
	PARCEL BOUNDARY
	CENTERLINE
	PROPERTY LINE
	EDGE OF PAVEMENT
1234	CONTOUR W/ ELEVATION
	CURB & GUTTER
(XX.XX%) TC (FF = 52.08)	EXISTING ELEVATIONS
	FINISHED FLOOR
	CHAIN LINK FENCE
(X.X%)	PROPOSED SLOPE
	FIRE HYDRANT

GRAPHIC SCALE
30 0 30
(IN FEET)
1 inch = 30 ft.

N

2-0376
06/21/2021

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/ 2021
CIVIL
No. 15257
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER
6-16-21

ENGINEER:
PLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST OUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

CLIENT:

PROJECT:
DECATUR MANOR
DECATUR BOULEVARD & GILMORE AVENUE
LAS VEGAS, NV
APN # 138-12-601-005

SHEET TITLE:
TENTATIVE MAP

DATE:
JUNE 15, 2021

SCALE:
1"=30'

SHEET NUMBER:
1 OF 2

DRAWING:

PRIVATE STREET:
THE PRIVATE STREET WILL BE A PUE, CITY OF LAS VEGAS PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE ASSOCIATION.

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE PROPERTY, NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

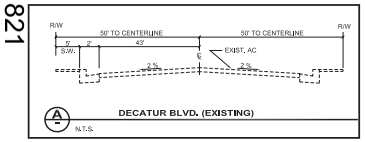
DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE, THERE ARE NO IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.

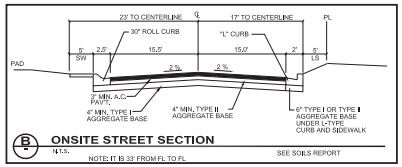
LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE ALONG DECATUR BLVD AND DECATUR BLUFF COURT WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

Note: Above ground utility boxes shall not be placed within trail corridors.

OWNER / DEVELOPER

NIBS LLC
9416 LEADBRICK ST
LAS VEGAS, NV 89143





BENCH MARK

North Las Vegas Bench
BM # NLV001254
Elevation = 2225.21'
Rivet and Plate in TIC, SW corner of Decatur Blvd. and Gowan Road, (NAVD 88)

BASIS OF BEARING

N00°44'32"E being the East line of the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M. As per Record of Survey File 121 Page 06 City of Las Vegas, Clark County, Nevada records.

LEGAL DESCRIPTION

That portion of the N2 of the SE4 of the NE4 of Section 12, Township 20 South, Range 60 East M.D.M., In the City of Las Vegas, County of Clark, State of Nevada, described as follows:

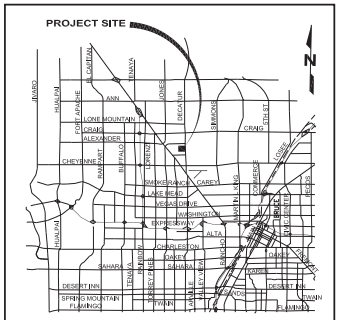
Commencing at the E 1/4 corner of Section 12; Thence N00°44'32"E along the accepted East line of the NE 1/4 of Section 12 as shown on Record of Survey File 121 Page 06, Clark County, Nevada records, 1019.46'; Thence S88°07'40"W along the prolongation of an existing Block wall that was established by Parcel Map File 29 Page 65, 50.00' to the POINT OF BEGINNING; Thence continuing S88°07'40"W along said prolongation of an existing block wall, 630.22' to a point on the West line of the E 1/2 of the SE 1/4 of the NE 1/4 of said Section 12; Thence N00°39'20"E along said West line, 190.26' to the South line of Vega Estates Book 51 of Plats, Page 42; Thence N89°27'36"E along said South line of Vega Estates, 630.37' to a point on the West Right-of-Way line of Decatur Blvd.; Thence S00°44'32"W along said Westerly Right-of-Way line, 186.61' to the POINT OF BEGINNING.

This parcel contains 2.72 Acres more or less and is intended to be the remaining Land situated between Parcel Map File 29 Page 65 and Vega Estates Book 51 of Plats, Page 42, and the East line of the Land shown on Record of Survey File 130 Page 99, recorded for Ken Bachman and the Westerly Right-of-Way line of Decatur Blvd., In order to clean up previous Gaps and Overlaps caused by double corners used for the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M. City of Las Vegas, Clark County, Nevada.

PROJECT INFORMATION

PARCEL SIZE:	2.72 +/- NET ACRES 2.94 +/- GROSS ACRES
AVERAGE LOT SIZE:	8,611 S.F.
ZONING:	EXISTING: R-E PROPOSED: R-1
DENSITY:	ALLOWED: 5-12 PER AC. PROPOSED: 3.67 PER AC.
LANDSCAPE AREA:	6' ALONG DECATUR BLVD, 5' ALONG SOUTH PROP. LINE
MINIMUM SETBACKS:	FRONT - 20' REAR - 15' SIDE - 5' TO 10'
UTILITY SERVICES:	WATER: NORTH LAS VEGAS SEWER: CITY OF LAS VEGAS GAS: SOUTHWEST GAS POWER: NV ENERGY
SEWER CONTRIBUTION:	AVERAGE = 1,750 GPD PEAK= 5,600 GPD

PROJECT SITE



VICINITY MAP

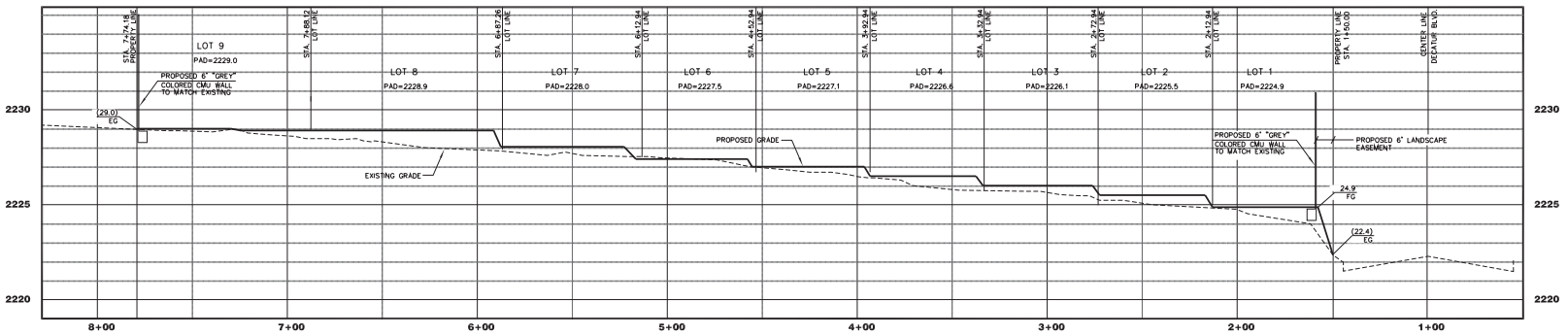
CROSS-SECTIONS FOR

DECATUR MANOR

(A RESIDENTIAL DEVELOPMENT)
LAS VEGAS, NEVADA.

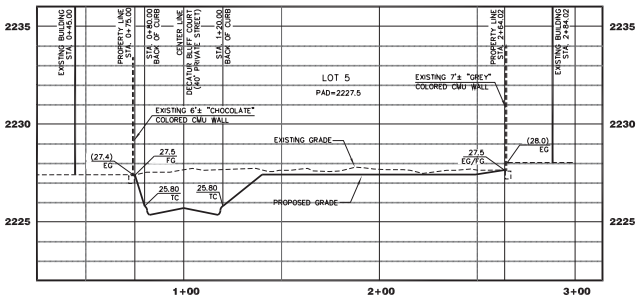
GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = SEE PROFILE

21-0376
06/21/2021



C2 PROFILE

HORIZ. SCALE = 1"=30'
VERT. SCALE = 1"=3'



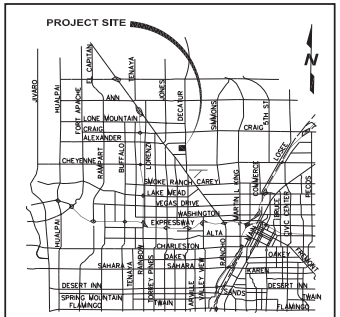
D2 PROFILE

HORIZ. SCALE = 1"=30'
VERT. SCALE = 1"=3'

OWNER / DEVELOPER

N I B S L L C
9416 LEADBRICK ST
LAS VEGAS, NV 89143

PROJECT SITE



VICINITY MAP

BASIS OF BEARING

N00°44'32"E being the East line of the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M. As per Record of Survey File 121 Page 06 City of Las Vegas, Clark County, Nevada records.

BENCH MARK

North Las Vegas Bench
BM # NLV001264
Elevation = 2225.21'
Rivet and Plate in 1/C, SW corner of Decaur Blvd. and Gowan Road. (NAVD '88)

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/ 2.0
CIVIL
No. 15257
6-16-21

ENGINEER:
PLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

CLIENT:

PROJECT:
DECATUR MANOR
DECATUR BOULEVARD & GILMORE AVENUE
LAS VEGAS, NV
APN # 138-12-601-005

SHEET TITLE:
CROSS-SECTIONS

DATE:
JUNE 15, 2021

SCALE:
1"=30'

SHEET NUMBER:
2 OF 2

DRAWING:



21-0376-GPA1, 21-0376-ZON1, 21-0376-VAR1 AND 21-0376-TMP1 - APPLICANT/OWNER: NIBS, LLC
3700 NORTH DECATUR BOULEVARD

09/09/2021



21-0376-GPA1, 21-0376-ZON1, 21-0376-VAR1 AND 21-0376-TMP1 - APPLICANT/OWNER: NIBS, LLC
3700 NORTH DECATUR BOULEVARD

09/09/2021

June 14, 2021

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
702-229-630

Re: Decatur Manor
APN's: 138-12-601-005

To Whom It May Concern:

On behalf of my client, N I B S L L C, I respectfully request consideration of the enclosed General Plan Amendment, Zone Change and Tentative Map to allow the development of ten (10) single family residential lots.

The property was previously approved under General Plan Amendment (GPA-5201) from: DR (Desert Rural Density Residential). Rezoning (ZON-5203) from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development – 2 Units per Acre). Variance (VAR-5202) to allow a 2.94 acre development where five acres is required for a residential planned development on 2.94 acres. Site Development Plan Review (SDR-5204) for a proposed seven-lot single family residential development on 2.94 acres. Tentative Map (TMP-21138) & (TMP-5777) for Decatur Manor a seven-lot single-family residential subdivision on 2.94 acres

We request a General Plan Amendment and Zone Change from a General Plan of DR (Desert Residential) to L (Low Density Residential). The Zone Change is from R-E (Residential Estates) to R-1 (single family residential) The table below describes the surrounding neighborhood and we feel the project is a good addition to the existing neighborhood. The project has no variances as the development meets all standards for R-1 zoning and private streets.

The Tentative Map shows there will be a total of 10 residential lots. The lot sizes range from 8,054 to 10,414 square feet allowing for a custom residential unit.

21-0376
06/21/2021

Adjacent land uses and zoning are as follows:

	North	East	South	West
Land Use	Residential	Public right-of-way	Residential	Residential
Zoning	R-1	NA	R-E	R-E
Current Use	Developed (single family - detached))	Decatur Road	Developed (single family - detached)	Developed (single family - detached)

The development of Decatur Manor is consistent with land use in the neighborhood and matches existing uses and zoning as well.

We look forward to receiving comments and the opportunity to discuss this project.

Respectfully Submitted,



Landon Christopherson, P.E

21-0376
06/21/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 09/09/2021 **Application Number** 21-0376-TMP1 **Entity** LV

Company Name Landon Christopherson

Contact Name

Contact Mailing Address

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

Phone (702) 521-7021 **Mobile** **Fax** **Email**

Project Name Decatur Manor

Project Description 10 Single-Family lots

APN's 138-12-601-005

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	10	x 0.166=	2	x 0.093 =	1	x 0.131 =	1
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			2		1		1

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Parson ES	4100 Thom Blvd	K-5	518	302	3/1/2021
Swainston MS	3500 W. Gilmore Ave	6-8	1494	1085	3/1/2021
Cheyenne HS	3200 W. Alexander Rd	9-12	2422	1877	3/1/2021

*** CCSD Comments**

☐ Approved ☐ Disapproved

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**21-0376-GPA1 21-0376-ZON1 21-0376-VAR1 21-0376-TMP1**
PROJECT:	**DECATUR MANOR, 10 SFU**
LOCATION:	**138-12-601-005**
MEETING DATE:	**OCTOBER 12, 2021, PLANNING COMMISSION AND NOVEMBER 17, 2021, CITY COUNCIL**

COMMENTS:

The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

21-0376-TMP1
NIBS, LLC

3700 N Decatur Boulevard

Proposed 10 lot single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	10	9.44	**94**
AM Peak Hour			0.74	**7**
PM Peak Hour			0.99	**10**

Existing traffic on all nearby streets:

Decatur Boulevard

Average Daily Traffic (ADT)	29,769
PM Peak Hour	2,382
(heaviest 60 minutes)	

Gowan Road

Average Daily Traffic (ADT)	3,785
PM Peak Hour	303
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Decatur Boulevard	59,900
Gowan Road	15,600

This project will add approximately 94 trips per day on Decatur Blvd., Gilmore Ave. and Gowan Rd. Currently, Decatur is at about 50 percent of capacity and Gowan is at about 24 percent of capacity. With this project, Decatur is expected to remain unchanged and Gowan to be at about 25 percent of capacity. Recent counts are not available for Gilmore, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 10 additional cars, or about one every six minutes.

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

Nora Lares

From: noreply@formstack.com
Sent: Friday, October 1, 2021 10:23 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/01/21 10:22 PM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0376
Position:	I SUPPORT the project and all related applications.
Name:	william lee
Residential or Business Address:	4613 Denali Ave. Residential Residential residential, NV 89032
Email:	koashibi@aol.com
Comments:	good for the city. creating jobs.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

29 a-d A

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

September 7, 2021

Mr. Strawser,

I found it! I didn't know if Planning had this documentation on the record for the Decatur 2.72 acre parcel, so I'm sending this along. I spent Labor Day "laboring" through NARA records, and found the single page NOTICE OF PUBLIC HEARING Special Use Permit Planning Commission meeting of November 19, 1998 for a 13.388 sq. ft. church to go on the proposed Decatur Manor site. That's all we have on it.

The "historian" position didn't get added to the NARA Executive Board until December 2, 2002, so some of the very early documentation is marginal. Attached is a photo of our (now 32) three ring volumes of NARA archives. I have an ongoing "reference list" of major topics to help with going back and finding stuff. The single page Decatur church reference wasn't on "the list"...so I added it to it.

Attached is one page of many articles about Dan's Eureka locomotive that backs up to the proposed Decatur Manor strip. Right now he's in Colorado, hauling it all the way there for an annual historic train event. You may remember he takes it to Boulder City every Christmas and gives free rides on it. I received an e-mail from Ditty saying that they oppose the Decatur Manor 2 story high density agenda. I talked to Chuck over at the Road Kill who's property is right behind this proposal. He will also be submitting a letter in opposition.

Of interest, in the "Locomotive a labor of love" article the staff reporter accurately refers to Dan living in his "Centennial Hills home". We are presently in Ward 5 since the last redistricting, but we appropriately and technically remain in the Centennial Hills Sector Plan:

****

January 17, 2001 - The City Council adopted "**Centennial Hills**" as the new name for the northwest area of Las Vegas. Councilman Michael Mack of ward #6 headed up the project Blue Ribbon Committee that defined the area with Cheyenne Avenue as the southern boundary that included NARA.

21-0376

March 1, 2006 - **Centennial Hills Sector Plan** - This date the Centennial Hills Sector Plan became part of the Master Plan designating some 56 square miles of land in the northwest for land use considerations stating, "Of most importance to the residents of the Northwest was the preservation of the rural character of portions of the Northwest, now known as the **Rural Neighborhood Preservation** area (**RNP**) with a maximum density of up to two (2) dwellings per acre. (1.2.1 Rural Neighborhood Preservation Area)". With Cheyenne Road the southern boundary of the Centennial Hills Sector Plan, NARA became part of this special designation.

****

The Title #19.09 Form Based Coding designation of NARA being in the "Rancho District" designation instead of the "Centennial Hills District" is confusing, especially with the Craig/Decatur/Rancho triangle defined as a Rural Preservation Overlay District area, and Cheyenne Avenue the southern boundary of the Centennial Hills Sector Plan. The identity with suburban/**rural** "Centennial Hills" also adds to the ordinance identity with Rural Preservation, and with "Rancho" more of a suburban/**urban** designation. For what it's worth, cows are not allowed south of Cheyenne Avenue. Developers are quick to make special note of these identities and designations in support of their agenda objectives. With North Las Vegas to the east, and the North Las Vegas Airport to the south, It would be reasonable, of not appropriate, to adjust the Centennial Hills District all the way to Cheyenne Avenue, which is the southern boundary of the Centennial Hills Sector Plan.

So, I am including a copy of our Planning Commission NOTICE OF PUBLIC HEARING Special Use Permit U-132-98 dated November 19, 1998 for your archives reference.

Thank you,

Lex Anderson/NARA Historian (alias... "de clerk")

E-mail: lexmar3709@cox.net



Old Planning Comission, City council, and local news recordings - need to be converted to DVD.

Neighborhood eats

Residents push for support of meat facility's restaurant

By SANDY LOPEZ
VIEW STAFF WRITER

When John Mull applied for his first business license in 1954, he opened a meat processing facility called John Mull's Meats & Deer Processing at 3730 Thom Blvd. Fourth-generation family owner Chuck Frommer bought the business from his uncle in 1981 and operated as normal until Guy Fieri featured his business on the Food Network's "Diners, Drive-Ins and Dives."

Frommer knew that after the episode aired, people would flock to eat at his business, which offered only catering at the time. He decided to open the Road Kill Grill in May 2012, and everything was fine until he realized he was operating under the wrong business permit.

"That's where all the problems began," Frommer said. "I didn't realize that the city devalued my license from a miscellaneous sales license to a general retail sales license."

He said he received permission from the city to operate the restaurant under his miscellaneous sales license. According to Frommer, the city mailed the notice of devaluation months ago, but he never received it.

"We were doing a lot of catering around town, growing really fast," Frommer said. "We did the episode with Fieri in January of last year, and it was to air five months later. In that time span, we had to decide whether we wanted to open up a restaurant and serve barbecue or be the laughingstock of the country."

Everything was fine until February, when he was asked to host Rock the Troops, and the event organizer went to get a permit with the city for the event.

In March, a city worker cited Frommer for four violations: conducting a business without obtaining and maintaining a valid business license issued by the city; conducting business for another person/entity who has not obtained/maintained a valid business license issued by the city; operating a business in a manner that constitutes a nuisance; and failure to use a parcel of land in accordance with the uses permitted in the Land Use Tables.



ERIK VERDUZCO/VIEW
Chuck Frommer, owner of Road Kill Grill in Las Vegas, gives a tour of his meat processing facility and restaurant Sept. 11.



ERIK VERDUZCO/VIEW
Kitchen preparer Addy Perez works inside the cutting room Sept. 11.

Doug Rankin, planning manager for the planning department of the city of Las Vegas, said that once Frommer found out he needed a different license to operate, he became cooperative.

"The meat processing was not an issue. Older buildings need a zone change to operate restaurants," Rankin said. "His business has been here for a long time. The city grew around it. While it's an unusual place for C-1 zoning, neighbors supported the project."

After being annexed from the county to the city, the facility received a variance in 1967, and the business was able to operate in a zoned R-E or residence estates.

But in order to continue operating his restaurant, Frommer had to apply to get rezoning to commercial and began conducting neighborhood meetings to hear the concerns of residents.

other businesses moving in, most were supportive.

"He's an icon in our community," said Lex Anderson, historian of the Northwest Area Residents Association. "We're a rural preservation area. Chuck has maintained his business in a rural atmosphere, and we're here to support him as much as possible."

Harvey Starrett, president of the association, wrote a letter to Las Vegas Ward 5 City Councilman Ricki Y. Barlow in response to the nuisance violation.

"Occasionally on Saturdays cars overflow and park on Thom Blvd. for several hours. But Thom Blvd. can handle it, just as it handles the dozens of vehicles that drop off and pick up kids at Parsons Elementary five days a week," Starrett wrote.

The facility, which now sits in the middle of a northwest residential area, is pending a final review and waiting approval to continue to serve its barbecue meats and side dishes, according to Rankin.

"His business is a staple in the community," Barlow said. "He's been there for years, and he's always done things above board. We're thankful as a city to have such a great product that our residents can enjoy."

The Road Kill Grill is open from 11 a.m to 8 p.m. Monday to Saturday. For more information, visit johnmullsmeats.com or call 702-645-1200.

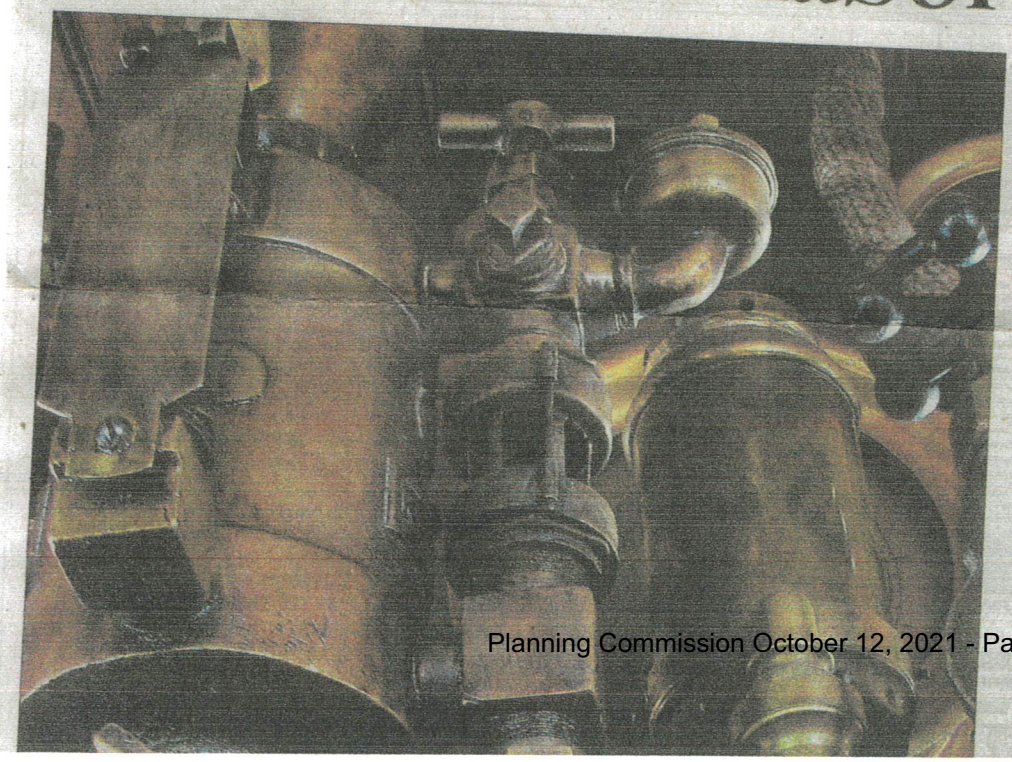
Contact North View reporter Sandy Lopez at slopez@viewnews.com or 702-383-4686. Find her on Twitter: @JournalismSandy.



Dan Markoff peeks out the window from inside the cab of the Eureka, a genuine locomotive from the height of the railroad age. Markoff found the locomotive in a burned building, bought it and restored it inside his Centennial Hills garage.

F. ANDREW TAYLOR/VIEW

Locomotive a labor of love



Resident restores piece of history from railroad age

By F. ANDREW TAYLOR
VIEW STAFF WRITER

Most people have a few odd bits of machinery in their garage. Perhaps there's an old lawn mower despite the fact the homeowner converted to desert landscaping years ago. Maybe it's three quarters of a classic car just waiting for a few parts. In Dan Markoff's case, it's a locomotive.

The Eureka, which was ultimately restored by Markoff at his Centennial Hills home, is a genuine locomotive from the height of the railroad age.

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: NOVEMBER 19, 1998
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-132-98

REQUEST BY THE JUSTICE FAMILY LIMITED PARTNERSHIP ON BEHALF OF TABERNACLE OF PRAISE CHURCH FOR A SPECIAL USE PERMIT ON PROPERTY LOCATED AT 3700 NORTH DECATUR BOULEVARD FOR A PROPOSED 13,388 SQUARE FOOT CHURCH WITH ACCESSORY CHILD CARE CENTER AND MULTI-PURPOSE FACILITY, R-E (RESIDENCE ESTATES) ZONE, WARD 4 (BROWN), APN: 138-12-601-005.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

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 written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request 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 discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) http://www.ci.las-vegas.nv.us.

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

KIRA WAUWIE, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

December 19, 1995 - **Sweetwater I & II** - While at a Planning Commission meeting, for a proposed warehouse rezoning at the location that would eventually become the Rancho/Gowan Business park, an agenda issue was brought up for a 45 unit two story R-PD-4 high density development to be built on the 10 acres at the SW corner of Decatur & Alexander. This was higher density than the interior R-PD-3 buffer gated communities, however Planning supported the density based on the location of two major intersections. The 10 acres to the south (Sweetwater 1) was already staked out and ready for construction. The three issues were, (1) no one in the community had received notification cards on either of the two parcels, (2) there had been no Land Use Entitlement Request sign up for Sweetwater I or 2, and (3) the homes abutting to the established R-E were all to be 2 story on small lots overlooking Rural Preservation privacy. January 21 Mark Doppe from Carina Corp met with NARA presenting an "in your face" attitude that, "this is the way it's going to be!" At the **January 22, 1997 City Council meeting**, Mayor Jan Jones insisted that with no community notification, the agenda needed to go back to Planning. Sweetwater's attorney, Mr. John Moran argued that development was already in progress. Mayor Jones responded back, "It's the law!" Planning attributed the lack of public notification to a "computer error". (?) The February 27th Planning Commission approved the agenda with the condition of only one story homes abutting the R-E residences to the west. The March 10th City Council went into abeyance with Councilman Callister called to Carson City. NARA had over 200 petition signatures, and the three San Miguel gated communities were a cornerstone with this effort! March 24th Mayor Jones put NARA 1st on the agenda list. Again it was sent back to Planning. July 10th Sweetwater II was presented as R-PD-3 with 40 units, with Sweetwater I remaining 45 units but single story on both west property lines as a compromise. It passed.

Sweetwater was a learning experience. It reinforced the single story buffer criteria for new small lot zoning abutting established R-E residences. And it solidified NARA as a viable Rural Preservation neighborhood association. However Carina failed to comply with single story homes behind 3816 Ashbury

Ct. and the lot to the south. The resident at 3816 Ashbury concluded that they could not afford the legal costs to contest it. The Sweetwater experience was a reality check from the initial collaborative Rancho/Gowan success. This was NARAs first "hardcore" learning experience with aggressive and well connected developers with "access", and a "wake up call" from our initial zoning agenda experience, with a primary lesson of "**never *assume* developer compliance!**" (Also, see notes of August 30, 2003).

August 22, 1996 - The initial agenda item of **272 apartments** + 13 high density single family homes + commercial was denied by the City Council as incompatible next to R-E without a zoning buffer. This precipitated NARA to becoming organized. Bradley Burns with Land Title of Nevada then initially proposed a commercial warehouse complex. Warehouses were unacceptable, but NARA came to realized that with the right zoning this could be an optimum buffer to the R-E community and a precedent for future agenda items. NARA proposed for Mr. Burns to change zoning to general commercial (C-2), and also purchase the adjoining parcel to enlarge both the proposal and the Bradley Road buffer area. He jumped on the offer! Conditions were quickly agreed upon, and it easily passed the planning Commission and City Council. This was a text book example for NARA with a classic "win/win".

November 19, 1998 - A 13,388 sq. ft. **church** was proposed at this Planning Commission Meeting for the narrow 3700 North Decatur parcel. Nothing ever came of it. All we have is the Planning Commission Notice Of Public Hearing.

July 8, 1999 - The **100 year "perfect storm"** event with storm cell conversions locally and over the mountains to the west causing 3" of rain falling in a very short time historic flooding all over the valley with west to east "rivers" down major arterials spreading laterally into complete communities. Gowan Road, Alexander Road, and Hickam Avenue were the streets that fed the NARA interior. That was 3/4 of our annual rainfall within an hour or so.

August 30, 1999 - Marginal notes on a pending convenience store and gas station on the NW corner of Decatur & Gowan, zoned RE. It never happened.

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: NOVEMBER 19, 1998
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

Church Never Got off the Ground.

U-132-98

REQUEST BY THE JUSTICE FAMILY LIMITED PARTNERSHIP ON BEHALF OF TABERNACLE OF PRAISE CHURCH FOR A SPECIAL USE PERMIT ON PROPERTY LOCATED AT 3700 NORTH DECATUR BOULEVARD FOR A PROPOSED 13,388 SQUARE FOOT CHURCH WITH ACCESSORY CHILD CARE CENTER AND MULTI-PURPOSE FACILITY, R-E (RESIDENCE ESTATES) ZONE, WARD 4 (BROWN), APN: 138-12-601-005.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

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 written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request 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 discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) http://www.cl.las-vegas.nv.us.

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

Kira Wauwie

KIRA WAUWIE, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

September 1, 2021

Mr. Strawser,

This will be an "interesting" and precedent application. It will be in effect a Title #19 referendum on Rural Preservation Overlay District original 2005 identity and purpose. The Staff Report will reflect that this is within a Rural Preservation Overlay District designation, which by Title #19 definition requires "special" consideration.

Staff needs to look at **Bonn Court**. This little 9 home cul-de-sac was built back in the late 1990's, soon after we became organized in1995. Like Sweetwater 1 & 2, we received no notification, and it was built "under the wire". That being said, all of the homes are single story ONLY, and it remains a low profile family residential RNP periphery neighborhood. Decatur Manor could model after this.

Kobie Creek, (Decatur & Gowan) which also has it's access on Decatur, was built in 2014 with the explicit criteria of single story ONLY adjacent to the RNP parcels to help with maximizing a zoning **buffer**. Decatur Manor could model after this.

Again, as mentioned at the meeting, **Sweetwater 1 & 2** were built without either Official Notice cards or Land Use Entitlement Request signs, and discovered by accident when we were at the City Council for another agenda item. Mayor Jan Jones directed the homes in progress on Sweetwater 1 to be reduced to single story on the RNP property line, and Sweetwater 2 lot sizes enlarged on the RNP property line with single story as a **buffer** element (January 1, 1997). That is why there are 45 homes in Sweetwater 1, and only 40 in Sweetwater 2... to maximize RNP integrity with damage control.

The application for 10, two story homes in this "Decatur Manor" proposal, again, will be a referendum on Rural Preservation identity and original intent and purpose as an Overlay District, and set a precedent for future adjacent RNP infill.

Councilman Crear lives in the Bonanza RNP community and understands and has voted for, and **most important** *advocated at the dais*, for his Rural Preservation neighborhood culture in the past with the intent to preserve its unique character.

Every developer is entitled to maximize profits. But not at the expense of defined community identity. Enclosing a copy of our NARA profile map for your consideration.

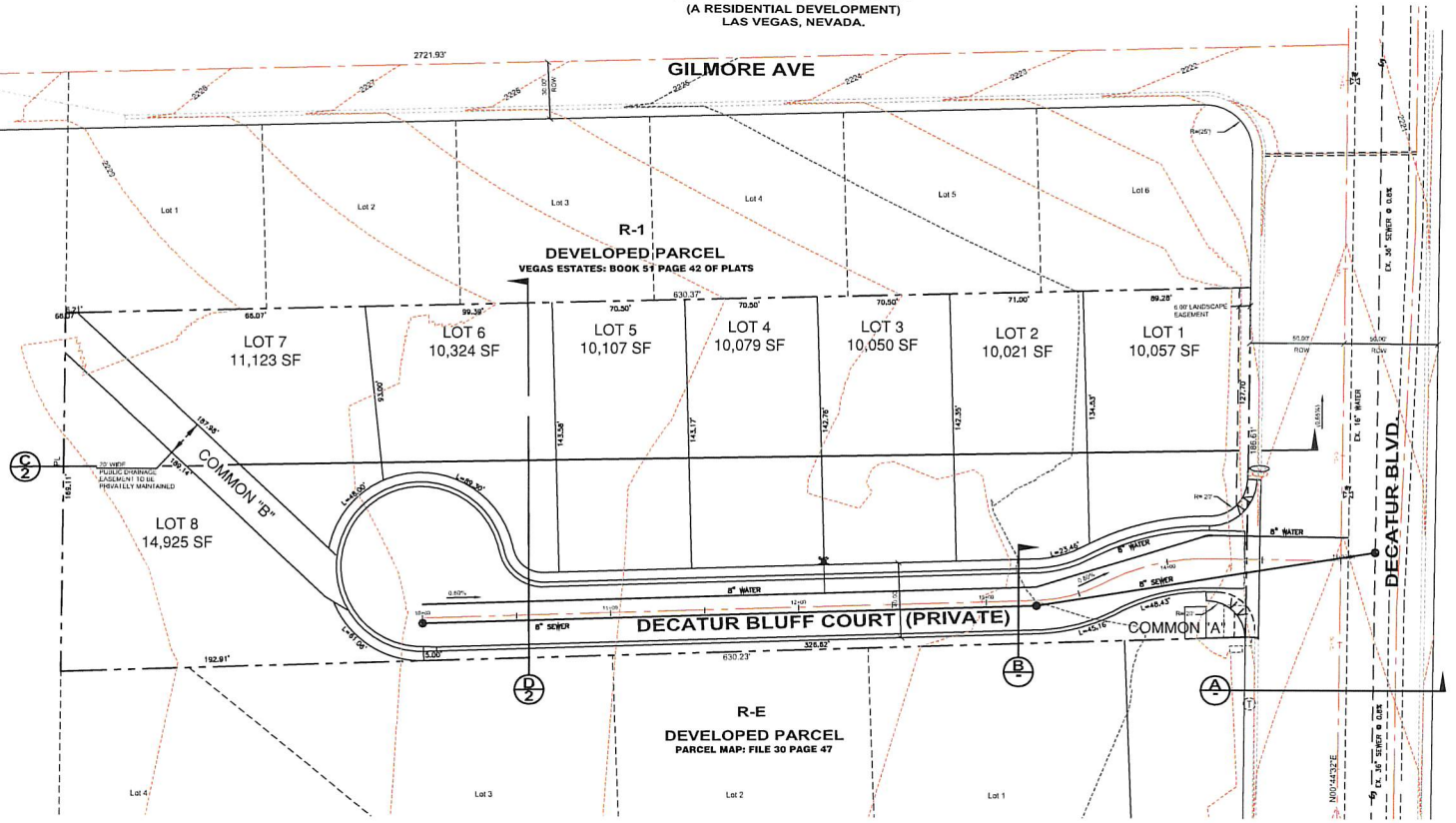
Thank you,

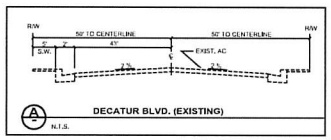
Lex Anderson/NARA Historian E-mail: lexnara3709@cox.net

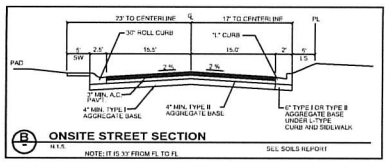
ITEM 29a-d

Submitted after final agenda

TENTATIVE MAP OF
DECATUR MANOR
(A RESIDENTIAL DEVELOPMENT)
LAS VEGAS, NEVADA.







BENCH MARK

North Las Vegas Bench
NAVD 88 V001014
Elevation = 2225.21'
Rivet and Plate in T.C. SW corner of Decatur Blvd. and Gowan Road. (NAVD 88)

BASIS OF BEARING

N00°44'32"E being the East line of the NE 1/4 of Section 12 Township 20 South, Range 60 East M.D.M. As per Record of Survey File 121 Page 06 City of Las Vegas, Clark County, Nevada records.

LEGAL DESCRIPTION

That portion of the N2 of the SE4 of the NE4 of Section 12, Township 20 South, Range 60 East M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

Commencing at the E 1/4 corner of Section 12; thence N00°44'32"E along the accepted East line of the NE 1/4 of Section 12 as shown on Record of Survey File 121 Page 06, Clark County, Nevada records, 1319.46'; Thence S89°07'40"W along the prolongation of an existing Block wall that was established by Parcel Map File 29 Page 65, 34.26' to the POINT OF BEGINNING; thence continuing S89°07'40"W along said prolongation of an existing block wall, 630.23' to a point on the West line of the E 1/2 of the SE 1/4 of the NE 1/4 of said Section 12; thence N00°44'32"E, along said West line, 190.26' to the South line of Vega Estates Book 51 of Plats, Page 42; Thence N89°27'36"E along said South line of Vega Estates, 630.37' to a point on the West Right-of-Way line of Decatur Blvd.; Thence S00°44'32"W along said Westerly Right-of-Way line, 186.81' to the POINT OF BEGINNING.

This parcel contains 2.72 Acres more or less and is intended to be the remaining Land situated between Parcel Map File 29 Page 65 and Vega Estates Book 51 of Plats, Page 42, and the East line of the Land shown on Record of Survey File 135 Page 99, recorded for Keri Bachman and the Westerly Right-of-Way line of Decatur Blvd., in order to clean up previous Gaps and Overlaps caused by double corners used for the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M, City of Las Vegas Clark County, Nevada.

PROJECT INFORMATION

PARCEL SIZE:	2.72 +/- NET ACRES 2.94 +/- GROSS ACRES
AVERAGE LOT SIZE:	10,021 S.F.
ZONING:	EXISTING: R-E PROPOSED: R-1
DENSITY:	ALLOWED: 5-12 PER AC. PROPOSED: 2.94 PER AC.
LANDSCAPE AREA:	6' ALONG DECATUR BLVD. 5' ALONG SOUTH PROP. LINE
MINIMUM SETBACKS:	FRONT - 20' REAR - 15' SIDE - 5' TO 10'
UTILITY SERVICES:	WATER: NORTH LAS VEGAS SEWER: CITY OF LAS VEGAS GAS: SOUTHWEST GAS POWER: NV ENERGY
SEWER CONTRIBUTION:	AVERAGE = 1,400 GPD PEAK= 4,480 GPD

LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED
PARCEL BOUNDARY	
CENTERLINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CONTOUR W/ ELEVATION	
CURB & GUTTER	
EXISTING ELEVATIONS	FINISHED FLOOR
CHAIN LINK FENCE	
PROPOSED SLOPE	
FIRE HYDRANT	

GRAPHIC SCALE
30 0 30
(IN FEET)
1 inch =

N

R-1
DEVELOPED PARCEL

PRIVATE STREET:
THE PRIVATE STREET WILL BE A PUE, CITY OF LAS VEGAS PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE ASSOCIATION.

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE. THERE ARE NO IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.

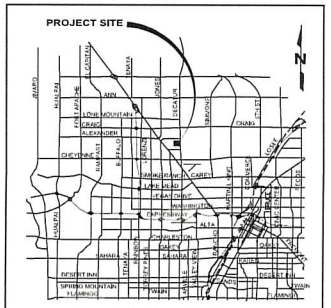
LANDSCAPE RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE ALONG DECATUR BLVD AND DECATUR BLUFF COURT WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

Note: Above ground utility boxes shall not be placed within trail corridors.

OWNER / DEVELOPER

NTBS LLC
9436 LADBROKE ST
LAS VEGAS, NV 89143

PROJECT SITE



21-0376
09/20/2021

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/20
CIVIL
No. 15257
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER

ENGINEER:
DLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2085 EAST OQUAL AVENUE
LAS VEGAS, NEVADA 89121
PHONE: (702) 271-7041

CLIENT:

PROJECT:
DECATUR MANOR
DECATUR BOULEVARD & GILMORE AVENUE
LAS VEGAS, NV
APN # 138-12-601-005

SHEET TITLE:
TENTATIVE MAP

DATE:
SEP. 15, 2021

SCALE:
1"=30'

SHEET NUMBER:
1 OF 2

DRAWING:

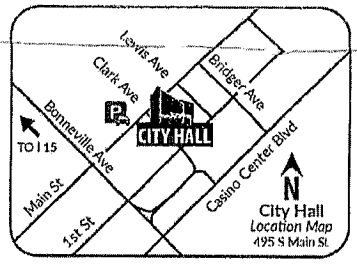
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0376 and 21-0376-GPA1 and 21-0376-ZON1 and 21-0376-VAR1 and 21-0376-TMP1

Planning Commission Meeting of **10/12/2021**

21-0376
13907217007
BARNES SAMUEL & HELEN
8465 W TROPICAL PKWY
LAS VEGAS NV 89149

39 MRDFNP1 89145

29a-d P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, October 6, 2021 4:15 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/06/21 4:15 PM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0376
Position:	I OPPOSE the project and all related applications.
Name:	Kristina Klingler
Residential or Business Address:	3700 Thom Blvd Las Vegas, NV 89130

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

29 a-d P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
29a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0376-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL)

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
29b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0376-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
29c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0376-VAR1 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS WITHOUT A GATE AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

C.C.: 11/17/2021

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
29d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0376-TMP1 - TENTATIVE MAP - DECATUR MANOR - FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

C.C.: 11/17/2021

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
30

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

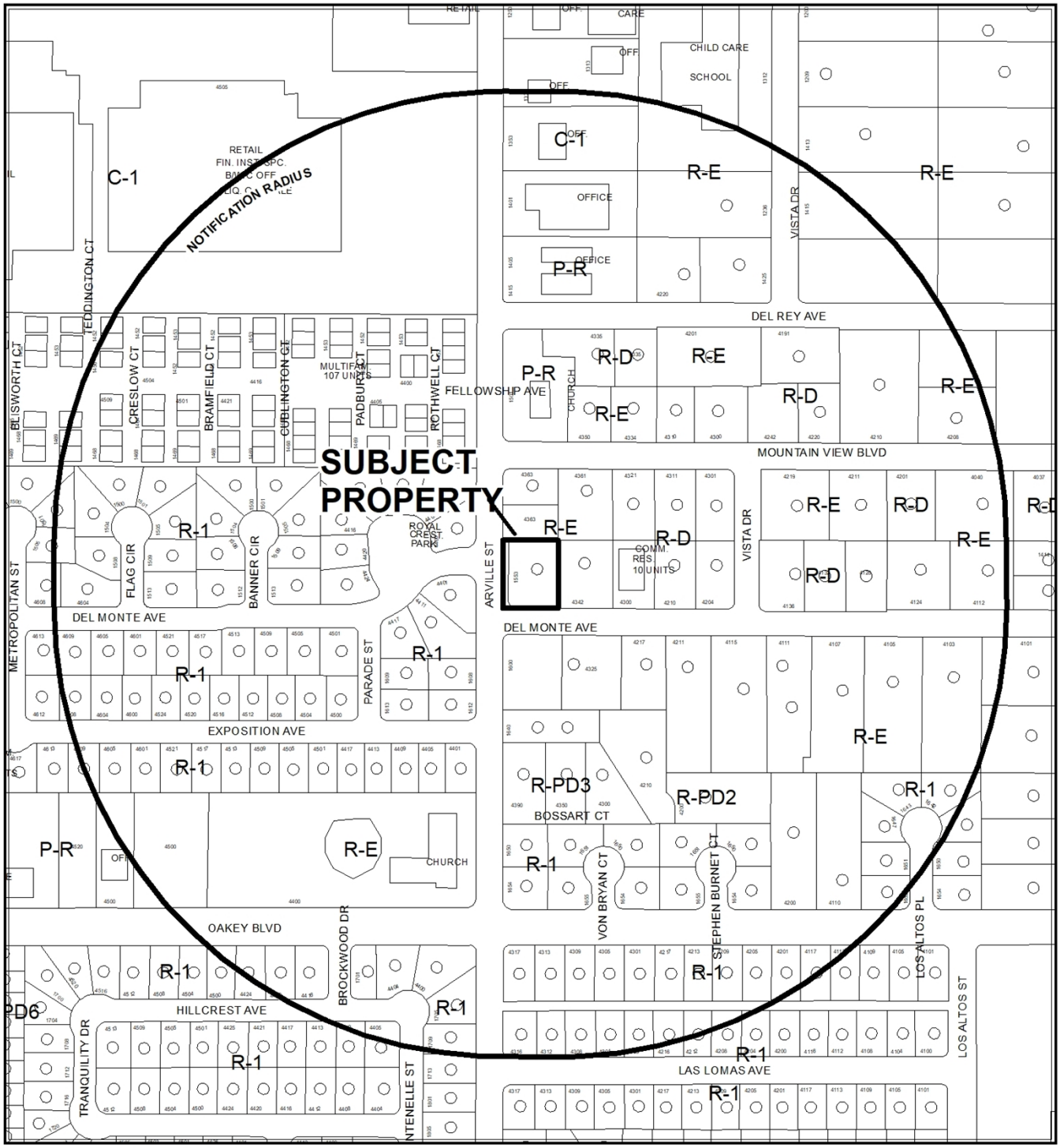
SUBJECT:
21-0396-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM C. & PHYLLIS WITTER - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID SCREEN FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 0.38 acres at 1553 Arville Street (APN 162-06-610-031), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	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. Submitted after Final Agenda – Protest-Support Postcards and Documentation Not Vetted – Applicant Postcard
7. Submitted at Meeting – Support Petition and Photos Submitted by Bill and Phyllis Witter



0 255 510 Feet

CASE: **21-0396-VAR1**

RADIUS: 1000 FEET

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

N



CASE: **21-0396-VAR1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WILLIAM C. & PHYLLIS WITTER

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0396-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 296

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0396-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a six-foot tall solid fence in the front yard setback area where five feet is the maximum height allowed. Of the five feet, only the bottom two feet is allowed to be solid, and the remaining three feet must be 50 percent open.

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. Prior to the issuance of any permits, a sight visibility analysis must be approved by the City Traffic Engineer. If required, portions of the existing fence shall be replaced with a wall or fence that does not interfere with required sight visibility on Arville Street and Del Monte Avenue.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing six-foot tall solid fence in the front yard setback area to remain as constructed at 1553 Arville Street.

ISSUES

- Title 19.06 allows a maximum height of five feet within the front yard setback area of residentially zoned properties. Of the five feet, only the bottom two feet is allowed to be solid, the remaining three feet must be 50 percent open.
- This Variance request is the result of Code Enforcement case number CE21-01962.

ANALYSIS

On May 12, 2021 the Code Enforcement division of the Planning Department received a complaint for a solid wood fence that was constructed without a building permit on the property line of a residence located at 1553 Arville Street. The complainant also indicated the presence of shipping containers on the property. On May 13, 2021, a Code Enforcement officer inspected the subject site and noted the existence of the fence, as well as one shipping container and a food truck on the subject site. The officer noted that previous google map aerials depicted a chain link fence prior to the wood fence being constructed. The subject site “failed” the initial inspection and a notice was sent to the property owner of record.

The Code Enforcement officer met the property owner of record on-site to perform a follow-up inspection on June 1, 2021. During that inspection the owner indicated a Variance would be sought after in order to maintain the fence as constructed, and that the storage [container] would be removed and the proper registration produced for the food truck.

A third follow-up inspection performed on June 24, 2021 found the shipping container/storage had been removed and the tenant was obtaining a duplicate title for the food truck in order to obtain the proper registration and permitting.

During the fourth follow-up inspection performed on August 16, 2021 Code Enforcement found the food truck had been properly permitted and a Variance application was submitted through the Case Planning division of the Planning Department, scheduled for Planning Commission on October 12, 2021. Future inspections will not occur prior to this meeting date, pending the outcome of the Variance request.

While the applicant has complied with Code Enforcement to date, staff is not able to support a Variance application that is the result of a self-imposed hardship. The building permit application and review process is designed to provide our customers with the appropriate zoning information necessary for a successful building permit application. This process would have allowed the applicant the option of either complying with Title 19.06 or applying for the Variance prior to construction of the fence. Therefore, staff recommends denial of the request.

FINDINGS (21-0396-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing the fence without a building permit. 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.	
05/12/21	Code Enforcement received a complaint for a newly constructed fence without building permits and shipping containers being stored on-site at 1553 Arville Street. The case is open as of 08/30/21.

Most Recent Change of Ownership	
11/2005	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site.

Pre-Application Meeting	
06/23/21	Staff provided the applicant a submittal checklist for the requested Variance.

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

Field Check	
08/30/21	Staff performed a routine field check to observe the subject fencing. Nothing of concern was noted during the visit.

Details of Application Request	
Site Area	
Net Acres	0.38

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
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, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Maximum Height for Front Yard Fence/Wall	5 Feet	6 Feet	N*

**A Variance is requested to allow the increased height.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Arville Street	Local Street	Title 13	60	Y
Del Monte Avenue	Local Street	Title 13	35	N*

**Del Monte Avenue is void of curb, gutter and sidewalk.*

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) 1553 Arville Street, Las Vegas, NV 89102

Project Name 21-0396 DEL MONTE AND ARVILLE FENCE VARIANCE **Proposed Use** For property security.

Assessor's Parcel #(s) 162-06-610-031 **Ward #** _____

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

Additional Information Our objective is to have a secure place for our renters, to prevent trespassing, theft & burglary, so they will fee safe; also to upgrade & improve the property view for the neighborhood. We'll also paint the fence to match the house & existing fence.

Property Owner William C. Witter & Phyllis Witter Contact William C. Witter

Address 3540 W. Sahara Ave., #104 City Las Vegas State NV Zip 89102

E-mail allinoneEnt@cox.net Phone 702-372-4255

Applicant William C. Witter & Phyllis Witter Contact William C. Witter

Address 3540 W. Sahara Ave., #104 City Las Vegas State NV Zip 89102

E-mail allinoneEnt@cox.net Phone 702-372-4255

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 William C. Witter

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

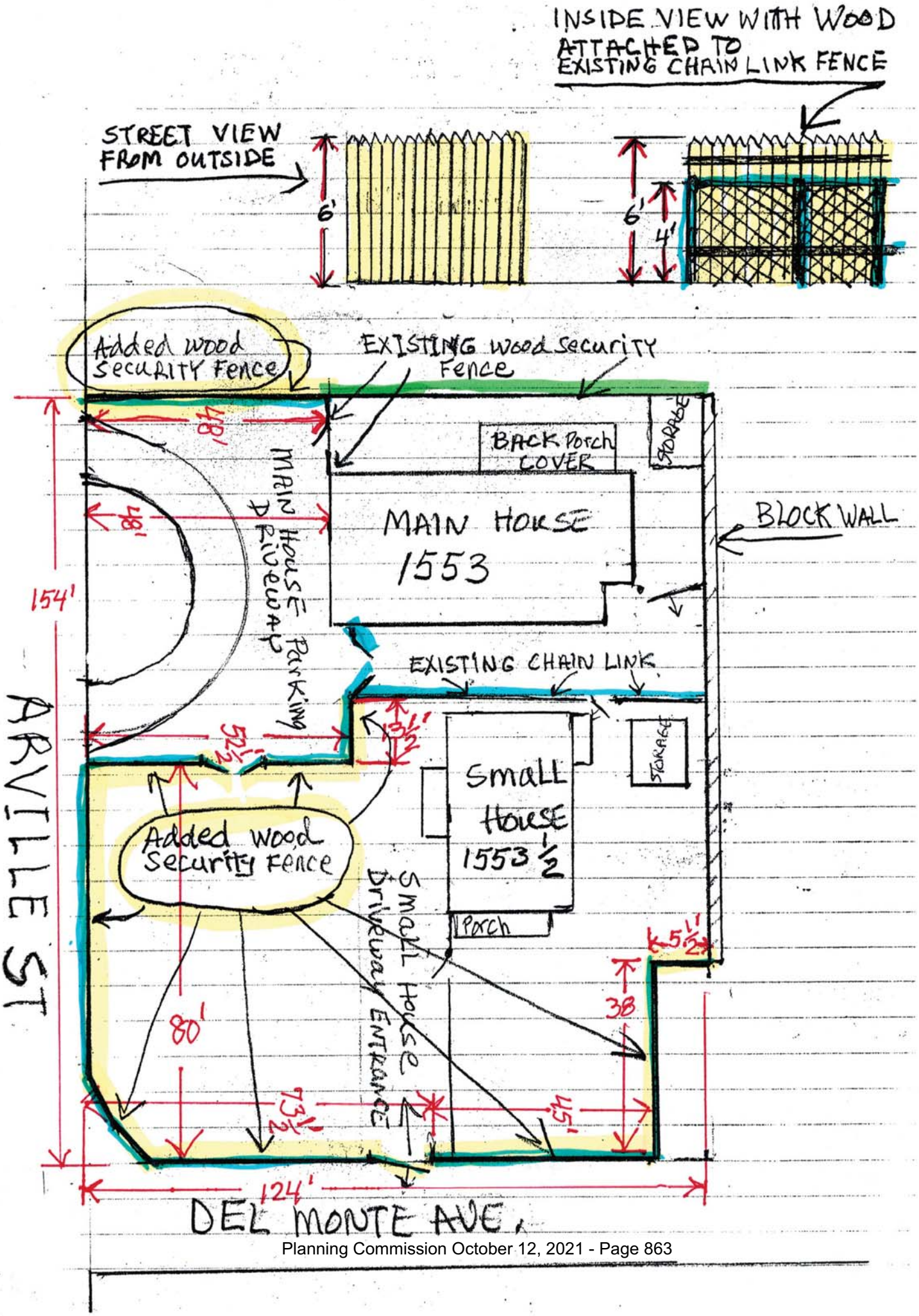
Print Name William C. Witter

JAIME REJAS BRINGAS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-19-2023
Certificate No: 19-2060-1

Subscribed and sworn before me

This 20TH day of July, 2021

Notary Public in and for said County and State


INSIDE VIEW WITH WOOD ATTACHED TO EXISTING CHAIN LINK FENCE
STREET VIEW FROM OUTSIDE
6'
6'
4'
Added wood Security Fence
EXISTING wood Security Fence
48'
BACK Porch COVER
STORAGE
MAIN HOUSE 1553
BLOCK WALL
48'
MAIN HOUSE Parking Driveway
154'
EXISTING CHAIN LINK
13½'
52½'
STORAGE
Small House 1553½
Added wood Security Fence
Small House Driveway ENTRANCE
Porch
5½'
38
80'
73½'
45'
124'
ARVILLE ST
DEL MONTE AVE.



Arville St. & Del Monte Ave.
(Our Corner)



Arville St. & Del Monte Dr.
(across from our fence at 1553 Arville St.)



Arville St. & Del Monte Dr. SW Corner
Solid 6 ft. Partial Wall at Front of House



Arville St. & Del Monte Dr.
Same House, 2nd View of Front

This House is Directly across from the Front of 1553 Arville St.
This house does have a solid wall at the front of the house.

21-0396
07/20/2021



Arville St. & Del Monte Dr. SW Corner



Arville St. & Del Monte Dr. NW Corner

Across the street from our house, facing West.



Arville St., North Side of Property



Arville St., South Side of Main House Driveway

Our House, Facing East from Del Monte Drive

21-0396
07/20/2021



Arville St., #1553, Front View

Huge Improvement over just the existing chain link fence that the wood fence is attached to.

21-0396
07/20/2021



21-0396-VAR1 - APPLICANT/OWNER: WILLIAM C. & PHYLLIS WITTER
1553 ARVILLE STREET

08/30/2021



21-0396-VAR1 - APPLICANT/OWNER: WILLIAM C. & PHYLLIS WITTER
1553 ARVILLE STREET

08/30/2021



21-0396-VAR1 - APPLICANT/OWNER: WILLIAM C. & PHYLLIS WITTER
1553 ARVILLE STREET

08/30/2021

Justification Letter for a Residential Variance

This is in regards to being able to keep a solid wood fence that is attached on to our existing chain link fence. We have two families living on the property. There is one family in the main house that faces Arville St. The family includes the Mom & Dad & two children. The little house closest to Del Monte is rented by a Dad with two little children who come to visit.

Our objective was to have a secure place for our renters, so they would feel safe and also to upgrade and improve the property view for the neighborhood.

There was an attempted robbery that a past renter dealt with. Our current renters have had a truck, tools and a bike stolen. This was all prior to the fence being created. There have been no incidents of theft or people jumping the fence, since the wood fence was attached. It is now much safer and secure for our renters and for our neighborhood as a whole.

We were told by our renter that people around the neighborhood have come up to him and said they appreciate the wood fence, as it is much more attractive than just seeing the dirt lot!
We would like a variance to be able to keep the fence for everyone's security. We will also paint the fence to match the house, so it will blend.

Criteria for Site Development Plans:

4. Building and landscape materials are appropriate for the area and for the City;
   The fence matches the pre-existing fence at the north side of the main house.

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;
   We have done exactly this.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.
   See Above: Our main objective is to provide security to protect our tenants.

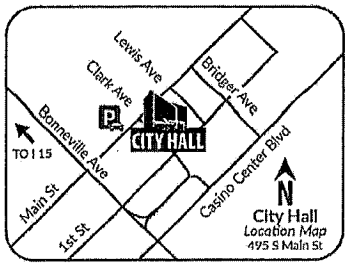
Signature: William C Witter Date: 7/19/21
William C. Witter

Signature: Phyllis Witter Date: 7/19/21
Phyllis Witter

21-0396
07/20/2021

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

This is a rural neighborhood, not a guardhouse!

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0396-VAR1
Planning Commission Meeting of **10/12/2021**

21-0396-VAR1
16206510036
MCGRATH THOMAS & ELIZABETH TRUST
MCGRATH THOMAS J & ELIZABETH J TRS
3075 WESTWIND RD
LAS VEGAS NV 89146-6858

97 HRDFNF1 89146

Submitted after final agenda

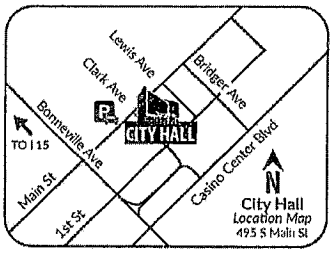
30P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0396-VAR1
Planning Commission Meeting of **10/12/2021**

21-0396-VAR1
16206601026
NEWPORT EARL & RONNELL REV LIV TR
NEWPORT EARL C & RONNELL O TRS
4111 DEL MONTE AVE
LAS VEGAS NV 89102

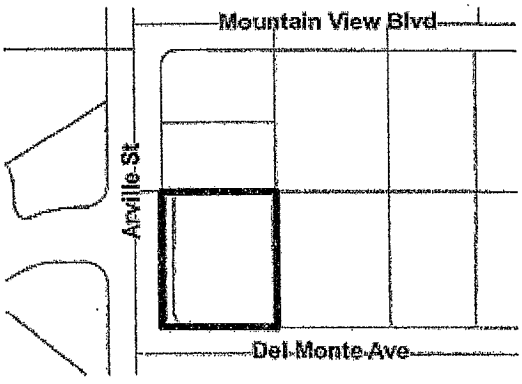
89 HRDFNP1 89102

Application Information

21-0396-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM C. & PHYLLIS WITTER - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID SCREEN FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 0.38 acres at 1553 Arville Street (APN 162-06-610-031), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

THIS WAS NOT EXISTING A YEAR AGO. WHAT WAS EXISTING WAS A TYPICAL METAL LINK FENCE, WHICH ALLOWED PROPER VISIBILITY OF ON-COMING TRAFFIC, FROM ARVILLE. SOLUTION: PLACE STOP SIGNS ON THE NO & SO BOUND TRAFFIC OF ARVILLE, "AT PROPERTY OWNERS EXPENSE."

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/12/2021*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

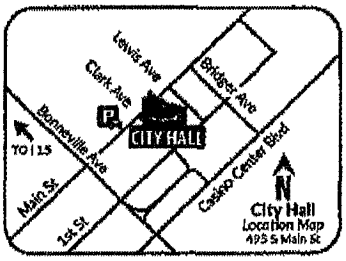
30 P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning,
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0396-VAR1

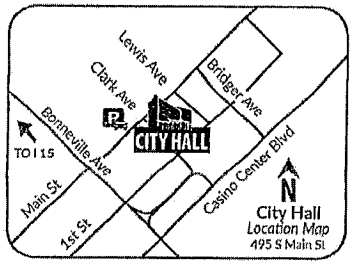
Planning Commission Meeting of **10/12/2021**

21-0396-VAR1
16206510014
1401 ARVILLE HOLDINGS L L C
1130 SHARON RD
LAS VEGAS NV 89106

30 P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0396-VAR1
Planning Commission Meeting of **10/12/2021**

21-0396-VAR1
16206601016
RICH ANNIE TRUST
ELLMERS RICHARD C & ANNE K TRS
4200 BOSSART CT
LAS VEGAS NV 89102-3844

89 HRDFNP1 89102

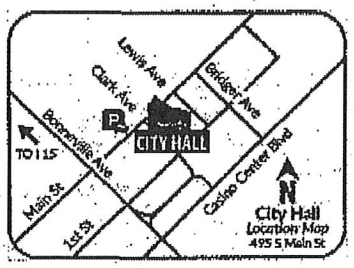
30A

not vetted - applicant

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0396-VAR1
Planning Commission Meeting of **10/12/2021**

21-0396-VAR1
16206610031
WITTER WILLIAM C & PHYLLIS
3540 W SAHARA # 104
LAS VEGAS NV 89102-5816

89 HRDFNP1 89102

We have always wanted to keep our property looking good. We have made many improvements, inside and out, over the years. As this is a rental property, we have to partly rely on our renters for this. One of our recent renters had people jump the "original" chain link fence and steal vehicles and tools, as everything outside was visible. This is a terrible and scary situation for which we had no control.

To protect family and belongings, our renter felt it would benefit everyone, if he constructed a solid wood fence around the perimeter of our property. We, of course, agreed. We want everyone to be safe and secure and to be proud of where they live. The added benefit is that the fence also beautifies the neighborhood! It's so much more attractive than people seeing just a chain link fence and a dirt lot! Once the variance is approved, we also plan to paint the fence to match the pre-existing wood fence on the North side of the property.

Since this taller fence was added, there have been no more thefts and no more people jumping the fence. Potential thieves can't see inside or easily get over the fence. We feel that this solid fence adds security and a feeling of safety for both renters and the neighborhood.

We're hoping you agree, as many neighbors have already voiced their appreciation and signed our petition to keep the fence as is.

Submitted after final agenda

30A

WOOD FENCE ADDITION at 1553 ARVILLE STREET & DEL MONTE AVE.

We are requesting a Variance from the City of Las Vegas for the following reasons:

As your neighbors, we have always wanted to keep our property looking good. We have made many improvements, inside and out, over the years. As this is a rental property, we have to partly rely on our renters for this. One of our recent renters had people jump the "original" chain link fence and steal vehicles and tools, as everything outside was visible. This is a terrible and scary situation for which we had no control.

To protect family and belongings, our renter felt it would benefit everyone, if he constructed a solid wood fence around the perimeter of our property. We, of course, agreed. We want everyone to be safe and secure and to be proud of where they live. The added benefit is that the fence also beautifies the neighborhood! It's so much more attractive than people seeing just a chain link fence and a dirt lot! We also plan to paint the fence to match the pre-existing wood fence on the North side of the property.

Since this taller fence was added, there have been no more thefts and no more people jumping the fence. Potential thieves can't see inside or easily get over the fence. We feel that this solid fence adds security and a feeling of safety for both renters and the neighborhood.

We're hoping you agree, as many neighbors have already voiced their appreciation.

If you agree that the fence is a good addition, we'd appreciate your support and signature, etc. below. Thank You, Phyllis & Bill Witter.

NAME (Print)	ADDRESS	PHONE #	SIGNATURE
1. Jackie Valencia	4210 Del Monte	702-457-4297	J Valenci
2. Edward McDonald	4136 Del Monte	7022853208	Edward McDonald
#3 Max Lopez	4316 Las Lomas Ave.	Phone 702-433-2225	
3.			
#4 Bobby Chua	4300 DELMONTE	702-330-7542	
4.			
5. Guadalupe Patron	4300 Mountain View Blvd	702324-6250	
6. THOMAS TAYCHER	4321 MTN VW BLVD	702 271-8669	
7. Mario Anguiano #4201	Mountain View Blvd.		

Submitted at Planning Commission by Bill and Phyllis Witter

Date 10/12/2021 Item 30

OCT. 2021

Page 2. **WOOD FENCE ADDITION at 1553 ARVILLE STREET & DEL MONTE AVE.**

NAME (Print)	ADDRESS	PHONE #	SIGNATURE
8. Jace Payne	1610 Hinson St.	702-875-5848	[signature]
9. Sheila Collins	1640 arville	971-222-8467	[signature]
10 ~~9.~~ Schneur Potter	4420 Del monte Ave	978-208-5416	[signature]
11 ~~10.~~ Yosef Blasberg	4412 Del Monte Ave	917 449 5526	[signature]
12 FRID H B Hell	4409 Del Monte Ave		
13 ~~11.~~ Levi Herlig	4404 Del Monte Ave Las Vegas	89102	
14 ~~12.~~ Richard Synnes	4400 Del Monte Ave		[signature]
15 ~~13.~~ Sheree L Ford	4505 Del Monte Ave	Shere Ford 702-325-9810	
16 ~~14.~~ Joseph Chuth	4401 Del Monte Av. LV 89102		
17 ~~15.~~ Marin Levy	4361 Mountain View Blvd LVMV 89102		
18 ~~16.~~ Rachel Ramstetter	4220 Mountain View Bv.	702-376-3751	
19 ~~17.~~ Shoshana Segelstein	1509 Banner Cir.	702-348-8778	
20 18. YEHOSHUA HARIG	4211 MOUNTAIN VIEW BLVD		
19.			
20.			

WOOD FENCE ADDITION at 1553 ARVILLE STREET & DEL MONTE AVE.

We are requesting a Variance from the City of Las Vegas for the following reasons:

As your neighbors, we have always wanted to keep our property looking good. We have made many improvements, inside and out, over the years. As this is a rental property, we have to partly rely on our renters for this. One of our recent renters had people jump the "original" chain link fence and steal vehicles and tools, as everything outside was visible. This is a terrible and scary situation for which we had no control.

To protect family and belongings, our renter felt it would benefit everyone, if he constructed a solid wood fence around the perimeter of our property. We, of course, agreed. We want everyone to be safe and secure and to be proud of where they live. The added benefit is that the fence also beautifies the neighborhood! It's so much more attractive than people seeing just a chain link fence and a dirt lot! We also plan to paint the fence to match the pre-existing wood fence on the North side of the property.

Since this taller fence was added, there have been no more thefts and no more people jumping the fence. Potential thieves can't see inside or easily get over the fence. We feel that this solid fence adds security and a feeling of safety for both renters and the neighborhood.

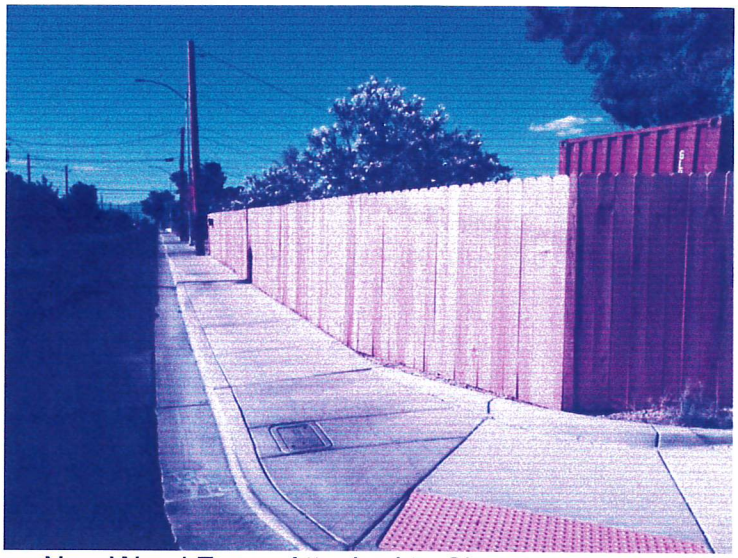
We're hoping you agree, as many neighbors have already voiced their appreciation.

If you agree that the fence is a good addition, we'd appreciate your support and signature, etc. below. Thank You, Phyllis & Bill Witter.

NAME (Print)	ADDRESS	PHONE #	~~SIGNATURE~~
(21) 1. Sophie Ickeker	4342 Del Monte Ave	(702) 620-9535	Sophie Ickeker
2.			
3.			
4.			
5.			
6.			
7.			



Arville St., Fence, Original Chain Link



New Wood Fence Attached to Chain Link Fence



Arville, Property Look Before, SE Corner @ Del Monte



Arville, Property Look Now, SE Corner @ Del Monte



Arville, Property Look Before, South Side on Del Monte



Arville, Property Look Now, South Side on Del Monte



Arville Fence & Gate, Before, on Del Monte



Arville Fence & Gate Attachment, Inside on Del Monte





Arville, Front, Fence, Existing & New @ Driveway and Between the Main and Small houses.





Inside View - Arville, Front, Fence, Existing & New @ Driveway and Between the Main and Small houses.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
31

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

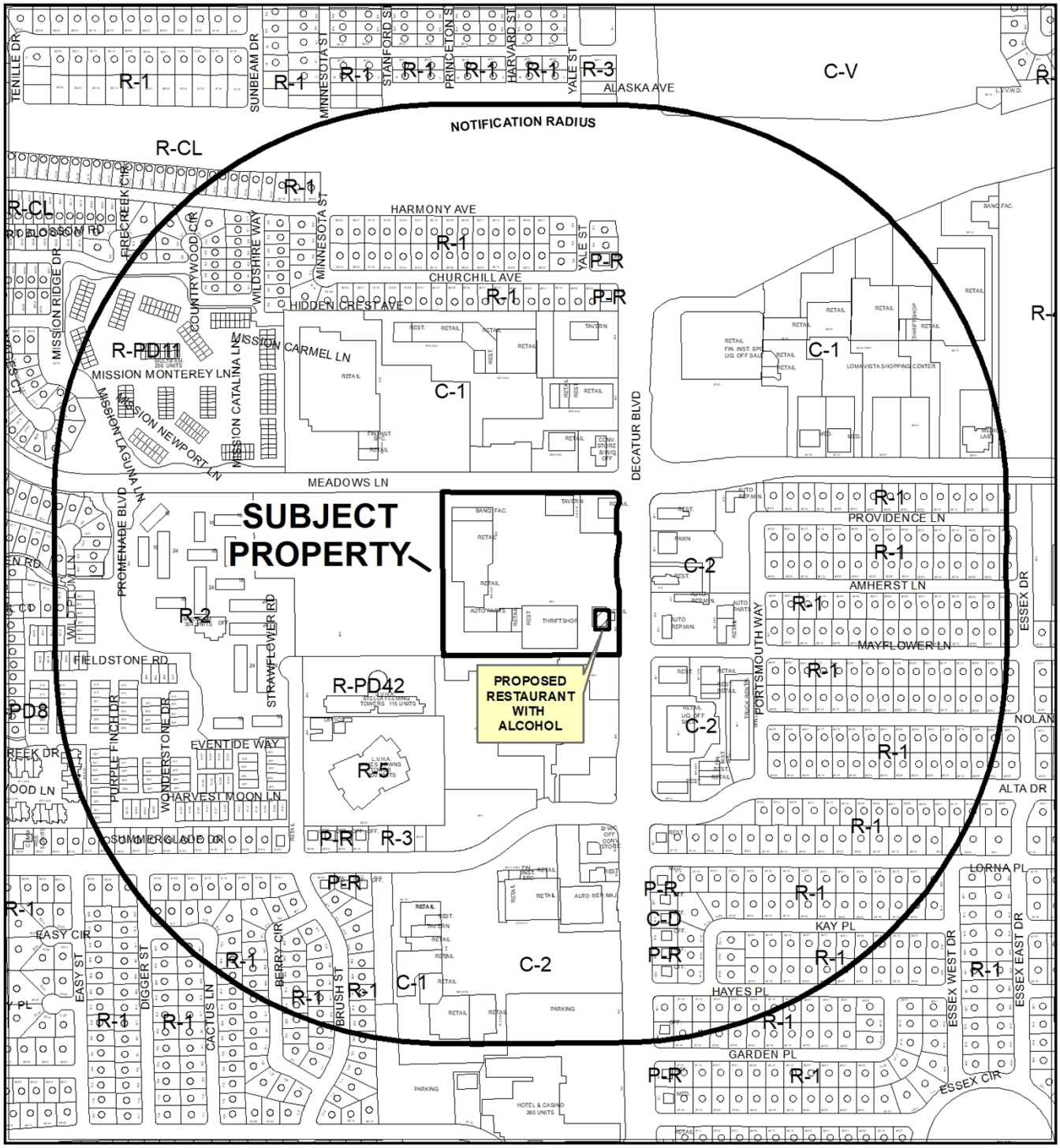
SUBJECT:
21-0397 - PUBLIC HEARING - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 9.32 acres at 326 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 11/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 21-0397-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0397-SDR1
8. Submitted after Final Agenda – Protest-Support Postcards



CASE: 21-0397

RADIUS: 1500 FEET

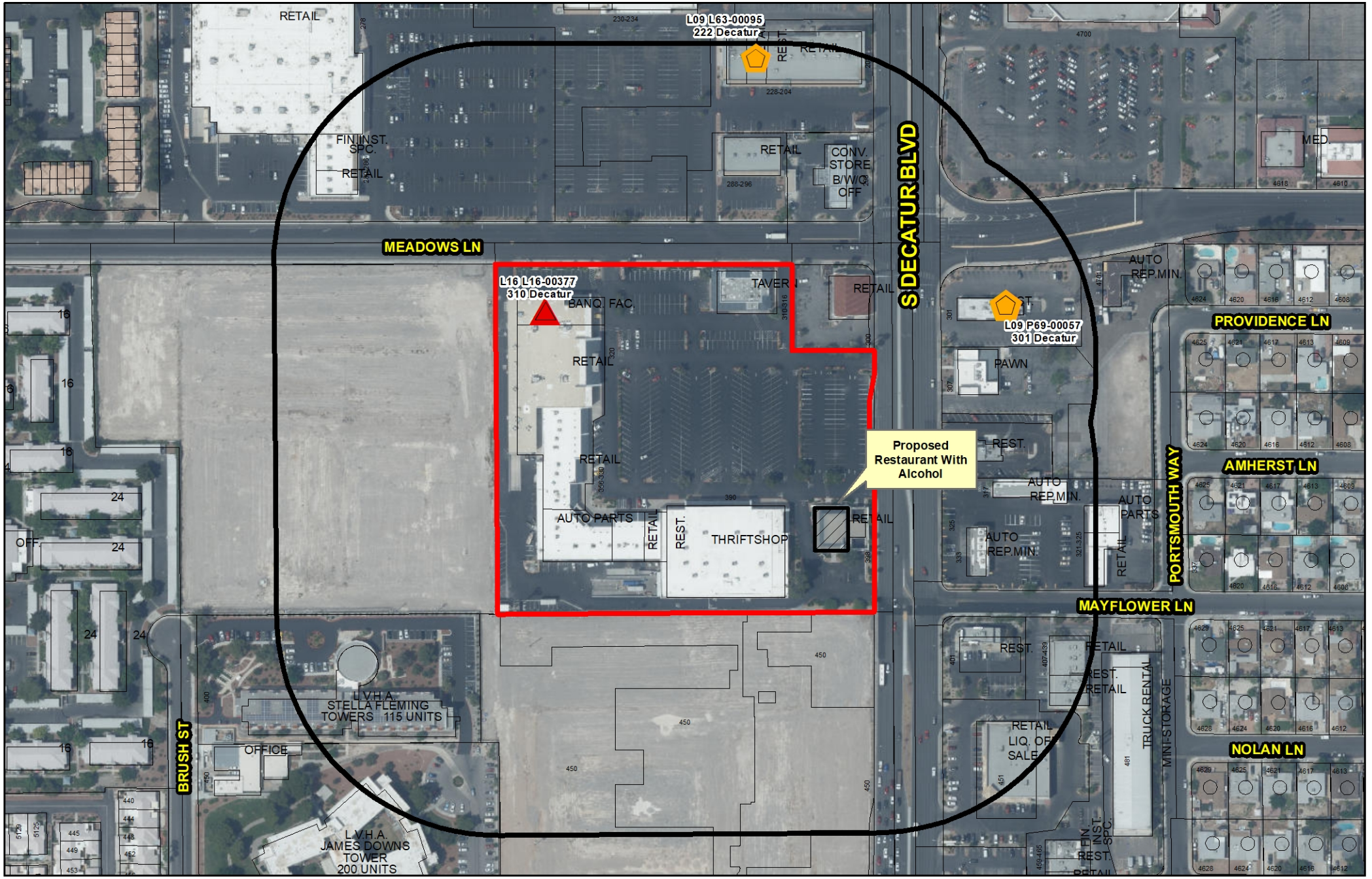
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **21-0397**

RADIUS: 1500 FEET

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



21-0397-SUP1

Restaurant With Alcohol

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Bar/ Pool
- Beer/Wine/Cooler On-Sale

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, September 1, 202

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0397-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0397-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 868

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

21-0397-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Restaurant with Alcohol use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0397-SDR1) shall be required, if approved.

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

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

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

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

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

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

21-0397-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0397-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 08/05/21, except as amended by conditions herein.

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

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

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

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

Public Works

8. The sidewalks along Decatur Boulevard adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Decatur/95 Bottleneck Study and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

11. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review and Special Use Permit request for a proposed Restaurant with Alcohol development at 326 South Decatur Boulevard.

ISSUES

- The Restaurant with Alcohol use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is home to an existing shopping center. The applicant proposes to refurbish a vacant building which was formally utilized as a bank.

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.

Minimum Special Use Permit Requirements:

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. When considering a Special Use Permit application for a restaurant with alcohol which also requires a waiver of the distance separation requirement 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 separation 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.

3. The minimum distance separation requirement in Requirement 1 does not apply to an establishment which:
   a. Has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. Is operated or controlled, or is located on a parcel that is operated or controlled, by an agency or subdivision of local, state, or federal government (C-V only).

   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.

* 4. 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.

This project will include the remodeling of an existing vacant commercial building to a restaurant with an improved drive through. The building will be reduced in size to 4,272 square feet with the addition of a new outdoor seating area. The drive through will accommodate a six car stacking lane. The City Council previously approved parking Variance (VAR-77642) for the subject site to allow a nine percent parking deviation. With the additional proposed parking spaces, the parking deficiency will be reduced to less than seven percent. The existing perimeter landscaping will remain the same.

The Department of Planning Traffic Engineering Divisions has commented, "This project will add approximately 1,550 trips per day on Decatur Blvd., Meadows Ln. and Alta Dr. Currently, Decatur is at about 71 percent of capacity, Meadows is at about 79 percent of capacity and Alta is at about 72 percent of capacity. With this project, Decatur is expected to be at about 73 percent of capacity, Meadows to be at about 89 percent of capacity and Alta to be at about 82 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 128 additional cars, or about two every minute."

As the proposed use meets all minimum Title 19 requirements and previously approved entitlements, 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 (21-0397-SUP1)

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

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

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

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

   The subject site is physically suitable to support a Restaurant with Alcohol use.

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

   The subject site can be accessed from Decatur Boulevard, a 100-foot Primary Arterial, which is adequate in size to service the needs of the proposed use.

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

   The proposed 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.

FINDINGS (21-0397-SDR1)

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

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

   The proposed development is compatible with the existing commercial uses in the subject shopping center.

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

   The proposed use meets all minimum Title 19 requirements and the previously approved parking Variance entitlement.

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

   The subject site can be accessed from Decatur Boulevard, a 100-foot Primary Arterial, which will not negatively impact adjacent roadways or neighborhood traffic.

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

   The existing blighted building will be remodeled and upgraded utilizing materials that are appropriate for the area. There are no proposed changes to the existing landscaping.

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

   The proposed building elevations are not unsightly or obnoxious in appearance. The building upgrades will be compatible with the existing commercial development in the surrounding area.

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

If approved, building permits and business licenses will be required to ensure that the public health, safety and general welfare will be protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/23/11	Las Vegas City Council approved a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and change the future land use designation on various parcels within the redevelopment Area to Commercial or Mixed-Use. The Planning Commission and Staff recommended approval.
01/15/20	The City Council approved Variance (VAR-77642) request to allow 407 parking spaces where 449 spaces are required on 9.32 acres on the west side of Decatur Boulevard, approximately 190 feet south of Meadows Lane.
	The City Council approved Site Development Plan Review (SDR-77643) for a proposed 865 square-foot restaurant with drive through on 9.32 acres on the west side of Decatur Boulevard approximately 155 feet south of Meadows Lane.

Most Recent Change of Ownership	
07/27/10	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	
06/23/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines for a proposed Site Development Plan Review and Special Use Permit.

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

Field Check	
09/02/21	Staff conducted a routine field check and found an existing shopping center with a blighted vacant building.

Details of Application Request	
Site Area	
Net Acres	9.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-2 (General Commercial)
North	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
			C-2 (General Commercial)
South	Undeveloped	TOD-1 (Transit Oriented Development – 1)	C-2 (General Commercial)
East	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-2 (General Commercial)
West	Undeveloped	TOD-1 (Transit Oriented Development – 1)	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 – (140 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 2)	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***
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Meadows Lane	Collector	Master Plan of Streets and Highways Map	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	
Shopping Center	111,683 SF	1:250 SF	447				
TOTAL SPACES REQUIRED			447		418		Y*
Regular and Handicap Spaces Required			438	7	404	14	Y*

*Variance (VAR-77642) was previously approved to allow a nine percent reduction in parking for the subject shopping center.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 326 South Decatur Boulevard

Project Name Tacos El Cabron **Proposed Use** Restaurant bar

Assessor's Parcel #(s) 13836601003 **Ward #** _____

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

Additional Information comercial building turned in to a Restaurant

Property Owner Decatur Meadows Shopping Center **Contact** Susan Cotton

Address 6140 Brent Thurman Way#140 City Las Vegas State Neva Zip 89148

E-mail SusanC@sunpm.net Phone 7022753963

Applicant Tacos El Cabron **Contact** Jaime Behar

Address 517 4th Ave. suite 103 City San Diego State Ca Zip 92101

E-mail jaimedbehar@mail.com Phone 619 2558501

Representative Gemie Knisely Knisely **Contact** Gemiie Kniseley

Address 211 Edgewood Ave. City Las Vegas State Nev Zip 89102

E-mail gemie@gk3architecture.com Phone 702 2509416

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 Michael Bar, authorized rep of Owner

Subscribed and sworn before me

This 20th day of July, 20 21

_____

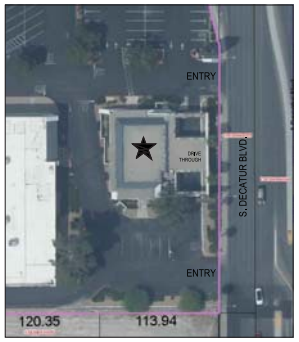
Notary Public in and for said County and State Maricopa County, AZ

PHUONG THAI
Notary Public - Arizona
Maricopa County
Commission # 555167
My Comm. Expires Nov 27, 2022

21-0397 08 3/2021



3 VICINITY MAP
N.T.S.



EXISTING SITE AERIAL (FOR REFERENCE)

PROJECT INFORMATION:

APN: 138 36 601 003
398 S, DECATUR BLVD,
LAS VEGAS, NV 89107
GENERAL COMMERCIAL DISTRICT (C-2)
PROPERTY SIZE: 9,32 ACRES (405,979 SF)
SITE AREA OF WORK: 26,809 SF
REMODEL EXISTING BUILDING:
RESTAURANT 4,292 SF (REDUCED 424 SF)
SINGLE STORY

REQUIRED PARKING:

SHOPPING CENTER: 1 SPACE PER 250 SF

EXISTING SHOPPING CENTER	106,529 SF
COFFEE BUILDING	862 SF
RESTAURANT	4,292 SF
TOTAL BUILDING AREA	111,683 SF

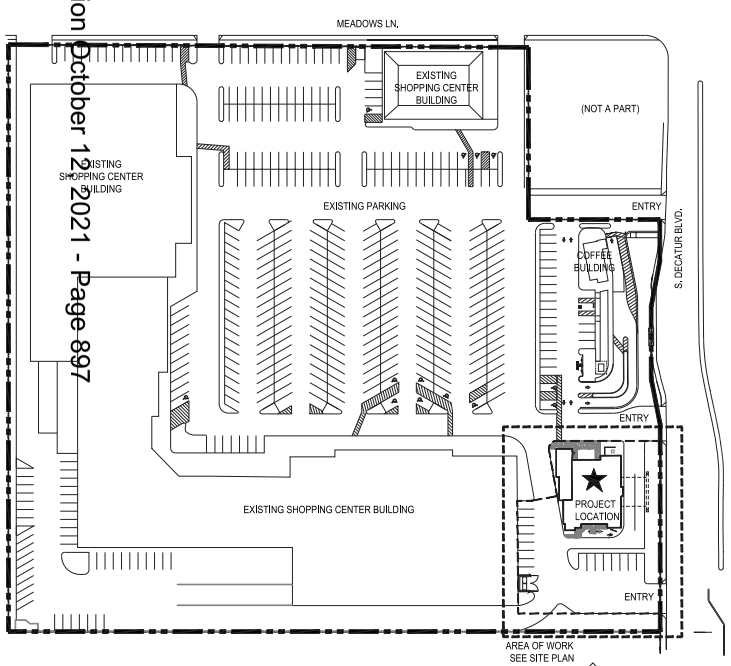
TOTAL PARKING REQUIRED 111,683 SF/ 250= 447 SPACES

TOTAL PARKING PROVIDED= 418 SPACES*
* 404 REGULAR SPACES + 14 ACCESSIBLE SPACES

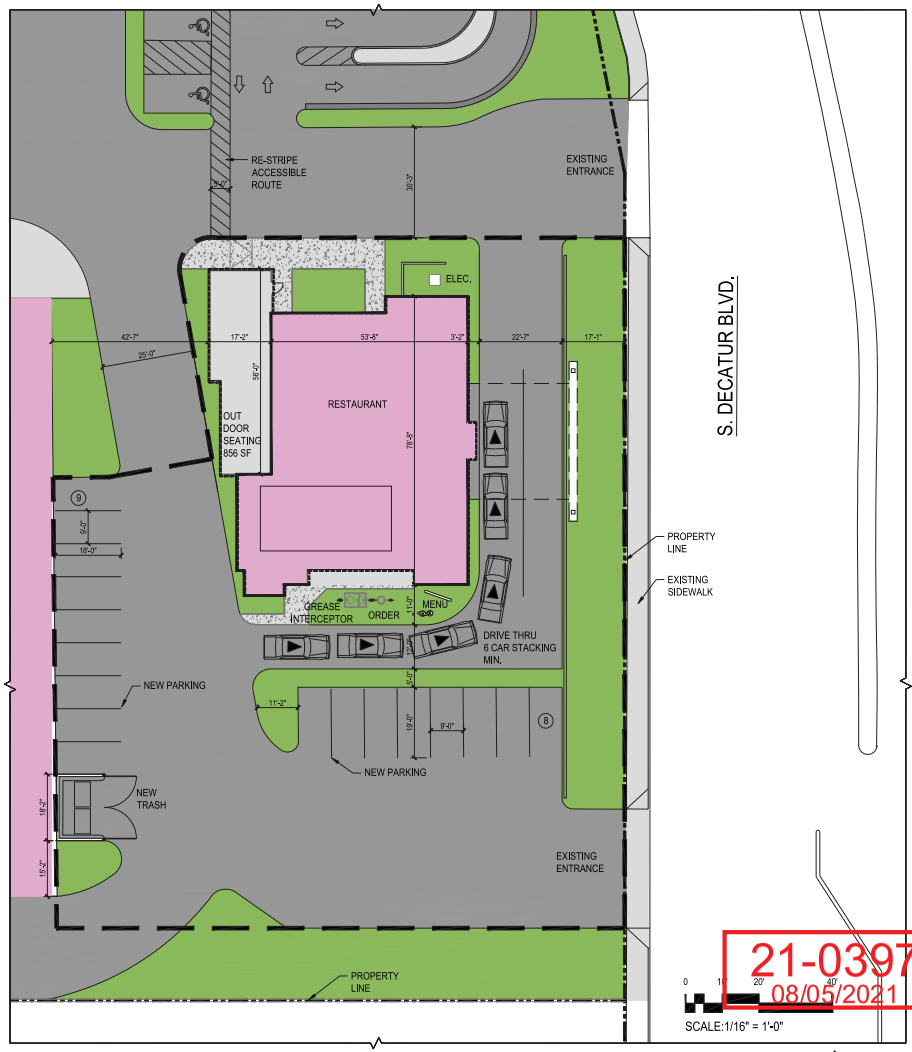
9% PARKING VARIANCE PREVIOUSLY APPROVED

DRIVE THROUGH STAKING REQUIRED: 6 CAR STACKING
DRIVE THROUGH STAKING PROVIDED: 6 CAR STACKING

PROJECT SCOPE:
THE SCOPE OF WORK FOR THIS PROJECT IS TO REMODEL THE EXISTING SINGLE STORY BUILDING, CHANGE THE USE TO RESTAURANT WITH ALCOHOL, REDUCE THE BUILDING SQUARE FOOTAGE 424 SF, ADD 11 PARKING SPACES, REVISE THE EXISTING DRIVE THROUGH THAT PREVIOUSLY STACKED 2 CARS TO NOW STACK 6 CARS, RE-STRIPE AND IMPROVE THE EXISTING ACCESSIBLE ROUTE THAT WAS REMOVED W/THE COFFEE BUILDING IMPROVEMENTS



2 SHOPPING PLAZA SITE PLAN
1/64"=1'-0"



1 SITE PLAN
1/6"=1'-0"

21-0397
08/05/2021

Planning Commission October 12, 2021 - Page 897

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

OWNERS:
TACOS EL CABRON
Jaime Behar
Tel. (619) 348-8923
JAIMEDBEHAR@MAIL.COM

PROJECT:
TACOS EL CABRON RESTAURANT
REMODEL
398 S. Decatur Blvd.
Las Vegas, NV
89107
JOB # 22054

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE: AS NOTED
DATE: 06-24-21
ISSUED FOR: PERMIT

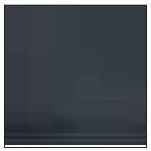
SHEET:
A1.0

GENERAL ELEVATION NOTES:

1. ALL MECHANICAL UNITS ARE SCREENED BY BUILDING PARAPET.
2. PROVIDE FINISH SAMPLES TO OWNER FOR APPROVAL.
3. SIGNS SHALL BE UNDER SEPARATE REVIEW AND PERMIT.

EXTERIOR MATERIALS:

MD-1 DRIP EDGE: COLOR: CHARCOAL GRAY



MS-1 ALUMINUM CLADDING: DARK GRAY



T-1 TILE: COLOR: GRAY CHARCOAL (APPLIED OVER EXISTING STUCCO)



RF-1 EXISTING ROOFING: COLOR: GRAY CHARCOAL

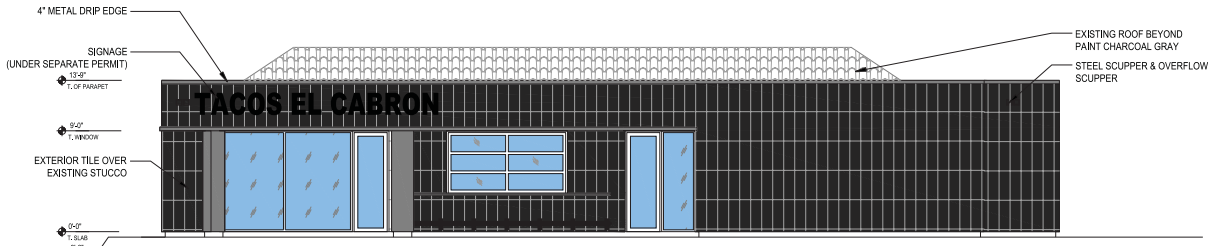




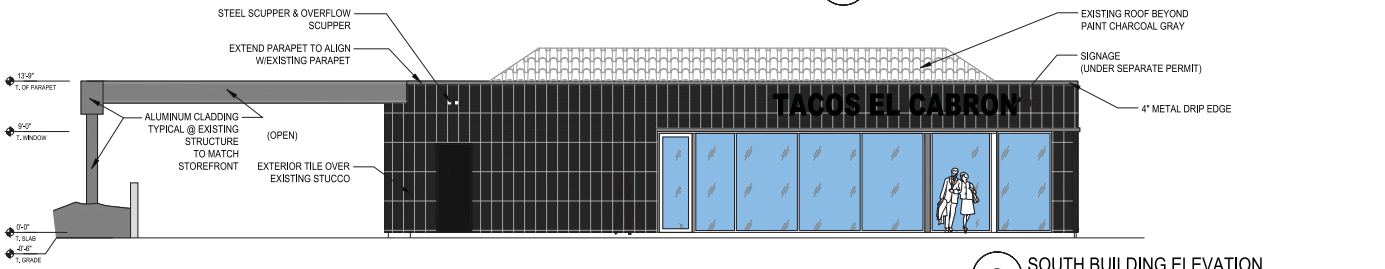
EXISTING FRONT ELEVATION



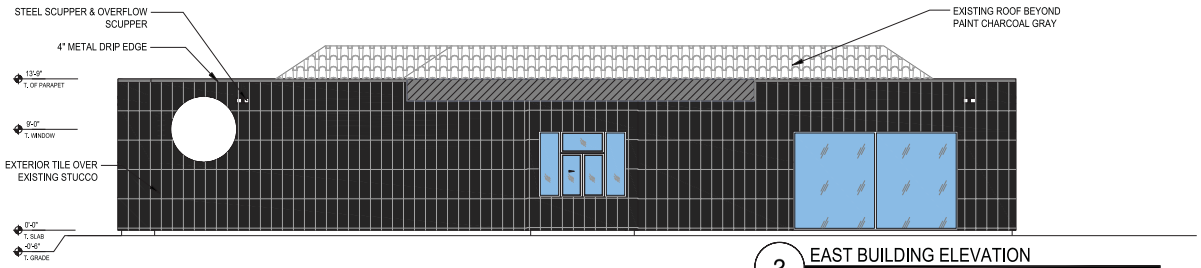
EXISTING REAR ELEVATION



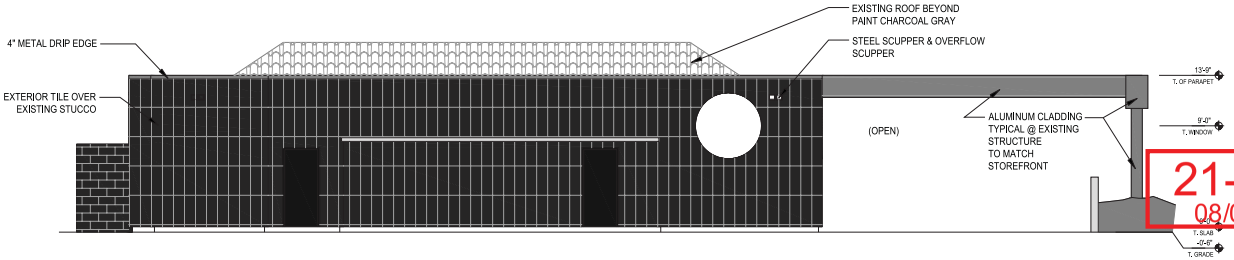
4 WEST BUILDING ELEVATION
1/8"=1'-0"



3 SOUTH BUILDING ELEVATION
1/8"=1'-0"



2 EAST BUILDING ELEVATION
1/8"=1'-0"



1 NORTH BUILDING ELEVATION
3/16"=1'-0"

21-0397
08/05/2021

Planning Commission October 12, 2021 - Page 898

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

OWNERS:
TACOS EL CABRON
Jaime Behar
Tel. (619) 348-8923
JAIMEDBEHAR@MAIL.COM

PROJECT:
TACOS EL CABRON RESTAURANT
REMODEL
398 S. Decatur Blvd.
Las Vegas, NV
89107
JOB # 22054

SEAL:

REVISIONS

NO.	DESCRIPTION

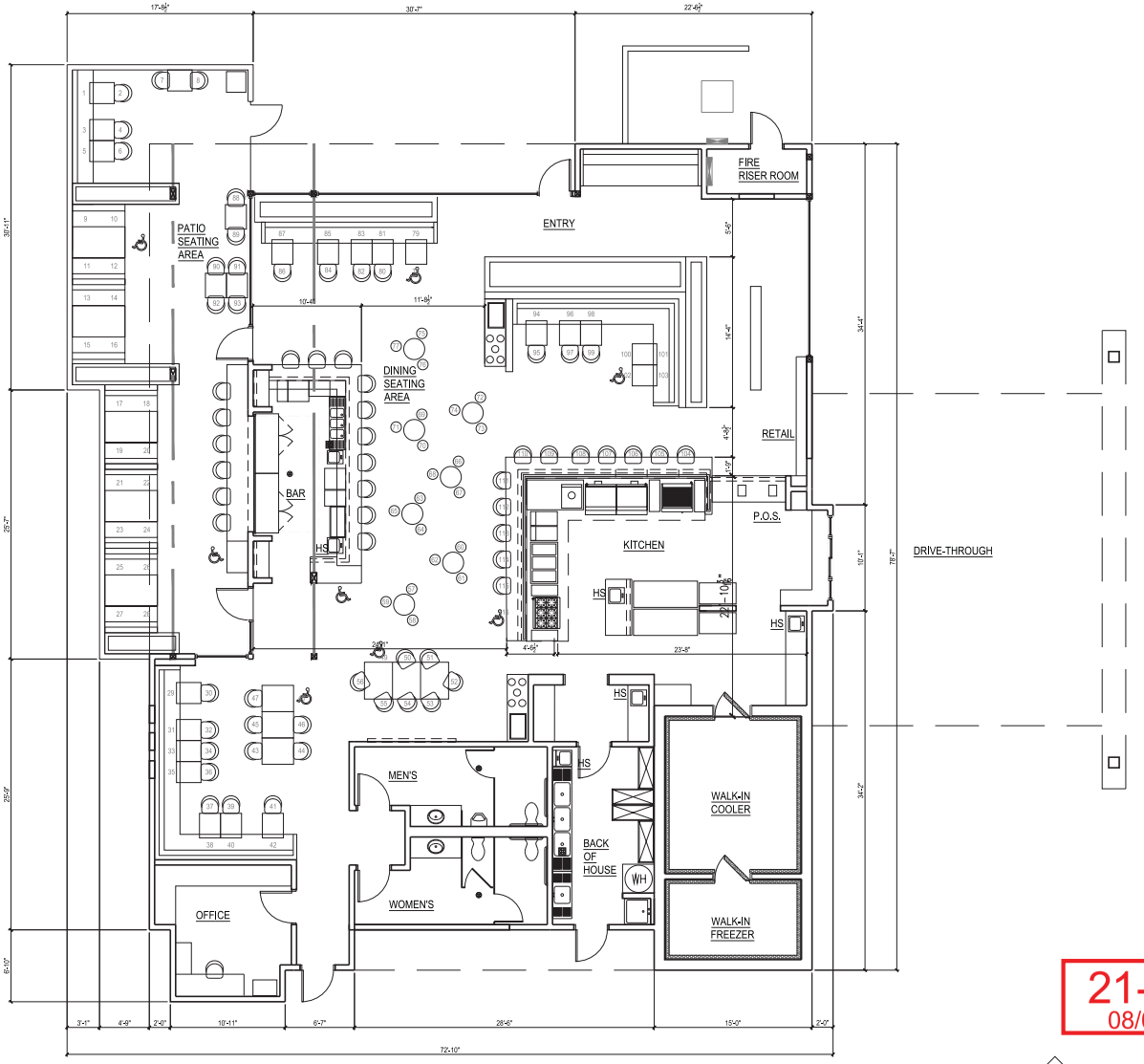
SHEET TITLE:
BUILDING ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: 06-24-21
ISSUED FOR: PERMIT

SHEET:
A4.0

OCCUPANT LOAD AND EXITING, CHAPTER 10, TABLE 1004.5

OCCUPANCY DESCRIPTION	SF / OCCUPANT LOAD FACTOR	OCCUPANTS	MIN. 2 EXITS REQ. WHEN O.L.	REQUIRED NUMBER OF EXITS	NUMBER OF EXITS PROVIDED
DINING SEATING AREA	1576 SF / 15	105	50	2	2
BAR SEATING AREA	219 SF / 7	32	50	1	2
BAR	210 SF / 200	1	50	1	1
RESTROOMS	268 SF / 150	2	50	1	1
KITCHEN	700 SF / 200	4	50	1	1
BACK OF HOUSE	163 SF / 200	1	50	1	1
COOLER/FREEZER	261 SF / 300	1	50	1	1
RETAIL	369 SF / 150	3	50	1	1
OFFICE (W/STOR & UTILITY)	146 SF / 150	1	50	1	1
	TOTAL=	150		2	2
PATIO DINING SEATING AREA	700 SF / 15	47	50	1	1
SEATING AREA	53 SF / 7	8	50	1	1
	TOTAL=	55		1	1



1 FLOOR PLAN
3/16"=1'-0"

N

21-0397
08/05/2021

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

OWNERS:
TACOS EL CABRON
Jaime Behar
Tel. (619) 348-8923
JAIMEDBEHAR@MAIL.COM

PROJECT:
TACOS EL CABRON RESTAURANT
REMODEL
398 S. Decatur Blvd.
Las Vegas, NV
89107
JOB # 22054

SEAL:

REVISIONS

NO.	DESCRIPTION

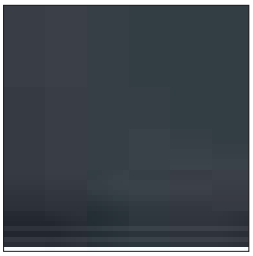
SHEET TITLE:
FLOOR PLAN

SCALE: AS SHOWN
DATE: 06-24-21
ISSUED FOR: PERMIT

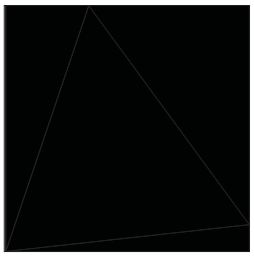
SHEET:
A3.0

EXTERIOR MATERIALS:

MD-1 DRIP EDGE:
COLOR: CHARCOAL GRAY



MS-1 ALUMINUM CLADDING:
DARK GRAY



T-1 TILE:
COLOR: GRAY CHARCOAL
(APPLY OVER EXISTING STUCCO)



RF-1 EXISTING ROOFING:
COLOR: GRAY CHARCOAL





EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



21-0397-SUP1 AND 21-0397-SDR1 - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

326 SOUTH DECATUR BOULEVARD

09/02/2021



21-0397-SUP1 AND 21-0397-SDR1 - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

326 SOUTH DECATUR BOULEVARD

09/02/2021



21-0397-SUP1 AND 21-0397-SDR1 - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

326 SOUTH DECATUR BOULEVARD

09/02/2021



21-0397-SUP1 AND 21-0397-SDR1 - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

326 SOUTH DECATUR BOULEVARD

09/02/2021



21-0397-SUP1 AND 21-0397-SDR1 - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

326 SOUTH DECATUR BOULEVARD

09/02/2021



21-0397-SUP1 AND 21-0397-SDR1 - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

326 SOUTH DECATUR BOULEVARD

09/02/2021

Plot

2111 Edgewood Ave. • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk3 architecture

ARCHITECTURE • PLANNING • INTERIOR DESIGN

June 14, 2021

City of Las Vegas
Planning & Development Department
333 N Rancho Dr
Las Vegas, NV 89106

Justification Letter for Restaurant
398 S. Decatur Blvd.

Ladies and Gentlemen:

GK3 Architecture, on behalf of Tacos El Cabron, is requesting the review and approval of a Site Development Plan Review for a commercial remodel with a Special Use Permit for a restaurant with alcohol. The scope of work for this project is to change the use, improve the façade, improve the accessible route and increase parking and drive through stacking of an existing single story 4,716 SF building with a drive through that was previously used as a bank. This project will remodel the building to be a restaurant with an improved drive through, reduce the building area to 4,272 SF, add new outdoor seating and parking. The restaurant will have a bar. The business will be open 24/7. The project is located in an existing shopping center and the project meets all parking, loading and stacking standards with current approvals. The perimeter landscape is existing to remain and will be improved as needed at the revised parking.

The restaurant provides 116 seats in the dining area and patio area not including the 17 seats provided at the bar. Alcoholic beverages will be served only in conjunction with the food service. Full-course meals will be available during all hours the bar is open to the public. A cook and food server will be available at all times the bar is open. The primary operation of the business is a taco restaurant. Tacos El Cabron is a reputable business operating a similar facility in the Las Vegas valley at 4808 S. Maryland Parkway. They also have two other locations in LA and San Diego. The facilities have a stylish aesthetic and atmosphere and serve authentic Mexican tacos.

The uses are consistent with the current improvements in the surrounding area. This project will breathe new life into a building that has been vacant, dilapidated and an eye sore. The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-2 Zone with a use permit, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA

21-0397
08/16/2021

21-0397-SDR
Tacos El Cabron

326 S Decatur Boulevard

Proposed conversion of a 4.716 thousand square foot bank into a 4.292 thousand square foot fast food restaurant.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	4.716	100.02	471
AM Peak Hour			9.50	45
PM Peak Hour			20.45	96

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	4.292	470.95	2,021
AM Peak Hour			40.19	173
PM Peak Hour			32.67	140

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	-0.424		**1,550**
AM Peak Hour				**128**
PM Peak Hour				**44**

Existing traffic on all nearby streets:

Decatur Boulevard

Average Daily Traffic (ADT)	56,576
PM Peak Hour	4,526
(heaviest 60 minutes)	

Meadows Lane

Average Daily Traffic (ADT)	12,607
PM Peak Hour	1,009
(heaviest 60 minutes)	

Alta Drive

Average Daily Traffic (ADT)	11,820
PM Peak Hour	946
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Decatur Boulevard	80,100
Meadows Lane	15,990
Alta Drive	16,380

This project will add approximately 1,550 trips per day on Decatur Blvd., Meadows Ln. and Alta Dr. Currently, Decatur is at about 71 percent of capacity, Meadows is at about 79 percent of capacity and Alta is at about 72 percent of capacity. With this project, Decatur is expected to be at about 73 percent of capacity, Meadows to be at about 89 percent of capacity and Alta to be at about 82 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 128 additional cars, or about two every minute.

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

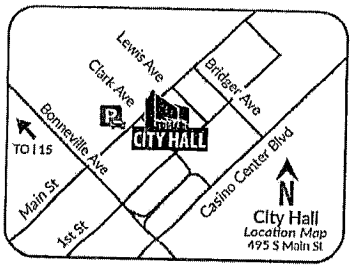
RECEIVED

OCT 07 2021

Dept of Planning
City of Las Vegas

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

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0397 and 21-0397-SUP1 and 21-0397-SDR1

Planning Commission Meeting of **10/12/2021**

21-0397
13931301003
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 HRDFNP1 89107

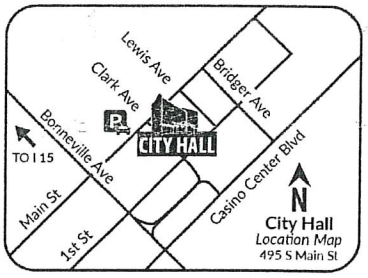
Submitted after final agenda

3 | a-b P

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

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0397 and 21-0397-SUP1 and 21-0397-SDR1

Planning Commission Meeting of **10/12/2021**

21-0397
13931214015
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

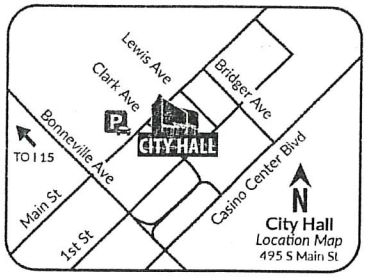
97 HRDFNP1 89107

31a-b P

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

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0397 and 21-0397-SUP1 and 21-0397-SDR1

Planning Commission Meeting of **10/12/2021**

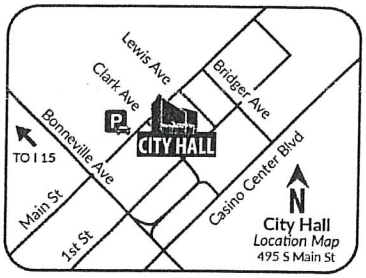
21-0397
13836511022
GALINDO CESAR A & MARY C REV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 MRDFNP1 89107

31a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

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

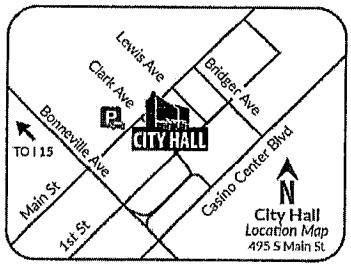
21-0397
13931310013
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 HRDFNP1 89107

31a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

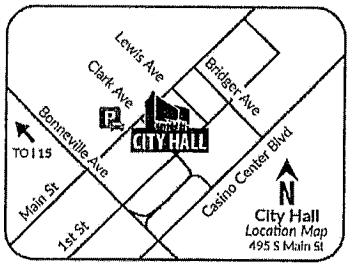
21-0397
13931214012
TYLER ETHELENE
TYLERWILSON JR & TARA
4516 ALTA DR
LAS VEGAS NV 89107-2925

97 HRDFMP1 89107

31. a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

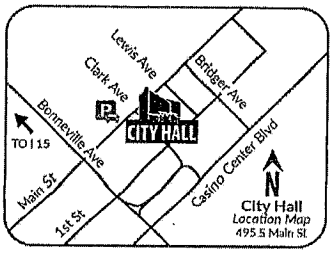
21-0397
13931214013
MAEZ DAVID J & ANABELL
4512 ALTA DR
LAS VEGAS NV 89107

97 MRDFNP1 89107

3 1 a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

21-0397
13836514027
PIXLEY DANIEL E & JUDITH H
5001 CHURCHILL AVE
LAS VEGAS NV 89107-2715

97 HRDFNP1 89107

Application Information

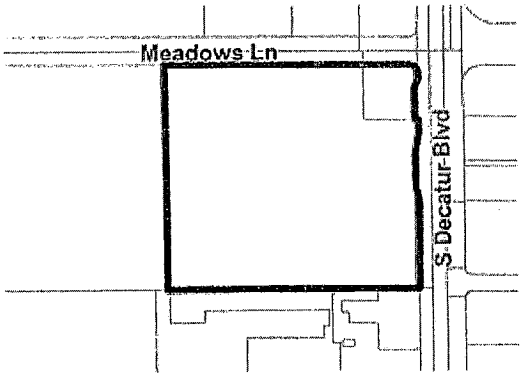
21-0397 - PUBLIC HEARING - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 9.32 acres at 326 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen).

21-0397-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,292 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH AN 856 SQUARE-FOOT OUTDOOR SEATING AREA

21-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING COMMERCIAL BUILDING INTO A RESTAURANT WITH DRIVE THROUGH WITH AN 856 SQUARE-FOOT OUTDOOR PATIO AREA

Yes! We love tacos.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/12/2021*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

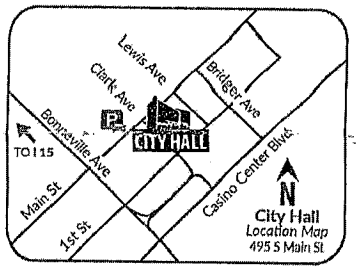
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

31a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

21-0397
13836515354
CALIF HOLDINGS L L C
2835 EL CAMINO RD
LAS VEGAS NV 89146

97 HRDFMP1 89146

31a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

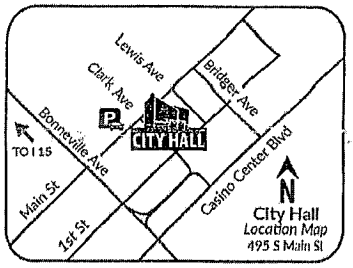
Official Notice of Public Hearing

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

RECEIVED

OCT 07 2021

Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0397 and 21-0397-SUP1 and 21-0397-SDR1

Planning Commission Meeting of **10/12/2021**

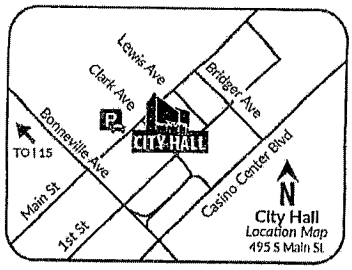
21-0397
13836515370
CALIF HOLDINGS L L C
2835 EL CAMINO RD
LAS VEGAS NV 89146

97 HRDFNP1 89146

3 1 a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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

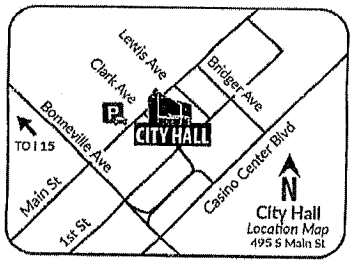
21-0397
13836515338
PROFESSIONAL BUSINESS SOLUTIONS L L C
6236 W DESERT INN RD STE 100
LAS VEGAS NV 89146

97 HRDFNP1 89146

31a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

21-0397
13836515405
CALIF HOLDINGS L L C
2835 EL CAMINO RD
LAS VEGAS NV 89146

97 HRDFNP1 89146

3 1a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

21-0397
13836713016
MONTERO RENE C & ROSEMINDA
DECHAVEZ
9632 CAMINO CAPISTRANO LN
LAS VEGAS NV 89147

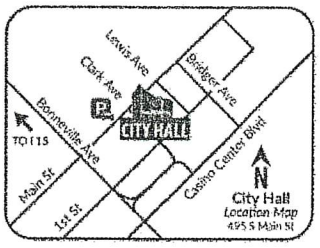
31a-b A

47 HRDFNP1 89147

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

21-0397
13836713022
ELITE CARE HOME HEALTH L L C
9632 CAMINO CAPISTRANO LN
LAS VEGAS NV 89147

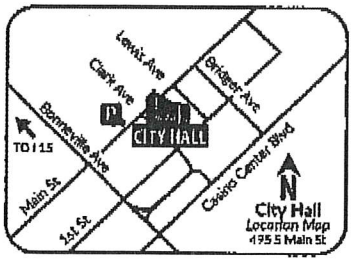
47 HRDFNP1 89147

31a-b A (x2)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

OCT 1 2021

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0397 and 21-0397-SUP1 and 21-0397-SDR1
Planning Commission Meeting of **10/12/2021**

21-0397
13931212016
PLASTER BRIAN ROBERT SEPARATE
PROPERTY TRUST ETAL
PLASTER BRIAN ROBERT TRS
801 S RANCHO DR # E4
LAS VEGAS NV 89106

3 1 a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
31a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0397-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,292 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH AN 856 SQUARE-FOOT OUTDOOR SEATING AREA

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
31b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING COMMERCIAL BUILDING INTO A RESTAURANT WITH DRIVE THROUGH WITH AN 856 SQUARE-FOOT OUTDOOR PATIO AREA

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
32

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

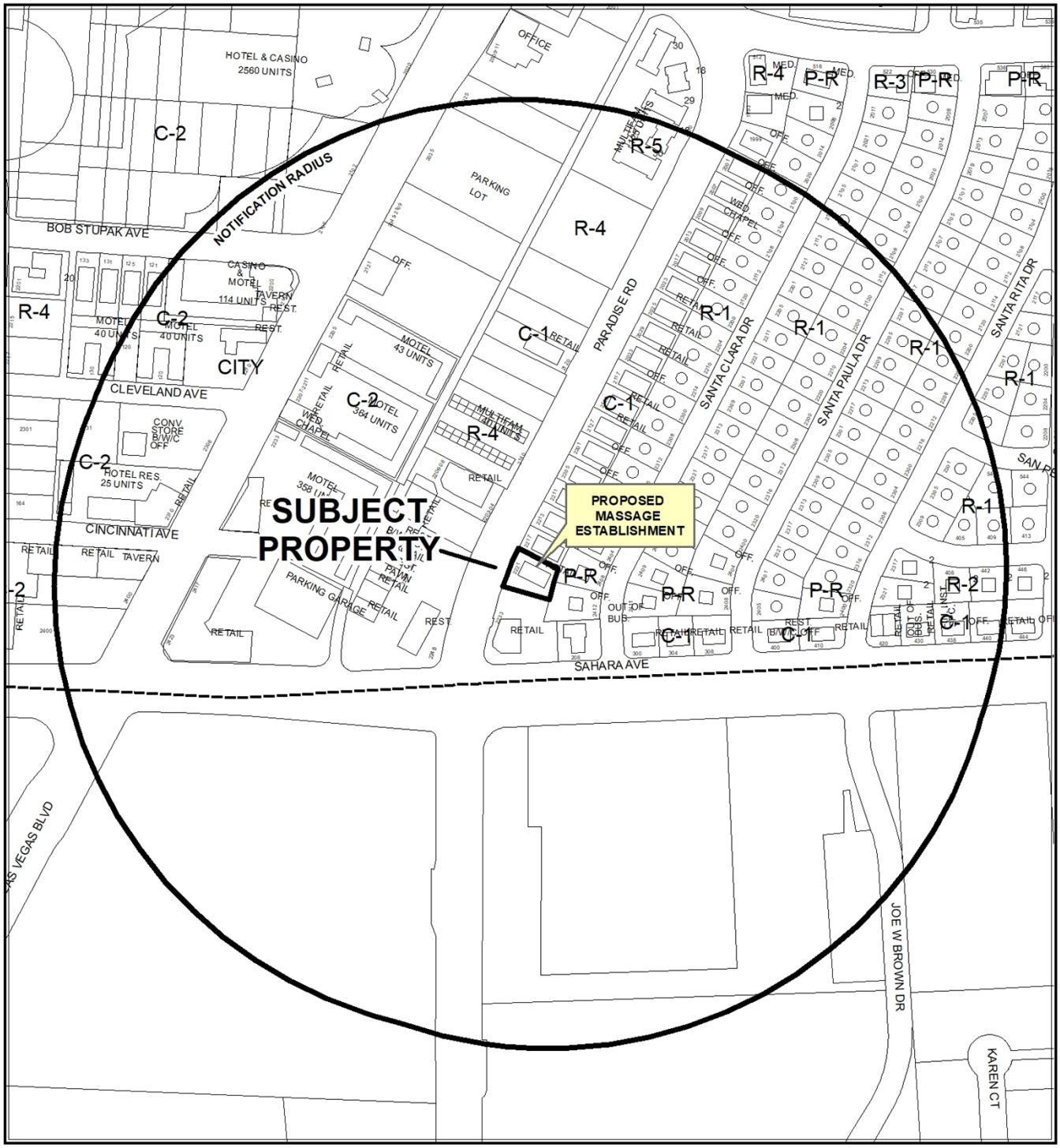
SUBJECT:
21-0416-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment of an approved Special Use Permit (SUP-72575) FOR A MASSAGE ESTABLISHMENT USE TO CHANGE HOURS OF OPERATION FROM: 6:00 A.M. TO 10:00 P.M. TO: 9:00 A.M. TO 2:00 A.M. DAILY at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

May go to City Council on: 11/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 21-0416-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Action Letters for SUP-72575, VAR-72574 [PRJ-72542] and RQR-78423
8. Abeyance Request Letter
9. Submitted after Final Agenda – Protest-Support Postcards



0 255 510 Feet

CASE: 21-0416-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

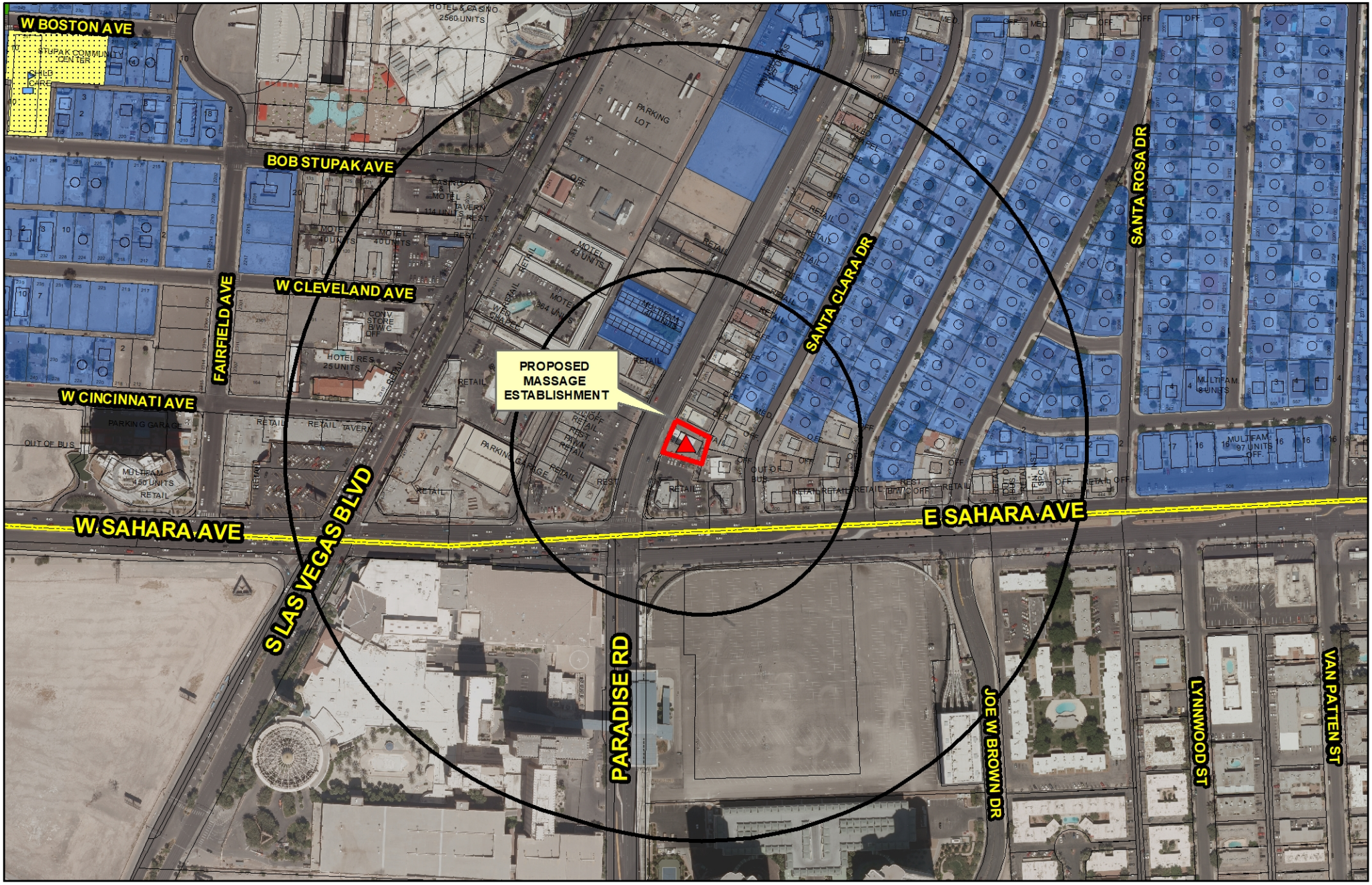
N



CASE: **21-0416-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



21-0416-SUP1

Massage Establishment

Business Licenses

- Massage Establishment

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Private Schools

- Subject Property
- Residential Property
- 400' & 1000' 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 13, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTIONAPPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0416-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 838

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

21-0416-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-72575) except as amended herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. A Waiver from Title 19.12 is hereby approved, to allow hours of operation from 9:00 a.m. to 2:00 a.m. daily.

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Major Amendment of an approved Special Use Permit (SUP-72575) to change the hours of operation at an existing Massage Establishment located at 2221 Paradise Road. The approved Special Use Permit allows hours of operation between 6:00 a.m. and 10:00 p.m. The applicant's request is to change operating hours from 9:00 a.m. to 2:00 a.m. daily.

ISSUES

- Condition 1 of the approved Special Use Permit (SUP-72575) states that the hours of operation shall conform to Title 19. A Major Amendment of the Special Use Permit is required to alter or remove this condition.
- The applicant requests a Waiver of Minimum Special Use Permit Requirement 5, which states, "The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis." The City Council did not further restrict the hours beyond those required by Title 19. Staff does not support the Waiver request.

ANALYSIS

Per Title 19.16.110, a Major Amendment of a Special Use Permit is required for a proposed change that requires a waiver of any minimum Special Use Permit requirements or the increase or expansion of such a waiver that was previously allowed. The minimum Special Use Permit requirement for hours of operation for a Massage Establishment use is "between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis." The application for a major amendment is similar to and follows a similar process as a Special Use Permit application.

Staff recommended denial of the original Special Use Permit (SUP-72575), as it determined the use to be incompatible with the existing surrounding land uses. In addition to the inability to meet separation distance from an existing Massage Establishment and from residentially zoned property, the applicant had requested operating hours of 9:00 a.m. to 3:00 p.m. seven days per week. The City Council subsequently determined that operating hours should follow Title 19 requirements. Staff defers to the City Council's determination with regard to SUP-72575 and therefore recommends denial of the request to extend the hours of operation, subject to conditions if approved. If approved, the existing business license must be updated.

This request was deemed to be a Project of Regional Significance pursuant to Title 19.16.010.F, as it constitutes a request for Special Use Permit within 500 feet of the City's boundary with unincorporated Clark County. An assessment of potential impacts was sent to affected agencies. To date, no responses to the Development Impact Notice and Assessment have been received.

FINDINGS (21-0416-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   Since the issuance of a business license, the Massage Establishment use on this site has been operating under the hours of operation required by Title 19. The proposed later operating hours are not compatible with the surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The City Council previously determined through a Variance (VAR-72574) that the subject site was suitable for a Massage Establishment use by reducing the parking requirement.

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.**

   Paradise Road, a 90-foot Primary Arterial Street as indicated in the Master Plan of Streets and Highways, provides access to the subject property. This roadway is adequate in size to meet the requirements of the existing Massage Establishment 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 existing Massage Establishment 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 Massage Establishment does not adhere to minimum distance separation requirements and hours of operation. The City Council previously approved a Waiver to allow a 118-foot distance separation from an existing massage establishment and residentially zoned properties. With this request, the applicant is requesting a Waiver to allow operating hours from 9:00 a.m. to 2:00 a.m. where 6:00 a.m. to 10:00 p.m. is allowed by Title 19 and by condition of approval of SUP-72575.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/17/65	The Board of City Commissioners approved a request for a reclassification of property (Z-0016-65) from R-2 (Two Family Residence) to P-R (Professional Office) generally located on the east side of Paradise Road between Sahara Avenue and St. Louis Avenue (now addressed as 2211, 2213, 2217 and a portion of 2221 Paradise Road). The Planning Commission recommended approval.
05/16/18	The City Council approved a request on an appeal of the denial by the Planning Commission for a Variance (VAR-72574) to allow nine parking spaces where 12 spaces are required on 0.19 acres at 2221 Paradise Road. Staff recommended denial.
05/16/18	The City Council approved a request on an appeal of the denial by the Planning Commission for a Special Use Permit (SUP-72575) for a 1,640 square-foot Massage Establishment use with waivers to allow a distance separation of 118 feet from a residential use where 400 feet is required, to allow a 478-foot distance separation from another Massage Establishment where 1,000 feet is required and to allow operating hours from 9:00 a.m. to 3:00 a.m. where 6:00 a.m. to 10:00 p.m. is allowed at 2221 Paradise Road. Staff recommended denial.
04/17/19	Business Licensing Enforcement conducted an inspection (BLE564149 – 201722) for compliance with an issued license for a massage establishment at 2221 Paradise Road. The inspection was passed and Case BLE564149 was closed.

Most Recent Change of Ownership	
01/27/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1951	The subject building was constructed as a residential duplex.
12/12/66	A building permit (#35631) was issued for a commercial tenant improvement remodel at 2221 Paradise Road. A final inspection was completed 09/01/67.
05/07/68	A building permit (#41674) was issued for a 672 square-foot off-premise sign at 2221 Paradise Road. The permit was reactivated 07/15/69 as Permit #48688. A final inspection was approved 09/17/69.
09/07/78	A building permit (#9262) was issued for a 32 square-foot double-faced pole sign at 2221 Paradise Road. A final inspection was approved 05/02/85.
07/28/82	A building permit (#2489) was issued for an interior remodel of a 1,652 square-foot office building at 2221 Paradise Road. A final inspection was approved and certificate of occupancy was issued 09/01/82.
04/19/04	A business license (R11-00005) was issued for a Reflexology Practitioner at 2221 Paradise Road. The license was marked out of business on 06/04/12.
03/15/11	A business license (R03-00028) was issued for a Reflexology Establishment (Superior Reflexology) at 2221 Paradise Road. The license was marked out of business on 01/17/18.
08/04/15	A building permit (C-295719) was issued for electrical repair and tag at 2221 Paradise Road. A final inspection was not approved.
10/01/18	A business license (P66-00192) was issued for a Massage Establishment (Paradise Massage) at 2221 Paradise Road. The license remains active.
10/22/18	A business license (G66-07384) was issued for an Independent Massage Therapist at 2221 Paradise Road. The license remains active.
10/22/18	A business license (G67-07388) was issued for an Independent Massage Therapist at 2221 Paradise Road. The license remains active.
04/15/19	A business license (G67-00552) was issued for an Independent Massage Therapist at 2221 Paradise Road. The license was marked out of business 03/08/21.
04/24/21	A business license (G69-02217) was issued for an Independent Massage Therapist at 2221 Paradise Road. The license remains active.
04/24/21	A business license (G69-02221) was issued for an Independent Massage Therapist at 2221 Paradise Road. The license remains active.
05/04/21	A business license (G69-02477) was issued for an Independent Massage Therapist at 2221 Paradise Road. The license remains active.
05/11/21	A business license (G69-02678) was issued for an Independent Massage Therapist at 2221 Paradise Road. The license remains active.

Pre-Application Meeting	
06/30/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit application. As the hours of operation requested are later than those allowed by Title 19, which were the same hours conditioned by City Council and agreed to by the applicant, a Major Amendment of the Special Use Permit would be required to allow the later hours.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/04/21 and 08/09/21	The site contains a one-story building with angled and parallel parking onsite. No graffiti was observed on the building. An off-premise sign in good condition is located on the site to the south of the building. The business was open at the time of inspection.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Massage Establishment	TOD-1 (Transit Oriented Development-1)	C-1 (Limited Commercial)
	Off-Premise Sign		
North	Office, Other Than Listed	TOD-1 (Transit Oriented Development-1)	C-1 (Limited Commercial)
South	General Retail Store, Other Than Listed	TOD-1 (Transit Oriented Development-1)	C-1 (Limited Commercial)
	Restaurant		
East	Office, Other Than Listed	TOD-1 (Transit Oriented Development-1)	P-R (Professional Office and Parking)
West	Restaurant	TOD-1 (Transit Oriented Development-1)	C-2 (General Commercial)
	General Retail Store, Other Than Listed		
	Cannabis Dispensary		
	Liquor Establishment (Tavern)		
	Financial Institution, Specified		

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan Area: Downtown South	N/A
Beverly Green/Southridge Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
G-O (Gaming Enterprise Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

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	
Massage Establishment	6 massage rooms	2 space per massage room, massage table or massage chair, with a min. of 6 spaces	12				
TOTAL SPACES REQUIRED			12		9		Y*
Regular and Handicap Spaces Required			11	1	8	1	Y*

*The City Council approved a Variance (VAR-72574) to allow nine parking spaces where 12 spaces are required for this use.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Massage Establishment hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.	To allow hours of operation from 9:00 a.m. to 2:00 a.m. daily	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) change application/amendment conditions SUP

Project Address (Location) 2221 Paradise Road, Las Vegas, NV 89104

Project Name Paradise Massage **Proposed Use** Massage Establishment

Assessor's Parcel #(s) APN 162-03-413-021 **Ward #** 3

General Plan: Existing Massage Proposed _____ **Zoning:** Existing C-1 Proposed C-1 w/SUP

Additional Information _____

Property Owner Paradise Plaza LLC Contact _____

Address 11845 West Olympic Blvd., Ste. 1265W City Los Angeles State CA Zip 90064

E-mail _____ Phone 310-424-3439

Applicant L&S Group, LLC Contact Gui Rong Li

Address 2221 Paradise Road City Las Vegas State NV Zip 89104

E-mail _____ Phone 702-875-3998

Representative Kirk T. Kennedy, Attorney at Law Contact Kirk T Kennedy

Address 815 S. Casino Center Blvd. City Las Vegas State NV Zip 89101

E-mail ktkennedylaw@gmail.com Phone 702-385-5534

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 in 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.

The lessee has my authorization to make this submission.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Paradise Plaza, LLC - Allen Mescobi

Subscribed and sworn before me

This 21st day of July, 20 21

_____

Notary Public in and for said County and State

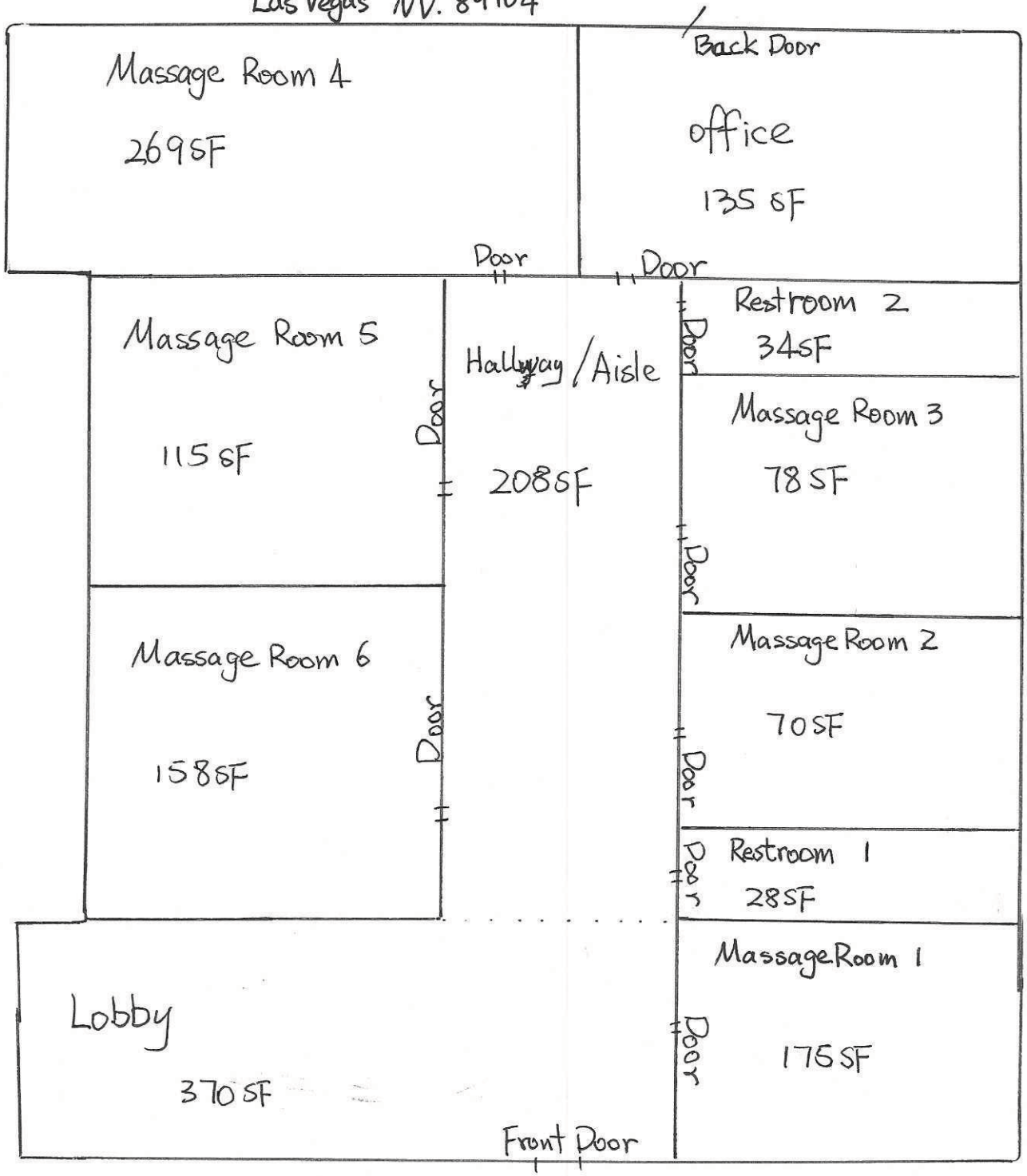
LETICIA LOPEZ
Notary Public - California
Los Angeles County
Commission # 2313926
My Comm. Expires Oct 10, 2021

21-0416
07/26/2021

Paradise Massage

2221 Paradise Rd.

Las Vegas NV. 89104

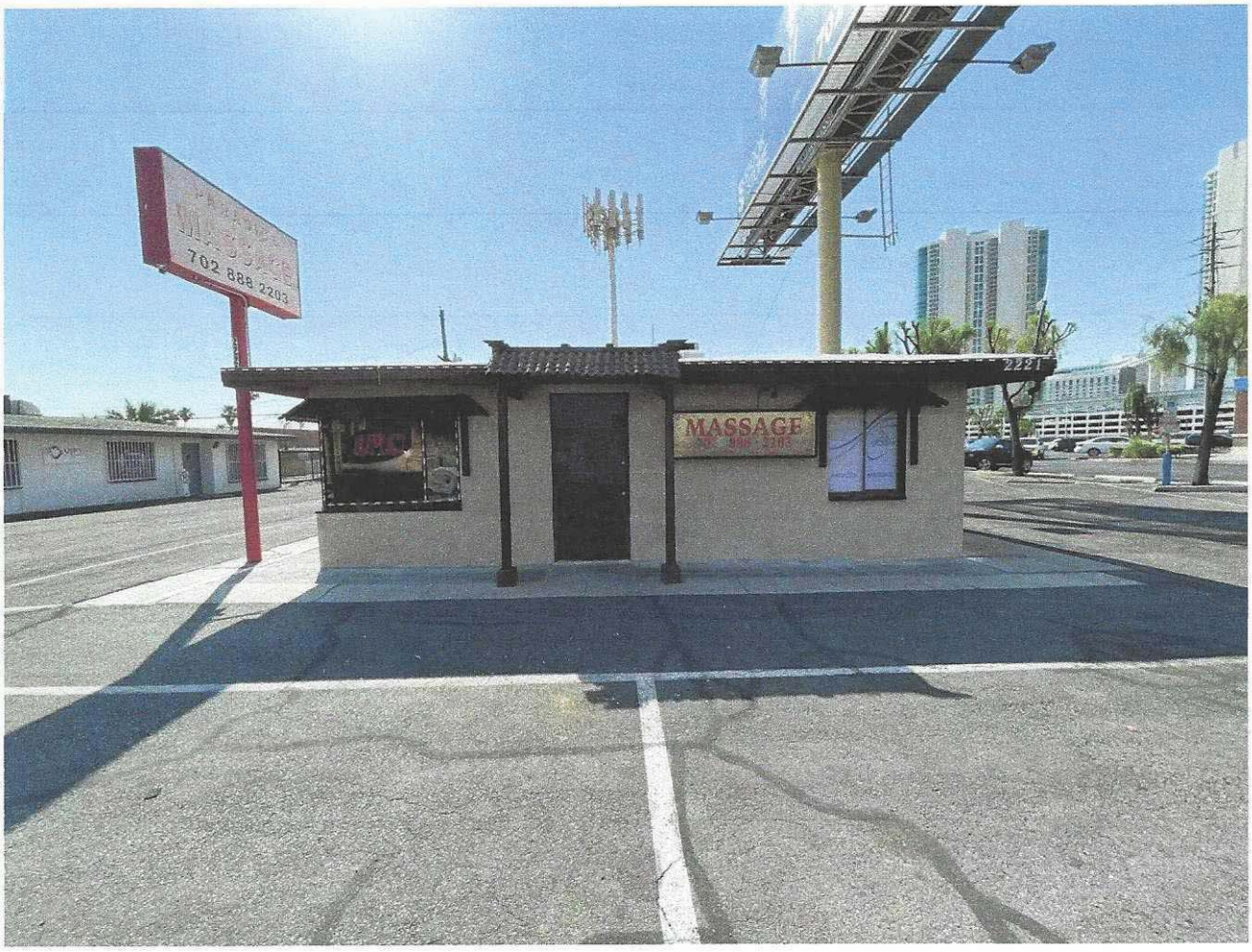


ToTal Square Foot 1640SF

Restroom 1	28 SF	Massage Room3	78SF	Hallway/Aisle	208 SF
Restroom 2	34SF	Massage Room 4	269SF	Lobby	370SF
Massage Room1	175SF	Massage Room 5	115SF	office	135 SF
Massage Room2	70SF	Massage Room 6	158SF		

21-0416
07/22/21

FP001



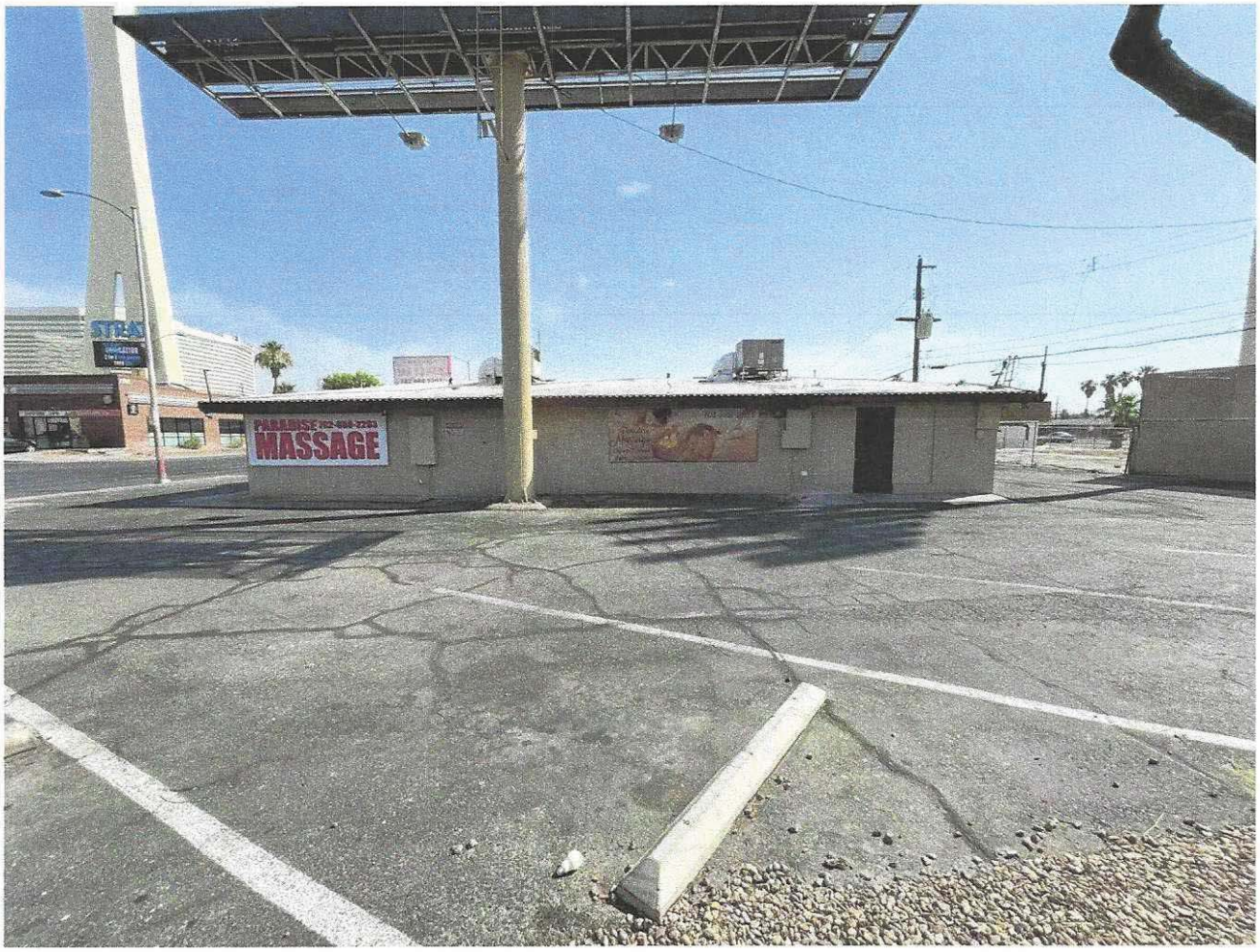
21-0416
07/22/2021



21-0416
07/22/2021



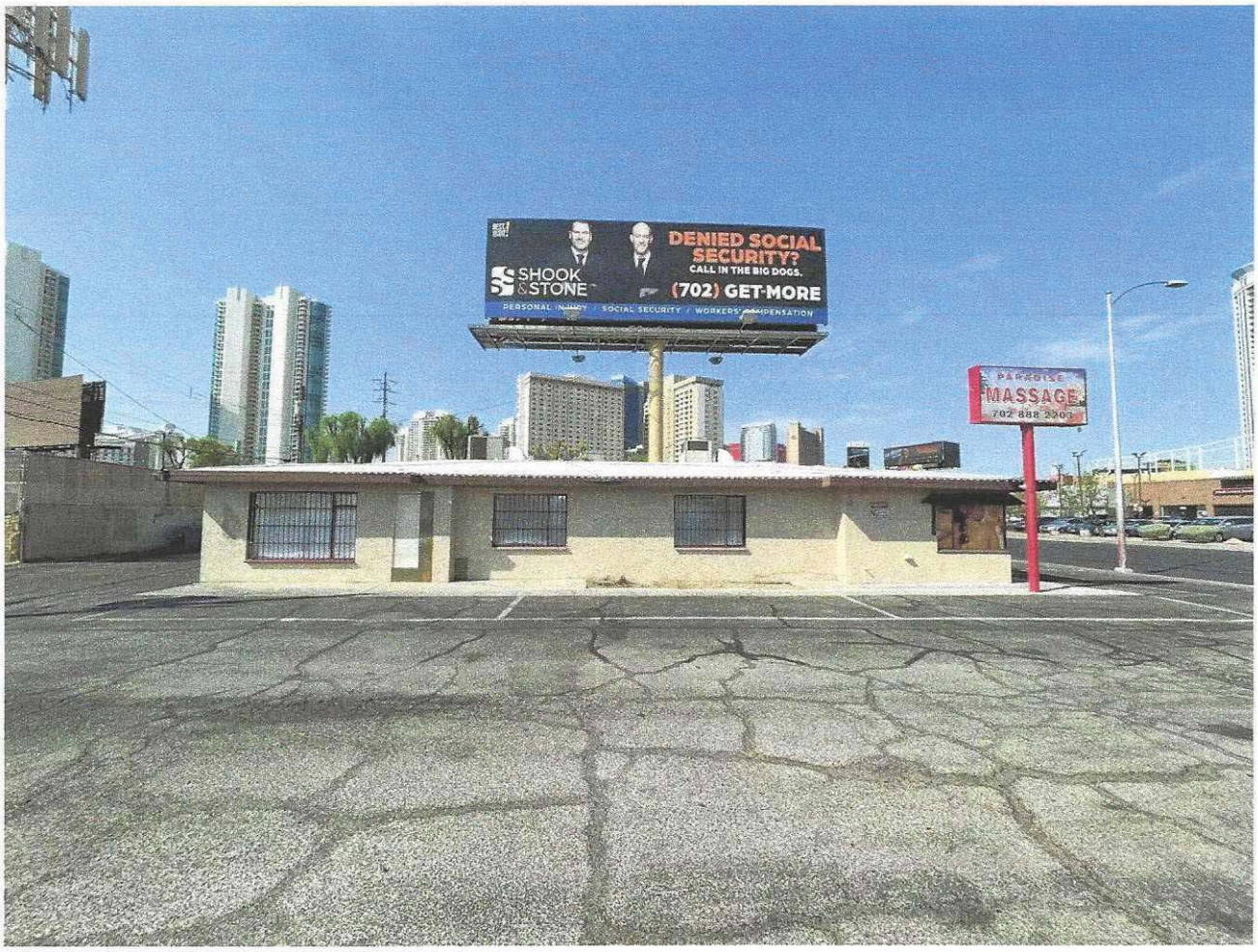
21-0416
07/22/2021



21-0416
07/22/2021



21-0416
07/22/2021



21-0416
07/22/2021



21-0416
07/22/2021



21-0416-SUP1 - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC
2221 PARADISE ROAD

08/09/2021



21-0416-SUP1 - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC
2221 PARADISE ROAD

08/09/2021



21-0416-SUP1 - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC
2221 PARADISE ROAD

08/09/2021



21-0416-SUP1 - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC
2221 PARADISE ROAD

08/04/2021



21-0416-SUP1 - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC
2221 PARADISE ROAD

08/04/2021

KIRK T. KENNEDY
ATTORNEY AT LAW
Licensed in Nevada since 1993

815 S. Casino Center Blvd.,
Las Vegas, NV 89101

Phone: (702) 385-5534
Facsimile: (702) 385-1869
Email: ktkennedylaw@gmail.com

July 13, 2021

City of Las Vegas
Planning Department
333 S. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Paradise Massage
Address: 2221 Paradise Road, Las Vegas, NV 89104- APN 162-03-413-021
Previous Case: SUP-72575 (PRJ-72542)

Dear City Planning:

I am counsel for Ms. Gui Rong Li and her company, L & S Group, LLC, which has been operating the licensed massage establishment of Paradise Massage at 2221 Paradise Road since 2018. This business has been operating based on the grant of its Special Use Permit application by the City Council on May 16, 2018. See Attached CLV Approval Notice, 5/17/18. In 2020, the City completed its Administrative Review, which also approved the existing operating conditions. See September 23, 2020, Approval Letter, Planning Division.

This licensed massage establishment has been offering fully licensed and regulated massage based services in a professional and clean environment in full compliance with Las Vegas Municipal Code Section 6.52 et seq. and the requirements of the Nevada Massage Board. The business only employs fully licensed therapists who hold a Nevada state issued massage license. At least one fully licensed therapist remains on staff and on duty at all times, along with the required key employee/manager.

This business has been operating without any adverse licensing or zoning related incidents since the City Council's approval in May, 2018. The owner has made a determined effort to allow only licensed massage related activities in a safe, clean and hygienic environment for customers.

21-0416
07/22/2021

The pending application with the City concerns a change application/major amendment to conditions related to the approval of the Applicant's Special Use Permit. The Applicant is requesting this change of conditions regarding the permissible hours of operation. Since May, 2018, the business has been operating with the standard City approved hours of 6am to 10pm. Given market conditions and the expanding customer base, the Applicant/Owner is requesting this change/amendment regarding the hours of operation to allow the business to operate from 9am to 2am each business day. This request, if approved, will allow for greater market share and an increase in customers during the typical day. This request will not have an adverse impact on the neighboring businesses in the area.

The Applicant/Owner moves the City to allow this change application/major amendment to the conditions of the Applicant's existing Special Use Permit solely to expand the hours of operation, as set forth herein. I remain available to answer any questions or concerns regarding this request. Thank you.

Yours truly,

Kirk T. Kennedy, Esq.
KTK/pf

21-0416
07/22/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Paradise Plaza, LLC
11845 West Olympic Bouevard, Suite 1265W
Los Angeles, California 90064

RE: ABEYANCE - SUP-72575 [PRJ-72542] - SPECIAL USE PERMIT RELATED TO VAR-72574
CITY COUNCIL MEETING OF MAY 16, 2018

Dear Applicant:

The City Council at a regular meeting held on May 16, 2018 voted to ***APPROVE*** a request on an Appeal of the Denial by the Planning Commission on a request for Special Use Permit FOR A PROPOSED 1,640 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 118 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED, TO ALLOW A 478-FOOT DISTANCE SEPARATION FROM A MASSAGE ESTABLISHMENT WHERE 1000 FEET IS REQUIRED AND TO ALLOW OPERATING HOURS FROM 9:00 A.M. TO 3:00 A.M. WHERE 6:00 A.M. TO 10:00 P.M. IS ALLOWED at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-72542].

This approval is subject to the following conditions:

Planning

1. The hours of operation shall conform to Title 19.
2. An administrative Required Review shall be conducted 18 months from the issuance of a business license.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 118 feet from a residential use where 400 feet is required, to allow a 478-foot distance separation from a massage establishment where 1000 feet is required.

21-0416
07/22/2021

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Yujie Si
L&S Group, LLC
7460 Benlomond Avenue
Las Vegas, Nevada 89179

Mr. Kirk Kennedy
Kirk T. Kennedy, Esquire
815 South Casino Center Boulevard
Las Vegas, Nevada 89101

21-0416
07/22/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Paradise Plaza, LLC
11845 West Olympic Boulevard, Suite 1265W
Los Angeles, California 90064

RE: ABEYANCE - VAR-72574 [PRJ-72542] - VARIANCE RELATED TO SUP-72575
CITY COUNCIL MEETING OF MAY 16, 2018

Dear Applicant:

The City Council at a regular meeting held on May 16, 2018 voted to ***APPROVE*** a request on an Appeal of the Denial by the Planning Commission on a request for a Variance TO ALLOW NINE PARKING SPACES WHERE 12 PARKING SPACES ARE REQUIRED on 0.19 acres at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-72542].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-72575) 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Yujie Si
L&S Group, LLC
7460 Benlomond Avenue
Las Vegas, Nevada 89179

Mr. Kirk Kennedy
Kirk T. Kennedy, Esquire
815 South Casino Center Boulevard
Las Vegas, Nevada 89101

21-0416
07/22/2021

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
STAVROS S. ANTHONY
Mayor Pro Tem
MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

September 23, 2020

Paradise Plaza, LLC
11845 West Olympic Boulevard, Suite #1265W
Los Angeles, California 90064

RE: RQR-78423– ADMINISTRATIVE REQUIRED REVIEW ADMINISTRATIVE CYCLE – OCTOBER 2020

Dear Applicant:

Your request on a Required Review of an approved Special Use Permit (SUP-72575) FOR A 1,640 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 118 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED, TO ALLOW A 478-FOOT DISTANCE SEPARATION FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND TO ALLOW OPERATING HOURS FROM 9:00 A.M. TO 3:00 A.M. WHERE 6:00 A.M. TO 10:00 P.M. IS ALLOWED at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively ***APPROVED*** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-72575) shall be required.

2. No further reviews shall be required.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0416
07/22/2021

This action by the Department of Planning staff on **September 23, 2020** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Swanton, AICP
Senior Planner
Long Range Planning Division

SS:clb

cc: Ms. Gul Rong Li
L&S Group, LLC
2221 Paradise Road
Las Vegas, Nevada 89104

Mr. Kirk Kennedy
Kirk T. Kennedy, Attorney-at-Law
815 South Casino Center Boulevard
Las Vegas, Nevada 89101

21-0416
07/22/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Paradise Plaza, LLC
11845 West Olympic Bouevard, Suite 1265W
Los Angeles, California 90064

RE: ABEYANCE - SUP-72575 [PRJ-72542] - SPECIAL USE PERMIT RELATED TO VAR-72574
CITY COUNCIL MEETING OF MAY 16, 2018

Dear Applicant:

The City Council at a regular meeting held on May 16, 2018 voted to ***APPROVE*** a request on an Appeal of the Denial by the Planning Commission on a request for Special Use Permit FOR A PROPOSED 1,640 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 118 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED, TO ALLOW A 478-FOOT DISTANCE SEPARATION FROM A MASSAGE ESTABLISHMENT WHERE 1000 FEET IS REQUIRED AND TO ALLOW OPERATING HOURS FROM 9:00 A.M. TO 3:00 A.M. WHERE 6:00 A.M. TO 10:00 P.M. IS ALLOWED at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-72542].

This approval is subject to the following conditions:

Planning

1. The hours of operation shall conform to Title 19.
2. An administrative Required Review shall be conducted 18 months from the issuance of a business license.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 118 feet from a residential use where 400 feet is required, to allow a 478-foot distance separation from a massage establishment where 1000 feet is required.

21-0416
07/22/2021

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Yujie Si
L&S Group, LLC
7460 Benlomond Avenue
Las Vegas, Nevada 89179

Mr. Kirk Kennedy
Kirk T. Kennedy, Esquire
815 South Casino Center Boulevard
Las Vegas, Nevada 89101

21-0416
07/22/2021

LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
LOIS TARKANIAN
Mayor Pro Tem
STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Paradise Plaza, LLC
11845 West Olympic Boulevard, Suite 1265W
Los Angeles, California 90064

RE: ABEYANCE - VAR-72574 [PRJ-72542] - VARIANCE RELATED TO SUP-72575
CITY COUNCIL MEETING OF MAY 16, 2018

Dear Applicant:

The City Council at a regular meeting held on May 16, 2018 voted to ***APPROVE*** a request on an Appeal of the Denial by the Planning Commission on a request for a Variance TO ALLOW NINE PARKING SPACES WHERE 12 PARKING SPACES ARE REQUIRED on 0.19 acres at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-72542].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-72575) 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Yujie Si
L&S Group, LLC
7460 Benlomond Avenue
Las Vegas, Nevada 89179

Mr. Kirk Kennedy
Kirk T. Kennedy, Esquire
815 South Casino Center Boulevard
Las Vegas, Nevada 89101

21-0416
07/26/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

September 23, 2020

Paradise Plaza, LLC
11845 West Olympic Boulevard, Suite #1265W
Los Angeles, California 90064

RE: RQR-78423– ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE – OCTOBER 2020

Dear Applicant:

Your request on a Required Review of an approved Special Use Permit (SUP-72575) FOR A 1,640 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 118 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED, TO ALLOW A 478-FOOT DISTANCE SEPARATION FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND TO ALLOW OPERATING HOURS FROM 9:00 A.M. TO 3:00 A.M. WHERE 6:00 A.M. TO 10:00 P.M. IS ALLOWED at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively ***APPROVED*** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-72575) shall be required.

2. No further reviews shall be required.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0416
07/22/2021

This action by the Department of Planning staff on **September 23, 2020** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Swanton, AICP
Senior Planner
Long Range Planning Division

SS:clb

cc: Ms. Gul Rong Li
L&S Group, LLC
2221 Paradise Road
Las Vegas, Nevada 89104

Mr. Kirk Kennedy
Kirk T. Kennedy, Attorney-at-Law
815 South Casino Center Boulevard
Las Vegas, Nevada 89101

21-0416
07/22/2021

KIRK T. KENNEDY
ATTORNEY AT LAW
Licensed in Nevada since 1993

815 S. Casino Center Blvd.,
Las Vegas, NV 89101

Phone: (702) 385-5534
Facsimile: (702) 385-1869
Email: ktkennedylaw@gmail.com

October 5, 2021

Eric McCammond
Senior Management Analyst
City of Las Vegas
Planning Commission
495 S. Main St.
Las Vegas, NV 89101

RE: REQUEST TO ABEY- OCTOBER 12, 2021, PLANNING COMMISSION
Application: 21-0416-SUP1

Dear Mr. McCammond/Planning Commission:

I am Counsel for the Applicant in the matter of application number 21-0416-SUP1; Paradise Plaza LLC. This matter is set for Planning Commission consideration on October 12, 2021, at 6 p.m. I have a scheduling conflict at that time, which necessitates my request to abey this matter from October 12 to the November 9, Planning Commission Agenda.

Your cooperation to abey this matter to the next Agenda calendar is appreciated. Thank you.

Yours truly,

Kirk T. Kennedy, Esq.

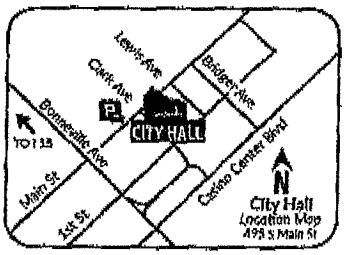
RECEIVED
10/05/2021
ITEM #32

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0416-SUP1

Planning Commission Meeting of **10/12/2021**

21-0416-SUP1
16210102002
J G N K NEVADA INVESTMENTS L L C
3720 S SUSAN ST # 100
SANTA ANA CA 92704-6957

32P

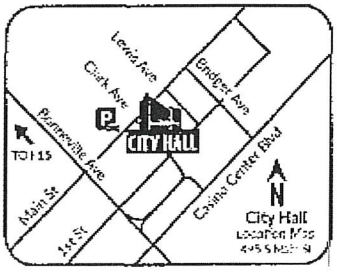
Oct 04 21 08:51a Stephen A. Gordon 702-893-2201 p.1

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0416-SUP1

Planning Commission Meeting of **10/12/2021**

21-0416-SUP1
16210114441
GORDON STEPHEN A & GAIL M FAM TR
GORDON STEPHEN A TRS
PO BOX 11028
LAS VEGAS NV 89111-1028

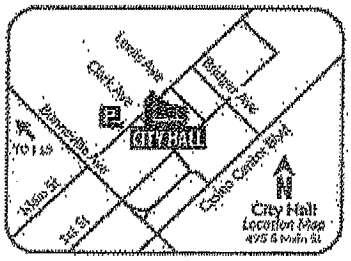
32P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0416-SUP1

Planning Commission Meeting of **10/12/2021**

21-0416-SUP1
16210114149
WEE ROBERT B H & SIA-WEE LORNA Y H
REV INT-VIV TR
WEE ROBERT B H CO-TRS
8715 E BANNER RIDGE
ANAHEIM CA 92808

32A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
33

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

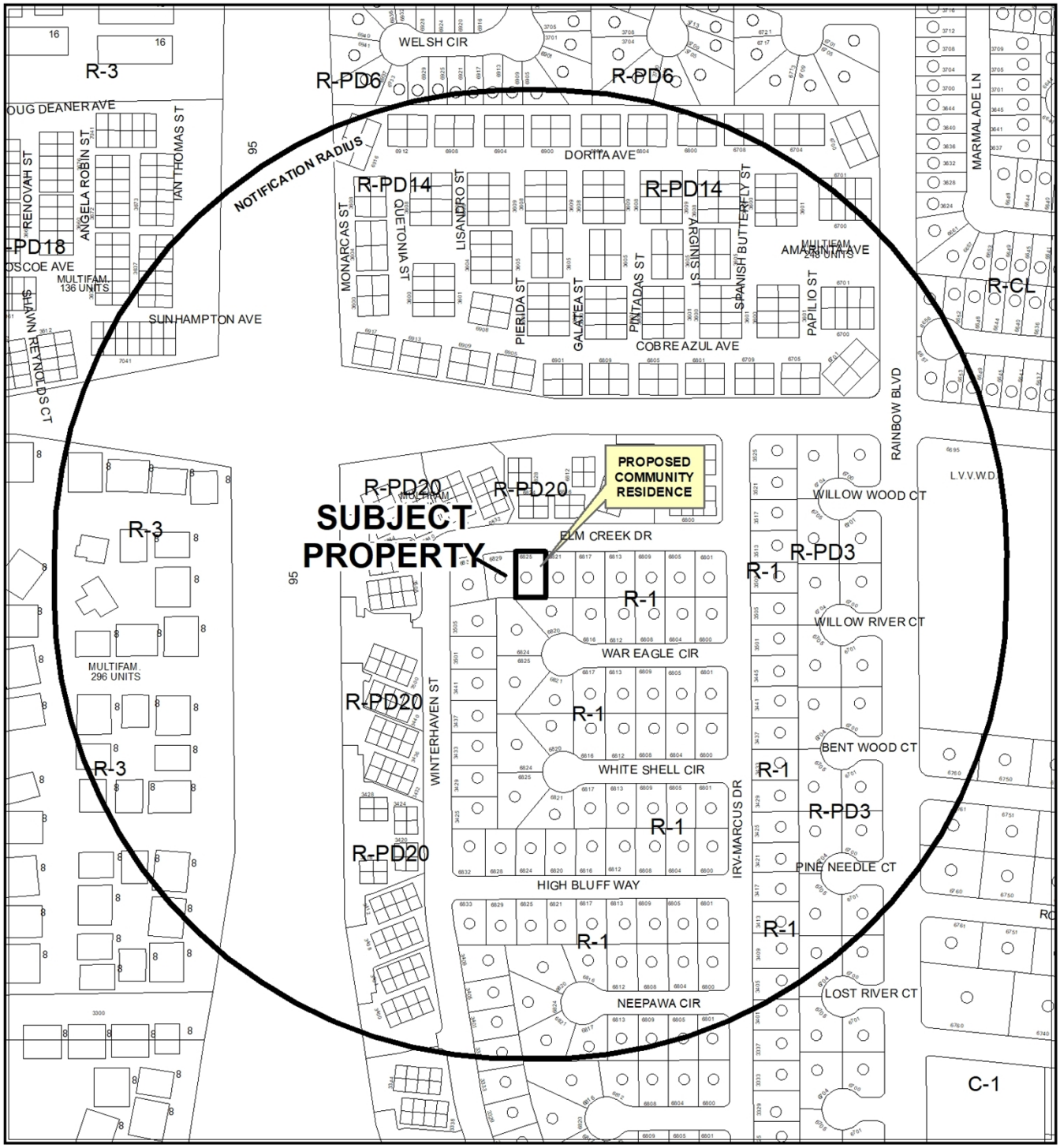
SUBJECT:
21-0438-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 6825 Elm Creek Drive (APN 138-10-714-010), R-1 (Single Family Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

May go to City Council on: 11/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Protest Postcards



0 245 490 Feet

CASE: 21-0438-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 245 490 Feet

CASE: 21-0438-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



21-0438-SUP1

Community Residence

Business Licenses

- Half-way House
- Residential Group Care
- Alzheimer's Care

Bus Stops

Subject Property

660 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, September 13, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0438-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 706

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0438-SUP1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed Community Residence use at 6825 Elm Creek Drive.

ISSUES

- A Community Residence is listed as a Conditional land use in the R-1 (Single Family Residential) zoning district.
- Approval of a Special Use Permit is required as the applicant fails to meet Conditional Use Regulation Number 1, which requires a 660-foot distance separation from any other existing Community Residence use.
- Department of Planning issued Conditional Use Permit (CUV-77195) for a Community Residence use on property adjacent to the west, located at 6829 Elm Creek Drive.

ANALYSIS

The subject site is zoned R-1 (Single Family Residential) and subject to Title 19 development standards. It is home to an existing four-bedroom single-family dwelling and located within a primarily single-family, detached residential subdivision. There is a Multi-Family residential development on property adjacent to the north. Per the submitted justification letter, the applicant proposes to operate a Community Residence in which they work directly with the states caseworkers and doctors. The operator is a state contractor for Nevada helping mental health patients maximize their independence. Residents are taught basic living skills with the goal of them eventually moving on to a better place. The applicant has operated an existing Community Residence use within the house adjacent to the west.

Per Title 19, a Community Residence (including Family Community Residence and Transitional Community Residence) use is defined as, "A residential family-like living arrangement for 5 to 10 unrelated individuals with disabilities who are in need of the mutual support furnished by other residents, as well as the support services, if any, provided by the operator of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which furnishes habilitative or rehabilitative services related to the needs of the residents. Interrelationships among residents are an essential component of a Community Residence. A Community Residence shall be considered a residential use of property for purposes of all zoning and building codes. However, the Fire Marshal, pursuant to and consistent with the City's Fire Code, may require enhanced fire protection, including the installation of fire sprinklers and other mitigating measures, where one or more residents has a lessened ability to ambulate adequately. The use includes a Family Community Residence and a Transitional Community Residence, but does not include any of the following:

1. Senior Citizen Apartment;
2. Individual Care Center;
3. Convalescent Care Facility/Nursing Home;
4. Facility for Transitional Living for Released Offenders;
5. Facility to Provide Testing, Treatment, or Counseling for Drug and Alcohol Abuse;
6. Hospice;
7. Sex Offender Counseling Facility;
8. Boarding House or Rooming House;
9. Any other group living arrangement for unrelated individuals who are not disabled; or
10. Any of the following, as defined by NRS Chapter 449:
    a) Facilities for the Treatment of Drug and Alcohol Abuse;
    b) Modified Medical Detoxification Facilities;
    c) Transitional Living Facilities for Released Offenders;
    d) Facility for the Treatment of Narcotics; or
    e) Community Triage Center."

Pursuant to Title 19.12.040, when a Conditional Use Regulation cannot be met, a Special Use Permit is required to establish the use. This location does not meet Conditional Use Regulation 1, which requires Community Residences to be at least 660 feet away from one another. A Community Residence use is currently operated on property adjacent to the west. Staff does not support the Special Use Permit request as the intent of Title 19 is to protect neighborhoods from becoming over saturated with Community Residence uses. Therefore, staff recommends denial. If approved, it will be subject to conditions.

FINDINGS (21-0438-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses due to its close proximity to an existing community residence use on property adjacent to the west.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not physically suitable due to its close proximity to an existing community residence use on property adjacent to the west.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site is accessed from Elm Creek Drive, a 60-foot Local Street, which 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.**

   If approved, the proposed Community Residence use will be subject to state regulations and inspections to ensure the public health, safety, or general welfare is not compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   This location does not meet Conditional Use Regulation 1, which requires Community Residences to be at least 660 feet away from one another.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/06/19	Department of Planning issued Conditional Use Permit (CUV-77195) for a Community Residence located at 6829 Elm Creek Drive.

Most Recent Change of Ownership	
06/30/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/19/20	Building Permit (#R20-02414) was issued for a patio cover. The permit was finalized on 02/28/20.

Pre-Application Meeting	
07/12/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/02/21	Staff conducted a routine field check and found an existing single-family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
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	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Community Residence (including Family Community Residence and Transitional Community Residence)	1 dwelling unit	2:dwelling unit	2				
TOTAL SPACES REQUIRED			2		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 6825 Elm Creek Drive, Las Vegas, NV 89108

Project Name Freedom Home LLC **Proposed Use** P50 - Group Home

Assessor's Parcel #(s) 138107140 10 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information Contracted with Southern Nevada Adult Mental Health Services helping to teach the most vulnerable in our community to live independently

Property Owner Stephen Singletary Contact 517-316-6188

Address 3058 W Linton Drive City West Jordan State UT Zip 84088

E-mail Stes31577@gmail.com Phone 517-316-6188

Applicant Ryan Frechette Contact _____

Address 6825 Elm Creek Drive City Las Vegas State NV Zip 89108

E-mail Fritchilde@yahoo.com Phone 978-815-0553

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for ~~Final Maps~~, Tentative Maps and Parcel Maps

Print Name Stephen Singletary

21-0438
08/14/2021

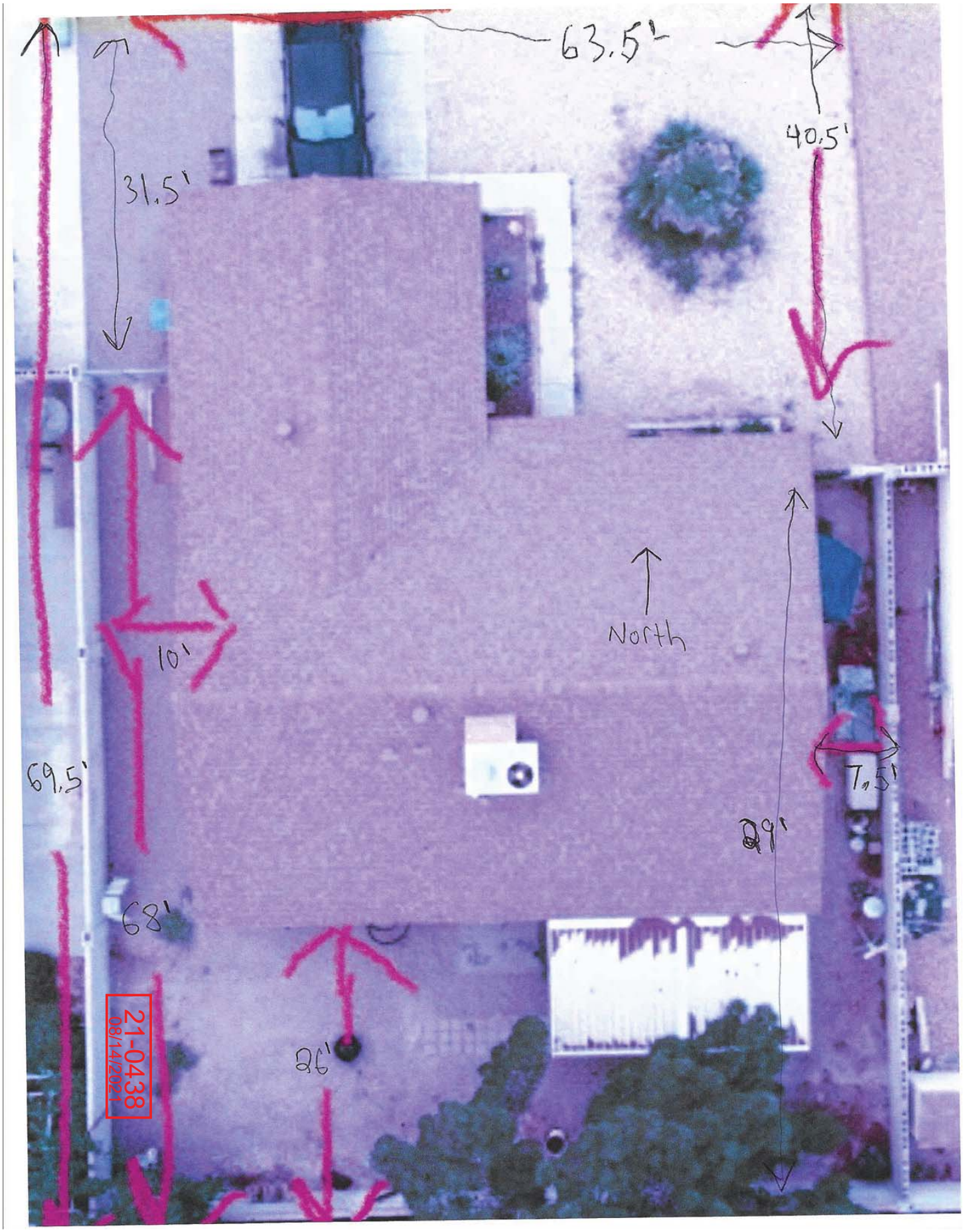
Subscribed and sworn before me

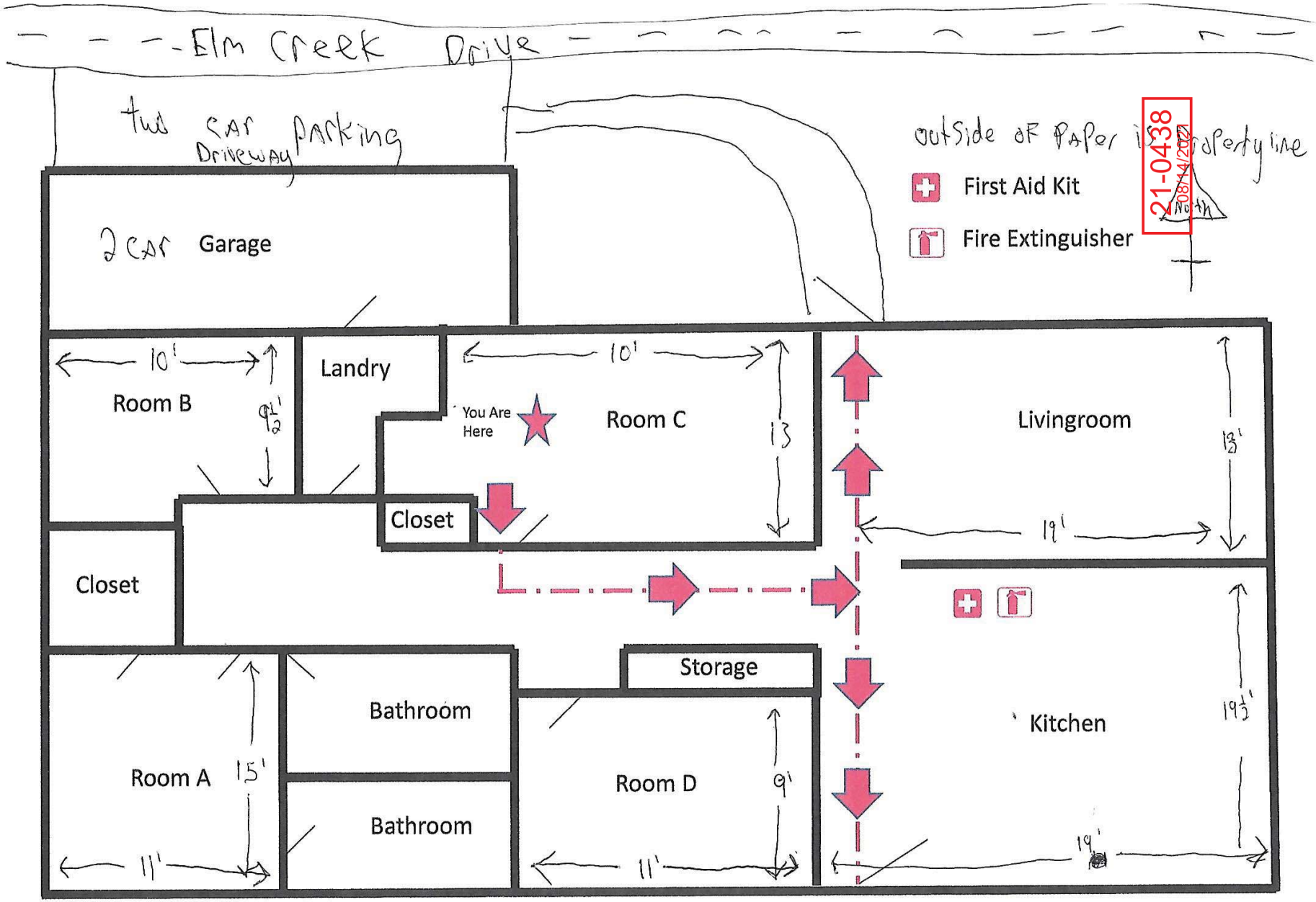
This 3rd day of August, 20 21

Utah, Salt Lake.

Notary Public in and for said County and State

Lauren Gubler
Notary Public
State of Utah
My Commission Expires 10/01/2022
#702639


63.5'
40.5'
31.5'
North
10'
69.5'
7.5'
99'
68'
26'
21-0438
08/14/2021


Elm Creek Drive
two car Driveway parking
outside of paper is property line
First Aid Kit
Fire Extinguisher
21-0438
08/14/2021
2 car Garage
Landry
Room B
10'
9½'
You Are Here
Room C
10'
13'
Livingroom
13½'
19'
Closet
Closet
Storage
Bathroom
Bathroom
Room A
15'
11'
Room D
9'
11'
Kitchen
19½'
19'



21-0438-SUP1 - APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY
6825 ELM CREEK DRIVE

09/02/2021

Ryan Frechette
Freedom Home LLC.
fritchitde@yahoo.com
6825 Elm Creek DR
978-815-0553

6/20/2021

Justification Letter

The goal of Freedom Home LLC. (FH) is to house and teach mental health patients how to maximize their independence. We are contracted with the state of Nevada and also have a property next door, doing the same thing.

We work directly with the states Caseworkers and Doctors. We teach them basic living skills within the home, so they could move on to a better place. We are trained in how to handle people in need and are doing a lot for the community.

We are A residential family-like living arrangement for 5 to 10 unrelated individuals with disabilities who are in need of the mutual support furnished by other residents, as well as the support services, if any, provided by the operator of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which furnishes habilitative or rehabilitative services related to the needs of the residents. Interrelationships among residents are an essential component of a Community Residence. A Community Residence shall be considered a residential use of property for purposes of all zoning and building codes, including all Fire Marshal codes.

On behalf of FH and the community we really appreciate the City of Las Vegas continuing to help us, and the community, flourish for the sake of our future. If there are any more questions I would be happy to answer. I can be reached directly with my cell phone number above.

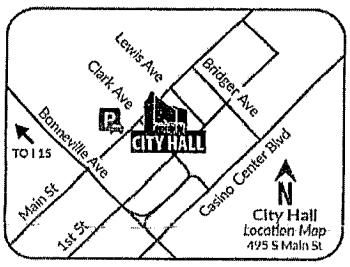
Thank You,

Ryan Frechette

21-0438
08/14/2021

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1

Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810715039
SCHMIDT SANDRA M
HAGAR SABRINA G
3437 IRV-MARCUS DR
LAS VEGAS NV 89108-5005

89 HRDFNP1 89108

Submitted after final agenda

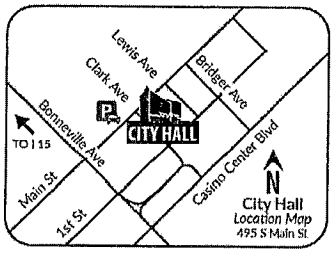
33P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1
Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810715002
GRIES NICKOLENE M
6804 WHITE SHELL CIR
LAS VEGAS NV 89108-5022

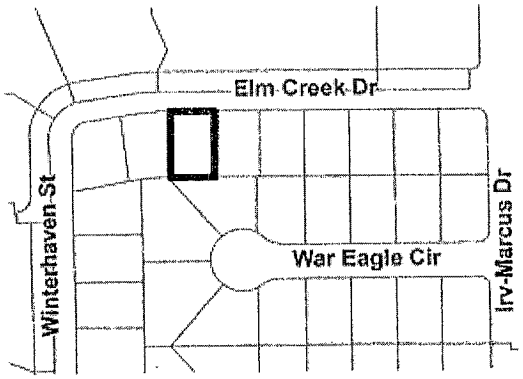
89 HRDFNP1 89108

Application Information

21-0438-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 6825 Elm Creek Drive (APN 138-10-714-010), R-1 (Single Family Residential) Zone, Ward 4 (Anthony).

I have owned this house for 19 years. I have seen a steady decline in the neighborhood w/ Rentals, burglaries, beggers, squatters, homeless, drugs, hoardes, trash and the list goes on and on. There has been murders and human trafficking HERE. Not only is it not good for the proposed facility IT is Not Good for US/Me!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/12/2021*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

33P

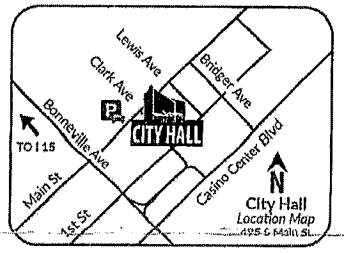
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

* See other side for Comments *

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0438-SUP1
Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810712013
D M B LIVING TRUST
BRIMER DURENE M TRS
6816 ELM CREEK DR # 101
LAS VEGAS NV 89128

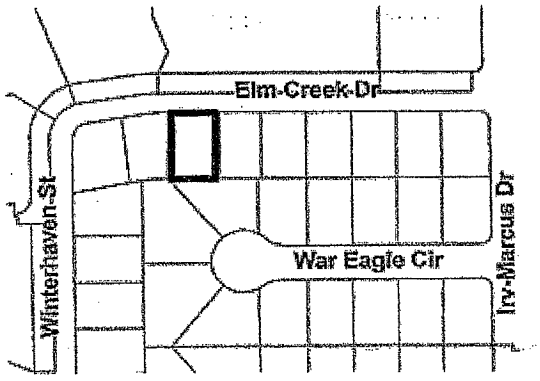
99 HRDFMP1 89108

Application Information

21-0438-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 6825 Elm Creek Drive (APN 138-10-714-010), R-1 (Single Family Residential) Zone, Ward 4 (Anthony).

This community has seen an influx of crime lately, including a homicide in the street at Winterhaven & Atwood, I am against any community residence or transitional community residence in this neighborhood.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/12/2021*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting. For more information, including the staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

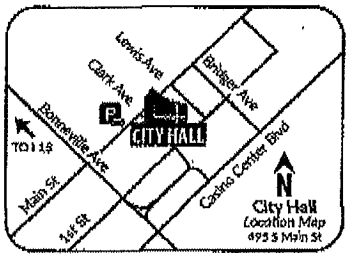
33P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1

Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810713001
HOWELL DEBORAH M
6804 ELM CREEK DR # 104
LAS VEGAS NV 89108-5039

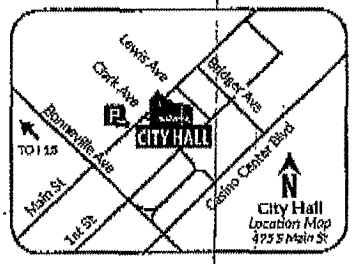
33 P

LAS VEGAS NV 890
8 OCT 2021 PM 5 L

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1

Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810715027
JOHNSON D L REVOCABLE LIVING TRUST
JOHNSON DAVID A & LISETTE M TRS
6821 HIGH BLUFF WAY
LAS VEGAS NV 89108-5020

99 HRDFNP1 89108

33P

RECEIVED

OCT 12 2021

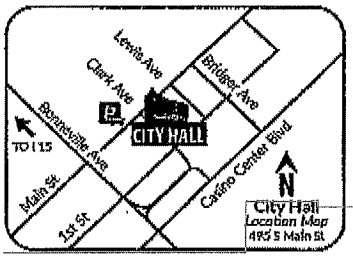
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1

Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810713004
ELLISON PATRICIA R
6804 ELM CREEK DR # 102
LAS VEGAS NV 89108-5039

This is a very old + quiet neighborhood + we do not need Pa Hat or ½ way houses on our street

P. Ellison

33P

99 HRDFNP1 89108

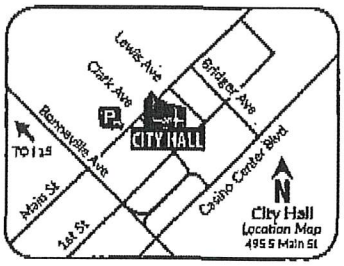
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1

Planning Commission Meeting of **10/12/2021**

These are Single family only

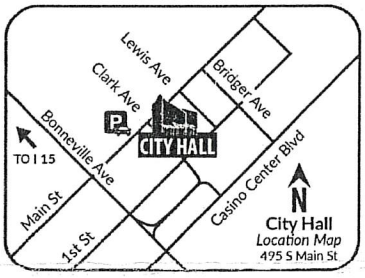
21-0438-SUP1
13810724011
STEVENS CHERYL A TRUST
STEVENS CHERYL A TRS
3408 WINTERHAVEN ST UNIT 102
LAS VEGAS NV 89108

89 HRDFMP1 89108

33P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1
Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810723001
SHEPARD PAMELA J
3428 WINTERHAVEN ST # 102
LAS VEGAS NV 89108-5055

89 HRDFNP1 89108

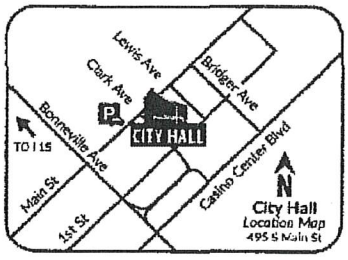
33P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1

Planning Commission Meeting of **10/12/2021**

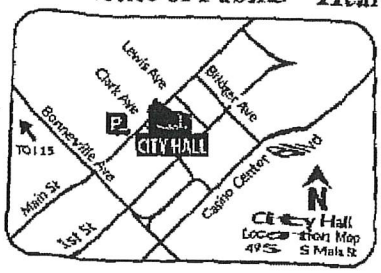
21-0438-SUP1
13810714028
GUEVARA YOLANDA
6809 WAR EAGLE CIR
LAS VEGAS NV 89108-5018

33P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1690

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0438-SUP1

Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810720001
CLAIR TYSON T
6832 ELM CREEK DR # 104
LAS VEGAS NV 89108-5040

89 MRDFNF1 89108

33P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
34

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

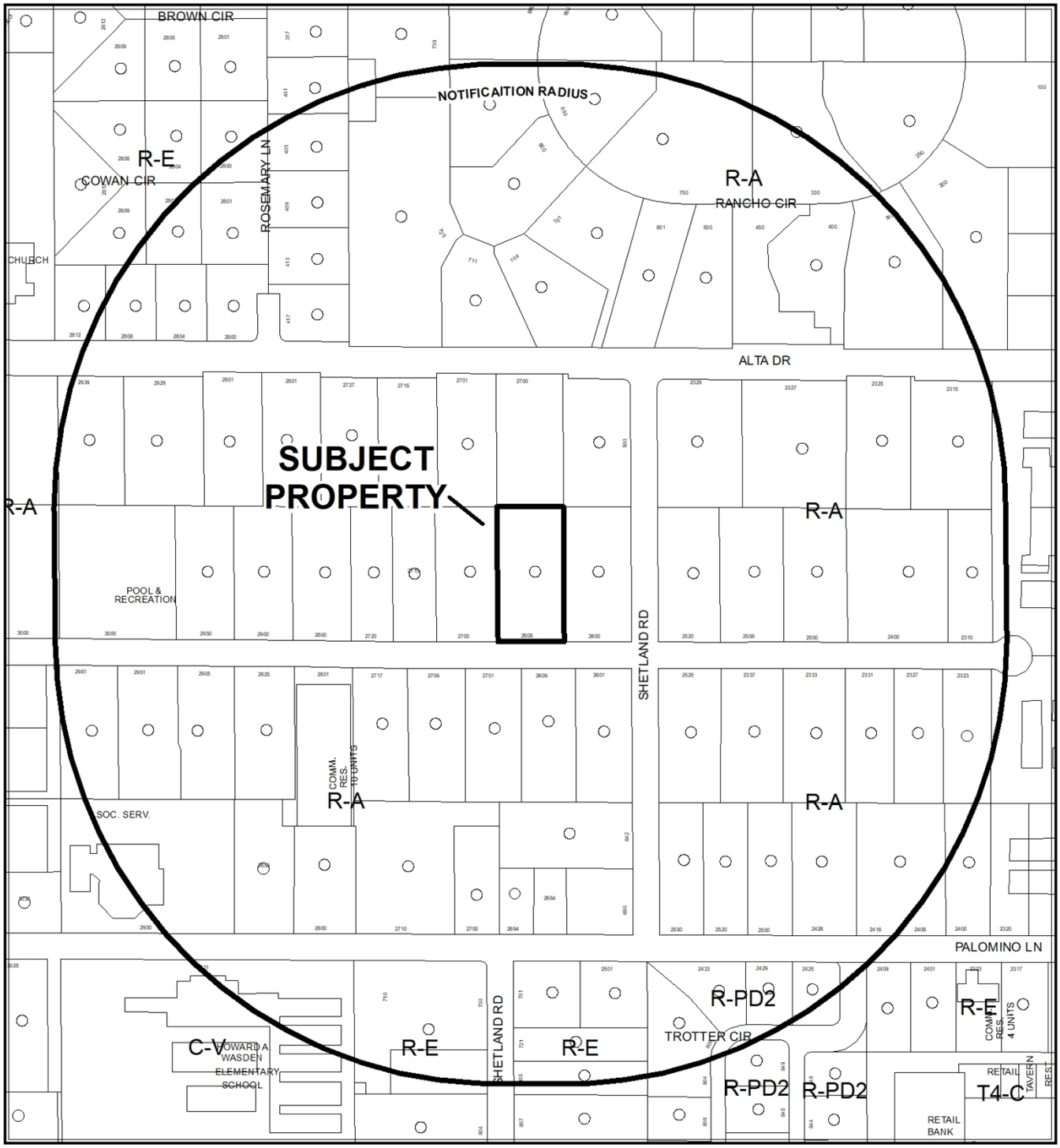
SUBJECT:
21-0445-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAR LAKE SERIES, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 1.03 acres at 2608 Pinto Lane (APN 139-32-701-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

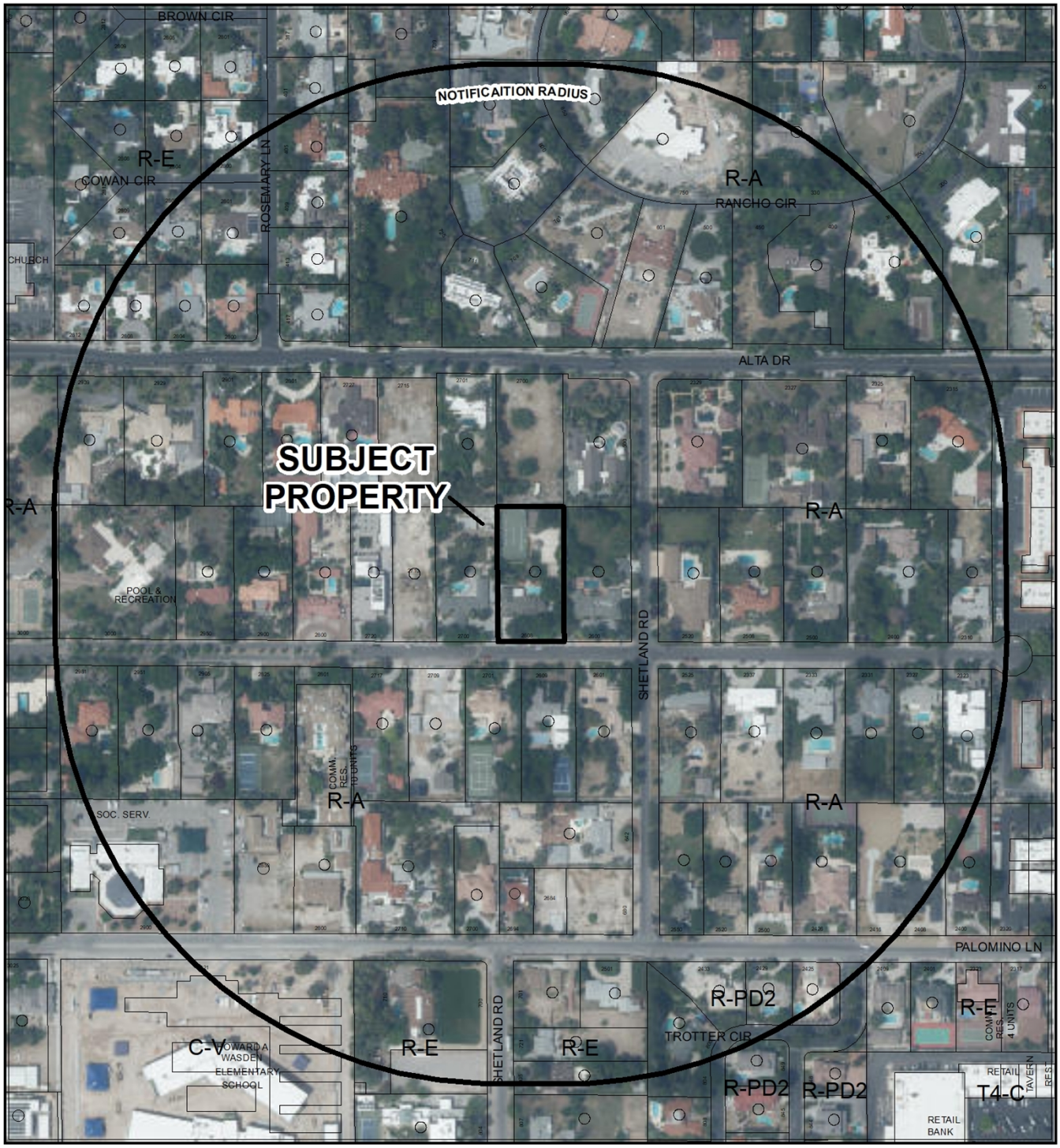
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest-Support Postcards and Documentation Not Vetted – Protest Comment Form



CASE: **21-0445-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-A (RANCH ACRES)



0 260 520 Feet

CASE: **21-0445-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-A (RANCH ACRES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BEAR LAKE SERIES, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0445-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 106

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0445-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request to keep an existing seven-foot tall front yard fence that exceeds the maximum height allowed at 2608 Pinto Lane.

ISSUES

- Code Enforcement Case #CE20-04304 was opened on 08/03/20 regarding the subject fence being built without a building permit.

ANALYSIS

The subject site is zoned R-A (Ranch Acres) and subject to the archived Title 19 development standards. It is home to an existing single-family dwelling within a residential neighborhood. The purpose of the R-A District is to provide for low density residential units located on large lots and conveying a rural environment. This District is consistent with the policies of the Desert Rural Density Residential category of the General Plan.

Pursuant to Title 19.12.075, front yard walls/fences shall be a maximum of five feet with the top three vertical feet open to permit visibility. The applicant requests the subject Variance to keep the existing seven-foot tall fence as is. The fence complies with the visibility requirement. Per the submitted justification letter, the increased height is needed for security purposes.

As this proposal is not compliant with Title 19 development standards and was erected without obtaining building permits; staff thereby recommends denial of the Variance request. If approved, it will be subject to conditions and building permit approval.

FINDINGS (21-0445-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by erecting a fence that does not comply with Title 19 development standards and without obtaining building permits. Alternative height and design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/03/20	Code Enforcement Case (#CE20-04304) was opened for the subject fence being built without a building permit. The case remains open.

Most Recent Change of Ownership	
01/14/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/22/21	Building Permit (#R21-04107) was processed for a fence. The permit was not issued due to the need for a Variance.

Pre-Application Meeting	
07/14/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/02/21	Staff conducted a routine field check and found an existing single-family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.03

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-A (Ranch Acres)
North	Undeveloped	DR (Desert Rural Density Residential)	R-A (Ranch Acres)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-A (Ranch Acres)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-A (Ranch Acres)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-A (Ranch Acres)

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	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 19.12.075, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Fence Height	Five feet with the top three vertical feet open to permit visibility	7 Feet	N*

*The subject Variance is requested to allow an increased permit review.

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) 2608 Pinto Lane

Project Name Fence Project **Proposed Use**

Assessor's Parcel #(s) 1392701008 **Ward #** 1

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

Property Owner Bear Lake Series LLC Contact

Address 2608 Pinto Lane City Las Vegas State NV Zip 89107

E-mail scott@banq.com Phone (702) 544-2650

Applicant Scott Purcell Contact

Address 2608 Pinto Lane City Las Vegas State NV Zip 89107

E-mail scott@banq.com Phone (702) 544-2650

Representative N/A Contact

Address City State Zip

E-mail Phone

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Bear Lake Series LLC

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Bear Lake Series LLC 2608 Pinto Lane

Subscribed and sworn before me

This 10th day of Aug, 20 21

Notary Public in and for said County and State

21-0445
08/10/2021

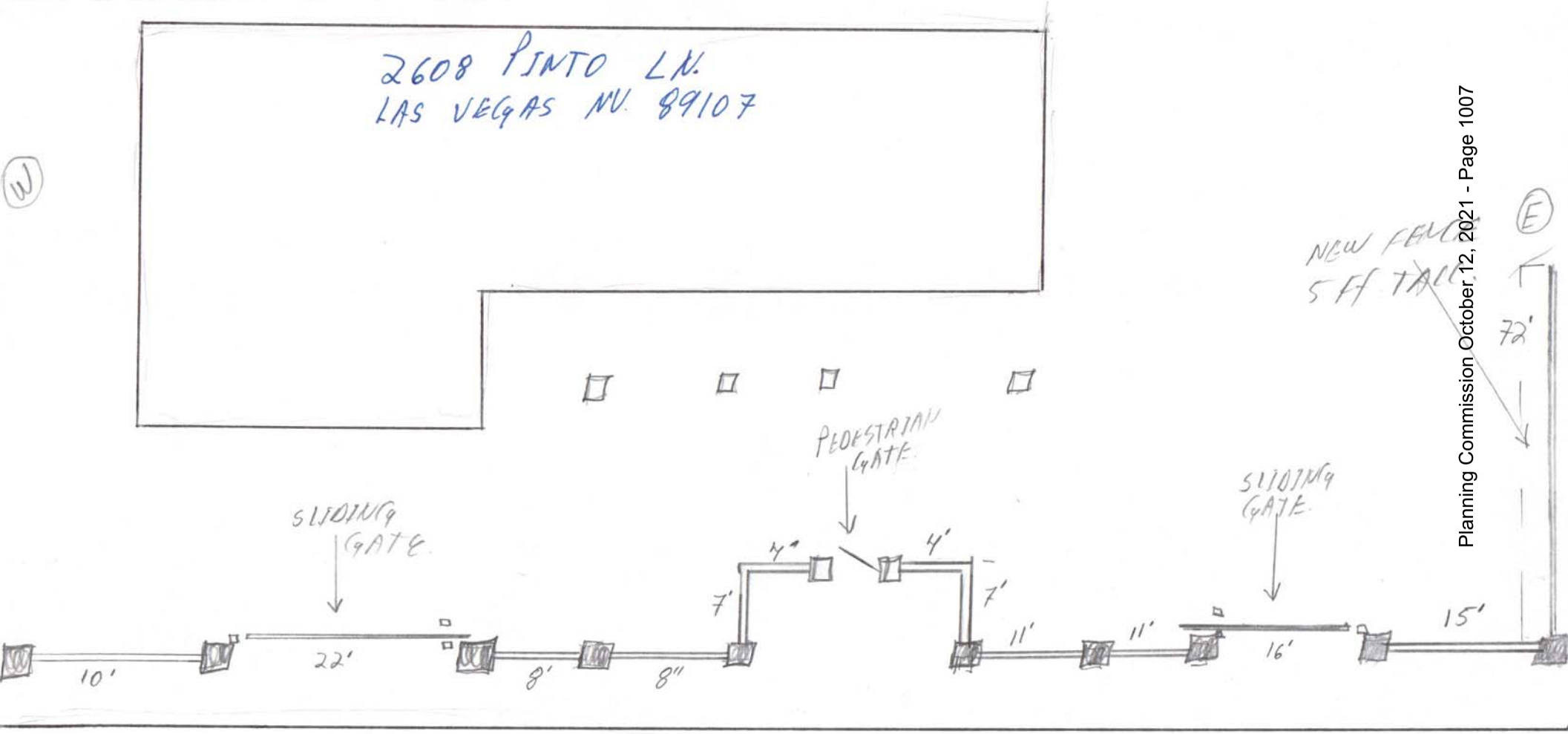
SHERRY ROE
Notary Public, State of Nevada
Appointment No. 20-4958-01
My Appt. Expires Feb 18, 2024

BBB
IRON FENCE SPECIALISTS INC.
Lic. # 64913
Lic. # 64325
Bonded & Insured

DAVID H. FUENTES
Supervisor
Gate & Automatic Gate Repairs
"Small Repairs, Small Cost."
OFFICE:(702) 796-4634
CELL: (702) 249-8360
www.ironfencespecialists.com

21-0445
08/10/2021

Planning Commission October 12, 2021 - Page 1007



ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECT/ARCHITECTURAL PLANS
ALT	ALTERNATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL
AWS	AMERICAN WELDING SOCIETY
BLDG	BUILDING
C	CHANNEL
CANT	CANTILEVER
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
DFL	DOUGLAS FIR LARCH
DIA	DIAMETER
DIST	DISTANCE
DWG	DRAWING
EF	EACH FACE
EQ	EQUAL
EW	EACH WAY
E	EXISTINGE
FT	FOOT
FTG	FOOTING
GLB	GLUE-LAMINATED BEAM
GT	GIRDER TRUSS
GSN	GENERAL STRUCTURAL NOTES
HORIZ	HORIZONTAL
IBC	INTERNATIONAL BUILDING CODE
INFO	INFORMATION
K	KIPS (1000 LBS)
KSI	KIPS PER SQUARE INCH
L	ANGLE
LL	DOUBLE ANGLE
MFR	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD	MODIFICATION
NTS	NOT TO SCALE
OC	ON CENTER
OMF	ORDINARY MOMENT FRAME
OPP	OPPOSITE
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
SIM	SIMILAR
SOMF	SPECIAL ORDINARY MOMENT FRAME
SPF	SPRUCE PINE FIR
SQ	SQUARE
STD	STANDARD
SSNSDSR	STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CONCRETE
TD	TOP OF DECK
TF	TOP OF FOOTING
TS	TOP OF STEEL
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE FLANGE
W/	WITH
W/O	WITHOUT

SHEET INDEX

S1	GENERAL STRUCTURAL NOTES
S2	SITE PLAN
S3	FENCE
S4	FENCE
S5	DETAILS

MASONRY

1 MASONRY BLOCK SHALL BE HOLLOW WITH MEDIUM WEIGHT OF 115 PSF

2 MASONRY BLOCK AND CONSTRUCTION SHALL CONFORM TO ASTM C90, 2018 IBC, CH21 AND TMS 402/602

3 MASONRY BLOCK SHALL HAVE 1500 PSI MINIMUM COMPRESSIVE STRENGTH

4 MASONRY BLOCK SHALL BE IN RUNNING BOND

5 GROUT SHALL CONFORM TO ASTM C476

6 GROUT SHALL HAVE 2000 PSI MINIMUM COMPRESSIVE STRENGTH

7 MORTAR SHALL CONFORM TO ASTM C270 AND 2018 IBC, CH 21, TYPE S OR M

8 DO NOT EXCEED 5/8" THICKNESS AT BED JOINTS

9 ALL REINF CELLS SHALL BE GROUTED SOLID. ALL CELLS BELOW GRADE SHALL BE SOLID GROUTED. LOWER STEM SHALL BE SOLID GROUTED

10 ALL MASONRY IN CONTACT WITH SOIL SHALL BE DAMPPROOFED PER 2018 IBC, CH 18

11 CONTROL JOINT SPACING SHALL BE AT 24'-0" oc MAX. VERT REBAR SHALL BE LOCATED WITHIN 1'-4" OF THE END

12 CONTRACTOR TO VERIFY THAT WATER COURSE OR NATURAL DRAINAGE IS NOT OBSTRUCTED. PROVIDE 2" DIA WEEP HOLES THROUGH THE WALL AND LINED WITH PVC PIPE AT 8'-0" oc ALONG WALL, PLACE 3" ABOVE LOWEST ADJACENT FINISHED GRADE. PROVIDE 1CF/FT OF CLEAN COARSE GRAVEL

STRUCTURAL STEEL

1 STRUCTURAL STEEL MEMBERS SHALL CONFORM TO AISC (CURRENT EDITION) AND THE SPECIFICATIONS LISTED IN THE TABLE BELOW

STEEL MEMBER PROPERTIES		
SHAPE	STANDARD	fy (KSI)
HSS (ROUND)	ASTM A500 (GRADE B)	42
HSS (RECTANGLE)	ASTM A500 (GRADE B)	46
BOLTS	ASTM A490	50
NUTS	ASTM A563	46
ANCHORS BOLTS	ASTM F1554	55
BARS, PLATES	ASTM A36	36
THREADED RODS	ASTM A36	36
CHANNELS AND ANGLES	ASTM A36	36
W SHAPE	ASTM 992	50

2 ALL BOLTS SHALL BE INSTALLED AS BEARING TYPE CONNECTION W/ THREADS INCLUDED. ALL BOLT CONNECTIONS SHALL BE SNUG-TIGHT (BRING CONNECTED PLIES INTO FIRM CONTACT) W/ TIGHTNESS ATTAINED BY EITHER A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A WORKER W/ AN ORDINARY SPUD WRENCH

3 ALL WELDING SHALL USE E70XX LOW HYDROGEN ELECTRODES. ALL REINFORCING STEEL WELDING SHALL USE E7018 ELECTRODES. DO NOT TACK WELD ASTM A325 AND A490 BOLTS. ALL WELD SHALL CONFORM TO AWS (CURRENT EDITION). WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER

CONCRETE

1 MINIMUM 28 DAY COMPRESSIVE STRENGTH

SLAB ON GRADE AND FOOTINGS..... 4500 PSI (2500 PSI USED FOR DESIGN)

MAXIMUM WATER CEMENT RATIO.....0.45

CONCRETE SLUMP.....4"

2 ALL CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND ANY ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT SHALL NOT EXCEED 90 MINUTES. THE CONCRETE MIXES AND ELAPSES LONGER THAN 90 MIN SHALL BE APPROVED BY AN AUTHORIZED TESTING AGENCY OR THE ENGINEER OF RECORD

3 ALL CONCRETE SHALL BE REGULAR WEIGHT OF 145 LBS/CF AND CONFORM TO ASTM C33. PORTLAND CEMENT SHALL CONFORM TO ACI 318, CH. 3.2, TYPE V. CONCRETE MIXING, PLACEMENT, ETC. SHALL CONFORM WITH ACI 318, CH. 5

4 CONCRETE SHALL BE POURED WITH CARE SO REINFORCING OR GRADING IS NOT DISTURBED. REMOVE ANY DEBRIS FROM FORMS AND MECHANICALLY VIBRATE CONCRETE. CAST IN PLACE ITEMS (REINFORCING, PIPES, BOLTS, ETC) SHALL BE SECURELY POSITIONED BEFORE POURING THE CONCRETE. PROTECT CONCRETE IN ACCORDANCE WITH ACI 305 & ACI 306

5 REFER TO ACI 302 FOR CONTROL JOINTS AND AGGREGATE SIZE REQUIREMENTS. POST TENSIONED SLABS ON GRADE DO NOT REQUIRE CONTROL JOINTS

6 GROUT SHALL BE NON-SHRINK. MIN 28 DAY COMPRESSIVE STRENGTH SHALL BE 5000 PSI

FOUNDATION

1 FOUNDATIONS WERE DESIGNED PER 2018 INTERNATIONAL BUILDING CODE. GRADING, SITE PREPARATION, INSPECTIONS, ETC SHALL BE COMPLETED PRIOR TO START OF FOUNDATION CONSTRUCTION. ANY CHANGES BETWEEN THE STRUCTURAL DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD

2 ALL FOOTINGS SHALL EXTEND BELOW TOP OF LOWEST ADJACENT COMPACTED SUBGRADE (TOP OF EXTERIOR PAVING OR ADJACENT CONCRETE) OR NATURAL GRADE WITHIN 5 FT OF BUILDING AND PERIMETER FOOTINGS 1'-0" MIN OR AS SPECIFIED ON THE PLANS

3 TRENCHES SHALL BE BACKFILLED AND COMPACTED PER THE SOIL REPORT AND ADEQUATE APPROVED DRAINAGE AWAY FROM THE STRUCTURE SHALL BE PROVIDED BY OTHERS

4 COMPACT PER SOIL REPORT ANY EXCAVATION NEAR OR UNDER FOUNDATION OR FOOTING

5 CONTRACTOR OR OWNER SHALL PROVIDE DRAINAGE AWAY FROM BACK OF RETAINING WALL PER SOIL REPORT OR APPROVED DRAINAGE SYSTEM

REINFORCING STEEL

1 ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706. REINFORCING SHALL BE GRADE 60 UNLESS SPECIFIED OTHERWISE ON PLANS. #4 BARS AND SMALLER MAY BE GRADE 40. ALL WELDED REINFORCING STEEL SHALL CONFORM TO ASTM A706. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

2 ALL DIMENSIONS SPECIFIED ON THE STRUCTURAL DRAWINGS ARE TO CENTER OF STEEL, EXCEPT CLEAR COVER. MIN CLEAR COVER FOR FOOTINGS AND SLABS ON GRADE SHALL BE 3" WITH TOLERANCE OF +/- 3/8"

3 REINFORCING STEEL LAP SPLICES SHALL CONFORM TO ACI 318 AND TYPICAL LAP SCHEDULE DETAIL. STAGGER SPLICES MIN OF (1) LAP LENGTH, DO NOT TACK WELD.TOP BARS SHALL BE SPLICED AT CENTERLINE OF SPAN AND BOTTOM BARS SHALL BE SPLICED AT SUPPORT. SPLICE VERTICAL BARS NEAR BASE LINE. HORIZONTAL BARS SHALL HAVE BENT CORNERS TO OVERLAP WITH ADJACENT HORIZONTAL REINFORCING

4 ALL REINFORCING SHALL BE BENT COLD AND SHALL CONFORM TO CRSI. BARS SHALL NOT BENT AND RE-BENT. WELDING OF REINFORCING STEEL SHALL BE AS SPECIFIED ON PLANS AND SHALL CONFORM TO AWS W1.4

GENERAL NOTES

1 THE FOLLOWING STRUCTURAL DRAWINGS HAVE BEEN PREPARED BY PROFESSIONAL STRUCTURAL ENGINEERS USING CURRENT BUILDING CODES WITH LOCAL AMENDMENTS. ALL WORK IS ASSUMED TO BE PERFORMED BY COMPETENT AND EXPERIENCED CONTRACTOR OR WORKMEN WHO HAVE WORKING KNOWLEDGE OF CURRENT STANDARDS AND REQUIREMENTS. CONTRACTOR OR WORKMEN SHALL HAVE KNOWLEDGE OF THE CURRENT BUILDING CODES AND INDUSTRY ACCEPTED STANDARDS. THE DRAWINGS AND DETAILS PRESENTED IN THESE STRUCTURAL DRAWINGS DO NOT INDICATE EVERY CONDITION. THE CONTRACTOR OR WORKMEN SHALL USE PROFESSIONAL JUDGEMENT AND INDUSTRY ACCEPTED STANDARDS FOR ITEMS NOT EXPLICITLY SHOWN

2 THE FOLLOWING STRUCTURAL DRAWINGS DO NOT INDICATE THE MEANS, METHODS, SEQUENCE AND TECHNIQUES OF THE CONSTRUCTION PROCESS, THEY SHOW THE FINISHED STRUCTURE. THE CONTRACTOR OR WORKMEN SHALL BE SOLELY RESPONSIBLE FOR ADEQUATE BRACING, SHORING, LAGGING, FORMWORK AND THE MEANS AND METHODS OF CONSTRUCTION IN SUCH WAY TO PROTECT LIFE, SAFETY AND PROPERTY

3 ITEMS SUCH AS; ROOF AND FLOOR TRUSSES, STAIRS, CANOPIES, SHADE STRUCTURES, HANDRAILS, PRE-FABRICATED STRUCTURES, ETC, ARE NOT PART OF THE PRIMARY STRUCTURAL SYSTEM AND SHALL BE SUBMITTED WITH PROPER CALCULATIONS TO THE BUILDING DEPARTMENT AS DEFERRED SUBMITTAL UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS

4 SHOP DRAWINGS OF ITEMS THAT ARE PART OF THE CURRENT PROJECT SHALL BE SUBMITTED TO OUR OFFICE FOR REVIEW. ALL WORK OF THE SHOP DRAWINGS IS ASSUMED TO BE PERFORMED BY COMPETENT INDIVIDUALS WHO HAVE KNOWLEDGE OF CURRENT BUILDING CODES AND INDUSTRY ACCEPTED STANDARDS. THE CONTRACTOR OR WORKMEN SHALL BE SOLELY RESPONSIBLE FOR ADEQUATE MEASUREMENTS, METHODOLOGY, FABRICATION PROCESS AND COORDINATION WITH OTHER TRADES

5 ALL REFERENCES SHALL BE TO THE LATEST EDITION OR ADDENDA. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, CONDITIONS AND ITEMS NOT IN THE SCOPE OF THESE STRUCTURAL DRAWINGS AND REFER TO THE MOST CURRENT CIVIL GRADING, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. DISCREPANCIES AND ANY VARIATIONS SHALL BE RESOLVED PRIOR TO START OF CONSTRUCTION

6 DETAILS SHOWN ON THE PLANS MAY SHOW ONLY SPECIFIC CONDITION AND OMIT OTHER INFORMATION FOR CLARITY. THESE DETAILS TAKE PRECEDENCE OVER THE TYPICAL DETAILS AND GENERAL NOTES. AREAS WITH NO DETAILS SHALL FOLLOW THE TYPICAL DETAILS AND/OR SIMILAR DETAILS AT SIMILAR AREAS. CONTRACTOR OR WORKMEN SHALL EXERCISE PROFESSIONAL JUDGEMENT WHILE USING TYPICAL DETAILS

7 UNLESS CONTRACTED OTHERWISE, ALL REQUIRED SPECIAL INSPECTIONS BY THE BUILDING DEPARTMENT OR AS NOTED ON THESE STRUCTURAL DRAWINGS SHALL BE PERFORMED BY AN INDEPENDENT INSPECTION AGENCY OR AN AUTHORIZED OFFICIAL OF THE BUILDING DEPARTMENT

DESIGN CODES AND SPECIFICATIONS

1 GOVERNING CODE WITH SOUTHERN NEVADA AMENDMENTS....ASCE7-16/2018IBC

2 DESIGN LOADS

DEAD LOAD.....5 PSF

LIVE LOAD.....50 PLF

3 SEISMIC LOADS

IMPORTANCE FACTOR..... 1

Ss..... 0.523

S1..... 0.170

SDs..... 0.481

SD1..... 0.240

SEISMIC DESIGN CATEGORY..... D

SITE CLASS..... D

SEISMIC FORCE RESISTING SYSTEM.....GSCWF

DESIGN BASE SHEAR.....V=0.385W

SEISMIC RESPONSE COEF, Cs.....0.385

RESPONSE MOD FACTOR, R.....1.25

ANALYSIS PROCEDURE.....EQUIVALENT LATERAL FORCE

4 WIND LOADS

ANALYSIS PROCEDURE.....ASCE 7-16

BASIC WIND SPEED.....95 MPH

WIND EXPOSURE.....B

RISK CATEGORY.....1

MWFRS.....16.5 PSF

5 SOILS

ALLOWABLE SOIL BEARING PRESSURE.....1000 PSF

THE FOLLOWING STRUCTURAL DRAWINGS ARE THE SOLE PROPERTY OF HH CONSULTING. ALL RIGHTS RESERVED

Planning Commission October 12, 2021 - Page 1008

HH CONSULTING
2510 W Horizon Ridge Pkwy Ste 200
Henderson, Nevada 89052
o. (702) 844-8382
c. (316) 516-6780
www.hhconsulting.cc

PROJECT: Gates & Fences
2608 Pinto Lane
Las Vegas, NV 89107
AHJ: City of Las Vegas

SHEET: General Structural Notes

REV #
DATE:
DESCRIPTION:

21-0445
08/10/2021

CHECKED: AQ
DRAWN: CH/JNA
DATE: 3/2/2021
PROJECT: 20210371

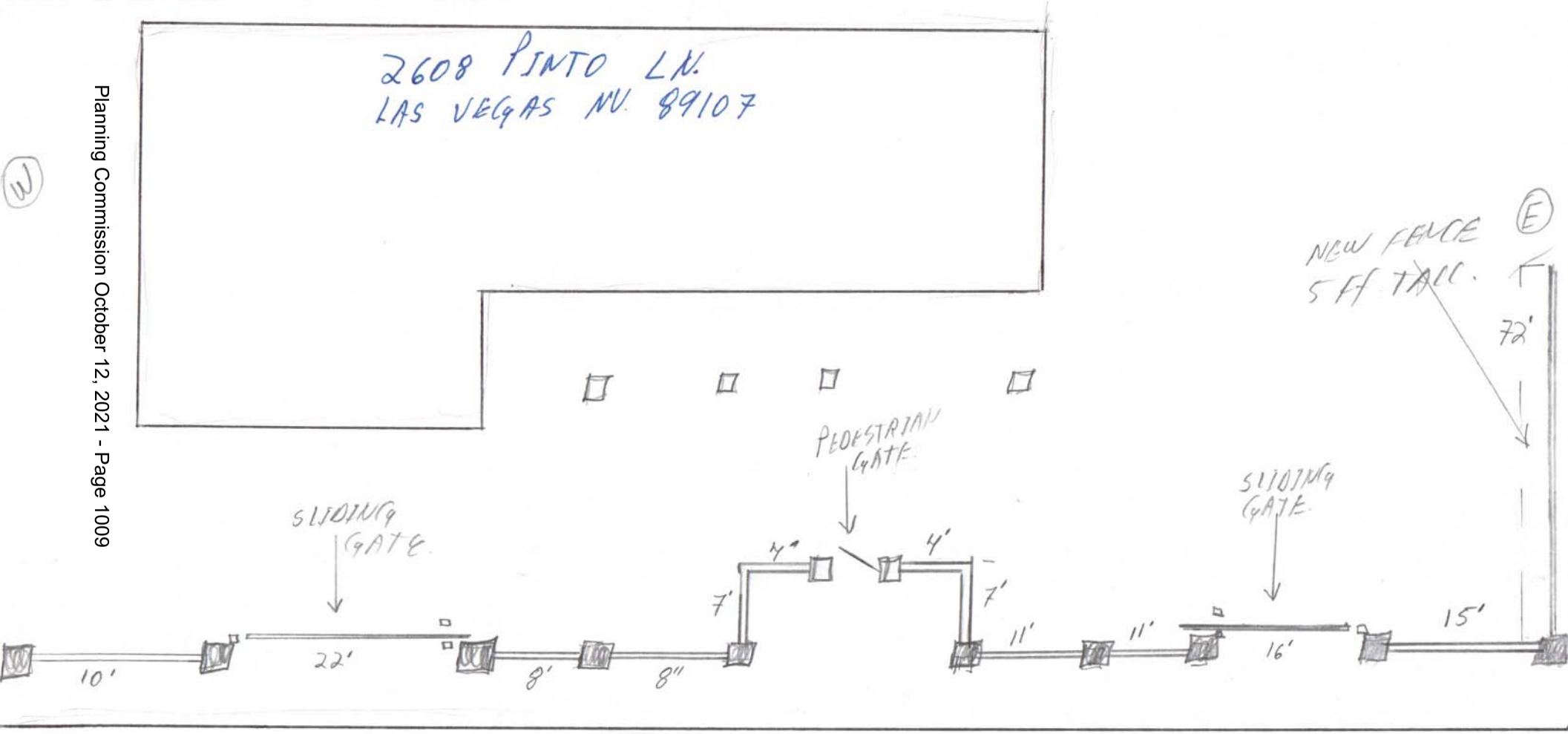
SHEET: S1

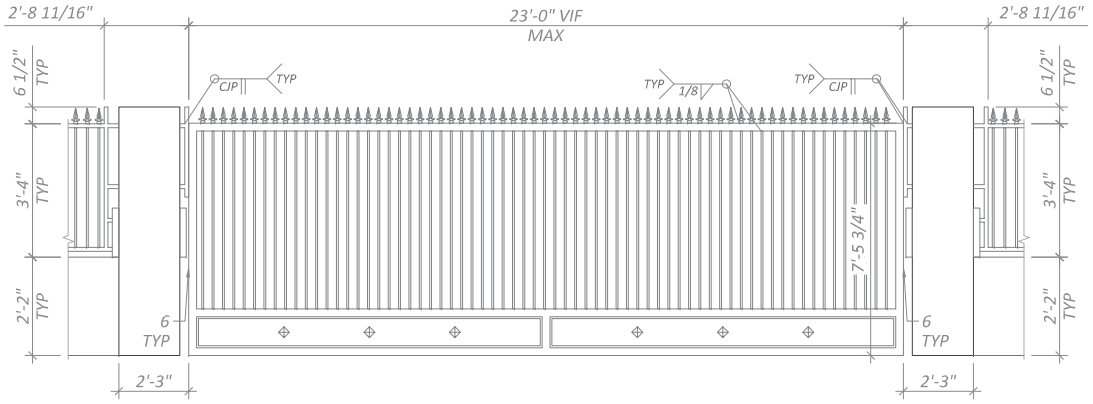
BBB
IRON FENCE SPECIALISTS INC.
Lic. # 64913
Lic. # 64325
Bonded & Insured

DAVID H. FUENTES
Supervisor
Gate & Automatic Gate Repairs
"Small Repairs, Small Cost."
OFFICE:(702) 796-4634
CELL: (702) 249-8360
www.ironfencespecialists.com

21-0445
08/10/2021

Planning Commission October 12, 2021 - Page 1009





GATE ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. *CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS, PRIOR TO CONSTRUCTION*

B. *CONTRACTOR SHALL COORDINATE WITH THE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS, PRIOR TO CONSTRUCTION*

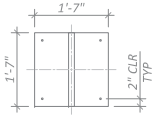
C. *CONTACT OUR OFFICE IF FIELD CONDITIONS DEFER FROM AS SHOWN ON THESE PLANS*

D. *75% FENCE WIND PASS THROUGH (25% RETAINED)*

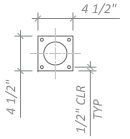
E. *GATE HINGES AND ATTACHMENT BY OTHERS*

KEYNOTES

1. *EXISTING 24"x24" CMU PILASTER*
2. *EXISTING CMU FENCE*
3. *HSS1-1/2x1-1/2x1/8 RAIL, TOP, BOTTOM AND SIDES*
4. *HSS3/4x3/4x5/64 PICKETS AT 4" oc*
5. *HSS2-1/2x1-1/2x1/8 POST*
6. *PL19x19x1/4 STEEL PLATE W/ (4) 1/2" DIA TITEN HD SCREWS, EMBED 4" MIN. WHEN FENCE EXCEEDS 4'-6" IN HEIGHT, PROVIDE STEEL PLATE TOP AND BOTTOM*



7. *PL4-1/2x4-1/2x1/4 STEEL PLATE W/ (4) 1/4" DIA TITEN HD SCREWS, EMBED 4" MIN*



8. *HSS3.00x0.125 ROUND POST*
9. *FINISHED GRADE*
10. *HSS3x1-1/2x1/8 GATE RAIL, TOP, BOTTOM AND SIDES*
11. *1/4" STEEL PLATE*

CONSULTING
2510 W Horizon Ridge Pkwy Ste 200
Henderson, Nevada 89052
o. (702) 844-8382
c. (316) 516-6780
www.hhconsulting.cc

PROJECT: Gates & Fences
2608 Pinto Lane
Las Vegas, NV 89107
AHJ: City of Las Vegas

SHEET: Gate

REV #
DATE:
DESCRIPTION:

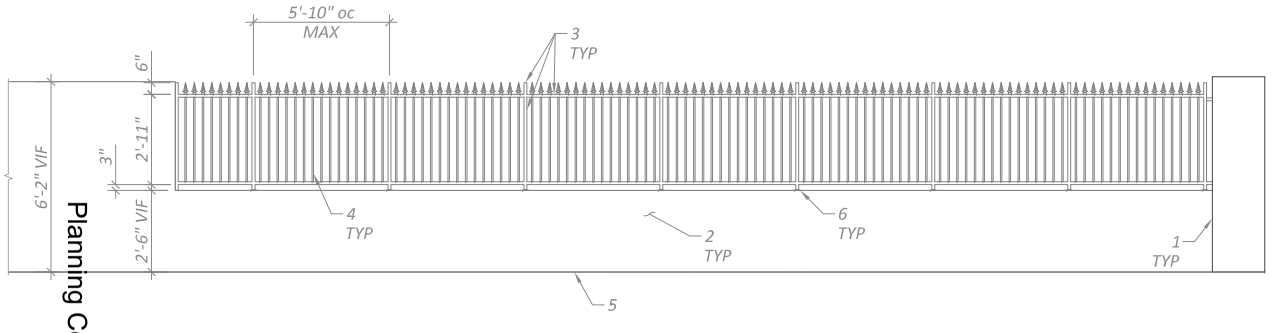
21-0445
08/10/2021

CHECKED: AQ
DRAWN: CH/JNA
DATE: 3/2/2021
PROJECT: 20210371

SHEET: S3

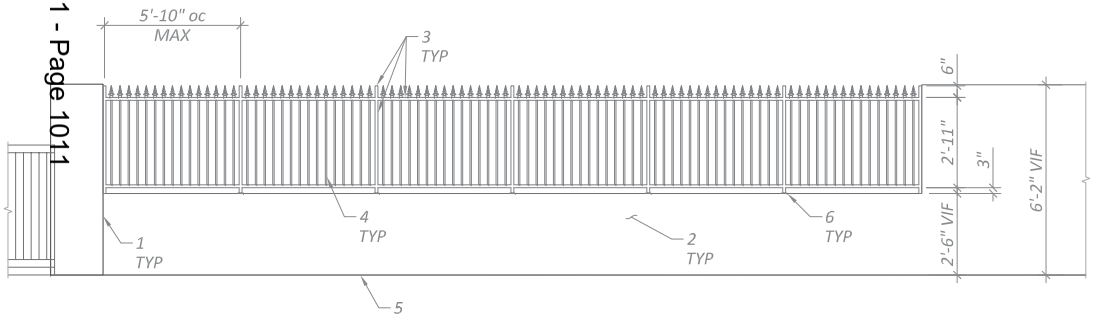
THE FOLLOWING STRUCTURAL DRAWINGS ARE THE SOLE PROPERTY OF HH CONSULTING. ALL RIGHTS RESERVED

Planning Commission October 12, 2021 - Page 1010



B FENCE ELEVATION

SCALE: 3/16" = 1'-0"



C WEST FENCE

SCALE: 3/16" = 1'-0"

GENERAL NOTES

A. *CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS, PRIOR TO CONSTRUCTION*

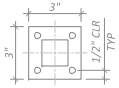
B. *CONTRACTOR SHALL COORDINATE WITH THE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS, PRIOR TO CONSTRUCTION*

C. *CONTACT OUR OFFICE IF FIELD CONDITIONS DEFER FROM AS SHOWN ON THESE PLANS*

D. *75% FENCE WIND PASS THROUGH (25% RETAINED)*

KEYNOTES

1. *EXISTING 24"x24" CMU PILASTER*
2. *EXISTING CMU FENCE*
3. *HSS1-1/2x1-1/2x1/8 RAIL, TOP, BOTTOM AND SIDES*
4. *HSS3/4x3/4x5/64 PICKETS AT 4" oc*
5. *FINISHED GRADE*
6. *PL3x3x1/4 STEEL PLATE W/ (4) 1/4" DIA TITEN HD SCREWS. EMBED 4" MIN*



CONSULTING
2510 W Horizon Ridge Pkwy Ste 200
Henderson, Nevada 89052
o. (702) 844-8382
c. (316) 516-6780
www.hhconsulting.cc

PROJECT: Gates & Fences
2608 Pinto Lane
Las Vegas, NV 89107
AHJ: City of Las Vegas

SHEET: Fence

REV #
DATE:
DESCRIPTION:

21-0445
08/10/2021

CHECKED: AQ
DRAWN: CH/JNA
DATE: 3/2/2021
PROJECT: 20210371

SHEET: S4

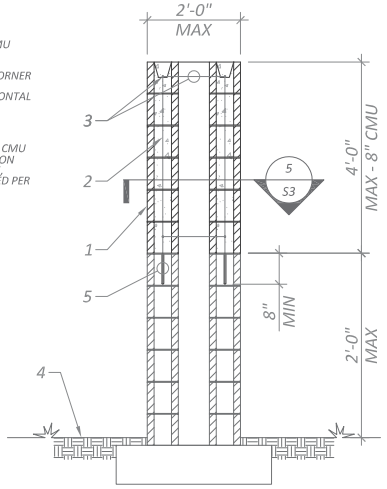
Planning Commission October 12, 2021 - Page 1011

THE FOLLOWING STRUCTURAL DRAWINGS ARE THE SOLE PROPERTY OF HH CONSULTING. ALL RIGHTS RESERVED

DETAIL # 3: 4'-0" MAX PILASTER ON TOP OF EXISTING 2'-0" MAX PILASTER

KEYNOTES

1. SOLID GROUTED CMU PILASTER
2. #4 VERT AT EACH CORNER
3. #4 AT 48" oc HORIZONTAL TIES
4. FINISHED GRADE
5. EPOXY TO EXISTING CMU PILASTER W/ SIMPSON SET-XP PER ER-0265, ER-0263. MIN EMBED PER DETAIL



DETAIL NOT TO SCALE

DETAIL # 2: LAP SPLICE LENGTHS



KEYNOTES/SCHEDULE

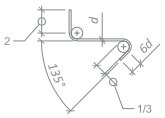
	REBAR	HOOK	CONCRETE, f'c=2500 PSI LAP	CONCRETE, f'c=2500 PSI LAP TOP REBAR	MASONRY, f'm=1500 PSI COVER=2"	MASONRY, f'm=1500 PSI COVER=3"
1	#3	6"	1'-3"	1'-7"	1'-3"	1'-3"
	#4	7-1/2"	1'-7"	2-1"	2'-2"	1'-9"
	#5	9-3/8"	2'-0"	2'-7"	3'-4"	2'-3"
	#6	11-1/4"	2'-5"	3'-1"	A	4'-2"
	#7	1'-1-1/8"	3'-10"	5'-0"	A	5'-3"
	#8	1'-3"	4'-11"	6'-5"	A	A

NOTES

A MECH CONNECTOR REQUIRED

DETAIL NOT TO SCALE

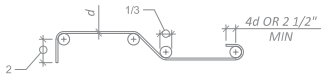
DETAIL # 1: INDUSTRY PRACTICE FOR DETAILING REINF STEEL



135° & 90° HOOKS



BAR BENDING DETAIL



STANDARD HOOKS

KEYNOTES

	REBAR	"D"
1	#3	1-1/2"
	#4	2"
	#5	2-1/2"
	#6	4-1/2"
	#7	5-1/4"
	#8	6"

KEYNOTES (CONT)

	REBAR	90° HOOK	135° HOOK
2	#3	4"	4-1/4"
	#4	4-1/2"	4-1/2"
	#5	6"	5-1/2"
	#6	12"	8"
	#7	14"	9"
	#8	16"	10-1/2"

3 "D"-FINISHED BEND DIA

NOTES

A REINF SHALL BE BENT COLD

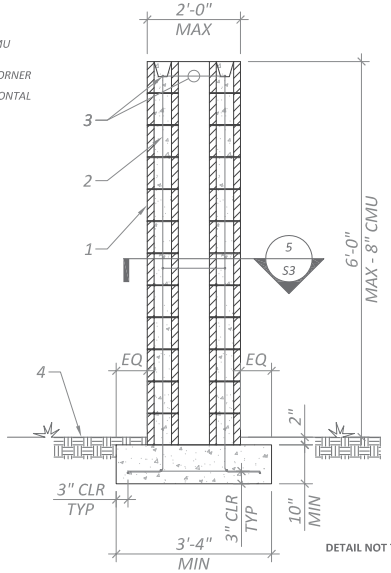
B DO NOT RE-BEND REINF. DO NOT BEND REINF EMBEDDED IN CONCRETE. CONTACT OUR OFFICE

DETAIL NOT TO SCALE

DETAIL # 4: 6'-0" MAX CMU PILASTER

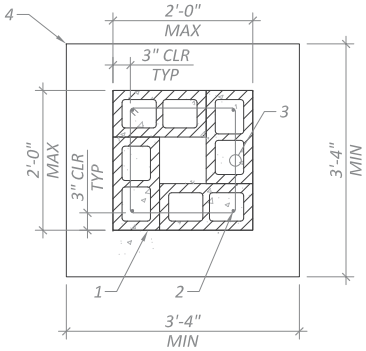
KEYNOTES

1. SOLID GROUTED CMU PILASTER
2. #4 VERT AT EACH CORNER
3. #4 AT 48" oc HORIZONTAL TIES
4. FINISHED GRADE



DETAIL NOT TO SCALE

DETAIL # 5: TYP CMU PILASTER



KEYNOTES

1. SOLID GROUTED CMU PILASTER
2. #4 VERT AT EACH CORNER
3. #4 AT 48" oc HORIZONTAL TIES
4. FOOTING OUTLINE

DETAIL NOT TO SCALE

Planning Commission October 12, 2021 Page 1012

THE FOLLOWING STRUCTURAL DRAWINGS ARE THE SOLE PROPERTY OF HH CONSULTING. ALL RIGHTS RESERVED

HH CONSULTING
2510 W Horizon Ridge Pkwy Ste 200
Henderson, Nevada 89052
o. (702) 844-8382
c. (316) 516-6780
www.hhconsulting.cc

PROJECT: Gates & Fences
2608 Pinto Lane
Las Vegas, NV 89107
AHJ: City of Las Vegas

SHEET: Details

REV #
DATE:
DESCRIPTION:

21-0445
08/10/2021

CHECKED: AQ
DRAWN: CH/JNA
DATE: 3/2/2021
PROJECT: 20210371

SHEET: S5



21-0445-VAR1 - APPLICANT/OWNER: BEAR LAKE SERIES, LLC
2608 PINTO LANE

09/02/2021



21-0445-VAR1 - APPLICANT/OWNER: BEAR LAKE SERIES, LLC
2608 PINTO LANE

09/02/2021



21-0445-VAR1 - APPLICANT/OWNER: BEAR LAKE SERIES, LLC
2608 PINTO LANE

09/02/2021

Department of Planning: City of Las Vegas
495 S. Main St.
Las Vegas, NV
89101

Dear Members of the Department of Planning:

We are writing this letter of justification to respectfully request an approval for a variance for our fence at our property 2608 Pinto Lane in Las Vegas, NV 89107. We, Scott & Nicoleta Purcell, have owned and lived in the home for 11 years, with title held in our LLC. It is not a rental, it is our family home.

Project Summary

This request is for approval to have the fence at the height of 6 feet. The city of Las Vegas requires a variance for any fence over 5 feet. During the civil unrest in 2020 we felt compelled to take this initiative for our home safety. As many protests arose, and as violence spread, with our home being on an ungated street we built the fence to create more security and more peace of mind. With the City closed we took the initiative to build the fence at the front and side of our home, and in a manner that is consistent with other fences on our street, which range from 5' to 8' in height, and in fact simply matched that of our direct neighbor who's fence is also 6'.
Our engineer went to to get the permits done, and he informed us that he is stuck as we need to first get the variance for him to then finalize the permit. So here we are!

Existing Property Specifications

Current property specifications are: 1.03 lot, single family home built in 2002, parcel #13932701008
We hope that you agree to our request and our efforts to come into compliance and respect City regulations, even if a bit late as we took action last year to build the fence to help protect our family and help make our neighborhood a safer place. If you have any questions or concerns, please do not hesitate to contact us anytime at (702) 544-2650.

Thank you for your thoughtful consideration on this matter, and we look forward to speaking with you soon.



Scott Purcell
2608 Pinto Lane
Las Vegas, NV
89107

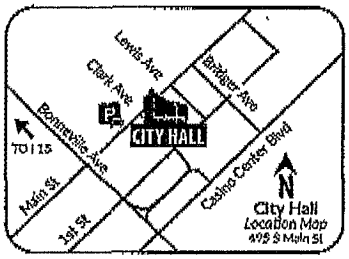
21-0445
07/30/2021

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0445-VAR1

Planning Commission Meeting of **10/12/2021**

21-0445-VAR1
13932702007
MORRIS STEVE
PICKERING KRISTINA
2508 PINTO LN
LAS VEGAS NV 89107-4626

97 HRDFHP1 89107

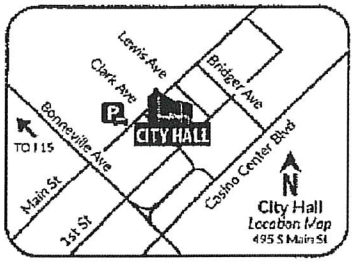
Submitted after final agenda

34P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0445-VAR1
Planning Commission Meeting of **10/12/2021**

21-0445-VAR1
13932306004
CARMENA NEIL TRUST
CARMENA NEIL TRS
2825 PINTO LN
LAS VEGAS NV 89107-4618

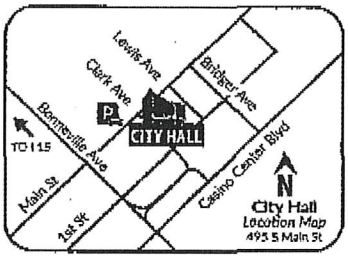
97 HRDFNP1 89107

34P

10/04/2021 15:43 7028779709 OHARA BUSINESS PAGE 01/01

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

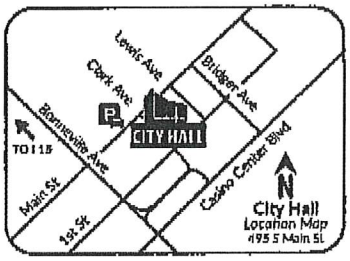
21-0445-VAR1
Planning Commission Meeting of **10/12/2021**

21-0445-VAR1
13932304017
OHARA JACQUE N
2800 PINTO LN
LAS VEGAS NV 89107-4636

34P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT - 4 2021
RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0445-VAR1

Planning Commission Meeting of **10/12/2021**

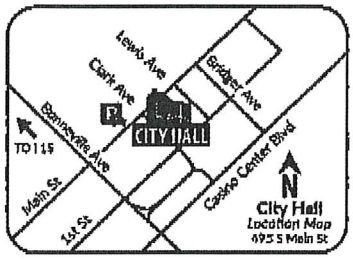
21-0445-VAR1
13932703009
PLASTER BRIAN & MARGARET FAM TR
PLASTER BRIAN R & MARGARET B TRS
801 S RANCHO DR # E4
LAS VEGAS NV 89106-3812

34p

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0445-VAR1

Planning Commission Meeting of **10/12/2021**

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

OCT - 4 2021

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

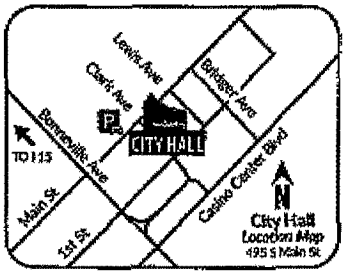
21-0445-VAR1
13932703010
STONE ASSETS L L C
801 S RANCHO DR # E4
LAS VEGAS NV 89106-3812

34P

10/06/2021 12:20 KUNG & BROWN

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0445-VAR1
Planning Commission Meeting of **10/12/2021**

21-0445-VAR1
13932703001
KUNG ANNIE J
1020 GARCES AVE
LAS VEGAS NV 89101

03 HRDFNP1 89101

(FAX)702 382 2720 P.001/001

34A

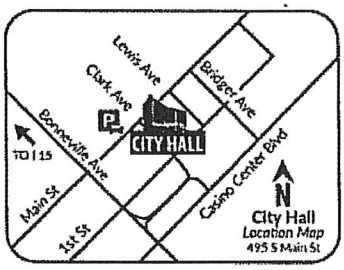
7023669413 12:28:54 10-04-2021 1 /1

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0445-VAR1

Planning Commission Meeting of **10/12/2021**

21-0445-VAR1
13932701002
BARTSAS MARY 13 L L C
601 S RANCHO DR # C-23
LAS VEGAS NV 89106-4825

83 HRDFNP1 89106

34A

Nora Lares

From: noreply@formstack.com
Sent: Thursday, October 7, 2021 8:43 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/07/21 8:43 AM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0445
Position:	I OPPOSE the project and all related applications.
Name:	LAURA BARBERINI
Residential or Business Address:	2951 PINTO LANE Las Vegas, NV 89107
Phone:	(702) 493-8812
Email:	Laura@AvalonOaktree.com
Comments:	ENOUGH WITH THE SEVEN FOOOT TALL FRONT YARD VARIANCES - IT IS NOT ATTRACTIVE AND IT IS CONTRARY TO THE NEIGHBORHOOD WISHES, AESTHETIC AND HISTORY OF OUR NEIGHBORHOOD. PLEASE DO YOUR JOB AND STOP GIVING VARIANCES WHICH

34P
Pg 1 of 2

DETRACT FROM THE OVERALL BEAUTY OF THE NEIGHBORHOOD AND OUR PROPERTY VALUES.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

34p
pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
35

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

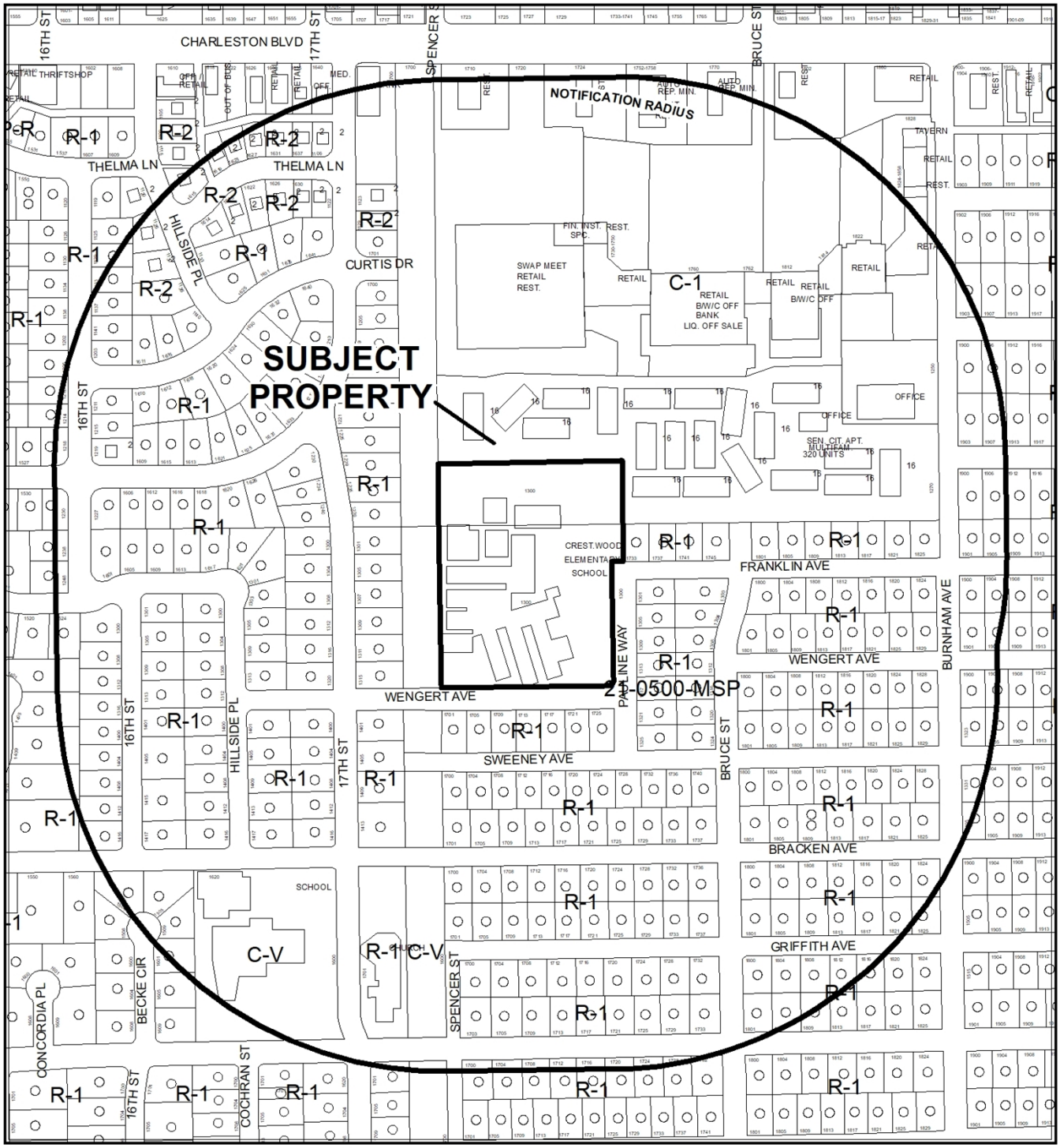
SUBJECT:
21-0500-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED 33 SQUARE-FOOT ANIMATED LED WALL SIGN on 6.16 acres at 1300 Pauline Way (APNs 162-02-501-003 and 162-02-601-002), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest Postcard



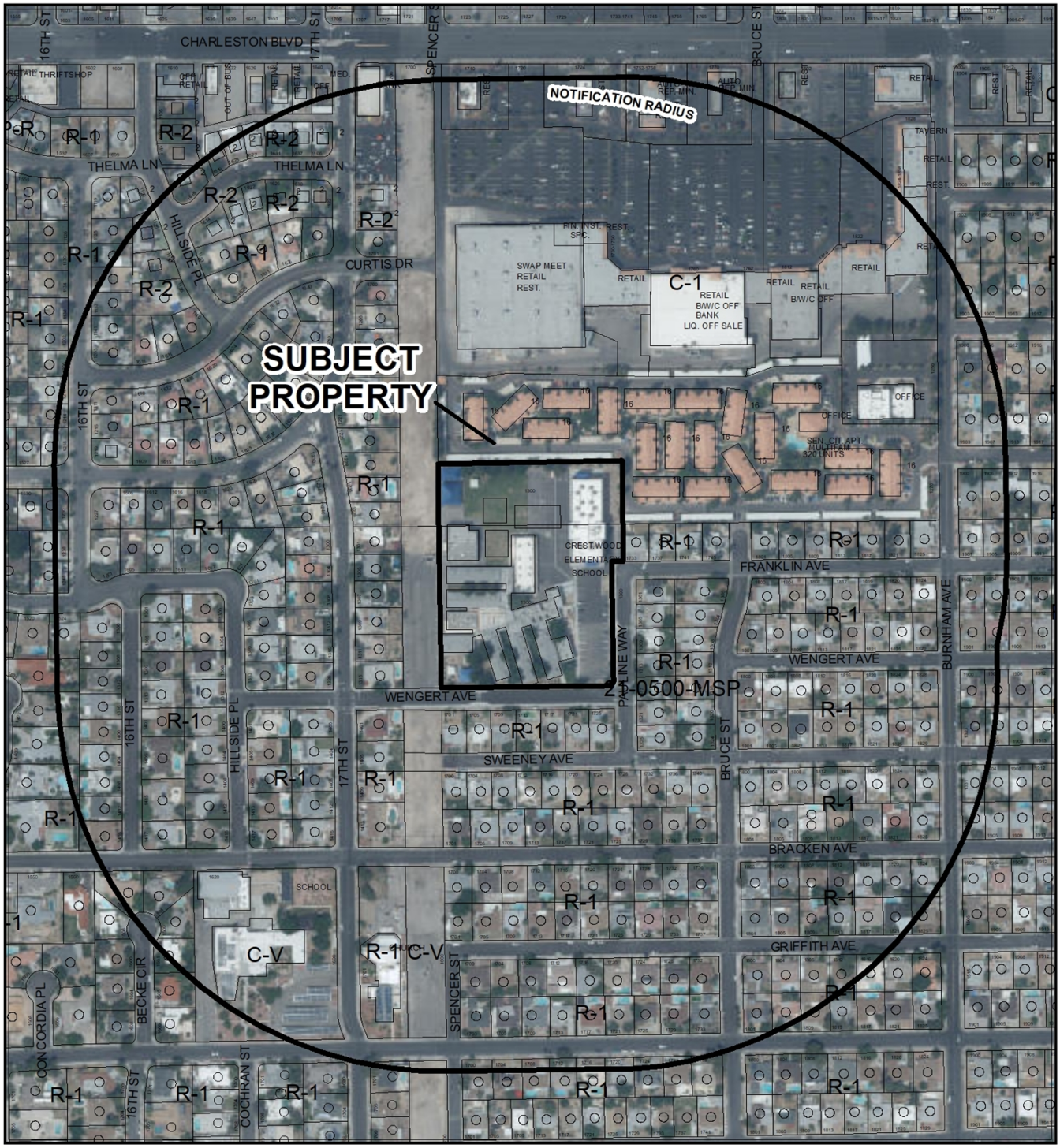
0 300 600 Feet

CASE: **21-0500-MSP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **21-0500-MSP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0500-MSP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 375

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0500-MSP1 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 and sign elevations date stamped 08/19/21.

3. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.

5. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
October 12, 2021 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Master Sign Plan for a wall sign with an internally illuminated full color LED wall sign at Crestwood Elementary School located at 1300 Pauline Way.

ISSUES

- The applicant is proposing a Master Sign Plan for a primary public school campus. Staff is not able to support the proposal as the sign is not able to meet the distance separation requirement.

ANALYSIS

The subject site is an existing elementary school campus within the Clark County School District. Currently there is an electronic wall sign that relays school related messages to the attending students and their parents. The applicant is proposing to replace that wall sign on the eastern building façade with an eight-foot by four-foot internally illuminated wall sign that contains a full color LED message unit. The proposed wall sign would be visible from Pauline Way.

Master Sign Plan

The standards for signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O (Professional Office) District with the following additional standards:

1. Non-illuminated letters identifying the name of a public or semi-public institution may be permanently set on the wall of the building, providing the sign does not exceed fifty square feet.
2. Signs on public buildings meeting the foregoing criteria may be permitted on structures which are a part of the institutional architecture or which are symbolic of the institution and the permitted square footage and maximum height limitation of public building signs shall apply only to the written message.
3. In addition to the indicated signs, additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case.

NE

As indicated by standard number three above, the applicant is requesting a Master Sign Plan in order to replace the existing wall sign with an internally illuminated wall sign that contains a full color LED message unit for the school. The proposed sign would provide information pertinent to the school and its events held on-site.

A Master Sign Plan is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among building elevations, signage and circulation. Larger commercial developments are likely to generate greater impacts on surrounding residential properties than smaller commercial projects. An effective Master Sign Plan encourages integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs along the street frontage. Reducing the amount of sign clutter along street frontages allows the customer of the commercial center to readily identify establishments that have the goods and services they seek.

A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish one or more of the following:

a. To establish the requirements and limitations for signs relating to uses that are not regulated elsewhere in this Title and that are located on property in the Planned Community and Planned Development districts;
b. To establish requirements and limitations for signs in a specific development that are more restrictive than would otherwise be required by this Title; or
c. To satisfy a condition or requirement imposed by the Planning Commission or City Council.

As part of the proposed Master Sign Plan, the applicant is proposing to replace an existing electronic message wall sign located on the east façade and replace it with 32 square-foot, internally illuminated wall sign that contains a full color LED message unit. The proposed sign would display messages for a minimum of six seconds, with a static two-second transition time between messages as required by Title 19.08.120.

Wall Signs: P-O (Professional Office) Zoning District		
Standards	***Allowed***	***Provided***
Maximum Number	1 sign per tenant or per building elevation, which faces a street or on-site parking area.	1 Sign
Maximum Area	10% of Building Elevation	6%
Maximum Height	N/A	N/A
Minimum Setback	Shall not project more than 24 inches from the structure to which it is attached.	6-inches
Illumination	Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited.	191 Feet from the Residences to the East*

**The proposed wall sign directly faces detached, single-family residences located on the east side of Pauline Way. The proposed wall sign would be approximately 191 feet from the residences where 200 feet is required for illuminated signage.*

Residential Protection Standards

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use shall be subject to the following additional lighting standards:

1. If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;

   The subject sign is not within 40 feet of property zoned for residential use.

2. If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, but it shall not contain bare bulbs, exposed neon tube, animation or a electronic message unit; and

The subject sign is approximately 191 feet from the single-family residential neighborhood to the east and does not meet this requirement, as the proposed sign would be animated with an electronic message unit.

3. Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

   The subject sign would be an internally lit animated message board and exterior lighting fixtures are not part of the proposal.

Electronic Message Unit, Animated and Flashing Signs
Electronic message units, animated signs and flashing signs are prohibited within 200 feet of property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use. Staff is not able to ensure the proposed animated electronic message board will not be visible from the residences located on the east side of Pauline Way; therefore, staff is not able to support the proposed Master Sign Plan and is recommending denial of the application.

FINDINGS (21-0500-MSP1)

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. All signs in the Master Sign Plan shall:

1. Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g). Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming Enterprise and Downtown Las Vegas Overlay Districts, and the Planned Community and Planned Development Districts;

When a property is zoned C-V (Civic), Title 19.10 states signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O District with additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case. The proposed signage does not meet the requirements of Title 19.08.120 and the applicant is requesting a Master Sign Plan.

2. Conform to the Residential Protection Standards set forth in this Title;

When a sign is located more than 40 feet from a property zoned for residential but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, and not contain animation or an electronic message unit. The proposed L.E.D. electronic message board does not meet the Residential Protection Standards as it is approximately191 feet from property zoned residential.

3. Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;

The subject sign is a wall sign and does not interfere with site circulation or emergency exit patterns.

4. Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;

The proposed wall sign is approximately six percent of the building façade and is compatible with the architectural characteristics of the existing school. The placement of the sign is in an area where parents and students would see the signs notifications.

5. Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;

The subject sign is required by building code to be designed and installed by a licensed sign contractor, or in this instance the Clark County School District Building Department.

6. Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and

The subject sign utilizes color and shape that is representative of an educational campus.

7. Be designed as attractive and complementary features of the development, which it serves.

The design of the sign is complimentary of an educational campus.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/01/10	The City Council approved a request for a General Plan Amendment (GPA-38526) from C (Commercial) to PF (Public Facilities) on 1.76 acres at 1300 Pauline Way.
11/14/17	The Planning Commission approved a request for a Variance (VAR-71796) to allow 17 additional parking spaces where 66 additional spaces are required on 6.16 acres at 1300 Pauline Way.
	The Planning Commission approved a request for a Variance (VAR-71688) to allow a 39-foot building height where 35 feet is the maximum allowed, a two-foot wide landscape buffer along a portion of the east property line where 15 feet is required and zero parking lot landscape islands where four are required on 6.16 acres at 1300 Pauline Way.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-71690) for a proposed two-story, 34,440 square-foot addition to an existing 47,451 square-foot Public or Private School, Primary on 6.16 acres at 1300 Pauline Way.
02/21/18	The City Council approved a request for a General Plan Amendment (GPA-72140) from C (Commercial) to PF (Public Facilities) on 2.77 acres on the south side of Charleston Boulevard, 100 feet east of 17th Street.
	The City Council approved a request for a Rezoning (ZON-72142) from R-1 (Single Family Residential) to C-V (Civic) on 2.77 acres on the south side of Charleston Boulevard, 100 feet east of 17th Street

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Variance (VAR-72144) to allow zero-foot perimeter landscape buffers along the interior property lines and along a portion of the east property line where eight feet is required, a 10-foot buffer along the south property line where 15 feet is required and no perimeter buffer trees along the west, south and east property lines where 67 trees are required for an approved parking lot on a portion of 3.80 acres at 1300 Pauline Way.
	The City Council approved a request for a Site Development Plan Review (SDR-72145) for the proposed reconfiguration of the onsite parking lot and improvements to an existing offsite parking lot at an existing school on a portion of 9.96 acres at 1300 Pauline Way.
03/18/20	The City Council approved a request for the first Extension of Time (EOT-78318) of an approved Variance (VAR-72144) to allow zero-foot perimeter landscape buffers along the interior property lines and along a portion of the east property line where eight feet is required, a 10-foot buffer along the south property line where 15 feet is required and no perimeter buffer trees along the west, south and east property lines where 67 trees are required for an approved parking lot on a portion of 3.80 acres at 1300 Pauline Way.
	The City Council approved a request for the first Extension of Time (EOT-78320) of an approved Site Development Plan Review (SDR-72145) for the proposed reconfiguration of the onsite parking lot and improvements to an existing offsite parking lot at an existing school on a portion of 9.96 acres at 1300 Pauline Way.
02/08/21	Code Enforcement processed a complaint (CE21-00465) for trash and junk located between the school located at 1300 Pauline Way and the neighboring home located at 1733 Franklin Avenue. The complainant also reported homeless or vagrants hopping the fence near the same location in order to walk by the home and school from the senior apartment area and have left bags, clothing, and personal articles there.

Most Recent Change of Ownership	
12/1953	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/21/18	A Building Permit (L18-00347) was issued for the Civil Plan review for SDR-71690 at the northwest corner of Wengert Avenue and Pauline Way. The permit has yet to receive its final review.
01/14/21	A Civil Review (L21-00064) application was submitted for an off-site parking lot just east of 17th Street on Wengert Avenue. The permit is in the review stage of the process and has not been issued as of 08/31/21.

Pre-Application Meeting	
08/09/21	Staff provided the applicant a submittal checklist for the proposed Master Sign Plan.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/30/21	Staff performed a routine field check to observe the existing school campus and the proposed location of the wall sign. Staff also noted the existing single-family residences to the east.

Details of Application Request	
Site Area	
Net Acres	6.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Primary School, Primary	PF (Public Facilities)	C-V (Civic)
North	Senior Citizen Apartments	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	C-1 (Limited Commercial)
	Senior Citizen Apartments	NMX-U (Neighborhood Mixed Use Center)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Rafael Rivera Walkable Community 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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Pauline Way	Local	Title 13	62	Y
Wengert Avenue	Local	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan

Project Address (Location) 1300 Pauline Way

Project Name Crestwood ES LED Wall Sign **Proposed Use** Public School

Assessor's Parcel #(s) 162-02-501-003; 162-02-601-002 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-V Proposed _____

Additional Information Installing a new 4' x 8' wall mounted LED sign on the east elevation of an existing school building.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Representative CCSD Real Property Management Contact Dimitrios Karapanagiotis

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail karapda@nv.ccsd.net Phone (702) 799-5214 ext 5409

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 Jeff Wagner

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JEFF WAGNER

Subscribed and sworn before me State of Nevada County of Clark

This 11th day of August, 20 21

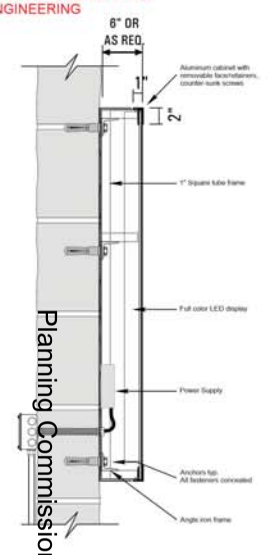
by Jeff Wagner Cheryl Pace

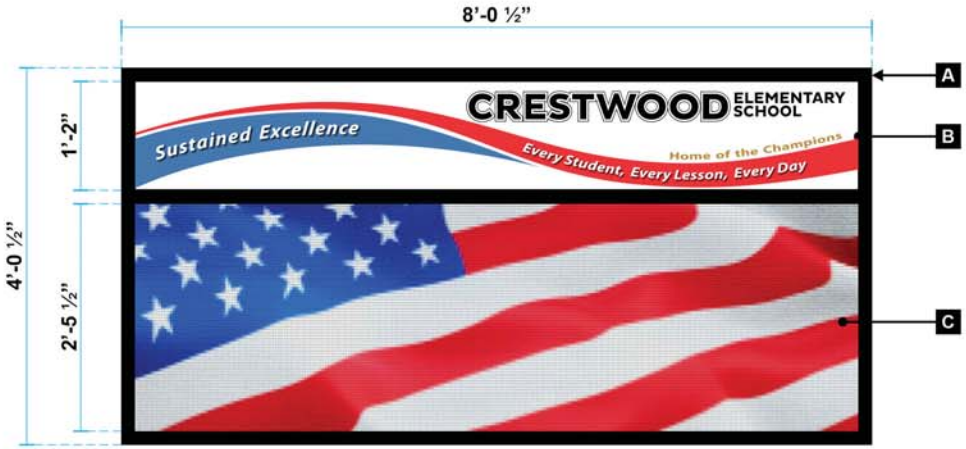
Notary Public in and for said County and State

21-0500
08/10/2021

CHERYL PACE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025

NOTE: MOA TO BE VERIFIED BY ENGINEERING





BG-1 OPTION 2 - NEW WALL MOUNTED 16MM LED DISPLAY W/ GRAPHIC FACE

SCALE: ¾" = 1'-0" QUANTITY: ONE (1) REQUIRED

METHOD OF ATTACHMENT

SCALE: ¾" = 1'-0"

SCOPE OF WORK:

MANUFACTURE AND INSTALL ONE (1) NEW S/F WALL MOUNTED LED DISPLAY.

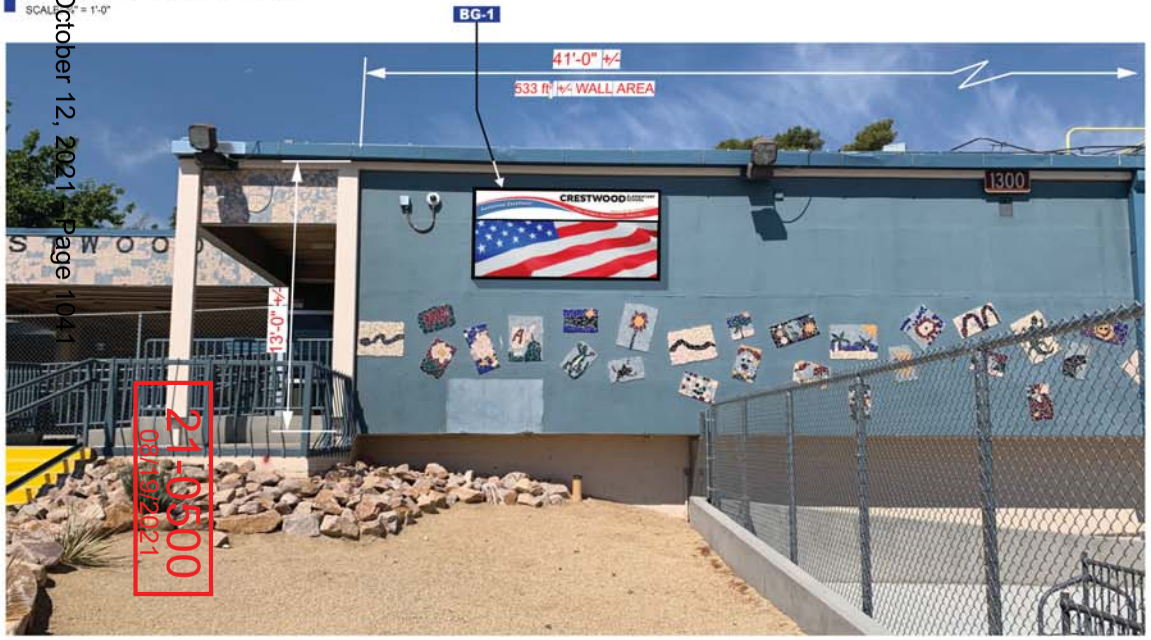
A	BASE CABINET	
	MATERIAL	ALUMINUM
	FINISH	PAINTED FINISH
	ILLUMN.	WHITE LED

B	PAN CHANNEL STAR	
	FACE	WHITE ACRYLIC
	GRAPHIC	DIGITALLY PRINTED GRAPHICS

C	LED DISPLAY	
	LED	16mm COLOR LED DISPLAY

SIGN ANALYSIS TABLE	
BUILDING DIMENSIONS	41' x 13'
WALL AREA	533 sq. ft.
SIGN DIMENSIONS	8'-0 1/2" x 4'-0 1/2"
SIGN AREA	32.5 sq. ft.
% OF BUILDING COVERED BY SIGN	6.10%

NOTE: MESSAGES SHALL HAVE A MINIMUM DURATION OF SIX SECONDS EACH, AND THE TRANSITION TIME BETWEEN THEM SHALL BE NO MORE THAN TWO SECONDS AND WITHOUT ANY MOTION OR ANIMATION DURING THE TRANSITIONS.



PROPOSED



NIGHT VIEW

OPTION 2

Planning Commission October 12, 2021 Page 104

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

CRESTWOOD ELEMENTARY SCHOOL

Client Name & Address:
CRESTWOOD ELEMENTARY SCHOOL
1300 PAULINE WAY
LAS VEGAS, NV 89104

Opportunity Number: 33073

Project Name: NEW BUILDING SIGN

Account Executive: SCOTT HILL

Designer: JAMIE PETERSON

Rev. / Date / Designer
06/18/2020 - JP
1. 06/20/2020 - SS
2. 07/27/2021 - AG
3. 06/18/2021 - CM

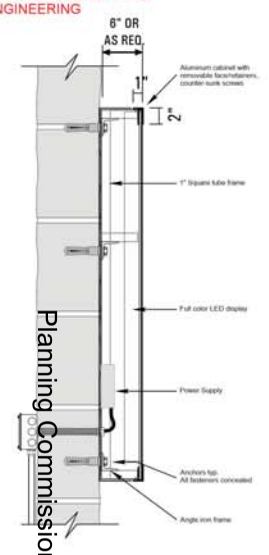
Description: BUILDING SIGN

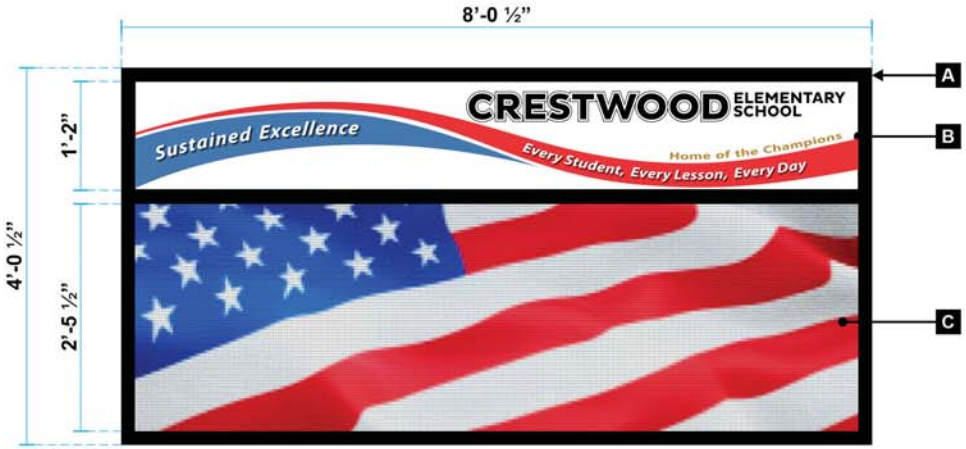
Classification: BG-1

Location: NOTED

Sheet: 1.1

NOTE: MOA TO BE VERIFIED BY ENGINEERING





BG-1 OPTION 2 - NEW WALL MOUNTED 16MM LED DISPLAY W/ GRAPHIC FACE

SCALE: ¾" = 1'-0" QUANTITY: ONE (1) REQUIRED

METHOD OF ATTACHMENT

SCALE: ¾" = 1'-0"

SCOPE OF WORK:

MANUFACTURE AND INSTALL ONE (1) NEW S/F WALL MOUNTED LED DISPLAY.

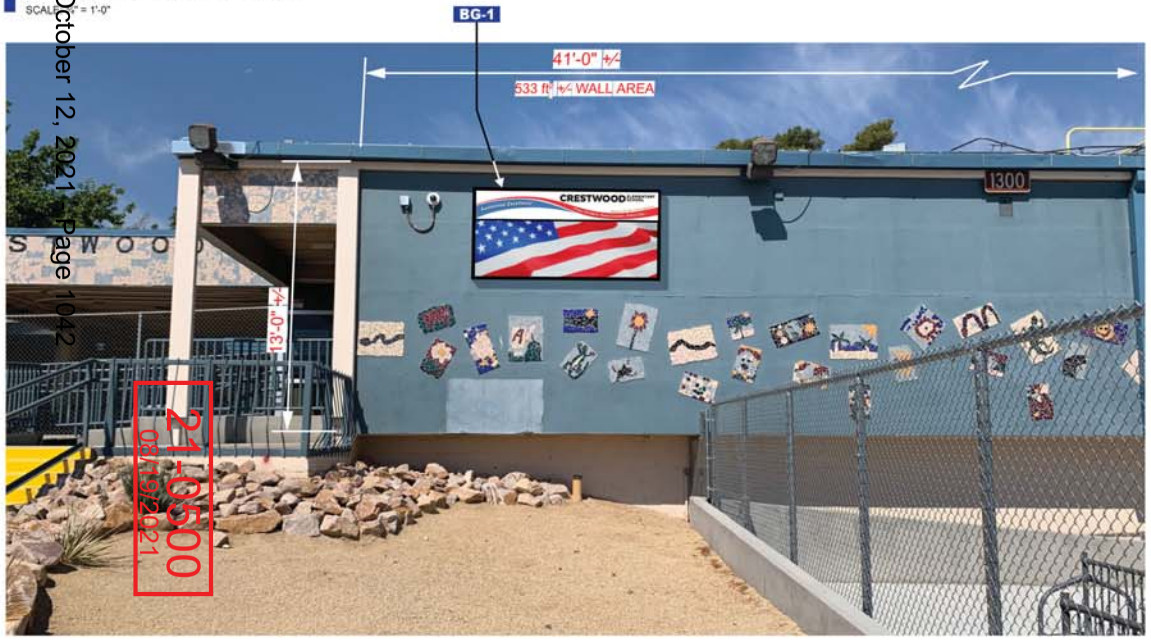
A	BASE CABINET	
	MATERIAL	ALUMINUM
	FINISH	PAINTED FINISH
	ILLUMN.	WHITE LED

B	PAN CHANNEL STAR	
	FACE	WHITE ACRYLIC
	GRAPHIC	DIGITALLY PRINTED GRAPHICS

C	LED DISPLAY	
	LED	16mm COLOR LED DISPLAY

SIGN ANALYSIS TABLE	
BUILDING DIMENSIONS	41' x 13'
WALL AREA	533 sq. ft.
SIGN DIMENSIONS	8'-0 1/2" x 4'-0 1/2"
SIGN AREA	32.5 sq. ft.
% OF BUILDING COVERED BY SIGN	6.10%

NOTE: MESSAGES SHALL HAVE A MINIMUM DURATION OF SIX SECONDS EACH, AND THE TRANSITION TIME BETWEEN THEM SHALL BE NO MORE THAN TWO SECONDS AND WITHOUT ANY MOTION OR ANIMATION DURING THE TRANSITIONS.



PROPOSED



NIGHT VIEW

OPTION 2

Planning Commission October 12, 2021 - Page 1042

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

CRESTWOOD ELEMENTARY SCHOOL

Client Name & Address:
CRESTWOOD ELEMENTARY SCHOOL
1300 PAULINE WAY
LAS VEGAS, NV 89104

Opportunity Number: 33073

Project Name: NEW BUILDING SIGN

Account Executive: SCOTT HILL

Designer: JAMIE PETERSON

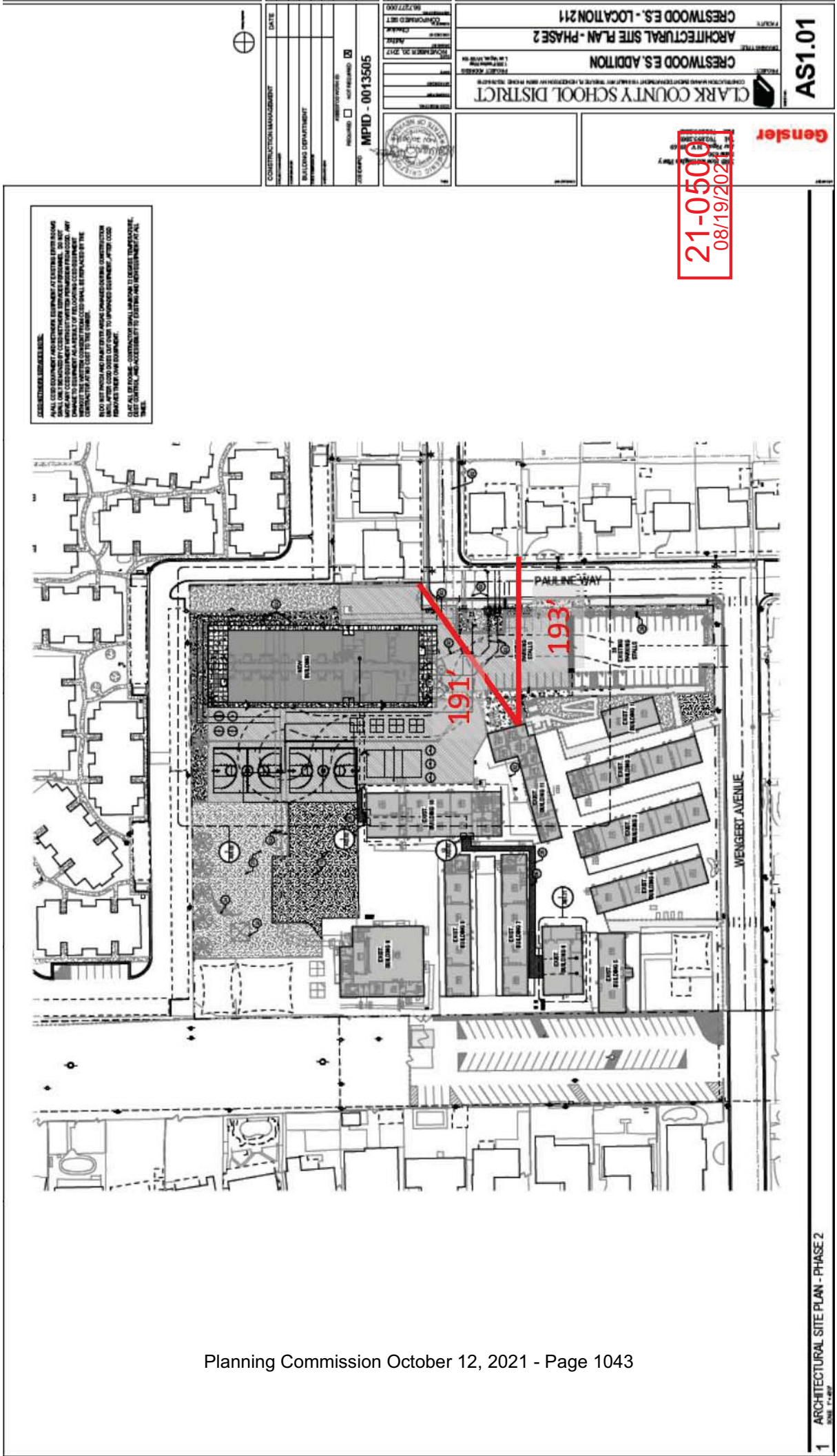
Rev. / Date / Designer
06/18/2020 - JP
1. 06/20/2020 - SS
2. 07/27/2021 - AG
3. 06/18/2021 - CM

Description: BUILDING SIGN

Classification: BG-1

Location: NOTED

Sheet: 1.1


AS1.01
CLARK COUNTY SCHOOL DISTRICT
CRESTWOOD E.S. ADDITION
ARCHITECTURAL SITE PLAN - PHASE 2
CRESTWOOD E.S. - LOCATION 211
MPID - 0013505
Gensler
21-0500
08/19/2021
PAULINE WAY
WENGERT AVENUE
191'
193'
1 ARCHITECTURAL SITE PLAN - PHASE 2



21-0500-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

08/30/2021



21-0500-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

08/30/2021



21-0500-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

08/30/2021



21-0500-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

08/30/2021



21-0500-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

08/30/2021



21-0500-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

08/30/2021



21-0500-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1300 PAULINE WAY

08/30/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

August 11, 2021

City of Las Vegas
Department of Planning
Attn: Nicole Eddowes
495 S. Main Street
Las Vegas, NV 89101

Re: Master Sign Plan for Crestwood Elementary School

Dear Ms. Eddowes,

Please consider this letter a request by the Clark County School District (District) for approval of a master sign plan at Crestwood Elementary School, located at 1300 Pauline Way, Las Vegas, NV 89104, Assessor's Parcel Numbers 162-02-501-003 & 162-02-601-002. The sign plan consists of one four foot by eight foot (4' x 8') wall sign, which includes an LED display.

The sign will be located on the east building elevation. The sign face is oriented in a northeasterly direction. Although the shortest distance from the sign to the residential developments on the east side of Pauline Way is less than 200 feet, the sign will not affect negatively those developments since the parking lot and the street landscaping provide enough buffering.

The District would appreciate your consideration of a recommendation of approval. Please contact Dimitrios Karapanagiotis at 702-799-5214 extension 5409 if you should have any questions or require additional information.

Cordially,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

Cc: File

21-0500
08/19/2021

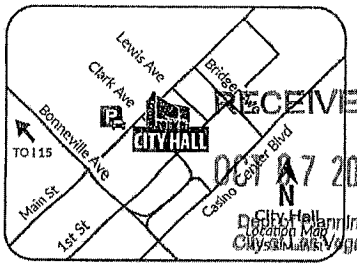
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

I am opposed to this light-up sign request. The rules are in place for a reason, and light-up signs have no place in a residential neighborhood. Such a sign will interfere with the quiet enjoyment of our neighborhood. I can't even believe the school district has the audacity to spend my tax-payers money on such a sign, as this sign is only going to tick off the neighbors; it will not make the students smarter!! DENY THIS REQUEST!

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



RECEIVED
OCT 07 2021
Department of Planning
City of Las Vegas

Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0500-MSP1

Planning Commission Meeting of **10/12/2021**

21-0500-MSP1
16202204009
TSITOURAS JOHN C LIVING TRUST ETAL
TSITOURAS JOHN C TRS
1401 MARIA ELENA DR
LAS VEGAS NV 89104-1808

89 HRDFNP1 89104

Submitted after final agenda

35P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
36

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

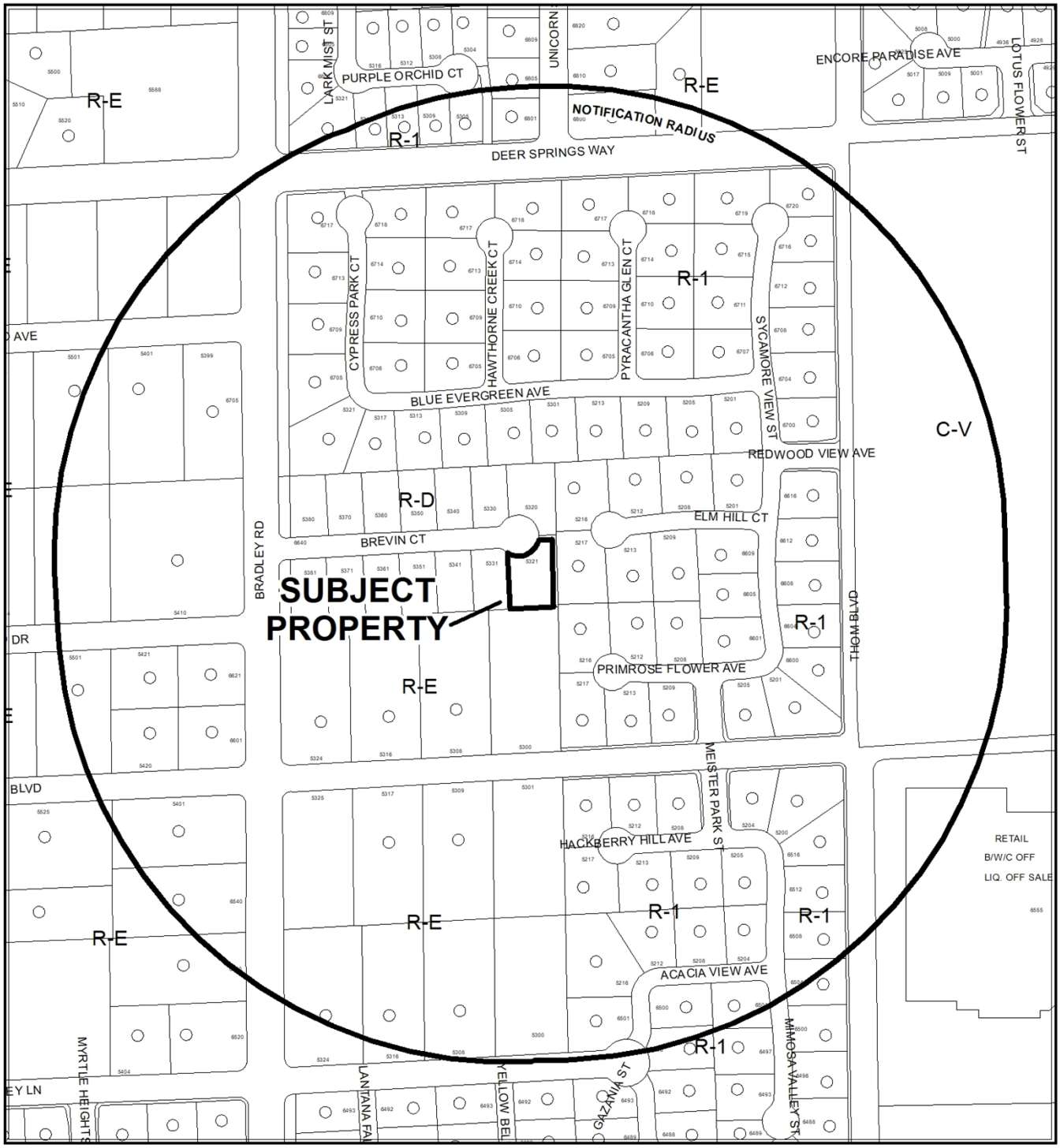
SUBJECT:
21-0506-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 24-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING at 5321 Brevin Court (APN 125-24-711-007), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore). 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

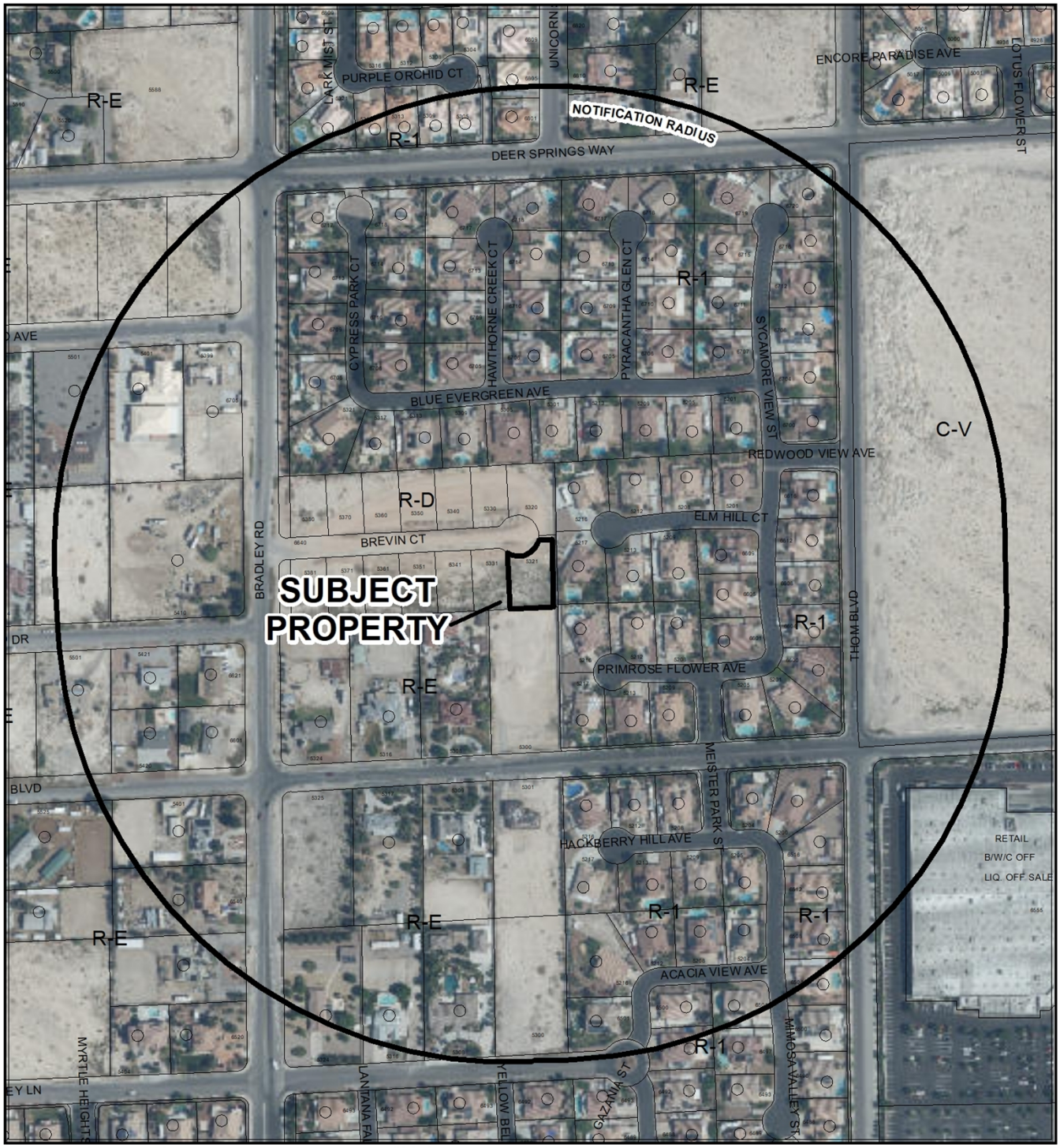
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **21-0506-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)



0 250 500 Feet

CASE: **21-0506-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GREYSTONE NEVADA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0506-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 144

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0506-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request for a proposed single-family dwelling within a required front and rear yard setback area at 5321 Brevin Court.

ISSUES

- Variance (21-0506-VAR1) is requested to allow a 20-foot front yard setback where 25 feet is required and a 24-foot rear yard setback where 30 feet is required. Staff does not support the request.
- The City Council previously approved Variances to allow a reduced front yard setback for three lots within the subject subdivision.

ANALYSIS

The subject site is zoned R-D (Single Family Residential-Restricted) and subject to Title 19 development standards. The City Council previously approved Tentative Map (TMP-76642) to allow a 14-lot single-family residential subdivision. Subsequently, three Variances were approved to allow reduced front yard setbacks for Lots 6, 8 and 9 within the subject residential subdivision. The applicant now requests Variance (21-0506-VAR1) to allow a 20-foot front yard setback where 25 feet is required and a 24-foot rear yard setback where 30 feet is required for Lot 7.

While Variance requests for reduced front yard setback areas within the subject subdivision have been previously approved, staff does not support Variance (21-0506-VAR1) request due to the need for front and rear yard setback reductions. This request indicates that the proposed house is too big for the lot. Therefore, staff recommends denial. If approved, it will be subject to conditions.

FINDINGS (21-0506-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a house that fails to meet minimum Title 19 development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/04/19	The City Council approved Rezoning (ZON-76637) request from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved Variance (VAR-76638) request to allow a 21-foot front yard setback on Lot 6 where 25 feet is required on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved Variance (VAR-76639) request to allow a 21-foot front yard setback on Lot 9 where 25 feet is required on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved Variance (VAR-76641) request to allow a connectivity ratio of 1.00 where 1.30 is the minimum required on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved Tentative Map (TMP-76642) request for a 14-Lot Single Family Residential Subdivision with waivers to allow a 164-foot intersection offset where 220 fees is required on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.
09/08/20	The Planning Commission approved Variance (20-0085-VAR1) to allow a 21-foot front yard setback where 25 feet is the minimum required for lot 8 of a previously approved single family residential subdivision on a portion of 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
10/16/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/22/21	Building Permit (#P21-01380) was processed for review. It has not been issued due to the need for the subject Variance request.

Pre-Application Meeting	
08/10/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/02/21	Staff conducted a routine field check and found an undeveloped lot at the end of a cul-de-sac. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.29

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-D (Single Family Residential-Restricted)
North	Undeveloped	ML (Medium Low Density Residential)	R-D (Single Family Residential-Restricted)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
West	Undeveloped	ML (Medium Low Density Residential)	R-D (Single Family Residential-Restricted)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Northwest Open Space Plan	N/A
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the R-D zoning district:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	25 Feet	20 Feet	N*
• Side	5 Feet	5 Feet	Y
• Rear	30 Feet	24 Feet	N*

*The applicant has requested the subject Variance to allow a reduced front and rear yard setback area.

DocuSign Envelope ID: 5ACD228B-FD6E-40A6-AD1F-554CC69A3BB9

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) Bradley & Ano

Project Name Bradley & Ano **Proposed Use**

Assessor's Parcel #(s) 125-24-701-005 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information Variance for Setbacks

Property Owner Greystone Nevada LLC Contact Jeanette Jeffery

Address 9275 W. Russell Rd., 4th Floor City Las Vegas State NV Zip 89148

E-mail jeanette.jeffery@lennar.com Phone 702-821-4603

Applicant Greystone Nevada LLC Contact Jeanette Jeffery

Address 9275 W. Russell Rd., 4th Floor City Las Vegas State NV Zip 89148

E-mail jeanette.jeffery@lennar.com Phone 702-821-4603

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone 702-362-8844

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature DocuSigned by: 2ABDCDA74BDC44E...

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Robert Johnson, Authorized Agent

CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-1947-01
MY APPT. EXPIRES SEPTEMBER 28, 2024

21-0506
08/17/2021

Subscribed and sworn before me

This 17TH day of AUGUST, 2021

Notary Public in and for said County and State

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 5321 BREVIN COURT PARCEL NO. 125-24-711-007

RECORDED SUBDIVISION NAME: BRADLEY & ANO ZONING: R1

LAND USE ENTITLEMENTS (I.E. TMP, FMP, VAR): FMP-78381

MINIMUM SETBACKS: FRONT TO HOUSE: 20 FRONT TO GARAGE: 20 SIDE YARD: 5

CORNER SIDE YARD: 15 REAR YARD: 15

PLAN CHECK#: T20-00092 LOT#: 7 BLOCK: N/A BOOK: 162 PAGE: 70

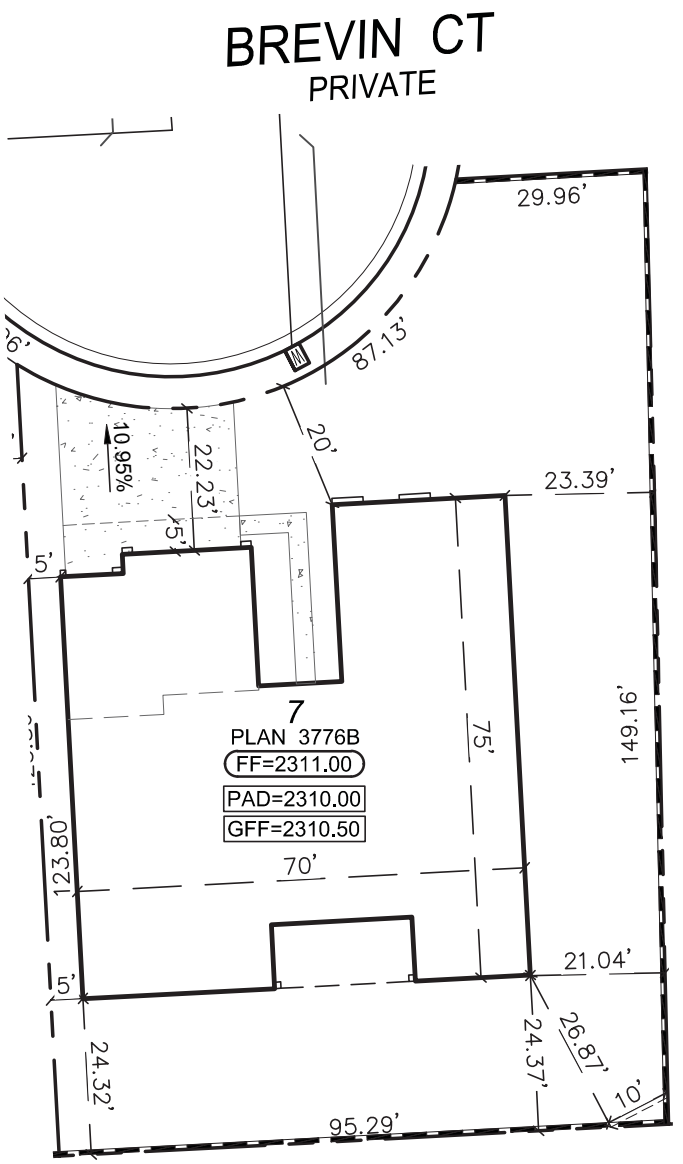
APPROVAL FOR: SFD ☒ PATIO COVER ☒ BALCONY ☐ FIRE SPRINKLERS REQUIRED: YES ☒ NO ☐

AP#_____ NUMBER OF STORIES: ONE ☒ TWO ☐ THREE ☐ CODE YEAR: 2018

NOTE: LOT LINE, REAR. THE PROPERTY LINE OPPOSITE AND MOST DISTANT FROM THE FRONT PROPERTY LINE. IN THE CASE OF A TRIANGULAR OR OTHERWISE IRREGULARLY SHAPED LOT, A LINE 10 FEET IN LENGTH ENTIRELY WITHIN THE LOT, PARALLEL TO AND AT A MAXIMUM DISTANCE FROM THE FRONT PROPERTY LINE.

NORTH

SCALE 1"=30'



LENNAR

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME: JOLENE THOMPSON PHONE NUMBER: 263-8200 FAX NO: 702-840-2760

EMAIL CONTACT FOR READY NOTICE: JOLENE.THOMPSON@LENNAR.COM

BUILDING DEPARTMENT DATE

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS APPLICATION AND THE PROPOSED PLANS AND HAVE FOUND THAT THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENTS OF THE CITY OF LAS VEGAS FLOOD HAZARD REDUCTION ORDINANCE FOR THE ISSUANCE OF THIS DEVELOPMENT PERMIT.



21-0506-VAR1 - APPLICANT/OWNER: GREYSTONE NEVADA, LLC
5321 BREVIN COURT

09/02/2021

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 16, 2021

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, NV 89101

RE: Bradley & Ano – Setback Variance Justification Letter
LOT 7 - APN: 125-24-711-007 (5321 Brevin Court)

To Whom It May Concern:

Taney Engineering, on behalf of Lennar, is respectfully submitting justification for a setback variance application to allow a front yard setback of 20.00 feet where 25.00 feet is required and a rear yard setback of 24.00 where 30.00 feet is required for 5321 Brevin Court.

The subject property is located within an R-D (Single Family Residential-Restricted) Zoning District. The property is subject to Title 19.06.065 Development Standards for building placement. This request represents a 20% deviation to the front and rear setback. The proposed side yard on the east side of the home is in excess of 20-ft (where 5-ft min is required), providing additional yard area as a compensating benefit offsetting the reduced rear yard area. The requested front setback is similar to the allowed reduced front setback of 20-ft allowed on cul-de-sac bulbs in R-E zoned developments. Also, other reductions in front setback to 21-ft have been approved on adjacent lots abutting the cul-de-sac bulb in this development.

This particular homesite has a 10-foot drainage easement located in a common element along the east side of the parcel. At the time of Tentative Map approval, the common element drainage easement was located as an easement as part of homesite 7; however, during the final mapping process of this community the City of Las Vegas requested that this easement be dedicated as a separate common lot, thus reducing the homesite by 10-feet in width, impacting the lot fit and setbacks.

Title 19.16.140 allows for a Variance of the standards "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the

21-0506
08/16/2021

difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial and purpose of any ordinance or resolution."

Based on these factors, it is believed these requests are considered minor in nature and will not negatively impact the adjacent residential properties or this development.

We are hopeful that this letter clearly describes the project and the intent of the proposed requested administrative deviation. If you have any questions or require any additional information in regards to this request please call the office or email rc@taneycorp.com, thanks.

Sincerely,
TANEY ENGINEERING

Robert Cunningham, PE
Director of Engineering Services

21-0506
08/16/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
37

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

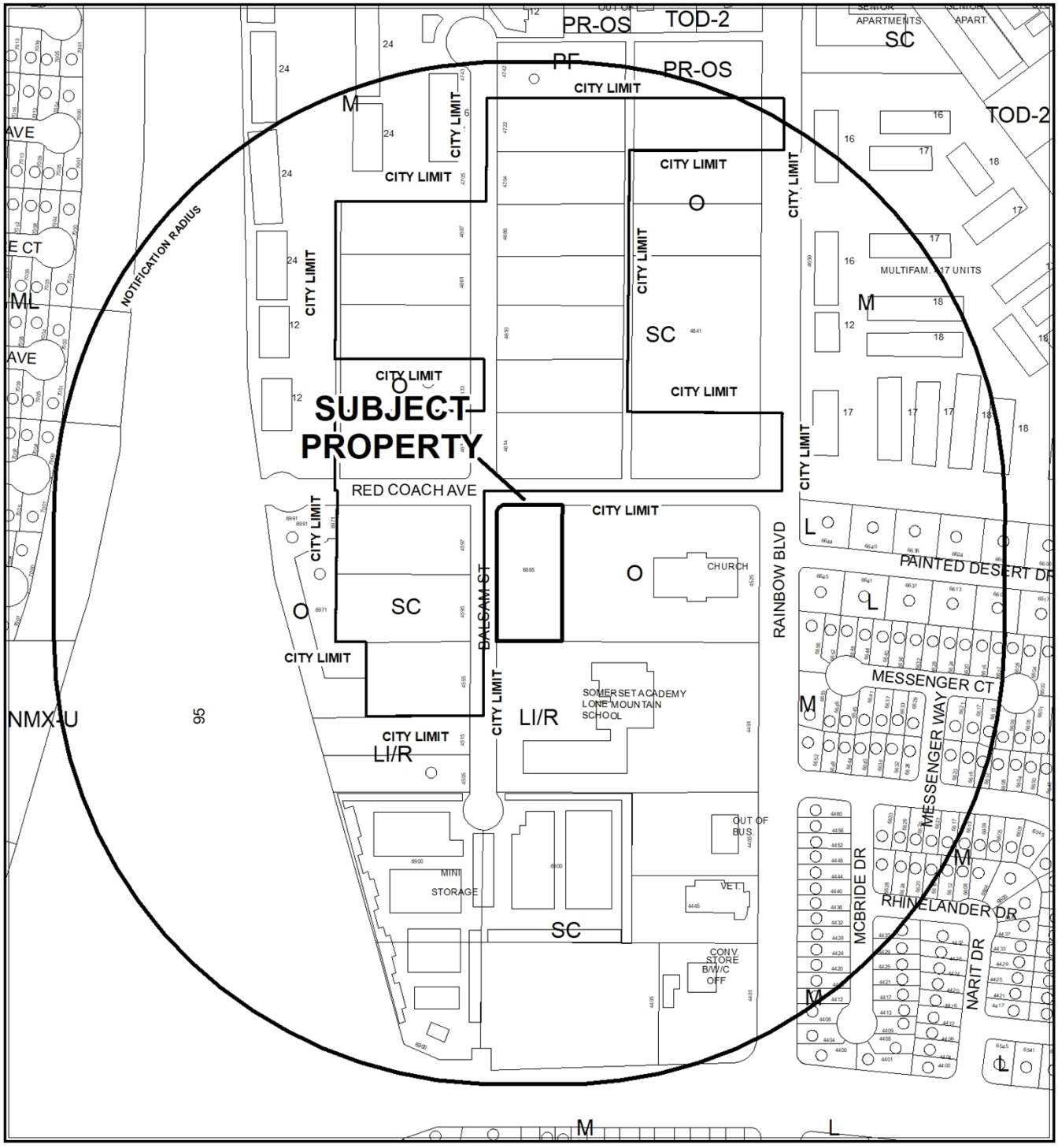
SUBJECT:
21-0512 - PUBLIC HEARING - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 21-0512-GPA1
2. Land Use Maps for 21-0512-GPA1
3. Location and Aerial Maps
4. Land Use Map for 21-0512-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0512-SDR1
10. Submitted after Final Agenda – Protest Postcards



CASE: 21-0512

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)



0 255 510 Feet

CASE: 21-0512

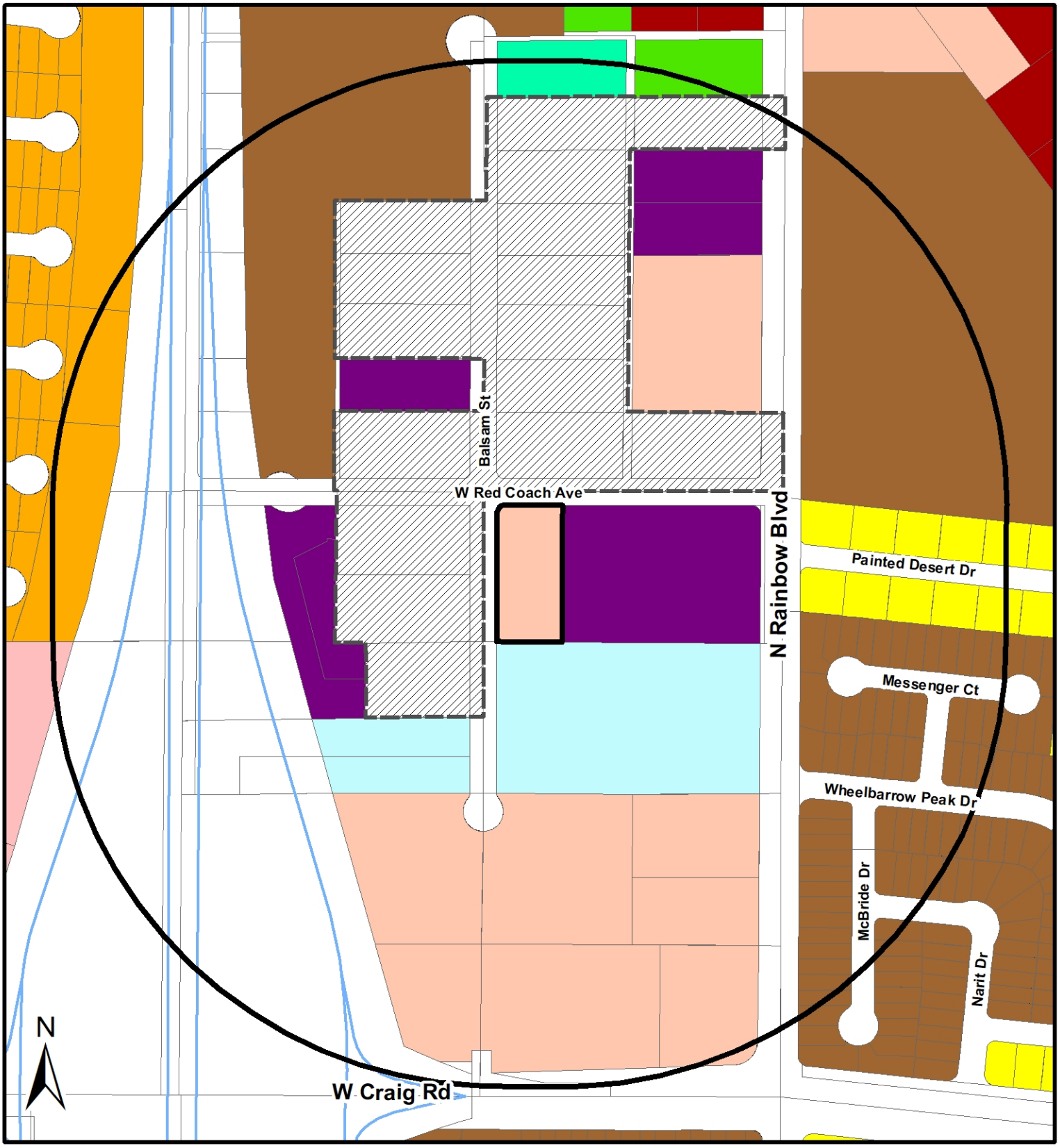
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

21-0512-GPA1



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

From SC to GC

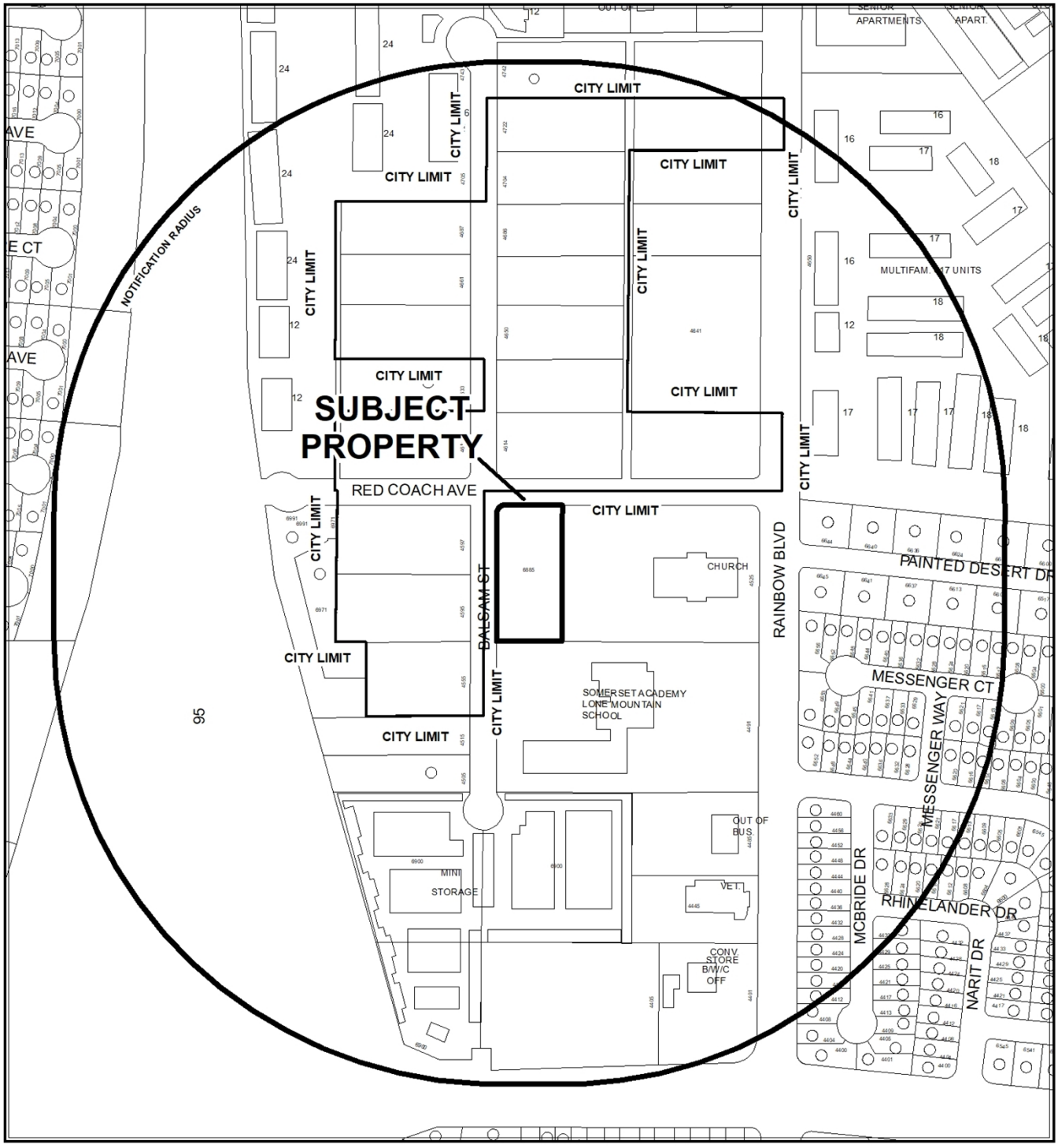
Subject Property

City Limits

Not City

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 31, 2021



0 255 510 Feet

CASE: 21-0512

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 255 510 Feet

CASE: 21-0512

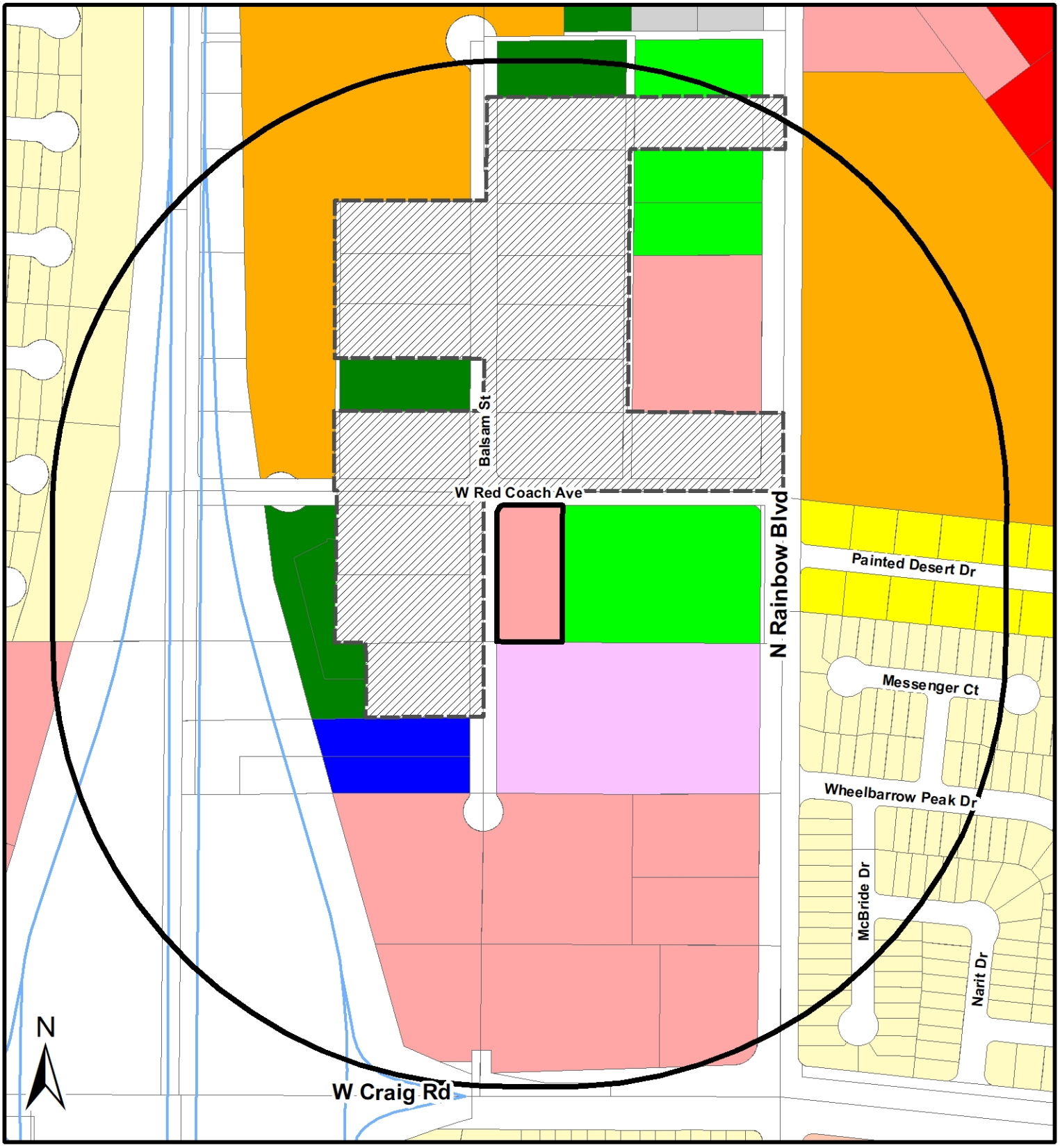
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

21-0512-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS - Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

From C-1 to C-2

Subject Property

City Limits

Not City

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.
762-229-6301

Date: Tuesday, August 31, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0512-GPA1	Staff recommends DENIAL.	
21-0512-ZON1	Staff recommends DENIAL.	21-0512-GPA1
21-0512-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0512-GPA1 21-0512-ZON1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 108

PROTESTS 0

APPROVALS 0

** CONDITIONS **

21-0512-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0512-GPA1) and Rezoning (21-0512-ZON1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/23/21, except as amended by conditions herein.

4. A Waiver from Title 19.08.080 is hereby approved, to allow an eight-foot landscape buffer along the west property line where 15 feet is required.

5. A Waiver from Title 19.08.080 is hereby approved, to allow a five-foot landscape buffer along a portion of the east property line where 10 feet is required.

6. A Waiver from Title 19.08.040 is hereby approved, to allow the utilization of metal siding where stucco and brick are the preferred façade materials.

7. A Waiver from Title 19.08.040 is hereby approved to allow the building to not orient to the corner where such is required.

8. An Exception from Title 19.08.110 is hereby approved, to allow a total of 46 perimeter and interior area trees where 58 are required.

9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Construct half-street improvements on Balsam Street and Red Coach Avenue to meet current City standards concurrent with on-site development activities.

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 Red Coach Avenue and Balsam Street public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed Wholesale Showroom Facility development at 6885 Red Coach Avenue.

ISSUES

- A General Plan Amendment (21-0512-GPA1) is requested to amend a portion of the Centennial Hills Sector Plan from SC (Service Commercial) to GC (General Commercial). Staff does not support the request.
- A Rezoning (21-0512-ZON1) is requested to rezone the subject site from C-1 (Limited Commercial) to C-2 (General Commercial). Staff does not support the request.
- The proposed Wholesale Showroom Facility use is permitted in the C-2 (General Commercial).
- A Waiver is requested is requested to allow an eight-foot landscape buffer along the west property line where 15 feet is required. Staff does not support the request.
- A Waiver is requested is requested to allow a five-foot landscape buffer along a portion of the east property line where 10 feet is required. Staff does not support the request.
- A Waiver is request to allow the utilization of metal siding where stucco and brick are the preferred façade materials.
- A Waiver is requested to allow the building to not orient to the corner where such is required. Staff does not support the request.
- An Exception is requested to allow a total of 46 perimeter and interior area trees where 58 are required. Staff does not support the request.

ANALYSIS

The subject undeveloped 1.04-acre lot is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It is located adjacent to a primary school, church and single-family residential dwellings under Clark County jurisdiction. On September 4, 2019, the City Council approved a General Plan Amendment from O (Office) to SC (Service Commercial) and a Rezoning from O (Office) to C-1 (Limited Commercial) for a proposed Mini-Storage development at the subject site. As that development is no longer moving forward, a new applicant now proposes to develop the subject site with an approximately 11,000 square-foot Wholesale Showroom Facility development. In order to accommodate the proposed use, the applicant requests an associated General Plan Amendment and Rezoning.

General Plan Amendment

The applicant proposes to amend a portion of the Centennial Hills Sector Plan from SC (Service Commercial) to GC (General Commercial). Pursuant to the Las Vegas 2050 Master Plan, the SC (Service Commercial) land use designation allows for medium intensity retail, office, or other commercial uses serving local patrons, and do not include intense commercial uses. It is compatible with the P-O (Professional Office), O (Office) and C-1 (Limited Commercial) zoning districts.

The proposed GC (General Commercial) land use designation allows for higher intensity retail, service, wholesale, office, and other general business uses. It is compatible with the P-O (Professional Office), O (Office), C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts. Staff finds that the GC (General Commercial) designation would allow more intense commercial uses that are not compatible with the existing residential uses in the surrounding area. Therefore, staff recommends denial of General Plan Amendment (21-0315-GPA1).

Rezoning

The subject site is currently zoned C-1 (Limited Commercial). Per Title 19, this zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

The applicant proposes to rezone the subject site to C-2 (General Commercial). This district is intended to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

If the associated General Plan Amendment to GC (General Commercial) is approved, the C-2 (General Commercial) zoning district will be compatible. However, staff finds that C-2 (General Commercial) zoning district will allow uses that are not compatible with the existing residential uses in the surrounding area. Therefore, staff recommends denial of Rezoning (21-0512-ZON1).

Site Development Plan Review

The applicant proposes to develop the site with an approximately 11,000 square-foot Wholesale Showroom Facility development. Per Title 19, a Wholesale Showroom Facility is defined as, "A building used primarily for the storage of goods and materials, and secondarily for the display of merchandise for wholesale purchase." It is a permitted use in the C-2 (General Commercial) zoning district. Per the submitted justification letter, the facility will be used to display merchandise and store home improvement goods/materials.

The submitted floor plan depicts a building with approximately 2,600 square feet of display area and office space and 7,700 square feet of warehouse storage space. The elevation plans depict a single-story structure with a maximum height of approximately 33 feet. Waivers are requested to deviate from required Title 19 building design and building orientation requirements. A Waiver is requested to not orient the building to the corner where Title 19 requires buildings on corner lots to be oriented to the corner and to the street fronts in order to make a strong tie to the building lines of each street. The preferred façade materials of Title 19 include stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. A Waiver is requested to allow the usage of metal siding for the façade of the building.

Per Title 19, the on-site parking requirement for the Wholesale Showroom Facility use is one space for each 500 square feet of sales/display area, plus one space for each 2500 square feet of warehouse/storage area. A total of 39 parking spaces are provided where 20 are required. Exceptions and Waivers are requested regarding a reduction in landscape materials and landscape buffer widths adjacent to the east and west property lines. Staff does not support the Waiver requests.

The Department of Planning Traffic Engineering Division has commented, "This project will add approximately 90 trips per day on Balsam Street, Red Coach Avenue, Rainbow Boulevard and Craig Road. Currently, Rainbow Boulevard is at about 24 percent of capacity and Craig Road is at about 51 percent of capacity. With this project, Rainbow Boulevard is expected to be at about 25 percent of capacity and Craig Road to be unchanged. Counts are not available for Balsam Street or Red Coach Avenue, but they are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 11 additional cars, or about one every six minutes.

FINDINGS (21-0512-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The density and intensity of the land uses permitted by the proposed GC (General Commercial) General Plan designation and associated zoning districts are not compatible with the existing single-family detached homes that are directly adjacent to the north and west of the subject site. These residential properties are under Clark County jurisdiction.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed GC (General Commercial) land use designation would permit the C-2 (General Commercial) zoning district, which allows for more intense commercial developments. This is not compatible with the existing 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**

   If approved, half street improvements would be required for the proposed development in order to provide adequate transportation facilities for a commercial land use.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   If associated Rezoning request is approved, the proposed amendment will conform to all applicable adopted plan and policies.

FINDINGS (21-0512-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If associated General Plan Amendment request is approved, the proposed Rezoning will conform to 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 land uses permitted by the proposed C-2 (General Commercial) zoning district are too intense for the existing residential uses in the surrounding area.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Growth and development factors in the community does not indicate the need for intense commercial uses adjacent to existing residential uses in surrounding 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.**

   If approved, half street improvements would be required for the proposed development in order to provide adequate transportation facilities for a commercial land use.

FINDINGS (21-0512-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the existing residential 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 Title 19 Development Standards, as it requires Waivers for landscaping, building orientation and building design.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

If approved, half street improvements for Balsam Street and Red Coach Avenue would be required for the proposed development in order to provide adequate transportation facilities for a commercial land use.

4. Building and landscape materials are appropriate for the area and for the City;

A Waiver of building design standards is requested to allow metal siding where preferred façade materials of Title 19 shall include stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed building elevations are not harmonious and compatible with the existing development in the area. The proposed design with metal siding would be more appropriate for an industrial area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

If approved, development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/20/07	The Planning Commission recommended denial of both the request for a Site Development Plan Review (SDR-25276) for a two-story, 23,941 square-foot Office Building and its associated Variance (VAR-25277) to allow 56 parking spaces where 80 spaces are required. Staff recommended denial.
06/04/08	The City Council approved a request for a Rezoning (ZON-25278) from the U (Undeveloped) [O (Office) General Plan designation] zoning district to: O (Office) on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street. The Planning Commission and staff recommended approval.
07/16/08	The City Council approved a Site Development Plan Review (SDR-25276) for a 35-foot tall, 20,656 square foot Office building. The Planning Commission and staff recommended denial. This entitlement expired on 07/16/10.
12/11/12	The Planning Commission approved a Special Use Permit (SUP-47009) for a commercial recreation use at the corner of Red Coach Avenue and Balsam Street. Staff recommended denial.
	The Planning Commission approved a Site Development Plan Review (SDR-47010) for a 12,000 square-foot commercial building at the corner of Red Coach Avenue and Balsam Street. Staff recommended denial.
02/10/15	The Planning Commission approved an Extension of Time (EOT-57428) for previously approved Special Use Permit (SUP-47009) for a commercial recreation use at the corner of Red Coach Avenue and Balsam Street. Staff recommended approval.
	The Planning Commission approved an Extension of Time (EOT-57141) for a previously approved Site Development Plan Review (SDR-47010) for a 12,000 square-foot commercial building at the corner of Red Coach Avenue and Balsam Street. Staff recommended approval.
09/04/19	The City Council approved General Plan Amendment (GPA-75993) request to amend a portion of the Centennial Hills Sector Plan from O (Office) to SC (Service Commercial). The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved Rezoning (ZON-75986) request to rezone the subject site from O (Office) to C-1 (Limited Commercial). The Planning Commission recommended approval. Staff recommended denial.
	Variance (VAR-75987) request to allow 11 parking spaces where 12 spaces are required was withdrawn without prejudice.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved Variance (VAR-75988) request to allow a 70-foot setback to the west and an 85-foot setback to the north where residential adjacency standards require 117 feet. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved Special Use Permit (SUP-75989) request for a proposed Mini-Storage Facility use. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved Site Development Plan Review (SDR-75990) for a proposed three-story, 56,400 square-foot, 324-unit mini-storage facility. The Planning Commission recommended approval. Staff recommended denial.

Most Recent Change of Ownership	
06/10/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
08/16/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Wholesale Showroom Facility development.

Neighborhood Meeting	
09/20/21	Location: Durango Hills Community Center YMCA Meeting Start Time: 5:30 pm Meeting End Time: 6:00 pm Attendance: Six (6) members of the public Four (4) representatives of the applicant One (1) Department of Planning Staff Member One (1) Ward 4 Staff Member Notes: • Applicant Representative gave an overview of the proposed project and explain each type of application • Applicant Representative opened the floor for questions/comments • Comment made about unhappiness regarding previously approved storage development • Complaint made that property has not been taken care of as previously promised • Concern raised about traffic from school • Compliant made regarding watering of property • Concern raised regarding parking • Applicant Representative explained proposed parking and hours of operation • Applicant Representative estimated 14 parking spaces would be taken at most by employees (Customers to be by appointment only) • Concern raised regarding compatibility with adjacent R-E properties • Concern raised regarding other more intense uses in the surrounding area • Concern raised regarding too much landscaping with the lack of water in the area • Comment made about need for three lane road • Concern raised regarding the need for the city and county to work together to improve the roads • Concern raised regarding traffic accidents in the area • Concern raised regarding big trucks parking in the area • Complaint made about parking on gravel

Neighborhood Meeting	
	• Question raised regarding building height and proposed bay door location • Question raised regarding construction process and estimated time line The Applicant Representative closed the meeting by explaining the process going forward

Field Check	
09/02/21	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.04

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	OP (Office Professional) - Clark County	R-E (Rural Estates Residential) - Clark County
South	Public School, Primary	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
East	Church	O (Office)	U(O) – (Undeveloped)
West	Single Family, Detached	OP (Office Professional) - Clark County	R-E (Rural Estates Residential) - Clark County

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
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	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed (feet)***	***Provided (feet)***	***Compliance***
Min. Lot Width	100 Feet	146 Feet	Y
Min. Setbacks			
• Front	10 Feet	95 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	51 Feet	Y
• Rear	20 Feet	56 Feet	Y
Max. Lot Coverage	50%	25%	Y
Max. Building Height	N/A	34	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, Roof	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• East	1 Tree / 20 Linear Feet	14 Trees	12 Trees	N*
• West	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
TOTAL PERIMETER TREES		**41 Trees**	**39 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	17 Trees	7 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		20 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		5 Feet	N**
• West	15 Feet		8 Feet	N**

*An Exception is requested to allow a reduction in required planting materials.
**Waivers are requested to allow reduced landscape buffer widths along a portion of the east and west property lines.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Red Coach Avenue	Local Street	Title 13	24	N*
Balsam Street	Local Street	Title 13	30	N*

**Off-site improvements required per condition of approval.*

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	
Wholesale Showroom Facility (sales/display area)	8,741 SF	One per 500 SF of sales/display area, plus one per 2,500 SF of warehouse/storage area	18				
Wholesale Showroom Facility (warehouse/ storage area)	2,658 SF		2				
TOTAL SPACES REQUIRED			20		39		Y
Regular and Handicap Spaces Required			19	1	37	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings on corner lots shall be oriented to the corner.	To allow the building to be oriented away from the corner	Denial
Preferred façade materials of Title 19 shall include stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors.	To allow the utilization of metal siding.	Denial
Provide a 15-foot landscape buffer along the west property line.	To allow an eight-foot landscape buffer along a portion of the west property line	Denial
Provide a 10-foot landscape buffer along the east property line.	To allow an five-foot landscape buffer along a portion of the east property line	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide a total of 58 perimeter and interior area trees.	To allow 46 perimeter and interior area trees.	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) GPA, ZON, SUP, SDR

Project Address (Location) 6885 Red Coach Avenue

Project Name Red Coach Mini-Storage Facility **Proposed Use**

Assessor's Parcel #(s) 138-03-602-018 **Ward #** 4 - Anthony

General Plan: Existing SC Proposed **Zoning:** Existing C-1 Proposed

Additional Information Office/warehouse and showroom

Property Owner A S S 1, LLC Contact Thomas J Wheeler, Jr.

Address 5825 N. Juliano Road City Las Vegas State NV Zip 89149

E-mail tom@lvagency.com Phone

Applicant Kingdom Home, LLC Contact Zion Lovingier

Address 8311 Farm Road City Las Vegas State NV Zip 89131

E-mail zionlov@gmail.com Phone (951) 972-6875

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 mgr.

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name THOMAS J Wheeler SR

Subscribed and sworn before me

This 9th day of August 20 21

Emily York

Notary Public in and for said County and State

EMILY YORK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-26-22
Certificate No: 03-79630-1

PROJECT INFORMATION:

APN: 138 03 602 018
6885 W RED COACH AVE.
LAS VEGAS, NV 89108

EXISTING ZONING: LIMITED COMMERCIAL DISTRICT (C-1)
PROPOSED ZONING: GENERAL COMMERCIAL (C-2)

PROPERTY SIZE: 1.04 ACRES (45,302 SF)

PROPOSED BUILDING:
OFFICE- 8,741 SF
WAREHOUSE-2,600 SF
SINGLE STORY

F.A.R: 16%

REQUIRED PARKING:

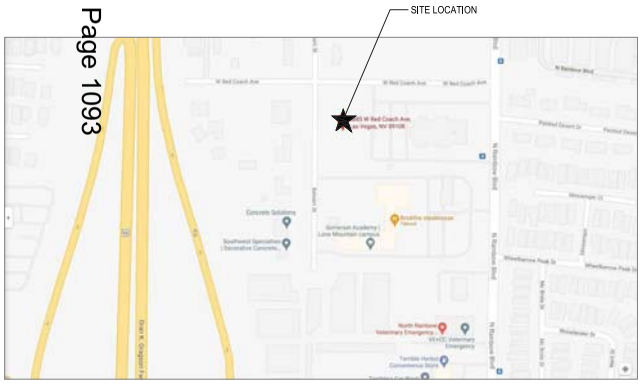
WHOLESALE/SHOWROOM: 1 SPACE PER 500 SF +
WAREHOUSE AREA: 1 SPACE PER 2,500 SF

WHOLESALE SHOWROOM AREA:	8,726 SF / 500=	18 SPACES
WAREHOUSE AREA:	2,658 SF/2,500=	2 SPACES
TOTAL REQUIRED		20 SPACES
TOTAL PROVIDED		39 SPACES*

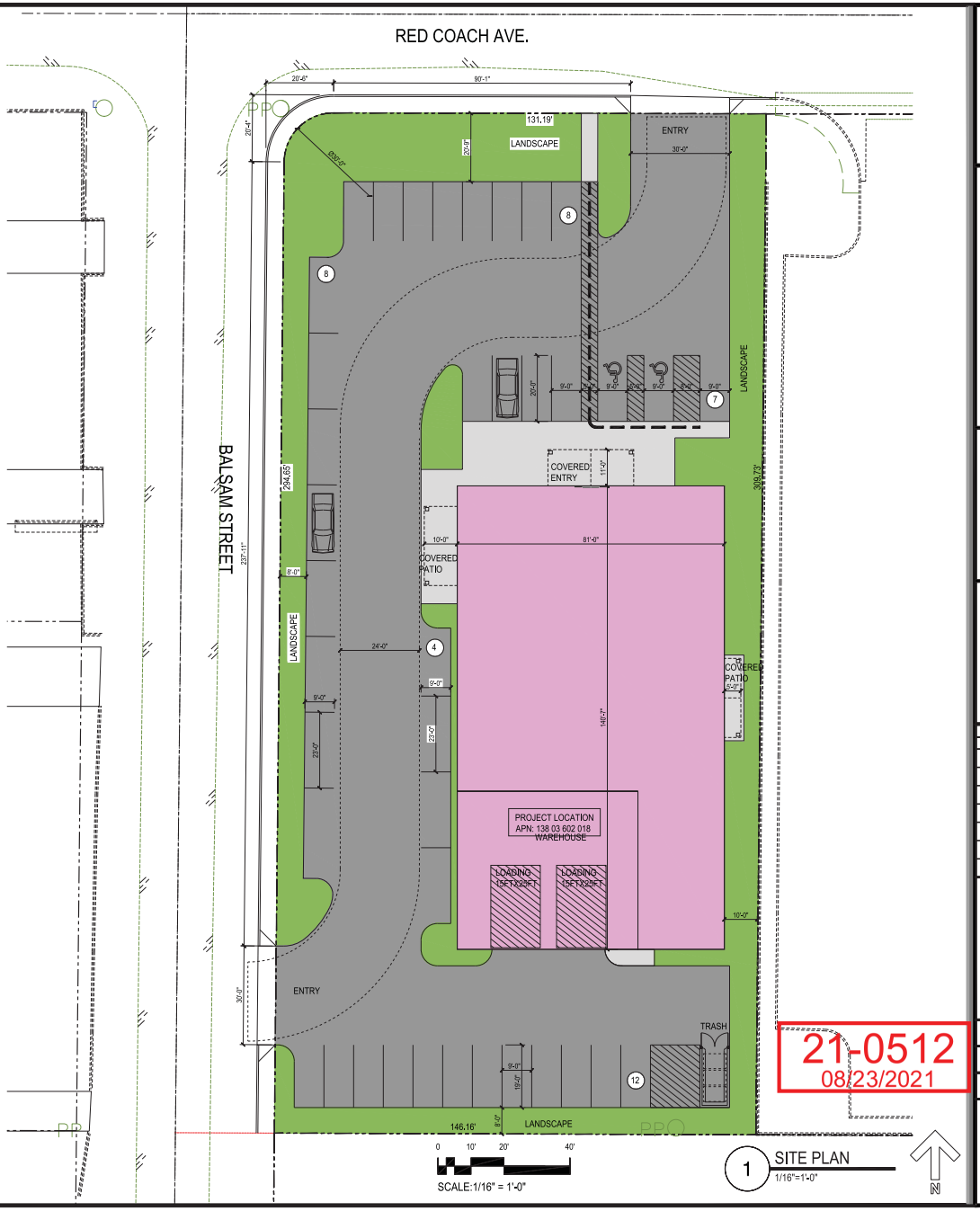
* 37 REGULAR SPACES + 1 VAN ACCESSIBLE SPACE + 1 ACCESSIBLE SPACE

LOADING SPACES:
10,000-29,999 SF: 2 LOADING SPACES REQUIRED
2 LOADING SPACES PROVIDED

Planning Commission October 12, 2021 - Page 1093



2 VICINITY MAP
N.T.S.



1 SITE PLAN
1/16"=1'-0"

21-0512
08/23/2021

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel (702) 932-0455 ▪ Fax (702) 932-0456
Mobile (702) 250-0416
kevin@gk3architecture.com
gemik@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:
AASS1LLC

6885 W. RED COACH AVE.
LAS VEGAS, NV
89108

PROJECT:
NEW BUILD OFFICE + WAREHOUSE
6885 W. RED COACH AVE.
LAS VEGAS, NV
89108
APN: 138-03-602-018
JOB # 22157

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE:
AS NOTED

DATE:
07-26-2021

ISSUED FOR:
DESIGN REVIEW

SHEET:
A1.0

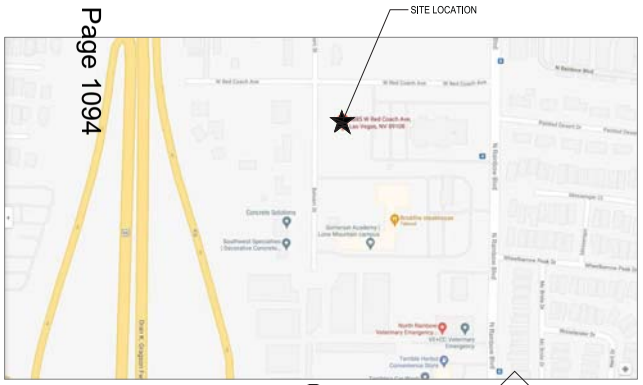
PLANT LEDGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME
	24" BOX	11	FAN TEX	RIO GRANDE ASH
	24" BOX	18	PROSOPIS	WESTERN HONEY MESQUITE
	24" BOX	17	SILVER DOLLAR GUM	EUCALYPTUS POLYANTHEMOS
	5 GAL.	108	SALVIA GREGGI	AUTUMN SAGE
	5 GAL.	120	CASSIA PHYLODENIA	SILVERY CASSIA
	5 GAL.	43	NEW GOLD LANTANA	NEW GOLD LANTANA
	5 GAL.	72	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA

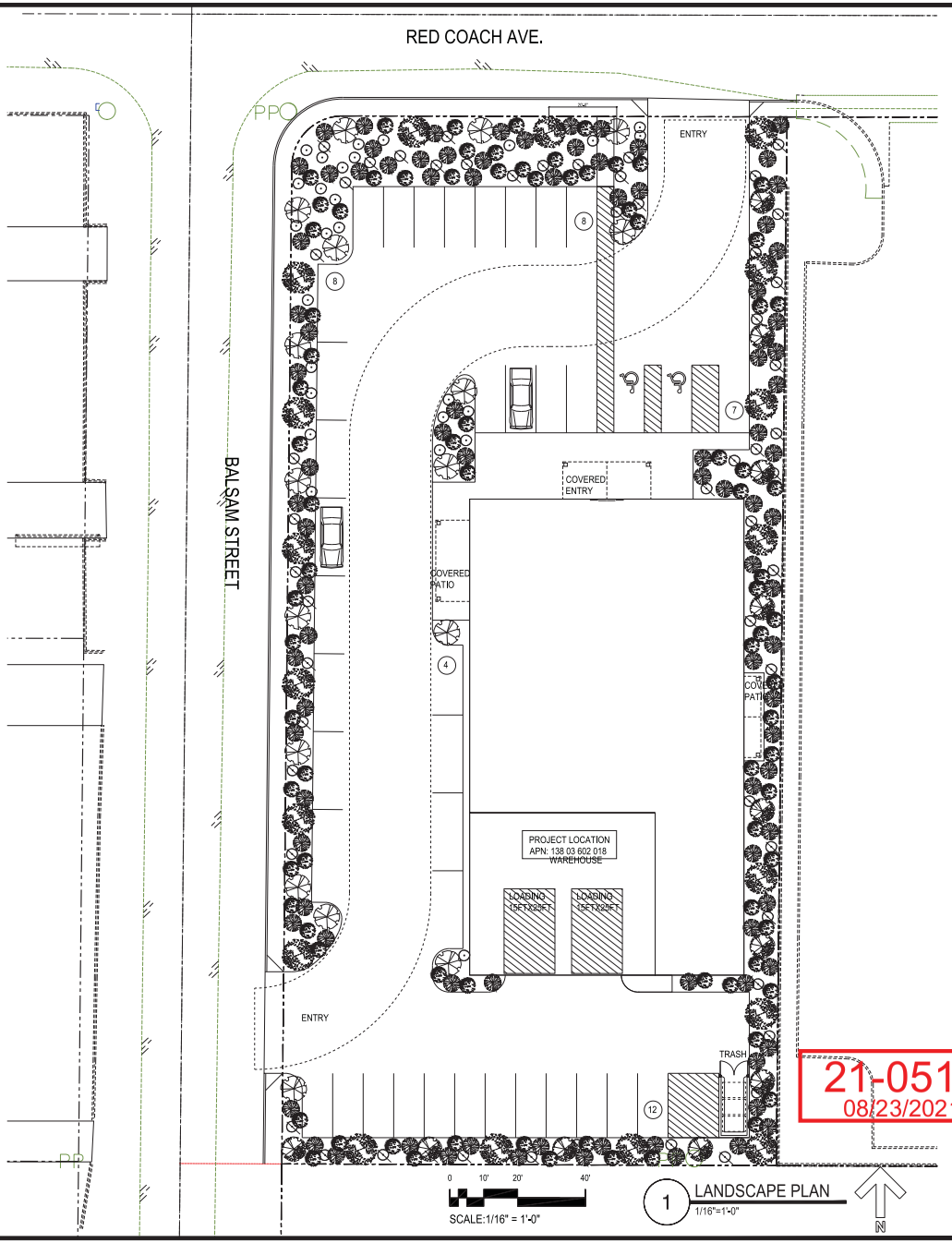
LANDSCAPE NOTES:

1. GROUND COVER TO BE ROCK MULCH 3/8" SCREENED, 2" DEPTH IN ALL LANDSCAPE PLANTERS, COLOR BY OWNER
2. TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (SVRE) SHALL BRANCH AT OR ABOVE 84" ABOVE FINISH GRADE. SHRUBS IN SVRE'S SHALL BE BELOW 24" AT MATURITY.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, SO AT MATURITY THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERS SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARD SCAPE OR OTHER STRUCTURES INCLUDING BUILDING WALLS AND FOUNDATIONS.
5. SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER CLV DESIGN STANDARDS..
6. PROVIDE TREES PER CLV DESIGN STANDARDS.

Planning Commission October 12, 2021 - Page 1094



2 VICINITY MAP
N.T.S.



1 LANDSCAPE PLAN
1/16"=1'-0"

21-0512
08/23/2021

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel (702) 932-0455 ▪ Fax (702) 932-0456
Mobile (702) 250-0416
kevin@gk3architecture.com
gemik@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:
AASS1LLC

6885 W. RED COACH AVE.
LAS VEGAS, NV
89108

PROJECT:
NEW BUILD OFFICE + WAREHOUSE
6885 W. RED COACH AVE.
LAS VEGAS, NV
89108
APN: 138-03-602-018
JOB # 22157

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

SCALE:
AS NOTED

DATE:
07-26-2021

ISSUED FOR:
DESIGN REVIEW

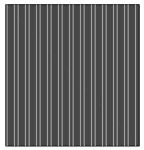
SHEET:
A2.0

GENERAL ELEVATION NOTES:

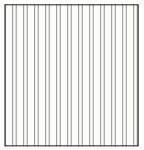
1. ALL MECHANICAL UNITS ARE MOUNTED @ GRADE AND WILL BE SCREENED BY LANDSCAPE.
2. PROVIDE FINISH SAMPLES TO OWNER FOR APPROVAL.
3. SIGNS SHALL BE UNDER SEPARATE REVIEW AND PERMIT.

EXTERIOR MATERIALS:

RF-1 ROOFING: STANDING SEAM METAL ROOFING

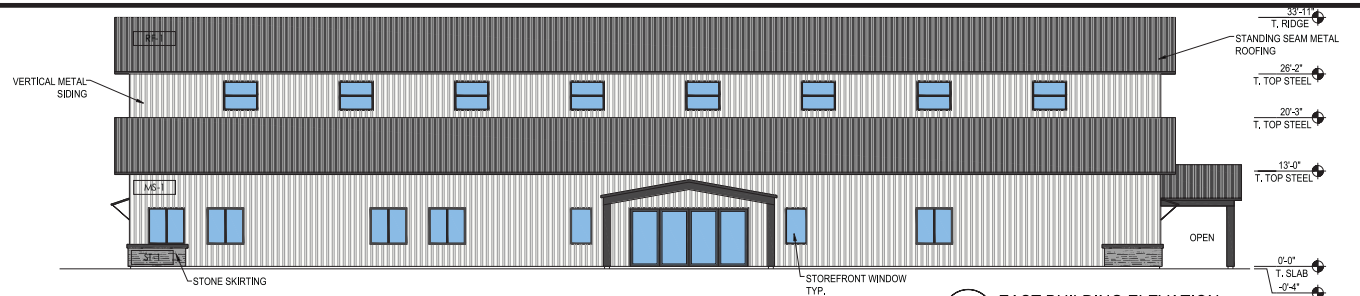


MS-1 HORIZONTAL METAL SIDING: WHITE BY ALUMABOARD

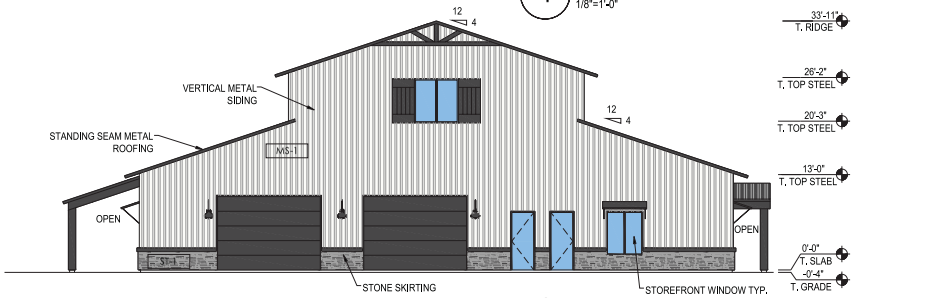


ST-1 STONE SKIRTING: CYPRESS RIDGE-CATANIA

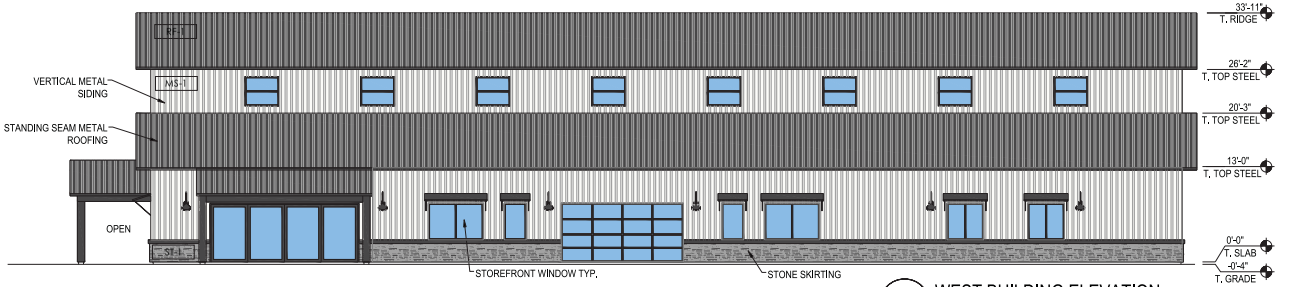




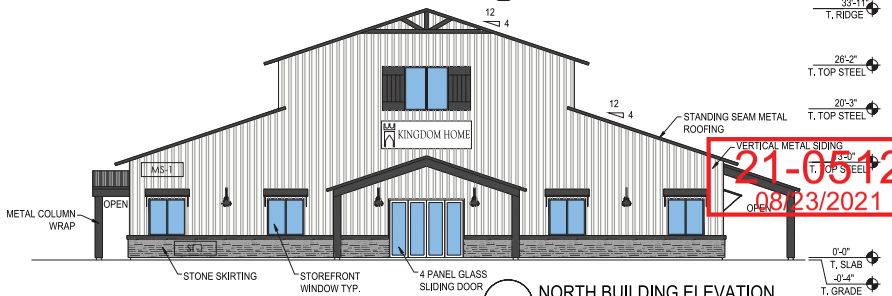
4 EAST BUILDING ELEVATION
1/8"=1'-0"



3 SOUTH BUILDING ELEVATION
1/8"=1'-0"



2 WEST BUILDING ELEVATION
1/8"=1'-0"



1 NORTH BUILDING ELEVATION
1/8"=1'-0"

21-0512
08/23/2021

Planning Commission October 12, 2021 - Page 1095

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel (702) 932-0455 ▪ Fax (702) 932-0456
Mobile (702) 250-0416
kevin@gk3architecture.com
gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:
AASS1LLC

6885 W. RED COACH AVE.
LAS VEGAS, NV
89108

PROJECT:
NEW BUILD OFFICE + WAREHOUSE
6885 W. RED COACH AVE.
LAS VEGAS, NV
89108
APN: 138-03-602-018
JOB # 22157

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
BUILDING ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: 07-26-2021
ISSUED FOR: DESIGN REVIEW

SHEET:
A4.0

OCCUPANT LOAD AND EXITING, CHAPTER 10, TABLE 1004.5

OCCUPANCY DESCRIPTION	SF / OCCUPANT LOAD FACTOR	OCCUPANTS	MIN. 2 EXITS REQ. WHEN O.L.	REQUIRED NUMBER OF EXITS	NUMBER OF EXITS PROVIDED
WHOLESALE SHOWROOM	8,726 S.F. / 150	58	50	2	2
WAREHOUSE	2,658 S.F. / 300	5	50	1	1
	TOTAL=	63		3	2



1 FLOOR PLAN
3/16"=1'-0"

21-0512
08/23/2021

Planning Commission October 12, 2021 - Page 1096

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel (702) 932-0455 ▪ Fax (702) 932-0456
Mobile (702) 250-9416
kevin@gk3architecture.com
gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:
AASS1LLC
6885 W. RED COACH AVE.
LAS VEGAS, NV
89108

PROJECT:
NEW BUILD OFFICE + WAREHOUSE
6885 W. RED COACH AVE.
LAS VEGAS, NV
89108
APN: 138-03-602-018
JOB # 22157

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
FLOOR PLAN

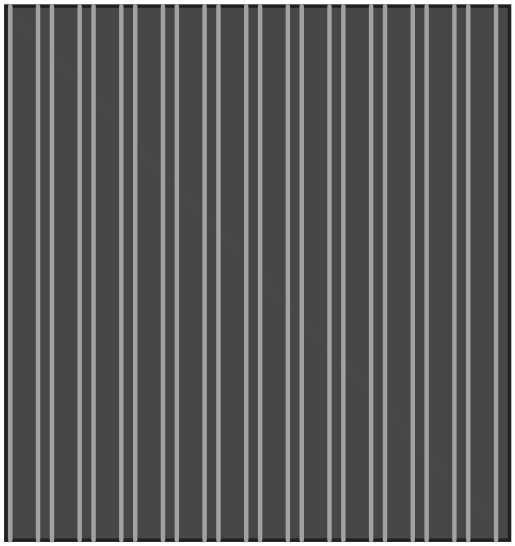
SCALE: 1/4"=1'-0"
DATE: 07-26-2021
ISSUED FOR: DESIGN REVIEW

SHEET:
A3.0

EXTERIOR MATERIALS:

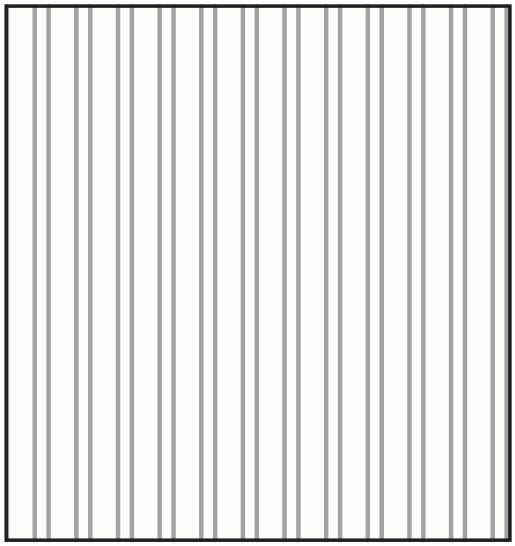
RF-1

ROOFING:
STANDING SEAM METAL ROOFING



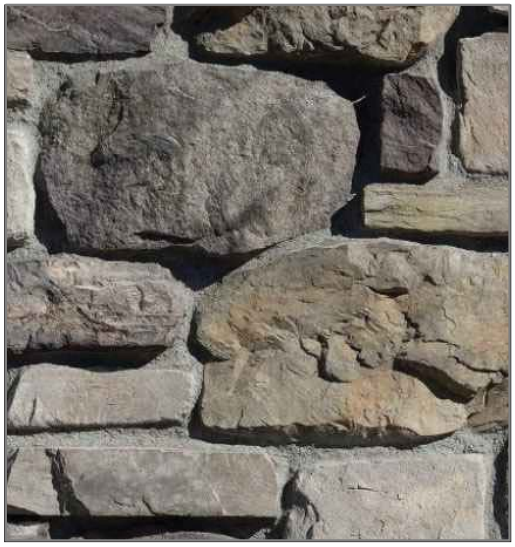
MS-1

HORIZONTAL METAL SIDING:
WHITE BY ALUMABOARD



ST-1

STONE SKIRTING:
CYPRESS RIDGE-CATANIA





21-0512-GPA1, 21-0512-ZON1 AND 21-0512-SDR1 - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC 6885 WEST RED COACH AVENUE

09/02/2021



21-0512-GPA1, 21-0512-ZON1 AND 21-0512-SDR1 - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC
6885 WEST RED COACH AVENUE

09/02/2021



21-0512-GPA1, 21-0512-ZON1 AND 21-0512-SDR1 - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC
6885 WEST RED COACH AVENUE

09/02/2021

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
ajc@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 18, 2021

CITY OF LAS VEGAS PLANNING AND ZONING
495 Main Street, 3rd Floor
Las Vegas, Nevada 89106

Re: ***Pre-Application Justification Letter – General Plan Amendment, Zone Change, Site Development Plan Review, and Waiver of Development Standards***
Kingdom Home, LLC
APN: 138-03-602-018

To Whom It May Concern:

This firm represents Kingdom Home, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on approximately 1.04 acres on the southeast corner of Red Coach Avenue and Balsam Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 138-03-602-018. The Property is zoned Limited Commercial District (C-1) with a general plan of Service Commercial (SC). The Applicant is requesting a zone change to General Commercial (C-2), a general plan amendment to General Commercial (GC), and site plan development plan review and associated waivers to allow for a professional office and showroom facility.

GENERAL PLAN AMENDEMNT AND ZONE CHANGE

The Applicant is seeking to change the general plan to General Commercial and rezone the Site to C-2. A commercial land use designation and C-2 zoning on the Property are appropriate for the following reasons:

(1) A general plan amendment and zone change to commercial is compatible to the surrounding area. There are several different zoning districts in area ranging from a less intense C-1 zoned district to a more intense M-1 zoned district across Balsam Street.

(2) The Property is already zoned for commercial uses.

(3) This Property is located between US 95 and Rainbow Boulevard and just north of Craig Road. This is an intense corridor. Therefore, a zone change to C-2 and general plan amendment to GC is appropriate.

SITE DEVELOPMENT PLAN REVIEW

By way of background, the Property was entitled for a mini-storage facility in September 2019. Unfortunately, plans for the Property have changed and the mini-storage facility is no longer moving forward.

21-0512 08/23/2021

Here, the Applicant is purposing to develop a wholesale showroom facility. The primary purpose of the business is to display merchandise and store goods and materials. The proposed new plans show a single, one-story building with 2,600 square feet of warehouse space and 8,741 square feet of office space. The maximum height of the building will be 33'11".

The plans show access from Balsam Street and Red Coach Avenue with the building placed as far east and south as possible, away from the residential homes. The Applicant is providing 39 parking spaces where only 20 would be required.

WAIVERS OF DEVELOPMENT STANDARDS

- **Alternative Building Elevations**

The Applicant is proposing to build a barn like structure with pitched roofs. The proposed elevations depict vertical metal sidings which is an upgraded building material along with standard stone skirting along the base of the building. Other architectural enhancements include storefront windows, 4 panel sliding doors, and standing seam metal roofing.

- **Corner Building Orientation**

The Applicant is requesting to orient the building to the east and southern portions of the Property instead of on the corner of the Property. The reason for the location of the building closer to the south and east property lines is to place the building as far away from the existing residential uses.

- **Reduce Landscaping Width Along West, East and South Property Lines**

The Property is showing an 8' wide landscape buffer along west, south, and east property lines where 15' is required. However, the Applicant is purposing nearly 21' along the north property line.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

21-0512-SDR1
Kingdom Home, LLC

SEC Balsam Street and Red Coach Avenue

Proposed 11.341 thousand square foot office/warehouse building.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	8.741	9.74	85
AM Peak Hour			1.16	10
PM Peak Hour			1.15	10

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	2.600	1.74	5
AM Peak Hour			0.17	1
PM Peak Hour			0.19	1

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	11.341		**90**
AM Peak Hour				**11**
PM Peak Hour				**11**

Existing traffic on all nearby streets:

Rainbow Boulevard

Average Daily Traffic (ADT)	8,674
PM Peak Hour	694
(heaviest 60 minutes)	

Craig Road

Average Daily Traffic (ADT)	30,539
PM Peak Hour	2,443
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rainbow Boulevard	35,490
Craig Road	59,900

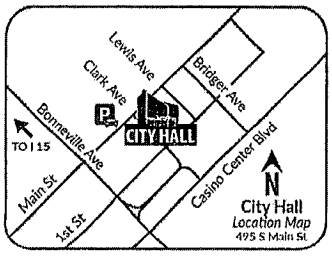
This project will add approximately 90 trips per day on Balsam St., Red Coach Ave., Rainbow Blvd. and Craig Rd. Currently, Rainbow is at about 24 percent of capacity and Craig is at about 51 percent of capacity. With this project, Rainbow is expected to be at about 25 percent of capacity and Craig to be unchanged. Counts are not available for Balsam or Red Coach, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 11 additional cars, or about one every six minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

Comments on Back

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0512 and 21-0512-GPA1 and 21-0512-ZON1 and 21-0512-SDR1
Planning Commission Meeting of **10/12/2021**

21-0512
13802210031
PAPE DONALD J
OAKLEAF NANETTE E
6649 MESSENGER CT
LAS VEGAS NV 89108-5744

Application Information

21-0512 - PUBLIC HEARING - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony).

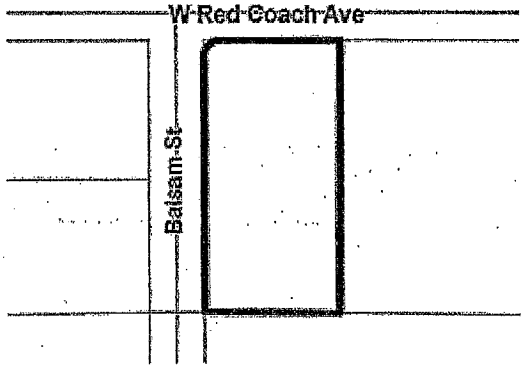
21-0512-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

21-0512-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

21-0512-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF TITLE 19 BUILDING DESIGN, BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This will cause an excessive amount of car + foot traffic. There is a school within 2 blks of this site. Too many cars on Rainbow to get to this site. Children will get hurt

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/12/2021*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

Submitted after final agenda

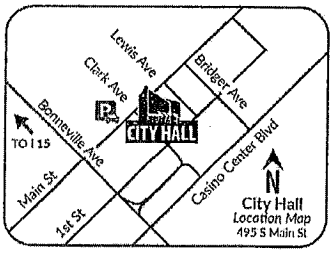
37a-c P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0512 and 21-0512-GPA1 and 21-0512-ZON1 and 21-0512-SDR1

Planning Commission Meeting of **10/12/2021**

21-0512
13803510030
LEWIS & KLOSOWSKI-LEWIS REV TR
LEWIS DAVID M TRS
4615 BALSAM ST
LAS VEGAS NV 89108-5705

89 HRDFNP1 89108

Application Information

21-0512 - PUBLIC HEARING - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony).

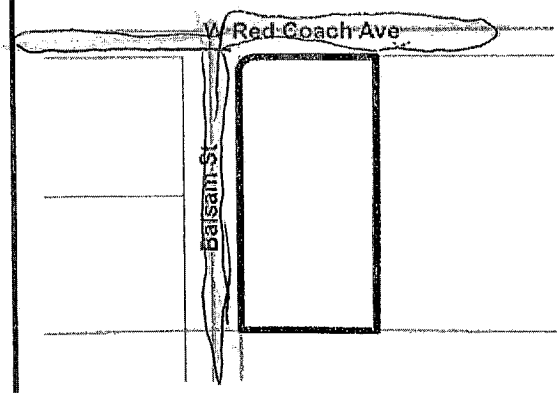
21-0512-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

21-0512-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

21-0512-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF TITLE 19 BUILDING DESIGN, BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

There is already too much traffic on this residential street for this every weekday with cars lining up in front of our homes and visitors waiting to pick up or drop off the children for classes. This isn't the place

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/12/2021*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

37a-c P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
37a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0512-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
37b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0512-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

C.C.: 11/10/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
37c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0512-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF TITLE 19 BUILDING DESIGN, BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
38

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

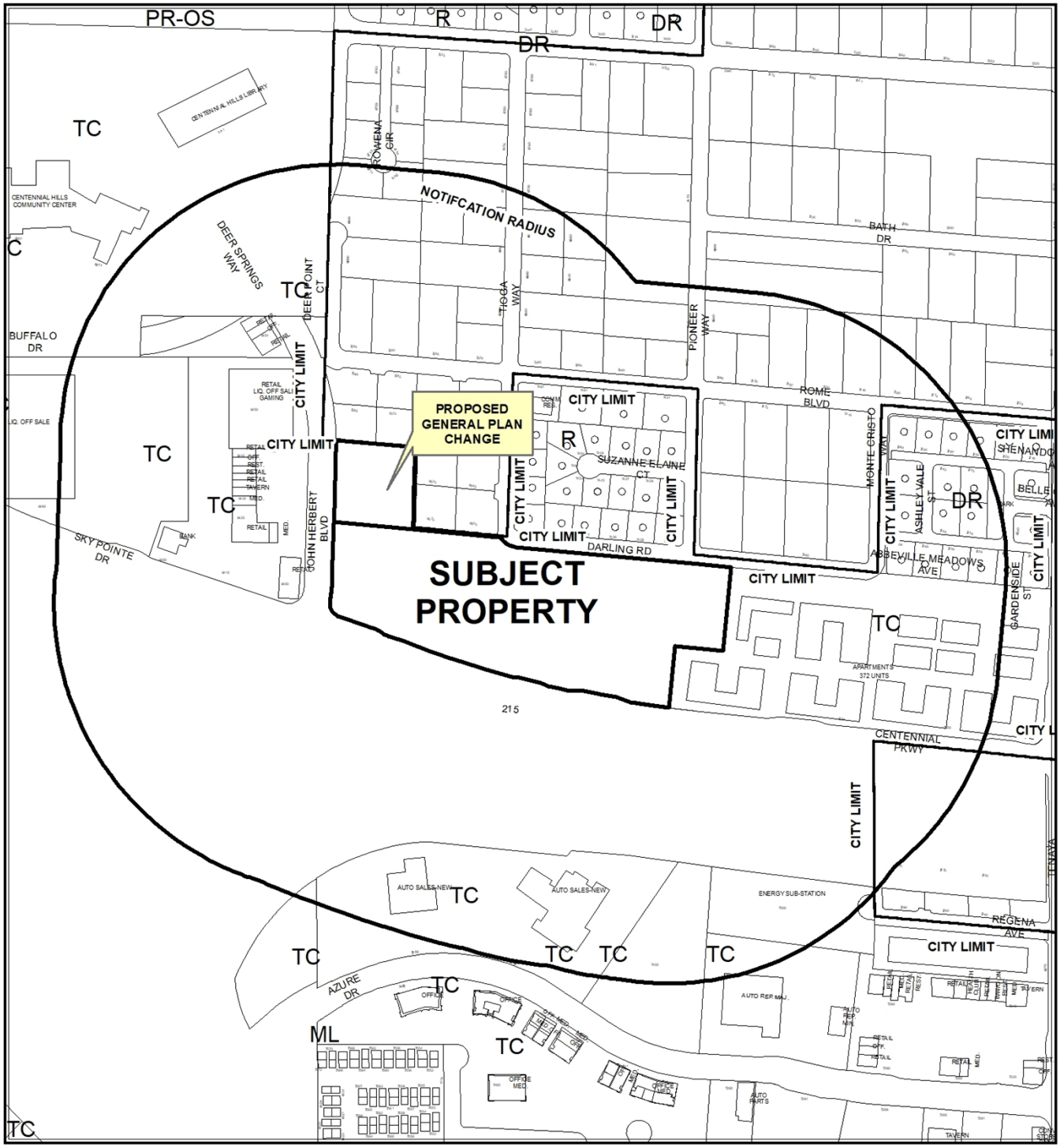
SUBJECT:
21-0516 - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC - For possible action on the following Land Use Entitlement project requests on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), U (Undeveloped) and T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zones, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 21-0516-GPA1
2. Land Use Map for 21-0516-GPA1
3. Location and Aerial Maps
4. Land Use Map for 21-0516-MOD1
5. Land Use Map for 21-0516-ZON1
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. School Development Tracking Form Submitted by Clark County School District for 21-0516-SDR1
10. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0516-SDR1
11. Documentation Not Vetted – Protest Comment Form
12. Submitted after Final Agenda – Abeyance Request Letter Submitted by Bob Gronauer, Revised Site Plan and Documentation Not Vetted – Protest Comment Form



0 412.5 825

Feet

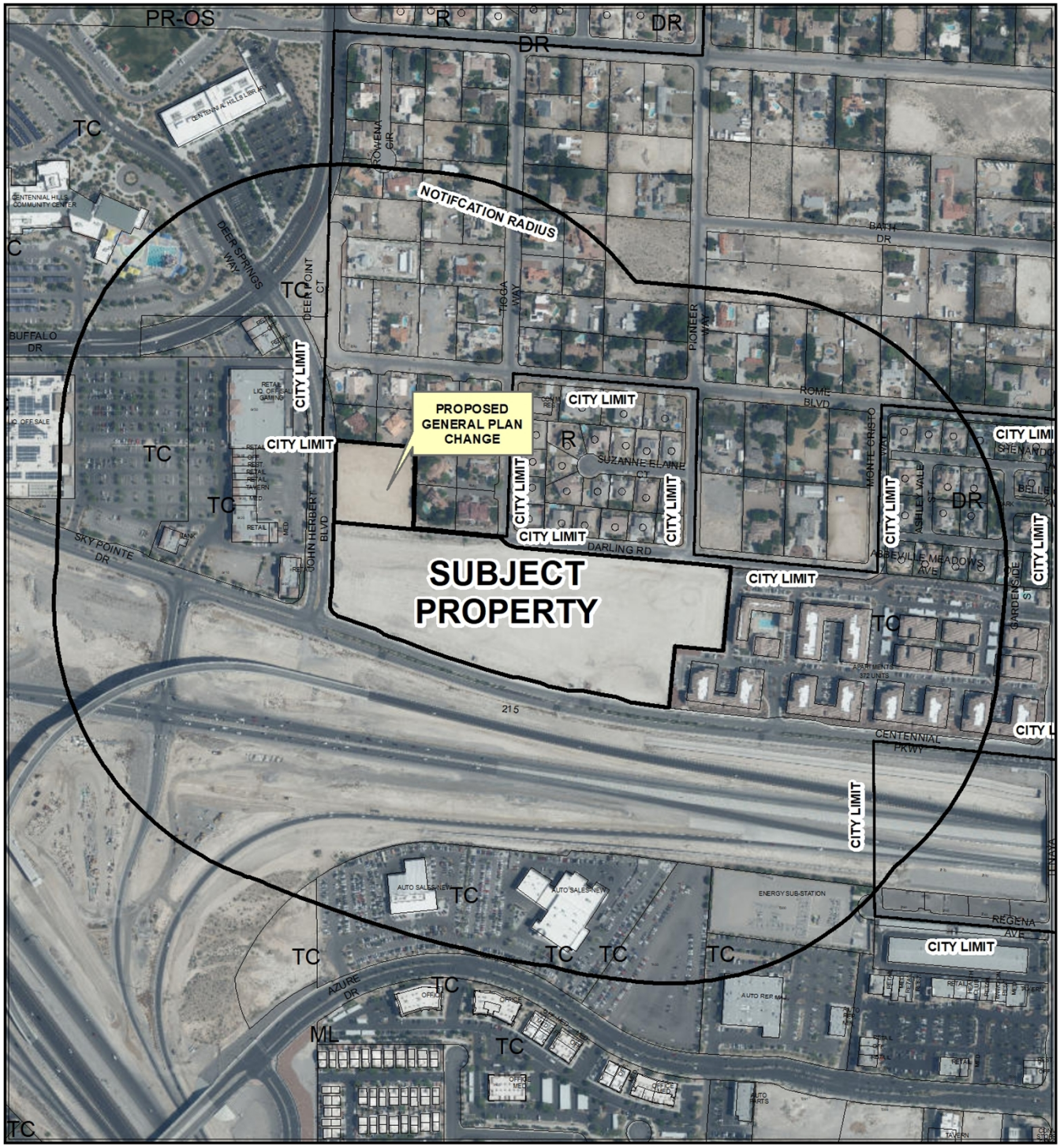
CASE: 21-0516-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: TC (TOWN CENTER)

N



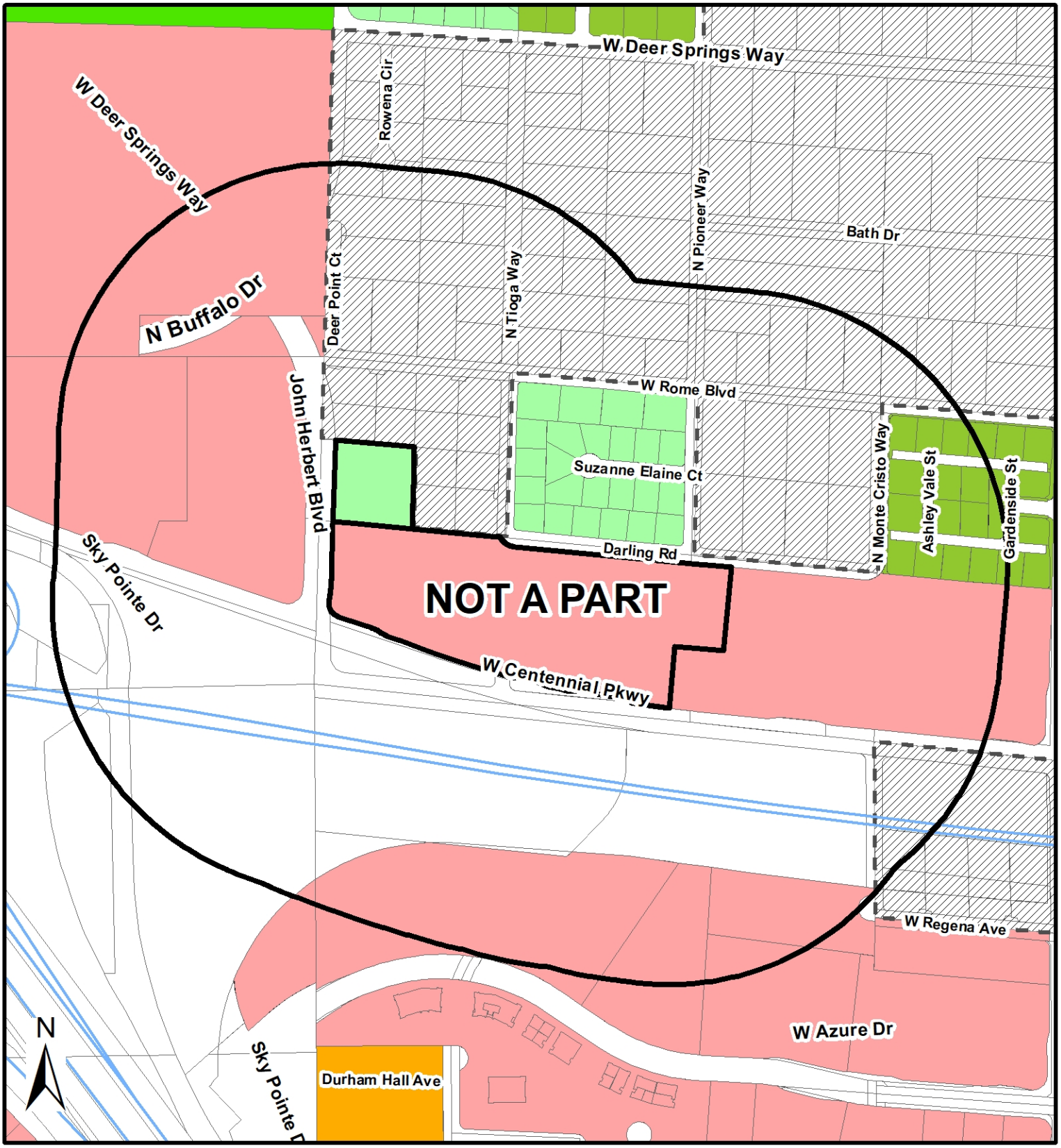
CASE: 21-0516-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: TC (TOWN CENTER)

21-0516-GPA1



General Plan

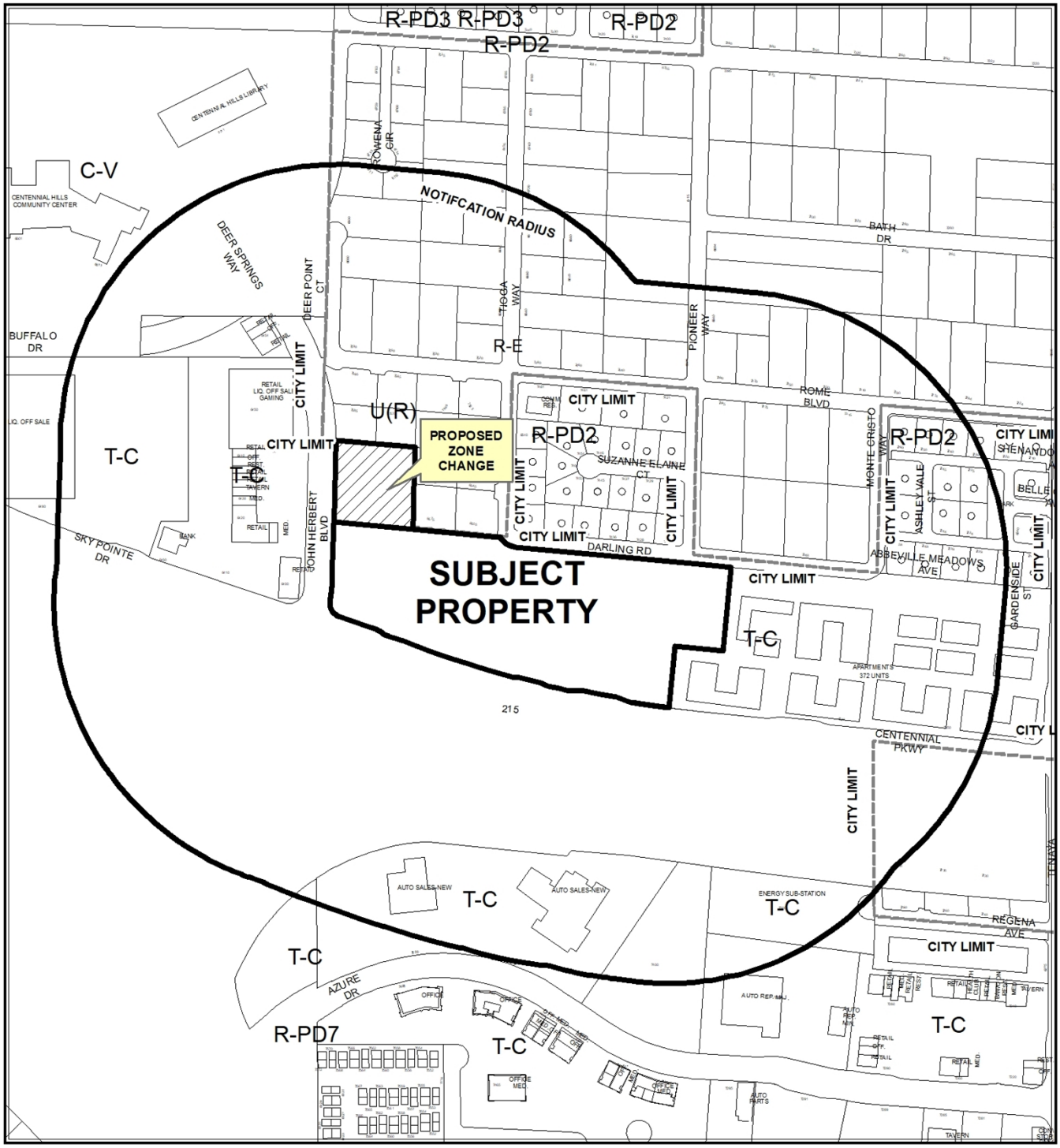
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

from R to TC

- Subject Property
- City Limits
- Not City

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 31, 2021

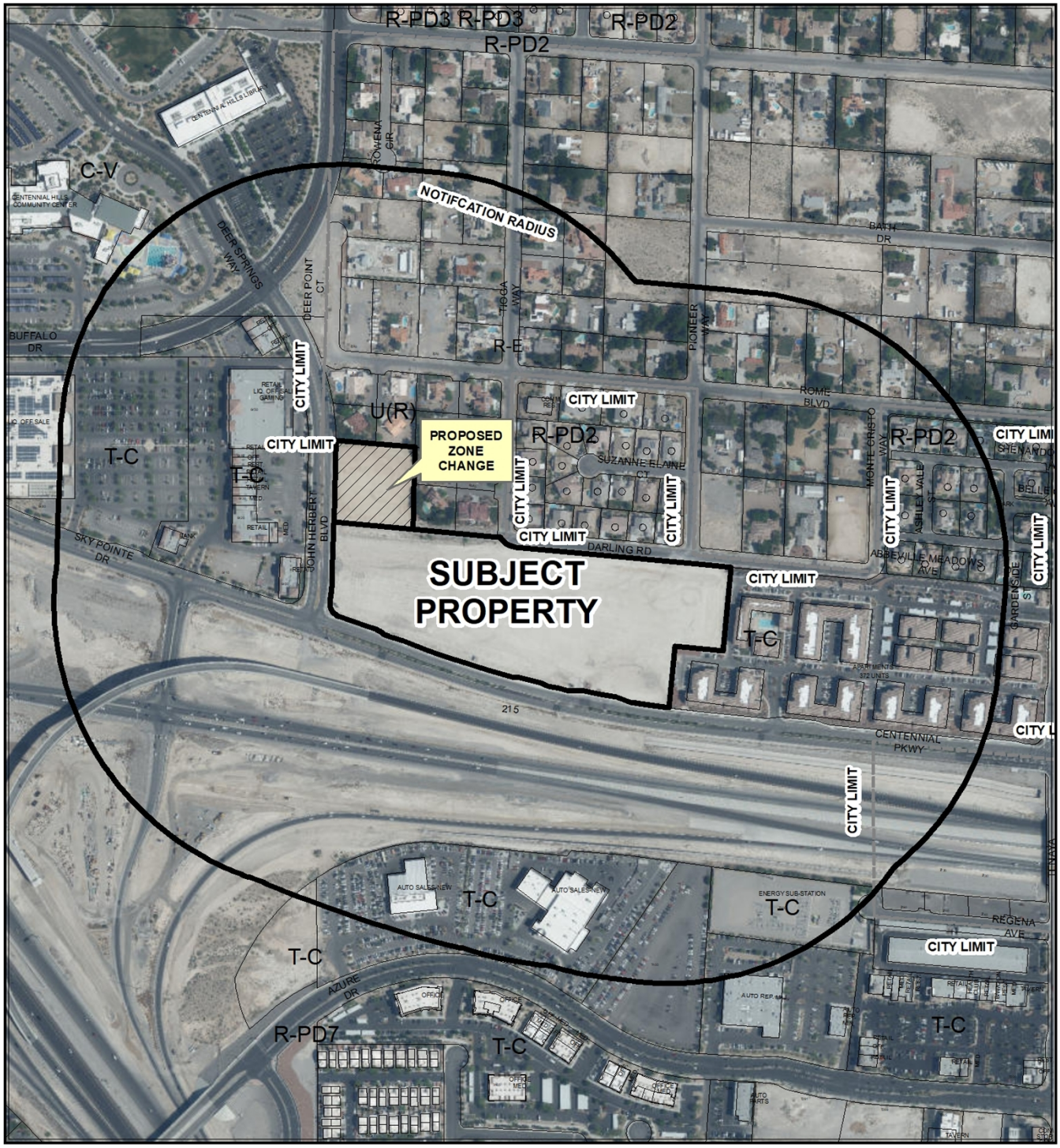


CASE: 21-0516

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 412.5 825 Feet

CASE: 21-0516

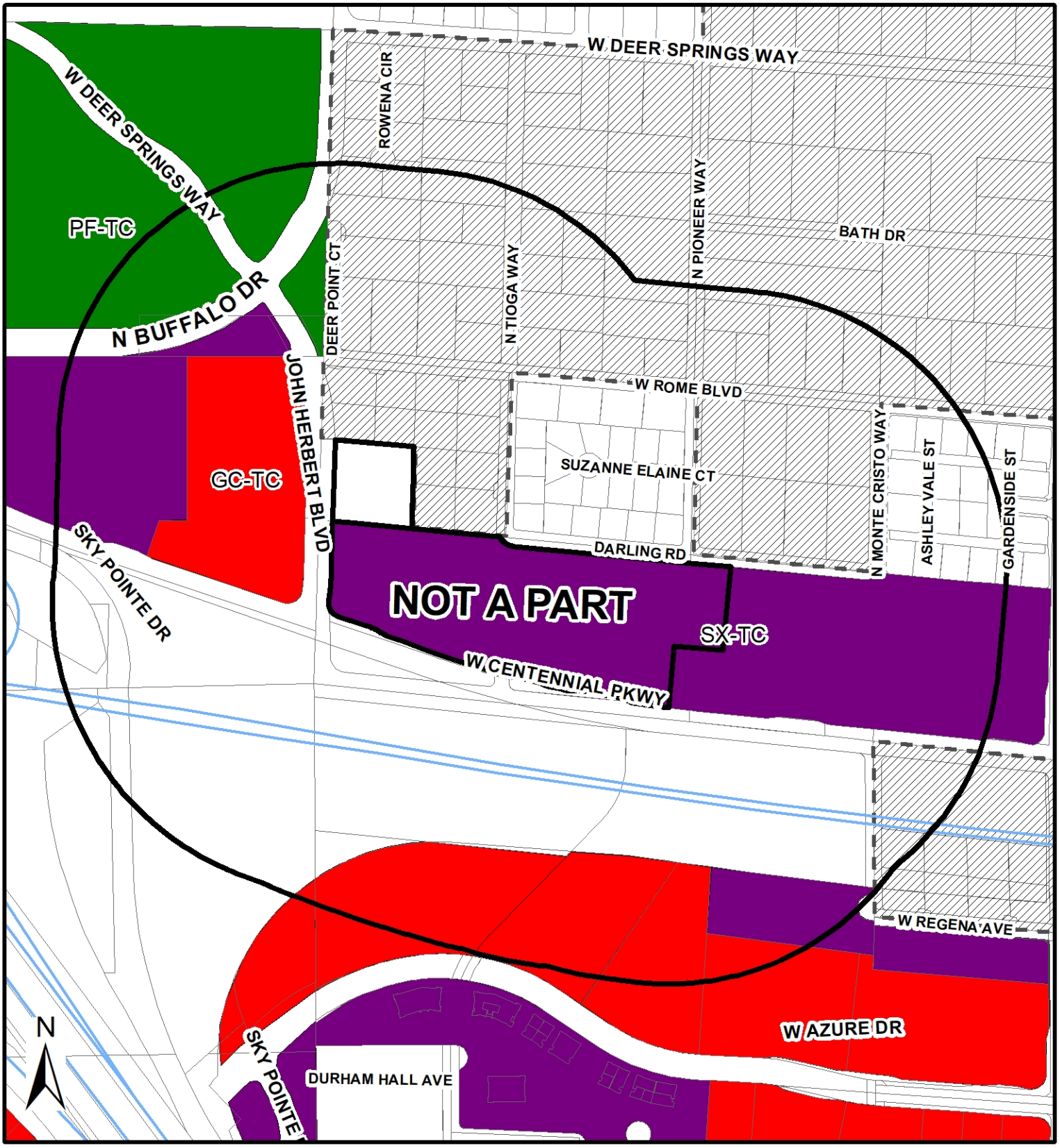
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

21-0516-MOD1



Town Center

- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC)
- Medium Residential (M-TC)
- Medium-Low Residential (ML-TC)
- Medium-Low Attached Residential (MLA-TC)
- Public Facilities (PF-TC)
- Right of Way (ROW)

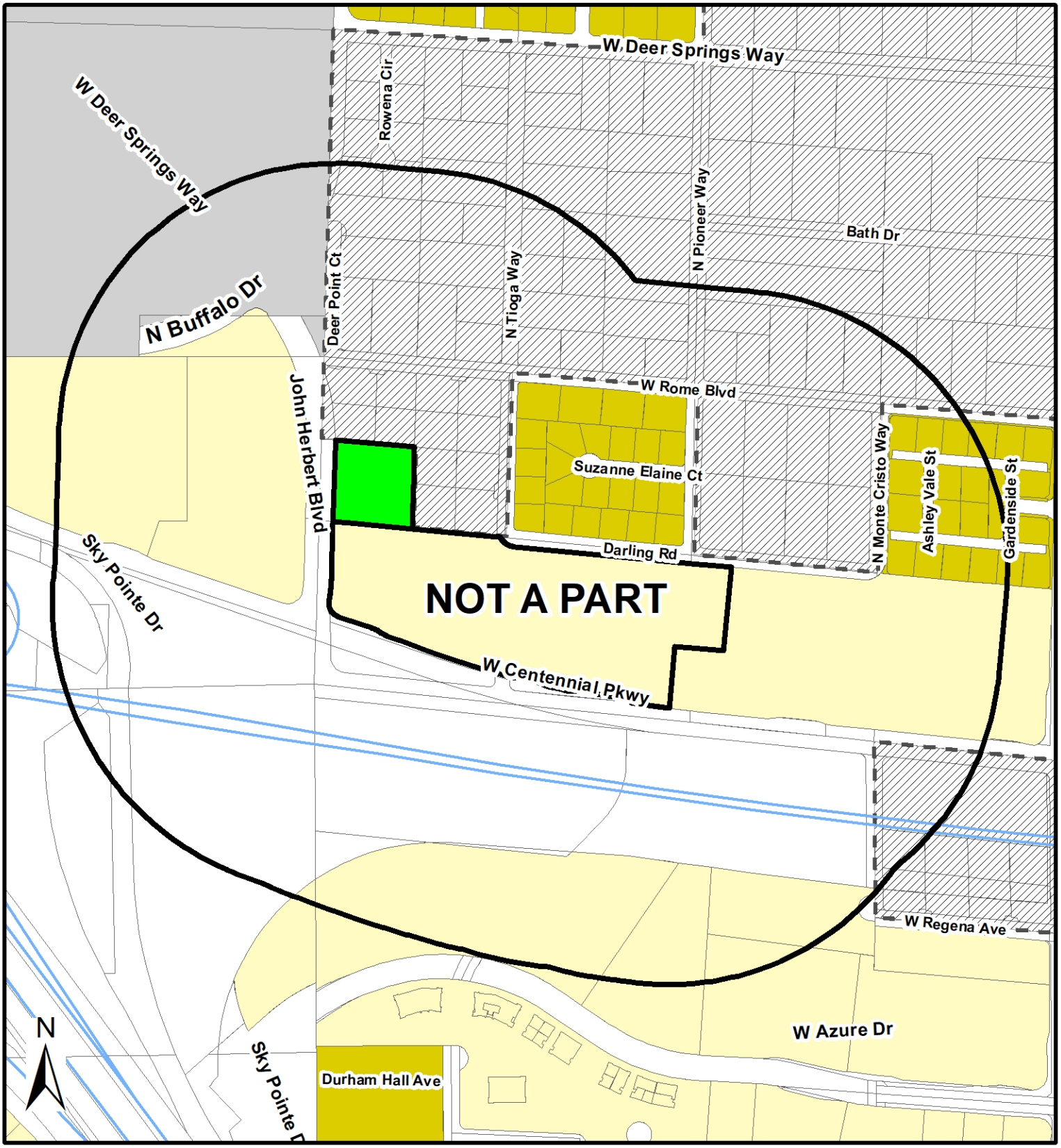
PROPOSED SX-TC

Subject Property
City Limits
Not City

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.
762-229-6301

Date: Wednesday, September 1, 2021

21-0516-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

from U to T-C

Subject Property

City Limits

Not City

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.
762-229-6301

Date: Tuesday, August 31, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0516-GPA1	Staff recommends APPROVAL.	
21-0516-MOD1	Staff recommends APPROVAL.	21-0516-GPA1
21-0516-ZON1	Staff recommends APPROVAL.	21-0516-GPA1 21-0516-MOD1
21-0516-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0516-GPA1 21-0516-MOD1 21-0516-ZON1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26 - 21-0516-MOD1
21 - 21-0516-GPA1, ZON1 and SDR1

NOTICES MAILED 104

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0516-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0516-GPA1), Rezoning (21-0516-ZON1) and Major Modification (21-0516-MOD1) 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 08/19/21, except as amended by conditions herein.

4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow no trees within a portion of the Centennial Parkway Loop Road median, amenity zone and landscape setback areas where such is required.

5. Construction traffic shall not utilize adjacent residential streets including but not limited to Rome Boulevard, Monte Cristo Way, Pioneer Way, Darling Road, and Tioga Way.

6. Construction related vehicles, including personal vehicles shall not park within the adjacent residential neighborhood streets, including but not limited to Rome Boulevard, Monte Cristo Way, Pioneer Way, Suzanne Elaine Court, Darling Road, and Tioga Way.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
    - The applicant shall work with the neighboring residential properties to determine the best solution for the perimeter wall adjacent to those properties, including the vacated area (Darling Road) adjacent to 6575 and 6505 North Tioga Way.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - The existing landscape buffer adjacent to the northern edge of Vue Phase's I and II, and Darling Road, shall be continued west, adjacent to Darling Road along the northern edge of Phase III. The new landscape buffer shall match the existing landscape buffer adjacent to Phase I and II. 36-inch box drought tolerant shade trees shall be planted every 20 feet on-center with 4, 5-gallon shrubs for every required tree.
    - Plant materials and patterns shall conform with the Town Center Development Standards Manual where applicable.
    - Outside of the Town Center Development Standards Manual requirements for landscaping, Palm Trees shall not be utilized.
    - Outside of the Town Center Development Standards Manual requirements for landscaping, trees shall consist of a minimum 36-inch box in size, and be drought tolerant shade trees.
    - Each townhome backyard area must contain and maintain a minimum of one, 36-inch box shade tree.

12. 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.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

15. All Town Center Development Standards shall be satisfied, except as amended herein.

16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Construct all incomplete half-street improvements (sidewalk) to meet Town Center Development Standards in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easements for all public sidewalk outside of existing public right-of-way, and as needed to maintain ADA/PROWAG compliance.

18. This site shall connect to the public sewer stub provided by the parcel to the east. If the sewer is to remain public, then the sewer shall be constructed to public standards with appropriate Public Sewer Easements to be privately maintained.

19. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the NW Fiber Optic Communication Improvement project (MWA668) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

21. Submit a License Agreement for landscaping and private improvements in the John Herbert public right-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

22. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop two parcels adjacent to the northeast corner of Centennial Parkway and John Herbert Boulevard with both Multi-Family units and Commercial space.

ISSUES

- A General Plan Amendment, Rezoning and Major Modification is requested for the 1.95-acre parcel adjacent to the east side of John Herbert Boulevard in order to incorporate the parcel into the Town Center Master Plan Area and the proposed development. Staff recommends approval of these actions.
- A Waiver of the Town Center Development Standards Manual to allow no trees within a portion of the Centennial Parkway Loop Road median, amenity zone and landscape setback areas where such are required is requested. Staff supports this request as the Kern River Gas Pipeline exists adjacent to the subject site which prohibits the planting of trees and is not a self-imposed hardship.

ANALYSIS

General Plan Amendment

The 1.95-acre parcel adjacent to the east side of John Herbert Boulevard (APN 125-22-401-009) is currently designated R (Rural Density Residential) which supports medium-large lot, single-family estates and ranches, typically in suburban or peripheral rural areas and allows a density up to 3.59 dwelling units per acre.

The applicant is proposing to amend this General Plan Designation to TC (Town Center). The City of Las Vegas adopted the Northwest Area General Plan Amendment that made provisions for a Town Center in 1996. This General Plan Amendment also established the requirement for an implementation plan now known as “The Town Center Development Standards Manual.” This manual provides detailed regulations, standards, conditions and programs on a more defined scale than a land use plan of a General Plan provides.

Development factors in the area indicate the subject site is no longer appropriate for residential and staff recommends approval of the proposed General Plan Amendment.

NE

Rezoning

In addition to the General Plan Amendment, the applicant is proposing to rezone the subject 1.95-acre parcel from U (Undeveloped) to T-C (Town Center). The Undeveloped zoning district functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

Rezoning the subject site to T-C allows the subject site to be developed in accordance with the Town Center Development Standards Manual, and similar to the General Plan Amendment, staff finds the subject site is no longer suitable for residential development as development factors in the area indicate the need for the rezoning, and staff is recommending approval.

Major Amendment

If the aforementioned General Plan Amendment and Rezoning requests are approved, the subject 1.95-acres will need a Special Land Use Designation, or district, that will establish the applicable development standards within the Town Center Master Plan Area for the subject site. In this instance, the applicant is proposing the SX-TC (Suburban Mixed Use – Town Center) District in order to combine the subject 1.95-acre site with the adjacent 14.46 acres to the south and develop to those standards for the entire 16.41 acres.

The Suburban Mixed Use District can be characterized as being similar to the Service Commercial District that allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area with the addition of medium density residential being a permitted use. This district is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character that maximize employment and housing opportunities.

Staff supports the proposed Major Modification and is recommending approval of the Major Modification as this will allow the overall development of a 16.41-acre infill piece of land that will seamlessly blend the existing commercial to the west, provide a medium density (townhome) residential buffer to the detached single-family homes to the north, and continue the higher density multi-family (apartment) use to the east.

Site Development Plan Review

The applicant is proposing to develop a multi-family development with commercial on the northeast corner of Centennial Parkway and John Herbert Boulevard. The proposed development consists of single-story retail structures, two-story townhomes, and four-story apartment buildings in the Suburban Mixed-Use (SX-TC) District of Town Center. The Medium Residential land use is a permitted use within the SX-TC District of Town center with an allowed density range of 12.1 – 25 dwelling units per acre. The applicant is proposing a density of 23.64 dwelling units per acre. The applicant is also proposing to amend the General Plan Designation, Rezone, and incorporate into the Town Center Master Plan a 1.95-acre parcel adjacent to the east side of John Herbert Boulevard in order to incorporate it into the overall development plan.

The proposed development consists of three, four-story multi-family (apartment) buildings adjacent to Centennial Parkway. These structures provide a total of 312 apartments ranging in size from 536 square feet to 1,075 square feet and consist of studio, one bedroom, and two bedroom units. The remaining 76 units are two and three bedroom townhomes with attached garages that have interior access. The townhomes range in size from 1,552 square feet to 1,946 square feet and have private backyards. The townhomes are situated along the northern property line to provide a buffer to the adjacent single-story neighborhoods to the north. Besides the attached parking garages provided for the townhomes, the site also offers 48 garages for rent, 304 covered parking spaces, 266 surface parking stalls and 16 handicap accessible parking stalls. All units, apartments and townhomes are for lease and not for sale.

Amenities for the proposed multi-family development include a pool with a 6,655 square-foot clubhouse, and multiple green spaces for recreating and exercising pets.

The commercial component of the proposed development is located adjacent to the northeast corner of Centennial Parkway and John Herbert Boulevard adjacent to the landscape buffer around the main parking area and consists of two single-story structures, each aligned with their respective street frontage, Centennial Parkway and John Herbert Boulevard. These two structures total 9,102 square feet and are designed to house a variety of local services such as nail salons, dry cleaners and sandwich shops. The third structure is north, adjacent to John Herbert Boulevard and is intended for a restaurant with drive through use. In accordance with the Town Center Development Standards Manual, the drive through lanes encompass only two sides of the building and are not adjacent to the right-of-way. In accordance with the Town Center Development Standards Manual the commercial is designed to emphasize safe pedestrian circulation and convenient parking. Opportunity presents itself with a planned hardscape area between the two buildings to provide an outdoor extension of any commercial business to activate pedestrian interest. There are no confirmed tenants for any of the retail space at the time of this report.

Within the Suburban Mixed-Use (SX-TC) District, areas adjacent to the Beltway/US 95 interchange, developments up to four stories are allowed, provided that any adjacent low-density residential uses, or land designated for such uses, are buffered from any three or four-story component by intervening structures that do meet the two-story height limit, and where a minimum setback of 100 feet is provided between the low-density uses and the three or four-story component, and where significant landscaping is provided within this buffer area so as to substantially mitigate any negative impact on the lower intensity use. The proposed site plan meets this standard as the proposed four-story multi-family structures are buffered by two-story townhomes and are setback more than 100 feet from the adjacent low-density residential uses to the north. In addition, staff has added a Condition of Approval to ensure the proposed development meets the 'significant landscape' buffer requirement for Darling Road.

For continuity, all structures, commercial and residential, are designed utilizing the same color and material palette. Building designs incorporate patterns and materials that create visual interest through the use of color and material changes, and varying façade expression lines. Building facades include balconies on the multi-family structure and arcades on the commercial buildings.

Perimeter landscaping complies with the Town Center Development Standards Manual with the exception of the Centennial Parkway frontage where the Kern River Gas Line easement prevents the planting of trees and shrubbery over five feet tall. The applicant is requesting a Waiver of the Town Center Development Standards Manual to allow no trees within a portion of the Centennial Parkway Loop Road median, amenity zone and landscape setback where such are required. Staff supports this Waiver as it is not a self-imposed hardship.

Staff finds the proposed development conforms to the development standards set forth by the Town Center Development Standards Manual for the Suburban Mixed-Use District and is recommending approval of the Site Development Plan Review with conditions.

FINDINGS (21-0516-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The density and intensity of the proposed TC (Town Center) Land Use Designation is compatible with the existing land use designations which includes Town Center to the west and south, and Rural Density Residential and Residential Low Density (Clark County) to the north.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The Town Center Land Use Designation supports the proposed T-C (Town Center) zoning district which is compatible with the existing adjacent zoning districts such as the similar T-C to the west and south, and Rural Estates Residential District (Clark County) to the north and east.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation, recreation and utility facilities to accommodate the commercial uses and residential densities permitted by the proposed Town Center Land Use Designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment conforms to the City of Las Vegas 2050 Master Plan whose goals are to develop compact, mixed-use neighborhoods with walkable access to jobs, amenities, education, services, and transit; and to focus new development in infill and redevelopment areas.

FINDINGS (21-0519-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed T-C (Town Center) zoning district conforms to the proposed TC (Town Center) Land Use Designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The mixture of commercial and residential uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts which also consist of residential and commercial land uses and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Growth and development factors in the area indicate the need and appropriateness of the proposed rezoning as the subject site is no longer suitable for large lot single family homes.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Both Centennial Parkway and John Herbert Boulevard are adequate in size to meet both the residential and commercial requirements of the proposed T-C zoning district.

FINDINGS (21-0516-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development provides two-story townhomes adjacent to the existing single story residential homes to the north in accordance with the Town Center Development Standards Manual and is compatible with adjacent development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development conforms with the Town Center Development Standards Manual for the Suburban Mixed Use District.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided by Centennial Parkway and John Herbert Boulevard. No access is provided through an adjacent residential neighborhood street. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials include stucco with aluminum and steel accents. Drought tolerant plant materials include Shoestring Acacia trees and Red Yucca accent shrubbery.

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;**

   Building elevations and design characteristics and consistent throughout the entire development and create an orderly environment that is compatible with 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 is subject to building permit review and regular inspections during construction to secure and protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a General Plan Amendment (GPA-9146) to amend the Centennial Hills Sector Plan to allow four-story buildings within the SX-TC (Suburban Mixed Use – Town Center) special land use designation, under certain conditions. The Planning Commission recommended denial. Staff recommended approval.
	The City Council approved a Rezoning (ZON-9908) from U (Undeveloped) [TC (Town Center) General Plan designation to T-C (Town Center) on 20.12 acres at the northwest corner of Centennial Parkway and Monte Cristo Way. The Planning Commission and staff recommended approval.
	The City Council approved a Major Modification (MOD-9918) of the Town Center Development Standards to allow four stories in SX-TC (Suburban Mixed Use – Town Center) where two stories was the maximum height allowed, under certain conditions. The Planning Commission and staff recommended approval.
12/16/09	The City Council approved a Petition to Vacate (VAC-36135) existing public sewer and drainage easements generally located on the south side of Darling Road, approximately 600 feet west of Tenaya Way. The Order of Vacation was recorded 02/17/10.
07/09/13	The Planning Commission approved a Special Use Permit (SUP-49176) for proposed private streets for a 102-unit multi-family residential development on 5.11 acres at the northwest corner of Tenaya Way and Centennial Parkway. Staff recommended approval. The approval expired 07/09/15.
	The Planning Commission approved a Site Development Plan Review (SDR-49175) for a proposed 102-unit multi-family residential development [Phase 1] consisting of six, 35-foot tall, three-story buildings with a waiver to allow no structures acting as buffering to the residential uses to the north on 5.11 acres at the northwest corner of Tenaya Way and Centennial Parkway. Staff recommended approval.
01/18/15	Department of Planning staff approved a Minor Amendment (SDR-57245) of an approved Site Development Plan Review (SDR-49175) for a proposed 111-unit multi-family residential development [Phase 1] consisting of three, 35-foot tall, three-story buildings on a 5.11-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way.

NE

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/15/15	The City Council approved a Site Development Plan Review (SDR-58164) for a proposed 261-unit Multi-Family Residential development [Phase 2] consisting of six, 35-foot tall, three-story buildings and accessory clubhouse with a waiver to allow no single-story structures acting as a buffer to the single-family residential uses to the north on a 10.56-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way. The Planning Commission recommended denial. Staff recommended approval.
11/18/15	The City Council approved a request for a Waiver (WVR-60938) of Title 19.02 and the Town Center Development Standards Manual to defer half-street improvements (curb, gutter, sidewalk, streetlights, streetscape and amenities) adjacent to the site on Darling Road west of Monte Cristo Road in conjunction with an approved multi-family residential development on a 10.56-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way. The Planning Commission recommended approval; staff recommended denial.
06/12/18	The Planning Commission approved a request for a Waiver (WVR-73318) of the Town Center Development Standards Manual to allow two existing 96 square-foot monument and development entry statement signs where 75 feet is the maximum allowed for each on 30.25 acres at 7350 West Centennial Parkway. Staff recommended denial.
10/09/18	The Planning Commission approved a request for a Waiver (WVR-74320) of the Town Center Development Standards Manual to allow no trees within a portion of the Centennial Parkway Loop Road median, amenity zone and landscape setback where such are required on a 16.06-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-74323) for a proposed 114-unit Multi-Family Residential Development consisting of three, 35-foot tall, three-story buildings on a 5.50-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way. Staff recommended approval.
01/17/19	The Department of Planning administratively approved a request for a Site Development Plan Review (SDR-75224) for an existing Multi-Family Residential Development on 30.25 acres at the northwest corner of Centennial Parkway and Tenaya Way.

Most Recent Change of Ownership	
	A deed was recorded for a change in ownership for 125-22-401-016.
05/2017	A deed was recorded for a change in ownership for 125-22-401-009.

Related Building Permits/Business Licenses	
09/21/15	A building permit (#276167) was issued for Multi-Family Building 1 at 7350 West Centennial Parkway. A final inspection was approved 06/14/18.
	A building permit (#276168) was issued for Multi-Family Building 2 at 7350 West Centennial Parkway. A final inspection was approved 06/14/18.
	A building permit (#276169) was issued for Multi-Family Building 3 at 7350 West Centennial Parkway. A final inspection was approved 06/14/18.
	A building permit (#276170) was issued for Multi-Family Recreation Building at 7350 West Centennial Parkway. The permit was finalized on 08/22/16.
11/02/16	A building permit (#310715) was issued for a clubhouse at 7350 West Centennial Parkway. A final inspection was approved 04/25/18.
	A building permit (#310716) was issued for Phase 2 Multi-Family Building 1 at 7350 West Centennial Parkway. The permit is currently active.
	A building permit (#310717) was issued for Phase 2 Multi-Family Building 2 at 7350 West Centennial Parkway. The permit is currently active.
	A building permit (#310718) was issued for Phase 2 Multi-Family Building 3 at 7350 West Centennial Parkway. A final inspection was approved 07/03/18.
	A building permit (#310719) was issued for Phase 2 Multi-Family Building 4 at 7350 West Centennial Parkway. A final inspection was approved 07/24/18.
11/02/16	A building permit (#310720) was issued for Phase 2 Multi-Family Building 5 at 7350 West Centennial Parkway. A final inspection was approved 04/24/18.
	A building permit (#310721) was issued for Phase 2 Multi-Family Building 6 at 7350 West Centennial Parkway. A final inspection was approved 07/28/18.
07/02/18	A building permit (#C18-02783) was issued for two monument signs at 7350 West Centennial Parkway. A final inspection was approved 10/02/18.

Pre-Application Meeting	
08/16/21	Staff provided the applicant a submittal checklist for the applications requested for the proposed development.

Neighborhood Meeting	
09/22/21	Date: 09/22/21 Time: 5:30 p.m. Location: Centennial Hills Community Center / YMCA 6601 North Buffalo Drive, 89131 <u>Attendees</u>: One staff member from the Department of Planning; Three representatives for the Applicant; and approximately 34 Neighbors / Members of the Public. <u>Meeting Results</u>: The meeting began with the applicant's representative giving an introduction of the proposed development and the associated applications to the City. The representative then opened the floor to questions and concerns: • Questions were raised about the grading of the site, the site appears to be approximately 8 feet above neighboring properties, which will make the ultimate height of the development much taller than the proposed 55 feet. • A complaint was made that the existing landscaping (trees) behind phases I and II is now dead. • The neighbors do not trust the developer because of promises made and not fulfilled with phases I and II. Especially in regards to the landscaping, was supposed to be thick and lush and it is not. Neighbors accused developer of lying to them and do not trust anything they say. • The preference would be for the entire development to be two-stories and not four-stories, four-stories is "ugly." • Would prefer the townhomes be a "for sale" product and not rentals. • Will a traffic study be done? • Lighting from phases I and II flash into neighboring properties to the north.

Neighborhood Meeting	
	• The existing apartment complex is loud and disruptive to the neighborhood. Most homes north of subject site have animals such as horses and this will intensify the noise pollution. • The neighboring residents want single-story garages along the northern property line similar to phase I and II to buffer their homes from the proposed development. • Proposed development is a "hodge podge" low budget development not compatible with the area. • Proposed pool is too close to the neighborhoods to the north and it needs to be relocated. • The existing zoning was "rammed down their throats" even though objections were voiced, no one wanted phase I or II and they do not want phase III. Comments were made of how "Councilman Ross is no longer here and neither will the current seal if this is approved." • A Variance for taller walls was requested, 6-8 feet is not tall enough as demonstrated by Phase I and II. Developer promised the "Lamp Light" neighborhood to the north that their wall would be made taller, but the engineering disallowed it. Now the residents want a second, taller wall to ensure a wall sufficient in size is constructed to protect the neighboring single-family homes from the apartments. • How many of the apartments will have to be "Section 8?" • Neighbors want assurance that no construction traffic or construction workers parking in the residential neighborhoods is allowed. • Do not want a gas station where the commercial is proposed. • There appears to be no loading zone for the commercial portion of the development. Where will the delivery trucks park and load/unload? • The lighting associated with the commercial development will be intrusive to the residences to the north. Do not want overnight lighting. • The proposed restaurant with drive through will be open 24 hours and very disruptive to the neighborhood with lighting and a "squawk box."

Neighborhood Meeting	
	The developer's representative took notes of all of the neighbor's concerns and indicated that they will be brought to the attention of the developer for follow-up. The representative also requested for everyone in attendance to "sign-in" with their email address so the representative can do follow-up and keep the neighbors posted of any delays and/or changes made to the proposed development, and the meeting was concluded at 6:30 p.m. Planning staff remained behind to answer zoning questions the neighbors had and everyone had left by 7:00 p.m.

Field Check	
09/08/21	Staff performed a routine field check to observe the conditions of the subject site.

Details of Application Request	
Site Area	
Gross Acres	16.41

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
		TC (Town Center)	T-C (Town Center)
North	Single Family, Detached	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
		R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units Per Acre)
South	Centennial Parkway	ROW (Right-of-Way)	ROW (Right-of-Way)
	CC 215		
East	Single Family, Detached		
	Multi-Family	TC (Town Center)	T-C (Town Center)
West	Shopping Center	TC (Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Northwest Open Space Plan	Y
Trails - Town Center Loop Trail adjacent to Centennial Parkway	Y*
Trails – Town Center Primary Arterial Trail adjacent to John Herbert Boulevard	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

**The hardscapes are installed, sidewalk, curb and gutter adjacent to Centennial Parkway and the southern portion of John Herbert Way. The landscaping will need to be installed, and staff has added a Condition of Approval for the remaining half-street improvements adjacent to John Herbert Boulevard to be completed.*

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards and Title 19, the following standards apply for the SX-TC District:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Number of Residential Units	410	388	Y
Max. Density	25.00 du/ac	23.64 du/ac	Y
Min. Setbacks			
• Front (John Herbert Boulevard)	15 Feet	15 Feet	Y
• Side (Darling Road)	10 Feet	15 Feet	Y
• Corner Side (Centennial Pkwy)	15 Feet	19 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	4 Stories	4 Stories	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened		

**Parcels with an aggregate acreage of 25 acres or more, contiguous and not separated by a roadway, developments up to four stories are allowed, provided that any adjacent low-density residential uses, or land designated for such uses, are buffered from any three or four-story component by intervening structures that do meet the two-story height limit, and where a minimum setback of 100 feet is provided between the low-density uses and the three or four-story component.*

APN 125-22-401-009 (1.95 acres or 84,942 square feet)

Existing Zoning	***Permitted Density***	***Units Allowed***
U (Undeveloped)	20,000 SF Lots	4
Proposed Zoning	***Permitted Density***	***Units Allowed***
T-C (Town Center) [SX-TC]	12.1 to 25 du/ac	23 to 48
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59 du/ac	7
Proposed General Plan	***Permitted Density***	***Units Allowed***
TC (Town Center) [SX-TC]	12.1 to 25 du/ac	23-48

Pursuant to the Town Center Development Standards Manual the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Total Perimeter Trees		113 Trees	113 Trees	Y*
Total Interior Trees			77	
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	112 Trees	112 Trees	Y
Landscape Buffer Widths				
Min. Zone Width • North • South • East • West	 15 Feet** 15 Feet** 0 Feet 15 Feet**		 15 Feet 15 Feet 0 Feet 15 Feet	 Y Y Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		By Condition	

**This total does not include the required trees adjacent to Darling Road. A Condition of Approval has been added to ensure the necessary trees are planted within the Darling Road Landscape Buffer. This total accounts for the Town Center Special Street Planting Patterns with the exception of the portion of the landscaping over the Kern River Gas Line where trees are prohibited.*

***Per the Town Center Development Standards Manual development located in the SC-TC, GC-TC, SX-TC, and EC-TC districts, a 15-foot wide amenity zone, in addition to the width of any detached or attached sidewalk, shall be provided between the right-of-way and the proposed use.*

Open Space – Town Center					
Total Site Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
714,820 SF	20%	142,964 SF	29%	205,541 SF	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Parkway	Town Center Loop	Town Center Development Standards Manual	93	Y*
John Herbert Boulevard	Town Center Parkway Arterial	Town Center Development Standards Manual	98	Y**

**Curb, gutter and sidewalk is installed, the landscaping will need to be installed as part of this development.*
***Curb, gutter and sidewalk is partially installed, the remaining curb, gutter and sidewalk will be required as part of this development including all landscape materials.*

Department of Public Works Traffic Study

Proposed development with 388 Multi-Family units and 11.2 thousand square feet of Retail.				
Proposed Use				
Average Daily Traffic (ADT)	MULTI-FAMILY HOUSING (MID-RISE) [DU]	312	5.44	1,697
AM Peak Hour			0.36	112
PM Peak Hour			0.44	137
Average Daily Traffic (ADT)	MULTI-FAMILY HOUSING (LOW-RISE) [DU]	76	7.32	556
AM Peak Hour			0.46	35
PM Peak Hour			0.56	42
Average Daily Traffic (ADT)	FAST FOOD WITH DRIVE THRU [1000 SF]	2.100	470.95	989
AM Peak Hour			40.19	84
PM Peak Hour			32.67	69
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	9.100	37.75	344
AM Peak Hour			0.94	9
PM Peak Hour			3.81	35

Proposed development with 388 Multi-Family units and 11.2 thousand square feet of Retail.			
Proposed Use			
Average Daily Traffic (ADT)	TOTAL		3,586
AM Peak Hour			240
PM Peak Hour			283
Existing Traffic on Nearby Streets			
Centennial Parkway			
Average Daily Traffic (ADT)			8,334
PM Peak Hour (Heaviest 60 Minutes)			667
John Herbert Boulevard			
Average Daily Traffic (ADT)			6,486
PM Peak Hour (heaviest 60 minutes)			519
Traffic Capacity of Adjacent Streets:			
Adjacent Street ADT Capacity			
Centennial Parkway			35,490
John Herbert Boulevard			17,199
Summary			
This project will add approximately 3,586 trips per day on Centennial Parkway and John Herbert Boulevard. Currently, Centennial Parkway is at about 23 percent of capacity and John Herbert Boulevard is at about 38 percent of capacity. With this project, Centennial Parkway is expected to be at about 34 percent of capacity and John Herbert Boulevard to be at about 59 percent of capacity.			
Based on Peak Hour use, this development will add into the area roughly 283 additional cars, or about one every five minutes.			

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Parkway Arterial (John Herbert Boulevard)	5’ sidewalk 2’6” amenity zone Trees shall be installed 35 feet on-center in an alternating pattern consisting of one shade tree and two palm trees with decomposed granite, Mojave Gold, to cover the ground plane. In addition, ground cover consisting of a minimum of one third, five 5-gallon plant material shall be planted to reach 75 percent coverage within three years.	Not Indicated	By Condition
Loop Road (Centennial Parkway) – Special Design*	5’-10’ sidewalk	10’ sidewalk	Y
	5’ amenity zone: 25’ BTH Mexican Fan Palms every 35’ on center; concrete hardscape areas every 3 palm trees [match existing conditions]	5’ amenity zone: 5-gallon accent shrubs [match existing conditions]	N**
	15’ landscape setback: 12’-25’ BTH Mexican Fan Palms in clusters of 2 or 3 to alternate with palms in amenity zone [match existing conditions]	15’ landscape setback: Deciduous Chinese Pistache trees with accompanying shrubs [match existing conditions]	N**
	15’ median: 20’ BTH Mexican Fan palms at 35 feet on center with groundcover [match existing conditions]	15’ median: 5-gallon accent shrubs [match existing conditions]	N**

**This design, which incorporated the Beltway Trail with a 10-foot sidewalk and 5-foot amenity zone, was established and approved through Civil Improvement Plans (#107Y4961).*
***A Waiver of the Town Center Development Standards Manual Loop Road streetscape standards is requested to allow no trees within the amenity zone, median and a portion of the landscape setback area where required due to the Kern River Gas Pipeline exists adjacent to the subject site which prohibits the planting of trees and is not a self-imposed hardship.*

Pursuant to Title 19.08, 19.12 and 19.18 the following parking standards apply:

Parking Requirement							
Use	***Required***				***Provided***		***Compliance***
	Parking Ratio			*Parking*	*Parking*		
					Regular	Handi-capped	
Weekdays							
	Mid - 7am	7am – 6pm	6pm – Mid				
Residential	100%	55%	85%				
	615	339	523				
Retail & Personal Services	0%	100%	80%				
	0	52	42				
Restaurant	50%	70%	100%				
	22	30	43				
Total	**637**	**421**	**608**	**637**			
Weekends							
	Mid - 7am	7am – 6pm	6pm – Mid				
Residential	100%	65%	75%				
	615	400	462				
Retail & Personal Services	0%	100%	60%				
	0	52	39				
Restaurant	45%	70%	100%				
	20	30	43				
Total	**635**	**482**	**544**	**635**			
TOTAL SPACES REQUIRED				**637**			
Regular and Handicap Spaces					**694**	**16**	**Y**

Parking is calculated by applying the general land use category listed above to each proposed use, utilize the percentages to calculate the number of parking spaces required for each time period (six time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. The time period with the highest total parking requirement is selected and utilized as the mixed-use parking requirement.

Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	***Required***
Studio & One Bedroom Units	150 Units	1:1.25	120
Two Bedroom Units	184 Units	1:1.75	322
Three bedroom Units	54 Units	1:2.00	108
Guest Parking	388 Units	1:6	65
General Retail Store, Other Than Listed	9,102 SF	1:175 SF	52
Restaurant	2,155 SF	1:50 SF	43

Townhome units contain an attached two-garage with interior access.

Clark County School District (CCSD)

Proposed 76 Single-Family Lots (Townhomes) and 312 Multi-Family Units:			
Student Yield	**Elementary School**	**Middle School**	**High School**
76 Single Family Lots (Townhomes)	76 x 0.166 = 13	76 x 0.093 = 7	76 x 0.131 = 10
312 Multi-Family Units	312 x 0.139 = 43	312 x 0.065 = 20	312 x 0.074 = 23
Total Additional Students	**56**	**27**	**33**

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.
(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Rhodes Elementary School	7350 Teal Wood Street	Kindergarten – 5th Grade	546 Students	593 Students	03/01/2021
Cadwallader Middle School School	7775 Elkhorn Road	6th – 8th Grade	1,564 Students	1,414 Students	03/01/2021
Arbor View High School	7500 Whispering Sands Drive	9th - 12th Grade	2,524 Students	3,229 Students	03/01/2021

Rhodes Elementary School and Arbor View High School were over capacity for the 2020-2021 school year. Rhodes Elementary School was at 108.61% and Arbor View High School was at 127.93% of program capacity.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Trees are required within the Centennial Parkway Loop Road median, amenity zone and landscape setback areas.	To allow no trees within a portion of the Centennial Parkway Loop Road median, amenity zone and landscape setback areas due to the Kern River Gas Pipeline.	Approval

NE

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZON, SDR, WOS

Project Address (Location) Centennial and John Herbert

Project Name Vue Phase 3 **Proposed Use** Mixed Use

Assessor's Parcel #(s) 125-22-401-009 and 125-22-401-016 **Ward #** 6

General Plan: Existing TC and Rural Proposed Medium **Zoning:** Existing TC and U(R) Proposed TC and R-3

Additional Information To allow a mixed use project which would consist of multi-family and retail

Property Owner Shiron Development, LLC Contact Shiron Development, LLC
Address 4322 West Cheyenne Ave City NLV State NV Zip 89032
E-mail dwaitt@bluemarbledev.com Phone

Applicant Shiron Development, LLC Contact Shiron Development, LLC
Address 4322 West Cheyenne Ave City NLV State LV Zip 89032
E-mail dwaitt@bluemarbledev.com Phone

Representative Kaempfer Crowell Contact Bob Gronauer
Address 1980 Festival Plaza Drive, Suite 650 City LV State NV Zip 89135
E-mail rgronauer@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 [signature]
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Deirdre Waitt

Subscribed and sworn before me
This 18TH day of AUGUST, 20 21

David Edward McManus
Notary Public in and for said County and State

DAVID EDWARD MCMANUS
Notary Public - California
Los Angeles County
Commission # 2313653
My Comm. Expires Dec 22, 2023

21-0516
08/19/2021



Planning Commission October 12, 2021 - Page 114

SITE PLAN

1" = 60'-0"

0 60' 120' 180' 240'

N

PROJECT SUMMARY

THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR 3 MULTI-FAMILY BUILDINGS (4 STORY, 104 UNITS), TOWNHOMES (2 STORY, 76 UNITS), RETAIL BUILDINGS, RESTAURANT, CLUBHOUSE, SITE AMENITIES.

SITE SUMMARY

DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	125224010 16 /125224010 09	
ADDRESS	7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131	
JURISDICTION	CITY OF LAS VEGAS , NEVADA	
ZONING CLASSIFICATION	TOWN CENTER DISTRICT (T-C) / UNDEVELOPED /RURAL (0.1 TO 3.5 UNITS PER ACRE) (U(R))	
PLANNED LAND USE	SURBUBAN MIXED- USE (SX-TC)	
SITE AREA	14.43 ACRES / 713 6,513 S.F.	
# OF PARKING STALLS REQUIRED	700	Y
SIZE OF PARKING STALLS REQUIRED	9X18 FT	Y
MAX BUILDING HEIGHT	4 STORY	Y
FIRE ACCESS REQUIRED	24 FT FIRE APPARATUS ROAD WIDTH	Y
FRONT SETBACK	15 FT	Y
SIDE SETBACK	10 FT	Y
REAR SETBACK	20 FT	Y

ACTUAL BUILDING AREA (GROSS)

BUILDING	AREA
CLUB HOUSE	6,610 SF
MF APARTMENTS	335,287 SF
RESTAURANT	2,185 SF
RETAIL	9,102 SF
TOWNHOMES	145,405 SF
TOTAL AREA:	498,594 SF

PARKING PROVIDED

TYPE	COUNT
9' X 18' - 90°	296
9' x 18' - 90° (COVERED)	304
ACCESSIBLE	16
GARAGE FOR RENT	48
PRIVATE GARAGE	76
TOTAL:	740

VICINITY MAP



LEGEND

1. 4 STORY, 104 UNITS APARTMENT BUILDING WITH 16 GARAGES FOR RENT (111713 SF GROSS AREA)
2. 2BDRM / 2 BATH TOWNHOMES (2 UNITS) 2 STORY WITH PRIVATE GARAGE AND PATIO
3. 3BDRM / 2 BATH TOWNHOMES (54 UNITS) 2 STORY WITH PRIVATE GARAGE AND PATIO
4. 1 - STORY 6636 SF CLUBHOUSE
5. 1 - STORY RETAIL BUILDING (9,102 SF)
6. 1 - STORY RESTAURANT BUILDING (2,185 SF)
7. MIXED USE LOT 1 (16.1 ACRES) 400 UNITS, DENSITY 24.40 DU/AC. PARKING REQUIRED - 700, PARKING PROVIDED - 710
7. POOL AREA
8. ENTRY GATES
9. PATIO FIRE-PIT AREA
10. BBQ AREA
11. KIDS PLAYGROUND
12. DOG PARK
13. PICKLEBALL COURT

21-0516
09/15/2021

PARKING REQUIRED

USE	QUANTITY	REQUIREMENT	SPACES
STUDIO	24	1.25 PER UNIT	30
1 BDRM UNIT	126	1.25 PER UNIT	158
2 BDRM UNIT	162	1.75 PER UNIT	284
2 BDRM TOWNHOMES	22	1.75 PER UNIT	39
3 BDRM TOWNHOMES	54	2.00 PER UNIT	108
VISITOR PARKING	388	1 PER 6 UNITS	65
TOTAL RESIDENTIAL	388		684
RESTAURANT	2100	PER 50 SF PUBLIC SEATING + 1 PER 200 SF PER REMAINING AREA	32
RETAIL	9100 SF	1 PER 175 SF	52
TOTAL COMMERCIAL:	11200		84

MIXED - USE PARKING ANALYSIS

General Land Use Classification	Gross Floor Area or Number of Units	Mid - 7am	Required Parking	7 am- 6pm	Required Parking	6pm - Mid	Required Parking
WEEKDAYS							
RETAIL	9100 SF	0%	0	100%	52	80%	42
RESTAURANT	2100 SF	50%	16	70%	22	100%	32
RESIDENTIAL	388	100%	684	55%	376	85%	581
TOTAL:			700		450		655
WEEKENDS							
RETAIL	9100 SF	0%	0	100%	52	60%	31
RESTAURANT	2100 SF	45%	14	70%	22	100%	32
RESIDENTIAL	388	100%	684	65%	446	75%	513
TOTAL:			698		519		576

UNIT MATRIX

TYPE	GROSS AREA	COUNT
STUDIO / 1BATH	~536 SF	24 | 6%
1BDRM / 1BATH	~628 SF	108 | 28%
1BDRM +DEN / 1BATH	~771 SF	18 | 5%
2BDRM / 2BATH	~929 SF	129 | 33%
2BDRM +DEN / 2BATH	~1075 SF	33 | 8%
2BDRM / 2BATH TOWNHOMES	~1552 SF	22 | 6%
3BDRM / 2BATH TOWNHOMES	~1946 SF	54 | 14%
TOTAL:		388

COLOR LEGEND

- 2-3 BED TOWNHOMES
- APARTMENTS
- CIRCULATION
- CLUBHOUSE
- PARKING GARAGE
- RESTAURANT
- RETAIL
- UTILITY

OPEN SPACE CALCULATION

20% MINIMUM REQUIRED

TOTAL PROPERTY AREA = 714,016 SF = 100%

TOTAL OPEN SPACE = 205,541 SF = 28% > 20% MIN. REQ.

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-1.1

08/19/2021

EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS PAINTED SHERWIN-WILLIAMS - EIDER WHITE		WD2	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - SASSY GREEN
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - BLACK FOX		WD3	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - DOWNING STONE
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		MTL1	DARK BRONZE ALUMINUM
	BR1	THIN BRICK PACIFIC CLAY - MAUI SANDS		MTL2	STEEL FENCE
	WD1	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS SMOKEY TOPAZ			



APARTMENT BUILDING - NORTH ELEVATION

3/32" = 1'-0"



APARTMENT BUILDING - EAST ELEVATION

3/32" = 1'-0"

Planning Commission October 12, 2021 - Page 1148

21-0516
08/19/2021

0 8' 16' 32'

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-3.1

08/19/2021

EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS PAINTED SHERWIN-WILLIAMS - EIDER WHITE		WD2	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - SASSY GREEN
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - BLACK FOX		WD3	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - DOWNING STONE
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		MTL1	DARK BRONZE ALUMINUM
	BR1	THIN BRICK PACIFIC CLAY - MAUI SANDS		MTL2	STEEL FENCE
	WD1	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS SMOKEY TOPAZ			



APARTMENT BUILDING - SOUTH ELEVATION

3/32" = 1'-0"



APARTMENT BUILDING - WEST ELEVATION

3/32" = 1'-0"

21-0516
08/19/2021

0 8' 16' 32'

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-3.2

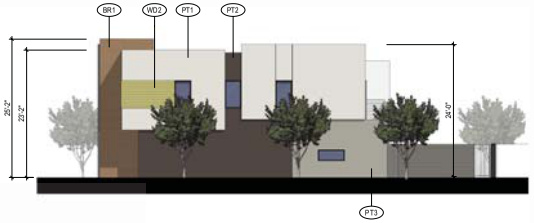
08/19/2021

EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS PAINTED SHERWIN-WILLIAMS - EIDER WHITE		WD2	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - SASSY GREEN
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - BLACK FOX		WD3	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - DOWNING STONE
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		MTL1	DARK BRONZE ALUMINUM
	BR1	THIN BRICK PACIFIC CLAY - MAUI SANDS		MTL2	STEEL FENCE
	WD1	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS SMOKEY TOPAZ			



TOWNHOMES - REAR ELEVATION

3/32" = 1'-0"



TOWNHOMES - RIGHT SIDE ELEVATION

3/32" = 1'-0"



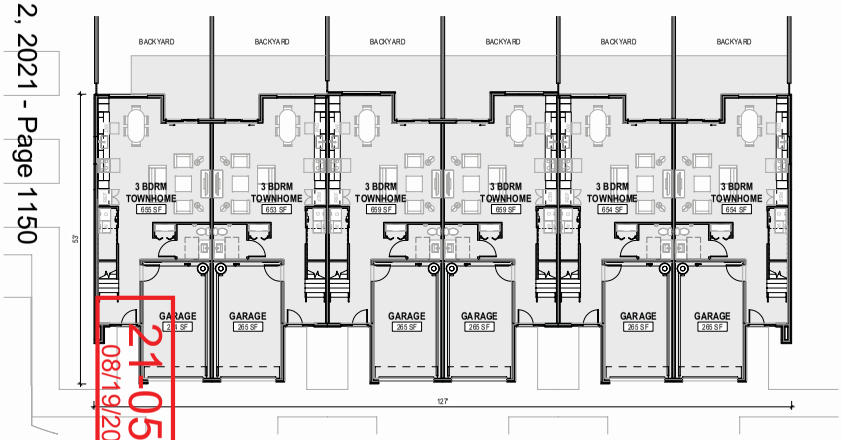
TOWNHOMES - FRONT ELEVATION

3/32" = 1'-0"



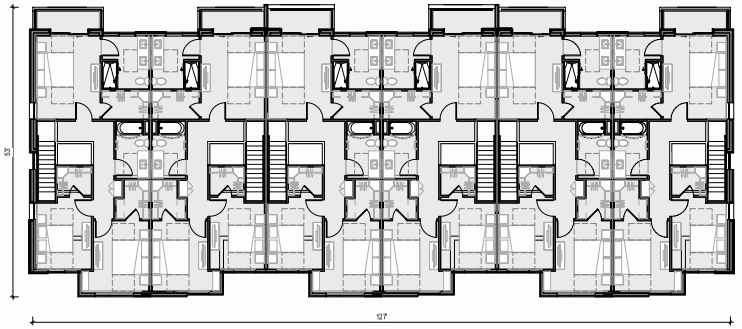
TOWNHOMES - LEFT SIDE ELEVATION

3/32" = 1'-0"



TOWNHOMES - 1ST FLOOR PLAN

3/32" = 1'-0"



TOWNHOMES - 2ND FLOOR PLAN

3/32" = 1'-0"



Planning Commission October 12, 2021 - Page 1150

21-0516
08/19/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-3.3

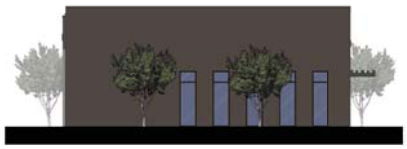
08/19/2021

EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS PAINTED SHERWIN-WILLIAMS - EIDER WHITE		WD2	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - SASSY GREEN
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - BLACK FOX		WD3	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - DOWNING STONE
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		MTL1	DARK BRONZE ALUMINUM
	BR1	THIN BRICK PACIFIC CLAY - MAUI SANDS		MTL2	STEEL FENCE
	WD1	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS SMOKEY TOPAZ			



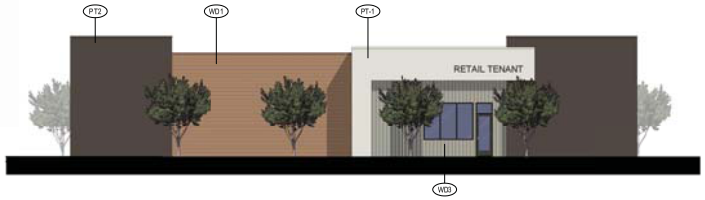
RETAIL BUILDING 1 - NORTH ELEVATION

3/32" = 1'-0"



RETAIL BUILDING 1 - EAST ELEVATION

3/32" = 1'-0"



RETAIL BUILDING 1 - SOUTH ELEVATION

3/32" = 1'-0"



RETAIL BUILDING 1 - WEST ELEVATION

3/32" = 1'-0"



RETAIL BUILDING 2 - EAST ELEVATION

3/32" = 1'-0"



RETAIL BUILDING 2 - NORTH ELEVATION

3/32" = 1'-0"



RETAIL BUILDING 2 - WEST ELEVATION

3/32" = 1'-0"



RETAIL BUILDING 2 - SOUTH ELEVATION

3/32" = 1'-0"



21-0516
08/19/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

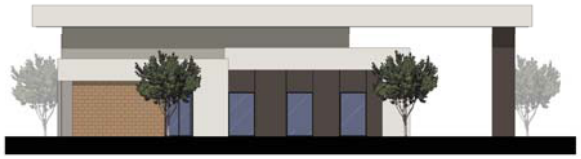
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE | DR-3.4

08/19/2021



CLUBHOUSE - NORTH ELEVATION
3/32" = 1'-0"



CLUBHOUSE - EAST ELEVATION
3/32" = 1'-0"



CLUBHOUSE - SOUTH ELEVATION
3/32" = 1'-0"



CLUBHOUSE - WEST ELEVATION
3/32" = 1'-0"



DRIVE THROUGH - NORTH ELEVATION
3/32" = 1'-0"



DRIVE THROUGH - EAST ELEVATION
3/32" = 1'-0"



DRIVE THROUGH - SOUTH ELEVATION
3/32" = 1'-0"

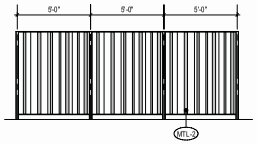


DRIVE THROUGH - WEST ELEVATION
3/32" = 1'-0"

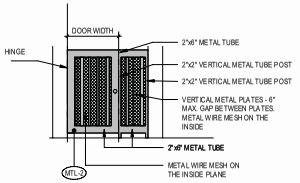
EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS PAINTED SHERWIN-WILLIAMS - EIDER WHITE		WD2	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - SASSY GREEN
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - BLACK FOX		WD3	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS - DOWNING STONE
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		MTL1	DARK BRONZE ALUMINUM
	BR1	THIN BRICK PACIFIC CLAY - MAUI SANDS		MTL2	STEEL FENCE
	WD1	POLY ASH CLADDING BORAL - TRUEXTERIOR CHANNEL SIDING SHERWIN-WILLIAMS SMOKEY TOPAZ			



STEEL FENCE - ENLARGED TYP. SEGMENT
1/4" = 1'-0"



STEEL FENCE - CONTINOUS ELEVATION
1/4" = 1'-0"



STEEL FENCE - GATE ELEVATION
1/4" = 1'-0"



Planning Commission October 12, 2021 - Page 152

21-0556
08/19/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

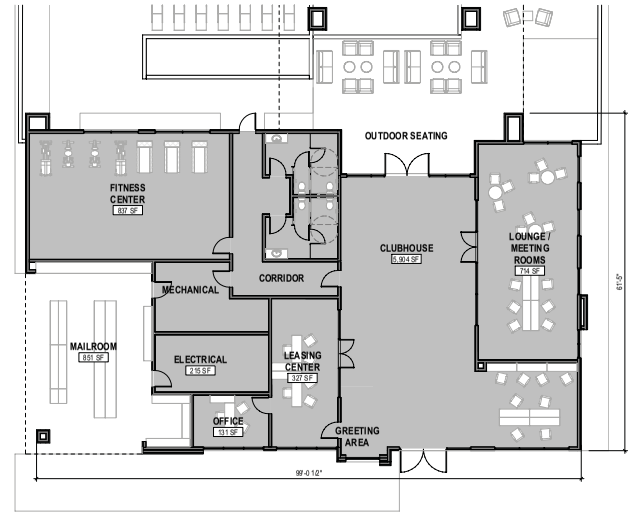
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

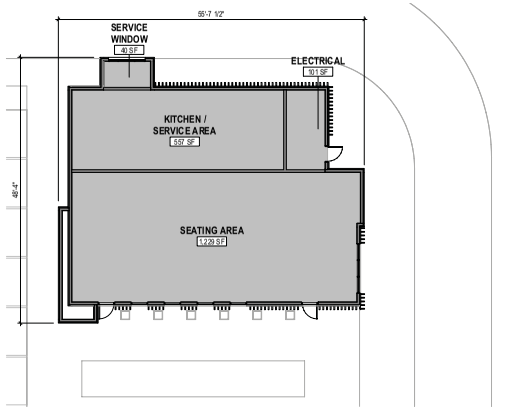
DR-3.5
08/19/2021



2 FLOOR PLAN - RETAIL
3/32" = 1'-0"



1 FLOOR PLAN - CLUB HOUSE
3/32" = 1'-0"



3 FLOOR PLAN - RESTAURANT
3/32" = 1'-0"

21-0516
08/19/2021

Planning Commission October 12, 2021 - Page 1153

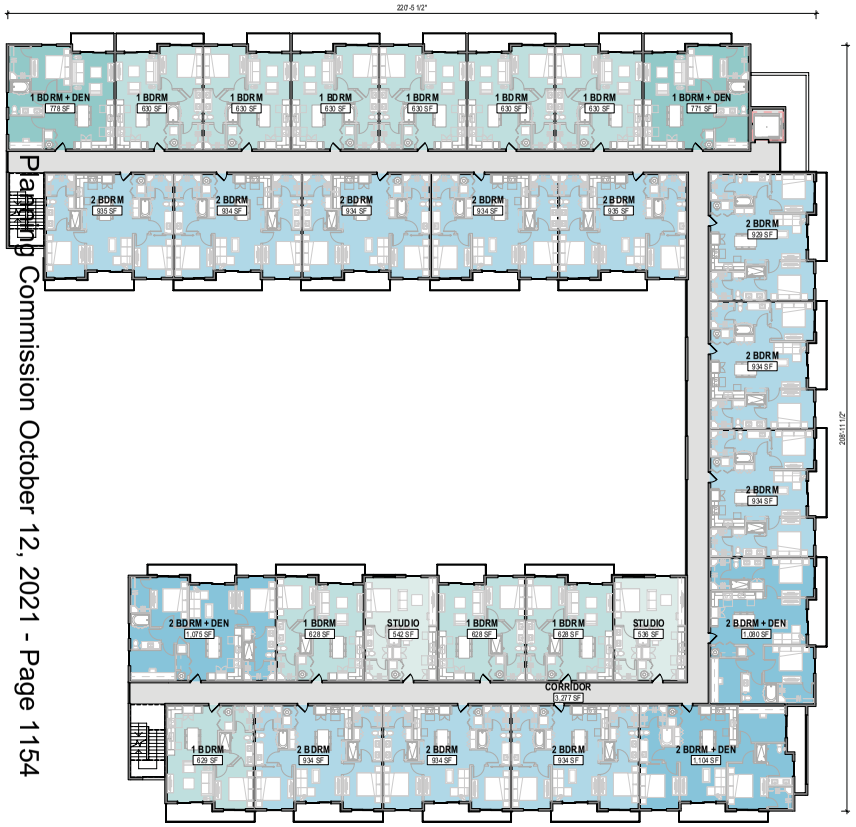
VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-2.1

08/19/2021



2 FLOOR PLAN - LEVEL 2
1/16" = 1'-0"



1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

UNIT SCHEDULE

UNIT TYPE	COUNT	UNIT AREA (NET)
LEVEL 1		
1 BDRM	6	628 SF
2 BDRM	10	934 SF
2 BDRM + DEN	2	1,080 SF
STUDIO	2	536 SF
	20	
LEVEL 2		
1 BDRM	10	628 SF
1 BDRM + DEN	2	771 SF
2 BDRM	11	929 SF
2 BDRM + DEN	3	1,075 SF
STUDIO	2	536 SF
	28	
LEVEL 3		
1 BDRM	10	628 SF
1 BDRM + DEN	2	771 SF
2 BDRM	11	929 SF
2 BDRM + DEN	3	1,075 SF
STUDIO	2	536 SF
	28	
LEVEL 4		
1 BDRM	10	628 SF
1 BDRM + DEN	2	771 SF
2 BDRM	11	929 SF
2 BDRM + DEN	3	1,075 SF
STUDIO	2	536 SF
	28	
TOTAL UNITS:	104	

BUILDING AREA (NET)

ROOMNAME	AREA (NET)
LEVEL 1	
1 BDRM	3,766 SF
2 BDRM	9,343 SF
2 BDRM + DEN	2,164 SF
CORRIDOR	71 SF
GARAGE	5,191 SF
STUDIO	1,077 SF
UTILITY	710 SF
	22,341 SF
LEVEL 2	
1 BDRM	6,288 SF
1 BDRM + DEN	1,548 SF
2 BDRM	10,271 SF
2 BDRM + DEN	3,259 SF
CORRIDOR	3,347 SF
STUDIO	1,077 SF
	25,792 SF
LEVEL 3	
1 BDRM	6,288 SF
1 BDRM + DEN	1,548 SF
2 BDRM	10,271 SF
2 BDRM + DEN	3,259 SF
CORRIDOR	3,349 SF
STUDIO	1,077 SF
	25,793 SF
LEVEL 4	
1 BDRM	6,288 SF
1 BDRM + DEN	1,548 SF
2 BDRM	10,271 SF
2 BDRM + DEN	3,259 SF
CORRIDOR	3,198 SF
STUDIO	1,077 SF
	25,811 SF
TOTAL:	99,736 SF

Planning Commission October 12, 2021 - Page 1154

21-0516
08/19/2021

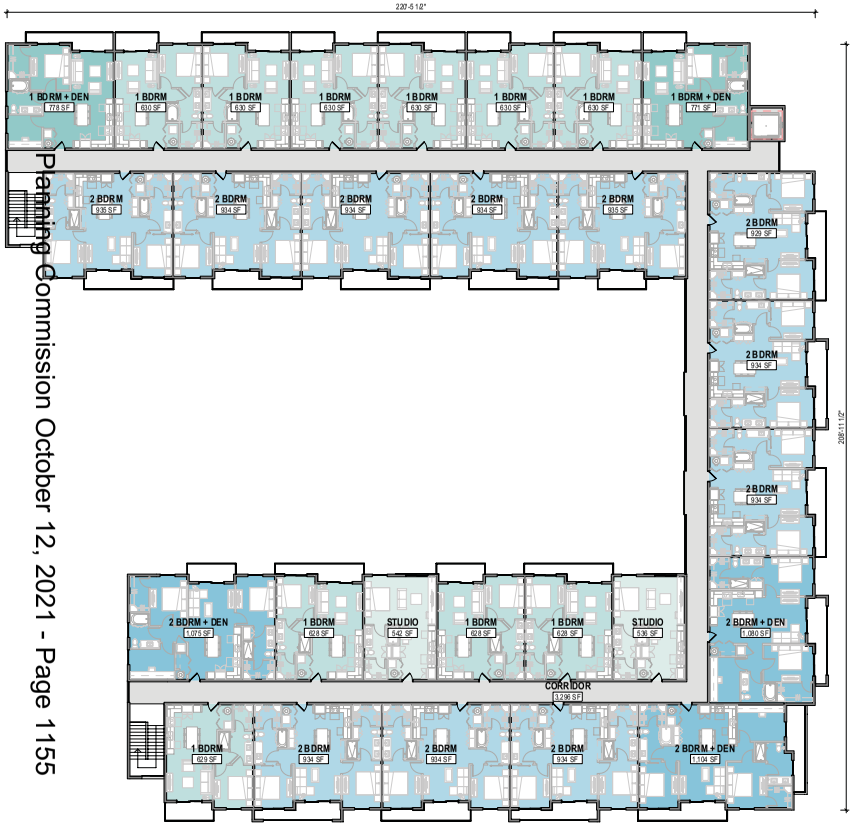
0 16 32 48 64

VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-2.2
08/19/2021



2 FLOOR PLAN - LEVEL 4
1/16" = 1'-0"



1 FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

UNIT SCHEDULE

UNIT TYPE	COUNT	UNIT AREA (NET)
LEVEL 1		
1 BDRM	6	628 SF
2 BDRM	10	934 SF
2 BDRM + DEN	2	1,080 SF
STUDIO	2	536 SF
	20	
LEVEL 2		
1 BDRM	10	628 SF
1 BDRM + DEN	2	771 SF
2 BDRM	11	929 SF
2 BDRM + DEN	3	1,075 SF
STUDIO	2	536 SF
	28	
LEVEL 3		
1 BDRM	10	628 SF
1 BDRM + DEN	2	771 SF
2 BDRM	11	929 SF
2 BDRM + DEN	3	1,075 SF
STUDIO	2	536 SF
	28	
LEVEL 4		
1 BDRM	10	628 SF
1 BDRM + DEN	2	771 SF
2 BDRM	11	929 SF
2 BDRM + DEN	3	1,075 SF
STUDIO	2	536 SF
	28	
TOTAL UNITS:	104	

BUILDING AREA (NET)

ROOMNAME	AREA (NET)
LEVEL 1	
1 BDRM	3,766 SF
2 BDRM	9,343 SF
2 BDRM + DEN	2,184 SF
CORRIDOR	71 SF
GARAGE	5,191 SF
STUDIO	1,077 SF
UTILITY	710 SF
	22,341 SF
LEVEL 2	
1 BDRM	6,288 SF
1 BDRM + DEN	1,548 SF
2 BDRM	10,271 SF
2 BDRM + DEN	3,259 SF
CORRIDOR	3,347 SF
STUDIO	1,077 SF
	25,792 SF
LEVEL 3	
1 BDRM	6,288 SF
1 BDRM + DEN	1,548 SF
2 BDRM	10,271 SF
2 BDRM + DEN	3,259 SF
CORRIDOR	3,349 SF
STUDIO	1,077 SF
	25,793 SF
LEVEL 4	
1 BDRM	6,288 SF
1 BDRM + DEN	1,548 SF
2 BDRM	10,271 SF
2 BDRM + DEN	3,259 SF
CORRIDOR	3,349 SF
STUDIO	1,077 SF
	25,811 SF
TOTAL:	99,736 SF

Planning Commission October 12, 2021 - Page 1155

21-0516
08/19/2021

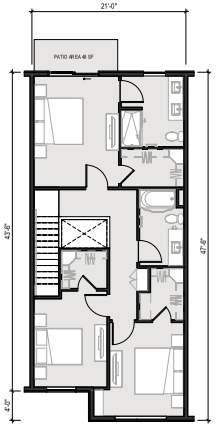
0 16 32 48 64

VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

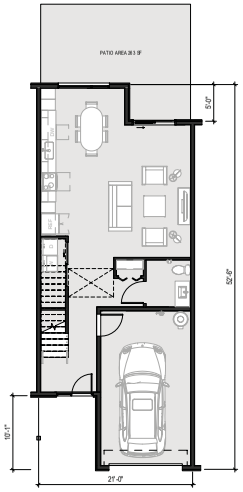
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE | DR-2.3
08/19/2021

B TYPE UNITS

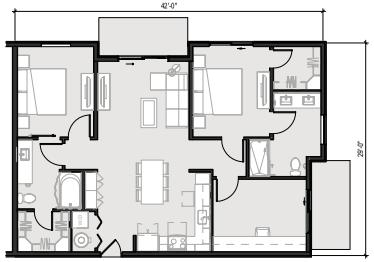


3B DRM TOWNHOME (883 SF Net / 966 SF Gross*) UPPER LEVEL

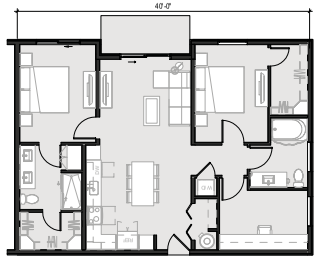


3BDRM TOWNHOME (652 SF Net / 980 SF Gross*) LOWER LEVEL

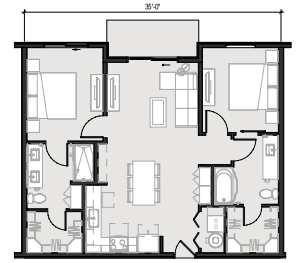
3BDRM TOWNHOME (1535 SF Net / 1946 SF Gross)



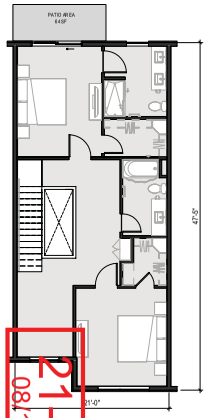
2 BDRM W/ DEN (1104 SF NET / 1198 SF Gross*)



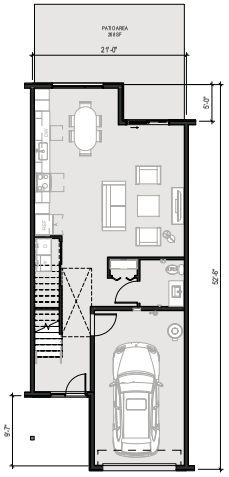
2BDRM W/ DEN (1070 SF Net / 1248 SF Gross*)



2BDRM (932 SF Net / 1005 SF Gross*)

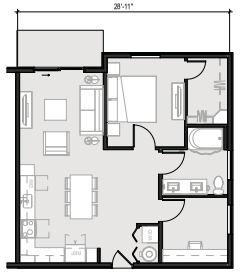


2B DRM TOWNHOME (556 SF Net / 692 SF Gross*) UPPER LEVEL

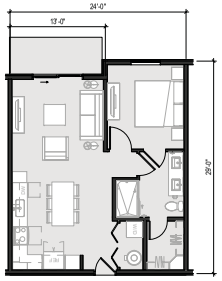


2BDRM TOWNHOME (652 SF Net / 860 SF Gross*) LOWER LEVEL

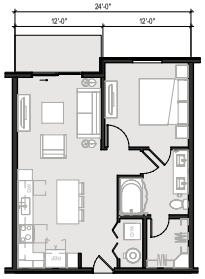
2BDRM TOWNHOME (1150 SF Net / 1552 SF Gross)



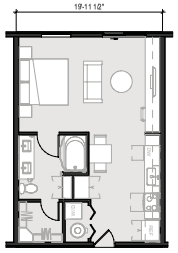
1BDRM W/ DEN (769 SF Net / 842 SF Gross*)



1B DRM (630 SF Net / 681 SF Gross*)



1BDRM (627 SF Net / 683 SF Gross*)



STUDIO (538 SF Net / 588 SF Gross*)



Planning Commission October 12, 2021 - Page 1156

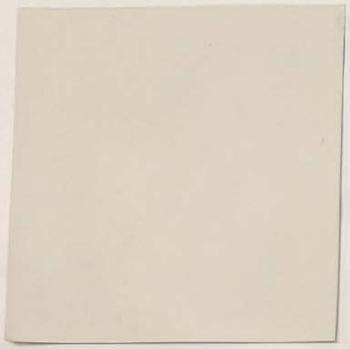
21-0516
08/19/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

* Net unit area calculated from interior finish of perimeter walls;
Gross area calculated from girdlines of demising walls, exterior face of exterior wall and corridor finish side of corridor wall.

designcell ARCHITECTURE | DR-2.4
08/19/2021



Sherwin Williams - Eider White



Dark Bronze Aluminum



Poly Ash Cladding - Boral TRUEXTERIOR Channel Siding Painted - Sherwin Williams Smokey Topaz, Sassy Green & Downing Gray



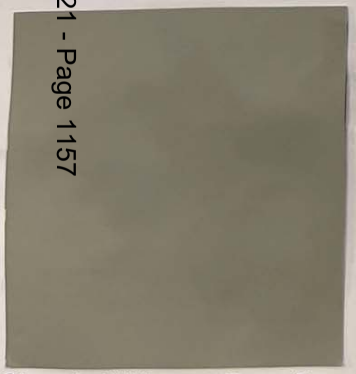
Sherwin Williams - Smokey Topaz



Sherwin Williams - Black Fox



Sherwin Williams - Sassy Green



Sherwin Williams - Rare Gray



Thin Brick - Pacific Clay - Maui Sands



Sherwin Williams - Downing Gray

Planning Commission October 12, 2021 - Page 1157

21-0516
08/19/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE


NATIONAL
800-352-5675
NATIONAL
800-352-5675



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021



21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1 - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

09/08/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 09/09/2021 **Application Number** 21-0516-SDR1 **Entity** LV

Company Name Kaempfer Crowell

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 792-7000 **Mobile** **Fax** **Email**

Project Name Vue Phase 3

Project Description 76 Single-Family lots (Townhomes)
312 Multi-Family units

APN's 125-22-401-009 and 016

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	76	x 0.166=	13	x 0.093 =	7	x 0.131 =	10
Multi-Family Units (2)	312	x 0.139 =	43	x 0.065 =	20	x 0.074 =	23
Resort Condo Units (3)							
Total			56		27		33

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Rhodes ES	7350 Teal Wood St.	K-5	546	593	3/1/2021
Cadwallader MS	7775 Elkhorn Rd	6-8	1564	1414	3/1/2021
Arbor View HS	7500 Whispering Sands Dr.	9-12	2524	3229	3/1/2021

*** CCSD Comments** Rhodes ES and Arbor View HS were over capacity for the 2020-2021 school year. Rhodes ES was at 108.61% and Arbor View HS was at 127.93% of program capacity.

☐ Approved ☐ Disapproved

21-0516-SDR1
Shiron Development, LLC

NEC Centennial Parkway and John Herbert Boulevard

Proposed mixed-use facility with 388 multi-family units and 11.2 thousand square feet of retail.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	312	5.44	1,697
AM Peak Hour			0.36	112
PM Peak Hour			0.44	137

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	76	7.32	556
AM Peak Hour			0.46	35
PM Peak Hour			0.56	42

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.100	470.95	989
AM Peak Hour			40.19	84
PM Peak Hour			32.67	69

Fourth Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	9.100	37.75	344
AM Peak Hour			0.94	9
PM Peak Hour			3.81	35

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			**3,586**
AM Peak Hour				**240**
PM Peak Hour				**283**

Existing traffic on all nearby streets:

Centennial Parkway	
Average Daily Traffic (ADT)	8,334
PM Peak Hour	667
(heaviest 60 minutes)	

John Herbert Boulevard	
Average Daily Traffic (ADT)	6,486
PM Peak Hour	519
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Centennial Parkway	35,490
John Herbert Boulevard	17,199

This project will add approximately 3,586 trips per day on Centennial Pkwy. and John Herbert Blvd. Currently, Centennial is at about 23 percent of capacity and John Herbert is at about 38 percent of capacity. With this project, Centennial is expected to be at about 34 percent of capacity and John Herbert to be at about 59 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 283 additional cars, or about one every five minutes.

Note that this report assumes all traffic from this development uses all named streets.

Nora Lares

From: noreply@formstack.com
Sent: Friday, October 1, 2021 4:35 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/01/21 4:34 PM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0516
Position:	I OPPOSE the project and all related applications.
Name:	Shelley Scirone
Residential or Business Address:	7565 W Rome Blvd Las Vegas, NV 89131
Phone:	(702) 445-8881
Email:	lvshelley@cox.net
Comments:	1. Prior to the apartments going in, I asked if a new reserve/traffic study was completed after Paxton Walk was dissolved. Blue Marble Development, LLC associates stated it was not a requirement, which was outrageous since the apartments almost tripled the occupancy. When asked again on September 22, 2021, about a new reserve /traffic study, we were told only if it is a requirement. A

38a-d P
Pg 1 of 2

new Traffic/Reserve study should be required. The new interchange will not be completed until 2024, it is already a nightmare trying to get onto and exit the 215 in the morning and afternoon. I don't see that changing even when it's completed since John Herbert is still two lanes in each direction and not expanding any wider. In addition, getting to I-95 from Tenaya is also experiencing congestion and once the new condos sell out on Tenaya it's going to be difficult in the morning and afternoon.

2. The Tenaya Gate was to be an emergency access only and it is and has been an ingress and egress access gate.

3. Quite Enjoyment is not being adhered to by Blue Marble Development, LLC/Vue Apartments to the surrounding community. They are not monitoring the community pool hours or their own rules and regulations as the police have been called numerous times ever since this development has been in existence. If they cannot provide property security to make sure the occupants of the Vue adhere to the rules and regulations of this community, how are they going to oversee the new community and our Quite Enjoyment?

4. The townhomes proposed in the undeveloped lot has a much higher elevation than the current county horse properties by approximately 8 feet. Per the plans the townhomes are going to use the existing horse property block walls. The attorney was unable to address if an engineer's report has been completed and if the existing property owners wall could retain the weight. The block walls were built when the homes were built in approx. 1994 with no existing damage to them. Who will be responsible for repairs if they are damaged?

5. When did the four (4) story buildings get approved since Vue is only three (3) stories? As far as I am aware four (4) stories have not been allowable under the Town Center Standards.

6. Provide market rental comps proving that the new community can obtain $1,500.00 to $3,100.00 per month for two (2) bedrooms without providing any free rent as they have at the Vue.

We have been lied to by Mr. Shiron from the very beginning and I do not trust anything he or his affiliates say and/or do. Mr. Shiron has deteriorated our Town Center Community aesthetics without regard to all those that live here.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

38 a-d
pg 2 of 2

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 11, 2021

VIA EMAIL
plowenstein@lasvegasnevada.gov

Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: ***Request for Hold (Item #38)***
Blue Marble Dev./Shiron Dev.
Centennial/John Herbert
21-0516-GPA1; ZON1; MOD1; SDR1

Dear Peter:

Please be advised this office represents the Applicant in the above-referenced matter(s). We respectfully request that this application be held for 30 days from the presently scheduled City of Las Vegas Planning Commission hearing of **October 12, 2021** until the **November 9, 2021** hearing. We are additionally requesting the City Council date of **November 17, 2021** be held to the **December 15, 2021** City Council hearing.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Bob Gronauer

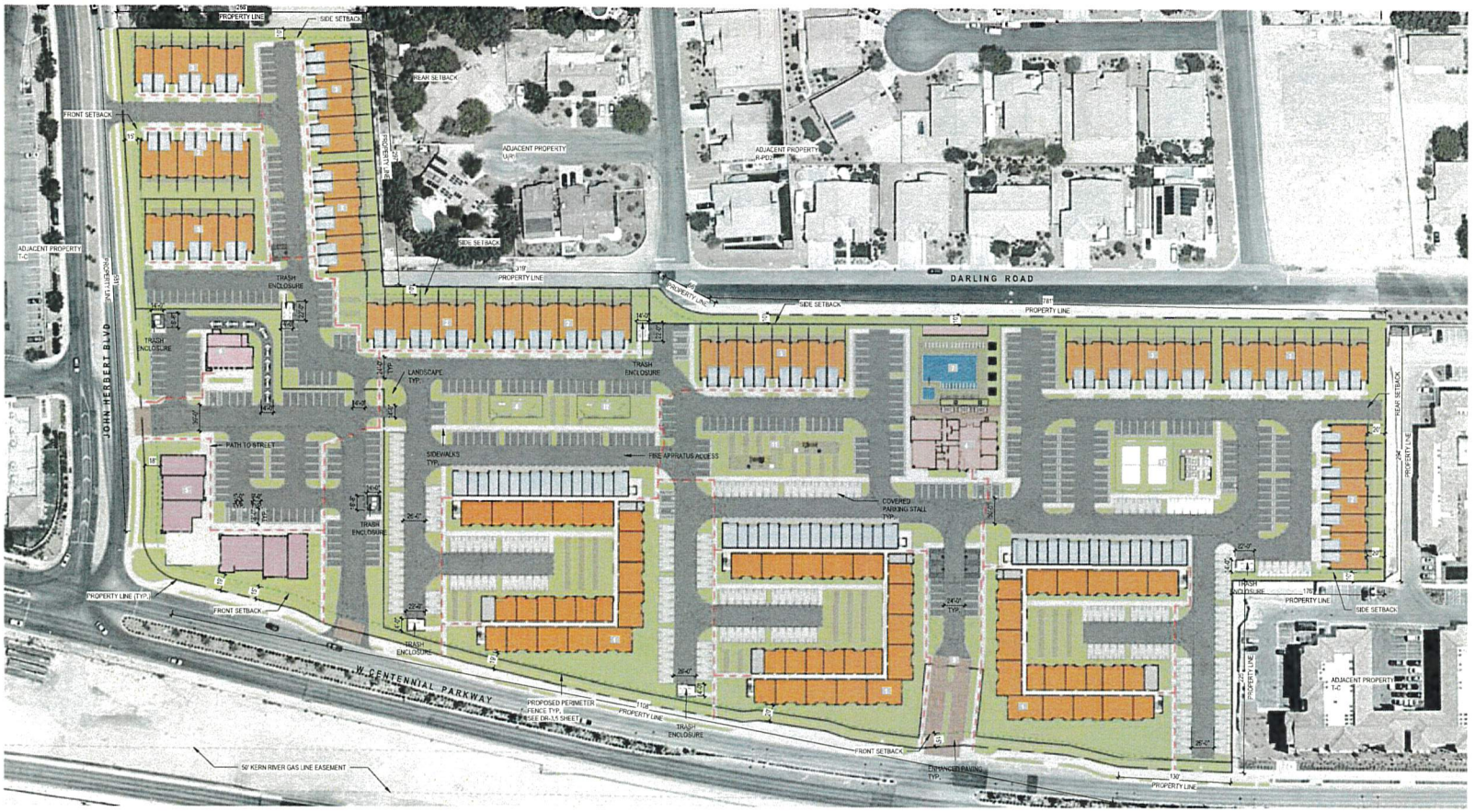
Robert J. Gronauer

RJG/mlt

cc: Seth Floyd (via email)

RECEIVED
10/11/2021
ITEM38a-d
10/12/2021 PC
Submitted after final agenda

DARKTRACE EMAIL ACTIONED - This file has been converted from its original format for security purposes by Darktrace. Please call the Customer Care Center at 1-800-911-9200 if you believe this is a valid file. Please reference this code, C2A9CE6D6D809.



1 SITE PLAN

1" = 60'-0"

N

0 60' 120' 180' 240'

PROJECT SUMMARY

THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR 3 MULTI-FAMILY BUILDINGS (4 STORY, 194 UNITS), TOWNHOMES (2 STORY, 16 UNITS), RETAIL BUILDINGS, RESTAURANT, CLUBHOUSE, SITE AMENITIES.

SITE SUMMARY

DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	125324201016 / 125324201009	
ADDRESS	7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131	
JURISDICTION	CITY OF LAS VEGAS, NEVADA	
ZONING CLASSIFICATION	TOWN CENTER DISTRICT (T-C) / UNDEVELOPED (RURAL (0.1 TO 3.5 UNITS PER ACRE) (UR))	
PLANNED LAND USE	SUBURBAN MIXED-USE (SX-TC)	
SITE AREA	16.39 ACRES / 713,513 S.F.	
# OF PARKING STALLS REQUIRED	700	Y
SIZE OF PARKING STALLS REQUIRED	9X18 FT	Y
MAX BUILDING HEIGHT	4 STORY	Y
FIRE ACCESS REQUIRED	24 FT FIRE APPARATUS ROAD WIDTH	Y
FRONT SETBACK	15 FT	Y
SIDE SETBACK	10 FT	Y
REAR SETBACK	20 FT	Y

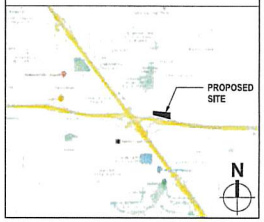
ACTUAL BUILDING AREA (GROSS)

BUILDING	AREA
AA	3,801 SF
CC	3,801 SF
CLUB HOUSE	6,657 SF
DD	3,801 SF
EE	3,801 SF
FF	3,801 SF
GG	3,801 SF
HH	3,801 SF
II	3,801 SF
JJ	3,801 SF
KK	3,801 SF
MF APARTMENTS	66,715 SF
RESTAURANT	2,155 SF
RETAIL	9,102 SF
X	33,357 SF
Z	3,801 SF
TOTAL AREA	159,786 SF

PARKING PROVIDED

TYPE	COUNT
9' X 18' - 90°	355
9' x 18' - 90° (COVERED)	201
ACCESSIBLE	16
GARAGE FOR RENT	48
PRIVATE GARAGE	76
TOTAL:	696

VICINITY MAP



LEGEND

1. 4 STORY, 194 UNITS APARTMENT BUILDING WITH 16 GARAGES FOR RENT (111,713 SF GROSS AREA)
2. 2BDRM / 2 BATH TOWNHOMES (22 UNITS) 2 STORY WITH PRIVATE GARAGE AND PATIO
3. 3BDRM / 2 BATH TOWNHOMES (54 UNITS) 2 STORY WITH PRIVATE GARAGE AND PATIO
4. 1 - STORY 6,636 SF CLUBHOUSE
5. 1 - STORY RETAIL BUILDINGS (9,102 SF)
6. 1 - STORY RESTAURANT BUILDING (2155 SF)
7. MIXED USE LOT 1 (16.38 ACRES): 490 UNITS; DENSITY 24.49 DU/AC. PARKING REQUIRED - 760, PARKING PROVIDED - 710.
8. POOL AREA
9. ENTRY GATES
10. PATIO FIRE-PIT AREA
11. BBQ AREA
12. KIDS PLAYGROUND
13. DOG PARK
14. PICKLEBALL COURT

PARKING REQUIRED

USE	QUANTITY	REQUIREMENT	SPACES
STUDIO	24	1.25 PER UNIT	30
1 BDRM UNIT	126	1.25 PER UNIT	158
2 BDRM UNIT	162	1.75 PER UNIT	284
2 BDRM TOWNHOMES	22	1.75 PER UNIT	39
3 BDRM TOWNHOMES	54	2.00 PER UNIT	108
VISITOR PARKING	368	1 PER 6 UNITS	65
TOTAL RESIDENTIAL	368		684
RESTAURANT	2100	PER 50 SF PUBLIC SEATING + 1 PER 200 SF PER REMAINING AREA	32
RETAIL	9100 SF	1 PER 175 SF	52
TOTAL COMMERCIAL	11,2500		84

MIXED - USE PARKING ANALYSIS

General Land Use Classification	Gross Floor Area or Number of Units	Mid - 7am	Required Parking	7 am- 6pm	Required Parking	6pm - Mid	Required Parking
WEEKDAYS							
RETAIL	9100 SF	0%	0	100%	52	80%	42
RESTAURANT	2100 SF	50%	16	70%	22	100%	32
RESIDENTIAL	368	100%	684	55%	376	85%	581
TOTAL			700		450		655
WEEKENDS							
RETAIL	9100 SF	0%	0	100%	52	60%	31
RESTAURANT	2100 SF	45%	14	70%	22	100%	32
RESIDENTIAL	368	100%	684	65%	445	75%	513
TOTAL			698		519		576

UNIT MATRIX

TYPE	GROSS AREA	COUNT
STUDIO / 1BATH	~536 SF	24 | 6%
1BDRM / 1BATH	~628 SF	108 | 28%
1BDRM +DEN / 1BATH	~771 SF	18 | 5%
2BDRM / 2BATH	~929 SF	129 | 33%
2BDRM +DEN / 2BATH	~1075 SF	33 | 8%
2BDRM / 2BATH TOWNHOMES	~1502 SF	22 | 6%
3BDRM / 2BATH TOWNHOMES	~1946 SF	54 | 14%
TOTAL		388

COLOR LEGEND

3 BDRM TOWNHOMES
APARTMENTS
CIRCULATION
CLUBHOUSE
PARKING GARAGE
RESTAURANT
RETAIL
UTILITY

OPEN SPACE CALCULATION

20% MINIMUM REQUIRED

TOTAL PROPERTY AREA = 714,016 SF = 100%

TOTAL OPEN SPACE = 201,541 SF = 28% > 20% MIN. REQ.

21-0516
10/07/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-1.1

09/22/2021

Planning Commission October 12, 2021 - Page 1179
ITEM 38a-d
Submitted after final agenda



APARTMENT BUILDING - NORTH ELEVATION



APARTMENT BUILDING - EAST ELEVATION

21-0516
10/07/2021

VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

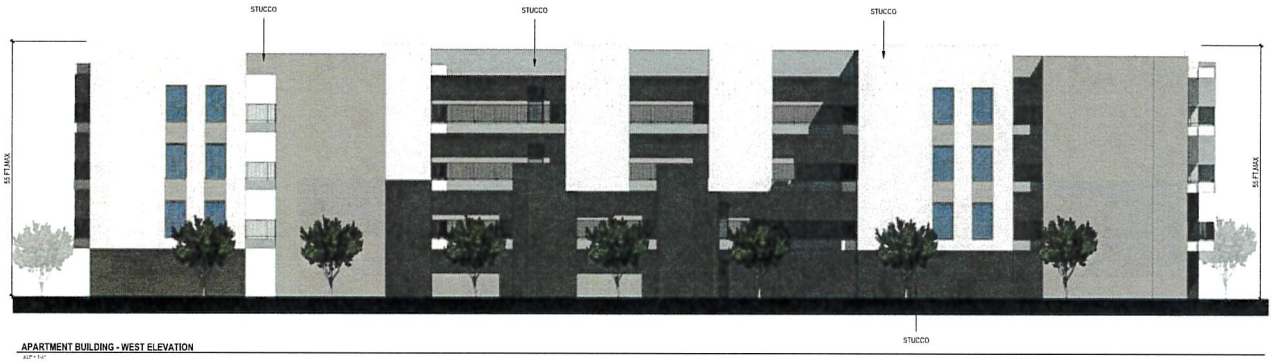
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-3.1
09/21/2021



APARTMENT BUILDING - SOUTH ELEVATION



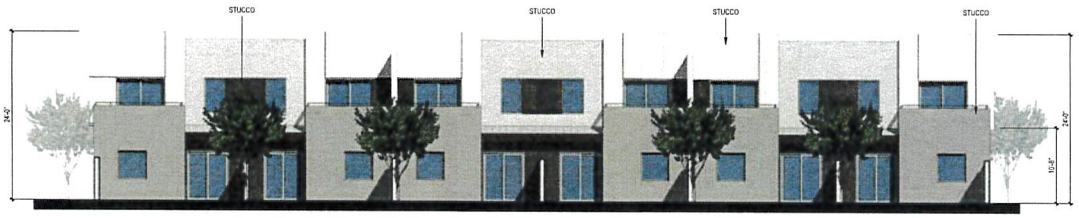
APARTMENT BUILDING - WEST ELEVATION

21-0516
10/07/2021

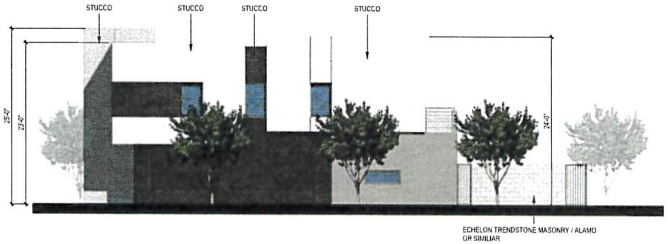
VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

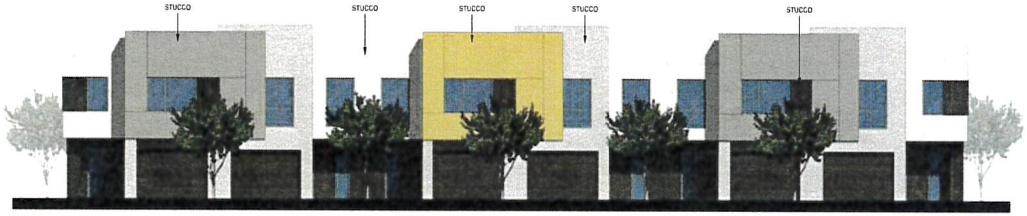
designcell ARCHITECTURE | DR-3.2 09/21/2021



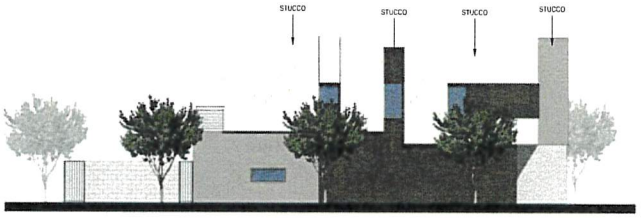
6 TOWNHOMES - REAR ELEVATION
1/8" = 1'-0"



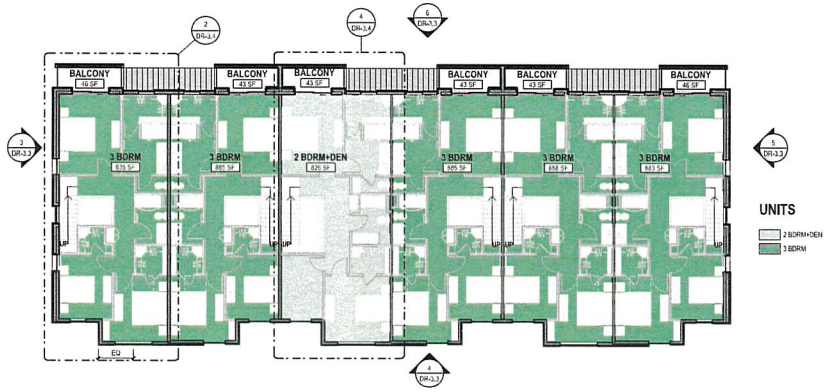
5 TOWNHOMES - RIGHT SIDE ELEVATION
1/8" = 1'-0"



4 TOWNHOMES - FRONT ELEVATION
1/8" = 1'-0"



3 TOWNHOMES - LEFT SIDE ELEVATION
1/8" = 1'-0"



2 FLOOR PLAN - LEVEL 2_DR
3/32" = 1'-0"



1 FLOOR PLAN - LEVEL 1_DR
3/32" = 1'-0"

21-0516
10/07/2021

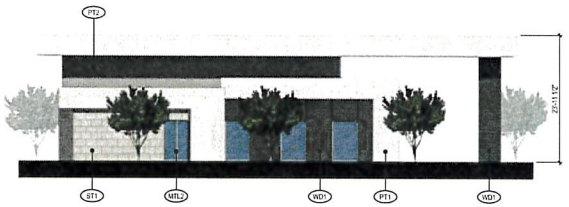
PROJECT NAME

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

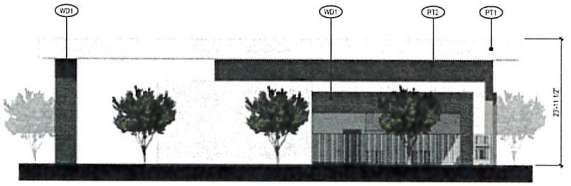
designcell ARCHITECTURE | DR-3.3
09/21/2021

ITEM 38a-d

EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - EIDER WHITE		WD1	FIBER CEMENT BORAL - SIDING
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		MTL1	BREAK METAL W/ CLEAR ANODIZED FINISH
	ST1	STONE VENEER - 12x24" STONE		MTL2	STOREFRONT & WINDOW FRAMES ALUMINUM



CLUBHOUSE EAST ELEVATION
3/32" = 1'-0"



CLUBHOUSE WEST ELEVATION
3/32" = 1'-0"



CLUBHOUSE NORTH ELEVATION
3/32" = 1'-0"



CLUBHOUSE SOUTH ELEVATION
3/32" = 1'-0"

21-0516
10/07/2021

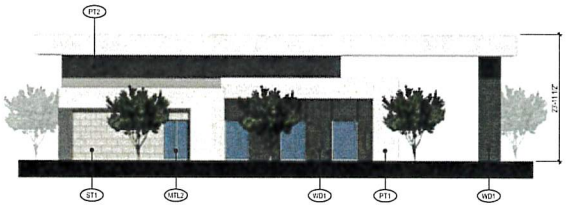
VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

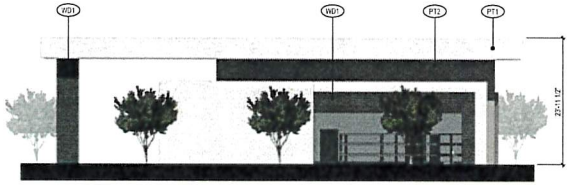
designcell ARCHITECTURE | DR-3.1
07/28/2021

ITEM 38a-d

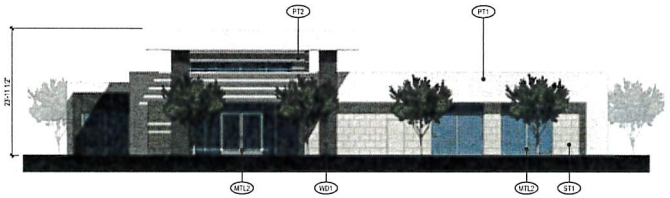
EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - EIDER WHITE		WD1	FIBER CEMENT BORAL - SIDING
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		MTL1	BREAK METAL W/ CLEAR ANODIZED FINISH
	ST1	STONE VENEER - 12x24" STONE		MTL2	STOREFRONT & WINDOW FRAMES ALUMINUM



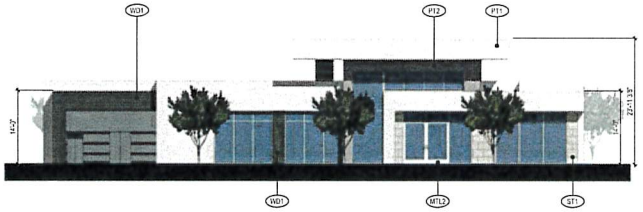
CLUBHOUSE EAST ELEVATION
3/32" = 1'-0"



CLUBHOUSE WEST ELEVATION
3/32" = 1'-0"



CLUBHOUSE NORTH ELEVATION
3/32" = 1'-0"



CLUBHOUSE SOUTH ELEVATION
3/32" = 1'-0"

21-0516
10/07/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

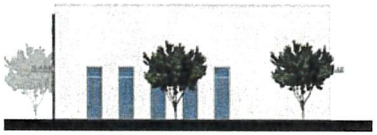
DR-3.1
07/28/2021

SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		ST1	STONE VENEER - 12x24" STONE
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - BLACK FOX		MTL2	STOREFRONT & WINDOW FRAMES ALUMINUM
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - EIDER WHITE		MTL1	BREAK METAL W/ CLEAR ANODIZED FINISH



RETAIL BLDG 2 EAST ELEVATION

3/32" = 1'-0"



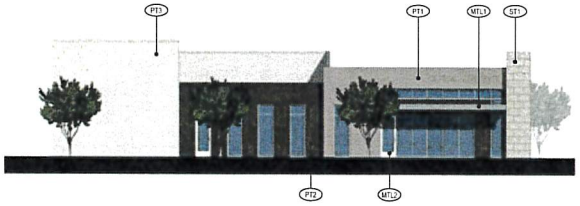
RETAIL BLDG 2 NORTH ELEVATION

3/32" = 1'-0"



RETAIL BLDG 2 SOUTH ELEVATION

3/32" = 1'-0"



RETAIL BLDG 2 WEST ELEVATION

3/32" = 1'-0"



RETAIL BLDG 1 NORTH ELEVATION

3/32" = 1'-0"



RETAIL BLDG 1 EAST ELEVATION

3/32" = 1'-0"



RETAIL BLDG 1 WEST ELEVATION

3/32" = 1'-0"



RETAIL BLDG 1 SOUTH ELEVATION

3/32" = 1'-0"

Planning Commission October 12, 2021 - Page 165
ITEM 38a-d

21-0516
10/07/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

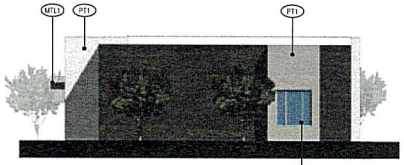
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

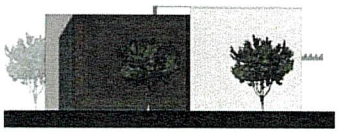
DR-3.1

09/21/2021

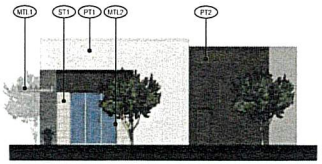
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		ST1	STONE VENEER - 12x24" STONE
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - BLACK FOX		MTL2	STOREFRONT & WINDOW FRAMES ALUMINUM
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - EIDER WHITE		MTL1	BREAK METAL W/ CLEAR ANODIZED FINISH



RESTAURANT NORTH ELEVATION
3/32" = 1'-0"



RESTAURANT WEST ELEVATION
3/32" = 1'-0"



RESTAURANT EAST ELEVATION
3/32" = 1'-0"



RESTAURANT SOUTH ELEVATION
3/32" = 1'-0"

Planning Commission October 12, 2021 - Page 106
ITEM 38a-d

21-0516
10/07/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-3.1
09/21/2021

Nora Lares

From: noreply@formstack.com
Sent: Monday, October 11, 2021 8:23 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/11/21 8:22 AM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	210516
Position:	I OPPOSE the project and all related applications.
Name:	Timothy & Patricia Hamilton
Residential or Business Address:	7585 W Rome Blvd Las Vegas, NV 89131
Phone:	(702) 300-8058
Email:	philp2v3@aol.com
Comments:	As a result of the Neighborhood meeting of September 20, 2021 and subsequent email from Kaempfer Crowell regarding Phase 3 of the Vue at Centennial: - We are very concerned about the ground elevation buildup for drainage directly behind our home that will accommodate the proposed 2-story townhomes. Will our existing property wall support the buildup? Will our wall be reinforced? Will

38 a-d P
Pg 1 of 2

a new retainer wall be built?
- At the Neighborhood meeting, we were advised that there will be 21 feet from the townhomes. Will there be a parking lot behind our home?

Thank you for the opportunity to address our concerns.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

38a-d
pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
38a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0516-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: TC (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
38b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0516-ZON1 - REZONING - FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
38c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0516-MOD1 - MAJOR MODIFICATION - TO AMEND THE CENTENNIAL HILLS TOWN CENTER LAND USE MAP TO ADD 1.95 ACRES [APN 125-22-401-009] AND DESIGNATE THE LAND SX-TC (SUBURBAN MIXED-USE- TOWN CENTER)

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
38d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0516-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 498,343 SQUARE-FOOT DEVELOPMENT CONSISTING OF TWO AND FOUR-STORY MULTI-FAMILY AND SINGLE-STORY RETAIL BUILDINGS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

C.C.: 11/17/2021

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

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
39

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

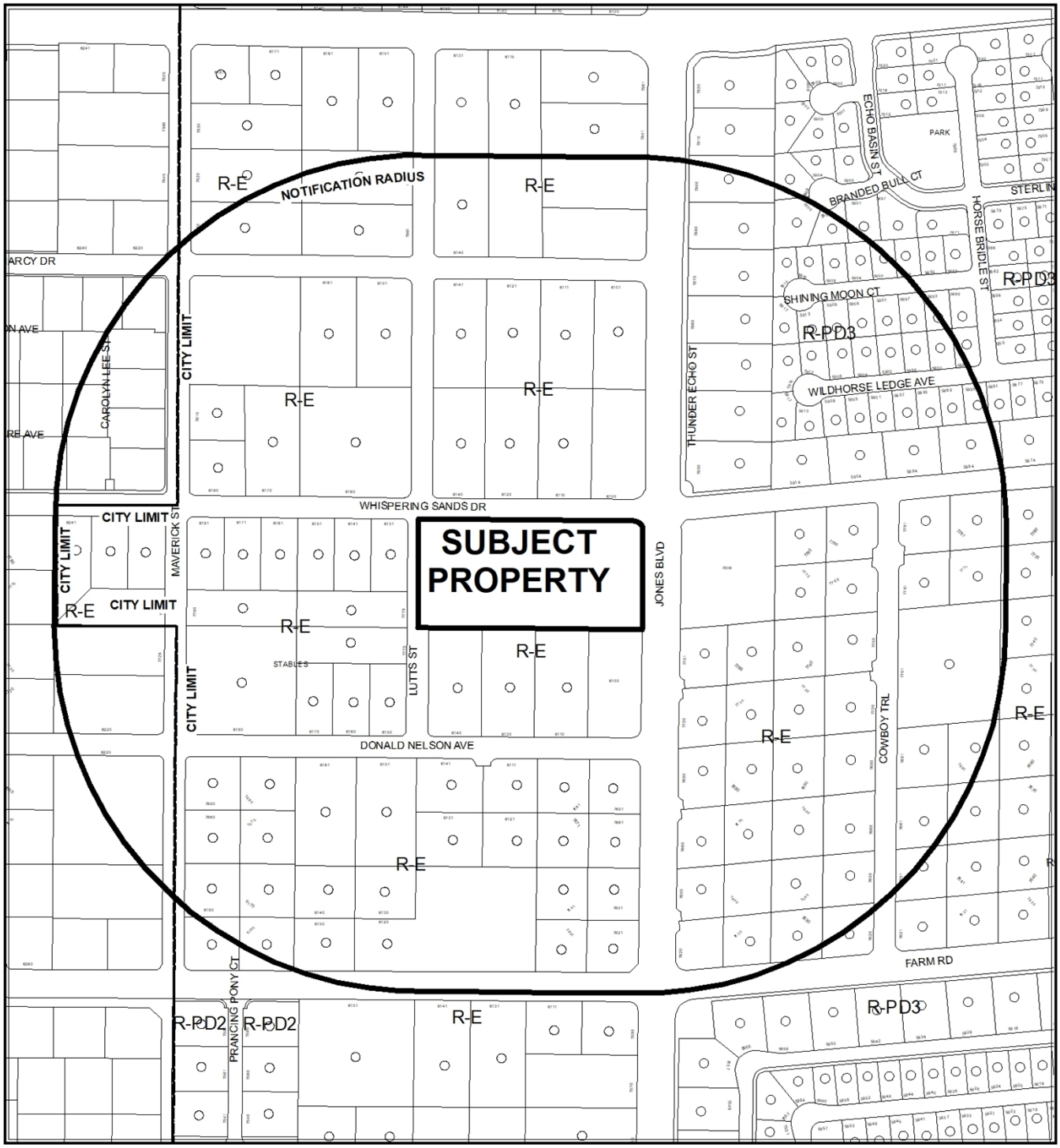
SUBJECT:
21-0518 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 4.21 acres at the southwest corner of Whispering Sands Drive and Jones Boulevard (APN 125-14-604-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

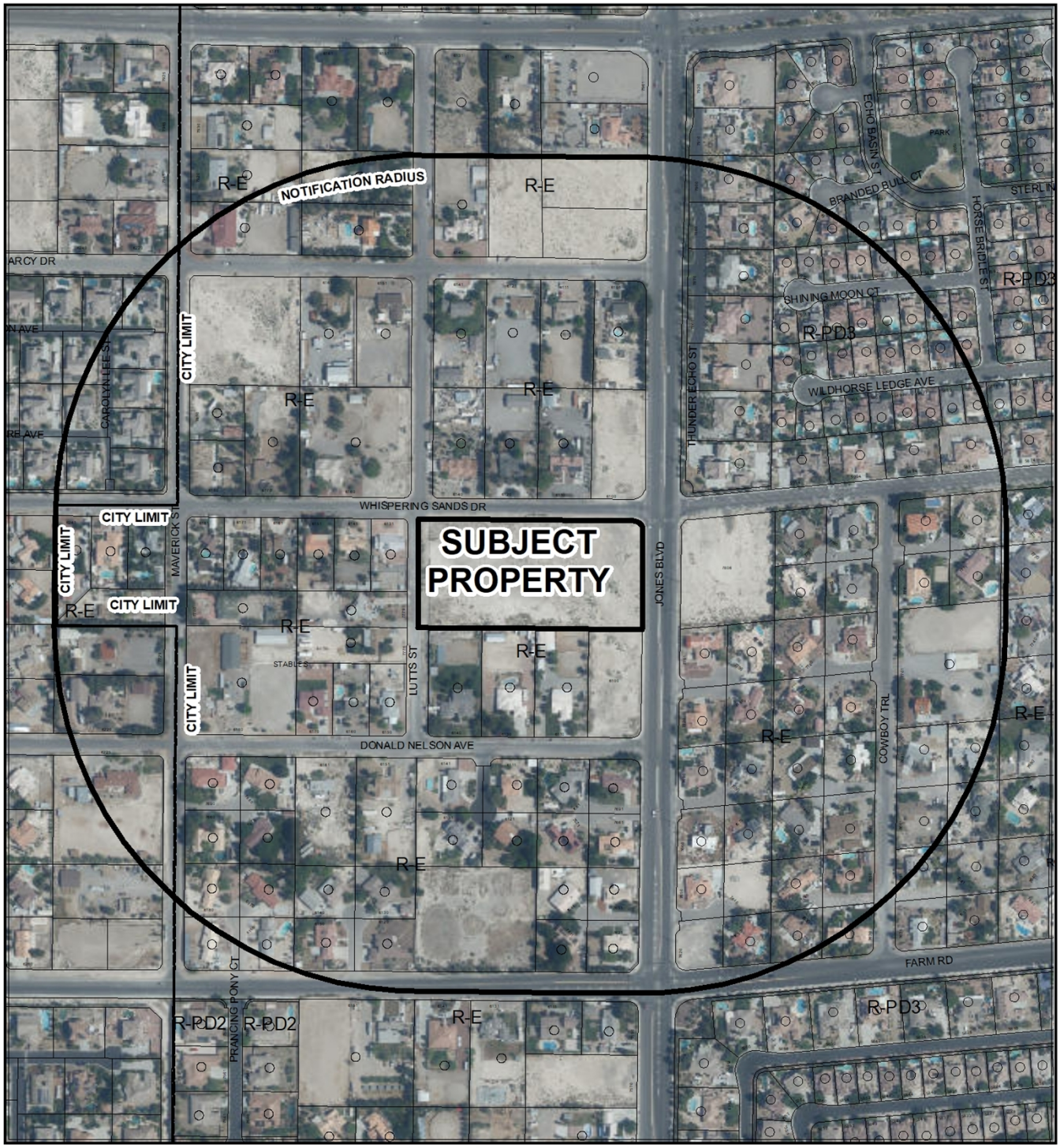
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 21-0518-TMP1
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0518-TMP1
8. Submitted after Final Agenda – Protest Postcard



CASE: **21-0518**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



CASE: **21-0518**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0518-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0518-VAR2	Staff recommends DENIAL, if approved subject to conditions:	
21-0518-VAR3	Staff recommends DENIAL, if approved subject to conditions:	
21-0518-VAR4	Staff recommends DENIAL, if approved subject to conditions:	
21-0518-VAR5	Staff recommends DENIAL, if approved subject to conditions:	
21-0518-VAR6	Staff recommends DENIAL, if approved subject to conditions:	
21-0518-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0518-VAR1-VAR6

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 172

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

21-0518-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (21-0518-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0518-VAR2 through VAR5 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (21-0518-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0518-VAR6 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (21-0518-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. A variance of Title 19.02.025.F is hereby approved. Required improvements shall be per Standard Drawing 244.10 for Whispering Sands Drive and Lutts Street. Contribution amounts as listed in Title 19.02.025.F will be based on items deferred that do not match Standard Drawings 244.10.

7. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

21-0518-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of Variances (21-0518-VAR1 through VAR6) 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. Dedicate 30 feet of right-of-way for Lutts Street along with a 15-foot radius at the southeast corner of Lutts Street and Whispering Sand Drive on the Final Map for this site.

8. Construct half street improvements on Whispering Sands Drive and Lutts Street with appropriate transition paving and overpaving meeting complete street standards adjacent to this site concurrent with the 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. These requirements may be modified to allow rural-style improvements if Variance 21-0518-VAR1 is approved.

9. The sidewalk adjacent to this site on Jones Boulevard shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

10. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

12. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

13. 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.

14. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

15. 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

This is a Tentative Map review request for a proposed eight-lot single-family residential subdivision that fails to meet minimum Title 19 development standards generally located at the southwest corner of Jones Boulevard and Whispering Sands Drive.

ISSUES

- Variance (21-0518-VAR1) is requested to allow a private street to not meet public street standards where such is required and to allow rural street standards where title 19 standards are required. Staff does not support the request.
- Variance (21-0518-VAR2 through VAR5) is requested to allow a 30-foot rear yard setback where 35 feet is required for four lots within the eight-lot subdivision. Staff does not support the request.
- Variance (21-0518-VAR6) is requested to allow a deferral of rural off-site improvements for the external streets. Staff does not support the request.

ANALYSIS

The subject undeveloped site is zoned R-E (Residence Estates) with a DR (Desert Rural) General Plan designation and subject to Title 19 requirements. All adjacent properties are zoned R-E (Residence Estates). Per Title 19, the purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment. The applicant proposes to develop the subject parcel with an eight-lot single-family residential subdivision.

Variance (21-0518-VAR1) is requested from Title 19.04 to allow a private street without a gate to not meet public street standards where such is required and to allow rural street standards where title 19 standards are required. Variance (21-0518-VAR6) is requested from Title 19.02 to allow external rural street standards where title 19 standards are required for Whispering Sands Drive and Lutts Street. The Department of Public Works has commented, “The applicant signed a request for an offsite improvement deferral for Whispering Sands Drive and Lutts Street and that the request was approved. Public Works does not object to 21-0518-VAR6 as long as the applicant is willing to pay deferral fees based off of rural standards.” Variances (21-0518-VAR2 through VAR5) are requested to allow 30-foot rear yard setbacks where 35 feet is required for Lots 1, 6, 7 and 8. Staff finds the requests to be a self-imposed hardships and thereby recommends denial of each Variance request. If approved, they will be subject to conditions.

CS

The submitted north/south and east/west cross sections depict a maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are indicated. We also note that the elevations in cross sections "A" and "B" are incomplete.

The Department of Planning Traffic Engineering Division has commented, "This project will add approximately 76 trips per day on Whispering Sands Dr., Jones Blvd. and Farm Rd. Currently, Jones is at about 47 percent of capacity and Farm is at about 44 percent of capacity. With this project, Jones is expected to remain unchanged and Farm to be at about 45 percent of capacity. Counts are not available for Whispering Sands in this vicinity, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 8 additional cars, or about one every eight minutes."

The Clark County School District projects that approximately three primary and secondary school students would be generated by the proposed development on this site. The District notes that Saville Middle School and Shadow Ridge High School are over capacity for the 2020-2021 school year. Saville Middle School is at 101.05% and Shadow Ridge High School is at 125.95% of program capacity.

FINDINGS (21-0518-VAR1 through VAR6)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development that fails to meet minimum Title 19 development standard requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0518-TMP1)

While the proposed Tentative Map conforms to Nevada Revised Statutes, it fails to adhere to all applicable Title 19 requirements; therefore, staff recommends denial. If approved, it will be subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
12/04/18	Code Enforcement Case (#CE-195108) was opened for damaged and torn down fencing along pedestrian walkway and illegal dumping of dirt. The Case was resolved on 01/02/19.

Most Recent Change of Ownership	
08/19/99	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	
08/17/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/02/21	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.21

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	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

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	18,000 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks • Rear	35 Feet	30 Feet	N*

*The applicant has requested Variances to allow reduced rear yard setback areas for Lots 1, 6, 7 and 8.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Jones Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	N*
Whispering Sands Drive	Local Street	Title 13	60	N*

*The applicant has requested a Variance to allow rural off-site improvements where Title 19 off-site improvements are required.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	8	Two spaces per dwelling unit	16				
TOTAL SPACES REQUIRED			16		16		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) Tentative Map and Variance

Project Address (Location) Jones and Whispering Sands

Project Name Jones & Whispering Sands **Proposed Use**

Assessor's Parcel #(s) 125-14-604-001 **Ward #** 6

General Plan: Existing Proposed **Zoning:** Existing R-E Proposed

Additional Information 8-lot single family residential development

Property Owner ALMA T HIRKALA 1999 REV. TRUST **Contact** ALMA HIRKALA

Address 5852 PROSPECTOR PLACE City LAS VEGAS State NV Zip 89118

E-mail ALMA.HIRKALA@ICLOUD.COM Phone 702-349-5060

Applicant Greystone Nevada **Contact** Robert Flaxa

Address 9275 W. Russell Rd. Suite 400 City Las vega State NV Zip 89148

E-mail Robert.Flaxa@Lennar.com Phone 702-821-4651

Representative Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone 702-362-8844

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Alma T Hirkala Trustee

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Alma T. Hirkala

Subscribed and sworn before me

This 3rd day of August, 21

Clark County, Nevada

Notary Public in and for said County and State

TANYA JIMENEZ
Notary Public, State of Nevada
Appointment No. 21-0663-01
My Appt. Expires Feb 9, 2025

21-0518
08/19/2021

Jones & Whispering Sands

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.

21-0518
08/19/2021

- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☑ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

NOT APPROVED ☐ 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. Please add

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: 8/17/21

21-0518
08/19/2021

DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PROJECT NAME** Jones & Whispering Sands
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Greystone Nevada (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Elisha Scrogum at (702)-362-8844. Thank you.

Sincerely,

(Signature)

Elisha Scrogum
(Print)

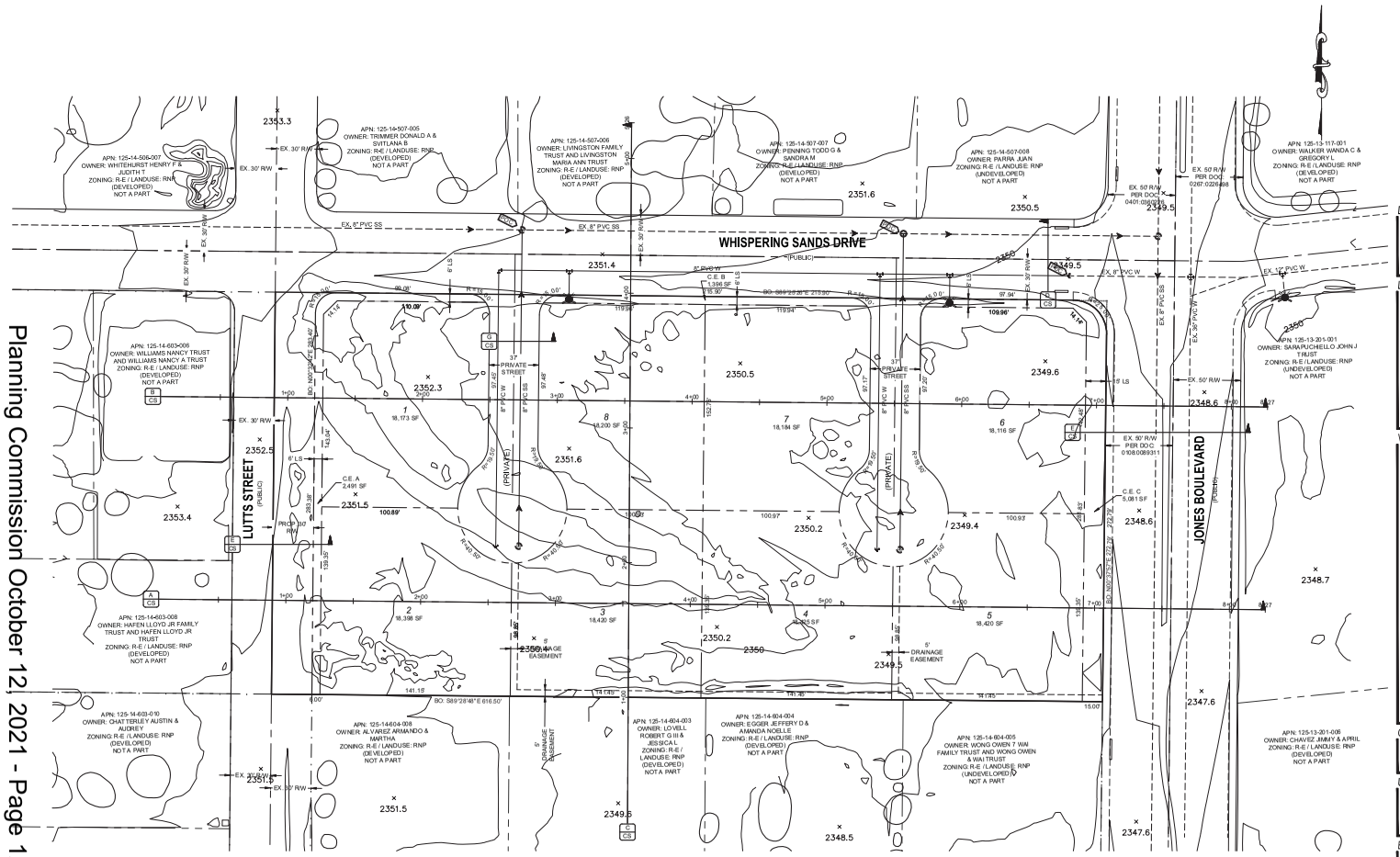
SHANNON COOPER
Notary Public - State of Nev
Appointment Recorded in Clark C
No: 16-2800-1 - Expires June 1

EXPIRES JUNE 14, 2024

Subscribed and sworn before me

This 18TH day of AUGUST, 20 21.

Notary Public in and for said County and State



Planning Commission October 12, 2021 - Page 1215

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

CONNECTIVITY

2 LINKS
2 NODES
RATIO: 2/2=1

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	20 FT	20 FT
INTERIOR SIDE:	10 FT	10 FT
CORNER SIDE:	15 FT	15 FT
REAR:	35 FT	30 FT

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

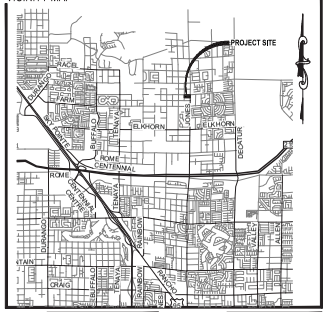
LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 19.

VICINITY MAP



OWNER

HIRKALA ALMA T 1999 REVOCABLE TRUST
5852 HILLSIDE CT OR TRAIL
LAS VEGAS, NV 89118

DEVELOPER

LENNAR
9275 WEST RUSSELL ROAD, SUITE 400
LAS VEGAS, NV 89148
(702) 821-4651

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

N00°37'57"E, BEING THE EASTLINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF JONES BOULEVARD, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 161, PAGE 45 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS
BENCHMARK ID 6LV9031NWW6

RIVET & PLATE INTOP OF CURB NE CORNER OF JONES & WHISPERING SANDS
ELEVATION 736.07 METERS (NAVD 88_V2013)

LEGAL DESCRIPTION

SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14

WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 8 HOUSES

AVERAGE FLOW = 0.0020 MGD (8 ERUS)
PEAK FLOW = 0.007 MGD (28 ERUS)
PEAK + WET WEATHER = 0.0088 MGD (35 ERUS)

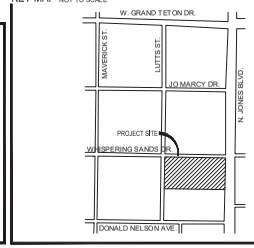
CALCULATIONS:
AVG FLOW = 8 X 90,000 GAL X 1 MG = 0.0020 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0020 X 3.5 = 0.007 MGD
PEAK + WET WEATHER FLOW = 0.007 MGD X 1.25 = 0.0088 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	125-14-604-001
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	RE
PROPOSED ZONING:	RE
TOTAL PROPOSED LOTS:	8 LOTS (TYPE) / 3 LOTS (COMMON LOTS)
GROSS ACREAGE:	4.21 ACRES
NET ACREAGE:	4.01 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1.9 LOTS/ACRE
DENSITY ALLOWED:	2.49 LOTS/ACRE
SMALLEST LOT SIZE:	18,116 SF
LARGEST LOT SIZE:	18,425 SF
AVERAGE LOT SIZE:	18,292 SF
MINIMUM LOT SIZE ALLOWED	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT
OPEN SPACE REQUIRED:	N/A
OPEN SPACE PROVIDED:	N/A
PARKING REQUIRED:	2 SPACES/UNIT
PARKING PROVIDED:	16 SPACES

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1'INTERVAL)		
CONTOUR (5'INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	X X
POWER POLE		
STORM DRAIN MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0518
08/19/2021

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISIONS		SHTS	

LENNAR

TAMEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TAMEYCORP.COM

EST. 2000

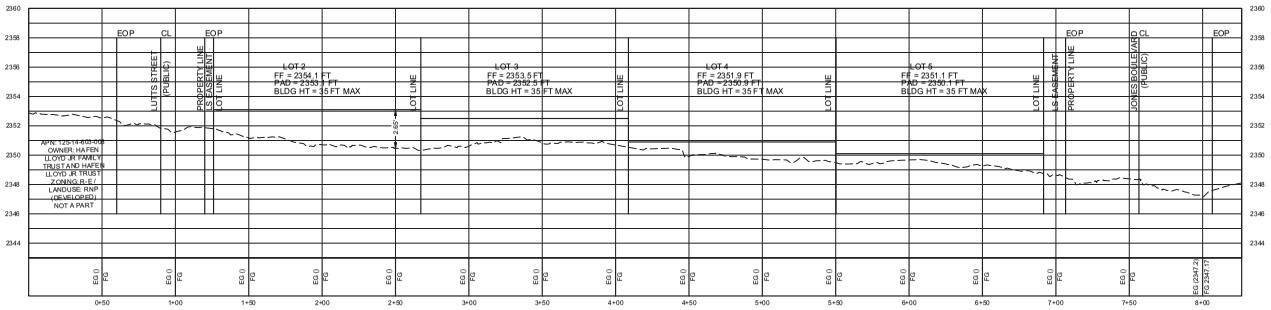
JONES & WHISPERING SANDS
SINGLE-FAMILY RESIDENTIAL
TENTATIVE MAP

ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15726

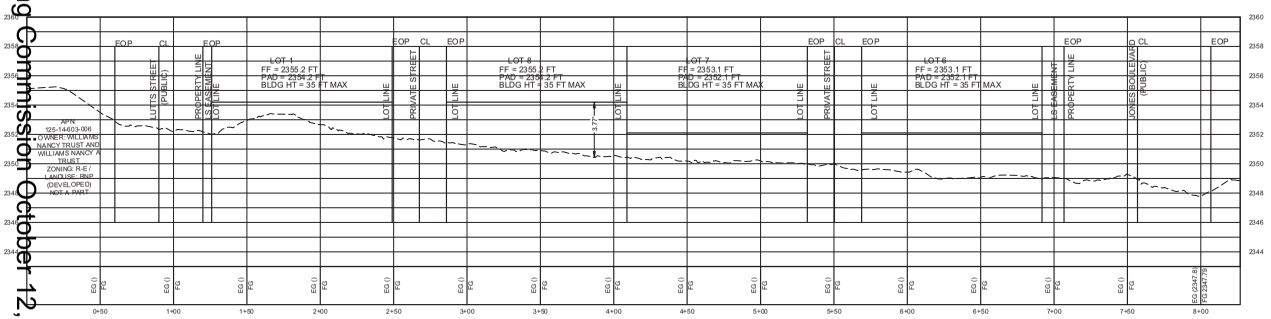
DATE: 8/18/2021
SCALE: 1"= 40'
JOB NO: LEN-21-031
DESIGNED BY: JJ
CHECKED BY: RC
SHEET NAME: TM
SHEET NUMBER: 3 OF 4

CLV 0000000

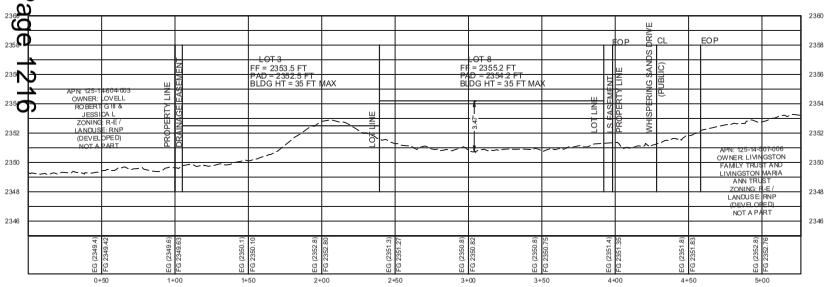
LAST PLOT: Jeremiah Johnson
FILE NAME: S:\ACTIVE\LENNAR\LEN-21-031 - JONES & WHISPERING SANDS\END1 ENTITLEMENT\SIV\VIG\LEN031_TM.DWG



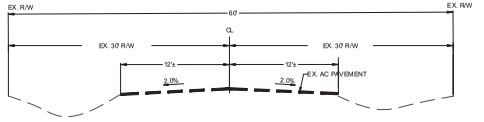
SECTION A
HORIZONTAL SCALE: 1:40



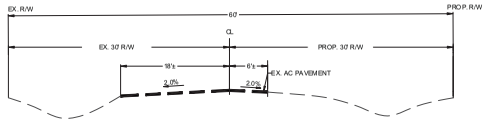
SECTION B
HORIZONTAL SCALE: 1:40



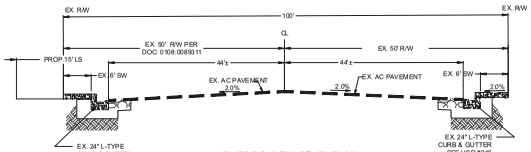
SECTION C
HORIZONTAL SCALE: 1:40



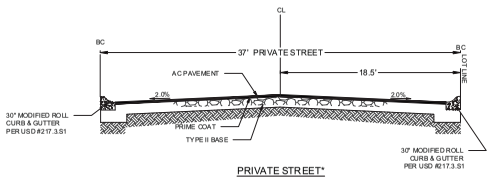
WHISPERING SANDS DRIVE (PUBLIC)
SECTION D



LUTTS STREET (PUBLIC)
SECTION E



JONES BOULEVARD (PUBLIC)
SECTION F



PRIVATE STREET*
SECTION G

*37' PRIVATE STREET
PERMISSIBLE PER
RESIDENTIAL SPRINKLER
MEMORANDUM OF
UNDERSTANDING
SECTION 4C

Planning Commission October 12, 2021 - Page 12 16

NO.	DESCRIPTION	BY	SH'TS	APPR.	DATE
	REVISIONS				

LENNAR

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

JONES & WHISPERNG SANDS
SINGLE-FAMILY RESIDENTIAL

CROSS SECTION

ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15726

DATE:	8/17/2021
SCALE:	1"=40'
JOB NO:	LEN-21-031
DESIGNED BY: JJ	CHECKED BY: RC
SHEET NAME:	CS
SHEET NUMBER:	4 OF 4
---	---
CLV	0000000

LAST PLOT: Jeremiah Johnson
FILE NAME: S:\ACTIVE\LENNAR\LEN-21-031 - JONES & WHISPERING SANDS\ENGR\1 ENTITLEMENTS\ONGLE\ENGR1_TM.DWG



21-0518-VAR1, 21-0518-VAR2, 21-0518-VAR3, 21-0518-VAR4, 21-0518-VAR5, 21-0518-VAR6 AND 21-0518-TMP1 - APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST, ET AL SOUTHWEST CORNER OF WHISPERING SANDS DRIVE AND JONES BOULEVARD

09/02/2021



21-0518-VAR1, 21-0518-VAR2, 21-0518-VAR3, 21-0518-VAR4, 21-0518-VAR5, 21-0518-VAR6 AND 21-0518-TMP1 - APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST, ET AL SOUTHWEST CORNER OF WHISPERING SANDS DRIVE AND JONES BOULEVARD

09/02/2021



21-0518-VAR1, 21-0518-VAR2, 21-0518-VAR3, 21-0518-VAR4, 21-0518-VAR5, 21-0518-VAR6 AND 21-0518-TMP1 - APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST, ET AL SOUTHWEST CORNER OF WHISPERING SANDS DRIVE AND JONES BOULEVARD

09/02/2021



21-0518-VAR1, 21-0518-VAR2, 21-0518-VAR3, 21-0518-VAR4, 21-0518-VAR5, 21-0518-VAR6 AND 21-0518-TMP1 - APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST, ET AL SOUTHWEST CORNER OF WHISPERING SANDS DRIVE AND JONES BOULEVARD

09/02/2021

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 17, 2021

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

RE: **Jones & Whispering Sands – Justification Letter (Variance & Tentative Map)**
APN: 125-14-604-001

To Whom It May Concern:

Taney Engineering, on behalf of our client, Lennar Corporation, is respectfully submitting justification for a tentative map, wavier, and variances in support of the project described above.

Project Description

The subject site is generally located to the west of Jones Boulevard and south of Whispering Sands Drive within the City of Las Vegas jurisdiction. The site is currently zoned R-E (Residence Estates District) and is approximately 4.21 gross acres and is proposed to be developed as Single Family Residential with 8 lots and a density of 1.9 lots per acre.

The lot sizes range from 18,116 SF to 18,425 SF. Access to the proposed site is off Whispering Sands Drive through two private streets, 37' in width and without gated access, that terminate in a cul-de-sac.

The proposed development will feature a 15' wide landscape strip along Jones Boulevard and a 6' wide landscape strip along Whispering Sands Drive and Lutts Street.

Tentative Map

A Tentative Map is requested to allow for the development, which will provide 8,968 square feet of perimeter landscaping, provide for 8 single-family residential units with attached garages. Garbage pick-up will be handled individually by Republic Service.

Residential Sprinkler Memorandum of Understanding

37' private streets are permissible per Section 4C of the attached Residential Sprinkler Memorandum of Understanding adopted by the City of Las Vegas in 2018:

"33' with parking for parking on both sides measured to face of curb".

Waiver

We are requesting to waive the off-site improvements where streetlights, curb, gutter, and sidewalks are required for a proposed residential development on Whispering Sands Drive and Lutts Street, the right-of-ways adjacent to the site.

21-0518
08/19/2021

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

Justification: The residential subdivision will be designed to match existing communities in the area, as these communities have been developed following rural street standards including no streetlights, curb, gutter or sidewalk. Our request will match the design of the neighbors to the north, west, and south of our site.

Variance #1

We are requesting to allow a deviation from Complete Street Standards to allow for no sidewalks, streetlights, or gates on the 37' private streets. We would also like to request that the on-site curb and gutter to be modified 30" roll-curb.

Justification: The on-site streets will be designed to match existing communities in the area, as these communities have been developed following rural street standards including no streetlights or sidewalks. The existing developments are consistent with the rural standards, and the developer would like to develop this parcel as such. The on-site road is 37' back-of-curb to back-of-curb. This meets the fire code requirements for a street with modified roll-curb.

Variance #2

We would like to request a variance for the rear building setbacks on lots 1,6,7, and 8. Where 35' is required, we would like to ask for this to be reduced to 30'.

Justification: These lots are abutting others within the proposed development. This variance will not affect the public right of way. The subdivision is providing a minimum of 6' perimeter landscaping buffer to also provide additional screening from adjacent properties.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call (702) 362-8844.

Sincerely,

Taney Engineering

Jeremiah Johnson
Land Planner

21-0518
08/19/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 09/09/2021 **Application Number** 21-0518-TMP1 **Entity** LV

Company Name Taney Engineering

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 362-8844 **Mobile** **Fax** **Email**

Project Name Jones & Whispering Sands

Project Description 8 Single-Family Lots

APN's 125-14-604-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	8	x 0.166=	1	x 0.093 =	1	x 0.131 =	1
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			1		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Heckethorn ES	5150 Whispering Sands Dr	K-5	712	669	3/1/2021
Saville MS	8101 N. Torrey Pines Dr	6-8	1531	1547	3/1/2021
Shadow Ridge HS	5050 Brent Lane	9-12	2509	3160	09/02/21

*** CCSD Comments** Saville MS and Shadow Ridge HS were over capacity for the 2020-2021 school year. Saville MS was at 101.05% and Shadow Ridge HS was at 125.95% of program capacity.

☐ Approved ☐ Disapproved

21-0518-TMP1
Greystone Nevada

SWC Whispering Sands Drive and Jones Boulevard

Proposed 8 lot single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	8	9.44	**76**
AM Peak Hour			0.74	**6**
PM Peak Hour			0.99	**8**

Existing traffic on all nearby streets:

Jones Boulevard

Average Daily Traffic (ADT)	16,583
PM Peak Hour	1,327
(heaviest 60 minutes)	

Farm Road

Average Daily Traffic (ADT)	7,264
PM Peak Hour	581
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Jones Boulevard	35,490
Farm Road	16,380

This project will add approximately 76 trips per day on Whispering Sands Dr., Jones Blvd. and Farm Rd. Currently, Jones is at about 47 percent of capacity and Farm is at about 44 percent of capacity. With this project, Jones is expected to remain unchanged and Farm to be at about 45 percent of capacity. Counts are not available for Whispering Sands in this vicinity, but it is believed to be under capacity.

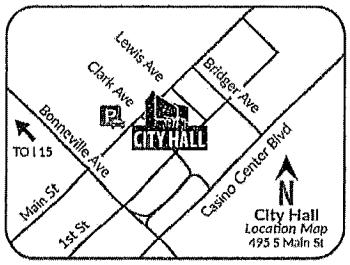
Based on Peak Hour use, this development will add into the area roughly 8 additional cars, or about one every eight minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0518 and 21-0518-VAR1 and 21-0518-VAR2, VAR3, VAR4, VAR5 and 21-0518-VAR6 and 21-0518-TMP1

Planning Commission Meeting of **10/12/2021**

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

21-0518
12513115013
KIKUCHI GUY I & IRIS J
5884 WHISPERING SANDS DR
LAS VEGAS NV 89131-2194

35 HRDFNP1 89131

Submitted after final agenda

39a-gP

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
39a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0518-VAR1 - VARIANCE - TO ALLOW A PRIVATE STREET TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
39b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0518-VAR2 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
39c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0518-VAR3 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
39d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0518-VAR4 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
39e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0518-VAR5 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
39f

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0518-VAR6 - VARIANCE - TO ALLOW EXTERNAL RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
39g

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0518-TMP1 - TENTATIVE MAP - JONES & WHISPERING SANDS - FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
40

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

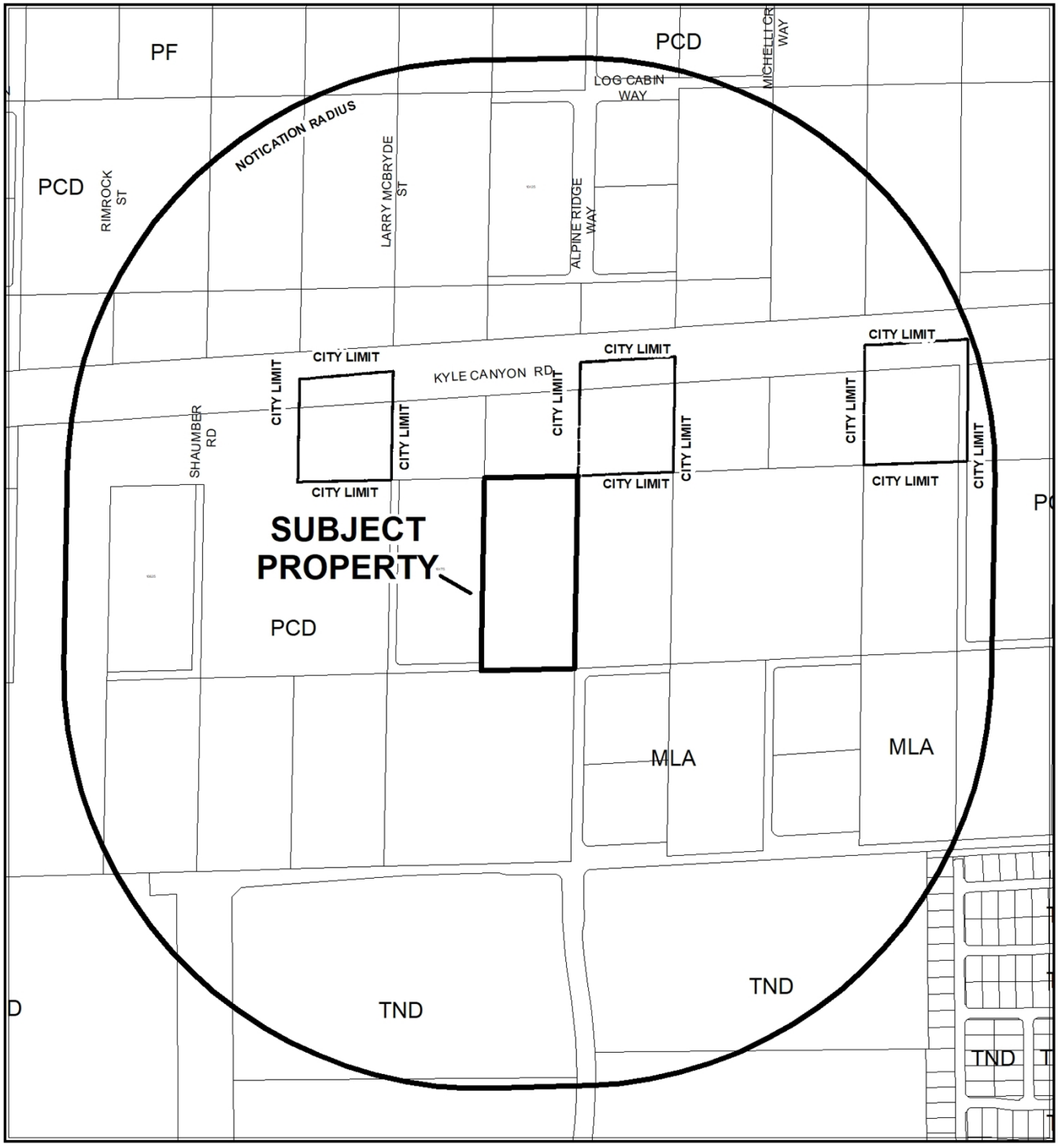
SUBJECT:
21-0519 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-401-006), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 21-0519-GPA1
2. Land Use Map for 21-0519-GPA1
3. Location and Aerial Maps
4. Land Use Map for 21-0519-ZON1
5. Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. School Development Tracking Form Submitted by Clark County School District for 21-0519-ZON1
10. Submitted after Final Agenda – Support Postcards



CASE: 21-0519-GPA1

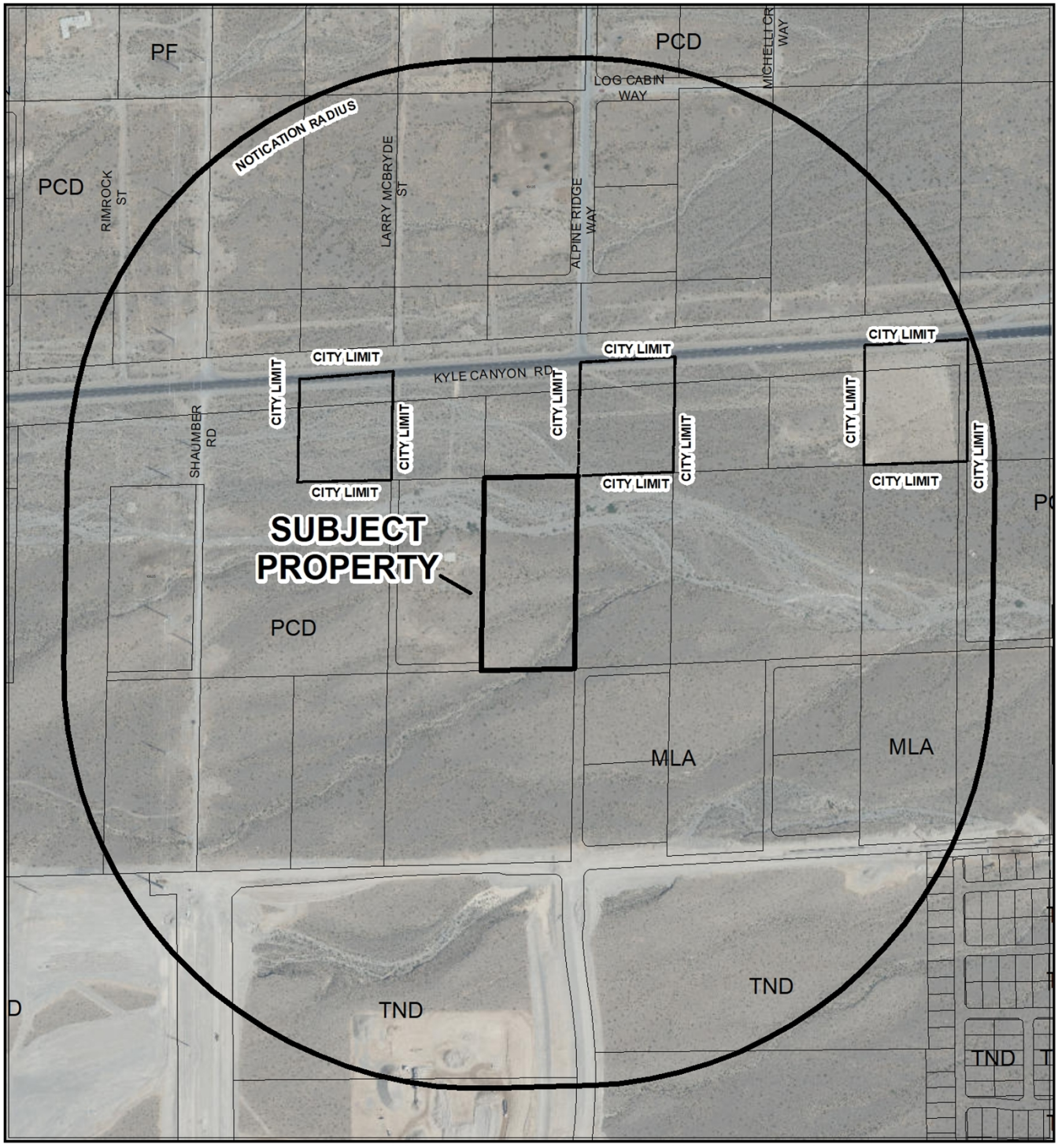
RADIUS: 1500 FEET

0 410 820 Feet

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

N



CASE: 21-0519-GPA1

0 410 820 Feet

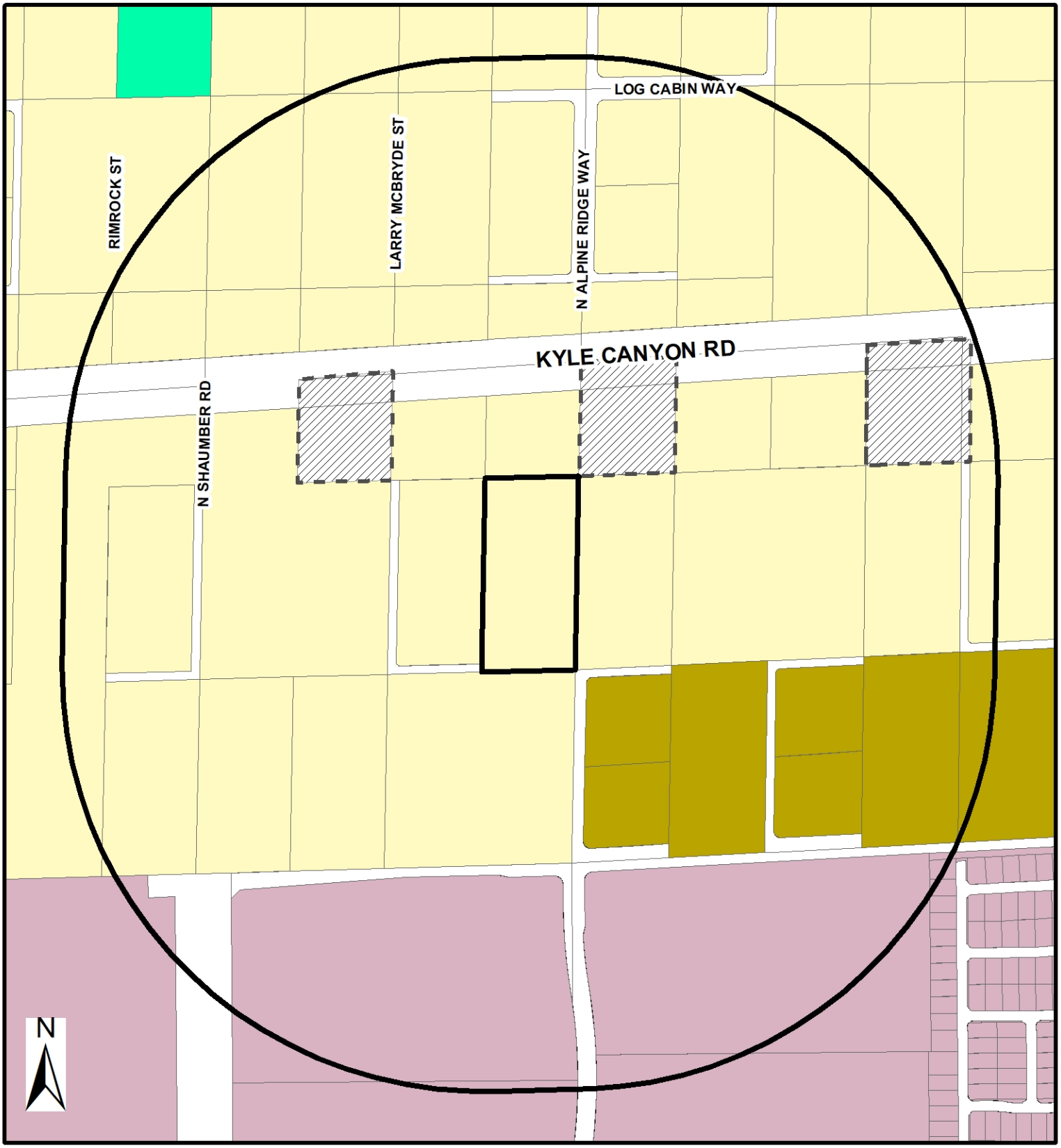
RADIUS: 1500 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

N

21-0519-GPA1



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM PCD TO MLA

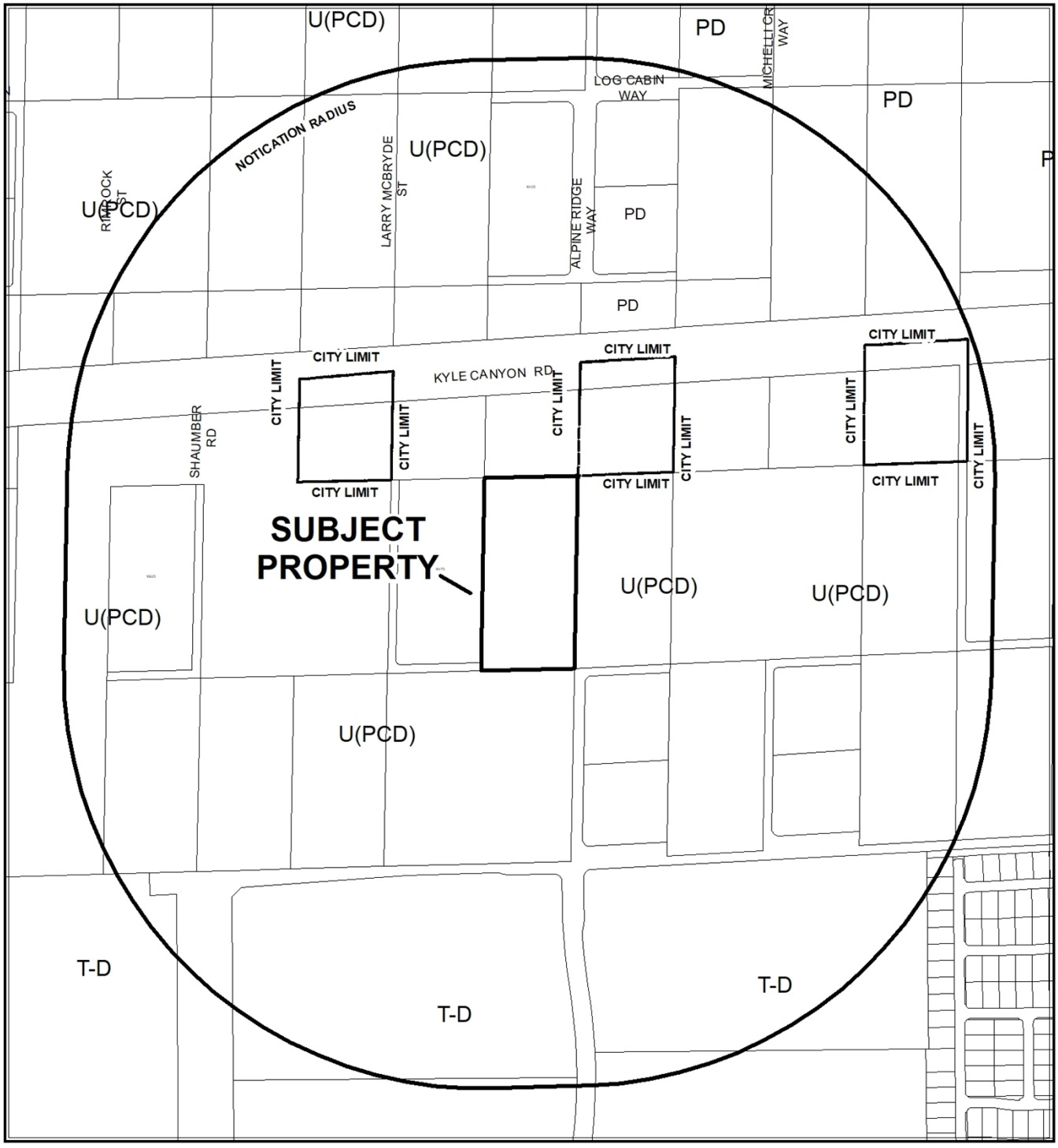
Subject Property

City Limits

Not City

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 13, 2021



0 410 820 Feet

CASE: 21-0519

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE-FAMILY ATTACHED)

N



0 410 820 Feet

CASE: 21-0519

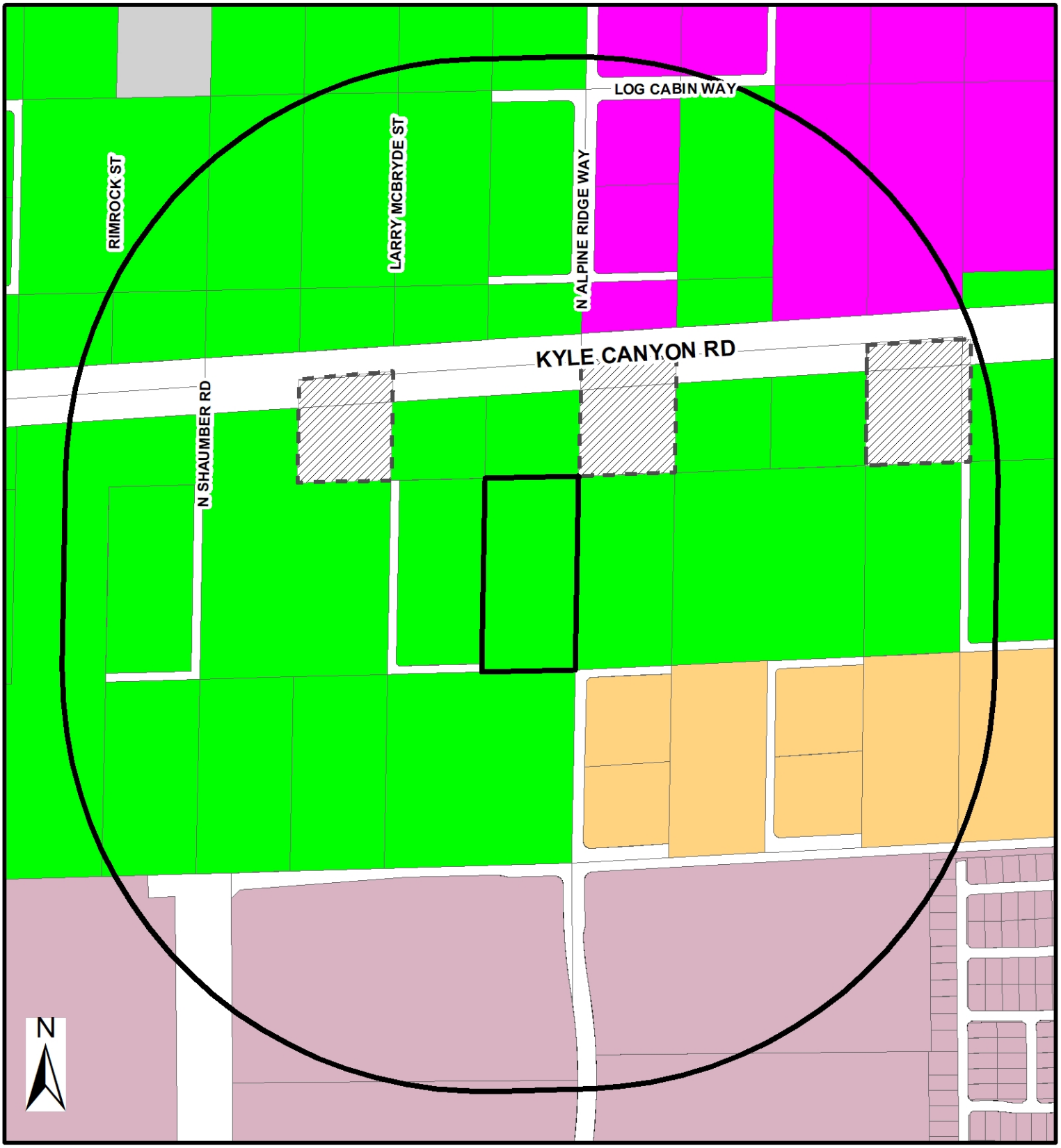
RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE-FAMILY ATTACHED)

N

21-0519-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS - Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U TO R-TH

Subject Property

City Limits

Not City

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 13, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0519-GPA1	Staff recommends APPROVAL.	
21-0519-ZON1	Staff recommends APPROVAL.	21-0519-GPA1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 52

PROTESTS 0

APPROVALS 0

NE

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a General Plan Amendment and Rezoning for 5.00 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.

ANALYSIS

General Plan Amendment

The subject site currently contains a Land Use Designation of PCD (Planned Community Development). The PCD designation supports mixed residential developments with a maximum density of 8.00 dwelling units per acre. Planned Community Developments typically include commercial, residential and public land uses. The PCD Land Use Designation supports the PD (Planned Development) zoning district.

The applicant is proposing to amend this General Plan Designation to MLA (Medium Low Attached). The MLA Land Use Designation supports single and multi-family housing, typically attached, townhomes, condos, and plexes with a maximum density of 12.5 dwelling units per acre.

The City of Las Vegas 2050 Master Plan notes the City's housing is predominantly low-density, single-family residential. This has caused the City to lack diversity in housing types. Amending the subject site's land use designation to MLA (Medium Low Attached) will allow a more diverse type housing product at a higher density that the current PCD Land Use Designation. Therefore, staff is recommending approval of the requested General Plan Amendment.

Rezoning

The subject site is currently zoned U (Undeveloped). The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

The applicant is proposing to rezone the subject site to R-TH (Single Family Attached). The purpose of the R-TH district is to accommodate single-family attached residences with designs and densities that transition between multi-family and single family uses.

Staff finds the proposed Rezoning is in alignment with the proposed MLA General Plan Amendment request and also supports the City's goal of providing a diverse and resource efficient housing stock and staff is recommending approval of the requested Rezoning.

FINDINGS (21-0519-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The density and intensity of the proposed MLA (Medium-Low Attached) General Plan Designation is compatible with the existing adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed MLA General Plan Designation supports the both the R-2 (Medium-Low Density Residential) and the proposed R-TH (Single Family – Attached) zoning districts. Southeast of the subject is property designated MLA, and zoned R-TH with active approvals for a residential development that contains both single-family attached and detached structures which is compatible with the proposed MLA General Plan Designation and R-TH (Single Family – Attached) zoning district.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Any future development that occurs on the subject site would be required to provide transportation, recreation, and utility facilities to accommodate the uses and densities permitted by the proposed MLA General Plan Designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment supports the goals of the City of Las Vegas 2050 Master Plan to provide a diverse housing stock to include a range of building types.

FINDINGS (21-0519-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed R-TH zoning district would conform to the proposed MLA (Medium-Low Attached) General Plan Designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The purpose of the R-TH district is to accommodate single family attached residences with designs and densities that transition between multi-family and single family uses, which is compatible with the surrounding land uses and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Development factors in the area indicate the need and appropriateness of the rezoning as the property southeast of the subject site is also zoned R-TH.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Future development would be required to install the half-street improvements adjacent to the subject site in order to provide street facilities adequate in size to meet the requirements of the development.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/05/07	The City Council approved a request for a Petition to Annex (ANX-21949) property generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road containing approximately 15.56 acres.

Most Recent Change of Ownership	
06/2009	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site.

Pre-Application Meeting	
08/17/21	Staff performed a routine pre-application meeting to discuss the proposed single-family residential subdivision and the necessary applications required for the Land Use Entitlements.

Neighborhood Meeting	
09/13/21	Date: 09/13/21 Time: 5:30pm – 6:15pm Attendees: Planning Commissioner Chair Louis DeSalvio; One representative from the Department of Planning; and Two representatives for the applicant. No members of the public attended and the meeting was concluded.

Field Check	
09/08/21	Staff performed a routine field check to observe the undeveloped subject site. Staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Gross Acres	5.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the proposed R-TH District:

Standard	***Required/Allowed***
Min. Lot Size	1,600 SF
Min. Lot Width	20 Feet
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet N/A Feet 10 Feet 5 Feet
Max. Lot Coverage	95 %
Max. Building Height	3 Stories / 45 Feet

5.00 Acres (217,800 square feet):

Existing Zoning	***Permitted Density***	***Units Allowed***
U (Undeveloped)	20,000 Square-Foot Lots	10 units
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached)	1,600 Square-Foot Lots	136 units
Existing General Plan	***Permitted Density***	***Units Allowed***
PCD (Planned Community Development)	8.00 du/ac	40 units
Proposed General Plan	***Permitted Density***	***Units Allowed***
MLA (Medium Low Attached Density Residential)	12.49 du/ac	62 units

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZON, VAC, TMP, VAR

Project Address (Location) Alpine Ridge and Kyle Canyon

Project Name Alpine Ridge West **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-01-401-006 **Ward #** 6

General Plan: Existing PCD Proposed MLA **Zoning:** Existing Undeveloped Proposed R-TH

Additional Information

Property Owner GIRARD-NEVADA L L C Contact n/a

Address 8022 Via Del Desierto City Scottsdale State AZ Zip 85228

E-mail n/a Phone n/a

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S. Arville St. #216 City Las Vegas State NV Zip 89118

E-mail Hannah.Swan@westwoodps.com Phone 702-284-5349

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 By: Southwest Capital Partners, Inc, its manager

An authorized agent may sign in lieu of the property owner for ~~Final Maps, Tentative Maps and~~ Parcel Maps

Print Name David Ignell, its President

Subscribed and sworn before me

This 9th day of August, 20 21

Notary Public in and for said County and State

Colleen Sullivan
My Commission Expires
NOTARY PUBLIC
12-12-24
State of Alaska

21-0519
08/24/2021



21-0519-GPA1 AND 21-0519-ZON1 - APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC
WEST SIDE OF THE ALPINE RIDGE WAY ALIGNMENT, SOUTH OF KYLE CANYON ROAD

09/08/2021



21-0519-GPA1 AND 21-0519-ZON1 - APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC
WEST SIDE OF THE ALPINE RIDGE WAY ALIGNMENT, SOUTH OF KYLE CANYON ROAD

09/08/2021



21-0519-GPA1 AND 21-0519-ZON1 - APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC
WEST SIDE OF THE ALPINE RIDGE WAY ALIGNMENT, SOUTH OF KYLE CANYON ROAD

09/08/2021

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

main (952) 937-5150
fax (952) 937-5822

TRI2105

August 23, 2021

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

RE: Alpine Ridge West - Justification Letter for a Vacation, General Plan Amendment, Zone Change, Variance and Tentative Map

Assessor's Parcel Number: 126-01-401-006

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of a Vacation, General Plan Amendment, Zone Change, Variance and Tentative Map for the subject site.

The subject site is located on Alpine Ridge Way, north of Iron Mountain Road and south of Kyle Canyon Road. The parcel acreage is approximately 5.0 gross acres. The proposed development will consist of 25 single family residential lots resulting in a density of 5.0 dwelling units per acre. The proposed typical lot size is 52'x80'. The minimum area of a residential lot within the community is 4,732 square feet.

Vacation Justification

The applicant requests the vacation of patent easements encumbering the site. These easements are no longer required as this development will provide required easements and rights of way via a Final Map as necessary. Included with this application is a vacation map and legal descriptions with exhibits detailing the location and extents of the easements to be vacated.

General Plan Amendment

The requested Amendment is to change the Land Use of the subject property from Planned Community Development (PCD) to Medium Low Attached (MLA). Medium Low Attached was selected to be consistent with the Iron Mountain community to the southeast (21-0315-TMP1). Both communities will offer the same detached architecture. This change will allow the property to be developed without meeting the minimum acreage required for Planned Community Developments. Given the number of different landowners in the area combined with challenging physical features such as large washes, we feel that the requested General Plan Amendment is justified.

The site is currently undeveloped, but it is near to existing infrastructure installed with Skye Canyon and improvements proposed with Iron Mountain (21-0315-TMP1) to the south, Alpine Ridge East (21-0520-TMP1) to the east and Kyle Canyon Gateway to the north. This proposed GPA will propose a residential neighborhood which will allow the following infrastructure items to be installed:

- Water: Tri Pointe and Westwood are currently in discussions with LVVWD on the water mains necessary to be installed to serve the Kyle Canyon Gateway community to the north.

21-0519
08/24/2021

Currently, we anticipate distribution mains to be installed in Alpine Ridge Way per independent offsite water plans. A 36" transmission main is required to be installed in Alpine Ridge Way from Iron Mountain Road to Kyle Canyon Road with another separate plan.

- Sewer: Per the Kyle Canyon Gateway Planned Development conditions of approval, an oversized sewer main will be installed in Kyle Canyon Road from Oso Blanca Road to Alpine Ridge Way. This community will connect to a stub provided by that planned sewer at the intersection of Kyle Canyon Road and Alpine Ridge Way.

- Storm Drain: A Drainage Study will be completed for this project. The Storm Drain facilities required by this study will be installed when the property is developed. Preliminary concept for the required storm drain is identified on the Tentative Map. Large drainage easements are provided along the east and north property boundaries to convey anticipated flows to the historical path without negative impacts to the proposed homes or infrastructure.

Zone Change

The requested Zone Change will modify the zoning of the subject property from Undeveloped to R-TH. The proposed residential lots average 5,540 square feet. This zoning designation is being selected to match the zoning of the Iron Mountain community to the south (21-0315-TMP1) and Alpine Ridge East (21-0520-TMP1) to the east. Both communities will offer the same architecture. Utilizing the same zoning for these communities will allow building setbacks to be consistent throughout the area.

Variance Justification

This community is encumbered by an existing wash that covers approximately half of the parcel. In order to convey storm flows across the parcel, a large RCB storm drain is proposed with Alpine Ridge East (21-0520-TMP1) across this site. The preliminary sizing of the storm drain box is 12'x5'. There is approximately 25' along the east and 20' along the north property boundaries reserved for drainage easements to allow storm flows to be collected and conveyed to the historic path without any negative impacts to the proposed homes or infrastructure.

A retaining wall of up to 10 feet in height is being requested to ensure adequate cover over the box and to allow flows to be collected without impacting adjacent landowners. In order to help compensate for the over-height wall, the applicant proposes to utilize a 4' view fence on a 2' screen wall on top of the retaining wall where the height of the retaining exceeds 6'. The resultant maximum exposed height of any wall will be 12'.

Tentative Map Justification

This Tentative Map submittal is in conformance with all associated applications to be reviewed concurrent with this application. The subject Tentative Map provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and west to east, details of typical wall sections, and locations of existing and proposed utilities. It is anticipated that the site will be developed in two phases due to the need to obtain a BLM grant along the southern property boundary. All community streets take access from Alpine Ridge Way.

Common area provided for the community is identified on the accompanying Landscape Exhibit. The area of which is approximately 8,534 square feet.

21-0519
08/24/2021

The community incorporates retaining walls up to 6’ high, with exception to walls along the drainage easement, which will be up to 10’ high.

Thank you for considering these applications. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,
Westwood Professional Services



Dan Poll
Project Manager

21-0519
08/24/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 09/09/2021 **Application Number** 21-0519-ZON1 **Entity** LV

Company Name Westwood Professional Services

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 284-5300 **Mobile** **Fax** **Email**

Project Name Alpine Ridge West

Project Description 25 Single-family lots

APN's 126-01-801-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	25	x 0.166=	4	x 0.093 =	2	x 0.131 =	3
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			4		2		3

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Divich ES	9851 Donald Nelson Ave	K-5	863	887	3/1/2021
Escobedo MS	9501 Echelon Point Dr.	6-8	1591	987	3/1/2021
Arbor View HS	7500 Whispering Sands Dr	9-12	2524	3229	3/1/2021

*** CCSD Comments** Divich ES and Arbor View HS were over capacity for the 2020-2021 school year. Divich ES was at 102.78% and Arbor View HS was at 127.93% of program capacity.

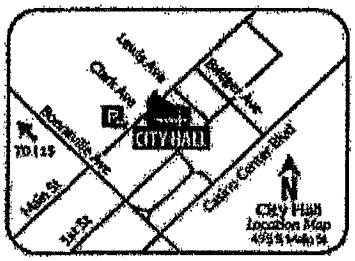
☐ Approved ☐ Disapproved

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0519 and 21-0519-GPA1 and 21-0519-ZON1

Planning Commission Meeting of **10/12/2021**

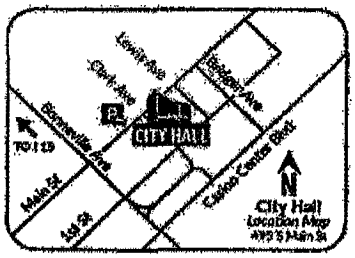
21-0519
12601301016
SDE 50056 IRREVOCABLE BSNSS TR
BEHRENS LYNN E
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

Submitted after final agenda

40a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
21-0519 and 21-0519-GPA1 and 21-0519-ZON1
Planning Commission Meeting of **10/12/2021**

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

21-0519
12601801001
S D E 70015 IRR BUS TR
BEHRENS LYNN E
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

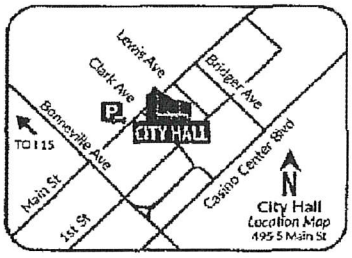
115 HRDFNP1 89118

40a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0519 and 21-0519-GPA1 and 21-0519-ZON1
Planning Commission Meeting of **10/12/2021**

21-0519
12601201013
MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

125 HRDFNP1 89129

40a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
40a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0519-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
40b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0519-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
41

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

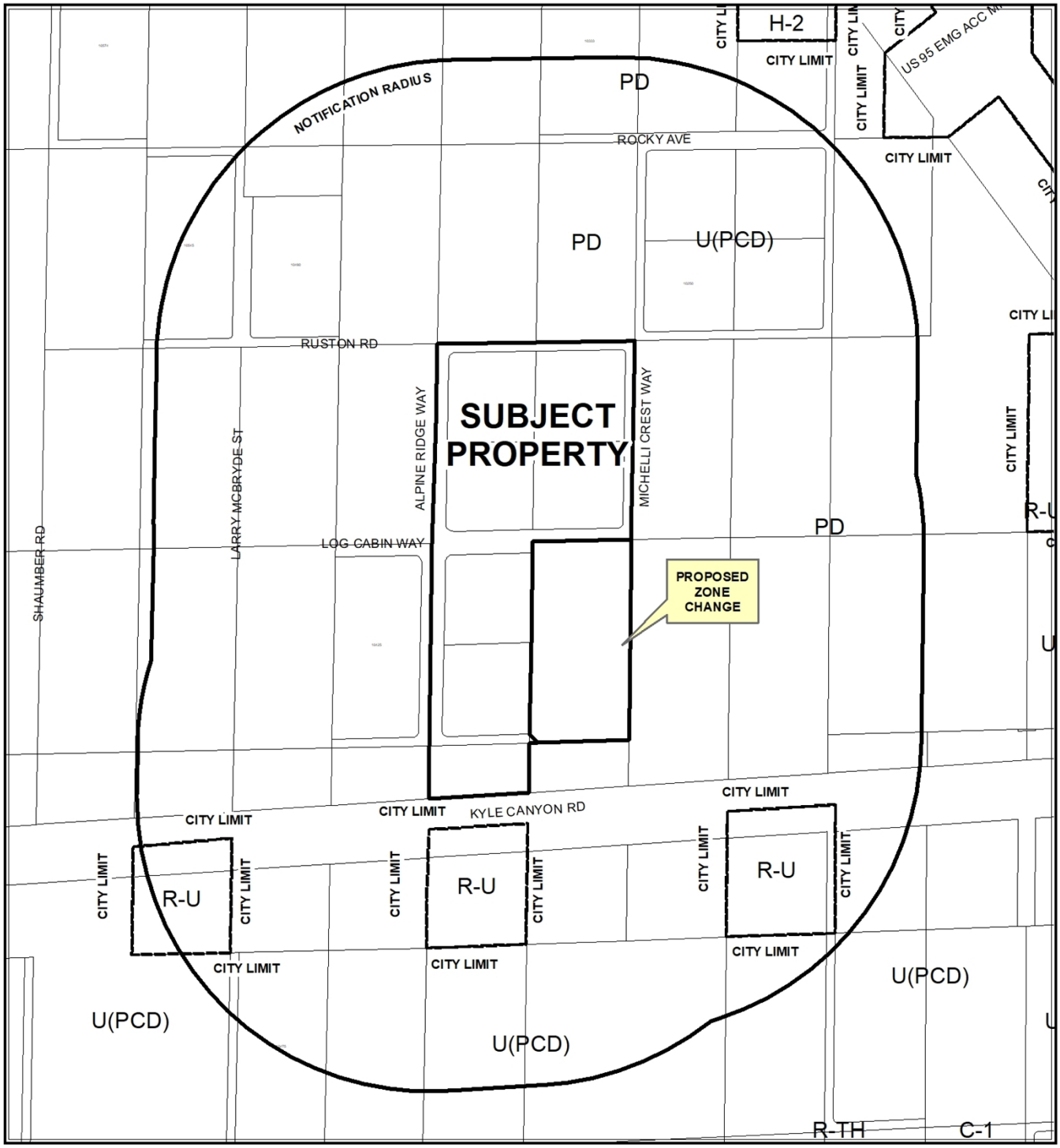
SUBJECT:
21-0526 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: ALPINE RIDGE 10, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way (APNs 126-01-601-008 through 011; and 126-01-701, 002, 003 and 009), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 21-0526-ZON1, 21-0526-MOD1 and 21-0526-VAC1. Staff recommends DENIAL on 21-0526-VAR2, 21-0526-SDR1 and 21-0526-TMP1.

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on 21-0526-ZON1, 21-0526-MOD1 and 21-0526-VAC1. Staff recommends DENIAL on 21-0526-VAR2, 21-0526-SDR1 and 21-0526-TMP1.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map for 21-0526-MOD1
3. Land Use Map for 21-0526-ZON1
4. Location and Aerial Maps for 21-0526-VAC1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Kyle Canyon Gateway Design Guidelines 2021
10. School Development Tracking Form Submitted by Clark County School District for 21-0526-TMP1
11. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0526-TMP1
12. Submitted after Final Agenda – Support Postcards for 21-0526-ZON1, 21-0526-MOD1, 21-0256-VAR2, 21-0526-SDR1 and 21-0526-TMP1
13. Submitted after Final Agenda – Support Postcard for 21-0526-VAC1
14. Submitted at Meeting – Protest Comments Submitted by Misty Haji-Sheikh

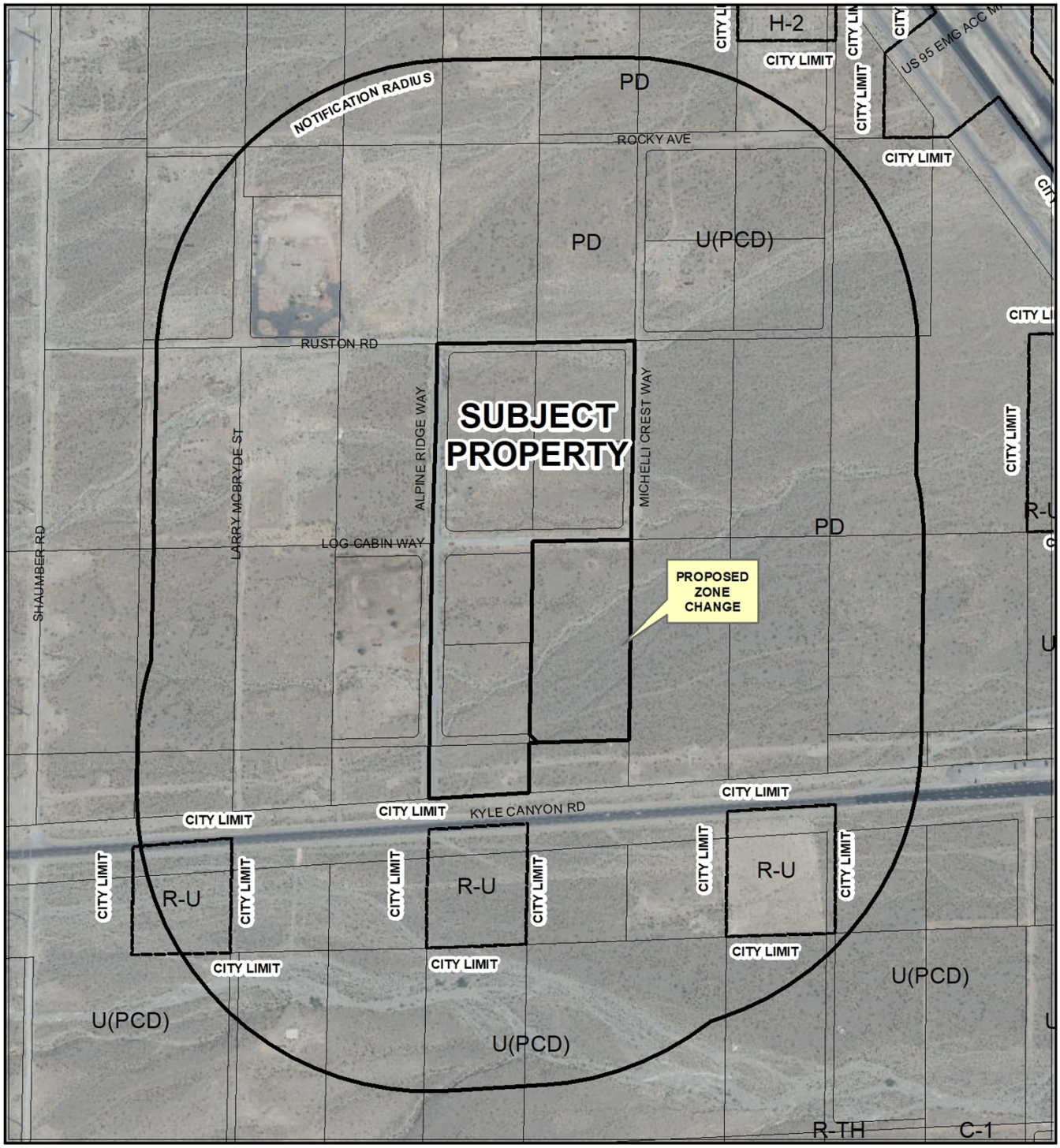


CASE: **21-0526**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [L (RESIDENTIAL LOW - KYLE CANYON GATEWAY) SPECIAL LAND USE DESIGNATION]



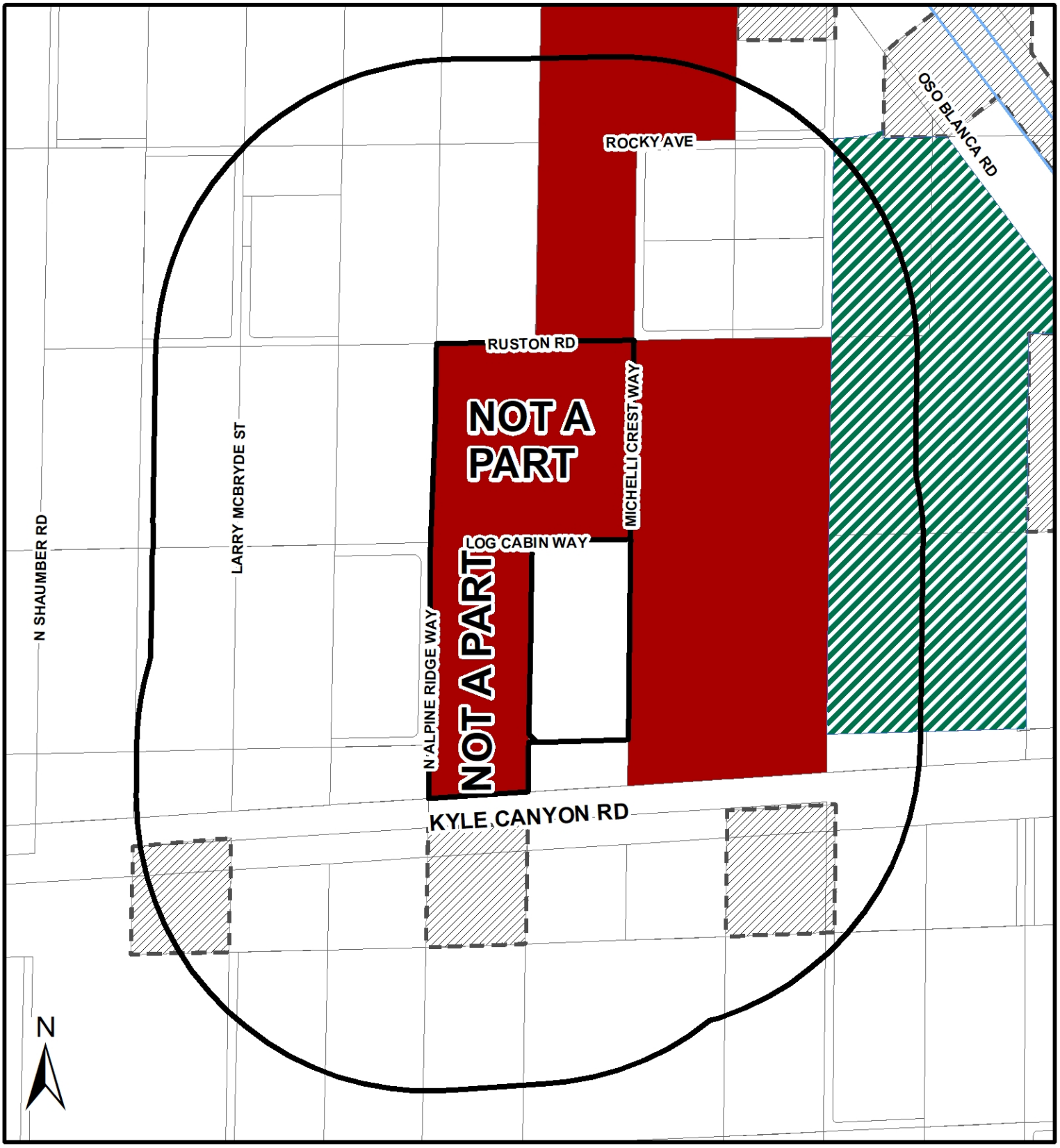
CASE: **21-0526**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [L (RESIDENTIAL LOW - KYLE CANYON GATEWAY) SPECIAL LAND USE DESIGNATION]

21-0526-MOD1



Kyle Canyon Gateway

PROPOSED L

RESIDENTIAL LOW (L)

RESIDENTIAL MEDIUM LOW/RESIDENTIAL MEDIUM LOW ATTACHED (MLMLA)

Subject Property

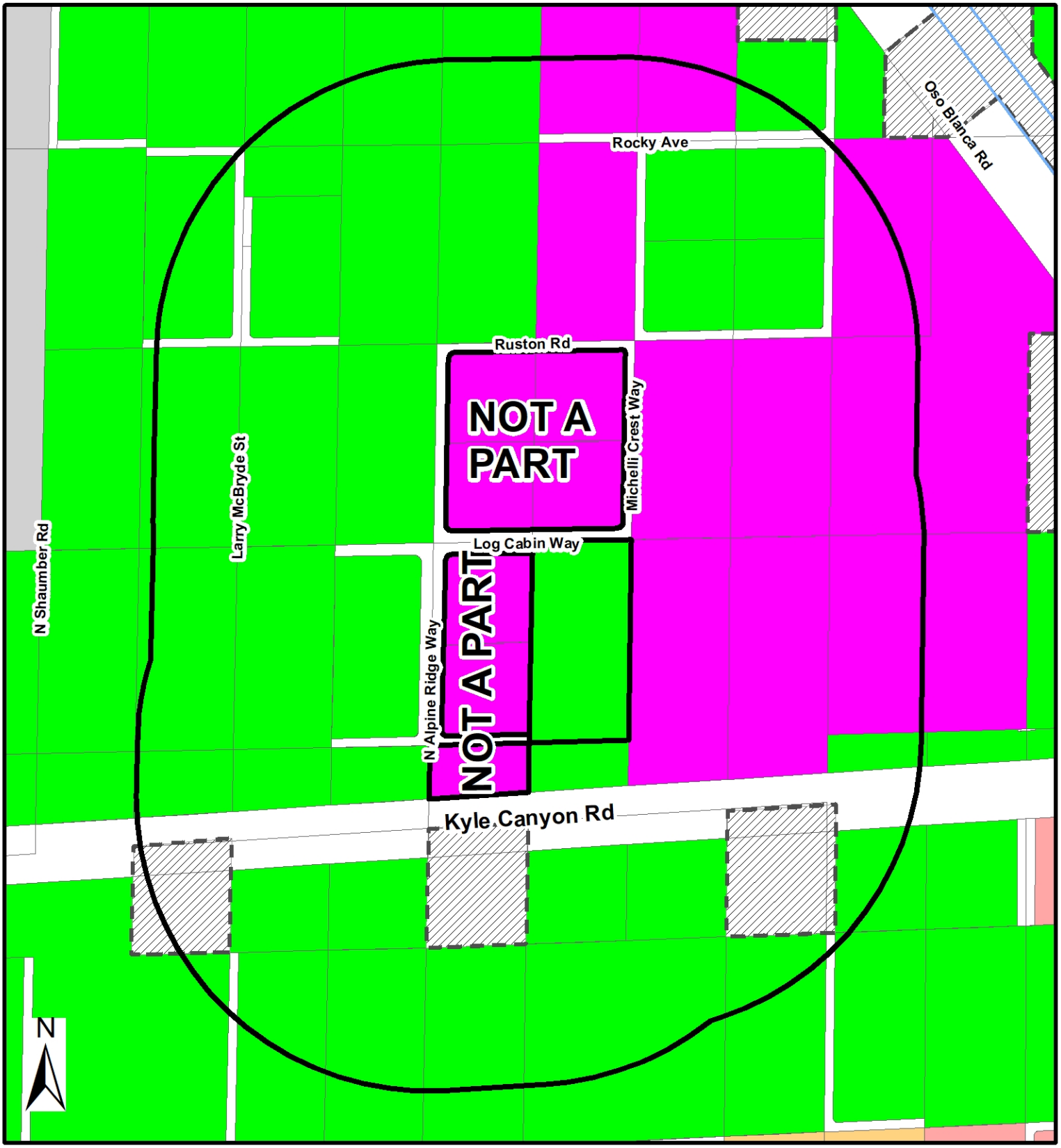
City Limits

Not City

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, September 1, 2021

21-0526-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

from U(PCD) to PD

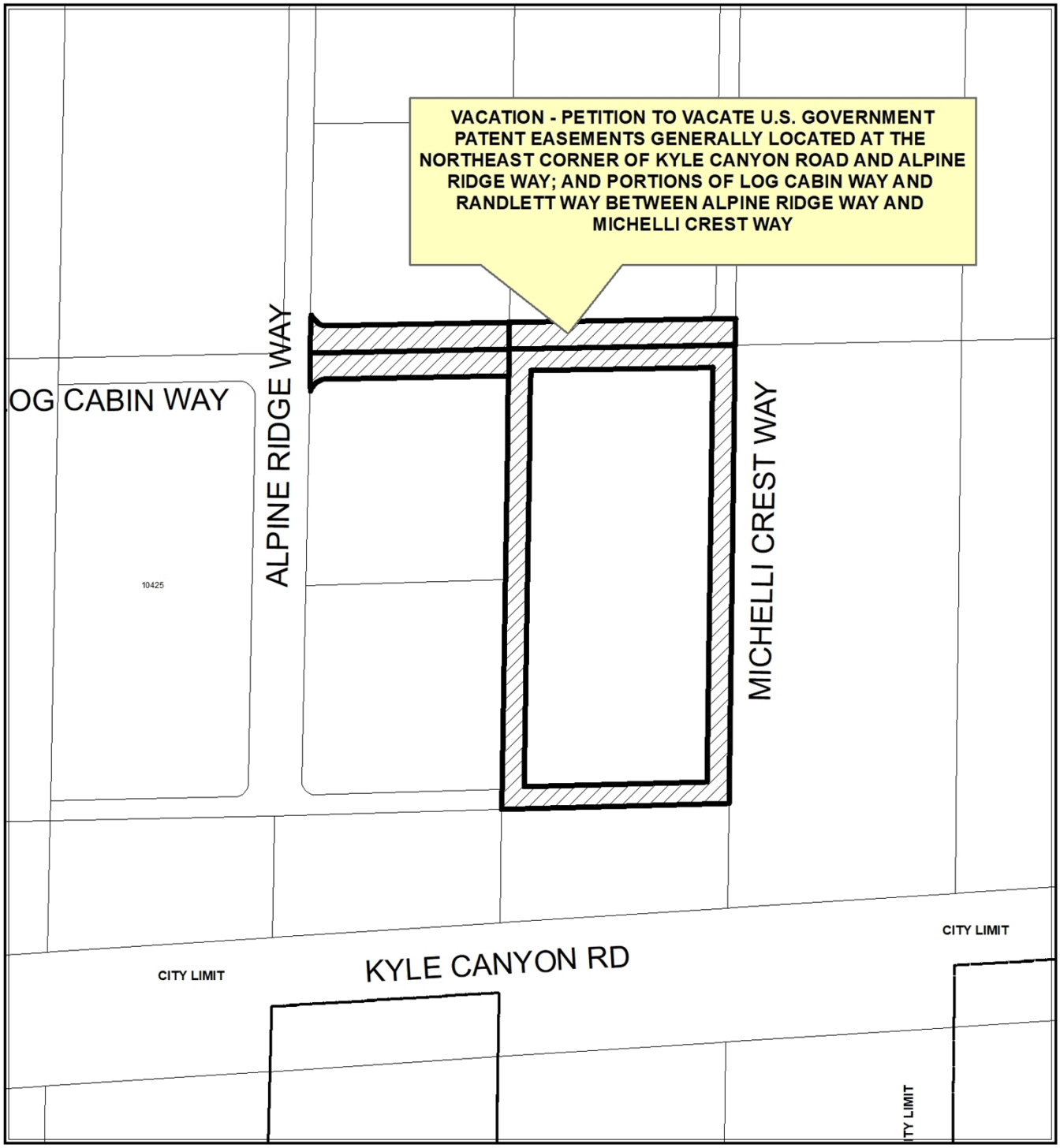
Subject Property

City Limits

Not City

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 31, 2021



CASE: 21-0526-VAC1

0 170 340 Feet

N



CASE: 21-0526-VAC1

0 170 340
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ALPINE RIDGE 10, LLC, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0526-ZON1	Staff recommends APPROVAL.	
21-0526-MOD1	Staff recommends APPROVAL.	21-0526-ZON1
21-0526-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0526-ZON1 21-0526-MOD1
21-0526-VAC1	Staff recommends APPROVAL, subject to conditions:	21-0526-ZON1 21-0526-MOD1
21-0526-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0526-ZON1 21-0526-MOD1 21-0526-VAR2 21-0526-VAC1
21-0526-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0526-ZON1 21-0526-MOD1 21-0526-VAR2 21-0526-VAC1 21-0526-SDR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 54 - 21-0526-ZON1, MOD1, VAR2, SDR1 and TMP1
15 - 21-0526-VAC1

PROTESTS 0

APPROVALS 0

SS

** CONDITIONS **

21-0526-VAR2 CONDITIONS

Planning

1. Approval of Rezoning (21-0526-ZON1) and a Major Modification to the Kyle Canyon Gateway Master Development Plan (21-0526-MOD1), and approval of and conformance to the Conditions of Approval for a Petition to Vacate (21-0526-VAC1), Site Development Plan Review (21-0526-SDR1) and Tentative Map (21-0526-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0526-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the rights-of-way and U.S. Government Patent Easements submitted to the City of Las Vegas date stamped September 2, 2021.

2. This Order of Vacation and Order of Relinquishment of Interest shall record immediately prior to and concurrent with the Final Map associated with 21-0526-TMP1.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0526-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided, if required.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

8. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

21-0526-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0526-ZON1) and a Major Modification to the Kyle Canyon Gateway Master Development Plan (21-0526-MOD1), and approval of and conformance to the Conditions of Approval for a Variance (21-0526-VAR2), Petition to Vacate (21-0526-VAC1), Site Development Plan Review (21-0526-SDR1) and Tentative Map (21-0526-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan date stamped 09/02/21 and landscape plan date stamped 08/24/21.

4. Pursuant to Title 19.10.040.I, a Waiver of the Kyle Canyon Gateway Design Standards Section 2.A.3 is hereby approved, to allow a zero-foot perimeter landscape buffer along the north side of Kyle Canyon Road where a minimum six-foot landscape buffer is required adjacent to public right-of-way.

5. An Exception from Title 19.06.040 is hereby approved to allow 66 trees where 72 trees are required (One 24-inch box tree per 30 linear feet) within perimeter buffers.

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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Concurrent with development, construct half-street improvements on Alpine Ridge Way, Kyle Canyon Road and on Ruston Road, with appropriate overpaving and transition paving. The Kyle Canyon Road cross section shall be as approved by the Nevada Department of Transportation (NDOT) and City Traffic Engineering Department.

13. 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.

14. Submit a License Agreement for landscaping and private improvements in the Alpine Ridge Way and Ruston Road public rights-of-way adjacent to this site prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

15. The proposed sewer connection in Ruston Road shall be to a 12-inch line per the Kyle Canyon Gateway Master Sewer Study.

21-0526-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of a Rezoning (21-0526-ZON1) and a Major Modification to the Kyle Canyon Gateway Master Development Plan (21-0526-MOD1), and approval of and conformance to the Conditions of Approval for a Variance (21-0526-VAR2), Petition to Vacate (21-0526-VAC1), Site Development Plan Review (21-0526-SDR1) and Tentative Map (21-0526-TMP1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 21-0526-VAC1, shall be recorded to eliminate the rights-of-way and patent easements in conflict with this proposed site.

8. Dedicate 30 feet of right-of-way adjacent to this site for Ruston Road, 40 feet on Alpine Ridge Way, 60 feet on Randlett Way (AKA Ponderosa Ridge Avenue) and 15-foot radii at the southeast corner of Alpine Ridge Way and Ruston Road and the northeast and southeast corners of Alpine Ridge Way and Randlett Way on the Final Map for this site.

9. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right-of-Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a Roadway, Sewer, and Drainage Grant for the south side of Randlett Way (AKA Ponderosa Ridge Avenue) on Assessor's Parcel #126-01-701-010 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however, no construction on Assessor's Parcel #126-01-701-010 may occur until the grant is authorized by BLM and recorded by the Right-of-Way section of the Department of Public Works. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however, if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

10. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

11. Construct half-street improvements including appropriate transitioning and overpaving on Kyle Canyon Road per the Nevada Department of Transportation requirements, and construct appropriate half-street improvements for Alpine Ridge Way and Ruston Road adjacent to this site, concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Per the Kyle Canyon Gateway Master Sewer Study, coordinate with the Sanitary Sewer Planning Section to execute a sewer oversizing/extension agreement with CLV Public Works Sanitary Sewer Section to extend sewer the full frontage on Kyle Canyon Road.

13. Provide a minimum 30-foot wide Public Sewer Easement in Common Element “Q”.

14. A minimum two lanes of asphalt pavement on all public streets providing the main access to the site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map.

15. 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 Title 19.02.130.D.

16. An update to the previously approved Master 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. An update to the previously approved conceptual drainage study shall be submitted and approved prior to the submittal of construction drawings or the recordation of a Map, whichever may occur first. Additionally, 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.

18. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC Section 19.02.130.

19. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a 157-lot single family residential subdivision on 29.46 acres of undeveloped land within the Kyle Canyon Gateway (KCG) master planned community, generally located at the northeast corner of Kyle Canyon Road and Alpine Ridge Way.

ISSUES

- The applicant has requested to rezone five acres of land as PD (Planned Development) in order that it may be brought into the KCG master development plan area. Parcels must be zoned PD to be included in the master development plan. Staff recommends approval.
- A Major Modification of the KCG master development plan is requested to add five acres into the plan that will be part of this site. Staff recommends approval.
- If approved, the applicant has requested to build this development to the KCG R-CL standards.
- No offsite improvements are proposed along Kyle Canyon Road at this time, pending a determination from NDOT regarding required improvements. The Department of Public Works has added a condition to the Site Development Plan Review (21-0526-SDR1) requiring that the Kyle Canyon Road cross section shall be as approved by NDOT and the City Traffic Engineering Department.
- With regard to the proposed extension of public right-of-way along the Randlett Way alignment, staff recommends that the developer examine street naming options in light of official street naming requirements and take appropriate action prior to submittal of a final map for this subdivision.
- A Variance is requested to allow street terminations that are not in conformance with Title 19 requirements. Staff recommends denial of the Variance.
- The applicant is petitioning to vacate certain public rights-of-way and U.S. Government patent easements in conflict with the proposed development. Staff recommends approval.
- Title 19.10.040 requires all development within a PD (Planned Development) zoning district to be subject to the site development plan review procedures set forth in Title 19.16.100.
- A Waiver of KCG Section 2.A.3 perimeter landscape buffer standards is included in this review pursuant to Title 19.10.040.I, as the KCG Design Standards do not directly address deviations to its special land use category standards.

ANALYSIS

With the exception of one five-acre parcel (Assessor's Parcel Number 126-01-701-003), the subject site is zoned PD (Planned Development) with an L (Residential Low) special land use designation within KCG. The five-acre parcel is not currently a part of KCG but is requested to be annexed into the plan area. A Rezoning to PD is necessary in order for the parcel to be integrated into the KCG master development plan and be subject to KCG Design Standards. A Major Modification pursuant to Title 19.10.040.G is required to add the five acres and to designate it as L (Residential Low) for compatibility with the adjacent parcels. A 1.28-acre parcel (Assessor's Parcel Number 126-01-701-010) to the east and south of the site owned by the Bureau of Land Management (BLM) is not proposed to be annexed into the plan area. As a result, a public street (named Ponderosa Ridge Avenue on the accompanying Tentative Map) has been made part of the site to provide public access to the BLM parcel. The parcel currently also has access to Kyle Canyon Road.

Development is subject to the KCG Design Guidelines approved in April 2021. Where particular standards or procedures are not called out in the KCG Design Guidelines, analogous standards in Title 19 apply pursuant to LVMC 19.10.040.I. Title 19.10.040.H requires that all development in a PD (Planned Development) zoning district be subject to the site development plan review procedures in Title 19.16.100. No elevations or floor plans for the proposed homes are included with the related Site Development Plan Review; therefore, if the Site Development Plan Review is approved, they will be subject to review during the permit process, which may require a lot fit analysis.

The applicant has opted to use the Kyle Canyon Gateway R-CL development standards, which conform to the L (Residential Low) designation. These standards require a minimum lot size of 3,000 square feet and a minimum lot width of 30 feet. The L designation allows for up to 15 dwelling units per acre with an average density of 5.49 du/ac. This proposal is for 5.33 dwelling units per acre in conformance with the KCG master development plan.

Rezoning and Major Modification

The applicant requests that the five-acre parcel at the southwest corner of Log Cabin Way and Michelli Crest Way be rezoned PD (Planned Development) so that it can be made part of this development and the same standards can be applied. The current zoning is U (Undeveloped) [PCD (Planned Community Development) General Plan designation], which serves as a holding zone until a parcel is developed. Other surrounding parcels in this area also have the PCD designation, which allows for residential development of up to 8.00 dwelling units per acre. The requested Rezoning to PD is appropriate, as it conforms to the General Plan and provides continuity in development of the Kyle Canyon Gateway community.

The requested Major Modification can only be approved after the subject parcel (Assessor's Parcel Number 126-01-701-003) is rezoned to PD (Planned Development). If approved, the total Kyle Canyon Gateway master development plan area would be increased to 92.78 acres with 742 possible residential units based on the PCD (Planned Community Development) density cap.

Kyle Canyon Gateway

Current Total Acreage	*Proposed Total Acreage*
87.78	92.78
Max Number of Units (current)	*Max Number of Units after MOD*
702	742

The proposed land use designation for the subject parcel is L (Residential Low), which is compatible with the surrounding parcels within the plan area. Given this compatibility of land use, the proposed modification will allow for continuity and predictability of development in this area. Staff therefore recommends approval of the requested Major Modification.

Vacation

Vacation is requested of a portion of Log Cabin Way and several U.S. Government Patent Easements in conflict with the proposed development. These are in addition to the vacations approved previously through 20-0370-VAC1. The request does not eliminate public street access to any abutting parcel and does not conflict with any City requirements; therefore, staff recommends approval of the Petition to Vacate.

Variance, Site Development Plan Review and Tentative Map

Except for the 18 lots that have frontage on the public streets discussed above, the subdivision is proposed to be gated with 40-foot wide private streets that conform to the 33-foot gated private street (flow line to flow line) required by Title 19.04.230, as well as Section B (Internal Street) shown in the KCG Design Standards. However, all private streets are required to terminate in a cul-de-sac or approved hammerhead design to eliminate turnaround conflicts. A Variance of Title 19.04.100 is required to allow several stub streets as indicated on the tentative map. Public Works has indicated that a "reduced radius cul-de-sac" may be acceptable for these streets, but the applicant has opted for stub streets instead. As the hardship in this instance is self-imposed, staff recommends denial of the Variance.

As the proposed subdivision is to be located within the PD (Planned Development) zoning district, it is not subject to the 1.30 Connectivity Ratio required within standard zoning districts; however, the ratio must be indicated on the tentative map. The map shows that the Connectivity Ratio (links: nodes) for the proposed subdivision is 1.23 and contains a 24-foot emergency access, drainage and sewer easement between the terminus of Juniper Valley Street and Ponderosa Ridge Avenue that could be used as a pedestrian link.

Staff notes that the street named "Ponderosa Ridge Avenue" is in alignment with, and can connect to in the future, public right-of-way named "Randlett Way." Per the Street Naming and Address Assignment Regulations, 2009 Edition, once a primary street name is assigned to any alignment it shall not change anywhere along the extension of that alignment unless the subject name does not and cannot in the future connect to the existing right-of-way. Furthermore, a newly developed street shall assume the name of the street with which it aligns unless the street does not and cannot in the future connect to an existing street segment along the alignment. The alignment of Randlett Way west of Alpine Ridge Way is currently unimproved and is not expected to be improved in the near future. It is recommended that the developer examine street naming options in light of the official street naming requirements and take appropriate action prior to submittal of a final map for this subdivision.

No offsite improvements are proposed along Kyle Canyon Road at this time, pending a determination from the Nevada Department of Transportation (NDOT) regarding required improvements to this state maintained highway. The Department of Public Works has added a condition to the Site Development Plan Review (21-0526-SDR1) requiring that the Kyle Canyon Road cross section shall be as approved by NDOT and the City Traffic Engineering Department. The applicant does not plan to provide the required six-foot landscape buffer along the north side of Kyle Canyon Road, which is a KCG R-CL standard (Section 2.A.3). As there is no process within the KCG Design Guidelines to resolve proposed deviations from KCG standards, a Waiver is required using the process indicated in Title 19. Staff does not support the request, as there is no hardship with regard to the physical characteristics of the proposed lots to warrant the Waiver.

Landscape improvements are proposed at the subdivision entry and along Alpine Ridge Way and Ruston Road in conformance with the KCG Design Guidelines. Additional landscaping will be provided along several interior private streets and in common areas. A small park containing 13,047 square feet is provided within the gates near the subdivision entry, and 66,011 square feet of open space is provided overall, satisfying the KCG Design Guidelines for KCG R-CL developments. Staff approves the request for an Exception of Title 19.06.040 for a 8% reduction in the number of trees in the perimeter landscape buffers, given the additional landscaping proposed to be provided along Alpine Ridge Way and the proposed interior public streets.

The submitted east/west cross section depicts maximum natural grade greater than 2% across this site. Section 6.B.3 of the KCG Design Guidelines permits retaining walls to be six feet in height irrespective of the natural grade. A maximum six-foot retaining wall is shown along the west perimeter and a maximum six-foot retaining wall is shown along the east property line adjacent to the proposed Kyle Canyon Gateway Unit 1. Six-foot perimeter screen walls are also indicated along the west property line.

The submitted north/south cross section depicts maximum natural grade less than 2% across this site. Section 6.B.3 of the KCG Design Guidelines permits retaining walls to be six feet in height irrespective of the natural grade. A maximum two-foot retaining wall is shown along the north property line and no retaining walls are shown on the south property line.

The Traffic Engineering Section of the Department of Public Works states that the proposed development will add approximately 1,482 trips per day on Kyle Canyon Road. Recent counts are not available for Kyle Canyon Road, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 155 additional cars, or about five every two minutes.

The Clark County School District (CCSD) has commented on the impact future development might have on the three levels of schools in the area. CCSD projects that 62 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Indian Springs High School, Indian Springs Middle School and Lundy Elementary School were all under capacity for the 2020-21 school year. All are located outside the corporate limits of the city of Las Vegas.

In summary, the Rezoning and Major Modification of the Kyle Canyon Gateway Master Development Plan are appropriate and compatible with surrounding approved land uses, and staff recommends approval of those requests; however, the design of the proposed 157-lot single family residential development does not conform to Title 19 or Kyle Canyon Gateway Design Guidelines; therefore, staff recommends denial of the associated Variance, Site Development Plan Review and Tentative Map requests. The Petition to Vacate is independent of the subdivision design and staff has no objection to the request.

FINDINGS (21-0526-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed Rezoning to PD (Planned Development) will conform to the existing PCD (Planned Community Development) land use designation on the subject site and surrounding parcels.

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 PD (Planned Development) zoning district allows for varying types of development according to an approved set of development standards that will ensure compatibility with the surrounding properties, most of which are already zoned PD north of Kyle Canyon Road

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site is a five-acre parcel that is surrounded on three sides by PD (Planned Development) zoning with an approved set of standards for future development. Rezoning of the subject site would allow for continuity and predictability of development across the entire Kyle Canyon Gateway community.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Access to the subject parcel is currently provided by three unimproved public rights-of-way, Michelli Crest Way, Randlett Way and Log Cabin Way. Michelli Crest Way is in the process of being vacated, while Log Cabin way is proposed to be vacated as part of this project. Local residential streets will provide sufficient access to the parcel by way of Alpine Ridge Way, a planned 80-foot public street.

FINDINGS (21-0526-MOD1)

The addition of five acres of undeveloped land into the Kyle Canyon Gateway Master Development Plan will not significantly increase the total number of potential residential units within the community. The L (Residential Low) special land use designation is appropriate for this infill site and compatible with similar designations on surrounding parcels. The proposed modification will allow for continuity and predictability of development in this area. For these reasons, staff recommends approval.

FINDINGS (21-0526-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing no landscape buffer between the north side of Kyle canyon Road and the proposed residential lots. Provision of a six-foot wide buffer would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0526-VAC1)

The Department of Public Works has no objection to this request to vacate U.S. Government Patent Easements. The Department presents the following information concerning this request to vacate certain public street rights-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, as it entirely eliminates existing non-uniform rights-of-way.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the street rights-of-way are currently unused.*

C. Does it appear that the vacation request involves only excess right-of-way? *The rights-of-way will be excess if the associated development plans are approved.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Kyle Canyon Gateway Phase 3 subdivision.*

E. Does this vacation request eliminate public street access to any abutting parcel? *Not in conjunction with the proposed Map.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

FINDINGS (21-0526-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 157-lot residential development is compatible with the type and density of other planned and approved residential developments within Kyle Canyon Gateway.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The development as proposed requires approval of a Variance to allow nonstandard street terminations and a Waiver to allow no landscape buffer along Kyle Canyon Road, which is pending a determination by NDOT as to which improvements will be necessary. Staff does not support these deviations from Title 19 and the Kyle Canyon Gateway Design Guidelines.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The Traffic Engineering Section of the Department of Public Works projects that approximately 1,482 vehicle trips per day would be added on Kyle Canyon Road as a result of the proposed development. This is roughly equivalent to 155 additional cars, or about five every two minutes based on peak hour use.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed landscape materials are appropriate for the Kyle Canyon Gateway community and this area of the city. Building materials will be reviewed during the building permit process.

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;**

   Building elevations were not submitted for review at this time. They will be reviewed during the building permit process, which serves as a site development plan review for more specific development details.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Site development is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

FINDINGS (21-0526-TMP1)

The design of the proposed Tentative Map does not conform to Title 19 Complete Streets requirements, and staff recommends denial of the requested Variance to allow stub streets throughout the development. Therefore, staff recommends denial of the Tentative Map with conditions if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/01/05	The City Council adopted Ordinance 5774 (ANX-5528), which annexed the subject property into the City of Las Vegas as part of a larger request. The subject site was designated PCD (Planned Community Development) and the zoning classification was designated U (Undeveloped). The Annexation became effective 06/10/05.
04/21/21	The City Council approved a request for a Rezoning (20-0370-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 87.78 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The proposal included the Master Development Plan and Design Guidelines for the Kyle Canyon Gateway Master Plan. The Planning Commission and staff recommended approval.
	The City Council approved a Petition to Vacate (20-0370-VAC1) portions of Log Cabin Way between Alpine Ridge Way and Michelli Crest Way, Michelli Crest Way between Ruston Road and Log Cabin Way, and various U.S. Government Patent Easements generally located at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (21-0372-SDR1) for a 21-lot single family residential development on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a Tentative Map (21-0372-TMP1) for a 21-lot single family residential subdivision (Kyle Canyon Gateway Unit 2) on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (21-0373-VAR1) to allow no offsite improvements where such are required on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (21-0373-SDR1) for a 115-lot single family residential development on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Tentative Map (21-0373-TMP1) for a 115-lot single family residential subdivision (Kyle Canyon Gateway Unit 1) on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.

Most Recent Change of Ownership	
09/22/10	A deed was recorded for a change in ownership on APNs 126-01-701-001, 002 and 009.
05/20/13	A deed was recorded for a change in ownership on APN 126-01-701-003.
11/16/20	A deed was recorded for a change in ownership on APNs 126-01-601-008, 009, 010 and 011.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site.

Pre-Application Meeting	
08/17/21	A pre-application meeting was held with the applicant to discuss submittal requirements related to a proposed residential development. A revised layout of the subdivision was proposed that provides access to the adjacent BLM parcel.

Neighborhood Meeting	
09/13/21	A neighborhood meeting was not required; however, a voluntary neighborhood meeting was held at the Centennial Hills YMCA, 6601 North Buffalo Drive in Las Vegas. There were two of the applicant's representatives, one Planning Commissioner and one member of the Department of Planning present. One neighbor attended who owned property approximately 300 feet from the proposed site. This neighbor was curious about what was being proposed and did not express any objections to the proposed residential subdivision. The meeting was concluded when the neighbor left.

Field Check	
09/08/21	The proposed site is undeveloped with native vegetation and appeared to be free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	29.46 (total project site)
	5.00 (Major Modification and Rezoning area only)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
			U (Undeveloped)
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
			U (Undeveloped)
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
		RN (Rural Neighborhood) – Clark County designation	R-U (Rural Open Land) – Clark County designation
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
			U (Undeveloped)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Kyle Canyon Gateway	Y
Special Area and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Kyle Canyon Gateway Design Guidelines and Title 19, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	3,000 SF	3,665 SF	Y
Min. Lot Width	30 Feet	46 Feet	Y
Min. Setbacks:			
Building			
Front	5 feet to 2nd story living area over garage	N/A	Requires SDR
	5 feet to porch		
	5 feet to single story living area		
	5 feet to 2nd story living area		
	≤ 5 feet or ≥ 18 feet to face of garage door		
Side	5 feet at builder subdivision wall	N/A	Requires SDR
Corner Side	5 feet	N/A	Requires SDR
Rear – no private alley	5 feet	N/A	Requires SDR
Rear – from private alley	≤ 5 feet or ≥ 18 feet to face of garage door	N/A	Requires SDR

Min. Setbacks:			
Detached Accessory Structures			
Front	Same as for main building	N/A	Permit Review
Side	5 feet to roof eave	N/A	
Corner Side	5 feet to roof eave	N/A	
Rear	5 feet to roof eave	N/A	
Min. Separation from Main Building	6 feet	N/A	
Size and Coverage	Not to exceed 50% of GFA of principle DU	N/A	
Rear Patio Cover, Sundeck or Balcony			
Rear	5 feet to patio cover post 5 feet to edge of sundeck or balcony	N/A	
Side	5 feet to patio cover post 5 feet to edge of sundeck or balcony	N/A	
Corner Side	5 feet to patio cover post 5 feet to edge of sundeck or balcony	N/A	Permit Review
Max. Lot Coverage	80 %	N/A	Requires SDR
Max. Building Height: Main Dwelling	3 stories/35 Feet	N/A	Requires SDR
Max. Building Height: Accessory Structure	14 Feet	N/A	Permit Review

Existing Zoning	***Permitted Density***	***Units Allowed***
U (Undeveloped)	2.178 du/ac	64
Proposed Zoning	***Permitted Density***	***Units Allowed***
PD (Planned Development)	15.00 du/ac Per the KCG Master Development Plan	441
Existing General Plan	***Permitted Density***	***Units Allowed***
PCD (Planned Community Development)	8.00 du/ac	235

Pursuant to the Kyle Canyon Gateway Design Guidelines and Title 19, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	18 Trees	18 Trees	Y
• South	1 Tree / 30 Linear Feet	11 Trees	3 Trees	N
• East	1 Tree / 30 Linear Feet	2 Trees	3 Trees	Y
• West	1 Tree / 30 Linear Feet	41 Trees	42 Trees	Y
TOTAL PERIMETER TREES		**72 Trees**	**66 Trees**	**N****
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	6 Feet		0 Feet	N*
• East	0 Feet		0 Feet	Y
• West	6 Feet		6 Feet	Y

*A Waiver is requested with the Tentative Map. See Waiver table below.

**An Exception is requested with the Site Development Plan Review. See Exception table below.

Open Space – Kyle Canyon Gateway				
Units	***Ratio***	***Required***	***Provided***	***Compliance***
		Area	***Area***	
157	150 SF per unit	23,550 SF (min. common amenity area of 10,000 SF)	66,011 SF (13,047 SF in common amenity area)	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Kyle Canyon Rd	Primary Arterial	Master Plan of Streets and Highways Map	86 including unpaved shoulder	N*
Alpine Ridge Way	80’ Public Street	Kyle Canyon Gateway Design Guidelines	32	N**
Ruston Rd	60’ Public Street	Kyle Canyon Gateway Design Guidelines	0	N**

*Subject to NDOT determination of required improvements
**Applicant will agree to improve half-streets, including overpaving and transition paving

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	23	
Intersection – Internal		14
Cul-de-sac Terminus		2
Intersection – External Street or Stub Terminus		3
Intersection – Stub Terminus with Temporary Turnaround Easements		0
Non-Vehicular Path - Unrestricted	0.5	
Total	23.5	19

	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**N/A**	**1.23**

Pursuant to the Kyle canyon Gateway Design Standards, 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	157 units	2 unimpeded spaces per unit with at least one space in an enclosed garage	314 (all in garage)				
TOTAL SPACES REQUIRED			314		314		Y
Regular and Handicap Spaces Required			314	0	314	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Min. 6' landscape buffer adjacent to public ROW (or building setback, whichever is more restrictive)	To allow a zero-foot perimeter landscape buffer along the north side of Kyle Canyon Rd	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree per 30 linear feet within perimeter buffers	To allow 66 trees where 72 trees are required in perimeter buffers	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VAC, TMP, VAR

Project Address (Location) Log Cabin and Michelli Crest Way

Project Name Kyle Canyon Gateway Unit 3 **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-01-601-008, 009, 010 ,011 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing PD Proposed PD

Additional Information

Property Owner ALPINE RIDGE 10 L L C Contact n/a

Address City State Zip

E-mail n/a Phone n/a

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S. Arville St. #216 City Las Vegas State NV Zip 89118

E-mail Hannah.Swan@westwoodps.com Phone 702-284-5349

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 Chris Pavlick

Subscribed and sworn before me

This 26th day of July ; 20 21

Notary Public in and for said County and State

Kristin McArthur
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 16-4165-1
My Appt. Expires 10-31-2024

20-0526
09/24/2021

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) VAC, TMP, VAR

Project Address (Location) Log Cabin and Michelli Crest Way

Project Name Kyle Canyon Gateway Unit 3 **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-01-701-001, 002, 009 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing PD Proposed PD

Additional Information

Property Owner B-S W D E 7 L L C Contact n/a

Address City State Zip

E-mail n/a Phone n/a

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S. Arville St. #216 City Las Vegas State NV Zip 89118

E-mail Hannah.Swan@westwoodps.com Phone 702-284-5349

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.

B-SWDE7, LLC

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Thomas J. DeVire, Manager

Subscribed and sworn before me

This 3RD day of August, 20 21

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
A. SEWARD
Appt. No. 00-64522-1
My Appt. Expires Jan. 13, 2023

21-0526
08/04/2021

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) MAJOR MOD, ZON, VAC, TMP, VAR

Project Address (Location) Log Cabin and Michelli Crest Way

Project Name Kyle Canyon Gateway Unit 3 **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-01-701-003 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing Undeveloped Proposed PD

Additional Information

Property Owner BRINTON ROBERT SEP PPTY TR ETAL Contact n/a

Address City State Zip

E-mail n/a Phone n/a

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S. Arville St. #216 City Las Vegas State NV Zip 89118

E-mail Hannah.Swan@westwoodps.com Phone 702-284-5349

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 Robert B. Brinton

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Robert B. Brinton

NOTARY PUBLIC Shanna Robertson 07/27/2022 STATE OF UTAH

21-0526 08/24/2021

Subscribed and sworn before me

This 30th day of July, 21

Notary Public in and for said County and State County of Summit / State of Utah

DEPARTMENT OF PLANNING

21-0526
08/24/2021

DATE: 08/19/2021

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PROJECT NAME** Kyle Canyon Gateway Unit, 3 21-0526
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Tri Pointe Homes Nevada, Inc (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 hannah.swan@westwoodps.com at (702)-284-5300. Thank you.

Sincerely,

Dan Hale
(Signature)

Dan Hale
(Print)

Subscribed and sworn before me
This 19 day of August, 20 21.

KATHLEEN FALLON
Notary Public State of Nevada
No. 98-49629-1
My Appt. Exp. September 7, 2022

Notary Public in and for said County and State

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003, All rights reserved.

92-12-0268 (2) DLM-OR

33

The United States of America,

To all whom these presents shall come, Greeting:

United Title

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,** is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant **Inga Van Bergen Blanchard,**

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. 1, [redacted].

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 coal, 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.**

I CERTIFY THIS PAGE BEARING THE BUREAU OF LAND MANAGEMENT SEAL IS A TRUE COPY OF A DOCUMENT ON FILE IN THE STATE OFFICE RENO, NEVADA
DATE 12-17-92 Pamela D. Reynolds
CERTIFIED OFFICER

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 **NINTH** day of **APRIL** in the year of our Lord one thousand nine hundred and **FIFTY-SIX** and of the Independence of the United States the one hundred and **EIGHTIETH.**

[SEAL]

APNs 470-250-042
470-250-043

21-0526
10/4/2021

For the Director, Bureau of Land Management.

Acting Chief, Patents Section

Patent Number 1153719

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003, All rights reserved.

9 3 1 2 0 0 0 1 9

CLARIFICATION EXHIBIT

TO CLARIFY INFORMATION APPEARING ON GOVERNMENT PATENT:

GRANTEE(S): INGA VAN BERGEN BLANCHARD

LEGAL DESCRIPTION: MOUNT DIABLO MERIDIAN, NEVADA

R. 59E., T. 19S., Sec. 1, E½ SW¼ SW¼ NE¼

I declare that the above information is the same as on the attached document.

Signature: Deborah J. Unruh

Name (Please print): DEBORAH J. UNRUH

Company: UNITED TITLE OF NEVADA
4100 W. FLAMINGO RD. # 1000
LAS VEGAS, NV 89103

Grantee's Address: INGA VAN BERGEN BLANCHARD
1165 S. WINDSOR BLVD.
LOS ANGELES, CA 90019

Assessor Parcel No: APN # 470-250-042 and APN # 470-250-043

When recorded, mail to: UNITED TITLE OF NEVADA
4100 W. FLAMINGO RD. #1000
LAS VEGAS, NV 89103

R055 (08/90)

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
01-20-93 08:00 LOG:
OFFICIAL RECORDS
BOOK: 930120 INST: 00194
FEE: 6.00 RPTT: EXEMPT

21-0526
08/24/2021

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003. All rights reserved.

BOOK 190

154957

(2-4)

Nevada 029117

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 Richard Elsywood, 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. 1, [illegible].

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.

There is also reserved a right of way for a Federal Aid Highway under the Act of November 9, 1921 (42 Stat. 212).

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 THIRTIETH day of OCTOBER 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 Roy M. Beall
Chief, Patents Section.

Patent Number 1187802

mail to 520 Hemback St. Sacramento 21, Calif. A.G. Edwards

21-0526
08/24/2021

Description: Clark,NV B-Series - DocID(1/2/54 to 12/31/69) 154957 Page: 1 of 2
Order: 4247824f Comment:

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003. All rights reserved.

BOOK 190

154957
(2-2)

154957
RECORDED AT THE REQUEST OF
A. C. Elsward
MAR 16 10.12 AM '59
OFFICIAL RECORDS BOOK NO 190
CLARK COUNTY, NEVADA
PAUL C. O'MALLEY, RECORDER
FEE $3.00 DEPUTY

21-0526
08/24/2021

Description: Clark,NV B-Series - DocID(1/2/54 to 12/31/69) 154957 Page: 2 of 2
Order: 4247824f Comment:

Documents provided by DataTree LLC via its proprietary imaging and delivery system. Copyright 2003. All rights reserved.

BOOK 999 802337

2-1

1-1222
(Aug. 1957)

Nevada 060939

E-36667-S

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 Donna Mae Kennedy 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. 1, W½NW¼NW¼SE¼.

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-SIXTH day of AUGUST in the year of our Lord one thousand nine hundred and SIXTY-THREE and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

[SEAL]

For the Director, Bureau of Land Management.

21-0526
08/24/2021

By Elizabeth B. Hucks
Chief, Patents Section.

Patent Number 1233163

When Recorded Mail to:
G. Patrick Kennedy and Donna Mae Kennedy
3519 Maricopa Way, Las Vegas, Nevada

U. S. GOVERNMENT PRINTING OFFICE

Description: Clark,NV B-Series - DocID(1/2/54 to 12/31/69) 802337 Page: 1 of 2
Order: 42047824 Comment:

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003. All rights reserved.

BOOK 999

802337

INST. NO. 802337
OFFICIAL RECORD BOOK NO. 999
RECORDED AT REQUEST OF
LAWYERS TITLE
OF LAS VEGAS, INC.
DEC 19 2 20 PM '69

CLARK COUNTY, NEVADA
PAUL E. [illegible] RECORDER
FEE 4.00 DEPUTY

21-0526
08/24/2021
Planning Commission October 12, 2021 - Page 1311

Description: Clark,NV B-Series - DocID(1/2/54 to 12/31/69) 802337 Page: 2 of 2
Order: 42047824 Comment:

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003. All rights reserved.

BOOK 1191

1150317

GRANT, BARGAIN, SALE DEED

LD 18-80

THIS INDENTURE WITNESSETH: That RUSSELL ANGIONE, VIRGINIA ANGIONE

ORIGINAL

in consideration of One Dollar ($1.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CLARK COUNTY all that real property situate in the _____ County of Clark, State of Nevada, bounded and described as follows:

LOG CABIN WAY, BARNEY STREET, RANDLETT AVENUE

The North forty feet (40.00'), the West forty feet (40.00'), and the South thirty feet (30.00') of the West One-Half (W½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section 1, Township 19 South, Range 59 East, M.D.M., Nevada; together with a spandrel area in the Northwest corner thereof, being the Southeast corner of the intersection of Log Cabin Way and Barney Street, bounded as follows; on the North by the South line of the North forty feet (40.00') thereof; on the West by the East line of the West forty feet (40.00') thereof; and on the Southeast by the arc of a curve concave Southeasterly, having a radius of twenty-five feet (25.00') and being tangent to the South line of said North forty feet (40.00') and tangent to the East line of said West forty feet (40.00'); also together with a spandrel area in the Southwest corner thereof, being the Northeast corner of the intersection of Barney Street and Randlett Avenue, bounded as follows; on the West by the East line of the West forty feet (40.00') thereof; on the South by the North line of the South thirty feet (30.00') thereof; and on the Northeast by the arc of a curve concave Northeasterly, having a radius of twenty feet (20.00') and being tangent to the East line of the West forty feet (40.00') and tangent to the North line of the South thirty feet (30.00').

Parcel: 470-260-007
Inq. 73-80

Pursuant to Title 28 Clark County Code (LD 18-80)

Signature of individual reviewing and approving document: Damar A. Campbell
Department: Law Division Date: 2-14-80

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 19th day of Feb. 1980

Russell Angione
RUSSELL ANGIONE

Virginia Angione
VIRGINIA ANGIONE

STATE OF Nevada)
) ss
COUNTY OF Clark)

On 19th day of Feb 1980 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell Angione & Virginia Angione who acknowledged to me that he & she executed the above instrument.

WITNESS my hand and official seal.

Michael J. Kidd
Notary Public in and for said County and State
My Commission expires Dec. 21, 1981

MICHAEL J. KIDD
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires Dec 21 1981

RETURN TO:
COUNTY CLERK
8TH FLOOR, VALLEY BANK PLAZA
LAS VEGAS, NEVADA 89101

LD 18-80
Recorder's Use Only

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
CLARK COUNTY ZONING
FEB 26 1 07 PM '80
FEE $ DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

21-0526
08/24/2021

GBS-1

1191 1150317

Description: Clark,NV C-Series - DocID(1/2/70 - 12/31/85) 1150317 Page: 1 of 1
Order: 2 Comment:

9 4 0 4 2 8 0 1 2 7 ORIGINAL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ALICIA ROJAS UGAIDE,** in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell, and Convey to the County of Clark, a political subdivision of the State of Nevada, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

LOG CABIN WAY, BARNEY STREET, RUSTON ROAD, AND SPANDREL AREAS

The North Thirty Feet (30.00'), the West Forty Feet (40.00'), and the South Forty Feet (40.00') of the West Half West Half (W½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 1, Township 19 South, Range 59 East, M.D.M., Nevada; together with a spandrel area in the Northwest corner thereof, being the Southeast corner of the intersection of **BARNEY STREET AND RUSTON ROAD**, bounded as follows: On the North by the South line of the North Thirty Feet (30.00') thereof; on the West by the East line of the West Forty Feet (40.00') thereof; and on the Southeast by the arc of a curve concave Southeasterly, having a radius of Twenty Feet (20.00') and being tangent to the South line of said North Thirty Feet (30.00') and tangent to the East line of said West Forty Feet (40.00'); also together with a spandrel area in the Southwest corner thereof, being the Northeast corner of the intersection of **LOG CABIN WAY AND BARNEY STREET**, bounded as follows: On the West by the East line of the West Forty Feet (40.00') thereof; on the South by the North line of the South Forty Feet (40.00') thereof; and on the Northeast by the arc of a curve concave Northeasterly, having a radius of Twenty-Five Feet (25.00') and being tangent to the East line of the West Forty Feet (40.00') and tangent to the North line of the South Forty Feet (40.00').

Parcel Number: 470-250-042
Inquiry Number: 70-94
Land Division Number: 316-93

Signature of individual reviewing and approving document on behalf of Department — Date 3-16-94

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

Witness my/our hand(s) this 26th day of April, 1994.

Alicia Rojas U.
ALICIA ROJAS UGAIDE

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JENESE E. NEVES
My Appointment Expires Jan. 11 1998

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

On the 26th day of April, 1994, before me, a notary public, personally appeared **ALICIA ROJAS UGAIDE,** personally known (or proved) to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged to me that she signed the above instrument.

Jenese E. Neves
Notary Public in and for said County and State.

RECORDER'S USE

When recorded, return to:
Clark County Public Works
COMMUNITY DEVELOPMENT DIVISION
401 S. Fourth Street, Second Floor
Las Vegas, Nevada 89101

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
PUBLIC WORKS CLARK COUNTY
04-28-94 11:30 PAC 1
OFFICIAL RECORDS
BOOK: 940428 INST: 01277
FEE: .00 RPTT: EXM002

21-05526
06/24/2021

9 4 0 4 2 8 0 0 1 2 7 8

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ALICIA ROJAS UGALDE** in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell, and Convey to the County of Clark, a political subdivision of the State of Nevada, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

RUSTON ROAD, MICHELLI CREST WAY, LOG CABIN WAY, AND SPANDREL AREAS

The North Thirty feet (30.00'), the East Thirty feet (30.00'), and the South Forty feet (40.00') of the East Half (E½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 1, Township 19 South, Range 59 East, M.D.M., Nevada; together with a spandrel area in the Northeast corner thereof, being the Southwest corner of the intersection of **RUSTON ROAD AND MICHELLI CREST WAY** bounded as follows: On the North by the South line of the North Thirty feet (30.00') thereof; on the East by the West line of the East Thirty feet (30.00') thereof; and on the Southwest by the arc of a curve concave Southwesterly, having a radius of Fifteen feet (15.00') and being tangent to the South line of said North Thirty feet (30.00') and tangent to the West line of said East Thirty feet (30.00'); also together with a spandrel area in the Southeast corner thereof, being the Northwest corner of the intersection of **MICHELLI CREST WAY AND LOG CABIN WAY**, bounded as follows: On the East by the West line of the East Thirty feet (30.00') thereof; on the South by the North line of the South Forty feet (40.00') thereof; and on the Northwest by the arc of a curve concave Northwesterly, having a radius of Twenty feet (20.00') and being tangent to the West line of the East Thirty feet (30.00') and tangent to the North line of the South Forty feet (40.00').

Parcel Number: 470-250-043
Inquiry Number: 81-94
Application Number: 310-93
LD310-93

Rebecca Boucher 4-5-94

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

Witness my/our hand(s) this 26th day of April, 19 94.

Alicia Rojas U.
ALICIA ROJAS UGALDE

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JENESE E. NEVES
My Appointment Expires Jan 11 1998

On the 26th day of April, 1994, before me, a notary public, personally appeared **ALICIA ROJAS UGALDE** personally known (or proved) to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged to me that she signed the above instrument.

Jenese E. Neves
Notary Public in and for said County and State.

RECORDER'S USE

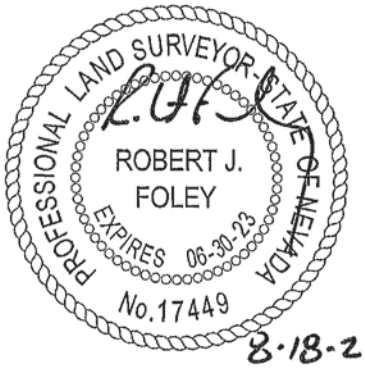
When recorded, return to:
Clark County Public Works
COMMUNITY DEVELOPMENT DIVISION
401 S. Fourth Street, Second Floor
Las Vegas, Nevada 89101

21-0526

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
PUBLIC WORKS CLARK COUNTY
04-28-94 11:30 PAC
BOOK: 940428 OFFICIAL RECORDS INST: 01278
FEE: .00 RPTT: EXEMPT

A.P.N. 126-01-601-009
OWNER: Alpine Ridge 10, LLC

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 601-009 RW.doc
By: RF
Date: August 17, 2021

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION

PUBLIC RIGHT-OF-WAY PER INSTRUMENT 19940428:01277 CLARK COUNTY OFFICIAL RECORDS

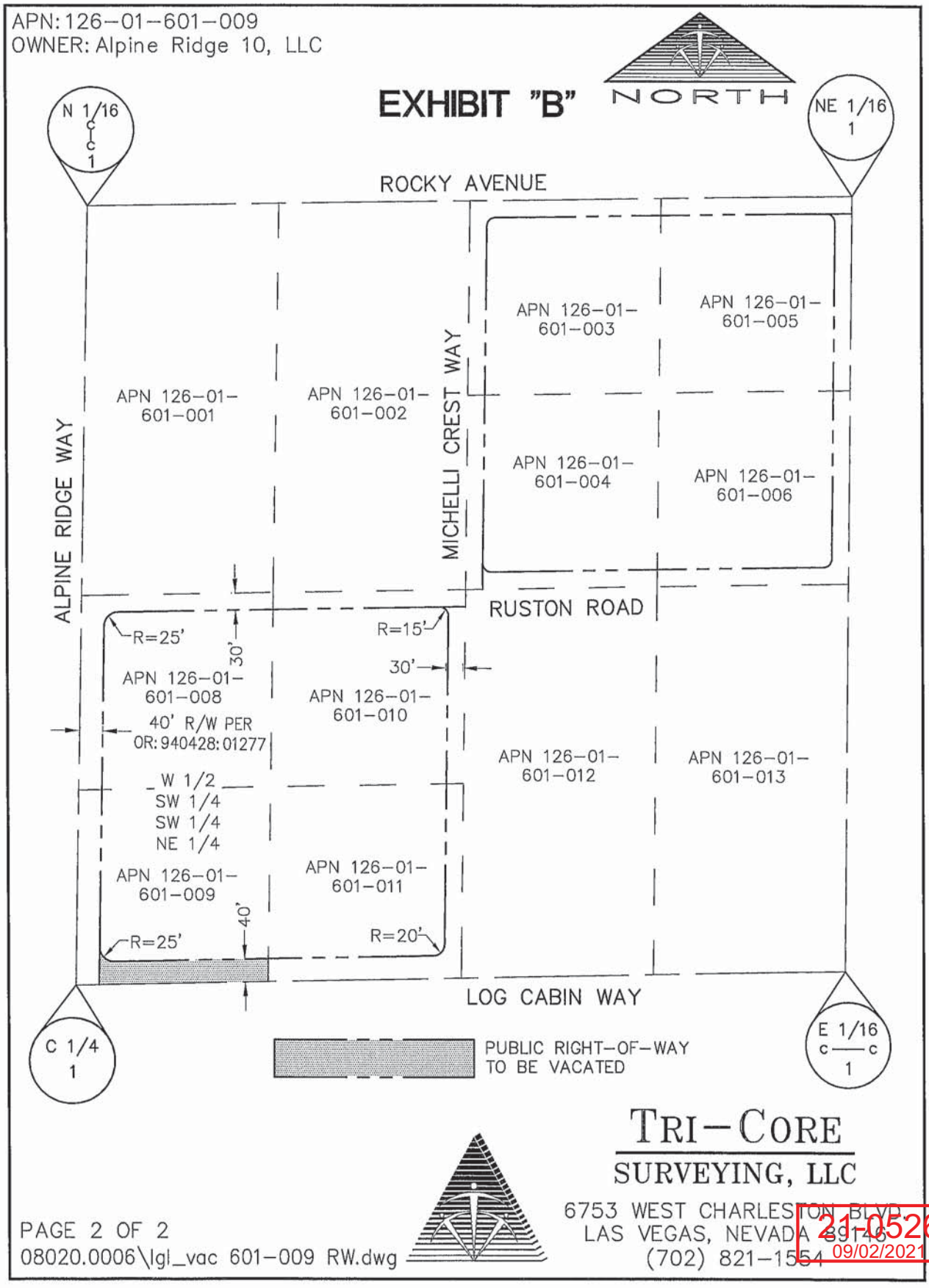
THE SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

TOGETHER WITH A SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF BEING THE NORTHEAST CORNER OF THE INTERSECTION OF LOG CABIN WAY AND ALPINE RIDGE WAY BOUNDED AS FOLLOWS: ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 40.00 FEET THEREOF; ON THE WEST BY THE EAST LINE OF THE WEST 40.00 FEET THEREOF; AND ON THE NORTHEAST BY THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH 40.00 FEET AND TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET;

EXCEPTING THEREFROM THE WEST 40.00 FEET OF SAID SOUTH 40.00 FEET FOR ALPINE RIDGE WAY;

AS SHOWN ON "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

21-0526
09/02/2021



TRI-CORE SURVEYING, LLC

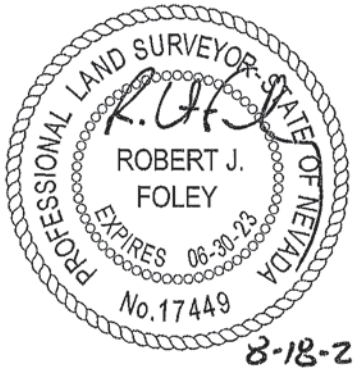
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

PAGE 2 OF 2
08020.0006\lgl_vac 601-009 RW.dwg

21-0526
09/02/2021

A.P.N. 126-01-601-009
OWNER: Alpine Ridge 10, LLC

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 601-009 Patent.doc
By: RF
Date: August 17, 2021

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

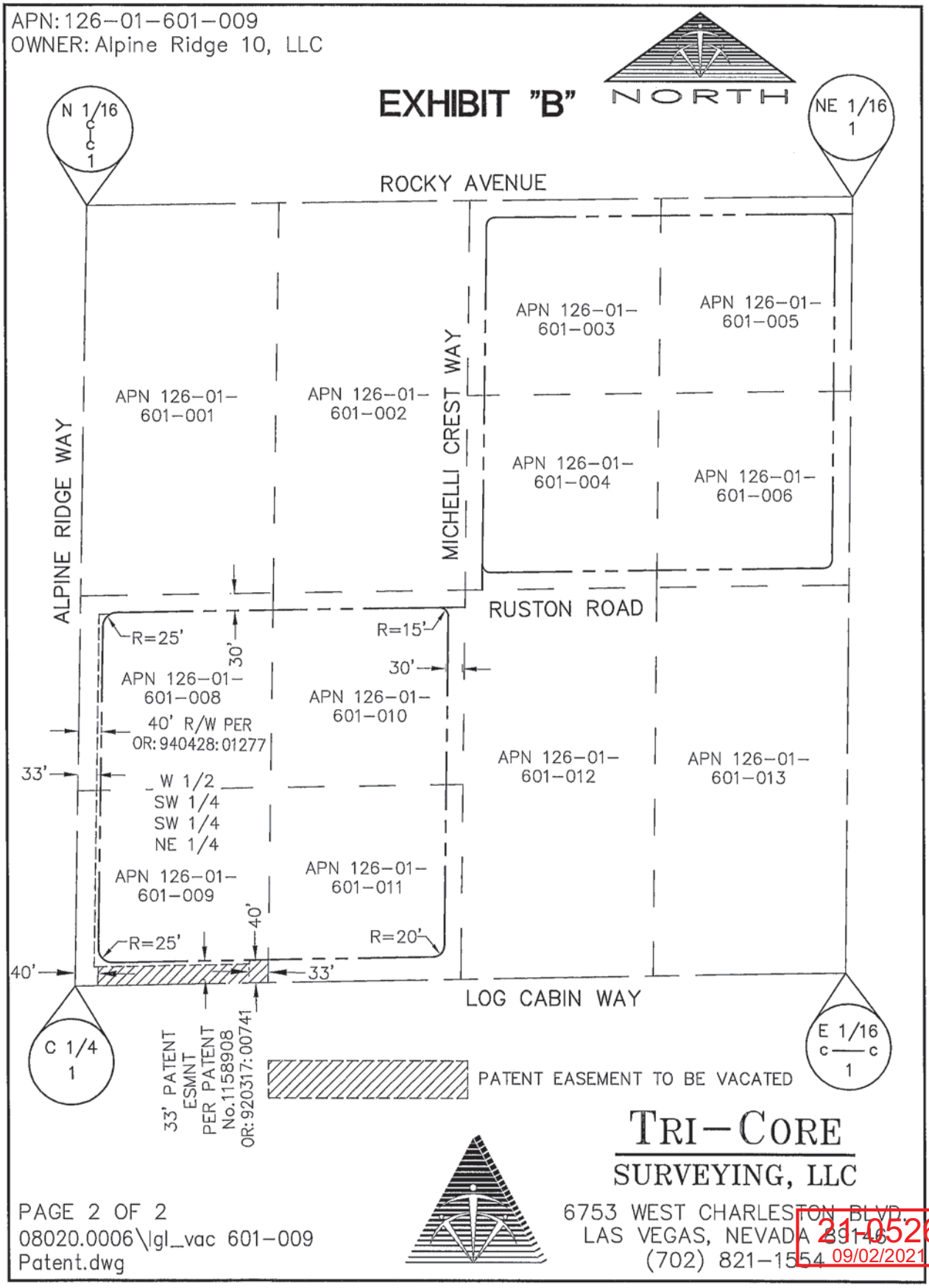
LEGAL DESCRIPTION

PATENT No. 1158908 RECORDED MARCH 17, 1992 IN BOOK 19920317 INSTRUMENT 00741
THE SOUTH 33.00 FEET, AND THE SOUTH 40.00 FEET OF THE EAST 33.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE WEST 40.00 FEET OF SAID SOUTH 33.00 FEET FOR ALPINE RIDGE WAY;

AS SHOWN ON "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

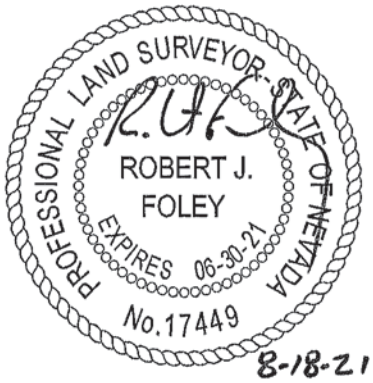
21-0526
09/02/2021



21-0526
09/02/2021

A.P.N. 126-01-601-011
OWNER: Alpine Ridge 10, LLC

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 601-011 RW.doc
By: RF
Date: August 18, 2021

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION

PUBLIC RIGHT-OF-WAY PER INSTRUMENT 19940428:01278 CLARK COUNTY OFFICIAL RECORDS
BEING A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF (E 1/2); THENCE SOUTH 88°56'06" WEST ALONG THE SOUTH LINE OF SAID EAST HALF (E 1/2) A DISTANCE OF 30.02 FEET TO THE **POINT OF BEGINNING;**

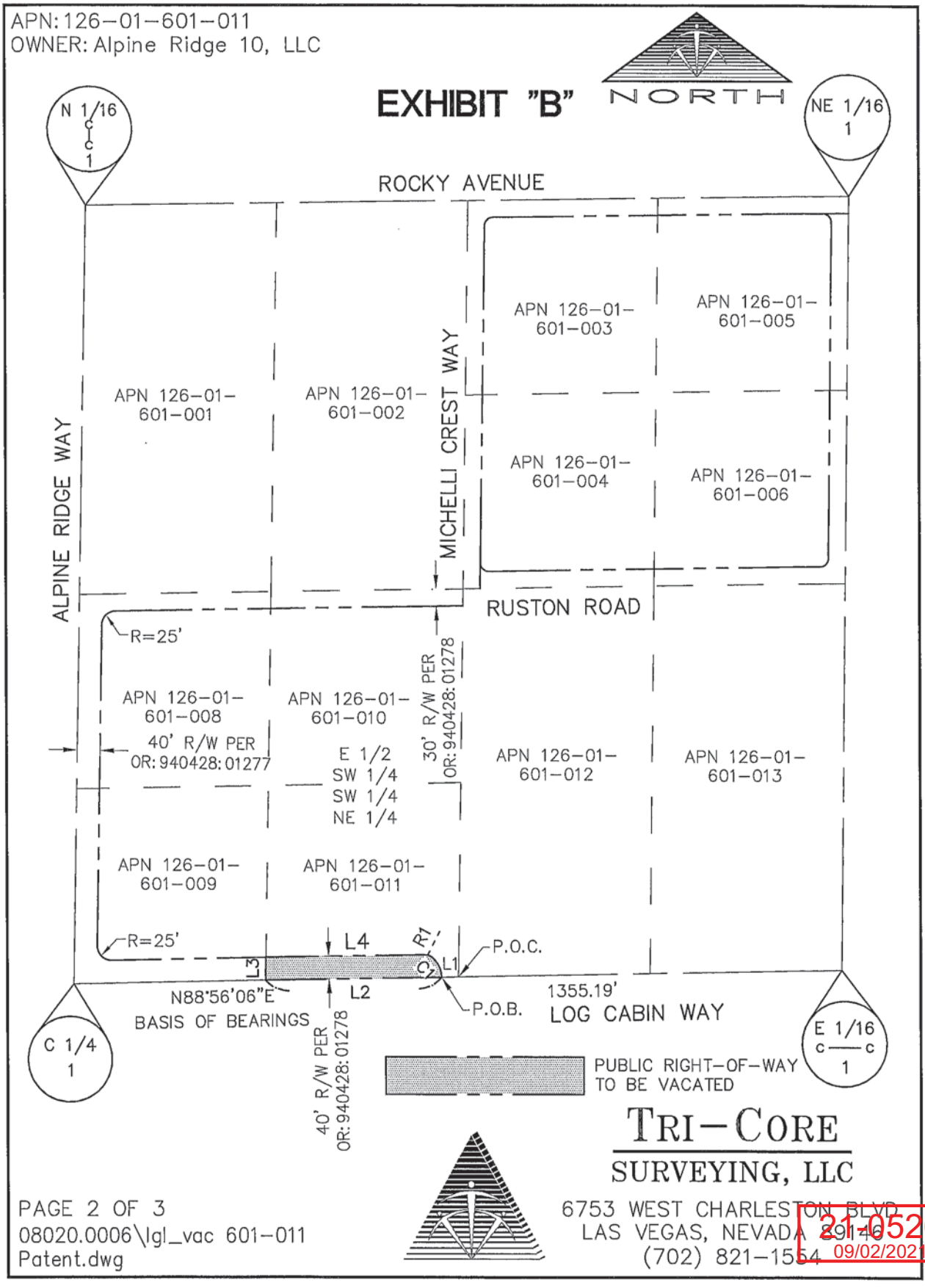
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 88°56'06" WEST, 308.78 FEET TO THE WEST LINE OF SAID EAST HALF (E 1/2); THENCE DEPARTING SAID SOUTH LINE, NORTH 00°57'08" EAST ALONG SAID WEST LINE A DISTANCE OF 40.02 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°56'06" EAST, 283.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE TO WHICH BEARS NORTH 27°23'55" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 48.87 FEET THROUGH A CENTRAL ANGLE OF 61°32'11" TO THE **POINT OF BEGINNING**.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

NORTH 88°56'06" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1 TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 220, PAGE 74 OF SURVEYS.

21-0526
09/02/2021


APN: 126-01-601-011
OWNER: Alpine Ridge 10, LLC
EXHIBIT "B"
NORTH
N 1/16 c c 1
NE 1/16 1
ROCKY AVENUE
APN 126-01-601-003
APN 126-01-601-005
APN 126-01-601-001
APN 126-01-601-002
MICHELLI CREST WAY
APN 126-01-601-004
APN 126-01-601-006
ALPINE RIDGE WAY
RUSTON ROAD
R=25'
30' R/W PER OR: 940428: 01278
APN 126-01-601-008
APN 126-01-601-010
40' R/W PER OR: 940428: 01277
E 1/2 SW 1/4 SW 1/4 NE 1/4
APN 126-01-601-012
APN 126-01-601-013
APN 126-01-601-009
APN 126-01-601-011
R=25'
L4
R7'
L3
C1
L1
P.O.C.
N88°56'06"E
BASIS OF BEARINGS
L2
P.O.B.
1355.19'
LOG CABIN WAY
40' R/W PER OR: 940428: 01278
C 1/4 1
E 1/16 c c 1
PUBLIC RIGHT-OF-WAY TO BE VACATED
TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554
PAGE 2 OF 3
08020.0006\lgl_vac 601-011 Patent.dwg
21-0526
09/02/2021

APN: 126-01-601-011
OWNER: Alpine Ridge 10, LLC

EXHIBIT "B"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°56'06"W	30.02'
L2	S88°56'06"W	308.78'
L3	N00°57'08"E	40.02'
L4	N88°56'06"E	283.56'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	61°32'11"	45.50'	48.87'	27.09'

RADIAL TABLE	
LINE	BEARING
R1	N27°23'55"E

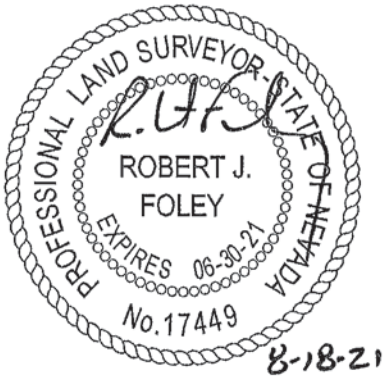
TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

21-0526
09/02/2021

08020.0006\lgl_vac 601-011 Patent.dwg

A.P.N. 126-01-601-011
OWNER: Alpine Ridge 10, LLC

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 601-011 Patent
By: RF
Date: August 17, 2021

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT No. 1158749 RECORDED JANUARY 20, 1993 IN BOOK 19930120 INSTRUMENT 00194
A PORTION OF THE SOUTH 33.00 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF (E 1/2); THENCE SOUTH 88°56'06" WEST ALONG THE SOUTH LINE OF SAID EAST HALF (E 1/2) A DISTANCE OF 30.02 FEET TO THE **POINT OF BEGINNING;**

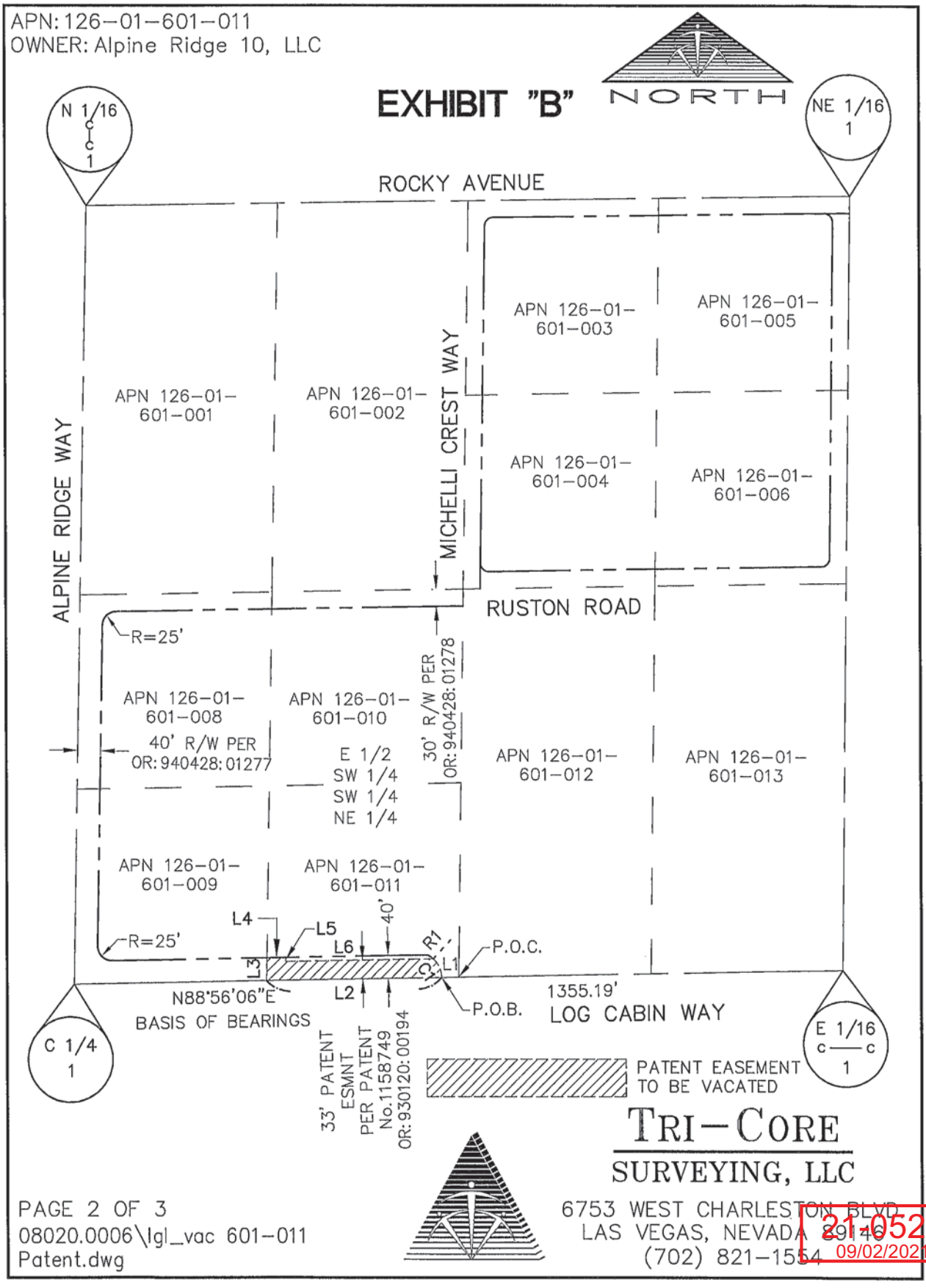
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 88°56'06" WEST, 308.78 FEET TO THE WEST LINE OF SAID EAST HALF (E 1/2); THENCE DEPARTING SAID SOUTH LINE, NORTH 00°57'08" EAST ALONG SAID WEST LINE A DISTANCE OF 40.02 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°56'06" EAST, 33.02 FEET; THENCE SOUTH 00°57'08" WEST, 7.00 FEET; THENCE NORTH 88°56'06" EAST, 260.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE TO WHICH BEARS NORTH 42°26'36" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 36.92 FEET THROUGH A CENTRAL ANGLE OF 46°29'30" TO THE **POINT OF BEGINNING**.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

NORTH 88°56'06" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1 TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 220, PAGE 74 OF SURVEYS.

21-0526
09/02/2021



21-0526
09/02/2021

APN: 126-01-601-011
OWNER: Alpine Ridge 10, LLC

EXHIBIT "B"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°56'06"W	30.02'
L2	S88°56'06"W	308.78'
L3	N00°57'08"E	40.02'
L4	N88°56'06"E	33.02'
L5	S00°57'08"W	7.00'
L6	N88°56'06"E	260.42'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	46°29'30"	45.50'	36.92'	19.54'

RADIAL TABLE	
LINE	BEARING
R1	N42°26'36"E

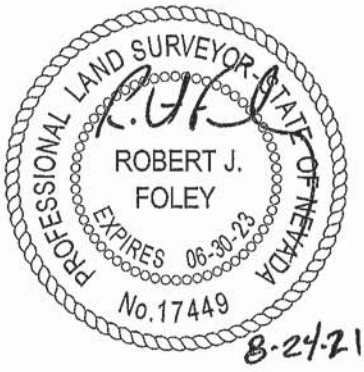
TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

21-0526
09/02/2021

PAGE 3 OF 3
08020.0006\lgl_vac 601-011 Patent.dwg

A.P.N. 126-01-701-001 & 002
OWNER: B-SWDE7, LLC

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 701-001 & 002 RW.doc
By: RF
Date: August 18, 2021
Page 1 of 2

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION

PUBLIC RIGHT-OF-WAY PER BOOK 1191 INSTRUMENT No. 1150317 CLARK COUNTY OFFICIAL RECORDS

THE NORTH 40.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

TOGETHER WITH A SPANDREL AREA IN THE NORTHWEST CORNER THEREOF BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF THE NORTH 40.00 FEET THEREOF; ON THE WEST BY THE EAST LINE OF THE WEST 40.00 FEET THEREOF, AND ON THE SOUTHEAST BY THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 40.00 FEET AND TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET;

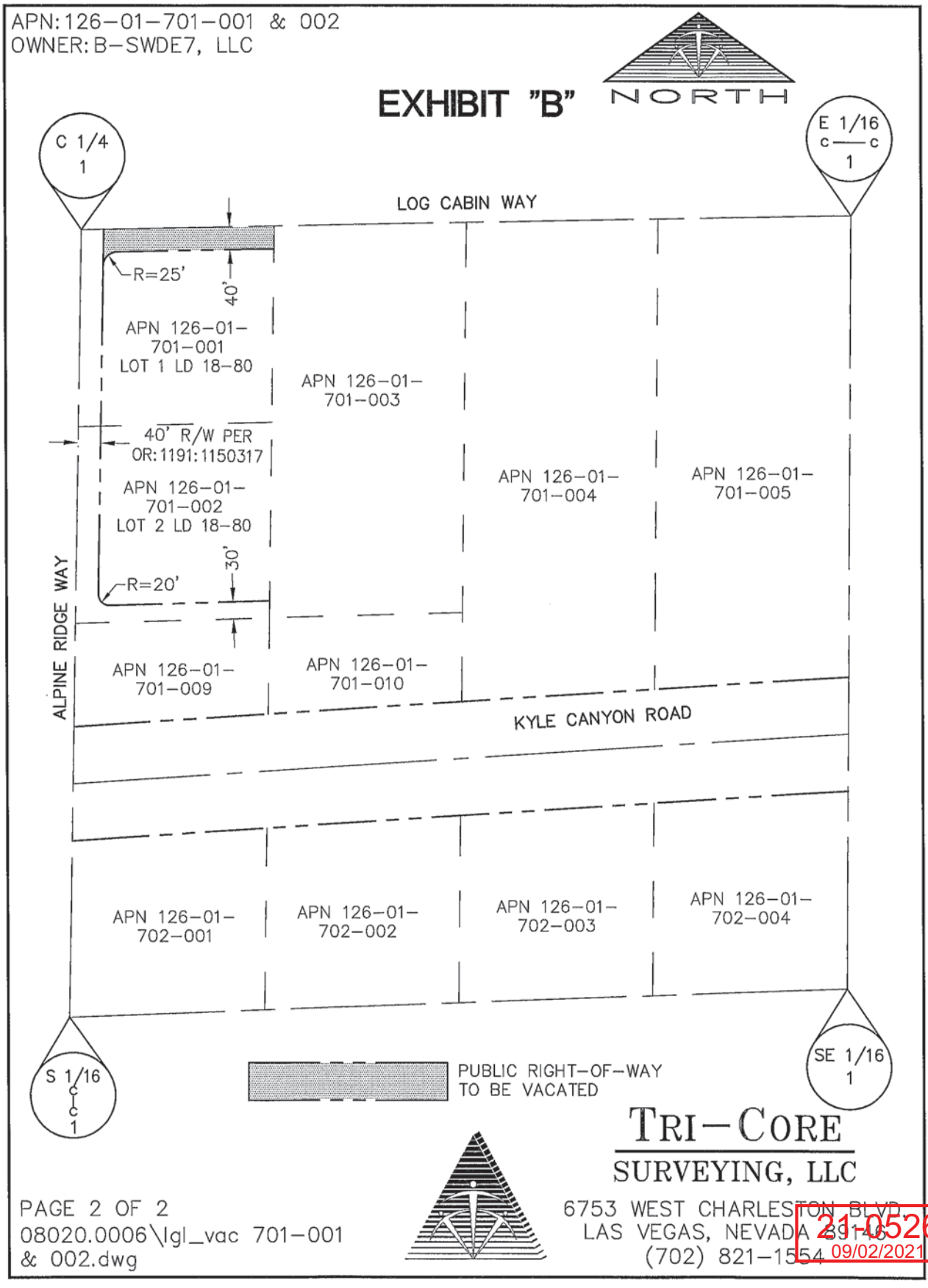
EXCEPTING THEREFROM THE WEST 40.00 FEET OF SAID NORTH 40.00 FEET FOR ALPINE RIDGE WAY;

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

21-0526
09/02/2021

APN: 126-01-701-001 & 002
OWNER: B-SWDE7, LLC

EXHIBIT "B"



TRI-CORE
SURVEYING, LLC

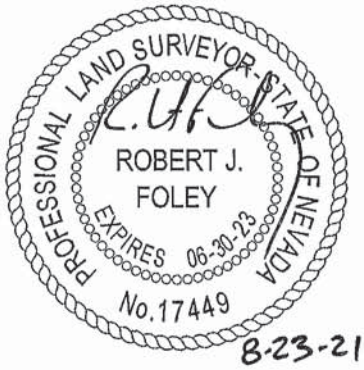
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

PAGE 2 OF 2
08020.0006\lgl_vac 701-001
& 002.dwg

21-0526
09/02/2021

A.P.N. 126-01-701-001 & 002
OWNER: B-SWDE7, LLC

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 701-001 & 002 Patent.doc
By: RF
Date: August 18, 2021

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

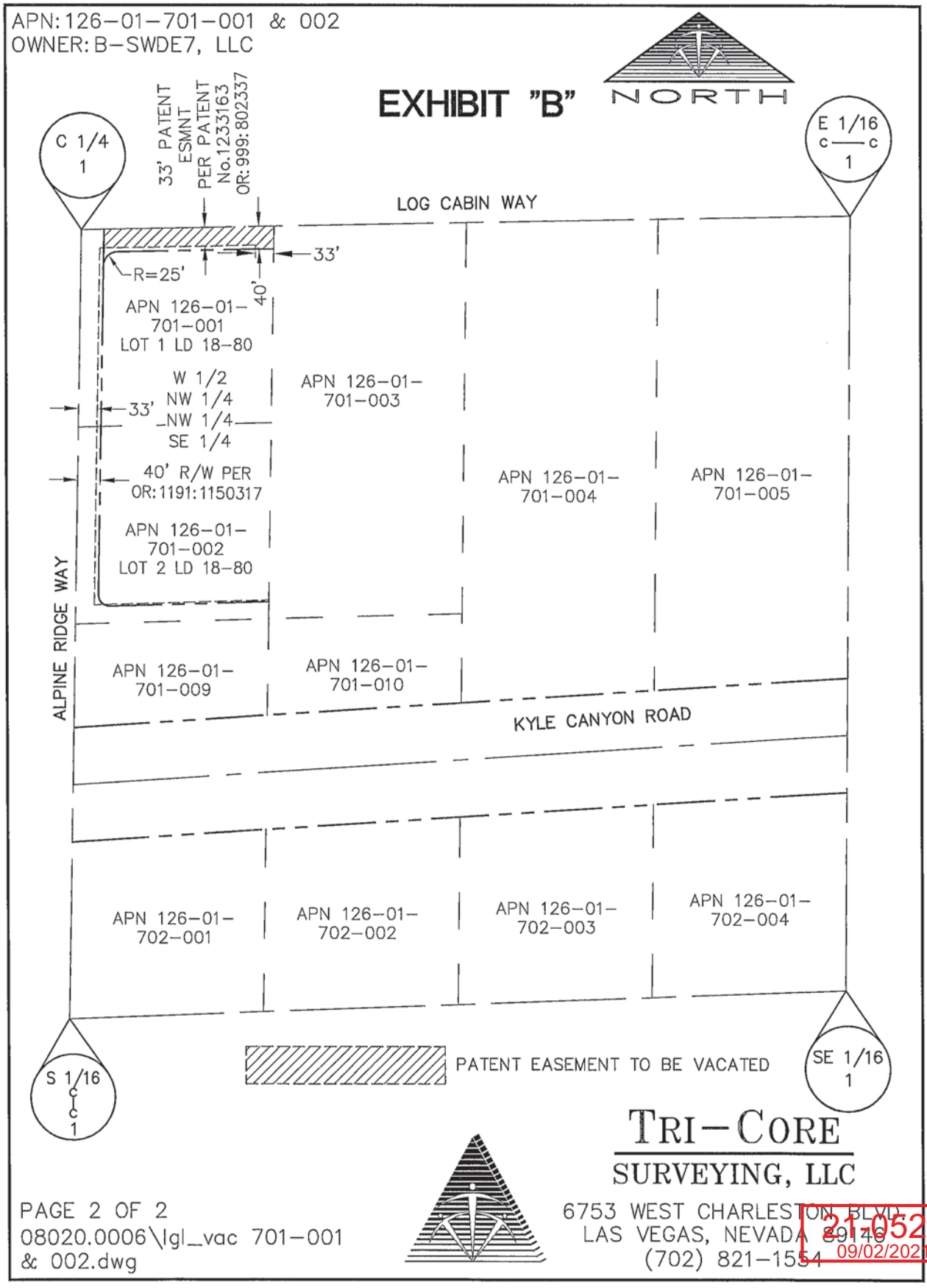
LEGAL DESCRIPTION

PATENT No. 1233163 RECORDED DECEMBER 19, 1969 IN BOOK 999 INSTRUMENT 802337
THE NORTH 33.00 FEET; AND THE NORTH 40.00 FEET OF THE EAST 33.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE WEST 40.00 FEET OF SAID NORTH 33.00 FEET FOR ALPINE RIDGE WAY;

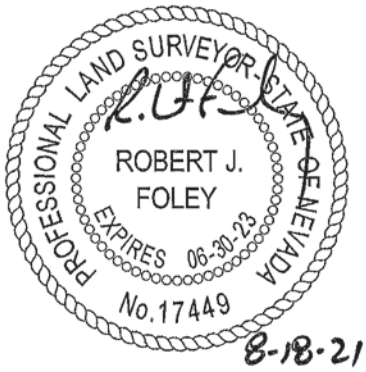
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

21-0526
09/02/2021


APN: 126-01-701-001 & 002
OWNER: B-SWDE7, LLC
EXHIBIT "B"
NORTH
C 1/4
1
E 1/16
c — c
1
33' PATENT ESMNT PER PATENT No.1233163 OR: 999: 802337
LOG CABIN WAY
33'
R=25'
40'
APN 126-01-701-001
LOT 1 LD 18-80
W 1/2 NW 1/4 NW 1/4 SE 1/4
33'
APN 126-01-701-003
40' R/W PER OR: 1191: 1150317
APN 126-01-701-004
APN 126-01-701-005
APN 126-01-701-002
LOT 2 LD 18-80
ALPINE RIDGE WAY
APN 126-01-701-009
APN 126-01-701-010
KYLE CANYON ROAD
APN 126-01-702-001
APN 126-01-702-002
APN 126-01-702-003
APN 126-01-702-004
S 1/16
c
c
1
PATENT EASEMENT TO BE VACATED
SE 1/16
1
TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554
PAGE 2 OF 2
08020.0006\lgl_vac 701-001 & 002.dwg
21-0526
09/02/2021

A.P.N. 126-01-701-003
OWNER: Robert B. Brinton Separate Property Trust Dated May 26, 1988

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 701-003 Patent.doc
By: RF
Date: August 18, 2021
Page 1 of 2

EXPLANATION

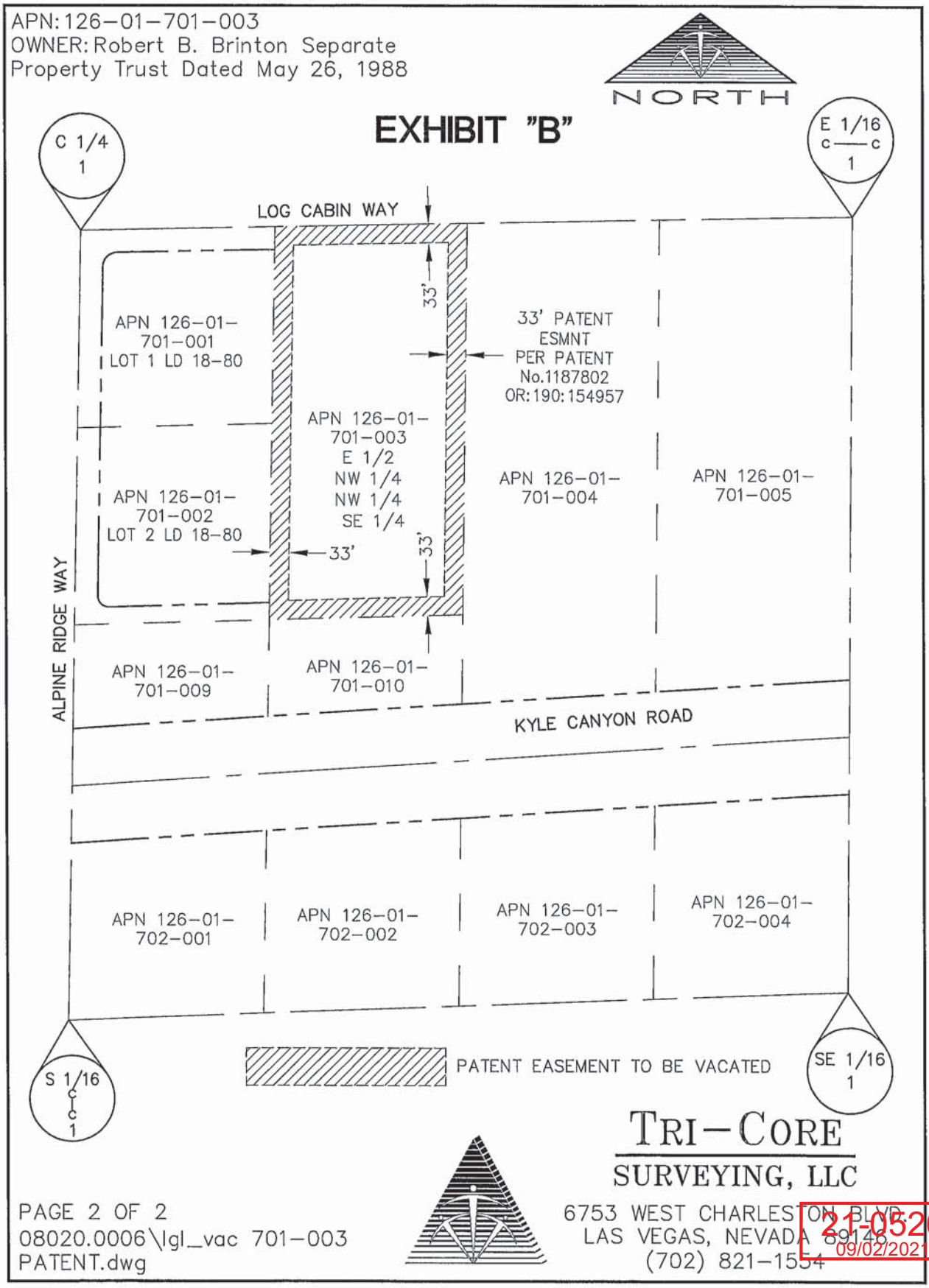
THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

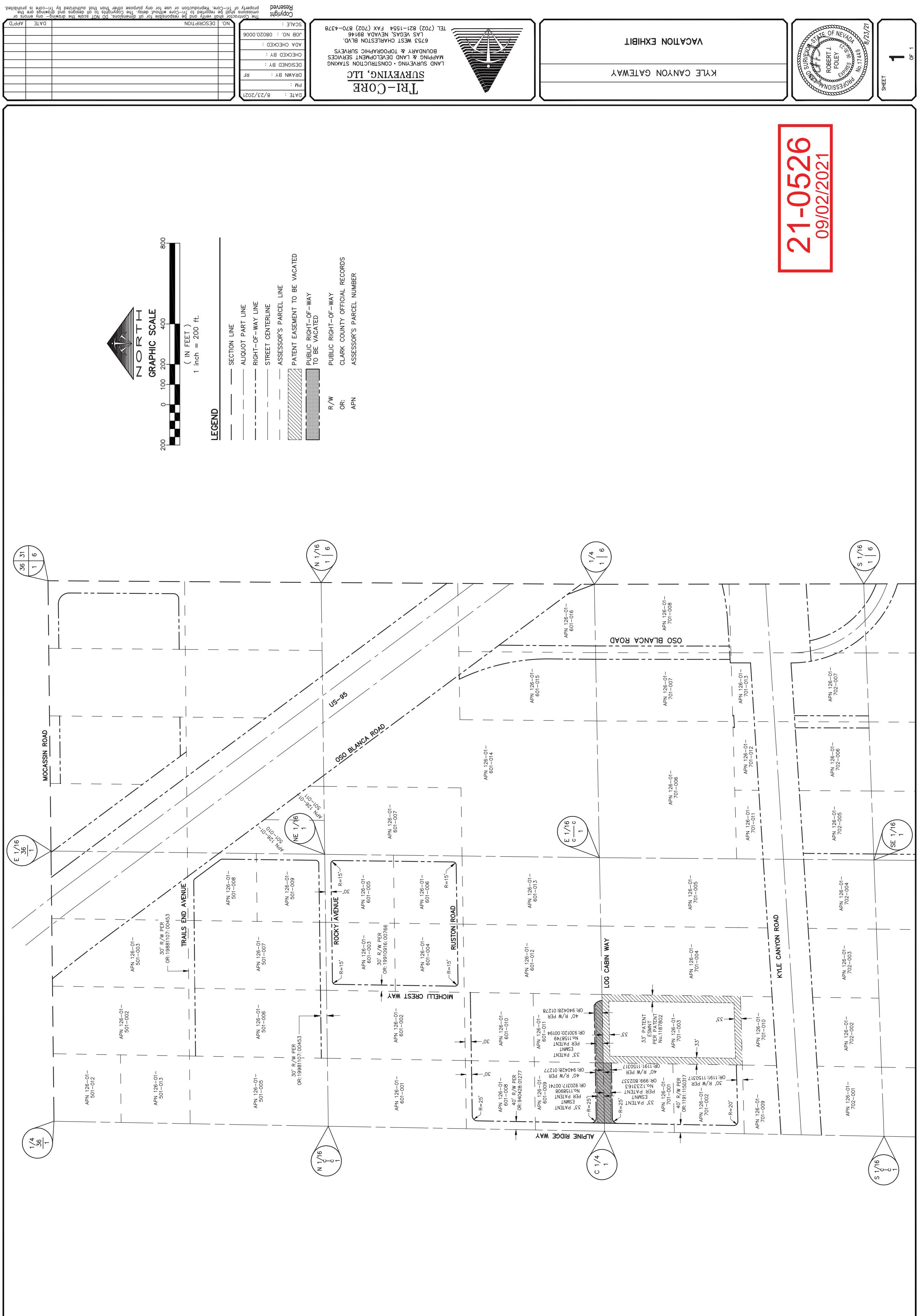
LEGAL DESCRIPTION

PATENT No. 1187802 RECORDED MARCH 16, 1959 IN BOOK 190 AS INSTRUMENT No. 154957 CLARK COUNTY OFFICIAL RECORDS
THE NORTH 33.00 FEET; THE EAST 33.00 FEET; THE SOUTH 33.00 FEET AND THE WEST 33.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

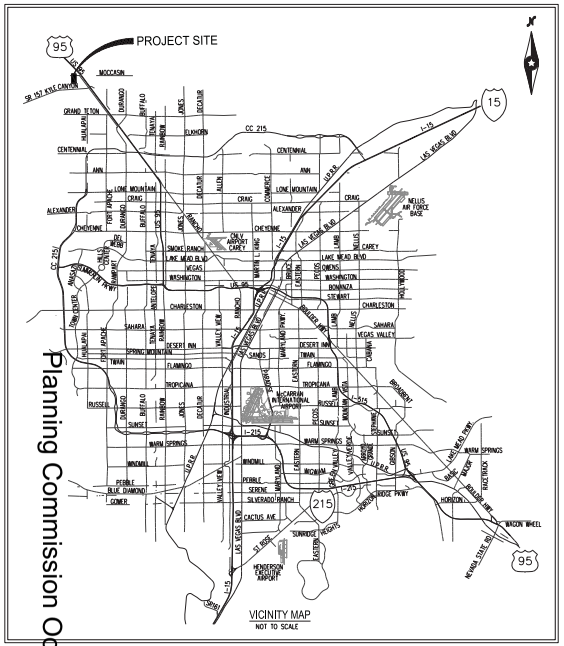
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

21-0526
09/02/2021


APN: 126-01-701-003
OWNER: Robert B. Brinton Separate Property Trust Dated May 26, 1988
NORTH
EXHIBIT "B"
C 1/4
1
E 1/16
c — c
1
LOG CABIN WAY
33'
APN 126-01-701-001
LOT 1 LD 18-80
33' PATENT ESMNT PER PATENT No.1187802 OR:190:154957
APN 126-01-701-003
E 1/2
NW 1/4
NW 1/4
SE 1/4
APN 126-01-701-004
APN 126-01-701-005
APN 126-01-701-002
LOT 2 LD 18-80
33'
33'
ALPINE RIDGE WAY
APN 126-01-701-009
APN 126-01-701-010
KYLE CANYON ROAD
APN 126-01-702-001
APN 126-01-702-002
APN 126-01-702-003
APN 126-01-702-004
S 1/16
c
c
1
PATENT EASEMENT TO BE VACATED
SE 1/16
1
TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554
PAGE 2 OF 2
08020.0006\lgl_vac 701-003 PATENT.dwg
21-0526
09/02/2021


TRI-CORE SURVEYING, LLC
LAND SURVEYING • CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL (702) 821-1554 FAX (702) 870-4378
DATE : 8/23/2021
PM :
DRAWN BY : RF
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 08020.0006
SCALE :
NO. DESCRIPTION DATE APP'D
Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Tri-Core without delay. The Copyrights to all designs and drawings are the property of Tri-Core. Reproduction or use for any purpose other than that authorized by Tri-core is prohibited.
VACATION EXHIBIT
KYLE CANYON GATEWAY
STATE OF NEVADA
PROFESSIONAL LAND SURVEYOR
ROBERT J. FOLEY
EXPIRES 06-30-23
No.17449
8/23/21
SHEET 1 OF 1
21-0526
09/02/2021
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
LEGEND
SECTION LINE
ALIQUOT PART LINE
RIGHT-OF-WAY LINE
STREET CENTERLINE
ASSESSOR'S PARCEL LINE
PATENT EASEMENT TO BE VACATED
PUBLIC RIGHT-OF-WAY TO BE VACATED
R/W PUBLIC RIGHT-OF-WAY
OR: CLARK COUNTY OFFICIAL RECORDS
APN ASSESSOR'S PARCEL NUMBER
US-95
OSO BLANCA ROAD
MOCASSIN ROAD
TRAILS END AVENUE
ROCKY AVENUE
RUSTON ROAD
MICHELLI CREST WAY
LOG CABIN WAY
KYLE CANYON ROAD
ALPINE RIDGE WAY
30' R/W PER OR:19881107:00453
30' R/W PER OR:19910916:00766
30' R/W PER OR:19981107:00453
40' R/W PER OR:940428:01278
33' PATENT ESMNT PER PATENT No.1158749 OR:930120:00194
33' PATENT ESMNT PER PATENT No.1187802
40' R/W PER OR:940428:01277
33' PATENT ESMNT PER PATENT No.1158908 OR:920317:00741
40' R/W PER OR:940428:01277
40' R/W PER OR:1191:1150317
33' PATENT ESMNT PER PATENT No.1233163 OR:999:802337
30' R/W PER OR:1191:1150317
APN 126-01-501-003
APN 126-01-501-002
APN 126-01-501-012
APN 126-01-501-013
APN 126-01-501-008
APN 126-01-501-009
APN 126-01-501-007
APN 126-01-501-006
APN 126-01-501-005
APN 126-01-501-010
APN 126-01-501-011
APN 126-01-601-007
APN 126-01-601-005
APN 126-01-601-006
APN 126-01-601-003
APN 126-01-601-004
APN 126-01-601-002
APN 126-01-601-001
APN 126-01-601-016
APN 126-01-601-015
APN 126-01-601-014
APN 126-01-601-013
APN 126-01-601-012
APN 126-01-601-010
APN 126-01-601-011
APN 126-01-601-008
APN 126-01-601-009
APN 126-01-701-008
APN 126-01-701-007
APN 126-01-701-006
APN 126-01-701-005
APN 126-01-701-004
APN 126-01-701-003
APN 126-01-701-001
APN 126-01-701-002
APN 126-01-701-013
APN 126-01-701-012
APN 126-01-701-011
APN 126-01-701-010
APN 126-01-701-009
APN 126-01-702-007
APN 126-01-702-006
APN 126-01-702-005
APN 126-01-702-004
APN 126-01-702-003
APN 126-01-702-002
APN 126-01-702-001
R=15'
R=25'
R=20'
30'
33'
C:\Users\rfoley\appdata\local\temp\AcPublish_13360\VAC_Exh_Kyle Canyon Gateway U-3.dwg rfoley Mon, 23 Aug 2021 - 2:53pm

SITE PLAN
FOR
KYLE CANYON GATEWAY UNIT 3
A SINGLE FAMILY COMMUNITY LOCATED IN
CITY OF LAS VEGAS, NEVADA
APN: 126-01-601-008, 126-01-601-009, 126-01-601-010, 126-01-601-011, 126-01-701-001, 126-01-701-002, 126-01-701-003, 126-01-701-009



Planning Commission October 12, 2021 - Page 133

OWNER/DEVELOPER	ENGINEER
TRI POINTE HOMES NEVADA, INC. 4675 W TECO AVE., SUITE 115 LAS VEGAS, NV 89118 PH (702) 614-1400 CONTACT: DAN HALE	WESTWOOD PROFESSIONAL SERVICES, INC 5725 BADURA AVE, SUITE 100 LAS VEGAS, NV 89118 PH: (702) 284-5300 FX: (702) 284-5399 CONTACT: DAN POLL

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

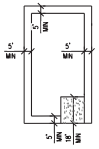
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

SETBACK

FRONT (LIVING):	5' TO LIVING 5' TO PORCH
GARAGE:	18'
SIDE YARD:	5' (5' CORNER SIDE)
REAR:	5' TO SINGLE STORY LIVING 5' TO LIVING

TYPICAL LOTS



BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=892.53 METERS (NAVD'88)
ELEVATION=2928.24 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS

THE BASIS OF BEARING IS NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

PARKING ANALYSIS

NO OF UNITS	= 157
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 345 SPACES**

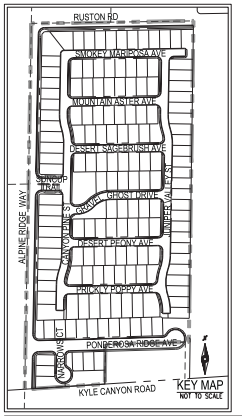
**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

PARKING PROVIDED:	
GARAGE PARKING	= 2*157
	= 314
ON-STREET PARKING	= 221
TOTAL PARKING	= 535 SPACES

MOU NOTES

1. REDUCE FIRE FLOW REQUIREMENT TO 1,000 GPM.
2. SIDEWALK ON ONLY ONE SIDE OF THE STREET.
3. REDUCED STREET WIDTH.
4. SECONDARY EMERGENCY ACCESS NOT REQUIRED FOR COMMUNITIES WITH UP TO 200 LOTS.

NOTE: MOU ITEMS LISTED ONLY APPLY TO PRIVATE GATED PORTION OF THE COMMUNITY.



DEVIATIONS FROM STANDARD

1. ALLOW STUB STREETS.
2. DEFER FULL STREET IMPROVEMENTS IN KYLE CANYON ROAD.
3. ALLOW REDUCED PUBLIC STREET CUL DE SAC.
4. WAIVE LANDSCAPE BUFFER REQUIREMENTS ALONG KYLE CANYON ROAD.

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	LUMEN
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

101 UNITS X 250 GPD/UNITS = 40,250 GPD
TOTAL AVERAGE CONTRIBUTION = 28,500 GPD = 0.040250 MGD
TOTAL PEAK FLOW = 0.040250 MGD X 3.56 (PEAK FACTOR) = 0.143 MGD

SITE DATA

APN NUMBERS:	126-01-601-008, 126-01-601-009, 126-01-601-010, 126-01-601-011, 126-01-701-001, 126-01-701-002, 126-01-701-003, 126-01-701-009
GROSS AREA:	29.46± ACRES
CURRENT ZONING:	APN 126-01-701-003: U(PCD) ALL OTHER APNS: PD (R-CL-PD)
PROPOSED ZONING:	PD (R-CL-PD)
TOTAL LOT COUNT:	157
TOTAL DENSITY:	5.33 DU/AC
NO. OF COMMON ELEMENTS:	19
OPEN SPACE REQUIRED:	23,550 SF
OPEN SPACE PROVIDED:	66,011 SF
AMENITY AREA REQUIRED:	10,000 SF
AMENITY AREA PROVIDES:	13,047 SF
MINIMUM LOT SIZE:	3,665 SF (LOT 153)
MAXIMUM LOT SIZE:	9,188 SF (LOT 154)
AVERAGE LOT SIZE:	4,018 SF

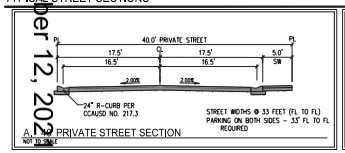
CONNECTIVITY

NODES = 19
LINKS = 24
LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1
CONNECTIVITY RATIO = 24.5/19 = 1.29

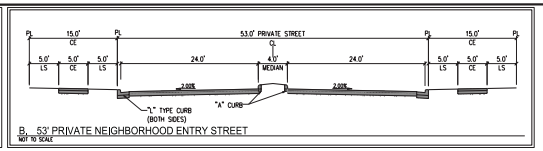
NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES WITHIN OR ADJACENT TO THIS PROPERTY TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. [illegible]
4. SUBDIVISION LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES AT LESS THAN 5% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE DEFINED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY TWO POINTS OF CONNECTION. THE FIRST POINT OF CONNECTION IS TO A WATER MAIN STUB LOCATED IN KYLE CANYON ROAD AND THE SECOND CONNECTION IS AN 8" WATER MAIN LOCATED IN RUSTON ROAD. BOTH POINT OF CONNECTION MAINS ARE PROPOSED PER SEPARATE PLANS.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN 8" MAIN IN RUSTON ROAD. THIS MAIN IS PROPOSED PER KYLE CANYON GATEWAY UNIT 1.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

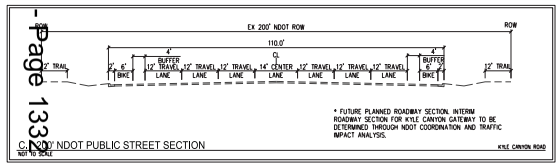
TYPICAL STREET SECTIONS



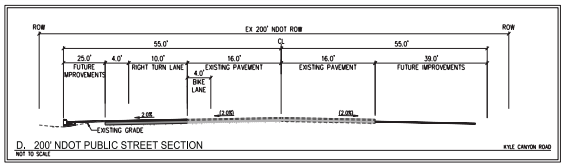
A. 40' PRIVATE STREET SECTION
NOT TO SCALE



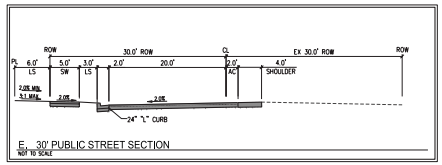
B. 53' PRIVATE NEIGHBORHOOD ENTRY STREET
NOT TO SCALE



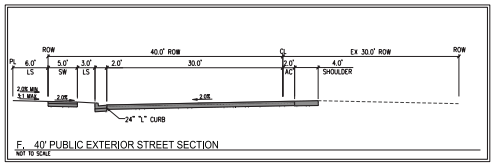
C. 200' NDOT PUBLIC STREET SECTION
NOT TO SCALE



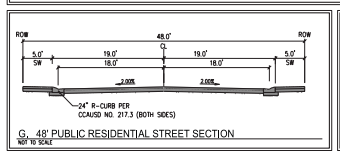
D. 200' NDOT PUBLIC STREET SECTION
NOT TO SCALE



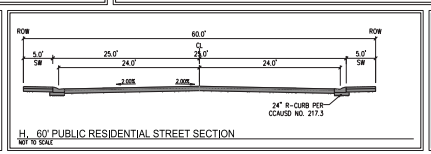
E. 30' PUBLIC STREET SECTION
NOT TO SCALE



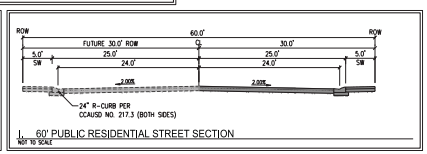
F. 40' PUBLIC EXTERIOR STREET SECTION
NOT TO SCALE



G. 48' PUBLIC RESIDENTIAL STREET SECTION
NOT TO SCALE



H. 60' PUBLIC RESIDENTIAL STREET SECTION
NOT TO SCALE



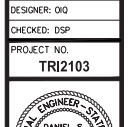
I. 60' PUBLIC RESIDENTIAL STREET SECTION
NOT TO SCALE

Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

CITY OF LAS VEGAS, NV
tri pointe HOMES
KYLE CANYON GATEWAY UNIT 3
SITE PLAN
S:31 R:59E

DATE: 9/2/21
DRAFTER: LVM
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
TRI2103



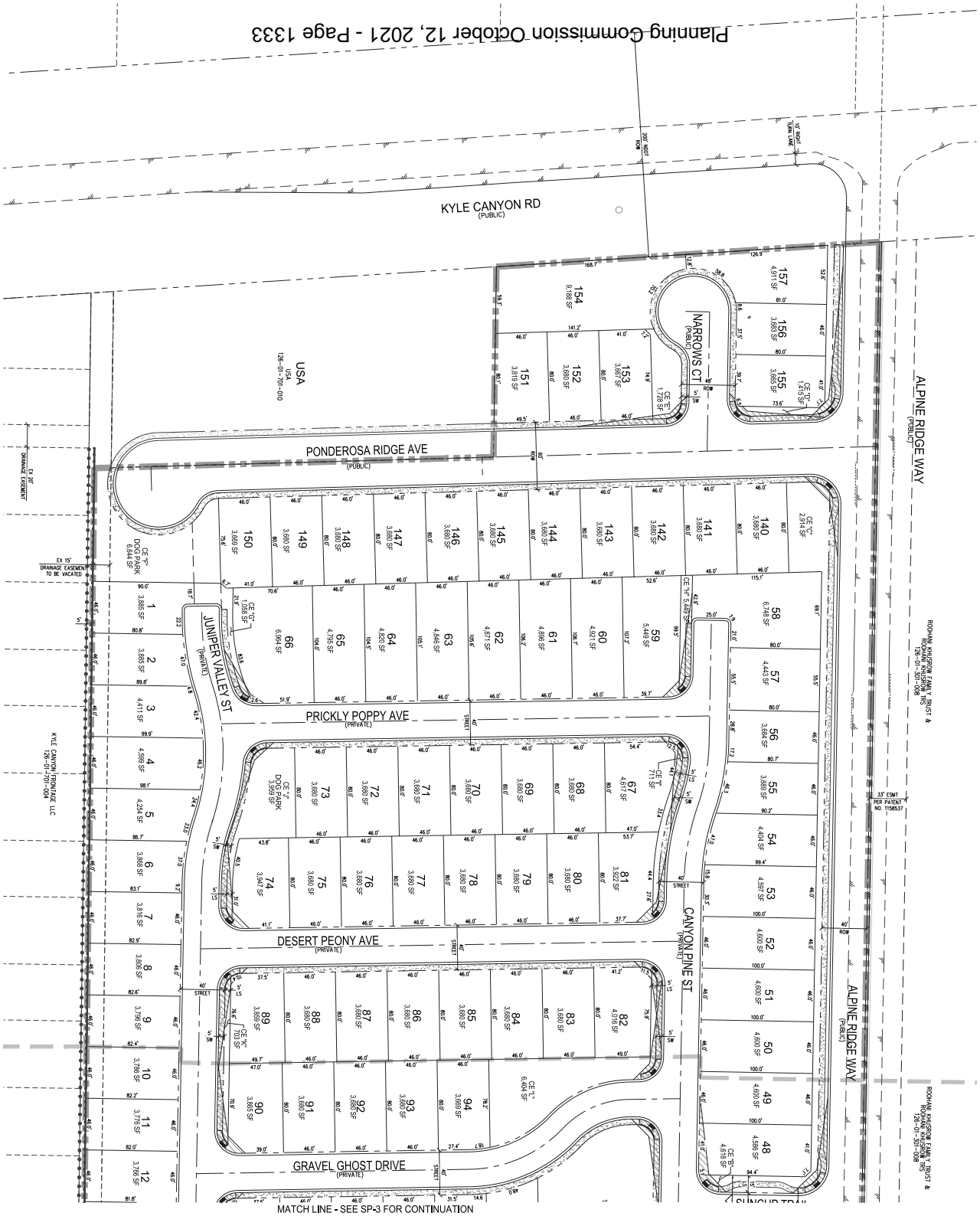
SP-1
SHEET 1 OF 3

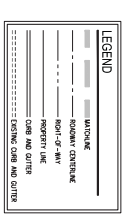
10/12/2021

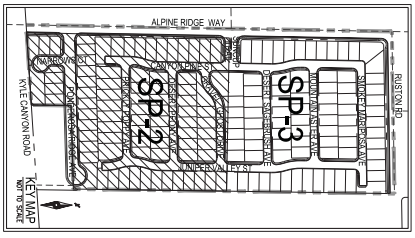
K:\tri2103-000 kyle canyon unit 3\cad\entitlements\site plan\tri2103 sp.dwg 9/2/2021 9:33 AM Udis Montes

I:\tri2103-000 kyle canyon unit 3\dwg\entitlements\site plan\210823 tri2103 sp.dwg 9/2/2021 9:33 AM Lidia Morales

Planning Commission October 12, 2021 - Page 1333







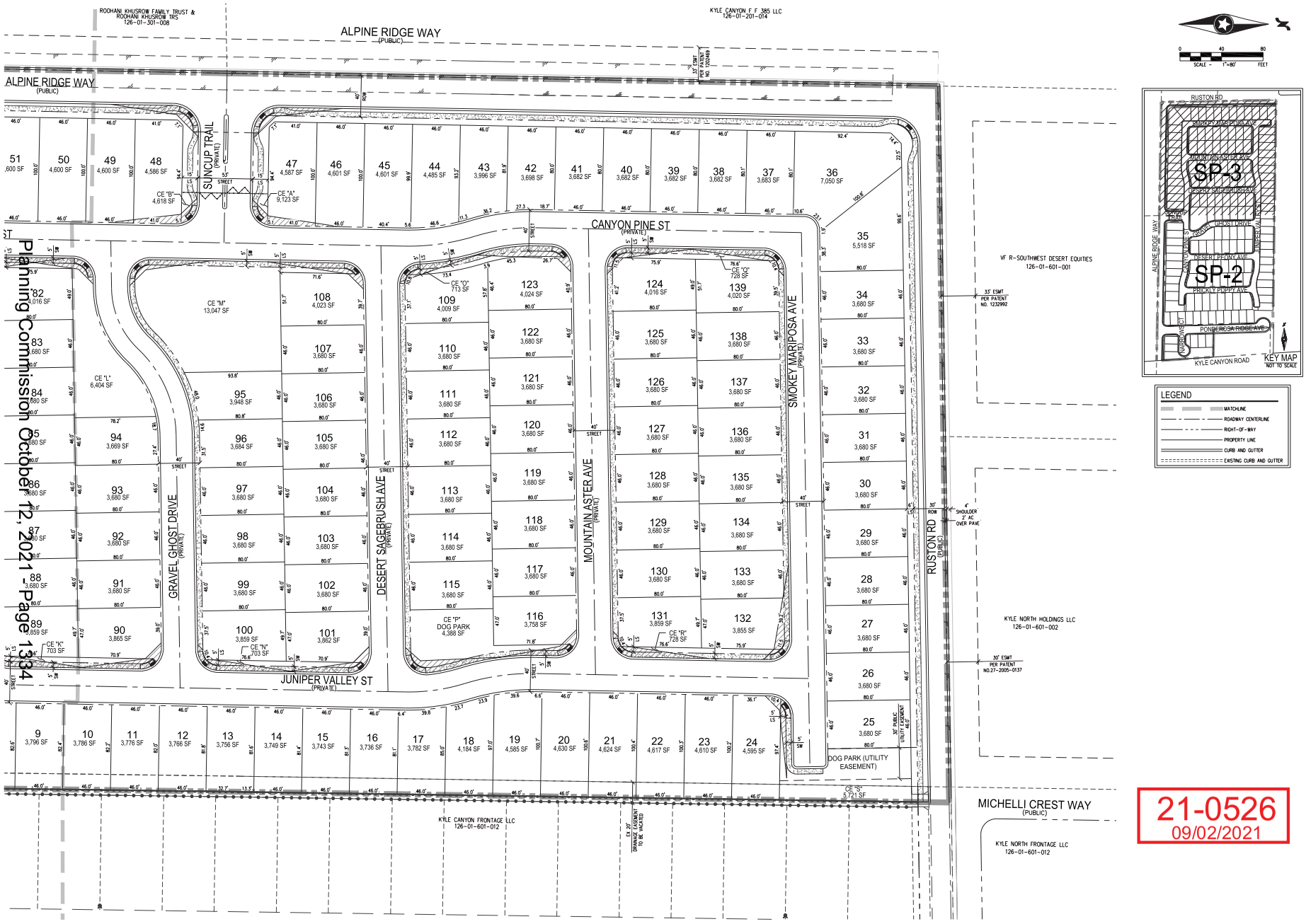
21-0526
09/02/2021

SP-2 SHEET 2 OF 3	PROFESSIONAL ENGINEER - STATE OF NEVADA DANIEL S. POLL Exp. 12/31/2021 No. 28178	PROJECT NO. TRI2103	CHECKED: DSP	DESIGNER: OKO	DRAFTER: LVM	DATE: 9/2/21	S1 T19S R59E	tri pointe HOMES	CITY OF LAS VEGAS,NV	NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

KYLE CANYON GATEWAY UNIT 3

SITE PLAN

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.



Westwood
Westwood Professional Services, Inc.
5725 W Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 3
SITE PLAN

S 16s R59E

DATE: 9/2/21
DRAFTER: LVM
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
TRI2103

DANIEL S. POLL
Exp. 12/31/2021
CIVIL
No. 28175
STATE OF NEVADA
PROFESSIONAL ENGINEER

SP-3
SHEET 3 OF 3

J:\tri2103-2000 kyle canyon unit 3\plans\entitlements\site plan\tri2103 sp.dwg 9/2/2021 9:33 AM Udo Moores



Planning Commission October 12, 2021 - Page 1335

PLANT MATERIALS LEGEND



Tree	Box Size (in)
Olea europaea 'Wilsonii' Wilsonii Olive	24" / 36" Box
Prosopis glandulosa Honey Mesquite	24" / 36" Box
Quercus virginiana 'Cathedral' Cathedral Live Oak	24" / 36" Box
Rhus lancea African Sumac	24" / 36" Box
Sophora secundiflora Texas Mountain Laurel	24" / 36" Box

Extra Large Shrubs	Size
Buddleia davidii Butterfly Bush	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Dodonaea viscosa Hopbush	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Cassia nemophila Desert Cassia	5 gal.
Elaeagnus x ebbingei Ebbing's Silverberry	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Simmondsia Chinensis Jojoba	15 gal.

Medium Shrubs	Size
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Feijoa sellowiana Pineapple Guava	5 gal.
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.
Perovskia atriplicifolia Russian Sage	5 gal.
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.

Small Shrubs	Size
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Salvia greggii Red Salvia	1 gal.
Teucrium chamaedrys Germander	1 gal.

Cacti/ Accents	Size
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Asclepias subulata Desert Milkweed	5 gal.
Bouteloua gracilis Blonde Ambition	1 gal
Dasylirion wheeleri Desert Spoon	5 gal.
Euphorbia rigida Gopher Plant	5 gal.
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.
Nolina bigelovii Bear-grass	5 gal.
Ophiopogon jaburan 'Dwarf Kyoto' Dwarf Mondo Grass	1 gal.
Opuntia violacea 'Santa-Rita' Purple Prickly Pear	5 gal.

Groundcovers	Size
Eremophila prostrata Outback Sunrise Eremophila	1 gal
Hymenoxys acaulis Angelita Daisy	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.

Vines	Size
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal

Inerts	Size
Decomposed Granite 2" Deep 3/4" Screened Apache Brown	
Turf Fescue Species Artificial Turf or Equal	

NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS TREES SIZES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
40% - 36" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2' DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON GATEWAY - UNIT 3

Conceptual Site Plan

Plan Scale 1:50 Date:08-23-2021

ABLASTUDIO.COM

ABLA

KEYNOTES LEGEND

1. ENTY GATES & FENCE
2. PAVER ACCENT BANDING AT ENTRY
3. CONCRETE SIDEWALK
4. BENCH SEATING IN DECOMPOSED GRANITE AREA
5. GAME TABELS IN DECOMPOSED GRANITE AREA
6. 3,000 S.F. MINIMUM ACTIVE TURF AREA
7. TOT LOT
8. SHADE RAMADA
9. PICNIC TABLE

PLANT MATERIALS LEGEND



Tree	Box Size (in)
Olea europaea 'Wilsonii' Wilsonii Olive	24" / 36" Box
Prosopis glandulosa Honey Mesquite	24" / 36" Box
Quercus virginiana 'Cathedral' Cathedral Live Oak	24" / 36" Box
Rhus lancea African Sumac	24" / 36" Box
Sophora secundiflora Texas Mountain Laurel	24" / 36" Box

Extra Large Shrubs	Size
Buddleia davidii Butterfly Bush	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Dodonaea viscosa Hopbush	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Cassia nemophila Desert Cassia	5 gal.
Elaeagnus x ebbingei Ebbing's Silverberry	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Simmondsia Chinensis Jojoba	15 gal.

Medium Shrubs	Size
Eremophila glabra ssp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Feijoa sellowiana Pineapple Guava	5 gal.
Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal.
Perovskia atriplicifolia Russian Sage	5 gal.
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.

Small Shrubs	Size
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Salvia greggii Red Salvia	1 gal.
Teucrium chamaedrys Germander	1 gal.

Groundcovers	Size
Eremophila prostrata Outback Sunrise Eremophila	1 gal
Hymenoxys acaulis Angelita Daisy	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.

Cacti/ Accents	Size
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Asclepias subulata Desert Milkweed	5 gal.
Bouteloua gracilis Blonde Ambition	1 gal
Dasylirion wheeleri Desert Spoon	5 gal.
Euphorbia rigida Gopher Plant	5 gal.
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.
Nolina bigelovii Bear-grass	5 gal.
Ophiopogon jaburan 'Dwarf Kyoto' Dwarf Mondo Grass	1 gal.
Opuntia violacea 'Santa-Rita' Purple Prickly Pear	5 gal.

Vines	Size
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal

Inerts	Size
Decomposed Granite 2" Deep 3/4" Screened Apache Brown	
Turf Fescue Species Artificial Turf or Equal	

NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS TREES SIZES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
40% - 36" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2' DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.



Planning Commission October 12 2021 - Page 1336

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON GATEWAY - UNIT 3

Amenity Area Plan

Plan Scale 1:10 Date:08-23-2021

ABLASTUDIO.COM

ABLA



21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON GATEWAY - UNIT 3

Wall Plan

Plan Scale 1:50 Date:08-23-2021

ABLASTUDIO.COM

ABLA



1 Entry Monument Signage
SCALE: 1/2"=1'-0"



2 Theme Wall and Column
SCALE: 1/2"=1'-0"



3 Enhanced Product Wall
SCALE: 1/2"=1'-0"







SHERWIN WILLIAMS SW 7625 MOUNT ETNA.





Planning Commission October 12, 2021 - Page 1338

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON GATEWAY - UNITS 2&3

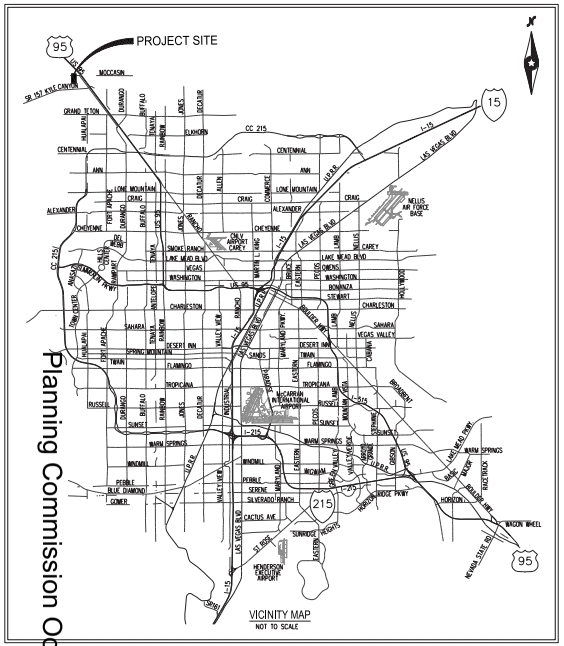
Wall & Entry Details

Date:08-11-2021

ABLASTUDIO.COM

ABLA

TENTATIVE MAP
FOR
KYLE CANYON GATEWAY UNIT 3
A SINGLE FAMILY COMMUNITY LOCATED IN
CITY OF LAS VEGAS, NEVADA
APN: 126-01-601-008, 126-01-601-009, 126-01-601-010, 126-01-601-011, 126-01-701-001, 126-01-701-002, 126-01-701-003, 126-01-701-009



Planning Commission October 12, 2021 - Page 133

OWNER/DEVELOPER	ENGINEER
TRI POINTE HOMES NEVADA, INC. 4675 W TECO AVE., SUITE 115 LAS VEGAS, NV 89118 PH (702) 614-1400 CONTACT: DAN HALE	WESTWOOD PROFESSIONAL SERVICES, INC 5725 BADURA AVE, SUITE 100 LAS VEGAS, NV 89118 PH: (702) 284-5300 FX: (702) 284-5399 CONTACT: DAN POLL

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

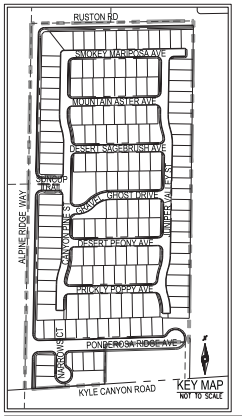
A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

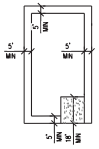
A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

SETBACK

FRONT (LIVING):	5' TO LIVING 5' TO PORCH
GARAGE:	18'
SIDE YARD:	5' (5' CORNER SIDE)
REAR:	5' TO SINGLE STORY LIVING 5' TO LIVING



TYPICAL LOTS



DEVIATIONS FROM STANDARD

1. ALLOW STUB STREETS.
2. DEFER FULL STREET IMPROVEMENTS IN KYLE CANYON ROAD.
3. ALLOW REDUCED PUBLIC STREET CUL DE SAC.
4. WAIVE LANDSCAPE BUFFER REQUIREMENTS ALONG KYLE CANYON ROAD.

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	LUMEN
NATURAL GAS:	SOUTHWEST GAS COMPANY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=892.53 METERS (NAVD'88)
ELEVATION=2928.24 US SURVEY FEET (NAVD'88)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

101 UNITS X 250 GPD/UNITS = 40,250 GPD
TOTAL AVERAGE CONTRIBUTION = 28,500 GPD = 0.040250 MGD
TOTAL PEAK FLOW = 0.040250 MGD X 3.56 (PEAK FACTOR) = 0.143 MGD

BASIS OF BEARINGS

THE BASIS OF BEARING IS NORTH 88°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

SITE DATA

APN NUMBERS:	126-01-601-008, 126-01-601-009, 126-01-601-010, 126-01-601-011, 126-01-701-001, 126-01-701-002, 126-01-701-003, 126-01-701-009
GROSS AREA:	29.46± ACRES
CURRENT ZONING:	APN 126-01-701-003: U(PCD) ALL OTHER APNS: PD (R-CL-PD)
PROPOSED ZONING:	PD (R-CL-PD)
TOTAL LOT COUNT:	157
TOTAL DENSITY:	5.33 DU/AC
NO. OF COMMON ELEMENTS:	19
OPEN SPACE REQUIRED:	23,550 SF
OPEN SPACE PROVIDED:	66,011 SF
AMENITY AREA REQUIRED:	10,000 SF
AMENITY AREA PROVIDES:	13,047 SF
MINIMUM LOT SIZE:	3,665 SF (LOT 153)
MAXIMUM LOT SIZE:	9,188 SF (LOT 154)
AVERAGE LOT SIZE:	4,018 SF

PARKING ANALYSIS

NO OF UNITS	= 157
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 345 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

PARKING PROVIDED:	
GARAGE PARKING	= 2*157
	= 314
ON-STREET PARKING	= 221
TOTAL PARKING	= 535 SPACES

MOU NOTES

1. REDUCE FIRE FLOW REQUIREMENT TO 1,000 GPM.
2. SIDEWALK ON ONLY ONE SIDE OF THE STREET.
3. REDUCED STREET WIDTH.
4. SECONDARY EMERGENCY ACCESS NOT REQUIRED FOR COMMUNITIES WITH UP TO 200 LOTS.

NOTE: MOU ITEMS LISTED ONLY APPLY TO PRIVATE GATED PORTION OF THE COMMUNITY.

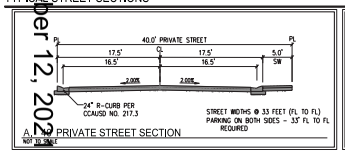
CONNECTIVITY

NODES = 19
LINKS = 24
LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1
CONNECTIVITY RATIO = 24.5/19 = 1.29

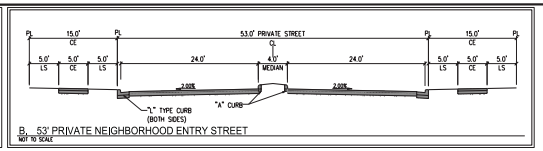
NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES WITHIN OR ADJACENT TO THIS PROPERTY TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. [illegible]
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 15% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE DEFINED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY TWO POINTS OF CONNECTION. THE FIRST POINT OF CONNECTION IS TO A WATER MAIN STUB LOCATED IN KYLE CANYON ROAD AND THE SECOND CONNECTION IS AN 8" WATER MAIN LOCATED IN RUSTON ROAD. BOTH POINT OF CONNECTION MAINS ARE PROPOSED PER SEPARATE PLANS.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN 8" MAIN IN RUSTON ROAD. THIS MAIN IS PROPOSED PER KYLE CANYON GATEWAY UNIT 1.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

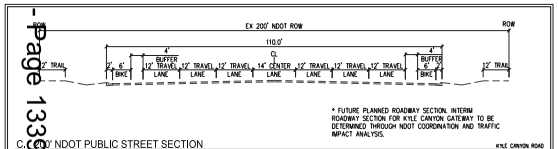
TYPICAL STREET SECTIONS



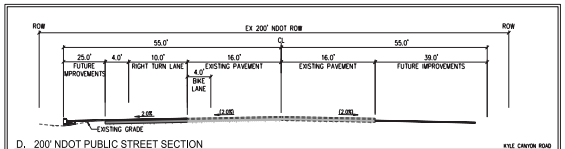
A. 40' PRIVATE STREET SECTION
NOT TO SCALE



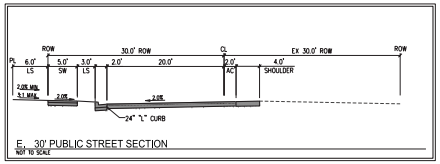
B. 53' PRIVATE NEIGHBORHOOD ENTRY STREET
NOT TO SCALE



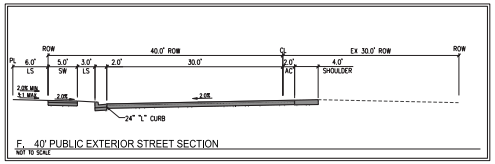
C. 200' NDOT PUBLIC STREET SECTION
NOT TO SCALE



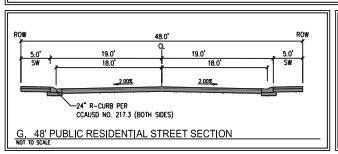
D. 200' NDOT PUBLIC STREET SECTION
NOT TO SCALE



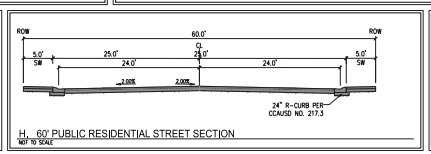
E. 30' PUBLIC STREET SECTION
NOT TO SCALE



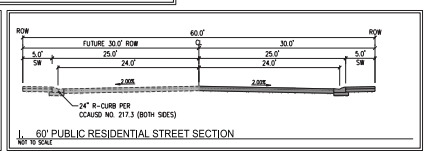
F. 40' PUBLIC EXTERIOR STREET SECTION
NOT TO SCALE



G. 48' PUBLIC RESIDENTIAL STREET SECTION
NOT TO SCALE



H. 60' PUBLIC RESIDENTIAL STREET SECTION
NOT TO SCALE



I. 60' PUBLIC RESIDENTIAL STREET SECTION
NOT TO SCALE

Westwood
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

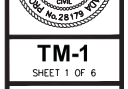
CITY OF LAS VEGAS, NV

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 3
TENTATIVE MAP

S:31S R:59E

DATE: 8/5/21
DRAFTER: LVM
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
TRI2103



TM-1
SHEET 1 OF 6

10/12/2021

J:\tri2103-000 kyle canyon unit 3\cadd\exhibits\vm\210901tri2103 tm.dwg 9/1/2021 5:02 PM Lidia Morales



Planning Commission October 12, 2021 - Page 340

21-0526
09/02/2021

Westwood
Westwood Professional Services, Inc.
5725 W Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 3

TENTATIVE MAP

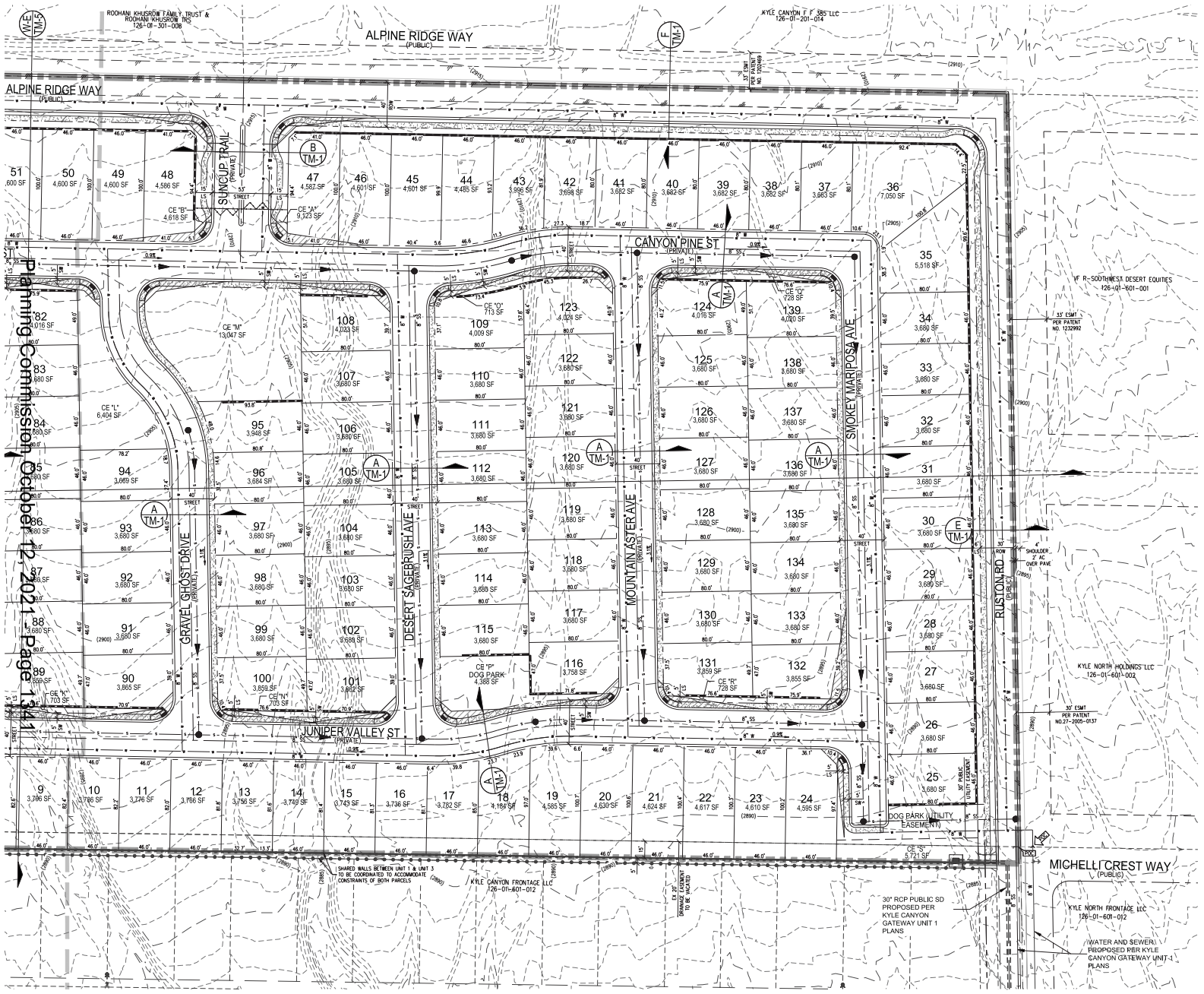
S:16S R:59E

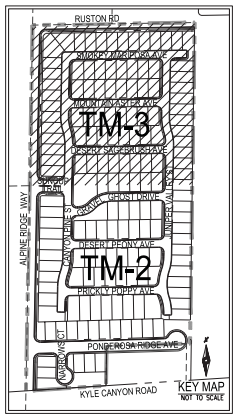
DATE: 8/5/21
DRAFTER: LVM
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
TRI2103

DANIEL S. POLL
Exp. 12/31/2021
CIVIL
No. 28179
PROFESSIONAL ENGINEER
STATE OF NEVADA

TM-2
SHEET 2 OF 6

J:\tri2103-2000 kyle canyon unit 3\plans\tentmaps\tm2103tm2103 tm.dwg 9/1/2021 5:02 PM Udo Morales





LEGEND

- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 5.01% PROPOSED GRADE & ARROW
- (2800) EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- PROPOSED SEWER LINE
- EX SS EXISTING SEWER LINE
- PROPOSED WATER LINE
- EX WTR EXISTING WATER LINE
- SEWER MANHOLE
- SEWER FLOW DIRECTION
- FIRE HYDRANT
- POC WATER POINT OF CONNECTION
- POC SEWER POINT OF CONNECTION
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- SIGHT VISIBILITY ZONE
- WROUGHT IRON FENCE

21-0526
09/02/2021

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 3
TENTATIVE MAP

S1 T19S R59E

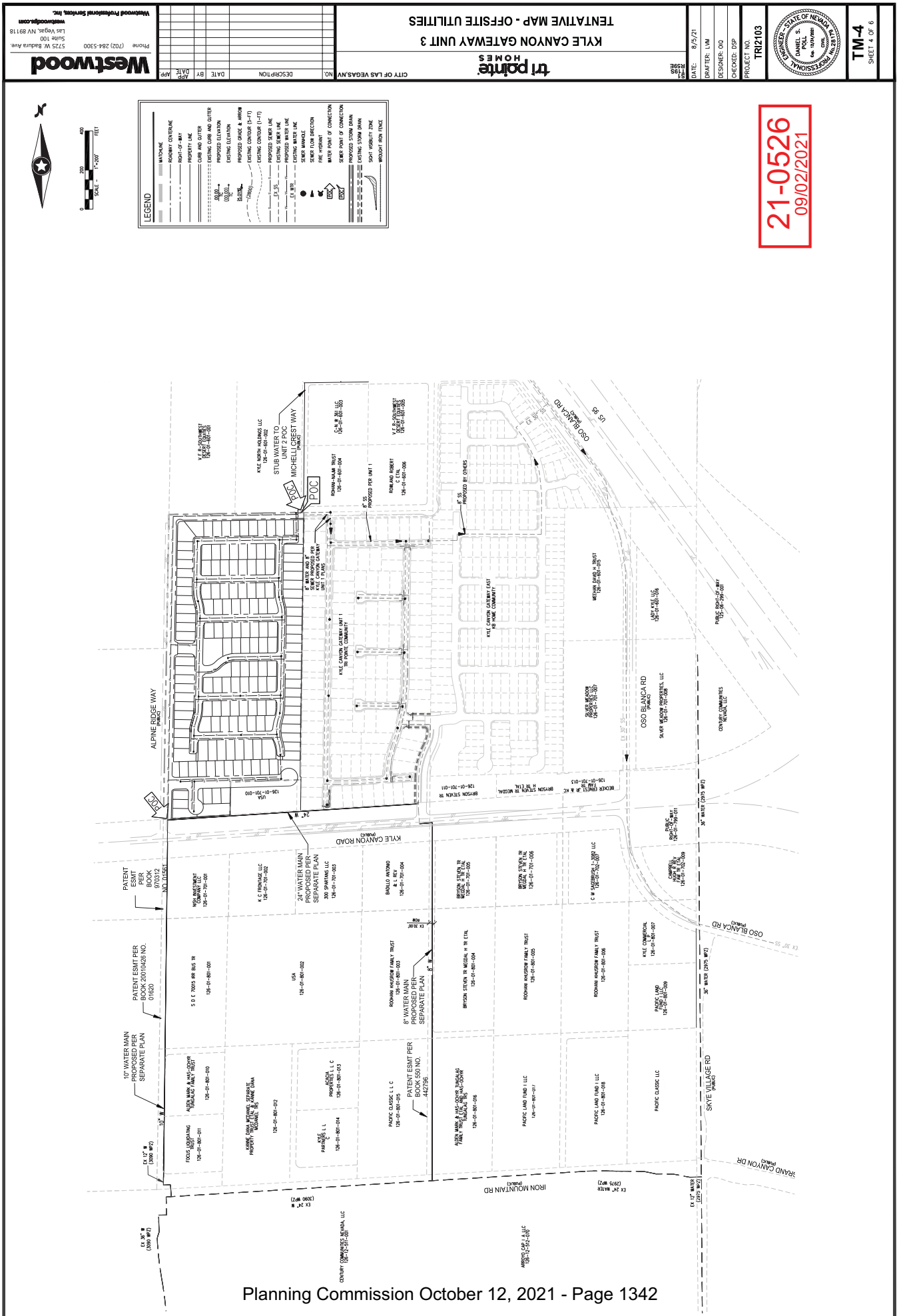
DATE: 8/5/21
DRAFTER: LVM
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO. TRI2103

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2021
CIVIL
No. 28179

TM-3
SHEET 3 OF 6

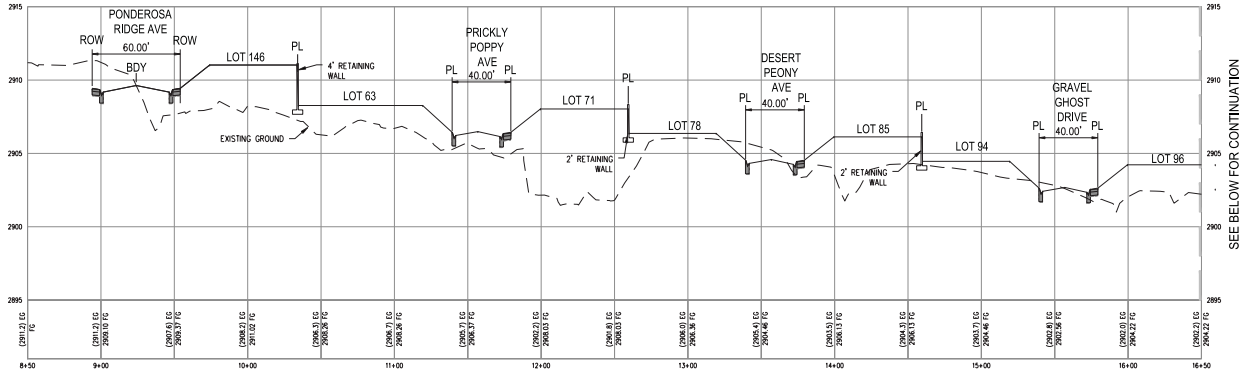
Planning Commission October 12, 2021 - Page 1341

J:\tri2103-000 kyle canyon unit 3\dwg\entitlements\tm\210901tri2103.tm.dwg 9/1/2021 5:02 PM Lida Morales

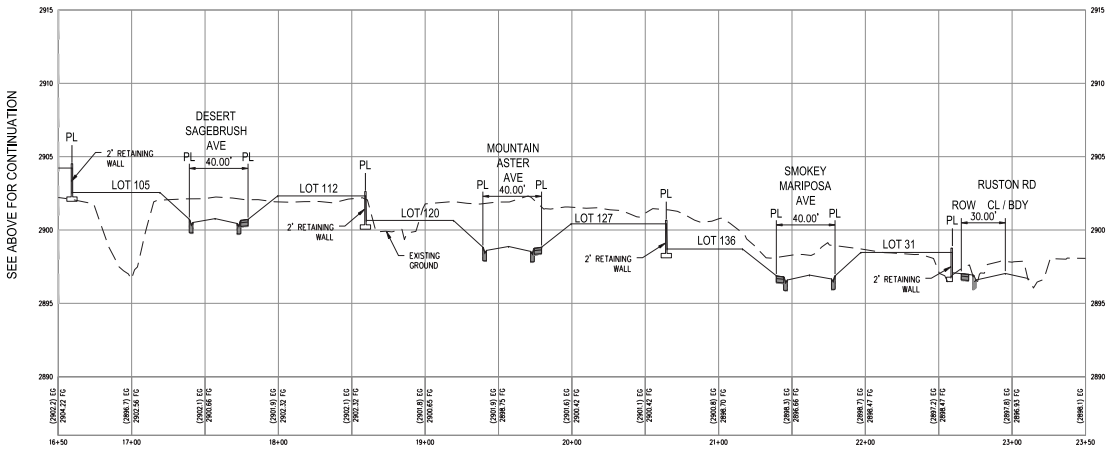


Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
CITY OF LAS VEGAS, NV
tri pointe HOMES
KYLE CANYON GATEWAY UNIT 3
TENTATIVE MAP - OFFSITE UTILITIES
DATE: 8/5/21
DRAFTER: LVM
DESIGNER: OIO
CHECKED: DSP
PROJECT NO. TRI2103
TM-4
SHEET 4 OF 6
21-0526
09/02/2021
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
SCALE - 1"=200'
FEET
ALPINE RIDGE WAY
KYLE CANYON ROAD
OSO BLANCA RD
SKYE VILLAGE RD
IRON MOUNTAIN RD
STUB WATER TO UNIT 2 POC
MICHELLI CREST WAY
24" WATER MAIN PROPOSED PER SEPARATE PLAN
8" WATER MAIN PROPOSED PER SEPARATE PLAN
10" WATER MAIN PROPOSED PER SEPARATE PLAN
PATENT ESMT PER BOOK 970312
PATENT ESMT PER BOOK 20010426 NO. 01620
PATENT ESMT PER BOOK 550 NO. 442796
POC

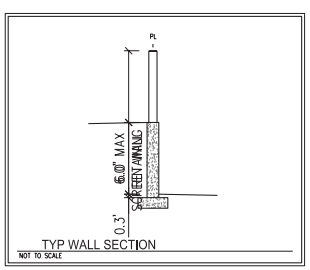
TENTATIVE MAP - WEST TO EAST PROFILE
KYLE CANYON GATEWAY UNIT 3
CITY OF LAS VEGAS, NV
tri pointe HOMES
Westwood
Westwood Professional Services, Inc.
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
DATE: 8/5/21
DRAFTER: LVM
DESIGNER: OIG
CHECKED: DSP
PROJECT NO. TRI2103
TM-5
SHEET 5 OF 6
21-0526
09/02/2021
ALPINE RIDGE WAY 40.00'
CANYON PINE ST 40.00' ROW
JUNIPER VALLEY ST 40.00' ROW
EXISTING GROUND
6' RETAINING WALL
2' RETAINING WALL
4' RETAINING WALL PROPPED PER UNIT II
LOT 51
LOT 82
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88
LOT 89
LOT 9
UNIT 3
UNIT 1
PL
WEST TO EAST SECTION VIEW
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



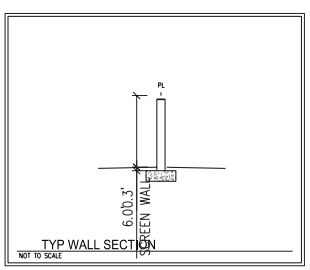
SOUTH TO NORTH SECTION VIEW
HORZ.SCALE:1"=40'
VERT.SCALE:1"=4'



SOUTH TO NORTH SECTION VIEW
HORZ.SCALE:1"=40'
VERT.SCALE:1"=4'



TYP WALL SECTION
NOT TO SCALE



TYP WALL SECTION
NOT TO SCALE

WALL SECTION NOTE
WALLS ARE TO BE CONSTRUCTED PER KYLE CANYON GATEWAY DESIGN GUIDELINES SECTION 6

21-0526
09/02/2021

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS,NV

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 3
TENTATIVE MAP - SOUTH TO NORTH PROFILE

S1 T19S R59E

DATE: 8/5/21
DRAFTER: LVM
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
TRI2103

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2021
CIVIL
No. 28179

TM-6
SHEET 6 OF 6

Planning Commission October 12, 2021 - Page 1344

tri pointe HOMES

KYLE CANYON

UNIT 3

COLOR SELECTION BOOK
AUGUST 9, 2021

JOB #023-20052

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON

UNIT 3

JOB # 023-00000

COLOR SELECTION CHART

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS
ROOF: BORAL
STONE: BORAL/CULTURED STONE
WROUGHT IRON: 6990 CAVIAR
METAL CAPS: BERRIDGE

AUGUST 6, 2021

Planning Commission October 12, 2021 - Page 196

	SCHEMES 1-4 ARE 'A' CONTEMPORARY SPANISH				SCHEMES 5-8 ARE 'B' DESERT MODERN				SCHEMES 9-12 ARE 'C' NEVADA LIVING			
SCHEME #	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
FASCIA, EAVES, TAILS, HEADERS, BEAMS, & GARAGE DOOR	SW 7040 SMOKEHOUSE	SW 6041 OTTER	SW2245 OXFORD IVY	SW 1021 HI-TECH BLACK	SW 7645 THUNDER GRAY	SW7636 ORIGAMI WHITE	SW 7075 WEB GRAY	SW 7658 GRAY CLOUDS	SW 7018 DOVETAIL	SW 7675 SEALSKIN	SW 7100 ARCADE WHITE	SW 7622 HOMBURG GRAY
FRONT ENTRY DOOR	SW 7607 SANTORINI BLUE	SW 6243 DISTANCE	SW 7595 SOMMELIER	SW 6230 RAINSTORM	SW 0018 TEAL STENCIL	SW 0009 EASTLAKE GOLD	SW 0008 CAJUN RED	SW 7605 GALE FORCE	SW 6990 CAVIAR	SW 9140 BLUSTERY SKY	SW 6180 OAKMOSS	SW 2838 POLISHED MAHOGANY
BASE STUCCO	SW 7627 WHITE HERON	SW 7526 MAISON BLANCHE	SW 9111 ANTLER VELVET	SW 9173 SHITAKE	SW 7051 ANALYTICAL GRAY	SW 7652 MINERAL DEPOSIT	SW 7031 MEGA GREIGE	SW 7508 TAVERN TAUPE	SW 7626 ZURICH WHITE	SW 7657 TINSMITH	SW 7507 STONE LION	SW 7044 AMAZING GRAY
ACCENT STUCCO	SW 7660 EARL GREY	SW 6095 TOASTY	SW 7504 KEYSTONE GRAY	SW 9131 CORNWALL SLATE	SW 7067 CITYSCAPE	SW 9165 GOSSAMER VEIL	SW 7570 EGRET WHITE	SW 7626 ZURICH WHITE	SW 6206 OYSTER BAY	SW 7005 PURE WHITE	SW 7541 GRECIAN IVORY	SW 7012 CREAMY
ACCENT SIDING	----------	----------	----------	----------	----------	----------	----------	----------	SW 7018 DOVETAIL	SW 6256 SERIOUS GRAY	SW 6227 MEDITATIVE	SW 7622 HOMBURG GRAY
STONE	----------	----------	----------	----------	CULTURED STONE PRO-FIT TERRAIN ARTIC	CULTURED STONE PRO-FIT TERRAIN ETHOS	CULTURED STONE PRO-FIT TERRAIN TREK	CULTURED STONE PRO-FIT LEDGESTONE PLATINUM	----------	----------	----------	----------
METAL CAP @ STONE AND PARAPET WALL	SIERRA TAN	SIERRA TAN	SIERRA TAN	SIERRA TAN	CITYSCAPE	ZINC GREY	BUCKSKIN	BUCKSKIN	ZINC GREY	ZINC GREY	ZINC GREY	ZINC GREY
'S' ROOF TILE	APPLE BARK 1BCCS0431	CALIFRONIA MISSION BLD 1BCCS6464	VERONA CLAY 1BCCS7330	DESERT DRIFTWOOD 1BCCS3601	----------	----------	----------	----------	----------	----------	----------	----------
FLAT TILE/SLATE	----------	----------	----------	----------	SMOKY 1FACS3958	NATURAL MARBLE 1FACS5037	EARTH BROWN 1FACS3374	STONE MOUNTAIN BLD 1FACS5354	----------	----------	----------	----------
FLAT TILE/SHAKE	---------- -	----------	----------	----------	----------	----------	----------	----------	CHARCOAL BLEND 1FBCF1430	CHARCOAL BROWN BLEND 1FBCF1132	TOFFEE 1FBCF0007	CHARCOAL BLEND 1FBCF1430
OPTIONAL ALUMA WOOD	DRIFTWOOD	SIENNAWOOD	DRIFTWOOD	SIENNAWOOD	DRIFTWOOD	SANDALWOOD	DRIFTWOOD	PEWTER	DRIFTWOOD	SIENNAWOOD	WHITE	DRIFTWOOD
WINDOW FRAME	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN	BEAVER BROWN	BRONZE	MUSKET	WEATHERED COPPER	SATIN WHITE	OLD TOWN GRAY	COLONIAL GRAY	OLD TOWN GRAY	MUSKET	SATIN WHITE	COLONIAL GRAY

21-0526
09/24/2021

SCHEME 1 - CONTEMPORARY SPANISH ELEVATION



'S' ROOF TILE – BORAL APPLE BARK

BASE STUCCO
SW 7627 WHITE HERON

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7040 SMOKE HOUSE

FRONT ENTRY DOOR
SW 7607 SANTORINI BLUE

ACCENT STUCCO
SW 7660 EARL GREY

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 2 - CONTEMPORARY SPANISH ELEVATION



'S' ROOF TILE – BORAL CALIFORNIA MISSION BLEND

BASE STUCCO
SW 7526 MAISON BLANCHE

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 6041 OTTER

FRONT ENTRY DOOR
SW 6243 DISTANCE

ACCENT STUCCO
SW 6095 TOASTY

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 3 - CONTEMPORARY SPANISH ELEVATION



'S' ROOF TILE – BORAL VERONA CLAY

BASE STUCCO
SW 9111 ANTLER VELVET

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 2245 OXFORD IVY

FRONT ENTRY DOOR
SW 7595 SOMMELIER

ACCENT STUCCO
SW 7504 KEYSTONE GRAY

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 4 - CONTEMPORARY SPANISH ELEVATION



'S' ROOF TILE – BORAL DESERT DRIFTWOOD

BASE STUCCO
SW 9173 SHIITAKE

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 1021 HI-TECH BLACK

FRONT ENTRY DOOR
SW 6230 RAINSTORM

ACCENT STUCCO
SW 9131 CORNWALL SLATE

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 5 - DESERT MODERN ELEVATION



FLAT ROOF – BORAL SMOKEY

BASE STUCCO
SW 7051 ANALYTICAL GRAY

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7645 THUNDER GRAY

FRONT ENTRY DOOR
SW 0018 TEAL STENCIL

ACCENT STUCCO
SW 7067 CITYSCAPE



STONE – CULTURED STONE
ARTIC PROFIT TERRAIN LEDGESTONE

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 6 - DESERT MODERN ELEVATION



FLAT ROOF – BORAL NATURAL MARBLE

BASE STUCCO
SW 7652 MINERAL DEPOSIT

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7636 ORIGAMI WHITE

FRONT ENTRY DOOR
SW 0009 EASTLAKE GOLD

ACCENT STUCCO
SW 9165 GOSSAMER VEIL



STONE – CULTURED STONE
ETHOS PROFIT TERRAIN LEDGESTONE

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 7 - DESERT MODERN ELEVATION



FLAT ROOF – BORAL EARTH BROWN

BASE STUCCO
SW 7031 MEGA GREIGE

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7075 WEB GRAY

FRONT ENTRY DOOR
SW 0008 CAJUN RED

ACCENT STUCCO
SW 7570 EGRET WHITE



STONE – CULTURED STONE
TREK PROFIT TERRAIN LEDGESTONE

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 8 - DESERT MODERN ELEVATION



FLAT ROOF – BORAL STONE MOUNTAIN BLEND

BASE STUCCO
SW 7508 TAVERN TAUPE

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7658 GRAY CLOUDS

FRONT ENTRY DOOR
SW 7605 GALE FORCE

ACCENT STUCCO
SW 7626 ZURICH WHITE



STONE – CULTURED STONE
PLATINUM PROFIT LEDGESTONE

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 9 - NEVADA LIVING ELEVATION



FLAT ROOF– BORAL CHARCOAL BLEND

BASE STUCCO
SW 7626 ZURICH WHITE

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7018 DOVETAIL

FRONT ENTRY DOOR
SW 6990 CAVIAR

ACCENT SIDING
SW 7018 DOVETAIL

ACCENT STUCCO
SW 6206 OYSTER BAY

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 10 - NEVADA LIVING ELEVATION



FLAT ROOF– BORAL CHARCOAL BROWN BLEND

BASE STUCCO
SW 7657 TINSMITH

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7675 SEALSKIN

FRONT ENTRY DOOR
SW 9140 BLUSTERY SKY

ACCENT SIDING
SW 6256 SERIOUS GRAY

ACCENT STUCCO
SW 7005 PURE WHITE

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 11 - NEVADA LIVING ELEVATION



FLAT ROOF– BORAL TOFFEE

BASE STUCCO
SW 7507 STONE LION

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7100 ARCADE WHITE

FRONT ENTRY DOOR
SW 6180 OAKMOSS

ACCENT SIDING
SW 6227 MEDITATIVE

ACCENT STUCCO
SW 7541 GRECIAN IVORY

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

SCHEME 12 - NEVADA LIVING ELEVATION



FLAT ROOF– BORAL CHARCOAL BLEND

BASE STUCCO
SW 7044 AMAZING GRAY

FASCIA, EAVES, TAILS, HEADERS, BEAMS
& GARAGE DOOR
SW 7622 HOMBURG GRAY

FRONT ENTRY DOOR
SW 2838 POLISHED MAHOGANY

ACCENT SIDING
SW 7622 HOMBURG GRAY

ACCENT STUCCO
SW 7012 CREAMY

21-0526
08/24/2021

tri pointe HOMES

KYLE CANYON
UNIT 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS



21-0526-ZON1, 21-0526-MOD1, 21-0526-VAR2, 21-0526-VAC1, 21-0526-SDR1 AND 21-0526-TMP1 - APPLICANT: TRI POINTE HOMES - OWNER: ALPINE RIDGE 10, LLC, ET AL
NORTHEAST CORNER OF KYLE CANYON ROAD AND ALPINE RIDGE WAY

09/08/2021



21-0526-ZON1, 21-0526-MOD1, 21-0526-VAR2, 21-0526-VAC1, 21-0526-SDR1 AND 21-0526-TMP1 - APPLICANT: TRI POINTE HOMES - OWNER: ALPINE RIDGE 10, LLC, ET AL
NORTHEAST CORNER OF KYLE CANYON ROAD AND ALPINE RIDGE WAY

09/08/2021



21-0526-ZON1, 21-0526-MOD1, 21-0526-VAR2, 21-0526-VAC1, 21-0526-SDR1 AND 21-0526-TMP1 - APPLICANT: TRI POINTE HOMES - OWNER: ALPINE RIDGE 10, LLC, ET AL
NORTHEAST CORNER OF KYLE CANYON ROAD AND ALPINE RIDGE WAY

09/08/2021

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

main (952) 937-5150
fax (952) 937-5822

TRI2103

August 23, 2021

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

RE: Kyle Canyon Gateway Unit 3 - Justification Letter for a Major Modification, Vacation, Variances, Zone Change, Site Development Review and Tentative Map

Assessor's Parcel Numbers: 126-01-601-008 thru -012, 126-01-701-001 thru -004 and a portion of 126-01-799-002, 126-01-699-004 and 126-01-699-005

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of Vacation, Variances, Zone Change, Site Development Review and Tentative Map applications for the subject site. As the primary developer within the Kyle Canyon Gateway Planned Development, the applicant is the Master Developer. This justification letter and associated applications should be considered the approval from the Master Developer.

The subject site is located at the northeast of the intersection of Kyle Canyon Road and Alpine Ridge Way. The parcel acreage is approximately 23.2 gross acres. The proposed development will consist of 157 single family residential lots resulting in a density of 5.33 du/ac. The proposed typical lot size is 46'x80'. The minimum area of a residential lot within the community is 3,665 square feet. The community consists of 139 lots within a gated community with private streets and 18 lots outside of the gated area located on two public streets (Ponderosa Ridge Ave and Narrows Ct). Ponderosa Ridge Ave provides access the USA parcel 126-01-701-010.

Major Modification to the Development Plan and Development Standards Justification

All parcels listed in this application are currently included in the Kyle Canyon Gateway Planned Development with exception to APN 126-01-701-003. The applicant requests a Major Modification for the annexation of a 5-acre parcel (APN 126-01-701-003) to the Kyle Canyon Gateway Mater Plan per Title 19.10.040.G and to designate it as L (Residential Low) for compatibility with the adjacent parcels. The parcel is bordered by the Master plan community to the North, East, and West and the owner has agreed to join the master planned community. Revised Design Guidelines are included with this submittal. Revisions include the addition of the parcel to the planned development area as well updates to the street section exhibit to include changes to the street network and street sections.

Vacation Justification

The applicant requests the vacation of patent easements and public right of way encumbering the site. These easements are no longer required as this development will provide required easements and rights of way via a Final Map as necessary. Included with this application is a Vacation Map detailing the location of the easements to be vacated along with legal descriptions and exhibits defining each vacation area.

21-0526
08/24/2021

Variance Justifications

The applicant requests a Variance of 19.02.025 for the deferral of improvements in Kyle Canyon Road, pending approval from Nevada Department of Transportation. It is understood that should NDOT require improvements within the right of way, the applicant will comply with the requirement. An identical request was approved with the adjacent community, Kyle Canyon Gateway Unit 1 (20-0373-VAR1).

The applicant requests a Variance for the landscape buffer requirement along Kyle Canyon Road. Because Kyle Canyon Road is a 200' right of way, there will be adequate buffer between the homes and the roadway, without including the additional 6' buffer as required by Section 19.06.075 of Title and Section 2.A.2 of the Kyle Canyon Gateway Design Guidelines. We anticipate approximately 59' of buffer between the back of curb and property line/right of way that will serve as a buffer when Kyle Canyon is fully constructed. This request is in kind with that approved with Kyle Canyon Gateway Unit 1 with 20-0373-VAR1.

Furthermore, the applicant requests a variance to Title 19.04.100 for the use of stub streets on the private streets of the project. There are three private stub streets, each under 100' in length, located within the gated portion of the project. The limited use of stub streets allows a more efficient use of the land while providing safe means of ingress and egress for residents.

Zone Change

The requested Zone Change will modify the zoning of the one parcel (APN 126-01-701-003) from Undeveloped to PD. The intent of the applicant is to utilize the R-CL zoning as detailed in Table 2.A.3 of the Kyle Canyon Gateway Design Guidelines. The remaining parcels within this community we already zoned to PD with 20-0370-ZON1.

The proposed residential lots average 4,018 square feet, providing at least 3,665 square feet for the smallest lot in the community. The requested zoning is consistent with the adjacent community to the east, Kyle Canyon Gateway Unit 1. Both communities provide densities consistent with the Residential Low (L) Kyle Canyon Gateway Land Use Category. The density of this community is 6.94 dwelling units per acre, where up to 15 dwelling units per acre is allowed.

Site Development Review Justification

The applicant requests a Site Development Review for the subject property. The architecture and proposed colors are provided conform to the Kyle Canyon Design Guidelines.

Tentative Map Justification

This Tentative Map submittal is in conformance with all associated applications to be reviewed concurrent with this application. The subject Tentative Map provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and west to east, details of typical wall sections, and locations of existing and proposed utilities. It is anticipated that the site will be developed in a single phase. The entries to the community will be from Alpine Ridge Way. Access to the gated portion of the community is proposed at the intersection of Log Cabin Road.

The gated community will provide a usable common area near the entry. The common area is approximately 13,047 square feet. An exhibit identifying the proposed amenities within this common

21-0526
08/24/2021

area is included with the Landscape Package. Additionally, there is open space provided throughout the community in the form of common areas, entry landscaping and required side corner landscaping. The non-gated portion will offer one three dog park while the gated portion of the community will include three. The community provides 66,011 SF of open space when 23,550 SF is required.

The community incorporates concrete masonry retaining walls up to 6' high. The combined maximum wall height with screen wall and retaining wall is 12'. The location of retaining walls around the community perimeter and at block ends are indicated on the Tentative Map. Note that a wall plan identifying wall types is included with the Landscape Package.

The applicant requests a Waiver per 19.10.040 to reduce the landscape buffer requirement along Kyle Canyon Road from 6' to allow 0'. Because Kyle Canyon Road is a 200' right of way, there will be adequate buffer between the homes and the roadway, without including the additional 6' buffer as required by Section 19.06.075 of Title and Section 2.A.2 of the Kyle Canyon Gateway Design Guidelines. We anticipate approximately 59' of buffer between the back of curb and property line/right of way that will serve as a buffer when Kyle Canyon is fully constructed.

Additionally, the applicant requests a Waiver for one cul-de-sac with a reduced radius at Narrows Court. Narrows Court is within the public street section of the project. The reduced radius cul-de-sac will have a back of curb radius of 33.5' to allow a more efficient use of space, especially with the constraint placed on the site to provide access to the BLM parcel along NDOT right of way. The proposed back of curb radius exceeds previously approved radii of 29' provided with similar public cul-de-sacs.

Thank you for considering these applications. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

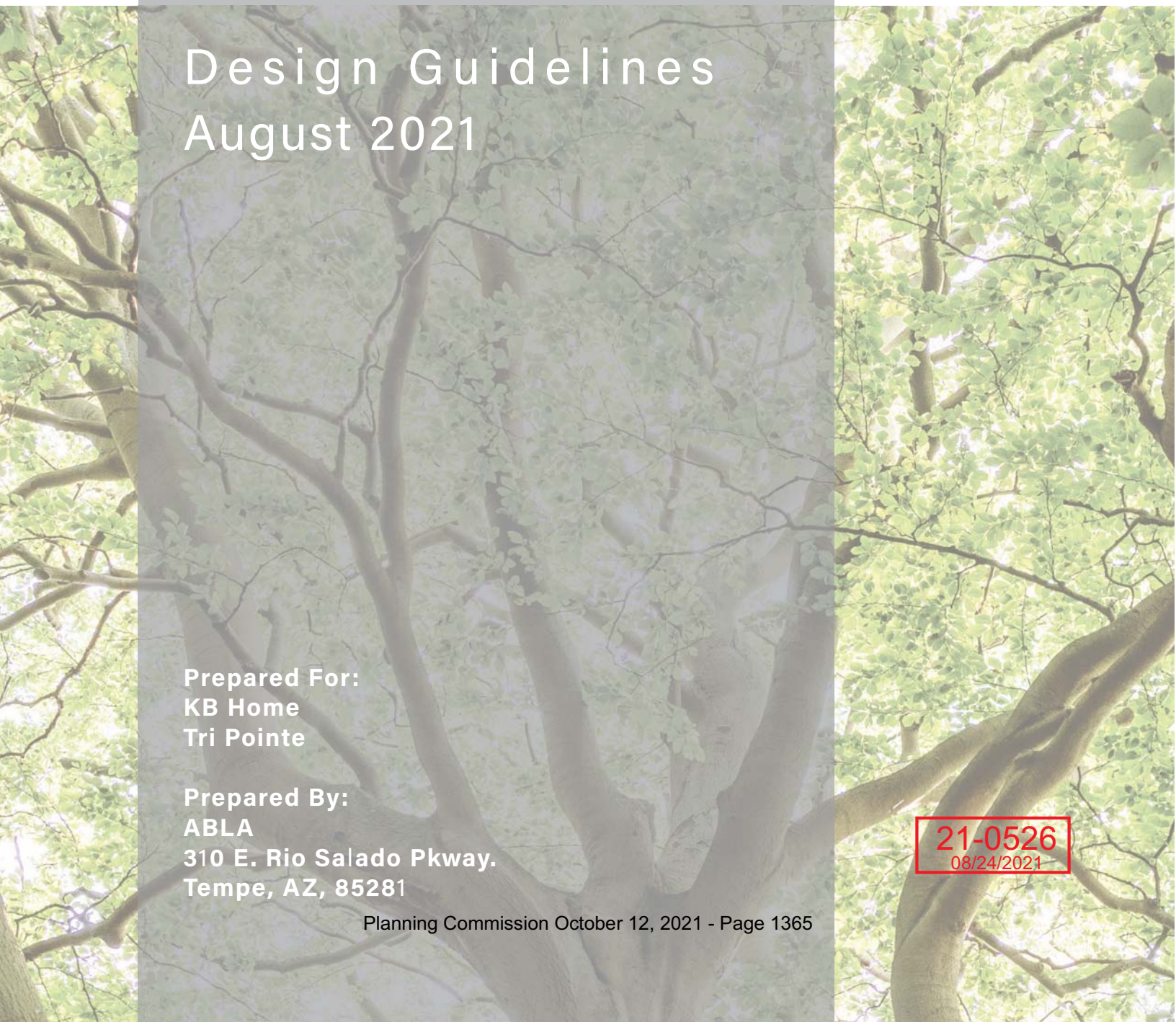
Sincerely,
Westwood Professional Services

Dan Poll
Project Manager

21-0526
08/24/2021

Kyle Canyon Gateway

Design Guidelines
August 2021

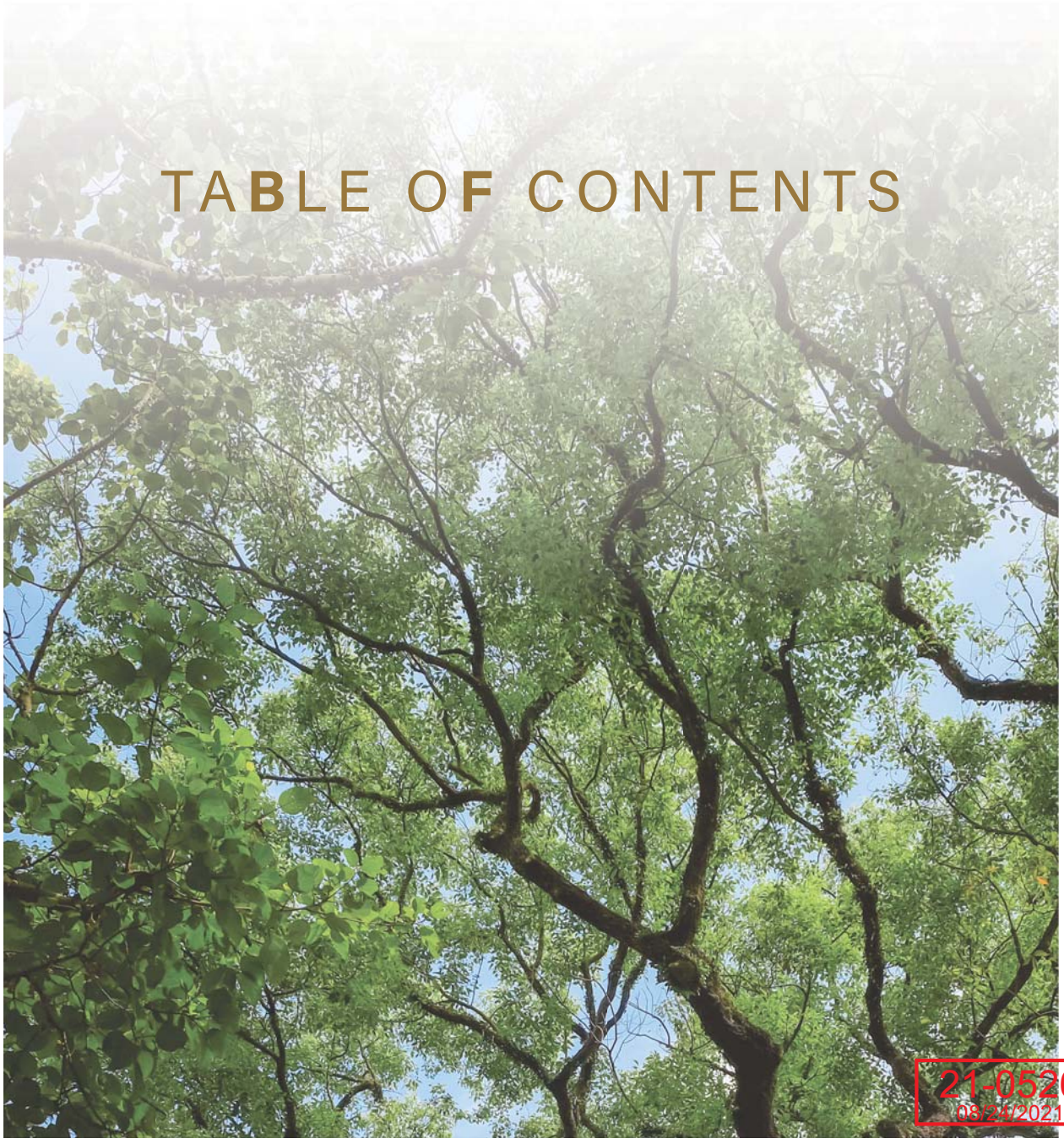


Prepared For:
KB Home
Tri Pointe

Prepared By:
ABLA
310 E. Rio Salado Pkway.
Tempe, AZ, 85281

21-0526
08/24/2021

TABLE OF CONTENTS



21-0526
06/24/2021

TABLE OF CONTENTS

1. INTRODUCTION 8

1.A Purpose and Intent 8
1.B Supporting Documents 8
1.C Definitions 8
1.D Responsibility of Review 9
1.E Project Location 9
1.F Kyle Canyon Gateway Land Use Categories 9
1.G Kyle Canyon Gateway Zoning Categories 10

2. ZONING RESIDENTIAL STANDARDS 14

2.A Single-Family Residential Standards 14
2.B Driveway Criteria 29
2.C Model Home Complexes 29
2.D Street Lighting 29
2.E Environmental Standards 29

3. SITE PLANNING GUIDELINES 32

3.A Subdivision Design Concepts 32
3.B Product Plotting Criteria 32

4. ARCHITECTURAL DESIGN GUIDELINES 37

4.A Community Design Theme 37
4.B Introduction to Architectural Guidelines 37
4.C Single Family Detached 38
4.D Building Facades 38
4.E Roofs 39
4.F Driveways 40
4.G Architectural Features and Accents 40
4.H Multi-Family Architectural Criteria 46

5. LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES 54

5.A Master Landscape Concept 54
5.B Open Space and Circulation 54
5.C Plant Palette 55
5.D Parcel Entries 55
5.E Community Walls and Fencing 55
5.F Decomposed Granite 56
5.G Boulders 56
5.H Mounding 56
5.I Pots and Planting Containers 56
5.J Turf 56
5.K Border Material 57
5.L Irrigation 57
5.M Landscape Lighting 57

21-0526
08/24/2021

5.N **F**ront Yard Residential Landscaping 57
5.O Cul-de-sac and oversized lot **F**ront Yard Landscape 58
5.**P** **P**rivate Alle**y** and Cluster Lot - Yard Landscape 58
5.Q **B**ack**y**ard Landscaping 59
5.R **F**lo**w**er and Vegetable Gardens 59
5.S Model Co**m**plexes 60
5.T Streetscapes and Vehicular Areas 60
5.U Lighting 61
5.V Utilities 61
5.W **P**ublic Real**m** Grading and Drainage 61
5.X **P**ublic Real**m** Irrigation Standards 62
5.Y **P**ublic Real**m** Maintenance Strateg**y** 62
5.**Z** Approved / **P**rohibited **P**lant Lists 62

6. ICONIC MONUMENTS AND WALL GUIDELINES 73

6.A Iconic Monu**m**ent Hierarch**y** 73
6.**B** **B**uilder Subdivision Walls 73

7. COLOR 76

7.A Nu**m**ber of Color Sche**m**es 76
7.**B** **B**uilding Colors 76
7.C Roof Colors 76
7.D Color **P**lotting Criteria 76

21-0526
08/24/2021

LIST OF EXHIBITS



21-0526
08/24/2021

LIST OF EXHIBITS

1. INTRODUCTION 8

Exhibit 1.E.1: Location Map 11
Exhibit 1.E.2: PROPERTY Map 12

2. ZONING RESIDENTIAL STANDARDS 14

Exhibit 2.A.1: Kyle Canyon Gateway R-1 Development Standards 18
Exhibit 2.A.2: Kyle Canyon Gateway R-SL Development Standards 23
Exhibit 2.A.3: Kyle Canyon Gateway R-CL Development Standards 28

3. SITE PLANNING GUIDELINES 32

4. ARCHITECTURAL DESIGN GUIDELINES 37

Exhibit 4.D: Architectural Image Board 51
Exhibit 4.D: Architectural Image Board 52

5. LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES 54

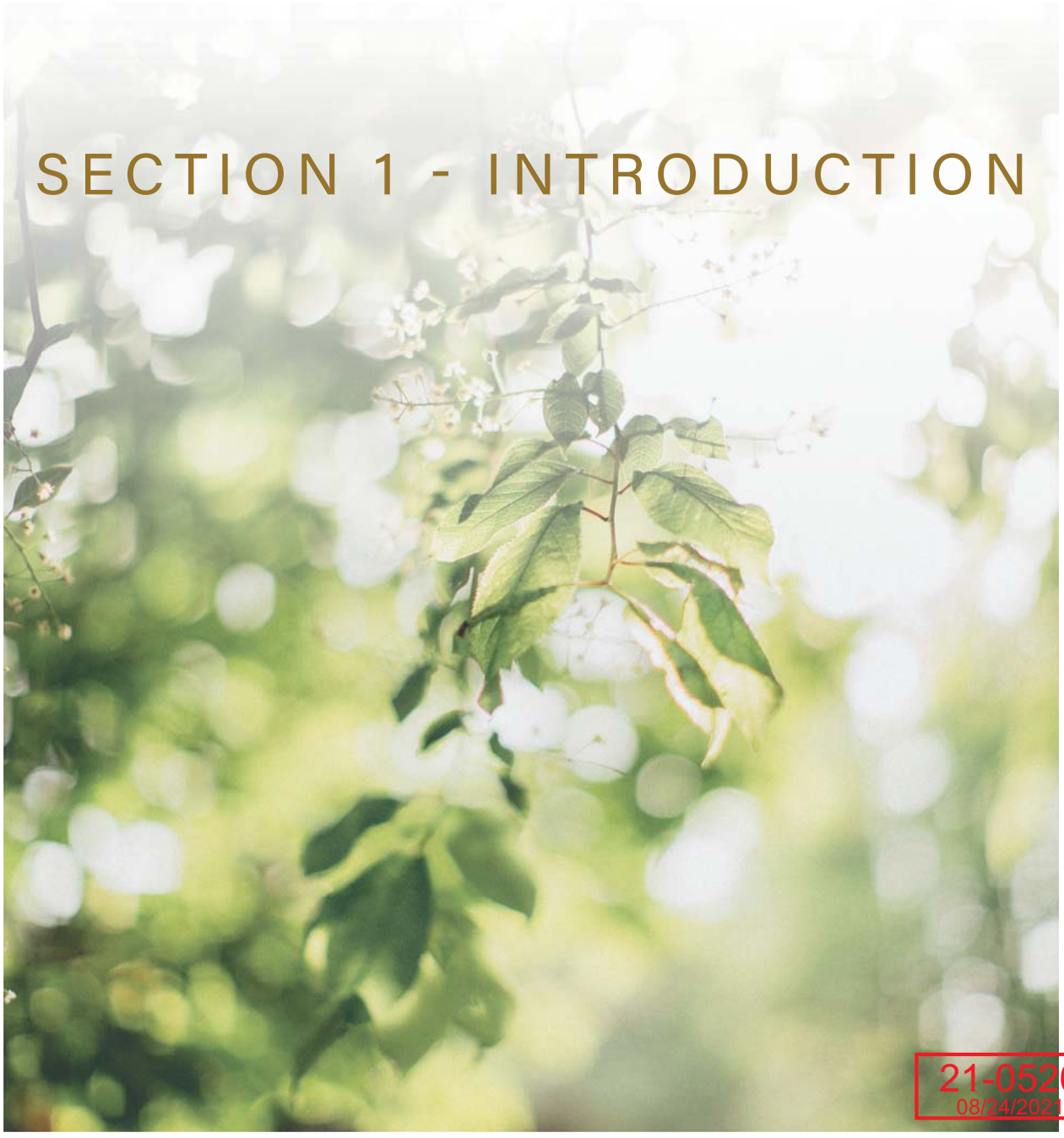
Exhibit 5.C: Approved/Prohibited Planting List 63
Exhibit 5.C: Approved/Prohibited Planting List 64
Exhibit 5.N.1: Typical Front Yard Landscape (40' Wide) 65
Exhibit 5.N.2: Typical Front Yard Landscape (50' Wide) 66
Exhibit 5.T.1: Street Sections 67
Exhibit 5.T.2: Street Section - Private Streets 68
Exhibit 5.T.3: Street Section - Public Streets 69
Exhibit 5.T.4: Street Section - 60' Public Street 70
Exhibit 5.W.1: Trench Detail 71

6. ICONIC MONUMENTS AND WALL GUIDELINES 73

7. COLOR 76

21-0526
08/24/2021

SECTION 1 - INTRODUCTION



21-0526
08/24/2021

1. INTRODUCTION

1.A PURPOSE AND INTENT

The purpose of these Design Guidelines is to provide vision and direction for the implementation of Kyle Canyon Gateway. The community is committed to developing quality residential that will benefit the current and future residents of Las Vegas. In an effort to encourage creativity and innovation, the guidelines express "intent" rather than "absolute", thereby allowing certain flexibility in fulfilling the intended design goals and objectives. The authority for determining whether a proposed design or feature of a design shall be acceptable rests with the Master Developer ("Master Developer") and/or the various review committees it designates. The development standards herein are considered criteria approved for Kyle Canyon Gateway that must be adhered to for development.

1.B SUPPORTING DOCUMENTS

The Design Guidelines supplement the following documents which must also be consulted during the design and development of individual parcels within Kyle Canyon Gateway:

- City of Las Vegas Building Codes;
- Master Declaration of Covenants, Conditions & Restrictions for Kyle Canyon Gateway (Master CC&R's); and,
- The Master CC&Rs or any Neighborhood Association, which governs the Lot or Property in question.

Where conflicts arise between documents, the City of Las Vegas Building Codes supersede and take precedence.

1.C DEFINITIONS

Applicant: means the party or representative making a formal application to build or improve portions of Kyle Canyon Gateway.

Artificial Turf: Artificial turf is a surface of synthetic fibers made to look like natural grass.

Builder: means an entity that is improving any discrete area within a Parcel as depicted on the Master Land Use Plan, may also be the applicant.

Balcony: a projecting non-enclosed position of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.

City: means the City of Las Vegas.

Code: means the City Las Vegas Municipal Code, including all rules, regulations, standards, criteria, manuals and other references adopted therein.

Common Elements (CE): means all areas within Kyle Canyon Gateway owned and maintained by the community's Homeowner Association.

Development Standards: means the Development Standards, included within this document in Section 4, prepared for the Property, as amended from time to time by Master Developer.

Homeowners Association: shall mean the master association for Kyle Canyon Gateway whose directive is to manage and enforce Articles of Incorporation, CC&Rs (Covenants, Conditions and Restrictions) and By-Laws, which govern each property within Kyle Canyon Gateway and any and all common areas and elements.

Large Lot: generally defined as lots larger

21-0526
08/24/2021

than 6,000 square feet.

Living Turf: living turf is defined as the surface or layer of the Earth with living grass plants, sod or peat.

Master Developer: refers to the owner or owners of the site who shall act pursuant to authority granted to them.

Max Lot Coverage: The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted.

Patio Cover: an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.

Site Improvements: means any physical improvements made to a development area.

Small Lot: generally defined as lots smaller than 6,000 square feet.

Sundeck: an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.

Walls: various wall types are used in the Design Guidelines. The standards for these walls are dictated by use on site and character of product:

- Builder subdivision wall – integral color block walls to match theme wall and are located within the interior of parcels.
- Courtyard wall – a wall in front yards of homes with a maximum height of 5'-0" of solid masonry wall. Finish materials to match character of home.
- Privacy wall – used to screen objects from view of pedestrians or drivers, such as air conditioning units, pool equipment, or waste bins.
- Retaining wall – used to retain soil at a specified elevation to create a change in grade from one side of the wall to the other.
- Screen wall – used in commercial parcels between streets and parking lots to minimize head light glare, with a maximum height of 3'-6".
- Theme wall – the primary wall used along the perimeter of the development site.

1.D RESPONSIBILITY OF REVIEW

All projects within Kyle Canyon Gateway require review and approval by the Master Developer prior to submittal to the City of Las Vegas or other applicable public agencies.

1.E PROJECT LOCATION

Kyle Canyon Gateway is a Master Development Plan community consisting of approximately 49.2 acres in the northwest region of Las Vegas. It is located on the west side of US 95 with the primary access from Kyle Canyon Gateway Road. The community features a variety of land uses and infrastructure improvements that enhance and protect the quality of life for residents and visitors alike. Please refer to Exhibit 1.E, Location Map.

1.F KYLE CANYON GATEWAY LAND USE CATEGORIES

Residential Low (L) (maximum 15 du/ac; average 5.49 du/ac)

- The purpose of the Residential Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses with an average density of 5.49 du/ac.

Residential Medium Low (ML) (maximum 15 du/ac; average 8.49)

- The purpose of the Residential Medium

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1873

Low Category is to provide for the development of single family detached dwellings on smaller lots, and cluster homes with an average density of 8.49 du/ac.

Residential Medium Low Attached (MLA) (maximum 25 du/ac; average 17.99 du/ac)

- The purpose of the Residential Medium Low- Attached Category is to provide for the development of single family detached dwellings on smaller lots, cluster homes, as well as single family attached units and medium density apartments with an average density of 17.99 du/ac.

Parks & Trails

- The purpose of the Parks & Trails land use category is to provide for active and passive recreational amenities, including natural open space, serving residents of Kyle Canyon Gateway and the surrounding areas.

Open Space

- The purpose of the Open Space land use category is to provide unprogrammed recreational amenities, including natural open space, serving residents of Kyle Canyon Gateway and the surrounding areas, as well as the surrounding environment.

Infrastructure including roadways, public facilities, detention basins, electrical sub-stations, utility easements, etc.

- Within all Kyle Canyon Gateway land use categories, public facilities shall be in accordance with the Civic (C-V) category of the City of Las Vegas Unified Development Code.

1.G KYLE CANYON GATEWAY ZONING CATEGORIES

The Kyle Canyon Gateway Development Standards contained herein provide the Zoning criteria for the implementation of the residential land uses within the Kyle Canyon Gateway Master Land Use Plan. Where the Modified Standards are silent on a specific issue, the provisions of the City of Las Vegas Unified Development Code, Title 19, shall apply. The following chart identifies the Kyle Canyon Gateway Land Use categories and the corresponding Kyle Canyon Gateway Development Standard categories that apply:

Kyle Canyon Gateway Land Use Category		Kyle Canyon Gateway Development Standard
L	Residential Low (maximum 15 du/ac; average 5. 49 du/ac)	Kyle Canyon Gateway R-1, Kyle Canyon Gateway R-SL, Kyle Canyon Gateway R-CL
ML	Residential Medium Low (maximum 15 du/ac; average 8.49 du/ac)	Kyle Canyon Gateway R-1, Kyle Canyon Gateway R-SL, Kyle Canyon Gateway R-CL
MLA	Residential Medium Low Attached (maximum 25 du/ac; average 17.99 du/ac)	Kyle Canyon Gateway R-CL

21-0526
08/24/2021

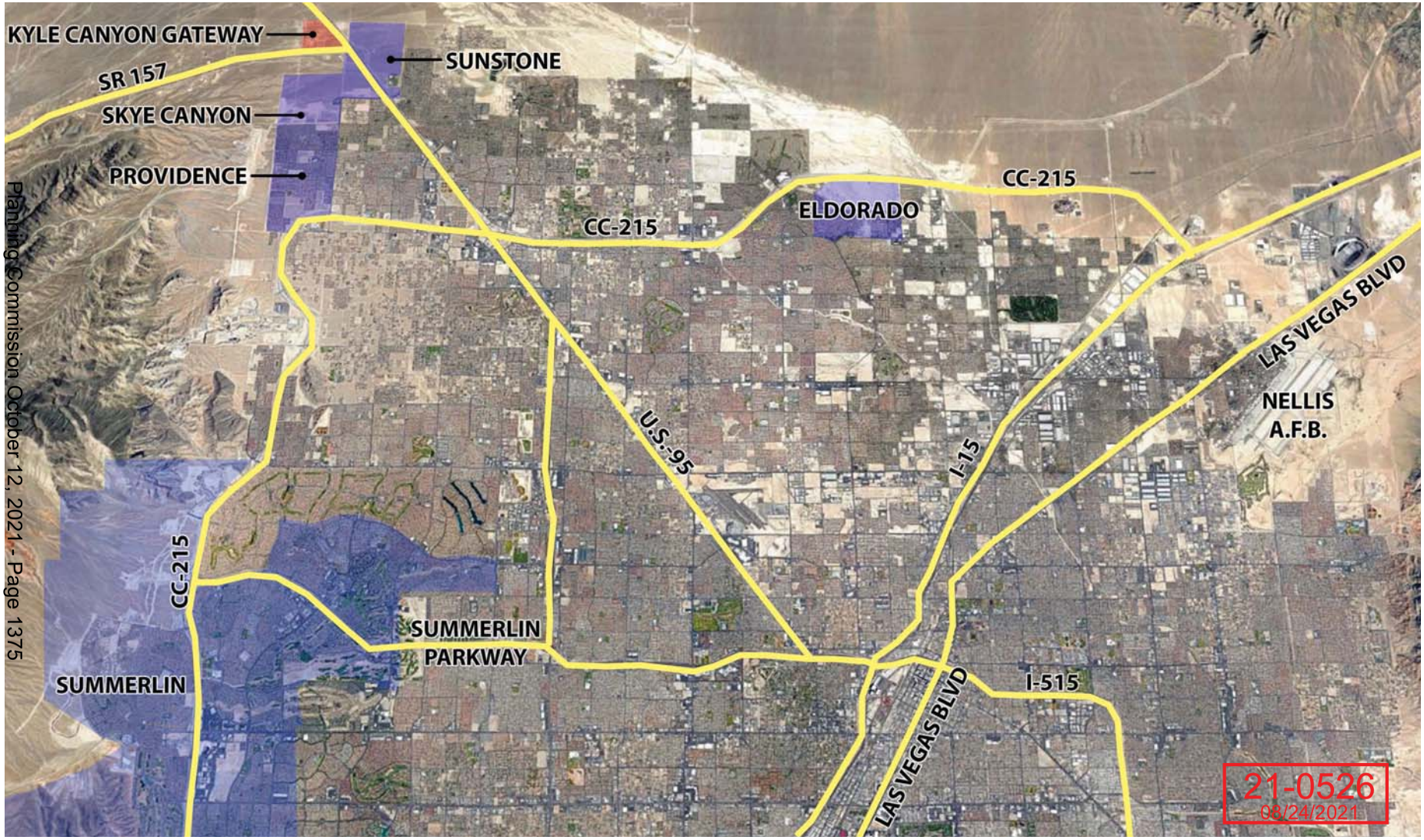


EXHIBIT 1.E.1: LOCATION MAP

Planning Commission October 12, 2021 - Page 1375

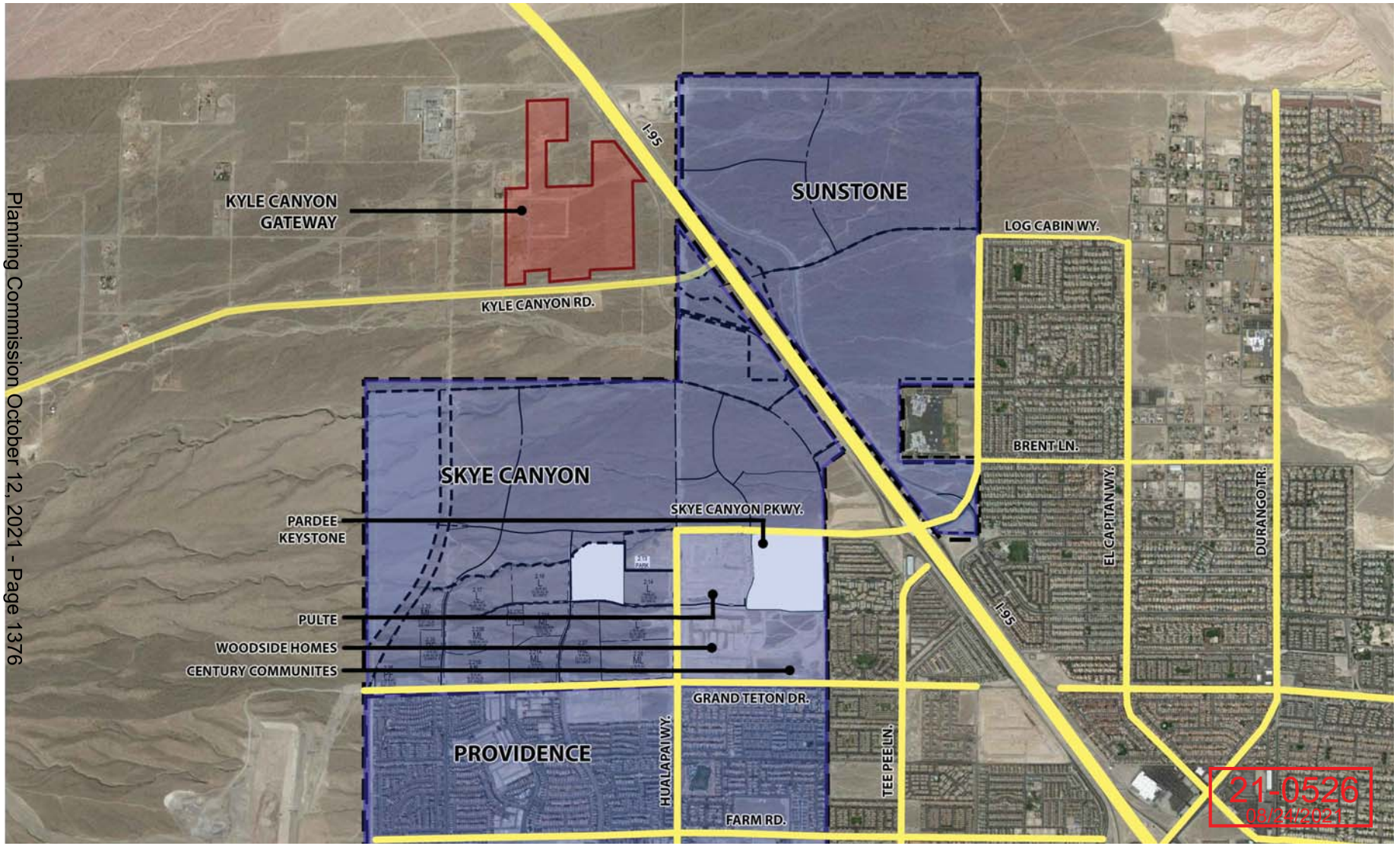
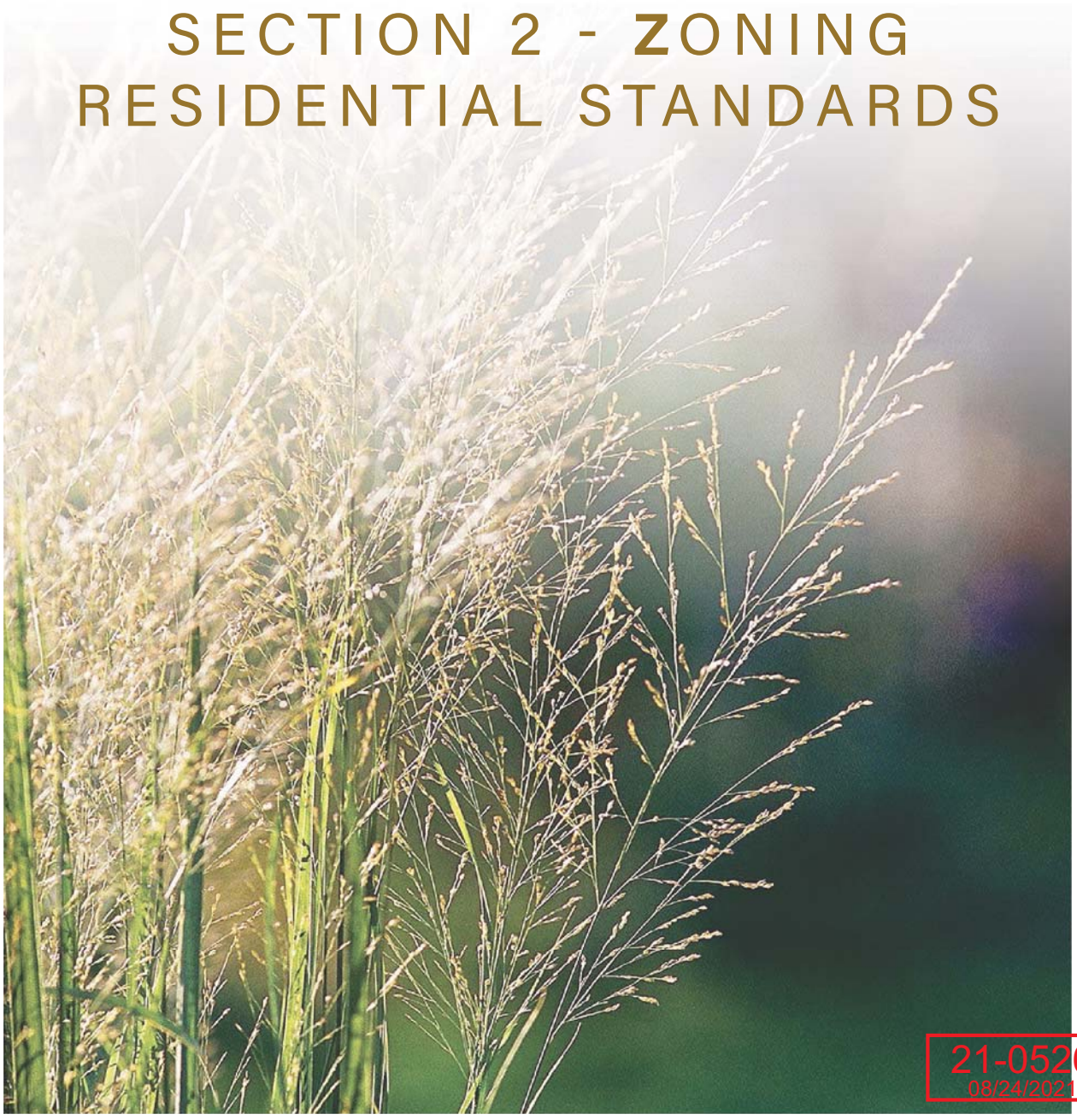


EXHIBIT 1.E.2: PROPERTY MAP

Planning Commission October 12, 2021 - Page 1376

SECTION 2 - ZONING
RESIDENTIAL STANDARDS



21-0526
08/24/2021

2. ZONING RESIDENTIAL STANDARDS

2.A SINGLE-FAMILY RESIDENTIAL STANDARDS

2.A.1 Kyle Canyon Gateway R-1 Single Family Residential District

Standard	Kyle Canyon Gateway R-1 Standards
Housing Types	Single Family Detached
Kyle Canyon Gateway Land Use Category	L, ML
Minimum Lot Size s.f.	6,000
Dwelling Units per Lot	1
Min. Lot Width	50′
Minimum Setbacks Refer to Exhibit 2.A.1 for Setback Diagram All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24″ in depth consisting of non-livable architectural projections are permitted into the front setback.	
Main Building	
Front	14′ to single story Living or Porch** 14′ to second story elements 20′ to face of front entry garage door or second story
Side	5′
Corner Side	8′ to ground level Porch 10′ to Living from property line or 5′ from common element
Rear	15′
Detached Accessory Structure*	
Front	14′ (May be reduced to 10′ for 30% of building). **
Side (Measured to roof eave)	5′ to single story element (14′ maximum height)
Corner Side (Measured to roof eave)	10′
Rear (Measured to roof eave)	5′ to single story element
Min. Separation to Main Building	6′
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 60% total lot coverage maximum)**

21-0526
08/24/2021

Rear Patio Cover, Sundeck, or Balcony	
Rear	5′ to post or edge of patio cover 3′ to roof overhang for patio cover 10′ to post or edge of sundeck or balcony 8′ to roof overhang of sundeck or balcony
Side	5′ to post or edge of patio cover, sundeck or balcony, 3′ to roof overhang
Corner Side	10′ to post or edge of patio cover, sun deck or balcony 8′ to roof overhang
Courtyard Walls ▪ Front ▪ Side ▪ Corner Side	 10′ Setback 5′ Setback 5′ Setback
Max Lot Coverage	60% or less (includes detached structures and garage area)
Max. Building Height Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building ▪ 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) ▪ 35′ max. height Accessory Structure ▪ 14′ maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 179

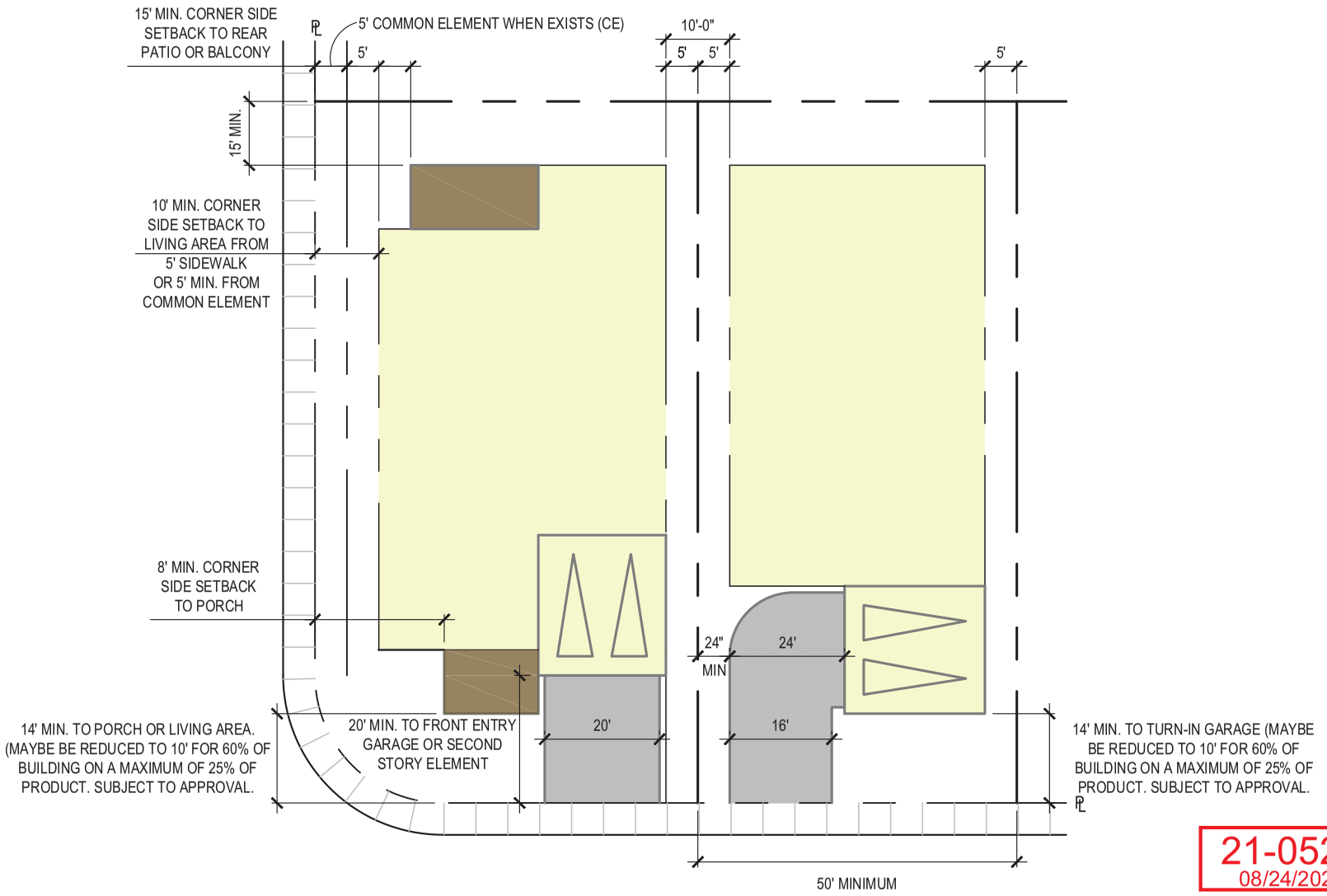
Perimeter Landscape Buffers ▪ Minimum Zone Depths ▪ Streetscape Standards	Adjacent to Right of Way: 6′ or building setback, whichever is less. Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Walls and Fences	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	5′-0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall.
Perimeter and Retaining Walls ▪ Max. Overall Height ▪ Perimeter Wall Height ▪ Max. Retaining Wall Height ▪ Max. Pilaster Height ▪ Contrasting Material	▪ 10′ Exterior – 12′ Interior ▪ 6′-8′ ▪ 6′ Exterior – 6′ Interior ▪ One course above wall (may extend 18″) ▪ 20%
Perimeter and Retaining Walls Standard Stepback ▪ Max. Primary Wall Height ▪ Max. Secondary Wall Height ▪ Min. spacing between wall sections – Inside Dimensions ▪ Max. Pilaster Height ▪ Min. spacing between wall sections – Outside Dimensions	▪ 6′-10′ Exterior / 6′-12′ Interior ▪ 4′ ▪ 4′ ▪ One course above wall (18″) ▪ 5′

21-0526
08/24/2021

Utilities	
Utility boxes & above-ground utility installations, other than utility poles, that are in excess of twenty-seven cu.ft. in size	
▪ Along streets that border a residential subdivision	▪ To be placed outside the right-of-way, shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures.
▪ Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.	▪ None allowed, other than a utility pole.
▪ Immediately adjacent to a trail corridor	▪ To be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

*Casita may include kitchenette in which no oven and cook-top are provided.
** The Builder or their designee shall submit as part of the building permit for a residential dwelling unit an approved letter from the Master Developer that includes a building matrix of all units that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed dwelling unit is located. The Master Developer shall also be responsible for providing an approval letter for all proposed detached accessory structures building permits that were not included in the original permitting of the residential dwelling unit and provide a tracking matrix of all detached accessory structures that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed detached accessory structure is located.

21-0526
08/24/2021



21-0526
08/24/2021

EXHIBIT 2.A.1: KYLE CANYON GATEWAY R-1 DEVELOPMENT STANDARDS

2.A.2 Kyle Canyon Gateway R-SL
Residential Small Lot District

Standard	Kyle Canyon Gateway R-SL Standards
Housing Types	Single Family Detached
Kyle Canyon Gateway Land Use Category	L, ML
Minimum Lot Size s.f.	4,500
Dwelling Units per Lot	1
Min. Lot Width	40′
Minimum Setbacks Refer to Exhibit 2.A.2 for Setback Diagram All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24″ in depth consisting of non-livable architectural projections are permitted into the front setback.	
Main Building	
Front	10′ to single story Living or Side Entry Garage** 8′ to Porch 15′ to second story elements 25′ to third story elements 5′ (cluster product only) or 18′ to face of Front Entry Garage Door
Side	5′
Corner Side	8′ to ground level Porch 10′ to first and second story living from property line, or 5′ from common element 10′ to third story elements
Rear	12′ to single story Living element *** 15′ to second story Living element (May be reduced by 5′ for 50% of building width).** 20′ to third story element

21-0526
08/24/2021

Detached Accessory Structure*	
Front	Match principle structure requirement
Side (Measured to roof eave)	3′
Corner Side (Measured to roof eave)	10′
Rear (Measured to roof eave)	3′ to single story element
Min. Separation to Main Building	6′
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 60% total lot coverage maximum)**
Rear Patio Cover, Sundeck, or Balcony	
Rear	5′ to patio cover post or edge of patio cover 3′ to roof overhang for patio cover 10′ to patio cover post or edge of rear patio cover, sundeck, or balcony 8′ to roof overhang of sundeck or balcony
Side	5′ to patio cover post or edge of rear patio cover, sundeck, or balcony
Corner Side	8′ to patio cover post or edge of rear patio cover, sundeck, or balcony 6′ to roof overhang
Courtyard Walls ▪ Front ▪ Side ▪ Corner Side	 10′ Setback 5′ Setback 5′ Setback
Max Lot Coverage	60% or less (includes detached structures and garage area)
Max. Building Height Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building ▪ 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) ▪ 35′ max. height Accessory Structure ▪ 14′ maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1384

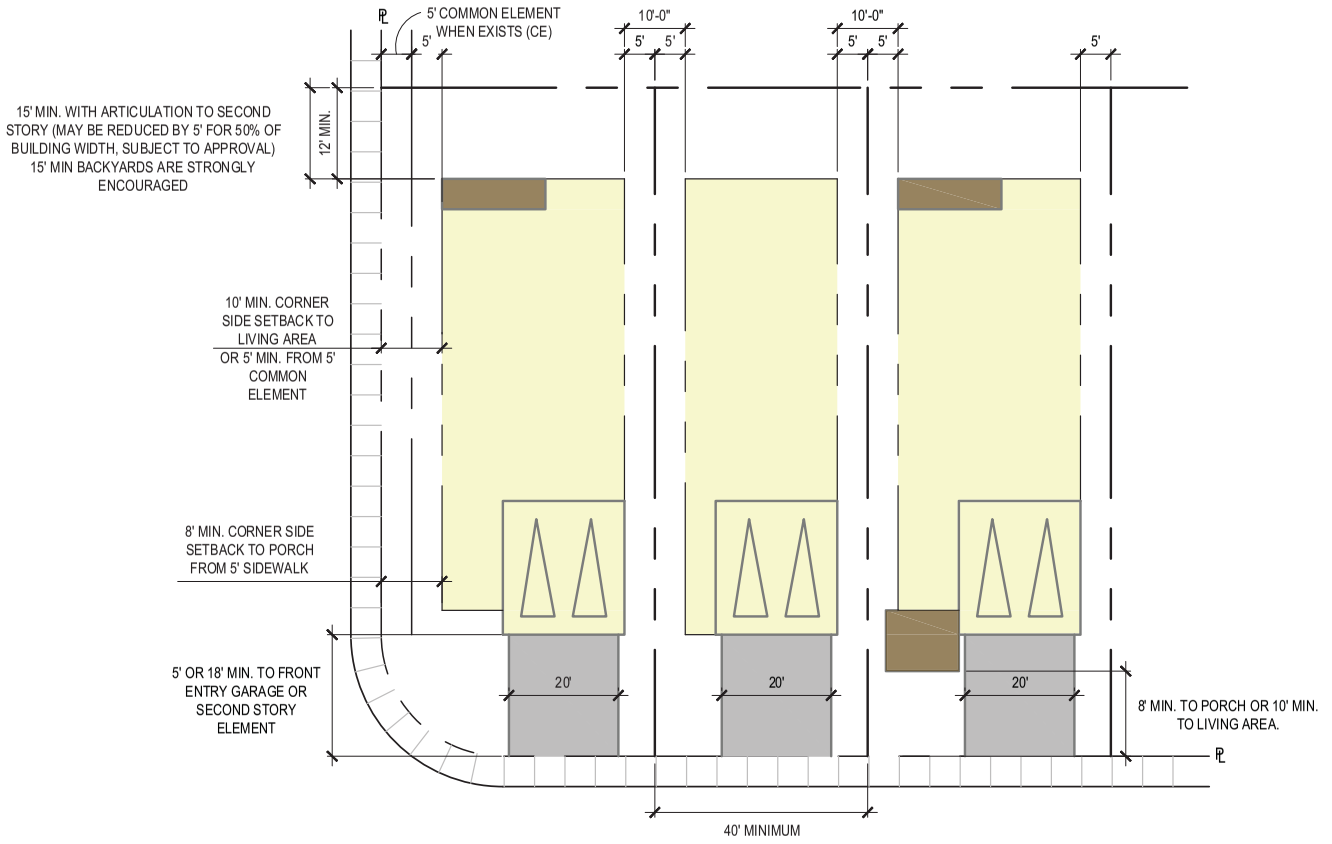
Perimeter Landscape Buffers ▪ Minimum Zone Depths ▪ Streetscape Standards	Adjacent to Right of Way: 6′ or building setback, whichever is less Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Walls and Fences	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	5′-0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall (may extend 8″)
Perimeter and Retaining Walls ▪ Max. Overall Height ▪ Perimeter Wall Height ▪ Max. Retaining Wall Height ▪ Max. Pilaster Height ▪ Contrasting Material	▪ 10′ Exterior – 12′ Interior ▪ 6′ ▪ 6′ Exterior – 6′ Interior ▪ One course above wall (may extend 8″) ▪ 20%
Perimeter and Retaining Walls Standard Stepback ▪ Max. Primary Wall Height ▪ Max. Secondary Wall Height ▪ Min. spacing between wall sections – Inside Dimensions ▪ Max. Pilaster Height ▪ Min. spacing between wall sections – Outside Dimensions	▪ 6′-10′ Exterior / 6′-12′ Interior ▪ 4′ ▪ 4′ ▪ ▪ One course above wall ▪ 5′

21-0526
08/24/2021

Utilities	
Utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size	
▪ Along streets that border a residential subdivision	▪ To be placed outside the right-of-way, shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures.
▪ Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.	▪ None allowed, other than a utility pole.
▪ Immediately adjacent to a trail corridor	▪ To be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

*Casita may include kitchenette in which no oven and cook-top are provided.
** The Builder or their designee shall submit as part of the building permit for a residential dwelling unit an approved letter from the Master Developer that includes a building matrix of all units that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed dwelling unit is located. The Master Developer shall also be responsible for providing an approval letter for all proposed detached accessory structures building permits that were not included in the original permitting of the residential dwelling unit and provide a tracking matrix of all detached accessory structures that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed detached accessory structure is located.
***12' if rear elevation provides articulation; otherwise, 15' minimum.

21-0526
08/24/2021



21-0526
08/24/2021

2.A.3 Kyle Canyon Gateway R-CL Compact-Lot District

Standard	Kyle Canyon Gateway R-CL Standards
Housing Types	Single Family Detached, Duplex (Conventional, Cluster or Private Alley configurations)
Kyle Canyon Gateway Land Use Category	L, ML, MLA
Minimum Lot Size s.f.	Conventional: 3,000 Cluster or Alley: 3,000
Dwelling Units per Lot	1
Min. Lot Width	30′
Minimum Setbacks Refer to Exhibit 2.A.3 for Setback Diagram All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24″ in depth consisting of non-livable architectural projections are permitted into the front setback.	
Main Building	
Front	5′ to Second Story Living over Garage 5′ to Porch 5′ to Single Story Living 5′ to Second Story Living 5′ min. or 18′+ max. to face of Garage Door
Side	5′ at Builder Subdivision Wall
Corner Side	5′
Rear	Rear Yard with No Private Alley 5′ Rear Yard from Private Alley 5′ max. or 18′+ min. to face of Garage Door
Detached Accessory Structure	
Front	Same as Main Building
Side (Measured to roof eave)	5′
Corner Side (Measured to roof eave)	5′
Rear (Measured to roof eave)	5′
Min. Separation to Main Building	6′
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit

21-0526
08/24/2021

Rear Patio Cover, Sundeck, or Balcony	
Rear	5′ to patio cover post or edge of sundeck or balcony
Side	5′ to patio cover post or edge of sundeck or balcony
Corner Side	5′ to patio cover post or edge of sundeck or balcony
Courtyard Walls ▪ Interior Street ▪ Street, Drive Aisle or Parking ▪ Paseo or Common Open Space ▪ Corner Side	 5′ Setback 2′ Setback 0′ Setback 2′
Min. Distance Between Buildings	10′
Max Lot Coverage	80%
Max. Building Height Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building ▪ 3 Stories max.; 35 feet max. Accessory Structure ▪ 14′ maximum (single-story only)
Parking	Two (2) unimpeded spaces per unit with at least one space in an enclosed garage. In neighborhoods where 5′ driveways are proposed, additional off-street parking must be provided.
Perimeter Landscape Buffers ▪ Minimum Zone Depths ▪ Streetscape Standards	 Adjacent to Right of Way: 6′ or building setback, whichever is less Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Walls and Fences	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	 5′0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 389

Perimeter and Retaining Walls	
▪ Max. Overall Height	▪ 10′ Exterior – 12′ Interior
▪ Perimeter Wall Height	▪ 6′
▪ Max. Retaining Wall Height	▪ 6′ Exterior – 6′ Interior
▪ Max. Pilaster Height	▪ One course above wall
▪ Contrasting Material	▪ 20%
Perimeter and Retaining Walls Standard Stepback	
▪ Max. Primary Wall Height	▪ 6′-10′ Exterior / 6′-12′ Interior
▪ Max. Secondary Wall Height	▪ 4′
▪ Min. spacing between wall sections – Inside Dimensions	▪ 4′
▪ Max. Pilaster Height	▪ One course above wall (may extend 18″)
▪ Min. spacing between wall sections – Outside Dimensions	▪ 5′
Open Space	
Common Open Space	150 s.f. per unit for a minimum Common Open Space element of 10,000 s.f The minimum 10,000 s.f. common open space requirement shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20′ in width.

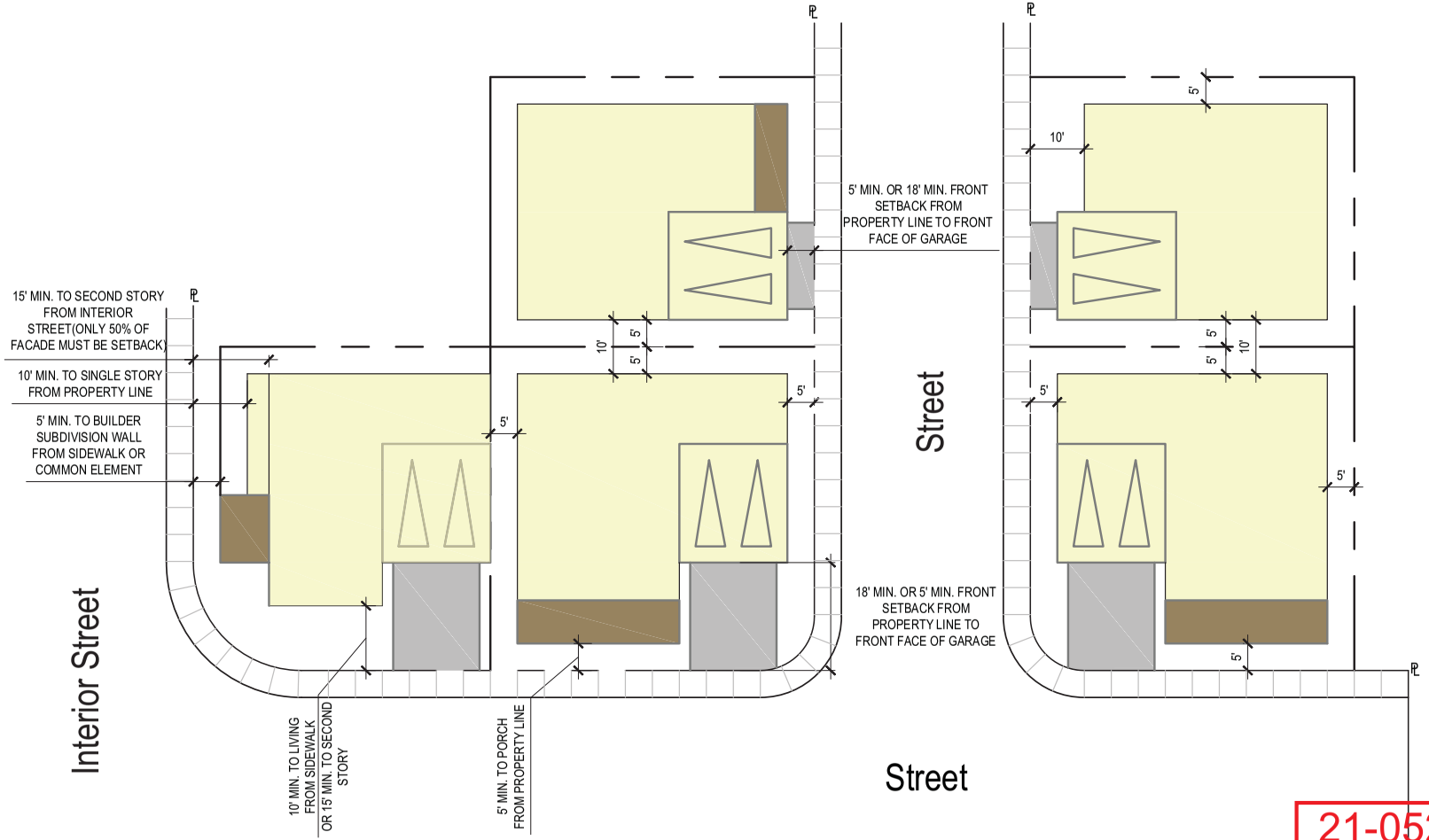
21-0526
08/24/2021

Utilities	
Utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size	
▪ Along streets that border a residential subdivision	▪ To be placed outside the right-of-way, shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures. ▪ None allowed, other than a utility pole.
▪ Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element. ▪ Immediately adjacent to a trail corridor	▪ To be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

* The Builder or their designee shall submit as part of the building permit for a residential dwelling unit an approved letter from the Master Developer that includes a building matrix of all units that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed dwelling unit is located. The Master Developer shall also be responsible for providing an approval letter for all proposed detached accessory structures building permits that were not included in the original permitting of the residential dwelling unit and provide a tracking matrix of all detached accessory structures that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed detached accessory structure is located.

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 139



21-0526
08/24/2021

EXHIBIT 2.A.3: KYLE CANYON GATEWAY R-CL DEVELOPMENT STANDARDS

2.B DRIVEWAY CRITERIA

All driveway materials shall be constructed using pavers or gray concrete.

2.B.1 Minimum Length of Driveways

Minimum driveway lengths are specified in the Development Standards Matrices in Section 2.A.1 through 2A3.

2.B.2 Parking

In multi-family development, parking shall conform to City of Las Vegas ADA standards.

2.C MODEL HOME COMPLEXES

2.C.1 Parking

Model Home parking lots shall be paved or unpaved (unpaved areas must be 2" deep decomposed granite or chat for dust control). A minimum of 4 paved spaces shall be provided with handicapped spaces in accordance with City of Las Vegas requirements .

2.C.2 Fencing

All fencing within the model complex shall be compatible with the community wall and fence and design. Chain link, wood, plastic or vinyl fences are prohibited.

2.D STREET LIGHTING

Public street light standards must meet the City of Las Vegas minimum candle-watt criteria.

Private street subdivisions must meet City of Las Vegas lighting requirements. Coach lighting on photo-cells are required where City of Las Vegas allows minimal street light installations.

2.E ENVIRONMENTAL STANDARDS

All residential product builders within Kyle Canyon Gateway shall meet the following requirements for all residential products.

2.E.1 Water Conservation

- Front yards shall be landscaped with trees, shrubs and ground cover. No living lawns are permitted. Artificial turf is allowed. Non-turf areas will include a minimum 2-inch layer of approved groundcover or decomposed granular mulch, weed barrier fabric is discouraged.
- If rear yard landscaping is provided by builder, the lawn area, living or artificial turf, shall be less than 50% of total landscape-able area of backyard, but not to exceed 1,000 square feet.
- No builder installed ornamental water features at homes or in common areas are permitted, except within model complexes and must meet City of Las Vegas requirements.
- All irrigation systems, if properly operated and maintained, can sustain the landscape without creating flow or spray that leaves the property.
- Builder installed irrigation systems shall have separate control zones (valves) for different plant and irrigation types.
- Builder installed sprinkler heads in turf areas must extend 4" or higher. Only turf areas may use spray irrigation. Drip irrigation is required for planter beds.
- Builder installed drip irrigation systems

21-0526
08/24/2021

shall be equipped with pressure regulator, filter and flush end assembly.

- Master Developer to create a plan for educating residents about solid waste disposal and recycling systems.

2.E.2 Solid Waste Disposal

The Master Developer will meet with Republic Services or the City's contractor for solid waste removal at that time and arrange a program for all of Kyle Canyon Gateway to have trash removal on a once a week basis and recycling pick up on a once a week basis.

2.E.3 Required Homebuyers Options

The Developer shall require, and the residential Builders shall provide all homebuyers the option of purchasing any or all of the following on all single family detached homes and where possible on attached residential product:

- Energy Star Certified Homes or similarly approved equal (HERS);
- Solar water heaters or tankless water heater(s);
- Compact fluorescent lighting or LED lighting; and,
- Energy Star appliances.

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1394

SECTION 3 - SITE PLANNING GUIDELINES



21-0526
08/24/2021

3. SITE PLANNING GUIDELINES

3.A SUBDIVISION DESIGN CONCEPTS

3.A.1 Parcel Entries

The location of parcel entries into each parcel will be identified by the Master Developer at the time of the purchase and sale agreement and in conformance with the approved traffic analysis. It is the responsibility of the builder to design a subdivision plan that incorporates these points of access. Other points of access that do not impede the overall efficiency of Master Land Use Planned roadways may be possible but require specific approval from the Master Developer and the City of Las Vegas. In some cases, parcel entries or interconnections will be coordinated with an adjacent parcel.

The arrival experience into each neighborhood shall reinforce the overall community theme of Kyle Canyon Gateway. Architectural and landscape elements found throughout the community shall be incorporated into the neighborhood entry experience to provide a seamless transition between the overall community and individual neighborhoods.

3.A.2 Street Layout

The design of neighborhood streets should provide the opportunity to create a diverse and interesting street scene.

3.A.3 Pedestrian Access

On builder parcels that are adjacent to a Master Development Planned roadway or open space, pedestrian access must be provided along each builder parcel edge having such frontage. Site design should encourage the proper locations for crossings that dissuade jay-walking and facilitate safe pedestrian crossing at streets.

At least one pedestrian connection should be installed on each side of the builder parcel, where builder parcel abuts a street, or common area. The connection should be installed mid-builder parcel. Builder shall complete the connection between their builder parcel, and any common area Pedestrian Pathways.

3.A.4 Common Open Space

Common open space area shall be oriented in such a manner that it is visible from the builder parcel entry to the extent feasible. Remaining open space, if any, may be provided in the form of a small pocket parks throughout the neighborhood, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street and has an approximate dimension of 25 feet in width (20' minimum per Residential Standards, Section 2.A). Common open space will be essential in neighborhoods with cluster and private alley-loaded homes in order to provide adequate open and recreational areas. Amenities may include play structures, picnic tables, and benches.

3.B PRODUCT PLOTTING CRITERIA

The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood street scene. Such diversity can be achieved through varying setbacks, articulated building massing, variable lot widths, de-emphasized garages, and enhanced elevations and/or single story elements on corner lots.

3.B.1 Plotting

No more than three 3-story plans may be plotted in a row.

3.B.2 Articulated Building Massing

Boxy building forms that overwhelm the street scene are discouraged. Rather the building mass shall be broken down into smaller elements, where feasible, to provide visual interest and articulation to the neighborhood street scene.

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1896

On 3-story dwellings, no more than 40% of the width of an exposed elevation (front or rear) may consist of a single continuous vertical wall plan. The remaining 3rd floor wall plane area, if any, shall be setback at least 5' from the 2nd floor footprint. Any enclosed 3rd story is limited to 60% of the building footprint. 3-Story wall planes are not allowed on front or rear elevations.

3.B.3 Garage Placement and Configuration

The placement and configuration of the garage often drives the look and feel of the neighborhood. Therefore, special care and consideration shall be used to deemphasize the garage door on the street scene. In addition to conventional front entry garages, there are many additional garage configurations that can be used such as turn-in garages, split entry garages, tandem garage spaces, etc. When conventional front entry garages are used, special thought should be given to using techniques such as the following:

Living Spaces Forward of the Garage

- Where product width allows, "architecture forward" lets the active living spaces of the house be the predominate feature of the front elevation, with the garage setback further from the street.

Deep Recesses

- Deep garage door recesses (greater than the minimum 12") into surrounding wall planes result in strong shadows being cast across the garage doors, deemphasizing their appearance on the street scene. Second floor elements above are either cantilevered or supported with piers extending to ground plane.

Extended Roof Elements

- The use of extended roof elements provides the opportunity to emphasize the architectural design of the home while minimizing the appearance of the garage on the street scene. For example, when a porch is provided on the front elevation, extending the single-story roof line across the entire driveway width in front of the garage creates a deep shadow on the garage door, effectively allowing the garage door to "disappear" into the shadow. Similarly, a vehicular porte-cochere element provides additional shade to the front of the house and the garage is generally behind the front facade of the home.

No more than three front facing garage spaces are permitted on an individual residence, however, the minimum width of a lot having a 3-car front facing garage shall be 45'. Additional garages spaces, if provided, must be in a turn-in configuration, tandem, deep-recessed with a long driveway or motor-court, or other configurations in which the garage door de-emphasized from the front. On lots that are 7,000 sq. ft. or greater, four garage spaces may face the street, subject to design review and approval.

Front loaded 3-car garages, where provided, must have a 2' minimum offset between the single and double garage elements. This can be accomplished by offsetting the garage doors, offsetting the garage facades, or both. Three single car garage doors are not required to be offset.

The face of garage doors shall be recessed a minimum of 12" from the adjacent wall surface.

Garage doors shall be compatible with the architectural style of the residence and shall vary per elevation style. In order to avoid the impact of garage doors, they shall be appropriately treated with decorative relief cuts, panels, etc.

Driveway must also be setback from any building element (front porch, building wall, courtyard wall) by a 24" minimum planting area.

Front facing windows on side-entry garages shall feature window coverings, translucent glass, or other design elements that effectively screen the view in to the garage from the street.

In calculating the parking available on site, parking spaces within tandem garages that

21-0526
08/24/2021

are impeded by driveway parking will not be counted towards the required parking number.

3.B.4 Corner Lots

Single-story elevations or having a single-story element along the exposed side lot line facing public or private streets or facing public or private open space are encouraged. One-story elements may include the following:

- Single story-building walls with a maximum plate height of 12' and roofs sloping away from the side lot line.
- Single story building walls with a maximum plate height of 12' with second story walls set back 4' minimum from the first-floor walls and both roofs sloping away from the side lot line.
- Wrap-around porches with a maximum plate height of 12'.
- Alternative design solutions that add architectural dimension or character to corner lots.

The plotting of 3-story plans on corner lots is discouraged. If plotted, however, third story element on exposed corner side yards must be setback at least 10' from the 2nd floor footprint.

The portions of such side elevations that are not screened by solid walls should have architectural treatments consistent with the front elevation, including materials, detailing and roof plane breaks.

Privacy walls shall be set back 5' minimum from the back of a walk and 2' minimum from drive aisle.

Privacy walls shall screen air conditioner condenser units from view from the street.

When homes with rooftop decks, if any, are plotted on corner lots, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element, regardless of architectural style. Rooftop decks shall meet the setbacks of the zoning category under the rear patio cover, sundeck, or balcony.

3.B.5 Perimeter Edges

The development edges of the builder parcels are a key element to the appearance and sustainability of the overall community, as well as its interface with the surrounding desert environment. For that reason, careful consideration must be undertaken in the design and plotting of residences along the visible perimeter edges of development builder parcels. The visible perimeter edges will be identified by the Master Developer, and are generally defined as one or more of the following:

- Builder parcel edges that are adjacent to Master Development Planned roadways;
- Builder parcel edges that are adjacent to Open Space areas;
- Builder parcel edges that are adjacent to Public or Quasi-Public Spaces such as schools, libraries, houses of worship, etc; and,
- A tier of lots within a tract that is at least 15' higher than the tier of lots below.

In order to ensure that the perimeter edges contribute to a positive community environment, the visible elevations plotted along these edges shall incorporate the following guidelines:

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1398

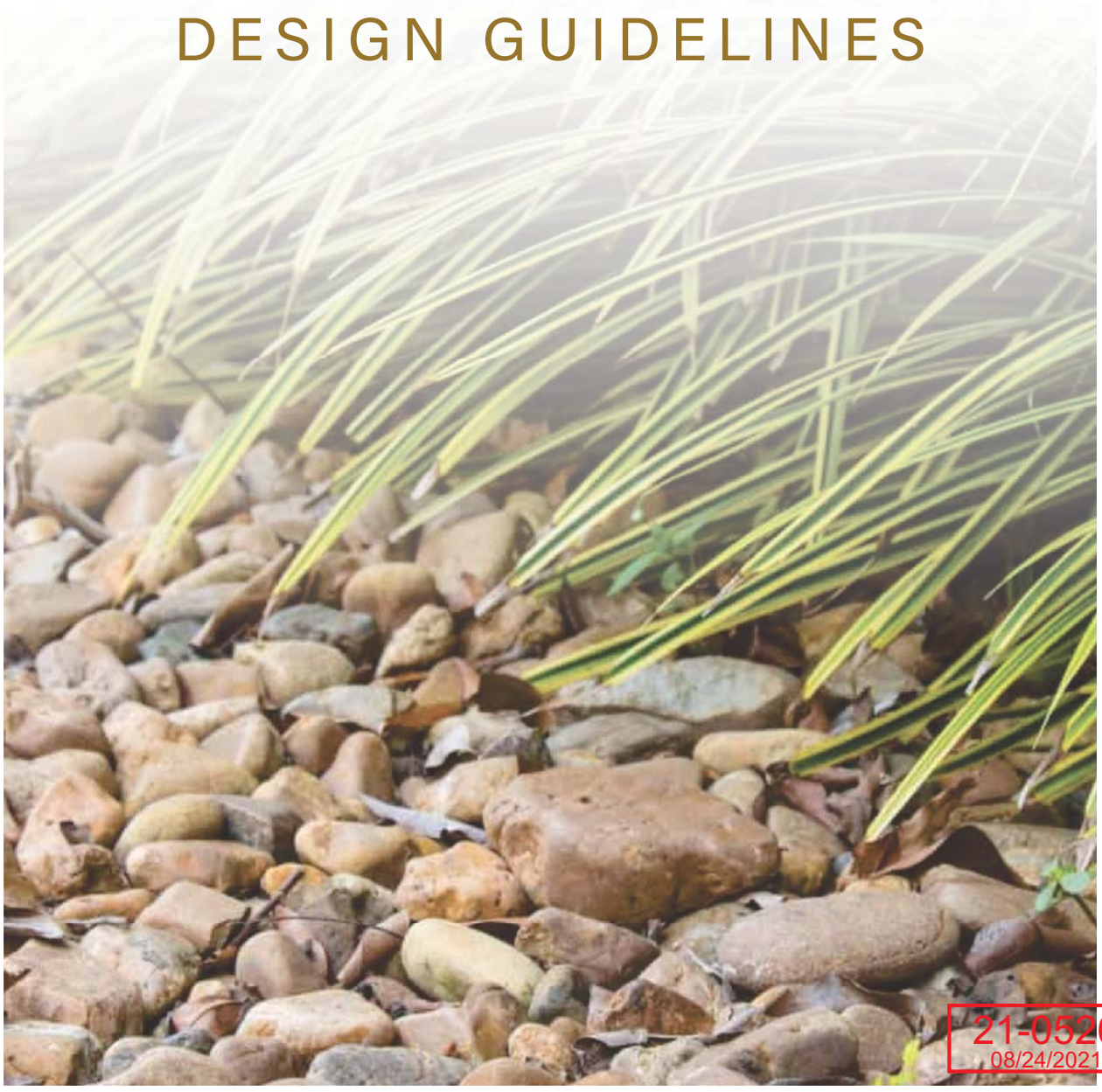
- Variation of building massing and forms;
- 2nd floor roof and wall projections offset a minimum of 12" horizontally and vertically. Building articulation is preferred over added 12" wall planes as a means to create visual interest;
- The use of principle window on the 2nd floor;
- A single-story element may be used to break the plane of a 2-story building façade;
- Enhancements such as a patio cover, 2nd story deck or balcony that provides vertical or horizontal plane breaks to the facade may be used;
- The use of a principle window on comer side elevations;
- Cantilevered projections used to accomplish the required wall plane offsets may encroach in to setbacks (Maximum 24" encroachment per Section 2. Zoning Residential Standards); and,
- Architectural treatments and articulation consistent with the front elevation.

When homes with rooftop decks, if any, are plotted with side elevations facing a perimeter edge of a builder parcel, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element. Rooftop decks shall meet the setbacks of the principle structure.

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1399

SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES



21-0526
08/24/2021

4. ARCHITECTURAL DESIGN GUIDELINES

4.A COMMUNITY DESIGN THEME

The underlying design philosophy for Kyle Canyon Gateway is to create a community character and quality that reflects the context of the region. These guidelines provide a comprehensive overview of the design criteria and development standards required to implement the desired physical form of the community and its key features. The Guidelines address architecture, site design, landscaping, lighting, signage, and other components to create a high-quality and cohesive community.

While these guidelines establish the quality of architectural and landscape development for the Kyle Canyon Gateway project, they are not intended to prevent alternative designs, new technologies, and/or concepts that are compatible with the overall project theme. This document is intended to promote and direct a high level of design quality to the project site while permitting flexibility for the creative expression and innovative design solutions.

4.B INTRODUCTION TO ARCHITECTURAL GUIDELINES

The Architectural Design Guidelines for the residential areas of Kyle Canyon Gateway are intended to facilitate the creation of diverse and varied streetscapes, while creating a cohesive sense of place in keeping with the overall community design concept. These design guidelines are criteria in which builders are to use in consideration to the development and plotting of their products and are enforced by the Master Developer's Architectural Review Committee (ARC). Architecturally, Kyle Canyon Gateway employs a few key features that will define the community and elevate the designs by all builders:

- 18' minimum setback for front-facing garages (or 5' maximum if less than 18') or 20' minimum setback for front-facing garages dependent on zoning category that applies. See Section 2.A for Residential Standards.
- 5' minimum side-yard setback to structure, See Section 2.A; and,
- Multiple wall plane breaks required which creates interest in the street scene.

The architectural styles permitted within Kyle Canyon Gateway are Contemporary Spanish, Nevada Living, Modern Nevada, Traditional Spanish, Prairie Highlands, Contemporary, Modern, New Century Modern, Desert Transitional, Desert Modern, and Modern Farmhouse. Architectural character boards with general architectural style is presented in this section. The image boards provide visual examples of architectural styles and their primary identifying characteristics.

The styles that have been selected for the Design Guidelines have proven to be compatible with the Las Vegas climate. Other architectural styles may be allowed subject to review and approval by the Master Developer's Architectural Review Committee (ARC). The Architect may choose to follow a traditional design approach for the selected style, may explore more contemporary expressions of the selected style for a fresh and unique architectural look or a blend of both.

Updated interpretations may consider the following:

- Simple yet bold massing of building forms;
- Asymmetric building facades with exaggerated massing;
- Multiple wall planes;

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 140

- Strong use of the roof as a design statement including shed roof forms, parapets, and/or over-scaled gable or hip roof forms;
- Multiple ridge heights;
- Bold use of color to accentuate building forms;
- Simplicity of details, exaggerated for emphasis;
- Simplified use of materials on accenting wall planes; and,
- Materials used and applied in unique manner.

Each single family or paired home neighborhood with more than 125 units shall consist of at least 6 distinct combinations of plans and elevations. For example,

- 2 plans with 3 elevations each
- 3 plans with 2 elevations each

Neighborhoods with up to 125 units shall consist of at least 6 distinct combinations of plans and elevations. For example:

- 2 plans with 3 elevations each.

Single Family Attached and Multi-Family neighborhoods with up to 150 units may be designed with one architectural style for a cohesive neighborhood thematic design concept. An additional architectural style is required for each additional 150 units or portion thereof.

Sections 4.B through 4.F contain the general architectural requirements for all Single-Family residences within the community regardless of the architectural style selected. Sections 4.G through 4.I contain checklists of the primary identifying characteristics of each style and the requirements that must be included on residences designed for each selected style.

Builders are encouraged to utilize sustainable building practices, taking into consideration alternative power sources and water conservation techniques when designing and building their homes. When solar power is implemented by the builder, care should be taken to ensure the solar power system becomes an integral part of the exterior design of the home.

4.C SINGLE FAMILY DETACHED

The architecture of a house is comprised of four basic components regardless of its architectural style. These architectural components consist of Building Facades, Roofs, Drives, and Detail Elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized, consistent with the goals and objectives of the Kyle Canyon Gateway Master Development Plan.

4.D BUILDING FACADES

4.D.1 Building Massing and Form

- Variety in building forms provide diversity and visual interest to the neighborhood street scene. The following shall be incorporated into the design of residential structures:
  - Articulation of wall planes;
  - Projections and recesses to provide shadow and depth;
  - Simple bold forms; and,
  - Combinations of one and two story forms.
- Building wall planes, on the front elevation, shall be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.

21-0526
08/24/2021

- Residential design shall provide articulation and detail to the rear and side of the dwelling when visible from public spaces within the community.

4.D.2 Building Materials and Colors

- The design of residences shall use building materials that are consistent with the architectural styles as identified on the architectural checklist for each style, including but not limited to:
    - Stucco;
    - Cementitious Wood Siding or Shingles;
    - Brick; and
    - Stone.
- All surface treatments or materials shall be designed to appear as an integral part of the design, and not merely applied. All materials shall wrap columns, porches, or balconies in their entirety.
- Material changes shall occur at inside corners with 3' minimum returns.
- Color or material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the front elevation.
- Refer to Section 7 for additional Color criteria.

4.E ROOFS

4.E.1 Roof Form and Slope

- Roof treatments shall be consistent with the architectural style of the dwelling.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout Kyle Canyon Gateway, including the use of gable, cross-gable, hip, shed, flat or a combination of these roof forms.
- Gable ends shall feature detail elements that are compatible with the architectural style of the residence and shall vary per elevation style.
- Shed roof forms used in conjunction with an "updated" interpretation of the selected architectural style may have slopes greater than or shallower than that permitted by its corresponding "traditional" architectural interpretation.
- Repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods.
- Minimum overhangs shall be as identified on the architectural checklist for each style.
- Roof slopes shall be consistent with the architectural style of the residence as indicated on the architectural checklist for each style.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.
- Gambrel and Mansard roof forms are prohibited.

4.E.2 Roof Materials

- A variety of roof materials is encouraged throughout the neighborhoods of Kyle Canyon Gateway in order to avoid a monotonous roofscape appearance. Roof materials shall be barrel or s-shaped clay or concrete tiles.

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1403

- Roof materials shall be compatible with the architectural style of the residence as indicated on the architectural checklist for each style.
- Fascia may be either stucco, wood, stone, or tile. If wood is used, it shall be stained or painted.
- Skylights/solar tubes are permitted but shall be designed as an integral part of the roof. Solar tubes with PV cells to power ambient night lights within homes are to have shutters to eliminate uplighting from the tubes. Clear skylights or white "bubble" skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.
- Permitted Materials:
    - Clay or concrete barrel shaped or S-tiles;
    - Standing seam metal roofing as an accent material (subject to design review and approval);
    - Photo-Voltaic roof tiles, subject to the design criteria below; and,
    - Flat concrete tiles.
- Prohibited Materials:
    - Shake;
    - Wood Shake;
    - Fiberglass Shingles;
    - Simulated Tile including fiberglass or metal;
    - Rolled roofing material; and,
    - Dormer style tile roof vents.
- Solar panels are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable. Frames must be colored to complement the roof. Support solar equipment shall be enclosed and screened from view.
- Photo-Voltaic roof tiles shall conform to the following criteria:
    - All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.

4.F DRIVEWAYS

4.F.1 Maximum Width of Driveways

Front entry driveways shall not exceed the width of the garage door by more than one foot (1'-0") on each side, including center columns, if any. Any driveway that exceeds 20' in width along the street must have additional enhancements. Enhancement options include exposed aggregate, contrasting textures, paving bands or other similar treatments to break up expansive areas.

Front entry driveways that are 20' in width or less do not require enhancement.

The maximum width of a driveway at the street for a turn-in garage shall not exceed 16'.

On turn-in garages, the distance from the face of the garage door to the side yard lot line have the following minimum dimensions:

- 6,000 and under sq. ft. lots: 26' (24' pavement + 2' landscape area)
- 6,001 and over sq. ft. lots: 28' (24' pavement + 4' landscape area)

4.F.2 Maximum Slope of Driveways

The maximum slope of residential driveways is 12%. No inverted crown streets will be permitted. Front driveway length to be measured from back of property line or back of curb where sidewalk does not exist.

4.G ARCHITECTURAL FEATURES AND ACCENTS

Perimeter Edge Conditions

The development edges of the builder parcels are a key element to the appearance of the overall community as well as its interface with the surrounding desert environment.

21-0526
09/24/2021

For that reason, careful consideration must be undertaken in the design and plotting of residences along the visible perimeter edges of development builder parcels. The visible perimeter edges will be identified by the Master Developer and are generally defined as one or more of the following:

- Builder parcel edges that are adjacent to Master Development Planned roadways;
- Builder parcel edges that are adjacent to Open Space areas;
- Builder parcel edges that are adjacent to Public or Quasi-Public Spaces such as schools, libraries, houses of worship, etc.; and,
- A tier of lots within a tract that is at least 15' higher than the tier of lots below.

In order to ensure that the perimeter edges contribute to a positive community environment, the visible elevations plotted along these edges are encouraged to incorporate the following criteria:

- Variation of building massing and forms;
- Variation in roof form;
- 2nd floor roof and wall projections offset horizontally and vertically;
- The use of a principle window on the 2nd floor;
- Where architecturally compatible, the use of at least one pair of shutters (Shutters may be in conjunction with the principle window or any other window on the visible elevation.);
- A single-story element may break the plane of a 2-story building façade;
- Enhancements such as a patio cover, 2nd story deck or balcony that provides vertical or horizontal plane breaks to the façade; and,
- Architectural treatments and articulation consistent with the front elevation.

Exposed parapet walls to enclose the rooftop decks are not allowed on corner side elevations regardless of architectural style. When rooftop decks are plotted on corner lots, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element. Rooftop decks shall meet the setbacks of the principle structure.

Entries

- The entry of a residential dwelling shall be articulated as a focal point of the building's front elevation through the appropriate use of roof elements, columns, towers or turrets, porches, recesses or projections, window or other architectural features.
- Residences with font doors that are not visible from the street, should feature a courtyard, trellis, portal element or similar architectural feature to provide articulation and sense of arrival to the dwelling from the street.
- The style of the front door shall be consistent with the architectural style of the residence and shall vary from elevation to elevation.

Courtyards

- Courtyard walls, when provided, may be embellished with decorative block, stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the residence.
- The design of courtyard gates shall be compatible with the architectural style of the residence and shall vary per elevation.
- Courtyard walls must extend to the ground with drainage provided through small openings at the base of the wall, Sheet flow through a continuous opening along the base of the wall is not permitted.

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1405

Porches

- Porch design must be integrated and appropriate to the architectural style of the residence.
- Porches are encouraged to have railings, and must be fully covered in one of the following ways:
    - Roof element and tile matching the residence;
    - Trellis structure constructed of steel; and,
    - Second floor balcony or overhang.
- Second story balconies are encouraged to provide further visual interest to the street scene, and to increase the perceived front setback of the second story.

Outdoor Living Spaces

Outdoor Living Spaces are encouraged throughout all the residential neighborhoods within Kyle Canyon Gateway. Outdoor living spaces, when provided, shall comply with the following requirements.

Outdoor living spaces include any of the following:

- Courtyards - Ground level outdoor spaces, partially or fully enclosed on all four sides by building or courtyard walls, and integral to the floor plan (8' minimum);
- Loggias - Covered outdoor spaces, generally defined by colonnades or similar elements, with one or more access points into the residence. Loggias may occur on the first or second floor (8' minimum); and,
- Front Porches - Covered outdoor spaces at the front of the residence with one or more access points into the residence. Porches with the front door as the sole access to the residence do not qualify as outdoor living spaces (5' minimum).

Each neighborhood should feature one or more outdoor living space types. These may occur on individual residences or may be distributed among the different plans offered in a neighborhood. Outdoor living spaces must be designed as an interactive component of the floor plan, not merely leftover space enclosed by a low wall. They may be located in a variety of locations, such as along front, side, and rear elevations or interior of the dwelling, as well as on the 1st or 2nd story.

Outdoor Living Space requirement as defined in the Zoning Residential Standards tables (Section 2.A) may be counted toward the Private Open Space requirement.

Columns and Archways

Columns and archways shall be appropriate to the architectural style of the residence and shall be scaled appropriately to provide a sense of strength and support.

Entry Porticoes

Entry porticoes and porch openings, when used, shall be a primary focal point.

Turrets

Turrets may be round, square or octagonal in shape and shall feature a separate roof element than that of the main building.

Turrets must project forward of their adjacent wall planes a distance that is equal to or greater than 50% of the diameter or width of the turret.

When abutting a single-story element, turrets shall extend higher than the cornice line of the element. The maximum differential between the cornice line of the single-story element and that of the turret shall be 6'.

When abutting a two-story element, the turret's cornice may be 1½ stories or greater and must break the adjacent roof-line to ensure that the roof form of the turret is clearly discernible from that of the main building.

Patio Covers

Patio Covers, when used, shall be consistent with the architectural style of the residence and treated in one of the following ways:

21-0526
08/24/2021

- Sloping roof element with roof tile matching the residence (min 3:12 pitch); and,
- Trellis element constructed of steel or Aluma Wood (or similar) subject to criteria below.

Columns shall be proportionate to the element being supported with a minimum dimension of 12" for trellis supports and 16" for roof or sundeck supports.

Trellis and Arbors

Trellises and arbors, when used, should be constructed of steel or similar material.

Steel and Aluma Wood (or similar) trellises, if used, are allowed on rear patio covers only and are subject to the following criteria:

- Posts shall convey a sense of strength proportional to the structure being supported (min. 6" x 8");
- Rafter tails are required;
- Beams and rafters shall have scalloped, corbel, or mitered ends;
- Lattice top shall have at a minimum, beveled ends;
- Beams shall extend a minimum of 24" from post;
- Rafter shall extend a minimum of 18" from beam;
- Lattice shall extend a minimum of 12" from rafter;
- Horizontal members shall be flat (or minimum slope for drainage per manufacturer);
- Steeper pitches as part of an enhanced design are;
- Solid Aluma Wood (or similar) patio covers are permitted;
- Adjustable Aluma Wood (or similar) covers are allowed, however, adjustable louvers must be concealed by a fascia element at least 2" taller than the louver in its vertical position; and,
- Color shall match or complement the building color.

Balconies and Sundecks

Balconies and sundecks, when provided, should have a minimum 50% solid rail measured either horizontally or vertically. Open rails may extend to the floor, but each corner must have a support that extends to the full guardrail height and shall be a minimum of 16" square (or L-shape). Decorative balconies and sundecks that are less than 6' in depth may have an open rail provided the design is consistent with the architectural style of the residence.

Scuppers or internal drains are required on all solid rail balconies and sundecks. Continuous openings for sheet drainage are allowed only where an open rail extends to the floor. Sundeck support columns shall be a minimum 16" square and be proportional to the size of the sundeck.

Rooftop Decks

- All components of the rooftop deck shall be designed consistent with the architectural style of the residence.
- Rooftop decks, including parapet walls, rails, stair or elevator towers, trellis or other overhead elements shall not exceed the maximum height of the residential category of the builder parcel.
- Stair or elevator towers that provide access to the rooftop deck shall be designed as an integral component of the architectural composition of the elevation.
- Parapets may be solid wall to match the architecture of the residence or open rail in a design that is compatible with the architecture of the residence.
- Rooftop decks enclosed by solid parapet walls must use scuppers and/or internal drains for drainage.
- Exposed parapet walls on front elevations are permitted.

21-0526
08/24/2021

- A sloped roof to disguise at least 2/3 of the height of the parapet element is required if parapet is used.
- Rooftop decks shall meet the setbacks of the principle structure.
- Exposed parapet walls to enclose the rooftop decks are not allowed on corner side elevations regardless of architectural style. When rooftop decks are plotted on comer lots, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element.
- Side facing parapets are permitted for the full length of the rooftop deck on interior side lot lines, regardless of architectural style.
- Roof-mounted mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas and other such devices are not permitted.

Window Openings

- At least one principle window is required on front elevations. Principle windows are defined as one of the following:
    - A prominent window offset a minimum of 12" from the surrounding wall plane;
    - A bay window with a minimum 24" projection and detailing appropriate to the architectural style of the residence;
    - A minimum 12" deep pot-shelf with corresponding roof element and corbels;
    - An overhead trellis element projecting a minimum of 12" and extending over the entire width of the window; and
    - Decorative iron window grille projecting forward of the wall plane a minimum of 12" (non-egress windows only).
- Rear and side elevations that are visible from perimeter conditions require the use of at least one principle window as defined above.
- The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.
- All windows should feature minimum 2" trim surrounds, around the entire window, and shall be consistent with the architectural style of the residence. Additional depth and trim thickness is encouraged.
- Trim style and design shall vary per elevation style for each plan.
- Trim surrounds are encouraged to be a minimum of 2" deep with 2" offsets between trim elements.
- Stucco finished trim elements, when used, shall be sand or smooth finish. Stucco trim elements shall have square corners. The use of Corner-Aid (or similar) is the encouraged construction technique over bull-nosed edges.
- Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged. Aluminum or vinyl extruded fame windows shall be appropriately colored to match or complement the house or trim. Mill finish windows are not permitted.
- Glazing may be either clear or tinted. Reflective glass is not permitted.

Detail Elements

- Detail Elements such as exposed rafter ends or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and/ or other similar features shall be used to provide visual interest to the residential architecture consistent with the architectural style.
- Shutters shall match the size and shape of the window opening and shall be consistent with the architectural style of the residence.

21-0526
08/24/2021

- Exposed gutters and downspouts shall be colored to match or complement the surface to which they are attached.

Awnings/Canopies

Awnings and canopies, when used, must be designed as an integral part of the architecture and colored to match or complement the wall surface to which they are attached. Acceptable awnings or canopies include:

- Bermuda shutters;
- Roof tile on wood, stucco, or decorative iron supports; and,
- Metal panels, if appropriate to the architectural style.

Walls and Fences

- Walls and fences that are visible from streets, open space, or other public areas shall be in accordance with Master Developer specifications. Please refer to Section 6.

Garages

Garage doors shall be compatible with the architectural style of the residence and shall vary per elevation style. In order to avoid the impact of garage doors, they shall be appropriately treated with decorative relief cuts, panels, etc.

Front facing windows on side-entry garages shall feature window coverings, translucent glass, or other design elements that effectively screen the view in to the garage from the street.

Chimneys

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.
- Chimney caps are required and shall be compatible with the architecture of the building.

Exterior Lighting

- The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of The City of Las Vegas. Energy conservation, safety and security shall be emphasized when designing any lighting system.
- Coach lights, or architecturally similar features, are required on the front elevation.
- All light fixtures shall be compatible with the architectural style of the residence. The style of light fixtures shall vary per elevation and shall be consistent throughout the product line. Manufacturer's cut sheets must be submitted with the material and color sample boards.
- All exterior lighting locations must be noted on architectural plans.
- Light fixtures with cutoff or concealed light sources are preferred. Lighting which produces excessive glare or shines on an adjacent lot or neighborhood is not permitted.
- Soffit lighting is allowed only as accent lighting, limited primarily to doorways and garages. Continuous soffit lighting along eaves is prohibited.
- Bright brass fixtures are not allowed.
- Single Family and Multi-Family residential address display shall be in compliance with the adopted City of Las Vegas Addressing Ordinance.

Accessory Structures

- Casitas, guest houses, detached garages, greenhouses, and other similar accessory structures shall be compatible in design, materials, and color as the main residence. Such structures must be visually related to the main residence through the use of courtyards, garden walls, or other landscape elements.

Mechanical Equipment

- Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices shall not be

21-0526
08/24/2021

mounted on any roof or property line wall.

- Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces. Dormer style tile roof vents are not allowed.
- Ground mounted air conditioning units must be located behind side yard privacy return walls or screened from view of the street or open space element by a privacy wall.

Resident Trash Receptacles

Dedicated storage space for outdoor resident trash receptacles must be provided on each lot and be screened from view from any street or open space element (can be located within garages or anywhere behind property walls).

Prohibited Materials

- Standard gray cinder block walls;
- Walls without caps;
- Plastic/vinyl fencingv; and,
- Clear sky lights.

4.H MULTI-FAMILY ARCHITECTURAL CRITERIA

4.H.1 Building Facades

The scale of multi-family buildings shall be broken down through the use of varied building massing and forms on a single structure.

Buildings shall incorporate significant offsets both horizontally and vertically, minimizing expansive uninterrupted wall planes.

Multi-family buildings shall incorporate height reducing elements such as:

- Stepping down of three-story buildings to two story at prominent corners;
- Large open balconies at building corners to provide negative space;
- Shed roof forms; and,
- Material changes.

All elevations of a multi-family building shall be treated as a "front" elevation and shall include:

- A minimum of one principle window per floor per elevation, with remaining windows featuring trim surrounds, headers or sills consistent with the architectural style of the building;
- Recessed or covered entry doors;
- Window groupings; and,
- Sufficient articulation of building walls to provide interest.

4.H.2 Roofs

- Roof treatments shall be consistent with the architectural style of the building.
- Variety in roof forms, ridge heights and direction of gables is required in order to avoid monotonous roof lines along Master Development Planned streets and paseos.
- Minimum overhangs shall be as identified on the architectural checklist for each style.
- Roof slopes shall be consistent with the architectural style of the building as indicated on the architectural checklist for each style.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.
- Gambrel, Dutch and Mansard roof forms are prohibited.

4.H.3 Roof Materials

- A variety of roof materials is encouraged throughout the neighborhoods of Kyle Canyon Gateway in order to avoid a monotonous roof-scape appearance. Roof materials may include clay or concrete barrel or S-tiles.
- Roof materials shall be compatible with the architectural style of the building as indicated on the architectural

21-0526
08/24/2021

checklist for each style.

- Roof materials shall have a matte finish to minimize glare.
- Standing seam metal roofs are permitted as an architectural accent element, but its use is subject to the sole discretion and approval of the ARC.
- Fascia may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- Skylights are permitted but shall be designed as an integral part of the roof. Clear or white "bubble" skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.
- Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.
- Photo-Voltaic roof tiles shall conform to the following criteria:
    - The shape and profile of the photo voltaic tile shall match the shape and profile of the main roof tile of the dwelling;
    - The color of the photo-voltaic roof tiles shall not unduly contrast with the primary roof tiles;
    - The appearance of the Photo-Voltaic roof tiles shall blend seamlessly with the primary roof material; and,
    - All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.

Permitted Materials:

- Clay or Concrete Barrel or S-shaped Tiles, Flat tiles;
- Standing Seam Metal Roofing as an accent element; and,
- Photo-Voltaic roof tiles, subject to the criteria below.

Prohibited Materials:

- Fiberglass Shingles;
- Simulated Tile including fiberglass or metal;
- Rolled roofing material; and,
- Dormer style tile roof vents

4.H.4 Architectural Features and Accents

Windows

- Principle windows are required on all elevations and are defined as one of the following:
    - A prominent window offset a minimum of 12" from the surrounding wall plane;
    - A bay window with a minimum 24" projection and detailing appropriate to the architectural style of the building;
    - A minimum 12" deep pot-shelf with roof element and corbels;
    - An overhead trellis element projecting a minimum of 12" and extending over the entire width of the window. Trellis must be construction of steel;
    - Decorative iron window grille projecting forward of the wall plane a minimum of 12" (non-egress windows only);
    - Windows must be grouped or located near strong

21-0526
08/24/2021

architectural elements and shall be proportional to the building massing of the structure; and,

- The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.

- All windows shall feature minimum 2" trim surrounds and shall be consistent with the architectural style of the building. Additional depth and trim thickness is encouraged.
- Trim style and design shall vary per elevation style.
- Trim surrounds shall be a minimum of 2" deep, and there shall be a 2" offset between trim elements.
- Stucco finished trim elements, when used, shall be sand or smooth finish. Stucco trim elements shall have square corners. The use of Corner-Aid (or similar) is the encouraged construction technique over bull-nosed edges.
- Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged.
- Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors. Mill finish windows are not permitted.
- Glazing may be either clear or tinted. Reflective glass is not permitted.
- The shape and size of shutters, when used, shall be proportionate to the window opening.

Front Entry Doors

- Front entry doors and entryways shall provide a focal point to each residential unit and shall be sun protected with overhangs, recesses, porches, or trellises.
- The style of entry doors shall be consistent with the architectural style of the building and shall vary from elevation to elevation.

Courtyards

- Courtyards are encouraged on multi-family buildings and, when used, shall appear as an extension of the architecture of the main building.
- Courtyard walls shall be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the building.
- The design of courtyard gates shall be compatible with the architectural style of the residence and shall vary per elevation. (Wood gates are prohibited.)
- Courtyard walls must extend to the ground with drainage provided through small openings at the base of the wall. Sheet flow through a continuous opening along the base of the wall is not permitted.

Balconies

- Balconies, when provided, shall be designed to be in scale and proportion with the architecture of the adjoining building.
- Covered or trellised balconies are preferred. Trellised balconies shall be constructed of steel.
- Balconies and sundecks shall have a minimum 50% solid rail measured either horizontally or vertically. Open rails may extend to the floor, but each corner must have a support that extends to the full guardrail height and shall be a minimum of 16" square (or L-shape). Decorative balconies and sundecks that are less than 6' in depth may have an open rail as long as the design is consistent with the architectural style of the residence.
- Scuppers or internal drains are required on all solid rail balconies and sundecks. Continuous openings

21-0526
08/24/2021

for sheet drainage are allowed only where an open rail extends to the floor. Sundeck support columns shall be a minimum 16" square and be proportional to the size of the sun deck.

- Balconies are considered part of the building envelope and shall conform to the setback criteria.

Rooftop Decks

- All components of the rooftop deck shall be designed consistent with the architectural style of the building.
- Rooftop decks, including parapet walls, rails, stair or elevator towers, trellis or other overhead elements shall not exceed the maximum height of the residential category of the pod.
- Stair or elevator towers that provide access to the rooftop deck shall be designed as an integral component of the architectural composition of the elevation.
- Parapets may be solid wall to match the architecture of the building or open rail in a design that is compatible with the architecture of the building.
- Rooftop decks enclosed by solid parapet walls must use scuppers and/or internal drains for drainage.
- Rooftop decks shall meet the setbacks of the principle structure.
- Roof-mounted mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas and other such devices are not permitted.

Chimneys

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.
- Chimneys caps are required and shall be compatible with the architecture of the building.

Vents

- 'B' type vents for gas appliances, water heaters, and heating units shall be painted to match the roof color. Such elements shall be located to minimize visual impact to building elevations.

Exterior Stairs

- Exterior stairs must be designed as an integral part of the architecture.
- Stairs are included in the setback calculation and must remain within the building envelope, as defined by an outermost wall and/or roof.
- Stair guardrail design must be consistent with the architecture of the building.

Awnings

- Awnings, when provided, must be designed as an integral part of the architecture.
- Unacceptable awning treatments include metal louvers (except for Bermuda style shutters), untreated fabric, and project names, texts, or logos.

Mechanical Equipment

- No mechanical equipment (air conditioning/heating units, etc.) shall be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment.
- Ground mounted air conditioning units must be screened by walls at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities.
- Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

Meters

- Natural gas meters shall be grouped

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 14 of 73

and screened behind walls or landscaping. Builders shall contact Southwest Gas for minimum clearances.

- Electrical meters shall be ganged and located behind doors or similarly screened. Builders shall contact NV Energy for minimum clearances.
- Screen walls and electrical enclosures shall be designed integral to the project's architecture.

Solar Panels

- Solar panels are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.
- Photo-Voltaic roof tiles shall conform to the following criteria:
    - All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.
- Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment.

Satellite Dishes

- Antenna and satellite dishes shall not be installed on property line walls.

Gutters and Downspouts

- Exposed gutters and downspouts, when used, shall be colored to either match or complement the surface to which they are attached.

4.H.5 Accessory Structures

Clubhouse and Recreation Buildings

- Clubhouses, recreation buildings, and other support buildings shall match the architectural style and detailing of the residential buildings.

Storage Buildings

- Storage buildings must have the same level of architectural detailing as the residential buildings within the project.

Detached Garages

- Detached garages, when provided, must use a similar roof treatment and building material as the residential buildings they serve.
- Six -car detached garage structures are preferred as a maximum. Detached garage structures with more than six parking spaces shall have a minimum 2' garage door offset within the length of the structure.

Carports

- Carports are permitted in Kyle Canyon Gateway as long as they match the architectural theme of the main structure.

Trash Enclosures

- Trash enclosures shall be constructed of concrete masonry units finished similar to buildings or walls in the development.
- All trash enclosures shall have opaque metal gates that are designed consistent with the development.
- Each trash enclosure shall have a lighted access that meets federal accessibility standards.
- Trash enclosures shall meet CLV municipal standards per Title 19.06.040(I)(4).

21-0526
08/24/2021








EXHIBIT 4.D: ARCHITECTURAL IMAGE BOARD

Planning Commission October 12, 2021 - Page 14 15

21-0526
08/24/2021











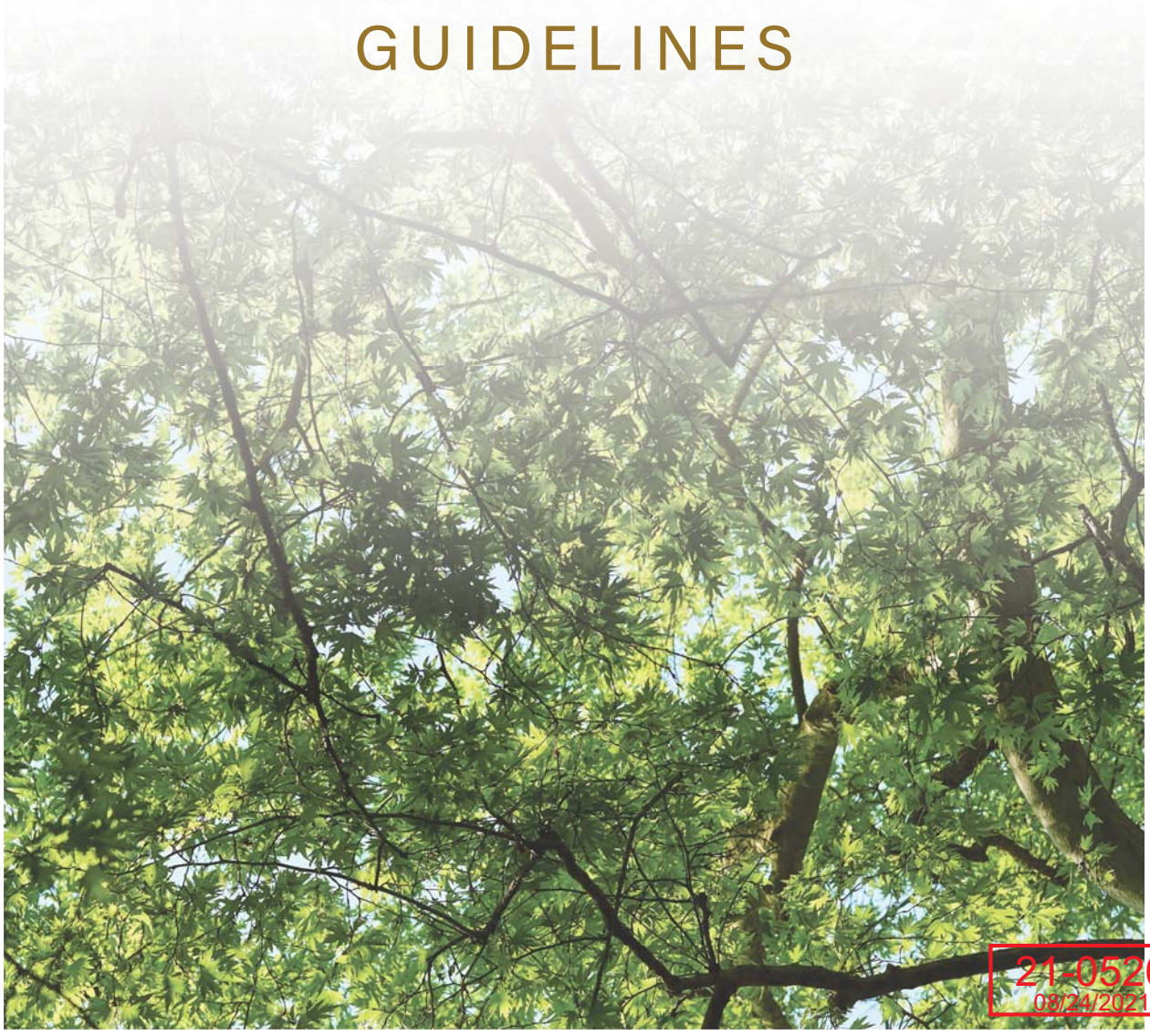


EXHIBIT 4.D: ARCHITECTURAL IMAGE BOARD

Planning Commission October 12, 2021 - Page 1416

21-0526
08/24/2021

SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES



21-0526
08/24/2021

5. LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

Kyle Canyon Gateway will be designed and developed with the utilization of a consistent landscape theme. The implementation of this theme, as established by these guidelines, will be a consistent and unifying element of Kyle Canyon Gateway and will provide a logical, orderly, safe and visually pleasing environment for residents and visitors. It shall promote and enhance human and environmental health and provide a comfortable interaction between vehicular and pedestrian traffic.

5.A MASTER LANDSCAPE CONCEPT

The landscape character within Kyle Canyon Gateway is based on sustainable principles in which there is a strong relationship between people, nature and the built environment. The incorporation of pervious surfaces through the use of more plant material and less hardscape is a goal of the overall design. Plant materials have been selected based on their sustainability in the Nevada climate and durability as low water use, drought tolerate plant materials.

Water conservation will have a major emphasis on the planting designs and irrigation systems. Water efficient landscape and efficient irrigations systems will be required within all landscape areas. Landscape areas will be designed with a direct correlation between water use and activity levels.

5.B OPEN SPACE AND CIRCULATION

5.B.1 Open Space

Kyle Canyon Gateway delivers a comprehensive blend of both active and passive recreation opportunities. Kyle Canyon Gateway aims to elevate outdoor spaces to truly public places by creating comfort and amenities available to everyone. Public open space can accommodate and encourage the interaction of the wide social, cultural, ethnic, economic and age diversity. At each scale, from the largest pocket park to the smallest courtyard, and along all public streetscapes and trails, the design of these spaces should always seek to allow residents and visitors to interact in comfort and safety.

5.B.2 Circulation

Circulation not only provides for the movement and connectivity of pedestrians, bicycles, and vehicles, but it also has a significant role in establishing the character of Kyle Canyon Gateway. The design of each piece of the system contributes to prioritizing pedestrians and bicycles over vehicles while providing adequate functionality for vehicular needs. Circulation design creates comfortable, safe and interesting spaces for all i.e. universal design, which welcomes all including young and old, able-bodied and disabled. Infrastructure and utilities should be incorporated in a manner to minimize their impact or contribute to the urban design goals, rather than driving the design, dominating the Public Realm, or detracting from Pedestrian Friendliness. The following Standards cover a continuum of facilities and should be included throughout Kyle Canyon Gateway.

Multiple Routes. Multiple routes should be provided to each land use and building. On-site connections should be configured to allow multiple routes to any destination and to minimize, for vehicular routes, the length and number of queuing lanes needed for signalized intersections.

Universal Design. A circulation system shall be established that creates comfortable, safe and

21-0526
08/24/2021

interesting spaces for all, including the young and old, able-bodied and disabled.

Visual Cues. The function of the Circulation Facilities should be readily apparent to the user through its appearance, design, and other nonverbal tools. Signal transitions to drivers when they are entering a shared or pedestrian priority space. For instance, changes in materials (type, color, texture) to draw driver's attention to pedestrian crossings, narrow travel lanes where drivers need to slow down, vertical or horizontal treatments, more detailed materials or art at important pedestrian intersections.

Multi-functionality. A variety of Circulation Facilities should be provided that accommodate the multiple functions that may occur such as connectivity, recreation, passive use, informal gathering, and Stormwater.

Pedestrian Safety Measures. Pedestrian safety measures should be incorporated, where appropriate, such as changes in paving, narrowing or strategic necking down of roads, pedestrian tables, etc. Selected pedestrian safety measures should minimally impact emergency and possible transit vehicle use of the Circulation Facilities through placement and design.

Sidewalk Width. Provide wider sidewalks and pedestrian facilities where there is likely to be more activity, such as adjacent to retail, restaurants, gathering spaces.

Connections to Surrounding Circulation Facilities and Properties. Motorized and non-motorized (including pedestrian, bicycle, and transit) connections to adjacent streets and properties shall be provided to create a functional circulation system that connects to existing or future circulation facilities.

5.C PLANT PALETTE

The plant materials palette for Kyle Canyon Gateway has been carefully developed based on a low water use and drought tolerant plant species, while minimizing exotic species and plants that are not drought tolerant. In order to maintain the consistent appearance described, a uniform plant materials palette has been developed. Refer to Exhibit 5.C.

5.D PARCEL ENTRIES

Enhanced hardscape and landscape at Parcel Entries helps to establish the feel and character of the streetscape. These landscape entries include increased tree size and landscape character. A neighborhood entry is defined as an area with fifty feet (50) on either side of the access drive and a minimum of one (1) lot depth.

Required Parcel Entry landscape improvements:

- Enhanced landscape including Trees and shrubs to be installed based on approved landscape plans;
- Minimum of six (6) 36" box or larger trees for the total landscape area (as defined above), arranged on both sides and median;
- Seventy-five percent (75%) live coverage measured at one year's growth. A minimum of fifty percent (50%) of the required material are at least five-gallon, and all of the remaining material are at least one gallon;
- Automatic irrigation System, meter, power source and/or irrigation controller (hidden from primary view);
- Low Voltage Lighting, a minimum of two (2) trees per side with one (1) light per tree with additional lighting to highlight the entry and exit gates and columns;
- Decorative pavement at the entry to the parcel;

Parcel entries will be installed by the builder based on the approved landscape construction documents. The maintenance and irrigation will be the responsibility of the Home Owners association.

5.E COMMUNITY WALLS AND FENCING

5.E.1 Privacy Walls & Equipment Screening Walls

All pool and spa equipment must be screened from view of neighboring property or

21-0526
08/24/2021

with view fencing. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.

5.E.2 Pool Fencing

The specifications for rear yard wrought iron pool fencing on a lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and meet all Local Municipality, County, State and Federal requirements.

5.E.3 Mail Kiosk

The specifications for the mailbox kiosk based on the approved landscape construction documents. Install per manufacturers specifications.

5.F DECOMPOSED GRANITE

All shrub and ground cover areas shall be covered with a minimum of two inches (2") deep top dressing of gravel, stone, or decomposed granite mulch. The developer is to establish the allowable granite colors. Granite colors are to maintain consistency between lots and neighborhoods. River Rock beds are discouraged; use of alternates such as granite cobble is encouraged. The cobble should match with the rock mulch or granite selection for the Development.

All granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth. The use of landscape fabric under the granite and river rock is not allowed within the front yards. Only one color of decomposed granite is permitted to be installed. Ground cover, inert material and other landscaping, softscape, or hardscape shall not be used to spell out or form words, images or symbols of any kind.

5.G BOULDERS

Use of boulders to create a natural setting is permitted subject to the following criteria:

Boulders must be buried with one-third of the boulder being underground. Boulders shall be installed in a naturalistic manner (groupings) and integrated within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring. Boulders to match or contrast the selected decomposed granite within the front yard.

5.H MOUNDING

Mounding and other proposed grade changes should appear natural. Mounds should be a maximum of 24" in height and have natural looking shapes. Berms must not impede drainage in any way. Maintain a minimum of 24" from property lines and structures for all mounding. Maximum allowable slope on mounding to be 3:1.

5.I POTS AND PLANTING CONTAINERS

Pots and planting containers are encouraged to provide additional color, accents and additional structure in the landscape. All pots and plant containers shall be selected in colors and materials that complement the architecture and hardscape forms. Irrigation must be provided to pot locations with the use of drip irrigation. Pots and planters must always have live foliage at all times.

5.J TURF

Turf is permitted in backyard landscaping only. Front yard turf is prohibited, with the exception of Artificial turf. Real turf is allowed in the rear yard providing that the following conditions are met:

- Turf areas shall avoid small strips and unusable shapes (minimum dimensions are six feet (6') wide and ten feet (10') in length);
- Turf shall connect to the hardscape, drives, and walks;
- Turf shall maintain a minimum setback of thirty-six inches (36") from walls, retaining walls, or building; and
- Turf to be contained with one of the following: four-inch by four-inch (4"x4") concrete header, grouted stone, side-by-side brick header, or steel edging set flush with grade.

21-0526
08/24/2021

Artificial turf shall be of a high-quality material, installed per manufacturer's recommendations and carry a minimum of a ten (10) year warranty, maintained in like-new condition at all times.

Turf within the rear yard is allowed provided that no turf or spray irrigation shall abut walls or fences. A five (5) foot buffer is required between walls, fences, structures and turf or associated spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

All turf must have a permanent border such as, extruded concrete curbing, side-by-side brick border or other permanent material.

5.K BORDER MATERIAL

The community encourages the sharing of common granite colors between neighbors and therefore, the use of border material along property lines is prohibited. Brick, concrete and flagstone borders are approved border materials for containing sod and granite areas. Bender Board or plastic edging is prohibited. The use of plant material to make a solid hedge along an adjacent property line is also prohibited. The selected plant material should blend and compliment with the adjacent lot if it is installed.

5.L IRRIGATION

All landscape irrigation must be underground, automatic and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto sidewalks, walls and streets is strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty. Maintain a minimum of 24" from the edge of the house and walls with all plant material and irrigation lines.

5.M LANDSCAPE LIGHTING

Landscape lighting shall be low-voltage only and is encouraged to be LED if possible. Landscape lighting must be controlled with an electric clock or photo-cell device for a dusk to dawn operation. Light sources must be shielded from pedestrian and vehicular view.

Fixtures must be constructed of metal. Plastic fixtures are prohibited. All wiring for light fixtures must be buried below grade per local municipality codes, state codes and manufacturer's requirements. Controller equipment must be located in a discrete location or screened from view from the street or adjacent property. Lighting must be kept in good working condition at all times. A maximum of forty (40) watts per fixture.

5.N FRONT YARD RESIDENTIAL LANDSCAPING

The Homebuilder is responsible to install the initial front yard landscaping per the approved guidelines. All subsequent and future installation will be the responsibility of the Home Owner and adhere to the approved guidelines. Installation of all landscaping improvements, together with any underground drip irrigation systems to be sufficient to adequately water the landscaping Improvements in the front yard of their Lot. Plants must be selected from the approved plant list. Minimum requirements for the Front Yards are as follows (see Exhibits 5.N.1 and 5.N.2):

21-0526
08/24/2021

5.N.1 Trees

Lot Width	Primary Tree	Accent Tree
Up to 45′	1-24″ Box	NA
46′-70′	1-24″ Box	1-15 gal.
71′ and larger	2-24″ Box	1-15 gal.

Shrubs

One (1) plant per forty (40) square feet of landscape area (excluding walks, driveways and patios);

- Shrubs sizes shall be a minimum of seventy percent (70%) five-gallon or larger and thirty percent (30%) one-gallon;
- Trees, shrubs or annuals selected from approved plant list should complement the architecture elevation and enhance the aesthetic appeal of walls, planters, walks, etc. The landscape design should be designed to "flow" from one yard to the next allowing an open feel along the street frontage;
- Artificial Turf (not to exceed thirty-three percent (33%) of the front yard) and must be attached to sidewalk or drive and must maintain a minimum of 36″ from side property line;
- 2″ deep decomposed granite to all landscape areas; and
- No plant material greater than 24″ in height to be planted within sight visibility triangles.

Trees should be placed no closer than fifteen (15′) feet apart unless they are of the same species.

Trees shall not be planted closer than five (5) feet from any wall, structure, sidewalk, curb, driveway, fence, or utility lines. Any tree within six (6) feet of any wall, structure or hardscape shall be installed with a root barrier. Root barrier to be a minimum of three times the width of the root ball or box size and must be centered on the tree.

All plants and irrigation must be setback a minimum of two (2) feet from all house foundations, concrete slabs including driveway, sidewalks and walls.

Each front yard is to contain a maximum of eight (8) different species as selected from the approved plant list. Plant massings shall be used in groupings of similar species to provide overall mass and structure to the yard.

Foundation planting shall be used to screen visible portions of the house base, including backflow preventers at one (1) year's growth.

5.O CUL-DE-SAC AND OVERSIZED LOT FRONT YARD LANDSCAPE

Cul-de-sac and oversized lot Front Yard Landscape requirements include:

- One (1) additional twenty-four inch (24″) box tree; and
- Additional shrub material per plan (minimum of 1 shrub per 45 square feet).

5.P PRIVATE ALLEY AND CLUSTER LOT - YARD LANDSCAPE

All areas outside of private alley right-of-way and between a product or retaining wall shall be planted using a palette consistent with the parcel theme. Screen planting shall be used whenever possible to hide expanses of walls with hedging and espaliers. Consideration should be taken in landscape designs to accommodate emergency vehicle maneuvering in the alleys.

The lot owner must maintain landscape areas between walls and edge of pavement. This planting area must be irrigated by the individual lot irrigation system. All landscape in the Private Alley Zone must be installed on each lot prior to close of escrow.

21-0526
08/24/2021

Minimum requirements for the Private Alley Zone are:

One (1) 24" box tree or 5-gallon large shrub* per lot on one side of the alley only or staggered one side to the other;

Shrub density shall be one (1) plant per twenty-five (25) square feet;

Shrub materials sizes: Twenty-five percent (25%) of the required material are at least five-gallon and all of the remaining material are at least one-gallon;

- living lawn or artificial turf is prohibited;
- Eighteen inch (18") maximum height for groundcovers within the first three feet (3') of landscape area adjacent to pavement; and
- Full coverage of gravel mulch.

*Shrubs must be 5-gallon or larger and of the following approved shrub species: Tecoma, Sophora, Arizona Rosewood, Hopbush, or Yellow Bird. Shrubs must also be maintained as a tree.

5.Q BACKYARD LANDSCAPING

Pools, Spas, Ramadas, Shade Sails, Splash Pads, etc. must be submitted to the local municipality for permits.

5.Q.1 Trees/Shrubs

- One (1) twenty-four-inch (24") box canopy tree per 800 square feet.
- One (1) plant per seventy-five (75) square feet.
- Trees, shrubs or annuals selected from approved plant list should complement the architecture elevation and enhance the aesthetic appeal of walls, planters, walks, etc.
- Living Turf (not to exceed thirty-three percent (33%) of the Rear yard), artificial turf only allowed in front yard.
- 2" deep decomposed granite to all landscape areas.
- Trees shall not be planted closer than five (5) feet from any wall, structure, sidewalk, curb, driveway, fence, or utility lines. Any tree within six (6) feet of any wall, structure or hardscape shall be installed with a root barrier. Root barrier to be a minimum of three times the width of the root ball or box size and must be centered on the tree.
- No shrubs or irrigation to be placed closer than 24" from edge of structure or wall.

All visible portions of the Lot within the Community are subject to the following guidelines:

- Owners shall maintain all visible landscape areas in a clean, neat and weed-free condition.
- All dead and dying plants must be replaced with same species or other appropriate plants.
- Yard tools, equipment and general storage items should be stored out of sight when not in use. Parking of vehicles of any sort in a backyard shall require screening from view of Neighboring Property at all times.
- Any hardscape additions such as concrete work, built in barbecues, fire-pits, fireplaces, etc. must meet local codes and be submitted for permits if required.

5.R FLOWER AND VEGETABLE GARDENS

Gardens of flowers or vegetables varieties not exceeding 100 square feet in size with flowering plants growing to a height of no more than 5 feet and vegetable plants growing to a height of no more than 2 feet may be planted in the rear yard only. Annual flower gardens not exceeding 30 square feet in size are allowed in front yards, vegetable gardens are not allowed in the front yards.

21-0526
08/24/2021

5.S MODEL COMPLEXES

Landscape for model homes for both single-family private alley products and multi-family developments shall be consistent with these Standards. Enhanced landscape plantings must be installed. Larger sized plant materials are required, with the model home landscape resembling the homeowner landscape package at maturity.

Model complex requirements:

- Minimum of one (1) thirty-six inch (36") box tree for every seven hundred (700) square feet of landscape area;
- Seventy-five percent (75%) live coverage measured at one year's growth. Seventy-five percent (75%) of the required material are at least five-gallon and all of the remaining material are at least one-gallon;
- Automatic underground irrigation system with backflow prevention device;
- Natural appearing grading;
- Boulders and inert groundcover under all planting;
- Must comply with minimum landscape requirements for front yard landscape;
- All trees, shrubs, groundcovers, accents, vines, or any other plant materials listed on the Plant Palette (Exhibit 5.C) are required to meet the Arizona Nurserymen's Association requirements for minimum plant size; and
- Landscape lighting for safety.

5.T STREETSCAPES AND VEHICULAR AREAS

A hierarchy of streetscapes / roadways comprise the vehicular and pedestrian circulation system. Arterial boulevards will provide the major backbone system connecting multiple frontage avenues and collector roads. Consistency in walls, fencing, site furniture, and plant materials will create the desired, cohesive, and unifying community character. They create, support, and subliminally repeat the desired brand/ image of Kyle Canyon Gateway.

A balanced composition of visual elements based on the functional streetscape hierarchy shall be implemented for primary, secondary, and tertiary travel ways. A strong, rhythmic street tree pattern defines the circulation configuration and provides the appropriate closure or openness, creates a sense of containment, embellishes or supports meaningful vistas, and minimizes visual impact of undesirable areas like parking lots or service areas.

Traffic calming, pedestrian-oriented components may include, but not be limited to: extended planting areas, enhanced paving in traffic lanes at crosswalks, and appropriate placement of aesthetically pleasing street furniture.

Streetscapes, in general, shall incorporate 'design for safety' standards in regards to plant growth height and intersection cone of sight distances and conform to City of Las Vegas standards.

Streetscapes include, but are not limited to: sidewalks; multi-use trails; in street, painted buffer, Class II bicycle lanes, and equestrian paths, providing a favorable atmosphere for recreation pursuits, alternative commuter transportation options, and efficient pedestrian and/ or vehicular travel throughout the community. Striping and symbol painting for Class II bicycle lanes shall be in accordance with local and state standards.

More significant intersections will be distinguishable from lesser important crossings. (see Exhibit 5.T.1, 5.T.2, and 5.T.3).

5.T.1 Residential Street

Residential streets, private or public, are designed to be more intimate in scale and create a distinctive sense of neighborhood identity.

5.T.2 Intersections

To reinforce an experiential transportation framework for both pedestrian and vehicular traffic, special attention has been devoted

21-0526
08/24/2021

to design treatments at key intersections. Punctuation and accentuation at such crossroads affords the opportunity to celebrate and engage in meaningful and accentuated nodes / points of entry, rather than simply passing through them. The image infrastructure elements are decisive communicators of the overall Kyle Canyon Gateway brand / image, accomplished thru hard- and softscape features, demonstrate thoughtful design vision to residents, guests, and visitors.

5.U LIGHTING

5.U.1 Design Objective

Lighting principles shall include, but not be limited to:

- illuminate roadways and the public realm while achieving safety standards; and,
- serve as repetitive elements while reinforcing the image, desired style, and brand of Kyle Canyon Gateway.

Lighting elements shall blend attractively into the environment by day and perform effectively at night to promote a safe, comfortable, and visually engaging condition.

Streetscape and parking lot lighting play a crucial role in enhancing the level of quality and character of the community. Light pole standards shall be uniform in color and style by specific land use. All landscape lighting shall be designed to minimize or avoid spillover to adjacent residential or private outdoor spaces.

All lighting shall be designed and conform to city, state, local utility, and IES standards and illumination requirements.

5.U.2 Roadway Lighting

Along arterials, frontage avenues, collectors, and public/private streets, illumination shall be at intervals fitting the specific roadway guidelines. Promoting safety, visual continuity, and community identity shall be foremost.

Street lights on the arterial boulevards shall be City Of Las Vegas Unified Code.

5.U.3 Parks and Community Trails Ambiance

Low-level, pole light ambiance lighting along pathways, steps/ stairs, and trails will encourage safe pedestrian travel during sunrise and sunset activities. Some more open plaza areas, like trailheads, may need additional lighting for safety and security.

5.V UTILITIES

Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed outside the right-of-way shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures.

Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, no utility box or above-ground utility installation, other than a utility pole, that is in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be allowed. In addition, all utility boxes to be placed immediately adjacent to a trail corridor shall be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area. City of Las Vegas will permit Kyle Canyon Gateway Master Development Planned community to submit alternate standard trenching detail to accompany improvement plans (see Exhibit 5.V.1).

5.W PUBLIC REALM GRADING AND DRAINAGE

Planting areas shall be graded at a maximum of 3:1 to facilitate drainage away from buildings and hardscape.

Hardscape areas shall be graded at a minimum of one percent (1%) to facilitate drainage away from buildings, but in accordance with ADA

21-0526
08/24/2021

guidelines for access/egress and path-of-travel.

Subsurface drains shall be provided where minimum grades, as described herein, cannot be accommodated or where required by field conditions to prevent ponding or over saturation of surface or subsurface soils.

5.X PUBLIC REALM IRRIGATION STANDARDS

A permanent underground, automatic irrigation system shall be installed in all landscape areas throughout the public realm areas. Design shall incorporate water saving techniques and equipment and shall meet the requirements of SNWA.

Irrigation design should maximize water efficiency by incorporating hydro-zoning techniques and the use of Remote Irrigation Control Systems (RICS) principles.

Irrigation systems shall be valved separately depending on plant ecosystems and their orientation and exposure to sun, shade, and wind. Systems shall be sensitive to the water requirements of the plant material selected and similar water using plants grouped together.

Systems should be efficiently designed to reduce overspray onto hardscape areas.

Water efficient irrigation systems include pressure-controlled, matched precipitation rate nozzles, separation of irrigation zones by plant water requirements, and use of the newest technology to control the systems. Other considerations include the use of drip emitters, low volume bubblers, pop-up spiders, stream bubblers, and subsurface drip / agricultural micro-irrigation solutions.

In some areas, erosion control measures may need to be implemented to reduce the loss of soil due to the action of water and / or wind in addition to prevent water pollution. Water shall be delivered in sufficient quantities and application/ precipitation rates adjusted to compensate for seasonal conditions and plant growth requirements.

Irrigation equipment shall be located and installed to minimize visual impact, but easily reachable by maintenance personnel.

5.Y PUBLIC REALM MAINTENANCE STRATEGY

Maintenance is the care and nurturing of the landscape composition over time. It is regular and continual attention to the aesthetic and tasteful appearance of the prescribed character.

Maintenance involves developing and implementing programs and practices that become the foundation for sustaining the status quo over time. Standards for horticultural practices provide the framework for building a quality, timeless landscape expected at Kyle Canyon Gateway.

Adopting control programs which allow for a "least-toxic" treatment plan will minimize negative impacts to not only the environment but residents and guests. Maintenance operations should include but not be limited to providing labor, materials, equipment, and incidentals, for litter removal, drain cleaning, adequate seasonally altered watering schedules, fertilizing, pruning, replacing dead or dying plant material, weed abatement, integrated pest management, and mulching for water conservation.

5.Z APPROVED / PROHIBITED PLANT LISTS

See Exhibit 5.C for Approved Kyle Canyon Gateway Plant List.

The following plants are prohibited within the Kyle Canyon Gateway Community

- Baccharis sarothroides – Desert Broom
- Olea europa – Olive (fruit producing)
- Pennisetum sataceum – Fountain Grass (green variety)
- Morus alba – Fruiting Mulberry
- Tamrix spp. – Tamarisk
- Oleander spp. - Oleander

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1426

EXHIBIT 5.C: APPROVED/PROHIBITED PLANTING LIST

KEY
TREE SIZE: **S**mall (<25 ft.), **M**edium (25-40ft.), **L**arge (>40 ft.)

BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	USE: CANOPY SHADE TREE	USE: ACCENT TREE	USE: TREE SIZE
TREES						
Acacia anuera	Mulga	low	habitat			S
Acacia berlandien	Guajillo	low				S
Acacia craspedocarpa	Leather Leaf Acacia	low				S
Acacia smallii	Sweet Acacia	low	bee, habitat	●	●	S
Caesalpina cacalaco	Cascalote	low	habitat		●	S
Cercis candensis var. Mexicana	Mexican Redbud	low				S
Chilopsis linearis	Desert Willow	low	hummingbird, wildlife food, habitat		●	M
Cordia boisseri	Texas Olive	low				S
Ebonopsis ebano	Texas Ebony	low		●		S
Fraxinus oxycarpa 'Raywood'	Raywood Ash	moderate		●	●	M
Fraxinus velutina	Arizona Ash	moderate		●	●	L
Fraxinus velutina 'Fan-Tex'	Fan-Tex Ash	moderate			●	L
Koelreuteria paniculata	Golden Rain Tree	moderate	bee			M
Laurus nobilis	Bay Laurel	moderate				S
Olea europaea 'Swan Hill' or 'Wilsonii'	Swan Hill Olive	moderate	habitat	●		M
Parkinsonia floridum	Blue Palo Verde	moderate				M
Parkinsonia hyb.	'Desert Museum' Palo Verde	moderate				M
Parkinsonia microphylla	Foothills Palo Verde	moderate				M
Parkinsonia praecox	Palo Brea	moderate				M
Pistacia chinensis 'Red Push'	Red Push Pistache	moderate	habitat	●		L
Pistacia lentiscus	Mastic Tree	low				S
Prosopis SA hybrid 'Thornless'	Thornless Mesquite	low	habitat	●		M
Prosopis glandulosa 'Glandulosa' Thornless	Texas Honey Mesquite	low	bee, habitat	●	●	M
Prosopis velutina	Velvet Mesquite	low	habitat	●		M
Prunus caroliniana	Carolina Laurel Cherry	moderate			●	S
Quercus buckleyi 'Red Rock'	Red Rock Oak	moderate	wildlife food, habitat	●		M
Quercus lobata	Valley Oak	moderate	wildlife food, habitat	●		M
Quercus virginiana 'Cathedral'	Cathedral Live Oak	low	wildlife food, habitat	●		L
Rhus lancea	African Sumac	low		●	●	M
Robinia ambigua 'Purple Robe'	Purple Robe Locust	moderate			●	M
Robinia ambigua 'Idahoensis'	Common Locust	moderate			●	M
Sophora secundiflora 'Silver Peso'	Texas Mountain Laurel	low		●	●	S
Ulmus parvifolia	Lacebark Elm	low	habitat	●	●	L
Vitex agnus-castus	Chaste Tree	low	habitat	●	●	S
Yucca brevifolia	Joshua Tree	low				S
SHRUBS						
Atriplex canescens	Four-Wing Saltbush	low				
Bulbine frutescens	Bulbine	low	butterfly, bee			
Buxus microphylla	Japanese Boxwood	moderate				
Caesalpinia gilliesii	Yellow Bird of Paradise	low				
Caesalpinia mexicana	Mexican Bird of Paradise	moderate				
Caesalpinia pulcherrima	Red Bird of Paradise	low				
Calliandra californica	Baja Red Fairy Duster	low	hummingbird, habitat			
Calliandra eriophylla	Fairy Duster	low	hummingbird, habitat			
Cassia artemisioides	Feathery Cassia	low				
Cassia nemophila	Desert Cassia	low				
Cassia phyllodenia	Silver Leaf Cassia	low				
Chrysactinia mexicana	Damianita	low				
Cordia parvifolia	Little Leaf Cordia	low	habitat			
Dodonaea viscosa 'Green'	Hop Bush 'Green'	low				
Elaeocarus decipens	Japanese Blueberry	moderate				
Eremophila species	Eremophila	low				
Ericamerica laricifolia	Turpentine Bush	low				
Feijoa sellowiana	Pineapple Guava	moderate				
Guara lindheimeri	Pink Guara	low				
Ilex vomitoria 'perdula'	Dwarf Youpon Holly	moderate				
Juniperus sp.	Junipers	low-moderate	wildlife food			
Larrea tridentata	Creosote Bush	low				
Leucophyllum candidum 'Thunder Cloud'	Thundercloud Texas Ranger	low	bee, habitat			
Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	low	bee, habitat			
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Ranger	low	bee, habitat			
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	low	bee, habitat			
Ligustrum japonicum 'Texanum'	Texas Privet	moderate				
Punica granatum	Dwarf Pomegranate	moderate				
Pyracantha Santa Cruz	Hybrid Pyracantha	moderate	wildlife food, habitat			
Rhapiolepis indica	Indian Hawthorne	moderate	wildlife food			
Rosemary officinalis 'Collingswood Ingram'	Collingswood Ingram Rosemary	low	bee			
Rosemary officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	low	bee			
Russellia equisetiformis	Coral Fountain	moderate				
Salvia clevelandii	Chaparral Sage	low	hummingbird			
Salvia greggii	Red Salvia	low				
Salvia leucantha	Mexican Bush Sage	moderate	hummingbird			
Simmondsia chinensis	Jojoba	low				
Tecoma stans - Variety	Yellowbells	low				
Teucrium chamaedrys	Prostrate Germander	moderate				
Teucrium fruticans	Bush Germander	moderate	bee			
Viguira deltoidea	Goldeneye	low				
Xylosma congestum	Shiny Xylosma	moderate	habitat			
Xylosma congestum ' Compactum'	Dwarf Shiny Xylosma	moderate	habitat			

21-0526
08/24/2021

EXHIBIT 5.C: APPROVED/PROHIBITED PLANTING LIST

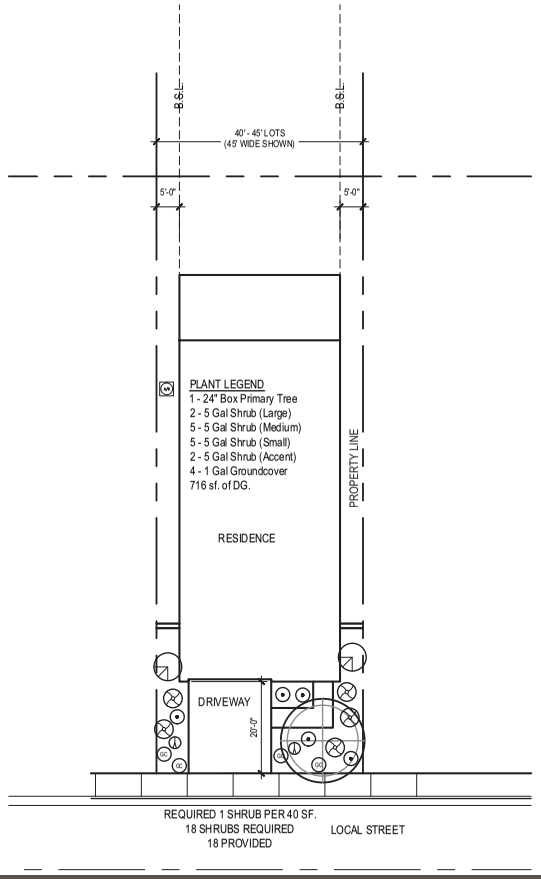
KEY TREE SIZE: Small (<25 ft.), Medium (25-40ft.), Large (>40 ft.)				USE		
				CANOPY SHADE TREE	ACCENT TREE	TREE SIZE
ACCENTS						
Agave americana	Century Plant	low				
Agave american 'Marginata'	Variegated Century Plant	low				
Agave augustifolia	Nanew Leaf Agave	low				
Agave bovicornita	Cow's Horn Agave	low				
Agave gemniflora	Twin Flowered Agave	low				
Agave parryi-huachucensis	Parry's Agave	low				
Aloe ferox	Tree Aloe	low				
Aloe X 'Blue Elf'	Blue Elf Aloe	low				
Asclepias subulata	Desert Milkweed	low				
Bulbine frutescens	Shrubby Bulbine	low				
Cereus sp.	Cereus	low	hummingbird			
Cylindropuntia echinocarpa	Silver Cholla	low				
Dasylirion acrotriche	Green Desert Spoon	low	habitat			
Dasylirion longissimum	Toothless Desert Spoon	low	habitat			
Dasylirion wheeleri	Desert Spoon	low	habitat			
Dietes bicolor	Fortnight Lily	moderate				
Dietes iridioides 'vegata'	Butterfly Iris/African Iris	moderate				
Echinocactus grusonii	Golden Barrel Cactus	low	wildlife food			
Echinocarpus engelmannii	Hedgehog	low	wildlife food			
Euphorbia antisyphilitica	Candelilla	low				
Euphorbia resinifera	Moroccan Mound	low				
Ferocactus acanthoides	Compass Barrel Cactus	low	wildlife food			
Ferocactus cylindraceus	California Barrel Cactus	low				
Ferocactus wislizenii	Fishhook Barrel Cactus	low	wildlife food			
Fouqueria splendens	Ocotillo	low	wildlife food			
Hesperaloe parvifolia 'Brakelights'	Brakelights Hesperaloe	low	hummingbird, wildlife food			
Hesperaloe parvifolia	Red/Yellow Yucca	low	hummingbird, wildlife food			
Opuntia sp.	Prickly Pear	low				
Pachycereus marginatas	Mexican Fence Post Cactus	low				
Pedilanthus macrocarpus	Lady Slipper Plant	low	hummingbird, bee			
Yucca baccatta	Banana Yucca	low				
Yucca brevifolia	Joshua Tree	low				
Yucca elata	Soap Tree Yucca	low				
Yucca pallida	Pale Leaf Yucca	low				
Yucca schidigera	Mohave Yucca	low	habitat			
Yucca recurvifolia	Pendulous Yucca	low				
Yucca rupicola	Twisted Leaf Yucca	low				
GRASSES						
Bouteloua gracillis	Blonde Ambition	low				
Festuca glauca*	Blue Fescue	low				
Muhlenbergian capillaris	Regal Mist	low				
Muhlenbergia dumosa	Bamboo Muhly	low				
Muhlenbergia lindheimeri	Autumn Glow	low				
Muhlenbergia rigens	Deer Grass	low				
Nolina microcarpa	Bear Grass	low	butterfly, hummingbird, wildlife food, bee			
Nolina nelsoni	Blue Nolina	low				
Ophiopogon jaburan 'Dwarf Kyoto'	Dwarf Mondo Grass	moderate				
Ophiopogon japonicus*	Mondo Grass	moderate				
Phyllostachys aurea	Golden Bamboo	moderate				
GROUND COVERS						
Artemisia arborescens 'Powis Castle'	Powis Castle Artemisia	low				
Callistemon sp.	Little John Bottle Brush	moderate	hummingbird			
Chrysactinia mexicana	Damiantia	low				
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	low				
Eremophila glabra 'Outback Sunrise'	Outback Sunrise Eremophila	low				
Erigeron divergens 'Effusion'	Native Fleabane	low				
Euphorbia rigida	Spurge (Gopher Plant)	low				
Gaura lindheimeri	Gaura	low	butterfly, hummingbird, bee			
Gazania rigens	Gazania	low	bee			
Hymenoxis acaulis	Angelita Daisy	low				
Juniperus procumbens 'Nana'	Prostrate Juniper	moderate				
Juniperus sabina 'Buffalo'	Buffalo Juniper	moderate				
Lantana spp.	Lantana spp	low	butterfly, hummingbird, bee			
Melampodium leucanthum	Blackfoot Daisy	low				
Pyracantha fortuneana 'Santa Cruz'	Firethorn	moderate	wildlife food, habitat			
Pyracantha koidzumii 'Red Elf'	Dwarf Pyracantha	moderate	wildlife food, habitat			
Rosemary officinalis 'Prostratus'	Trailing Rosemary	low	bee			
Teucrium chamaedrys	Germander	moderate	bee			
Trachelospermum asiaticum	Asiatic Jasmine	moderate				
Trachelospermum jasminoides	Star Jasmine	moderate				
VINE						
Gelsemium sempervirens	Carolina Jasmine	moderate				
Hardenbergia violacea	Lilac Vine	moderate	butterfly, habitat			
Rosa banksiae	Lady Banksrose	moderate	butterfly, bee			
Trachelospermum jasminoides	Star Jasmine	moderate				
Wisteria sinensis	Chinese Wisteria	moderate				

21-0526
08/24/2021

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	716 SF.
TOTAL PLANTS PROVIDED (1/40 SF. REQUIRED)	18 TOTAL
TOTAL SHRUBS PROVIDED 5 GAL. (70% MIN.)	14 TOTAL (78%)
TOTAL GROUND COVERS PROVIDED (30% MIN.)	4 TOTAL (22%)

Plant Legend

Symbol	Description
Trees	
	24" BOX PRIMARY TREE
Shrubs	
	5 GAL.SHRUB (LARGE)
	5 GAL. SHRUB (MEDIUM)
	5 GAL. SHRUB (SMALL)
	5 GAL. ACCENT PLANT (ACCENT/GRASSES)
GC	1 GAL. GROUNDCOVER
Inerts	
	2" DEEP DECOMPOSED GRANITE 3/4" SCREENED PER GUIDELINES



FRONT YARD LANDSCAPE
TREES BASED ON LOT WIDTH
SHRUBS ONE (1) PLANT PER FORTY (40)
SQUARE FEET OF LANDSCAPE AREA
(EXCLUDING WALKS, DRIVEWAYS AND PATIOS);
SHRUB SIZES SHALL BE A MINIMUM OF SEVENTY PERCENT (70%)
FIVE-GALLON OR LARGER AND THIRTY PERCENT (30%) ONE-GALLON

ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33%) OF THE FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

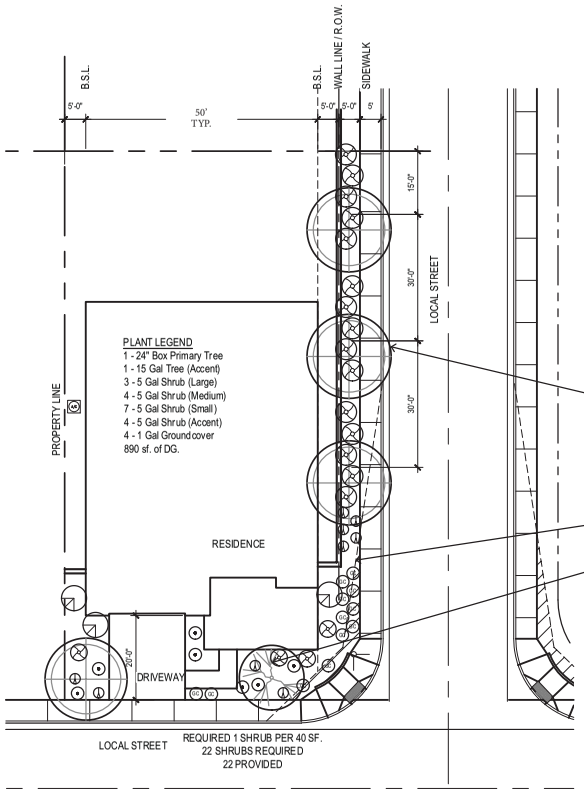
NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

EXHIBIT 5.N.1: TYPICAL FRONT YARD LANDSCAPE (40' WIDE)

21-0526
08/24/2021

EXHIBIT 5.N.2: TYPICAL FRONT YARD LANDSCAPE (50' WIDE)

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	890 SF.
TOTAL PLANTS PROVIDED (1/40 SF. REQUIRED)	22 TOTAL
TOTAL SHRUBS PROVIDED 5 GAL. (70% MIN.)	18 TOTAL (82%)
TOTAL GROUND COVERS PROVIDED (30% MIN.)	4 TOTAL (18%)



Plant Legend

Symbol	Description
Trees	
	24" BOX PRIMARY TREE
	15 GAL. ACCENT TREE
Shrubs	
	5 GAL.SHRUB (LARGE)
	5 GAL. SHRUB (MEDIUM)
	5 GAL. SHRUB (SMALL)
	5 GAL. ACCENT PLANT (ACCENT/GRASSES)
6C	1 GAL. GROUNDCOVER
Inerts	
	2" DEEP DECOMPOSED GRANITE 3/4" SCREENED PER GUIDELINES

SIDE YARD LANDSCAPE
24" BOX PRIMARY TREES
SPACED AT 30' O.C. FIRST TREE TO START 15'-0" FROM ADJACENT LOT PROPERTY LINE. SHRUBS TO MATCH IF ADJACENT LOT IS ALREADY INSTALLED OR APPROVED.

(5) FIVE GALLON SHRUBS OR ACCENTS PER TREE TRIANGULATED AS SHOWN

(8) ONE GALLON GROUNDCOVERS AT INTERSECTION

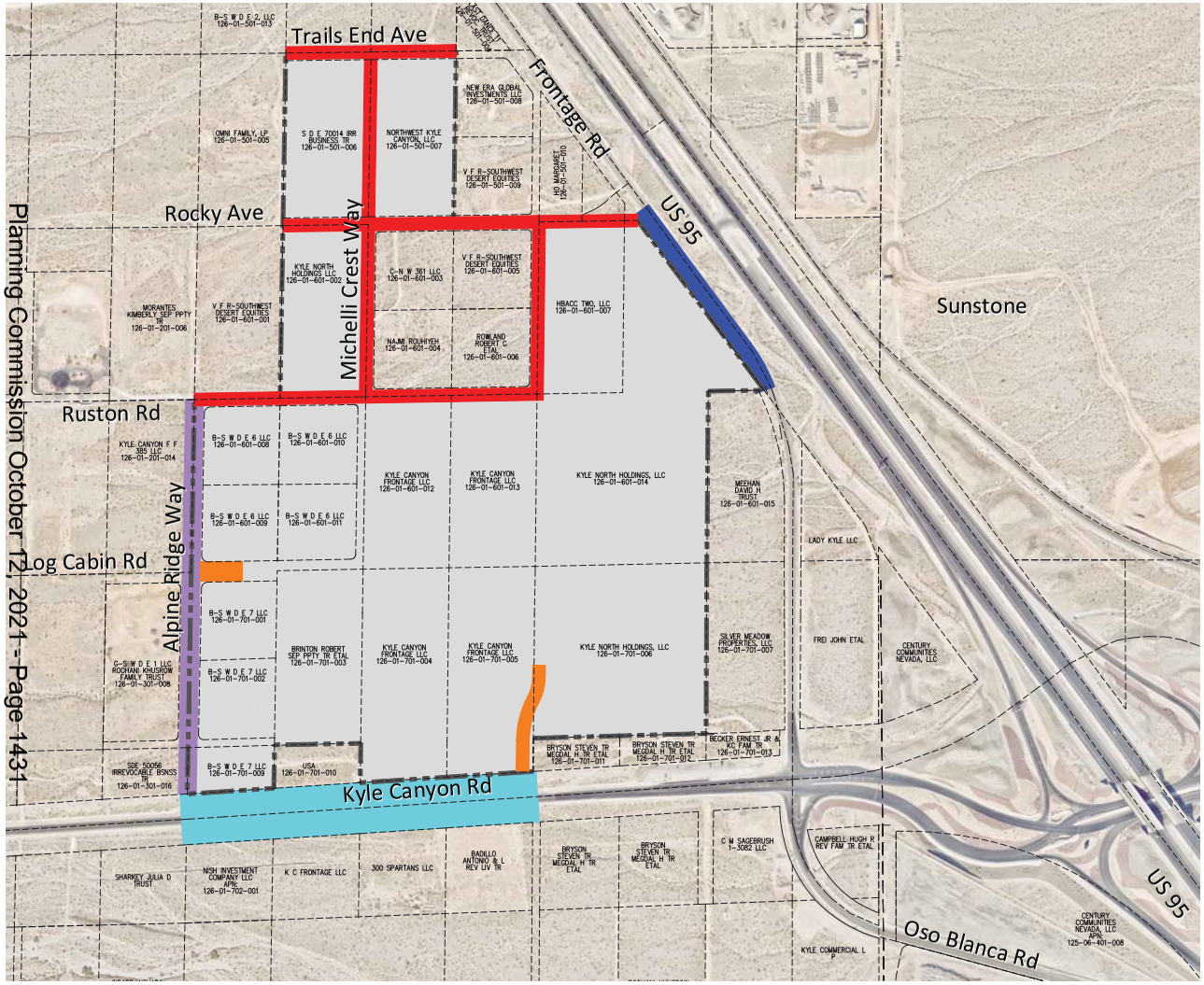
FRONT YARD LANDSCAPE
TREES BASED ON LOT WIDTH
SHRUBS ONE (1) PLANT PER FORTY (40) SQUARE FEET OF LANDSCAPE AREA (EXCLUDING WALKS, DRIVEWAYS AND PATIOS);
SHRUB SIZES SHALL BE A MINIMUM OF SEVENTY PERCENT (70%) FIVE-GALLON OR LARGER AND THIRTY PERCENT (30%) ONE-GALLON

ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33%) OF THE FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

21-0526
08/24/2021



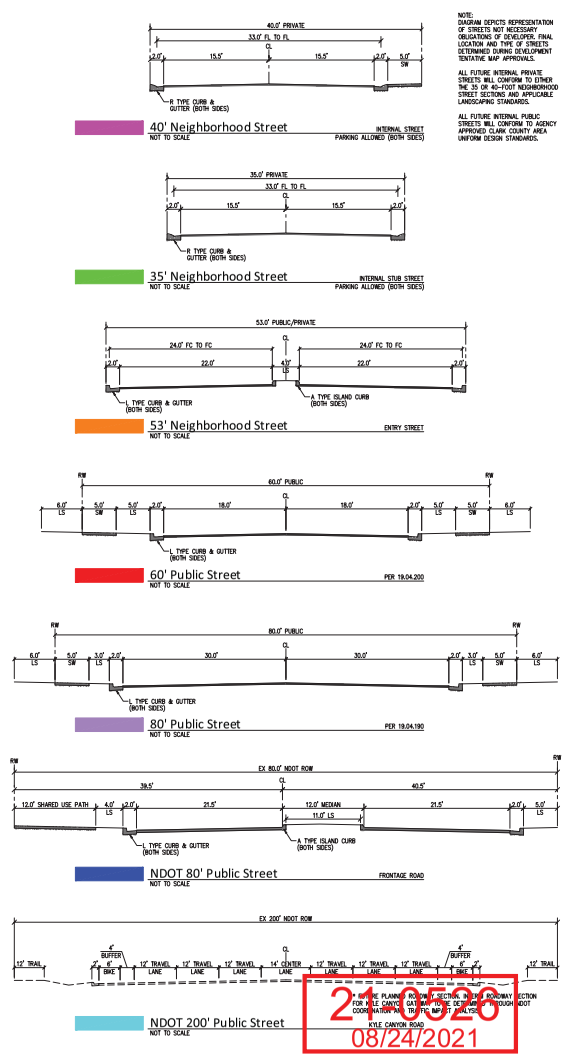


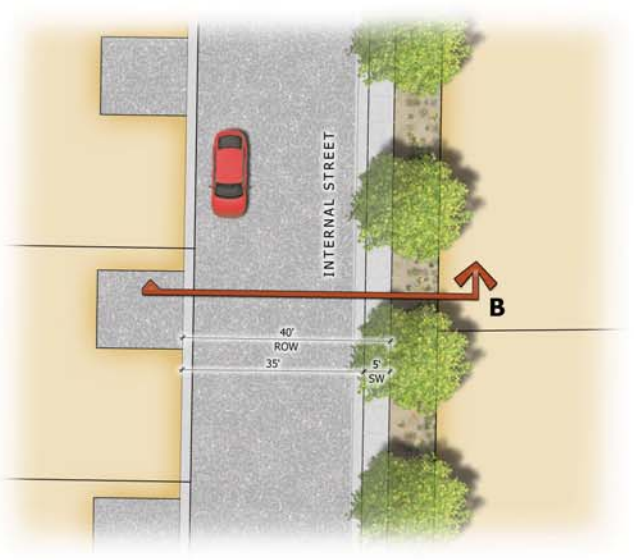
EXHIBIT 5.T.1: STREET SECTIONS

Planning Commission October 12, 2021 - Page 1431

21-0526
08/24/2021



PLAN: INTERNAL ENTRY Scale 1:10'



PLAN: INTERNAL STREET Scale 1:10'

PLANT MATERIALS LEGEND



LANDSCAPE

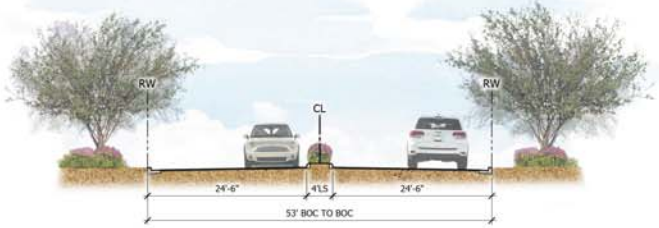
NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS TREES SIZES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
40% - 36" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

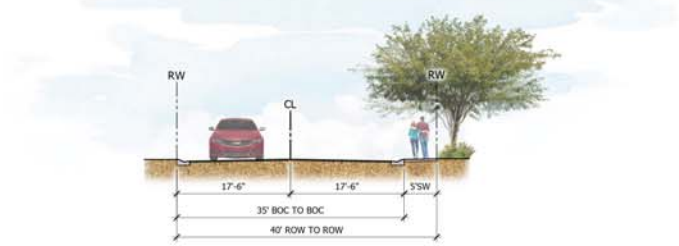
ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2' DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

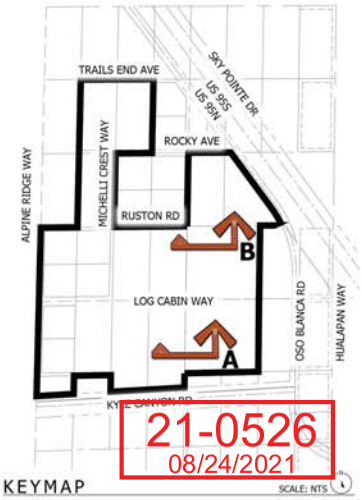
TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.



SECTION A: INTERNAL ENTRY Scale 1:8'



SECTION B: INTERNAL STREET Scale 1:8'

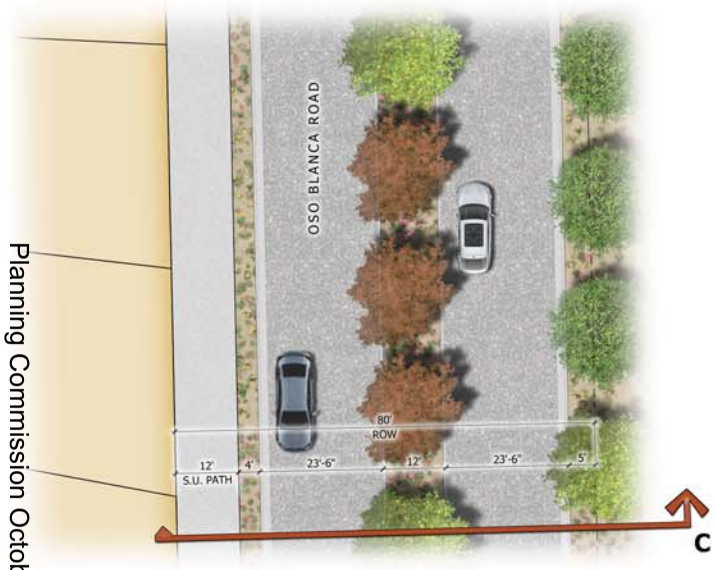


KEYMAP SCALE: NTS

21-0526
08/24/2021

EXHIBIT 5.T.2: STREET SECTION - PRIVATE STREETS

Planning Commission October 12, 2021 - Page 1432



PLAN: OSO BLANCA ROAD Scale 1:10'



PLAN:APLINE RIDGE WAY Scale 1:10'

PLANT MATERIALS LEGEND



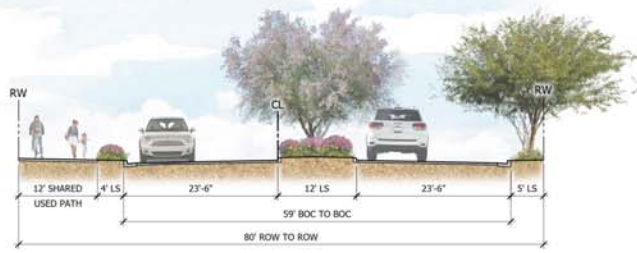
NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS TREES SIZES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
40% - 36" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

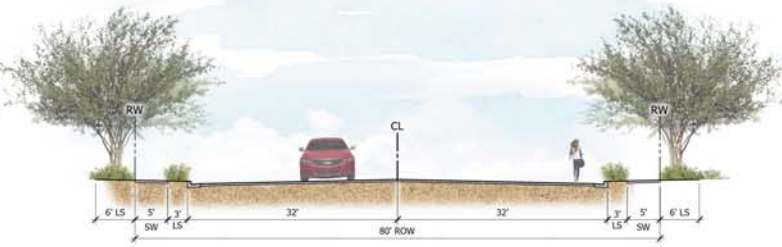
ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2" DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

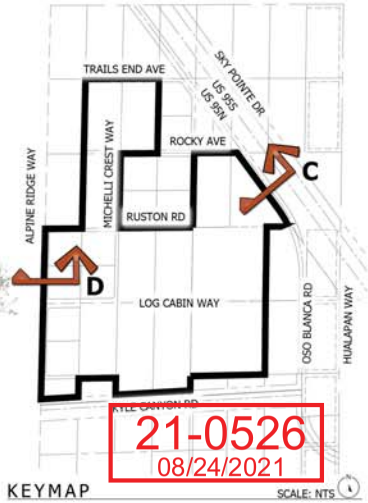
TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.



SECTION C: OSO BLANCA ROAD Scale 1:8'

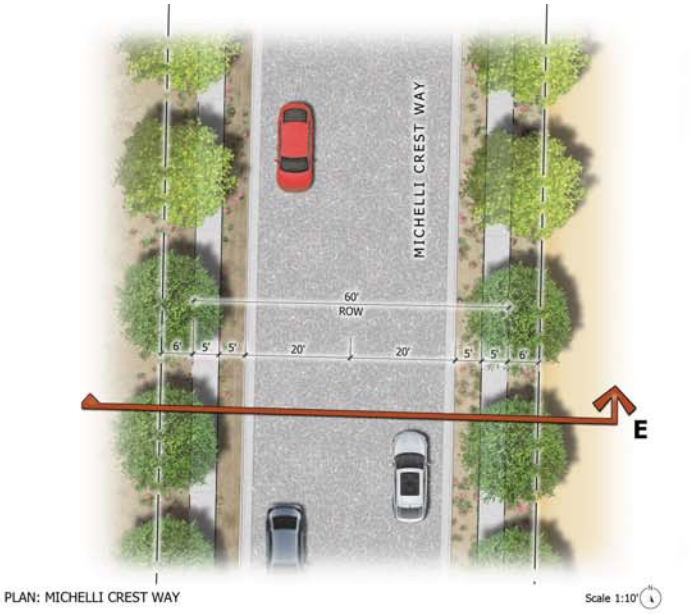


SECTION D: 80' PUBLIC STREET Scale 1:8'

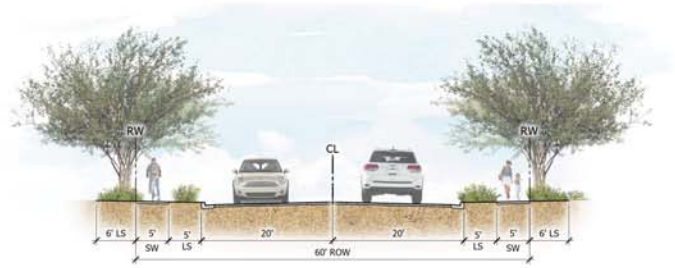


21-0526
08/24/2021

KEYMAP SCALE: NTS



PLAN: MICHELLI CREST WAY Scale 1:10'



SECTION E: 60' PUBLIC STREET Scale 1:8'

PLANT MATERIALS LEGEND



TREES
CANOPY TREE - LARGE
CANOPY TREE - MEDIUM
ACCENT TREE

LANDSCAPE

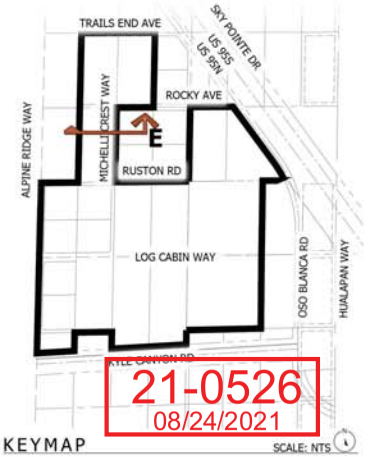
NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS TREES SIZES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
40% - 36" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2" DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.



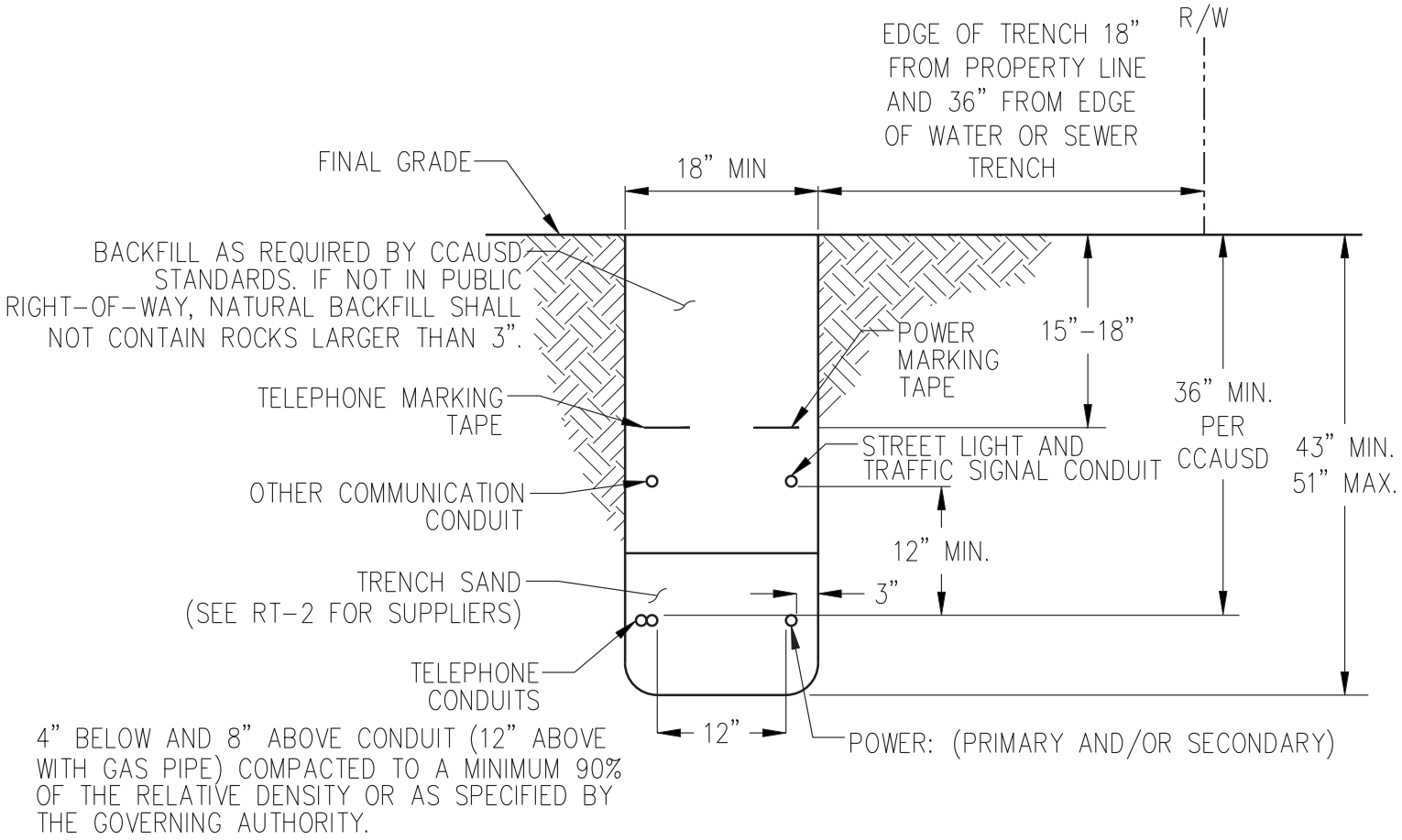
KEYMAP SCALE: NTS

21-0526
08/24/2021

EXHIBIT 5.T.4: STREET SECTION - 60' PUBLIC STREET

Planning Commission October 12, 2021 - Page 1434

EXHIBIT 5.W.1: TRENCH DETAIL

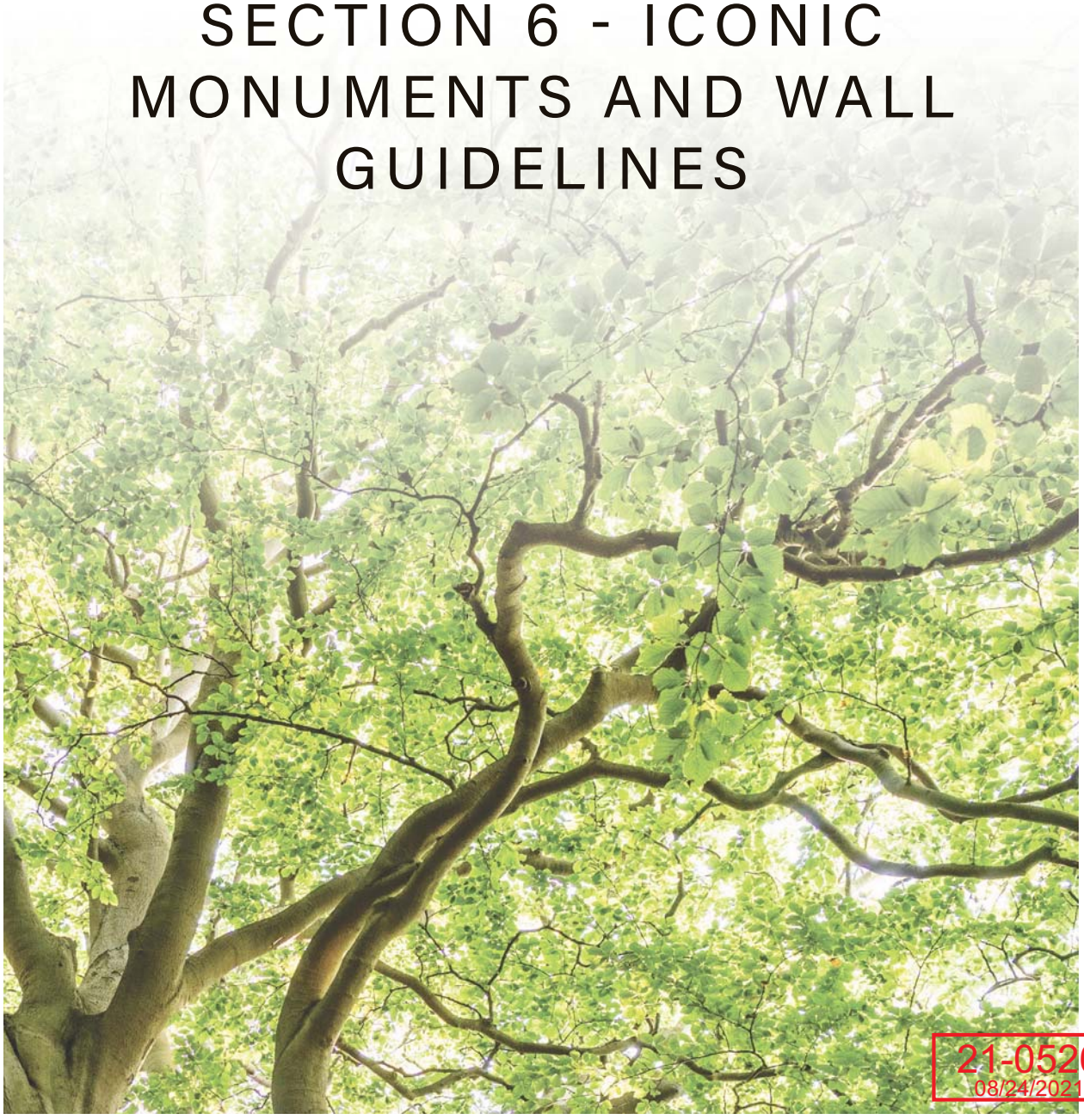


TRENCH DETAIL

NVE U.G. STD. RT-12 (REV. 10/27/2014)
(RESIDENTIAL AND COMMERCIAL)

21-0526
08/24/2021

SECTION 6 - ICONIC MONUMENTS AND WALL GUIDELINES



21-0526
08/24/2021

6. ICONIC MONUMENTS AND WALL GUIDELINES

6.A ICONIC MONUMENT HIERARCHY

Iconic monuments, gateways, and entry structures will vary in size, scale, and communication, depending on the placement, function, and role in portraying the brand / image of Kyle Canyon Gateway. Although the extent and scale may vary with each land use type, individually they will set forth a consistent, homogeneous use of forms, materials, and colors that will impart a consistent visual image within the community-at-large.

6.A.1 Primary Community Entries

Primary / community entries create a clear sense of arrival.

Plant materials shall be consistent with the Kyle Canyon Gateway Recommended Plant List in Exhibit 5.C and/or Master Developer project design.

6.A.2 Community Identification

Community identification will enhance the community branding with layered massings of landscape, trees, low walls and way finding signage.

Plant materials shall be consistent with the Kyle Canyon Gateway Recommended Plant List in Exhibit 5.C and/or Master Developer project design.

6.A.3 Monument Lighting

Monument lighting, depending on the height of the structure, may be a combination of down-lighting, on-structure lighting, and/or ground level uplighting. Type of lighting shall also be sensitive to the proximity of the monument to residential dwelling units.

6.B BUILDER SUBDIVISION WALLS

A consistent wall design is important to create a cohesive appearance. All walls visible from public spaces shall be decorative walls. Builders shall provide a minimum five foot (5') wide planting strip between sidewalk or common element and the wall, unless otherwise indicated in Section 2.A within the Kyle Canyon Gateway Design Guidelines. All walls (including retaining walls) need to be located a minimum of five feet (5') from all sidewalks. Walls to be a minimum of 6'-0" tall split face CMU with 0'-2" solid cap.

Where walkways or pass-throughs are located between residential lots, the retaining walls and fences along both sides of walkways should be located and designed to make the walkway appear as open and spacious as possible. This can be accomplished by minimizing continuous wall lengths through the use of low walls and rail fences along property lines.

6.B.1 Theme Walls

Theme walls shall be defined as those walls that are adjacent to streets Oso Blanca Road, Michelli Crest Way, Ruston Road, Rocky Ave., and Kyle Canyon Road.

6.B.2 Interior Walls

Walls separating lots shall be 6' high minimum, precision block walls. Wall color shall match color of theme walls. Waterproof material shall be applied to wall as applicable. These walls shall not extend above the height of any theme wall or view fence on the perimeter. The location of the walls adjacent to common elements or open spaces shall be located entirely within the lot of the residence and shall be maintained by the property owner.

21-0526
08/24/2021

6.B.3 Retaining Walls

Retaining walls shall be designed to be 6-0" interior wall max height before requiring a stepback, if any additional height is needed the walls will need to be terraced.

Additional specifications:

Rockery retaining walls may be used in lots instead of masonry retaining walls. These walls shall be treated with Permeon or other approved equal;

Retaining walls should match materials and color of adjacent walls where they occur;

Retaining walls alongside lot lines may not exceed six feet (6') high within the front yard setback area and must terminate a minimum of five feet (5') from the back of sidewalk;

Terraced walls must provide a four foot (4') wide landscape area between the back of the lower retaining wall and the face of the upper wall/fence/retaining wall;

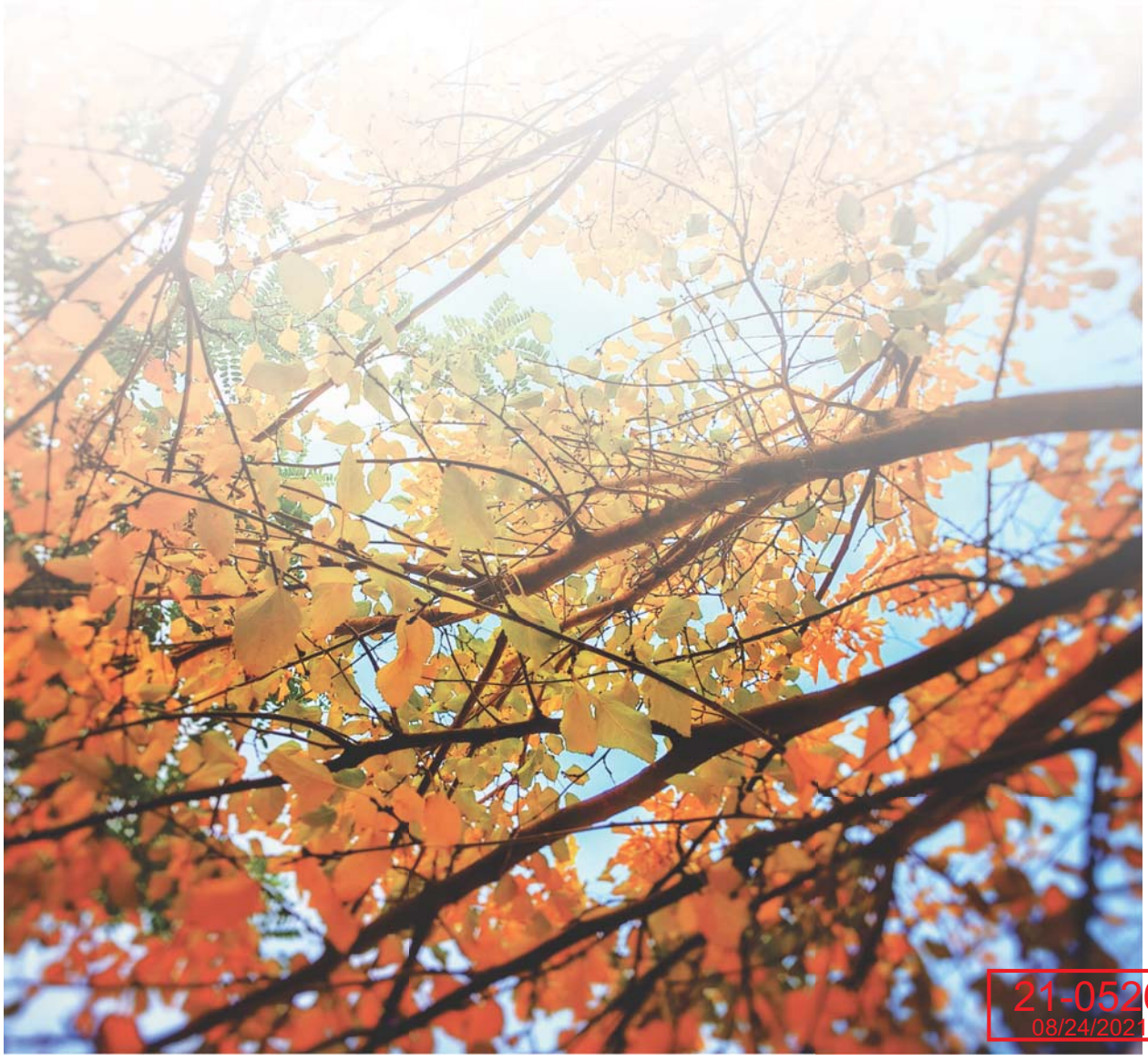
Where an internal wall is located atop a retaining wall, the maximum combined height of both walls may not exceed twelve feet (12') to the homeowner side;

Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed ten feet (10') to the visible edge and twelve feet (12') to the homeowner side; and

All retaining walls to be waterproofed and adequately drained if required, on the surcharge side.

21-0526
08/24/2021

SECTION 7 - COLOR



21-0526
08/24/2021

7. COLOR

7.A NUMBER OF COLOR SCHEMES

Each single-family product line shall have at least three color schemes per elevation style. Color schemes shall vary between various housing products and models.

Each single-family attached neighborhood shall have at least three color schemes for each elevation style.

Non-residential uses must be compatible with these guidelines.

7.B BUILDING COLORS

Unless otherwise noted in the architectural checklists per style, each color scheme for building elevations shall consist of at least four different colors:

Primary Base Color

- Stucco, masonry, or siding on primary wall surfaces.

Secondary Base Color and Fascia

- Stucco, masonry, or siding on primary wall surfaces and fascia.

Trim Color

- Window and door trim.

Accent Color

- Entry doors, shutters and iron.

Color and material blocking should be incorporated into the preliminary architectural design so that thoughtful color use is integrated with the architecture and logical color termination points are identified early on.

Color changes should occur at inside corners only.

Generally, the color of garage doors should not unduly contrast with the primary base color of the house or building.

Any field color used at the base of the building shall continue down to the finish grade.

Likewise, where masonry is used at the base of the building, the visible wall surface below the level of the weep screed, shall be painted a color that closely matches the masonry color directly above.

7.C ROOF COLORS

Blended roof colors are encouraged.

Single-family detached neighborhoods shall have at least two individual roof colors.

Single-family attached and Multi-family neighborhoods shall have at least two individual roof colors.

7.D COLOR PLOTTING CRITERIA

The two houses on either side of a specific lot and the three lots across from it must use different color schemes.

21-0526
08/24/2021

Planning Commission October 12, 2021 - Page 1440



21-0526
08/24/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 09/09/2021 **Application Number** 21-0526-TMP1 **Entity** LV

Company Name Westwood Professional Services

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 284-5300 **Mobile** **Fax** **Email**

Project Name Kyle Canyon Gateway Unit 3

Project Description 157 Single-Family Lots

APN's 126-01-601-008, 009, 010 & 011; and 126-01-701-002, 003 and 009

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	157	x 0.166=	26	x 0.093 =	15	x 0.131 =	21
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			26		15		21

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Lundy ES	4405 Yellow Pine Ave	K-5	45	11	3/1/2021
Indian Springs MS	400 Sky Rd	6-8	618	59	3/1/2021
Indian Springs HS	400 Sky Rd	9-12	0	90	3/1/2021

*** CCSD Comments**

☐ Approved ☐ Disapproved

21-0526-TMP1
Alpine Ridge 10 LLC, et al

NEC Kyle Canyon Road and Alpine Ridge Way

Proposed 157 unit single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	157	9.44	**1,482**
AM Peak Hour			0.74	**116**
PM Peak Hour			0.99	**155**

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Kyle Canyon Road	12,480

This project will add approximately 1,482 trips per day on Kyle Canyon Rd. Recent counts are not available for Kyle Canyon, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 155 additional cars, or about five every two minutes.

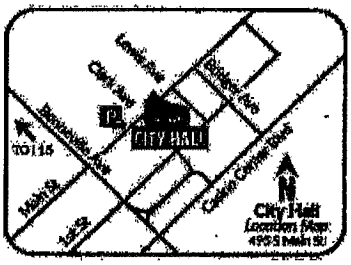
Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1690



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7469 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
21-0526 and 21-0526-ZON1 and 21-0526-MOD1 and 21-0526-VAR2 and 21-0526-SDR1 and 21-0526-TMP1
Planning Commission Meeting of 10/12/2021

21-0526
12601501006
S D E 70014 IRR BUSINESS TR
LEAVITT TERRY V
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

Submitted after final agenda

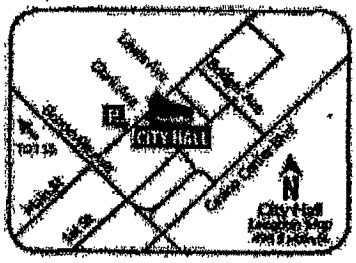
41 a-c A
e-f

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0526 and 21-0526-ZON1 and 21-0526-MOD1 and 21-0526-VAR2 and 21-0526-SDR1 and 21-0526-TMP1

Planning Commission Meeting of 10/12/2021

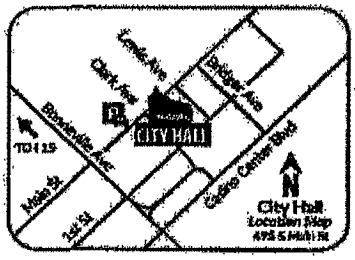
21-0526
12601501006
S D E 70014 IRR BUSINESS TR
LEAVITT TERRY V
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

41 a-c
e-f A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1690

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0526 and 21-0526-ZON1 and 21-0526-MOD1 and 21-0526-VAR2 and 21-0526-SDR1 and 21-0526-TMP1

Planning Commission Meeting of **10/12/2021**

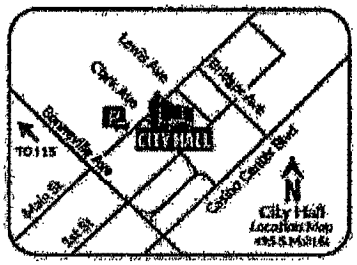
21-0526
12601101014
S D E 50052 IRREVOCABLE BUS TR
SOUSOURES WILLIAM G LIVING TRUST
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

41 a-c e-f A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0526 and 21-0526-ZON1 and 21-0526-MOD1 and 21-0526-VAR2 and 21-0526-SDR1 and 21-0526-TMP1

Planning Commission Meeting of 10/12/2021

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

21-0526
12601301016
SDE 50056 IRREVOCABLE BSNSS TR
BEHRENS LYNN E
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

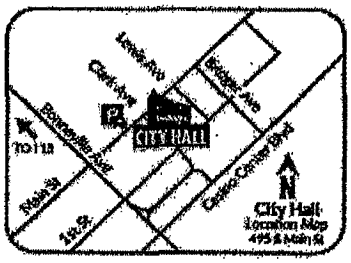
41 a-c e-f A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0526 and 21-0526-ZON1 and 21-0526-MOD1 and 21-0526-VAR2 and 21-0526-SDR1 and 21-0526-TMP1

Planning Commission Meeting of **10/12/2021**

21-0526
12601801001
S D E 70015 IRR BUS TR
BEHRENS LYNN E
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

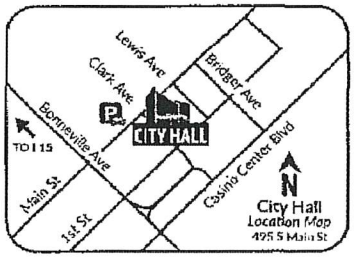
41 a-c e-f A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0526 and 21-0526-ZON1 and 21-0526-MOD1 and 21-0526-VAR2 and 21-0526-SDR1 and 21-0526-TMP1
Planning Commission Meeting of **10/12/2021**

21-0526
12601101013
MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

125 HRDFMP1 89129

41 a-c e-f A

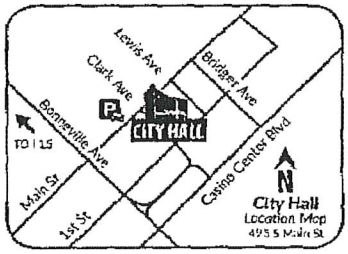
Oct 04 21, 04:17p Morantes 7026552488 p.1

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1530



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0526 and 21-0526-ZON1 and 21-0526-MOD1 and 21-0526-VAR2 and 21-0526-SDR1 and 21-0526-TMP1

Planning Commission Meeting of **10/12/2021**

21-0526
12601201013
MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

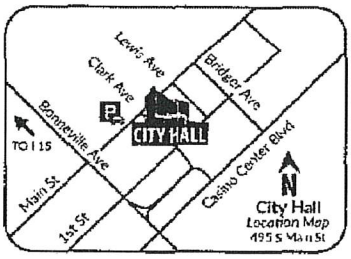
125 HRDFNP1 89129

41 a-c e-f A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1530



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0526 and 21-0526-ZON1 and 21-0526-MOD1 and 21-0526-VAR2 and 21-0526-SDR1 and 21-0526-TMP1
Planning Commission Meeting of **10/12/2021**

21-0526
12601201006
MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

125 HRDFMP1 89123

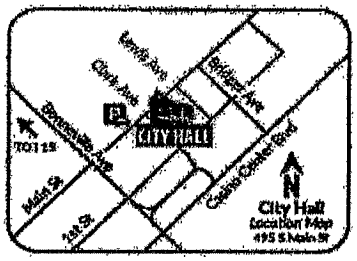
41 a-c e-f A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0526 and 21-0526-VAC1
Planning Commission Meeting of **10/12/2021**

21-0526-VAC1
12601301016
SDE 50056 IRREVOCABLE BSNSS TR
BEHRENS LYNN E
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

115 HRDFNF1 89115

Submitted after final agenda

41 d A

Cover Sheet

40 21-0519 #40A & 40B

41.

21-0526 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: ALPINE RIDGE 10, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way (APNs 126-01-601-008 through 011; and 126-01-701, 002, 003 and 009), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 21-0526-ZON1, 21-0526-MOD1 and 21-0526-VAC1. Staff recommends DENIAL on 21-0526-VAR2, 21-0526-SDR1 and 21-0526-TMP1.

41a.

21-0526-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [APN 126-01-701-003]

41b.

21-0526-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 5.00 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APN 126-01-701-003]

41c.

21-0526-VAR2 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS ON PRIVATE STREETS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

41d.

21-0526-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF KYLE CANYON ROAD AND ALPINE RIDGE WAY; AND PORTIONS OF PUBLIC RIGHT-OF-WAY BETWEEN ALPINE RIDGE WAY AND MICHELLI CREST WAY

41e.

21-0526-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

41f.

21-0526-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 3 - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF KYLE CANYON GATEWAY PERIMETER LANDSCAPE STANDARDS

Submitted at Planning Commission by
Misty Haji-Sheikh

Planning Commissioner ~~Stone~~ DeSalvo and Planning Commission members, thank you for taking my concerns regarding Tri-Point Homes (Hearing 10/12/21). I am a homeowner in Las Vegas where my son lives. I also have a home in Mount Charleston where I am currently living. My concerns on agenda items 41a-f begin with wildfires. Think of a capital letter H. Highways 156/ Lee Canyon and 157/Kyle Canyon are the legs (both two lane roads with no turn-offs for most of the length) with 158/Deer Creek being the crossbar. In the past few years, we have had two major fires where these highways were a critical means of escape.

Are you aware that there are very few responders on the entirety of the Spring Mountains? For 300,000 acres there are only about 11 first responders - 3 Metro officers, 2 Nevada Highway Patrol officers, 2 USFS officers, 2 full time firefighters and 2 volunteer firefighters in upper Kyle Canyon. This becomes a problem when our first responders are in Indian Creek and someone in Kyle Canyon needs help. We have 51 miles of trails and often hikers are not prepared for the conditions and must be rescued.

We have many red flag days each year. One of those days was the Mahogany fire (6/28/21) that closed Highway 158/Lee Canyon Road leaving residents only one way down for each canyon. Are you aware that this fire burned 3,000 acres; that we had no power during the fire, that homes on Scottie were evacuated; and that there is no fire station for the areas listed in the plans attached to the agenda? If there is a housing development of the size proposed, how would we (or the new residents) get to highway 95 in case of emergency?

Water is a huge issue. The Associate Press recently reported "**Las Vegas is unsustainable, episode a billion.** Lake Mead and other reservoirs on yonder river …are projected to shrink to historic lows in the coming months" (AP). Additionally, an increase of 1000 units would add 2000 cars and would create 3000-point pollution sites right on top of an aquifer which is used as drinking water in much of Las Vegas. Not only will this development have1000 homes, but each of these homes will also average more than one resident so the water usage goes up exponentially. In addition to the drought conditions, the water must be pumped from around 1,221 feet in elevation (Lake Mead) to around 3,000 feet in elevation (this proposed development). Water for residential use will have to be pumped up many zones. Water is gravity-fed. Since water doesn't run uphill, some form of pumping station or water tower will be needed. There is nothing in the plan I have seen that includes a water tower. How will residents or fire departments get water?

Traffic is also a problem. The traffic analysis that is included states Traffic notes submitted by the City of Las Vegas Public Works Traffic Division for 21-0526-TMP1 states that "The project will add approximately 1,482 trips per day on Kyle Canyon Road. Recent counts are not available for Kyle Canyon but is believed to be under capacity."
We often have 20,000 cars in upper Kyle Canyon on busy weekends. (We averaged even more cars during the COVID shutdown as most restaurants, sports venues and parks were closed). The Mahogany Fire burned out of control for several days due to high winds. Had the wind not changed direction many more people would need to be evacuated. I am asking for a study on Kyle Canyon Road be done to ensure that this development will not impede egress for those that live in upper Kyle and Lee Canyon if one or more of highways 156, 157, and/or 158 are closed due to fire or weather.

Electricity is another problem. NV Energy is allowed to have a Public Service Outage Management (PSOM) whenever the conditions are dry and/or have high winds. NV Energy can deenergize or cut power to all of the residents in Kyle Canyon (this includes Lower Kyle too). The substation is near this proposed development and is where the power is cut. A PSOM event is often necessary due the power lines are going over Angel Peak. NV Energy says their equipment cannot stand winds in excess of 60 mph. This means that the proposed development will lose power several times a year on average. Is it a good idea to build houses that are not ultra-low density in this area?

Planning Hearing Items 41 a-f

41a 21-0526-ZON1 Rezoning -from U (undeveloped) [PCD (planned community development) general planning designation to PD (planned development) [APN 125-01-701-003)

This area is a habitat for desert tortoises, wild burros, Joshua Trees, carbon sequestering plants, and much more. This area, even if it is private land, needs to be studied for the environmental impact. The Federal Section 10 permit says that Clark County (County) is responsible for the Adaptive Management Plan (including The Multiple Species Habitat Conservation Plan). A final report was produced in 2009. This plan is required because the Federal Government foresaw a possibility that situations on the ground may change. The most recent report of the scientific review board recommended that development in the desert scrub habitat should be dialed back. Did the City of Las Vegas (City) ever adopt the County's plan and did the County ever vote on final approval? Was this approved by National Department of Wildlife? We have been unable to find anything in the public record. Is the developer working with the Center for Biological Diversity? Additionally, wasn't there a new law requiring a wildlife buffer? I ask you to require the proper study/survey of the environment, species, and habitat in accordance with the Adaptive Management Plan before any development or groundbreaking can take place and that the results are made public on the City's website and to the local media. Additionally, a search on the City's website for Section 10 gives an error and is a broken link. Please make the City's section 10 permit available to me.

41 b 21-0526-MOD1 Major modification – to amend Kyle Canyon Gateway Master Development Plan to add 5.00 acres to the plan and use as L (Residential low) [APN 125-01-701-003] Before any modification is granted the issues, I am pointing out needs to be fully vetted.

41 c 21-0526-VAR2 is requesting that "stub street terminations on private streets where cul-de-sacs or hammerheads are required be allowed". The reason that this is being requested probably stems from the fact that the developers did not do their homework and came to City Council thinking that they could stub onto either Highway 157 or Highway 95 (or frontage). The streets proposed were not presented to City council with traffic stubbing onto private streets. During busy time there is a possibility for traffic jams on these streets not only during busy 'rush hour' times, but also during an evacuation for a wildfire. During the Mahogany fire, the residents of

Scottie and just a few streets away from Witch Mountain. How will this proposed plan manage an evacuation not only from the proposed residences, but also take into account the traffic from the residents all along the 20 mile stretch of 157 that had no other way off the mountain as I mentioned earlier?
Additionally, Mount Charleston often has 20,000 cars on the busy weekends. The Resort, Lodge, Ski Resort, are our businesses that have needs too. The Visitors Center has concert attendees each summer. So, it is not just the residents that need egress. I agree with staff. Staff recommends DENIAL.

41 d 21-0526-VAC 1 Vacation – Petition to vacate US Government patent easements generally located at the northeast corner of Kyle Canyon Road [Highway 157] and Alpine Ridge Way and portions of public right of way between Alpine Ridge Way and Michelli Crest Way.
The developer is asking for a 5' wide easement for streetlights and hydrants. The State recently passed a law for Dark Skies. I ask that any streetlights conform to Dark Skies requirements.

41 e 21-0526-SDR1 Site Development Plan Review.
The Planning conditions #10 says "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."
Since I don't see a requirement for a fire station be located within a 5-minute response time, or that an adequate water supply capable of fighting wildfires as well as residents is required. [The recent Lodge fire on Mount Charleston used 500,000 gallons of water according to the Las Vegas Valley Water Department report to the Mount Charleston Town Advisory Board]. I read staff's full conditions and I agree with staff. Staff recommends DENIAL.

41 f – 21-0526-TMP1 Tentative Map.
Planning conditions #4 states "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." Since there isn't a requirement for a fire station be located within a 5-minute response time, and water supply necessary isn't required in this tentative map section. I read staff's full conditions and agree with the staff. Staff recommends DENIAL.

This location will burden Animal Control since there is a significant presence of wildlife, including large predators. In the winter months, large predators will be attracted to children and pets. We have a significant presence of coyote, bobcat, and cougar (mountain lion) in Kyle Canyon.

Finally, please deny items 41 a, b, and d until the proper and necessary items listed above have been fully completed and deny items 41 c, e, and f as recommended by staff.

Thank you,

Misty Haji-Sheikh
815-501-3166

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
41a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0526-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [APN 126-01-701-003]

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
41b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0526-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 5.00 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APN 126-01-701-003]

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
41c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0526-VAR2 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS ON PRIVATE STREETS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
41d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0526-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF KYLE CANYON ROAD AND ALPINE RIDGE WAY; AND PORTIONS OF PUBLIC RIGHT-OF-WAY BETWEEN ALPINE RIDGE WAY AND MICHELLI CREST WAY

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
41e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0526-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
41f

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0526-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 3 - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF KYLE CANYON GATEWAY PERIMETER LANDSCAPE STANDARDS

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
42

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

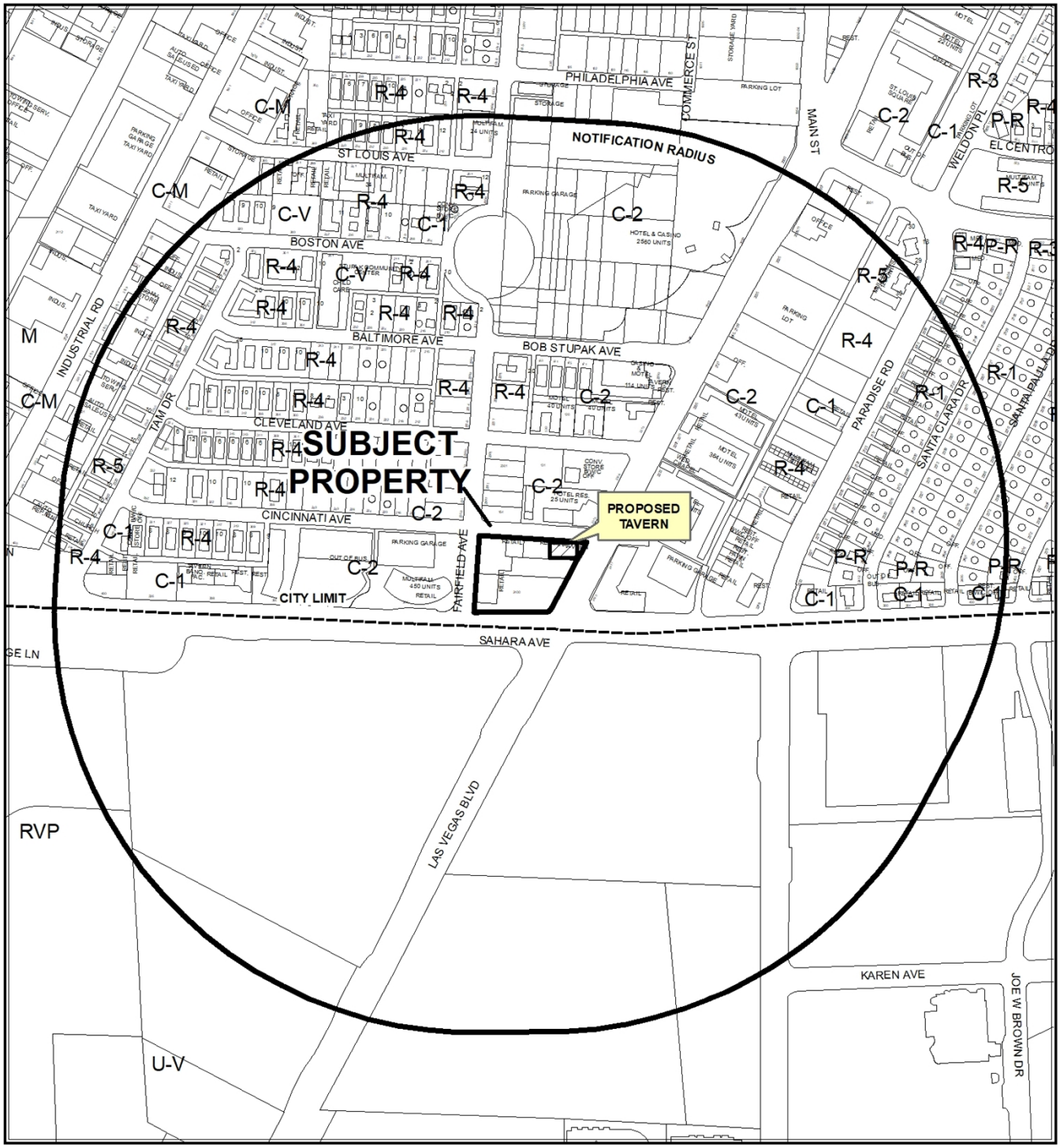
SUBJECT:
21-0527-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 810 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 370-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 2400 South Las Vegas Boulevard (APNs 162-04-812-002 and 003), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

May go to City Council on: 11/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	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. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Abeyance Request Letter Submitted by Lora Dreja and Protest-Support Postcards



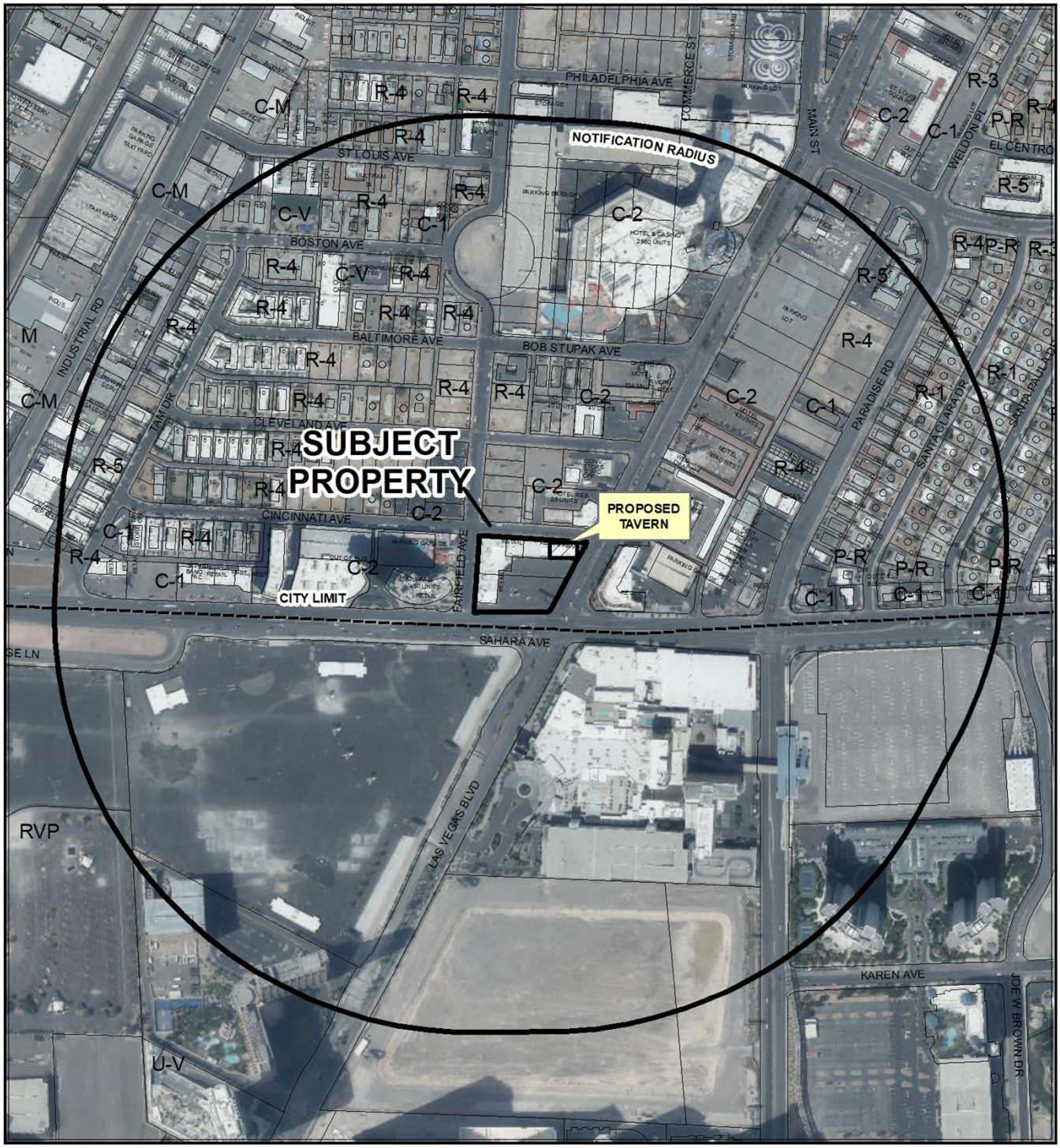
0 410 820 Feet

CASE: **21-0527-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 410 820 Feet

CASE: **21-0527-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



21-0527-SUP1

Liquor Establishment (Tavern)

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- Child Care/ Children Facility
- Private Schools

- Subject Property
- 1500 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, September 1, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0527-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 1422

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0527-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. A revised floor plan shall be submitted to and approved by the Department of Planning Department, Business Licensing Division prior to the time application is made for a business license to reflect the changes herein:
    - Indoor Seating

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. A Waiver from Title 19.12 is hereby approved, to allow a 370-foot distance separation from a similar use where 1,500 feet is required.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed 810 square-foot "Daiquiri Bar" at 2400 South Las Vegas Boulevard.

ISSUES

- The subject site is located within the Gaming Enterprise Overlay District.
- A Waiver is requested to allow a 370-foot distance separation from a similar use where 1,500 feet is required. Staff does not support this request.

ANALYSIS

The subject site is General Retail Store, Other Than Listed that sells gifts and Las Vegas themed souvenirs. The retail store also operates a Legal Non-Conforming Package Liquor Off-Sale Establishment use. This establishment was licensed for such prior to current requirements set forth by Title 19.12 where an approved Special Use Permit is required for the operation of a Package Liquor Off-Sale Establishment in the C-2 (General Commercial) zoning district.

In accordance with Title 19.12 for the Liquor Establishment (Tavern) land use in the C-2 (General Commercial) zoning district, the applicant is requesting a Special Use Permit in order to operate the proposed 810 square-foot daiquiri bar on the northeastern portion of the subject site within the existing building adjacent to Las Vegas Boulevard. The applicant intends to maintain the existing packaged liquor sales license and add the tavern license to the existing establishment.

The proposed floor plan depicts a new indoor, walk-up 810 square-foot daiquiri bar with multiple daiquiri machines able to dispense a variety of flavored daiquiris. No seating is proposed as part of this establishment. Ancillary items such as soda, pizza and gelato are also proposed as part of the daiquiri bar. The daiquiri bar is separated from the existing package liquor facility including separate point of sale cashiers. A new set of storefront doors are also proposed for the northern façade of the existing structure for direct access from the parking lot to the proposed daiquiri bar.

Title 19.12 Minimum Special Use Permit Requirements for the Liquor Establishment (Tavern) use requires no Liquor Establishment (Tavern) may be located within 1,500 feet of any other Liquor Establishment (Tavern), which the subject site does not meet as there is a second Liquor Establishment (Tavern) use approximately 370 feet from the subject site when measured parcel line to parcel line. Those same Minimum Special Use Permit Requirements also allow the distance separation requirement to be waived when the proposed Liquor Establishment (Tavern) will be located on a parcel or within a building located within Gaming Enterprise Overlay District. The applicant is requesting a Waiver of the distance separation requirement in accordance with this Minimum Special Use Permit Requirement as the subject site is located within the Gaming Enterprise Overlay District.

Any new signs proposed for the subject site are subject to the requirements of the Las Vegas Boulevard Scenic Byway Overlay District and review by the Downtown Design Review Committee (DDRC) prior to issuance of a building permit and installation, including the 55-inch display television indicated on the floor plan, if the display unit faces Las Vegas Boulevard and not the interior of the establishment.

The implication of no indoor seating within the proposed tavern establishment indicates the intent of the applicant to serve daiquiris to customers for offsite consumption which is not allowed outside of the Gaming Enterprise Overlay District or the pedestrian mall. Due to the lack of indoor seating, staff is not able to support the requested Special Use Permit with a distance separation Waiver and is recommending denial. If approved, staff has added a recommended Condition of Approval for the applicant to provide a revised floor plan prior to the issuance of a business license that depicts indoor seating for onsite consumption.

Special Use Permit

The Liquor Establishment (Tavern) use is described by Title 19.12 as “a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.”

The Minimum Special Use Permit Requirements for this use include:

Requirement * 1: Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum distance separation between liquor establishments (tavern), and a minimum distance separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided in these Requirements, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use does not meet this requirement, and the applicant is requesting a Waiver of the distance separation requirement in accordance with Requirement 3 for subject sites located within the Gaming Enterprise Overlay District.

Requirement 2: The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

This requirement is not applicable.

Requirement 3: The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:

a. Will be located on a parcel within the C-V District, the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
c. Will be located within a regional mall; or

d. Will be located within a mixed-use development:
   i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;
   ii. That has a minimum net site area of 15 acres; and
   iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet;
e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet;
f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060; or
g. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

The subject site is located within the Gaming Enterprise Overlay District and the applicant is requesting a Waiver of Requirement Number One (1) in accordance with Requirement Number Three (3a) to allow the Liquor Establishment (Tavern) land use to be 370 feet from a similar use where 1,500 feet is required.

Requirement * 4: The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

The proposed use meets this requirement as it is not Waivable and required for a business license in good standing.

FINDINGS (21-0527-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses as the proposed floor plan indicates offsite consumption of the daiquiris which is not allowed within the Gaming Enterprise Overlay District.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is a 36,632 square-foot general retail store with ancillary package liquor sales located on the northwest corner of Sahara Avenue and Las Vegas Boulevard. The subject site is not physically suitable for the type and intensity of the proposed Liquor Establishment (Tavern) as there is no indoor seating proposed for onsite consumption of the alcohol.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Both Las Vegas Boulevard and Sahara Avenue are Primary Arterials as defined by the Master Plan of Streets and Highways Map, and are adequate in size to meet the requirements of the proposed use if indoor seating for onsite consumption were part of the proposed establishment.

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 Liquor Establishment (Tavern) is subject to multiple governmental agency oversight to ensure the public health, safety, and welfare are not compromised.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use does not meet Requirement One (1) as an existing Liquor Establishment (Tavern) use is located approximately 370 feet west of the subject site. The proposed location is located within the Gaming Enterprise Overlay District, which in accordance with Requirement Three (3a), the applicant is able to request a Waiver of Requirement One (1).

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/07/19	The City Council denied a request for a Special Use Permit (SUP-75722) for a proposed 3,600 square-foot Marijuana Dispensary use in a portion of 2424 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.
09/09/19	Code Enforcement processed a complaint (CE19-02498) for an exposed trench at 2400 South Las Vegas Boulevard. The case was resolved on 11/20/19.
05/28/20	Code Enforcement processed a complaint (CE20-02537) for graffiti on the buildings at 2400 South Las Vegas Boulevard. The case was resolved on 05/28/20.
12/07/20	Code Enforcement processed a complaint (CE20-06270) for a removed parking barrier near a bus stop with exposed rebar and a hole in the ground at 2400 South Las Vegas Boulevard. The case was resolved on 12/24/20.

Most Recent Change of Ownership	
10/2016	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/21/15	A Business License (P63-00449) was issued for packaged liquor sales at 2400 South Las Vegas Boulevard. The license is active as of 09/07/21.
	A Business License (G63-08877) was issued for a general retail store at 2400 South Las Vegas Boulevard. The license is active as of 09/07/21.
	A Business License (G63-08876) was issued for tobacco sales at 2400 South Las Vegas Boulevard. The license is active as of 09/07/21.

Pre-Application Meeting	
08/19/21	Staff provided the applicant a submittal checklist for the requested Special Use Permit application.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/30/21	Staff performed a routine field check to observe the subject site. Staff noted plenty of available parking during site visit.

Details of Application Request	
Site Area	
Net Acres	1.99

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed Package Liquor Off-Sale Establishment	C (Commercial)	C-2 (General Commercial)
North	Tattoo Parlor/Body Piercing Studio	C (Commercial)	C-2 (General Commercial)
South	Undeveloped	CT (Commercial Tourist) Clark County	H-1 (Limited Resort and Apartment District) Clark County
East	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)
West	Mixed-Use	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan – Gateway District	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
G-O (Gaming Enterprise Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y

Other Plans or Special Requirements	***Compliance***
Appendix F, Interim Downtown Las Vegas Development Standards	Y
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	108	Y
Sahara Avenue	Primary Arterial	Title 13	120	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	
General Retail Store, Other Than Listed	36,632 SF	1:250	147				
TOTAL SPACES REQUIRED			147		94		Y*
Regular and Handicap Spaces Required			142	5	88	6	Y*

**Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,500 feet between Liquor Establishment (Tavern) uses.	To allow a 370-foot distance separation from a similar use.	Denial

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: USE PERMIT - TAVERN

Project Address (Location) 2400 South Las Vegas Blvd

Project Name Bonanza Tavern ~~Limited~~ LCD **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 162-04-812-002, oo3 **Ward #** 3 - Diaz

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed C-2

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.0 **Lots/Units** _____ **Density** _____

Additional Information retrofit area within package liquor store to sell premade daquiris.

PROPERTY OWNER L'Chaim 24 Fremont Property **Contact** Haim Gabay

Address 6130 West Flamingo #402 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address haimgabay@hotmail.com

APPLICANT same **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 South 4th Street **Phone:** (702) 598-1408 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89101

E-mail Address lora@brownlawlv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name HAIM GABAY

Subscribed and sworn before me

This 11th day of December, 20 20.

[signature]

Notary Public in and for said County and State

JILL GRAVELLE
Notary Public State of Nevada
No. 05-95926
My Appt. Exp. Mar. 11, 2021

FOR DEPARTMENT USE ONLY

Case #	
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

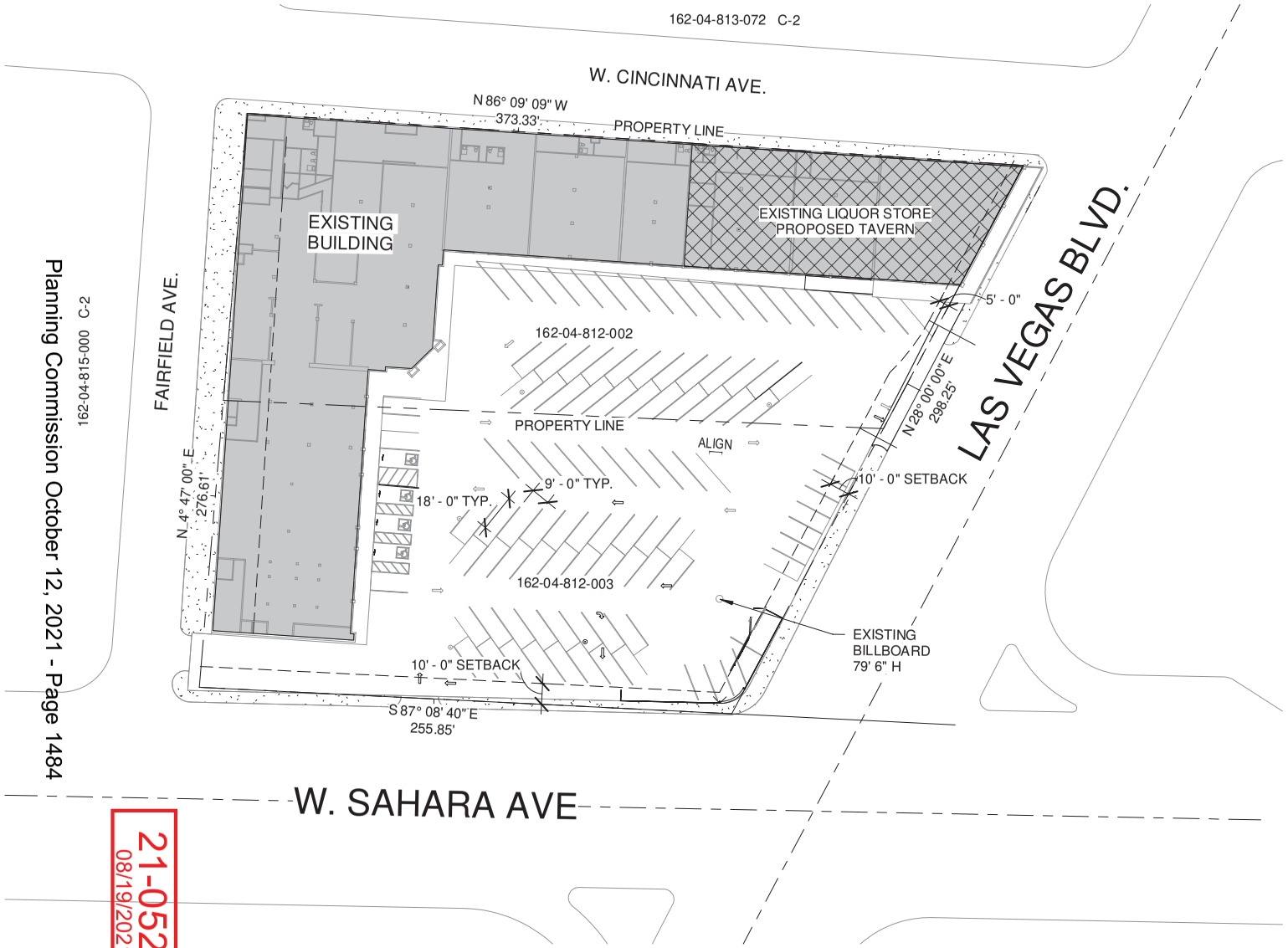
21-0527
08/19/2021

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

USE PERMIT FOR TAVERN WITHIN EXISTING PACKAGE LIQUOR STORE



APN: 162-04-812-003/ 162-04-812-002

ADDRESS: 2400 S. LAS VEGAS BLVD
LAS VEGAS, NV 89104

JURISDICTION: CITY OF LAS VEGAS

ZONING: C-2 (COMMERCIAL DISTRICT)

APPROXIMATE SITE AREA: 435,600 S.F.

AREAS:
PACKAGED LIQUOR: 7,822 SQ. FT.
DAIQUIRI BAR: 810 SQ. FT.
OTHER RETAIL: 28,000 SQ. FT.

SETBACKS: FRONT - 10'-0"
CORNER SIDE - 10'-0"
REAR - 20'-0"

PARKING:
GENERAL RETAIL STORE: IF 25,000 SQUARE FEET OR MORE, ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.

48 REGULAR + 40 COMPACT + 6 HANDICAP
= 94 TOTAL

EX. BUILDING = 36,632 S.F./ 250 = 147 SPACES REQ.

TOTAL SPACES REQUIRED: 157
TOTAL SPACES PROVIDED: 94
TOTAL ADA SPACES REQUIRED: 6
TOTAL ADA SPACES PROVIDED: 6

8/18/2021 8:09:43 AM

Planning Commission October 12, 2021 - Page 1484

21-0527
08/19/2021

SP001

OVERALL SITE PLAN

Bonanza Daiquiri

NEW BONANZA LLC

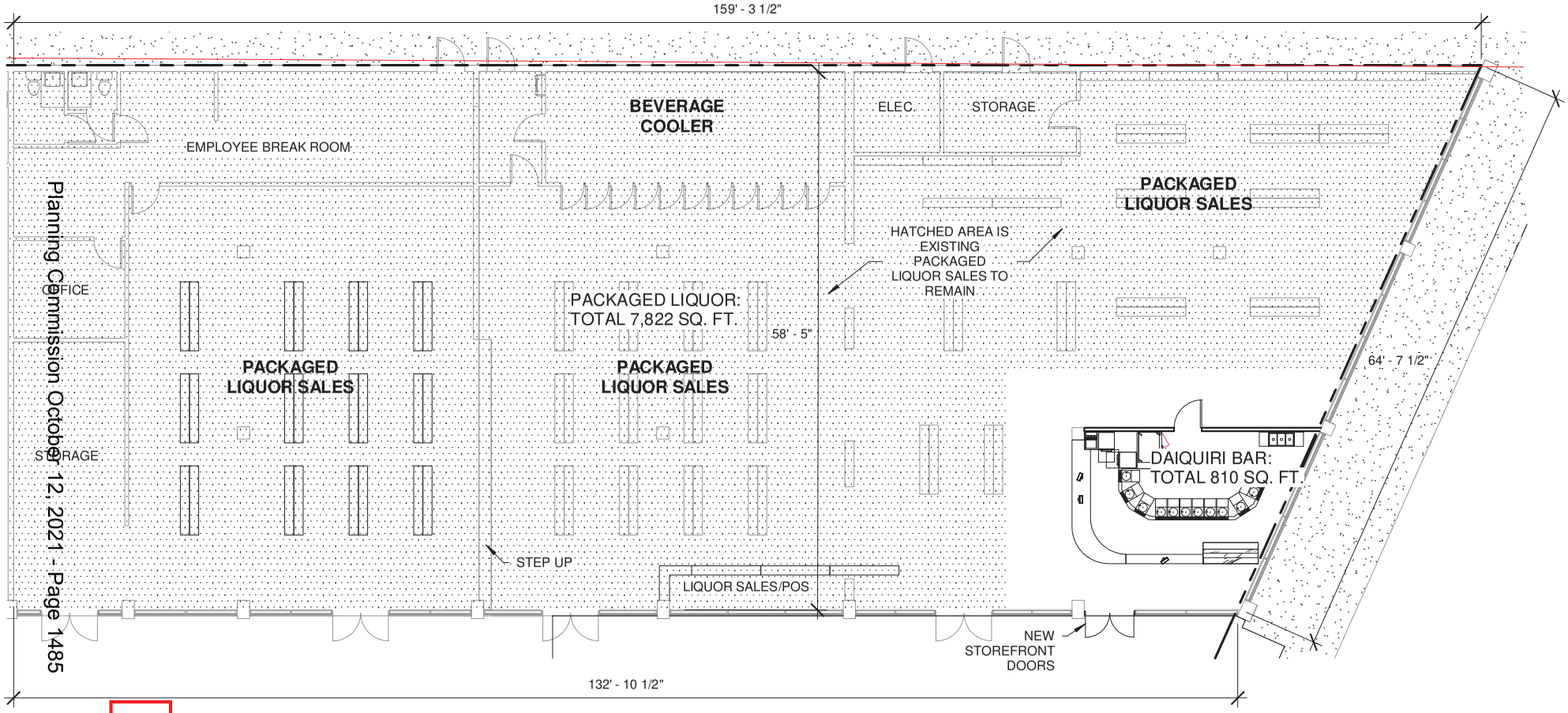
0 25' 50' 100'

Scale 1" = 50'-0" Date: 08/17/2021

NORTH

IZ design studio
design...sustainability...architecture.
7229 W. Sahara Ave., Las Vegas, NV 89117 PH.702.441.0026 FX.702.475.4755 www.IZdesignstudio.com

USE PERMIT FOR TAVERN WITHIN EXISTING PACKAGE LIQUOR STORE



Planning Commission October 12, 2021 - Page 1485

21-0527
08/19/2021

8/18/2021 8:03:03 AM

FP002

OVERALL FLOOR PLAN

Bonanza Daiquiri

NEW BONANZA LLC

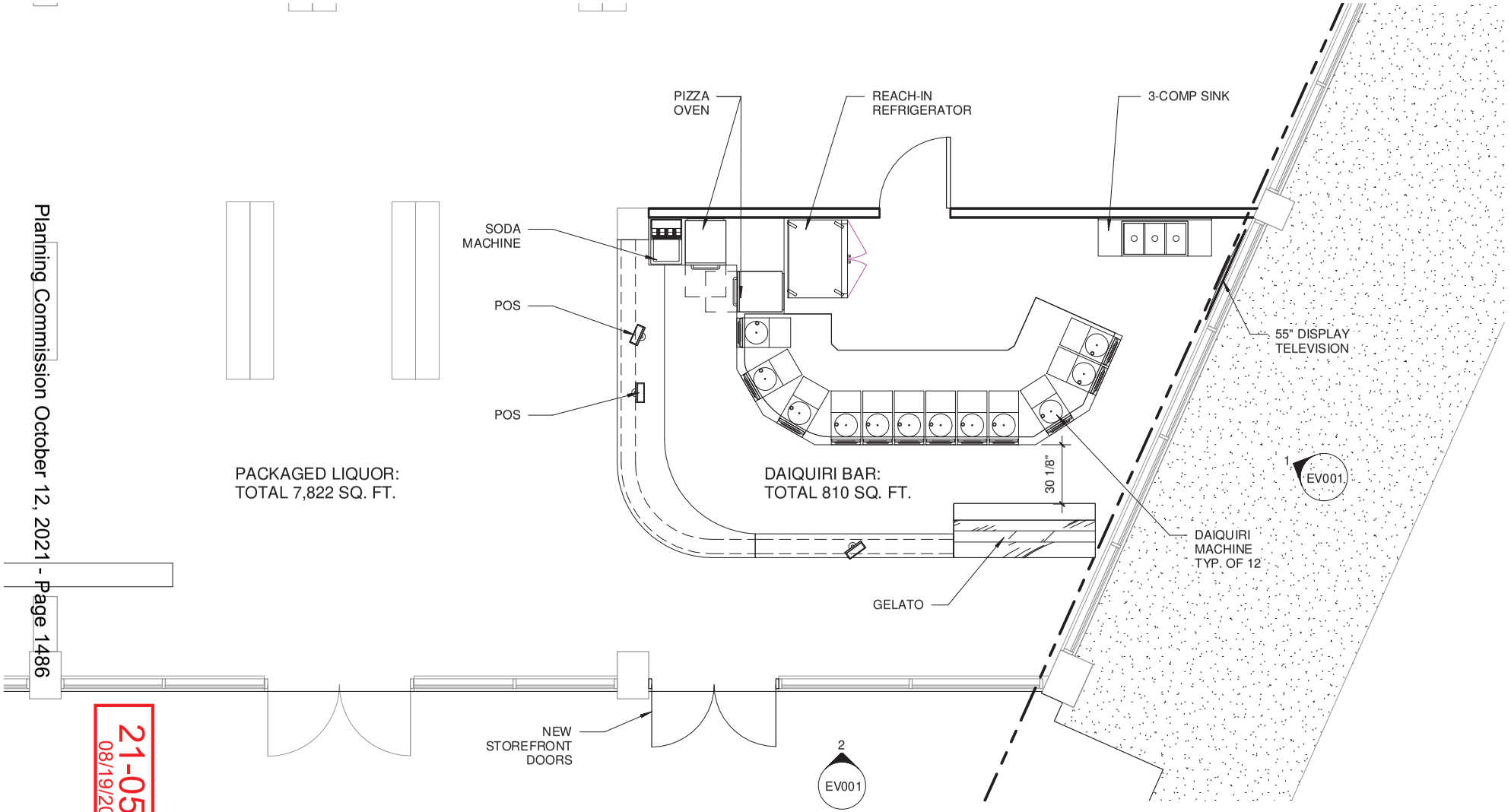
Orientation

Scale 3/32" = 1'-0"

Date: 08/17/21

IZ design studio
design...sustainability...architecture.
1701 W Charleston Blvd, Suite 230, Las Vegas, NV 89102 PH.702.441.0026 FX.702.475.4755 www.IZdesignstudio.com

USE PERMIT FOR TAVERN WITHIN EXISTING PACKAGE LIQUOR STORE



Planning Commission October 12, 2021 - Page 1486

21-0527
08/19/2021

8/18/2021 8:06:00 AM

FP001

PROPOSED FLOOR PLAN

Bonanza Daiquiri

NEW BONANZA LLC

NORTH

0 4' 8' 16'

Scale 1/4" = 1'-0"

Date: 06.11.2021

IZ design studio
design...sustainability...architecture.
7229 W. Sahara Ave., Las Vegas, NV 89117 PH.702.441.0026 FX.702.475.4755 www.IZdesignstudio.com



21-0527-SUP1 - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC
2400 SOUTH LAS VEGAS BOULEVARD

08/30/2021



21-0527-SUP1 - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC
2400 SOUTH LAS VEGAS BOULEVARD

08/30/2021



21-0527-SUP1 - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC
2400 SOUTH LAS VEGAS BOULEVARD

08/30/2021



21-0527-SUP1 - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC
2400 SOUTH LAS VEGAS BOULEVARD

08/30/2021

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520
TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

August 19, 2021

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Request to establish Tavern entitlement within an existing package liquor store. NWC Las Vegas Boulevard and Sahara Avenue. 162-04-812-003, 162-04-812-002

Dear Ms. Eddowes;

On behalf of the property owner of the above mentioned parcels, we request your evaluation of a proposal to install a daquiri bar within an existing package liquor store located within a shopping center addressed as 2400 Las Vegas Blvd. This property is located within the Casino Overlay District and therefore may be within closer proximity to existing taverns than separation stipulations mandated by Title 19.

This request does not involve changes to the site nor exterior of the building. The area of interest is limited to the interior of a 7,822 square foot suite currently used as a package liquor store. If approved, approximately 810 square feet of package liquor display area would be removed to construct a daquiri bar. The proposed position of the daquiri bar is along the easternmost window to allow visibility from outside while not requesting changes to the previously approved signage package. The remainder of the suite would continue operating as a retail off-sale liquor store.

Please note that all businesses on this property are licensed as 2400 Las Vegas Blvd without specifying a suite number.

.

Please phone me if you have considerations or suggestions.

Respectfully,

L A Dreja

Lora Dreja
Land Entitlements
(702) 598-1408

21-0527
08/19/2021

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

October 11, 2021

City of Las Vegas Planning and Zoning
495 Main Street
Las Vegas, Nevada 89101

RE: 21-0527-SUP1 Abeyance from October 12, 2021, Planning Commission Hearing. Item 42,

Dear Ms. Eddowes,

Our firm represents L'Chaim 24 Fremont Property LLC who is both property owner and applicant for a use permit listed as item 42 on this month's Planning Commission Agenda. In light of Staff's unfavorable recommendation, we require additional time to review different options for the operation of the proposed tavern.

We respectfully request this matter be held-over to the November 9, 2021 Planning Commission Hearing.

With appreciation,

L U Dreja

Lora Dreja
Land Entitlements
(702) 598-1408

CC: Nora Lares

Submitted after final agenda

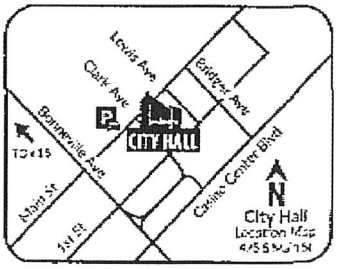
RECEIVED
10/11/2021
ITEM 42

Oct 04 21 08:49a Stephen A. Gordon 702-893-2201 p.1

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

21-0527-SUP1
16210114441
GORDON STEPHEN A & GAIL M FAM TR
GORDON STEPHEN A TRS
PO BOX 11028
LAS VEGAS NV 89111-1028

Submitted after final agenda

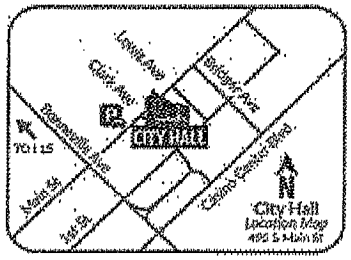
42P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

21-0527-SUP1
16210114149
WEE ROBERT B H & SIA-WEE LORNA Y H
REV INT-VIV TR
WEE ROBERT B H CO-TRS
8715 E BANNER RIDGE
ANAHEIM CA 92808

42A

10/06/21 10:03:27 310.263.3052 City of Las Vegas Robert Wee Page 003

To: +17024647499
Page: 2 of 2
2021-10-07 22:09:49 GMT
14156316649
From: Jacqueline M. Phillips

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

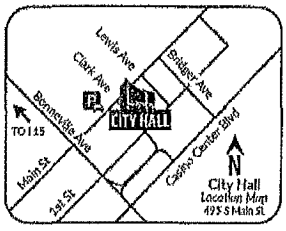
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

OCT 12 2021

Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

21-0527-SUP1
16210114002
PHILLIPS JACQUELINE M
500 ALA MOANA BLVD STE 7400
HONOLULU HI 96813

Jacqueline M. Phillips

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

322 Karen Ave., Apt. 202,
Las Vegas, NV 89109

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

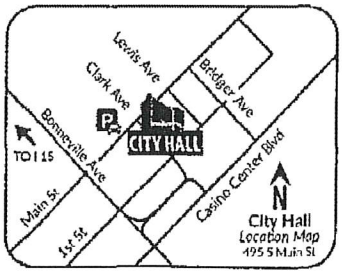
42A

p.1
702-647-0579
RONO COMMERCIAL RE LLC
Oct 04 21, 02:56p

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

21-0527-SUP1
16204813002
PARK CIRCLE APARTMENTS L L C
6337 VISTA VERDE NORTH
LAS VEGAS NV 89146-1109

97 MRDFMP1 89146

42A

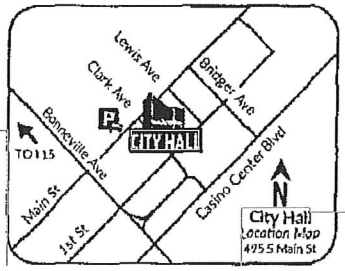
p.1

702-647-0579

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

21-0527-SUP1
16204813001
PARK CIRCLE APARTMENTS L L C
6337 VISTA VERDE NORTH
LAS VEGAS NV 89146-1109

97 HRDFHP1 89145

RONO COMMERCIAL RE LLC

Oct 04 21, 02:57p

42A

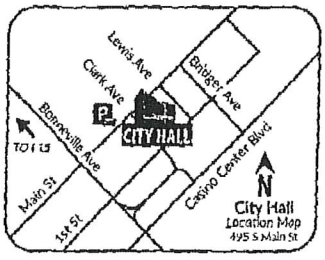
p.1

702-647-0579

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
OCT 04 2021
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

21-0527-SUP1
16204813003
PARK CIRCLE APARTMENTS L L C
6337 VISTA VERDE NORTH
LAS VEGAS NV 89146-1109

97 NRDFNP1 89146

RONO COMMERCIAL RE LLC

Oct 04 21, 02:59p

42A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

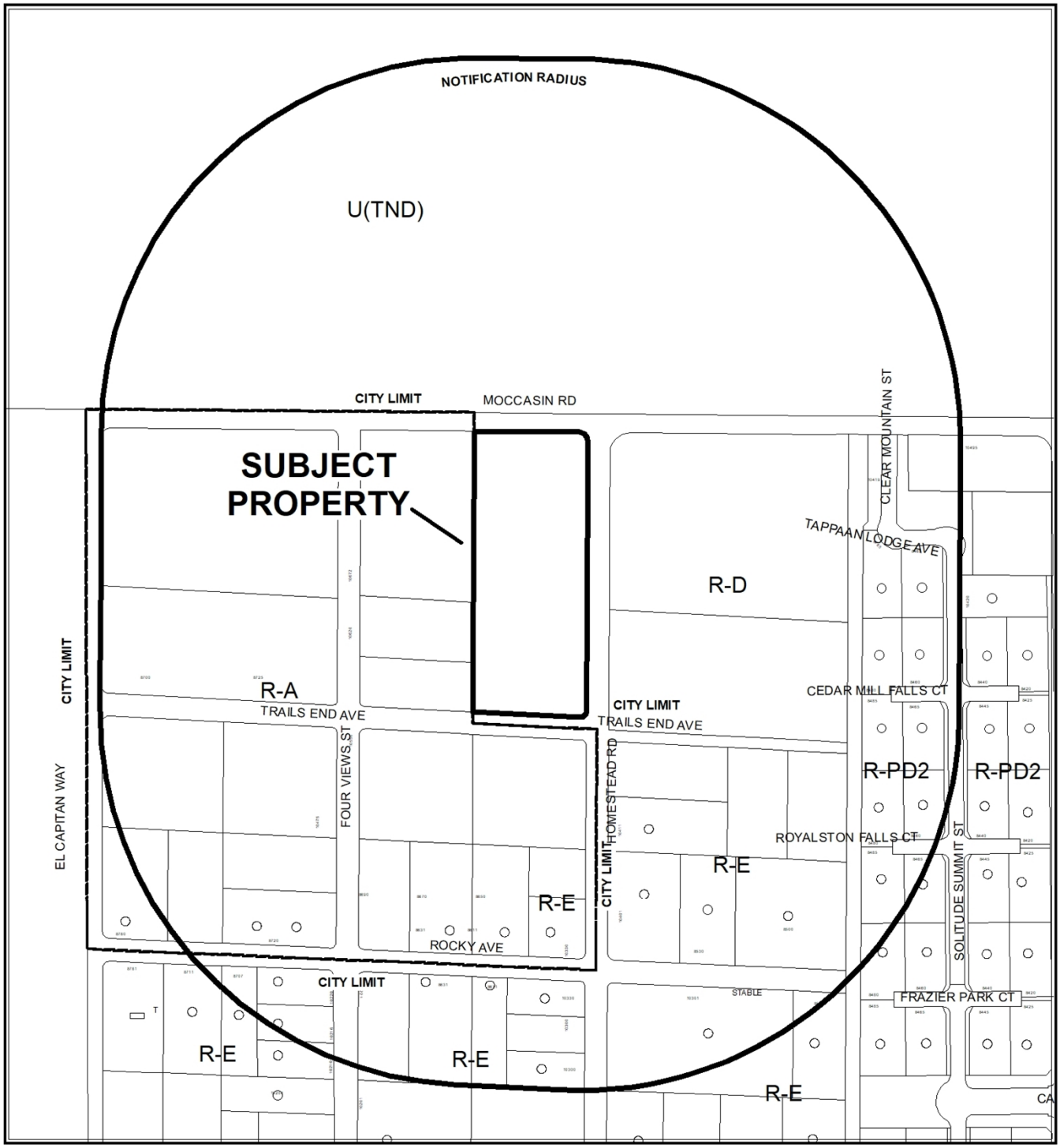
SUBJECT:
21-0528 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC - For possible action on the following Land Use Entitlement project requests on 5.31 acres at the southwest corner of Moccasin Road and Homestead Avenue (APN 125-05-502-014), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

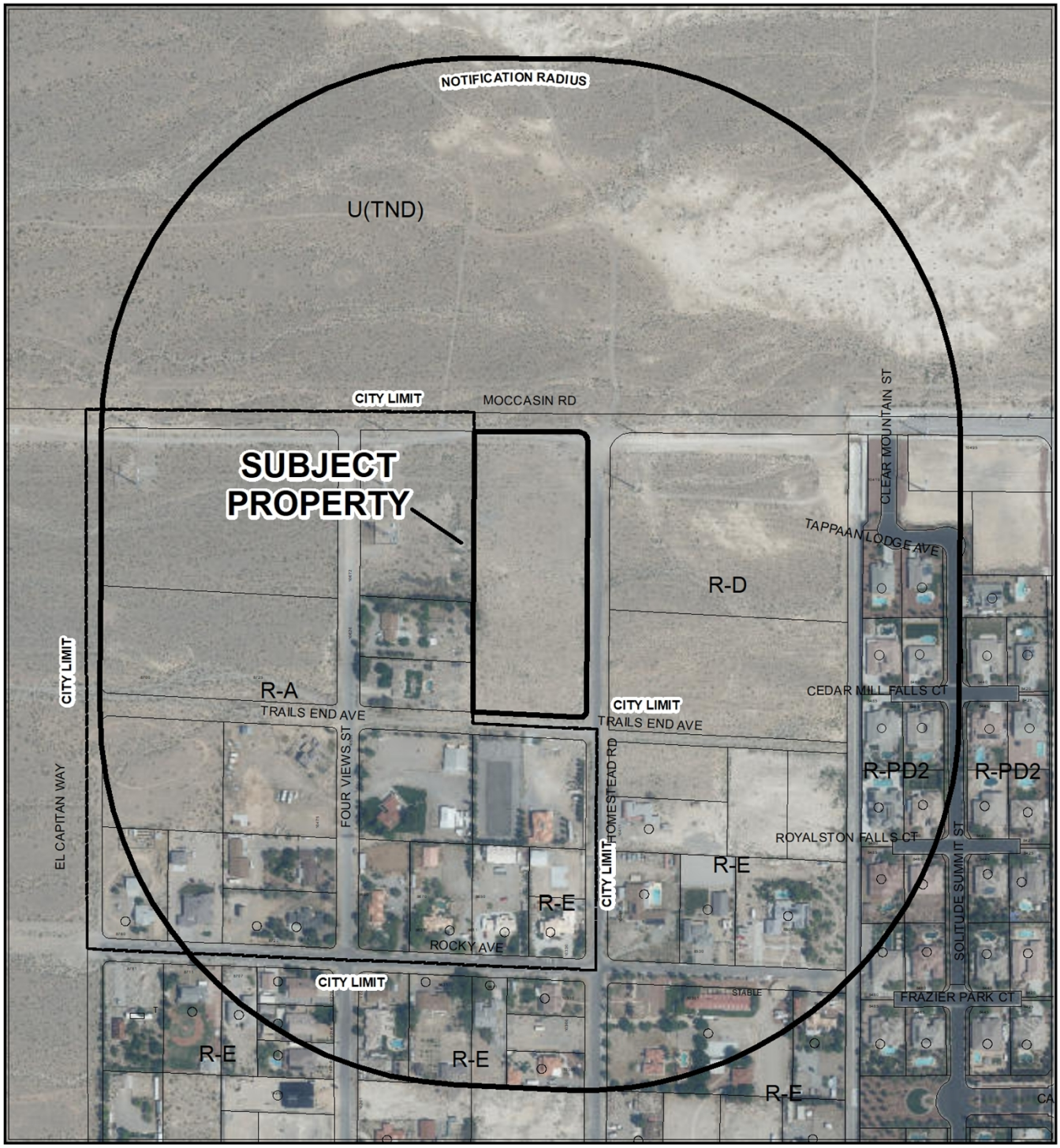
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 21-0528-TMP1
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0528-TMP1
8. Documentation Not Vetted – Protest Comment Forms
9. Submitted after Final Agenda – Protest Postcard and Documentation Not Vetted – Support Comment Form



CASE: 21-0528

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



CASE: **21-0528**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0528-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0528-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0528-VAR1
21-0528-VAR3	Staff recommends DENIAL, if approved subject to conditions:	21-0528-VAR1 21-0528-VAR2
21-0528-VAR4	Staff recommends DENIAL, if approved subject to conditions:	21-0528-VAR1 21-0528-VAR2 21-0528-VAR3
21-0528-VAR5	Staff recommends DENIAL, if approved subject to conditions:	21-0528-VAR1 21-0528-VAR2 21-0528-VAR3 21-0528-VAR4
21-0528-VAR6	Staff recommends DENIAL, if approved subject to conditions:	21-0528-VAR1 21-0528-VAR2 21-0528-VAR3 21-0528-VAR4 21-0528-VAR5
21-0528-VAR7	Staff recommends DENIAL, if approved subject to conditions:	
21-0528-VAR8	Staff recommends DENIAL, if approved subject to conditions:	21-0528-VAR7
21-0528-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0528-VAR7 21-0528-VAR8

AS

Notification Page One
October 12, 2021 - Planning Commission Meeting

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	11
NOTICES MAILED	660
PROTESTS	0
APPROVALS	0

** CONDITIONS **

21-0528-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required on lot #1.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required on lot #2.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR3 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 10-foot front yard setback where 20 feet is required and a 25-foot rear yard setback where 35 feet is required on lot #3.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR4 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 10-foot front yard setback where 20 feet is required and a 25-foot rear yard setback where 35 feet is required on lot #5.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR5 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 25-foot front yard setback where 30 feet is required on lot #6.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR6 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 25-foot front yard setback where 30 feet is required on lot #7.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR7 CONDITIONS

Planning

1. A Variance is hereby approved to allow rural street standards along Trails End Avenue and Homestead road where such is not allowed.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. A Variance of Title 19.02.025.F is hereby approved. Required improvements shall be per Standard Drawing 244.10 for Trails End Avenue and Homestead Road. Contribution amounts as listed in Title 19.02.025.F will be based on items deferred that do not match Standard Drawings 244.10 (sidewalk ramps and street lighting).

8. Prior to the approval of Construction drawings for this site, sign a Covenant Running with a Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

21-0528-VAR8 CONDITIONS

Planning

1. A Variance is hereby approved to allow no external streetlights where such are required.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8) shall be required, if approved.

3. A Waiver is hereby approved to allow a deferral of the street lighting standards.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. 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.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Construct half street improvements on Moccasin Road, Homestead Road, and Trail Ends Avenue with appropriate transition paving and overpaving meeting complete street standards adjacent to this site concurrent with the 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 the development of this site. These requirements may be modified to allow rural-style improvements if Variance 21-0528-VAR7 is approved.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

9. Grant a 20-foot wide Public Sewer Easement centered over the proposed public sewer on the common lot adjacent to Lot 7 on the Final Map for this site.

10. A working sanitary sewer connection shall be in place prior to the 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 the issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.

12. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type, and/or alignment of improvements, including but not limited to street, sewer, and drainage improvements, shall be resolved prior to the 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 the elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a seven-lot single-family, detached residential subdivision on 5.31 acres at the southeast corner of Moccasin Road and Homestead Road.

ISSUES

- Variances (21-0528-VAR1 and VAR2) are requested to allow 20-foot front yard setbacks where 30 feet is required for Lots #1 and #2. Staff does not support this request.
- Variances (21-0528-VAR3 and VAR4) are requested to allow 10-foot front yard setbacks where 20 feet is required and 25-foot rear yard setbacks where 35 feet is required for Lots #3 and #5. Staff does not support this request.
- Variances (21-0528-VAR5 and VAR6) are requested to allow 25-foot front yard setbacks where 30 feet is required for Lots #6 and #7. Staff does not support this request.
- A Variance (21-0528-VAR7) is requested to allow rural street standards along Trails End Avenue and Homestead road where such is not allowed. Staff does not support this request.
- A Variance (21-0528-VAR8) is requested to allow no external streetlights where such are required. Staff does not support this request.
- The Department of Public Works has received and approved a signed request from the applicant for offsite improvement deferral. If Variance (21-0528-VAR1) is approved, the applicant will not be responsible for any offsite improvements or associated costs. A Waiver is requested for a deferral of the street lighting standards. Staff does not support this request.

ANALYSIS

The subject site is a 5.31-acre undeveloped lot located at the northwest corner of Trails End Avenue and Homestead Road. The subject site is zoned as R-E (Residence Estates) and subject to the development standards in Title 19.06.060. The northern portion of the parcel contains an approximately 200-foot wide Nevada Energy Easement that is unable to be developed as part of the proposed overall single-family residential subdivision. If approved, this portion of the site will be an undeveloped (natural desert) common lot with only an access drive from Moccasin Road to the neighborhood for the residents.

AS

The applicant has proposed to develop a seven-lot single-family subdivision with lot sizes varying from 18,155 square feet to 27,328 square feet. A general lot fit analysis was submitted as part of this application but no specific building or floor plans were submitted; such plans would be held to the R-E (Residence Estates) development standards in listed in Title 19.06.060. In the submitted justification letter date stamped on 08/19/21, the applicant stated that the subdivision will include three distinct single-story floor plans ranging from 3,001 square feet to 3,704 square feet. The dwellings will feature three-car garages on all models.

Variances Required				
Variance #	**Lot #**	**Front Yard Setback**	**Rear Yard Setback**	**Streetscape**
21-0528-VAR1	1	X		
21-0528-VAR2	2	X		
21-0528-VAR3	3	X	X	
	4			
21-0528-VAR4	5	X	X	
21-0528-VAR5	6	X		
21-0528-VAR6	7	X		
21-0528-VAR7				Rural Streets
21-0528-VAR8				Street Lights

The R-E (Residence Estates) zoning district requires that the main dwelling unit maintain a 30-foot front yard setback for lots on private streets. The proposed subdivision has various deviations of the front yard setback with Lot #1 and #2 showing a 20-foot setback and Lot #6 and #7 providing a 25-foot setback. Similarly, when located on a cul-de-sac, the minimum front yard setback is reduced to 20 feet. As a result, the applicant is requesting Variances (VAR1 through VAR6) to allow various deviations from the front yard setback requirement.

Staff finds the requested Variances to be self-imposed hardships, as the applicant is proposing to overdevelop the subject site as evidenced by the multiple Variance requests to eliminate the required front and rear yard setback requirements. The appropriate application is a request to rezone the subject site from R-E (Residence Estates) to R-D (Single Family Residential-Restricted). The R-D zoning district would allow flexibility to develop the site as currently proposed. This zoning district requires a 25-foot front yard setback and a 30-foot rear yard setback. While deviations would still occur as 10-foot and 20-foot front yard setbacks are proposed, the dwellings could be reconfigured by the developer to meet these requirements.

The proposed residential subdivision provides private streets behind a gate. The proposed development complies with Title 19.04, providing a 28-foot-wide private street with a five-foot-wide sidewalk on at least one side.

The purpose of Title 19.04 Complete Streets Standards "is to set forth requirements for achieving a connected transportation system as outlined in the City's General Plan to provide a safe and accessible environment for a variety of transportation modes and users."

This portion of Moccasin Road is currently undeveloped. The applicant is proposing to develop the southern portion of this roadway without streetlights. A ten-foot-wide shared used trail is proposed adjacent to this right-of-way. An additional five feet of landscaping will be required adjacent to the trail as shown on the provided cross-section.

Homestead Road has a current dedicated right-of-way width of 60 feet. The applicant is proposing to pave 28 feet of right-of-way with a 10-foot equestrian granite pathway on one side and a 10-foot asphalt path on the other. Homestead Road does not include an amenity zone with required streetlights, landscape buffer, curb, gutter, and sidewalk. In the submitted justification letter date stamped on 08/19/21, the applicant states that Homestead Road is designed in accordance with Clark County Area Uniform Standard Drawing (CCAUSD) #244.10 for Rural Roadways 60-foot right-of-way.

Trails End Avenue has a current dedicated right-of-way width of 60 feet. The applicant is proposing a 32-foot-wide pavement. The remaining 28-foot portion of the right-of-way is undeveloped with no curb, gutter, sidewalk, or streetlights and landscape buffer. In the submitted justification letter date stamped on 08/19/21, the applicant states that Trails End Avenue is designed in accordance with Clark County Area Uniform Standard Drawing (CCAUSD) #209.1 for Access Roads.

Staff recommends the installation of half-street improvements adjacent to all new development, as such improvements help the City meet the Americans with Disabilities Act (ADA) requirements and aid in the containment and direction of stormwater in an efficient manner to protect City roadways. In addition, City standards require sidewalks on both sides of all public streets, even if such sidewalks are allowed to be deferred in support of a current rural character. Appropriate right-of-way should be preserved for the future installation of such sidewalk, should it ever become desired in the future.

The submitted east/west cross-section depicts a maximum natural grade greater than two percent across this site. Per the Tables in Title 19.06.050 a development with a natural slope greater than two percent is allowed a maximum six-foot retaining wall. A six-foot maximum retaining wall is shown along the eastern border (Site Section 5).

The submitted north/south cross-section depicts a maximum natural grade of less than two percent across this site. Per the Tables in Title 19.06.050 a development with a natural slope of less than two percent is allowed a maximum four-foot retaining wall. A 3.44-foot retaining wall is shown on the northern border (Site Section 1).

As development encroaches into rural areas of the City and the population intensifies, residential neighborhoods developed without the required amenities such as streetlights do not support the goals of the City's General Plan to provide a safe and accessible environment for the residents. The Department of Public Works has received a signed request from the applicant for offsite improvement deferral for Trails End Avenue and Homestead Road. The City of Las Vegas has approved this request subject to standard requirements. Provided the applicant pays deferral fees based on rural streetscape standards, the Department of Public Works does not object to the Variance (21-0528-VAR7).

The Clark County School District has concluded that the proposed development will increase two neighboring school's program capacities. O'Roarke Elementary School and Arbor View High School were over capacity for the 2020-2021 school year. O'Roarke Elementary School was at 130.03% and Arbor View High School was at 127.93% of their program's capacities.

The applicant is proposing to overdevelop a site that is zoned R-E (Residence Estates). The proposed Variances to reduce front and rear yard setbacks are not compatible with the current zoning designation. No evidence of a unique or extraordinary circumstance has been provided to warrant the requested Variances. As such staff is recommending denial of all requests. Due to the associated Variances requested allowing rural street standards, staff is recommending denial of the proposed Tentative Map

FINDINGS (21-0528-VAR1-VAR6)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the subject site by failing to comply with the R-E (Residence Estates) development standards. A rezoning request to the R-D (Single Family Residential-Restricted) zoning district would allow flexibility in designing the site in conformance with the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0528-VAR7 and VAR8)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop a residential subdivision that does not conform with Title 19's subdivision design regulations. An alternative subdivision design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0528-TMP1)

As the design of the Tentative Map is dependent on the approval of the requested Variances, rural street standards, staff is recommending denial of the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/13/98	The Planning Commission approved a Petition to Vacate (VAC-0015-98) a portion of Homestead Road generally located between Moccasin Avenue and Trails End Avenue.
11/13/13	The City Council approved a Petition of Annexation (ANX-51433) 5.31 acres at the southwest corner of Moccasin Road and Homestead Road. The Planning Commission and staff recommended approval

Most Recent Change of Ownership	
06/28/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses associated with the subject site.

Pre-Application Meeting	
08/19/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for Variances and a Tentative Map pertaining to a proposed seven-lot single-family residential development.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/08/21	A routine field check was conducted of the subject site; staff found an undeveloped site with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	5.31

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North		TND (Traditional Neighborhood Development)	U (Undeveloped)
South	Single Family, Detached	R-A (Residential Agricultural) – Clark County	R-A (Residential Agricultural [1 Unit per Acre])
East	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
West	Single Family, Detached	R-A (Residential Agricultural) – Clark County	R-A (Residential Agricultural [1 Unit per Acre])

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Kyle Canyon	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

Other Plans or Special Requirements	***Compliance***
Trails (Proposed Shared Use Trail)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Area A2	Y
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Lots #1 and #2			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	18,155 SF	Y
Min. Lot Width	100 Feet	131 Feet	Y
Min. Setbacks			
• Front	30 Feet	20 Feet	N*
• Side	10 Feet	10 Feet	Y
• Rear	35 Feet	35 Feet	Y
Min. Distance Between Buildings	6 Feet	N/A	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories/ 35 Feet	1 Story	Y

Pursuant to Title 19.06.060, the following standards apply:

Lots #3 and #5			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	19,614 SF	Y
Min. Lot Width	30 Feet	40 Feet	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	N*
• Side	10 Feet	10 Feet	Y
• Rear	35 Feet	25 Feet	N*
Min. Distance Between Buildings	6 Feet	N/A	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories/ 35 Feet	1 Story	Y

Pursuant to Title 19.06.060, the following standards apply:

Lots #6 and #7			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	18,914 SF	Y
Min. Lot Width	100 Feet	125 Feet	Y
Min. Setbacks			
• Front	30 Feet	25 Feet	N*
• Side	10 Feet	10 Feet	Y
• Rear	35 Feet	35 Feet	Y
Min. Distance Between Buildings	6 Feet	N/A	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories/ 35 Feet	1 Story	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 / 0 Linear Feet	0 Trees	Not Specified	N*,**
• South	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		**0 Trees**	**0 Trees**	**Y or N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		200 Feet	Y**
• South	0 Feet		0 Feet	Y
• East	0 Feet		0 Feet	Y
• West	0 Feet		0 Feet	Y

**The applicant is requesting an Exception of the perimeter landscape buffer planting requirements.*

***The northern portion of the property contains an approximately 200-foot wide Nevada Energy Easement that is unable to be developed.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Moccasin Road	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Trails End Avenue	Local Street	Title 13	60	Y
Homestead Road	Local Street	Title 13	60	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Moccasin Road (60-Foot)	18-inch curb and gutter, five-foot landscape buffer, streetlights, and a five-foot sidewalk	To provide no streetlight improvements	N*
Trails End Avenue (60-Foot)		To provide 32 feet of pavement with no sidewalk, streetlights, curb, or gutter.	N*
Homestead Road (60-Foot)		To provide a 60-foot right-of-way with 24 feet of pavement and no curb, gutter, sidewalk, or streetlights.	N*

**The applicant is requesting Variances to allow deviations from the following streetscape standards.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	2 spaces per dwelling unit	2 spaces per dwelling	14				
TOTAL SPACES REQUIRED			14		14		Y
Regular and Handicap Spaces Required			14	0	14	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Street lighting for public streets shall be designed, installed or upgraded in accordance with City Standards.	The Department of Public Works has received and approved a signed request from the applicant for offsite improvement deferral.	Denial

Proposed 7 Single Family Lots:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (7)	7 x 0.166	7 x 0.093	7 x 0.131
Total Additional Students	1	1	1

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
O'Roarke Elementary School	8455 O'Hare Road	Kindergarten – 5th Grade	727 Students	749 Students*	03/01/21
Cadwallader Middle School	7775 Elkhorn Road	6th – 8th Grade	1,564 Students	1,414 Students	03/01/21
Arbor View High School	7500 Whispering Sands Drive	9th - 12th Grade	2,524 Students	3,229 Students*	03/01/21

**O'Roarke Elementary School and Arbor View High School were over capacity for the 2020-2021 school year. O'Roarke Elementary School was at 130.03% and Arbor View High School was at 127.93% of their program's capacities.*

Department of Public Works Traffic Study

Tentative Map for a Proposed Seven-Lot Single Family Residential Subdivision – Southwest Corner of Moccasin Road and Homestead Avenue				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	7	9.44	66
AM Peak Hour			0.74	5
PM Peak Hour			0.99	7
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Moccasin Road			12,480	
Homestead Avenue			12,480	
Summary				
This project will add approximately 66 trips per day on Moccasin Road and Homestead Avenue. Recent counts are not available for Moccasin Road or Homestead Avenue, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly seven additional cars, or about one every nine minutes.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) SWC of Moccasin Road & Homestead Road

Project Name Moccasin Homestead West **Proposed Use**

Assessor's Parcel #(s) 125-05-502-014 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing R-E Proposed

Additional Information

Property Owner Verlaine, LLC **Contact** Joe Genovese

Address 4470 N. Grand Canyon Dr. City Las Vegas State NV Zip 89129

E-mail verlainellc@gmail.com / LEVI@INVESTINTOLV.COM Phone 702-374-1519

Applicant Century Communities Nevada, LLC **Contact** Joe Genovese

Address 6345 S Jones Blvd, Suite 400 City Las Vegas State NV Zip 89118

E-mail joe.genovese@centurycommunities.com Phone 702-443-0192

Representative Strive Engineering **Contact** Sandra Ibrahim

Address 8912 Spanish Ridge Avenue, Suite 200 City Las Vegas State NV Zip 89148

E-mail sandra.ibrahim@strivenv.com Phone 702-718-1788 ext 107

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 whor 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 parce

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 Xiaohua Zhang

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

21-0528
08/19/2021

Print Name XIAOHUA ZHANG

Subscribed and sworn before me

This 4th day of August, 20 21

Notary Public in and for said County and State Massachusetts / Suffolk County

XIOMARA SMITH
Notary Public Commonwealth of Massachusetts
My Commission Expires January 22, 2027

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) SWC of Moccasin Road & Homestead Road

Project Name Moccasin Homestead West **Proposed Use**

Assessor's Parcel #(s) 125-05-502-014 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing R-E Proposed

Additional Information

Property Owner Verlaine, LLC Contact Levi Parker

Address 4470 N. Grand Canyon Dr City Las Vegas State NV Zip 89129

E-mail verlainellc@gmail.com / LEVI@INVESTINTOLV.COM Phone 702-374-1519

Applicant Century Communities Nevada, LLC Contact Joe Genovese

Address 6345 S Jones Blvd, Suite 400 City Las Vegas State NV Zip 89118

E-mail joe.genovese@centurycommunities.com Phone 702-443-0192

Representative Strive Engineering Contact Sandra Ibrahim

Address 8912 Spanish Ridge Avenue, Suite 200 City Las Vegas State NV Zip 89148

E-mail sandra.ibrahim@strivenv.com Phone 702-718-1788 ext 107

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 whoi 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 parce

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 Xiaohua Zhang

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name XIAOHUA ZHANG

XIOMARA SMITH
Notary Public, Commonwealth of Massachusetts
My Commission Expires January 22, 2027

21-0528
08/19/2021

Subscribed and sworn before me

This day of , 20 21

Notary Public in and for said County and State Massachusetts/Suffolk County

Moccasin Homestead West

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.

21-0528
08/19/2021

- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☑ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☐ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☑ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

☑ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☑ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☑ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☑ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 8/19/21

21-0528
08/19/2021

N/A

21-0528
08/19/2021

Site Plan - Submittal not needed per planner (N/A)

21-0528
08/19/2021

TENTATIVE MAP

FOR

MOCCASIN HOMESTEAD WEST

A 7-LOT SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION LOCATED IN

LAS VEGAS, NEVADA

APN: 125-05-502-014

5.31 ACRES

21-0528
08/19/2021

Planning Commission October 12, 2021 - Page 1532

LEGEND

BOUNDARY LINE
EX. PROPERTY LINE
PROP. PROPERTY LINE
NVE EASEMENT
DRAINAGE/UTIL EASEMENT
ROAD CENTERLINE
WATER LINE
SEWER LINE W/ MANHOLE
STORM DRAIN
OVERHEAD POWER
EX. EDGE OF PAVEMENT
PROP. EDGE OF PAVEMENT
SAWCUT LINE
PROP. SCREEN WALL
BUILDING SETBACK LINE
FIRE LANE
SIGHT VISIBILITY ZONE

ABBREVIATIONS

AB	ASPHALT BERM	OC	ON CENTER
AC	ASPHALTIC CONCRETE	PAE	PEDESTRIAN ACCESS EASEMENT
AC	ACRES	PB	PULL BOX
BC	BACK OF CURB	PC	POINT OF CURVE
BCR	BACK OF CURB RADIUS	PCC	POINT OF COMPOUND CURVE
BM	BENCHMARK	PE	POLYETHYLENE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
BW	BOTTOM OF EXISTING WALL	PL	PROPERTY LINE
CATV	CABLE TELEVISION	POC	POINT OF CONNECTION
CC	CLARK COUNTY	PP	POWER POLE
CCSS	CADENCE DEVELOPMENT STANDARDS	PRC	POINT OF REVERSE CURVE
CL	CENTERLINE	PROP	PROPOSED
CLV	CITY OF LAS VEGAS	PRVT	PRIVATE
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
CO	CLEAN OUT, SEWER	PVC	POLYVINYL CHLORIDE
COH	CITY OF HENDERSON	R	RADIUS
CY	CUBIC YARD	RCB	REINFORCED CONCRETE BOX
DG	DESIGN GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
EC	END OF CURVE	SB	SETBACK
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
ESMT	EASEMENT	SL	STREETLIGHT
EX	EXISTING	SNWA	SOUTHERN NEVADA WATER AUTHORITY
FF	FINISH FLOOR ELEVATION	SS	SANITARY SEWER
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	SVZ	SIGHT VISIBILITY ZONE
FT	FEET	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GFF	GARAGE FINISH FLOOR	TF	TOP OF FOOTING
HP	HIGH POINT	TR	TOP OF RETAINING
INV	INVERT	TW	TOP OF WALL
LF	LINEAR FEET	TYP	TYPICAL
LT	LEFT	USD	UNIFORM STANDARD DRAWING
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	VC	VERTICAL CURVE
MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
MH	MANHOLE	VG	VALLEY GUTTER
NTS	NOT TO SCALE	W	WATER

BASIS OF BEARING
NORTH 00°13'45" EAST, BEING THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 198, PAGE 64 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 0LV80 3259E6

RIVET AND ROUND ALUMINUM PLATE IN CONCRETE CYLINDER ON THE NORTH SIDE OF MOCCASIN AT HOMESTEAD.

ELEVATION = 780.71 METERS (NAVD 88)
ELEVATION = 2561.38 U.S. SURVEY FEET (NAVD 88)

LEGAL DESCRIPTION

THE LAND PREFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

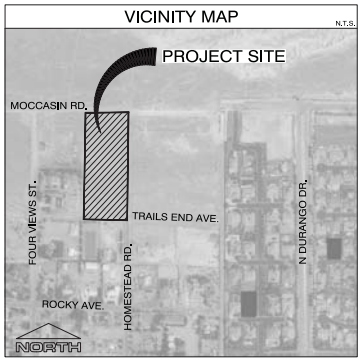
LOT 502-4 AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 123, PAGE 33 OF SURVEYS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, BEING THE CENTERLINE INTERSECTION OF DURANGO DRIVE AND MOCCASIN ROAD; NORTH 89°09'06" WEST A DISTANCE OF 1,998.02 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID CENTERLINE, SOUTH 00°50'54" WEST A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 502-4 ALONG THE SOUTH RIGHT-OF-WAY OF SAID MOCCASIN ROAD, SAME ALSO BEING THE POINT OF BEGINNING;

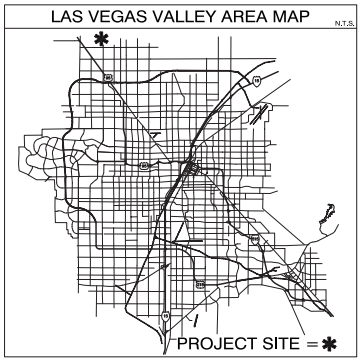
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°09'06" EAST A DISTANCE OF 279.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.19 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°46'59" TO THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°39'53" WEST A DISTANCE OF 725.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY 24.25 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°36'59" TO THE NORTH RIGHT-OF-WAY LINE OF TRAILS END AVENUE; THENCE ALONG SAID NORTH RIGHT-OF- WAY LINE, NORTH 86°43'43" WEST A DISTANCE OF 269.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 502-4; THENCE DEPARTING SAID NORTH RIGHT-OF- WAY LINE, NORTH 00°39'49" EAST ALONG THE WEST LINE OF SAID LOT 502-4 A DISTANCE OF 783.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY MICHAEL LATHAN, PLS, TRI-CORE SURVEYING, LLC, 6755 W. CHARLESTON BLVD., LAS VEGAS, NV 89146

VICINITY MAP N.T.S.



LAS VEGAS VALLEY AREA MAP N.T.S.



APN'S/OWNER	APN'S/DEVELOPER	ENGINEER
APN: 125-05-502-014 OWNER: VERLAINE LLC 4470 N. GRAND CANYON LAS VEGAS, NV 89129	APN: 125-05-502-014 DEVELOPER: CENTURY COMMUNITIES NEVADA LLC 6345 S. JONES BLVD. #400 LAS VEGAS, NV 89118 CONTACT: JOE GENOVESE DIRECT: (702)-330-4694 EMAIL: JOE.GENOVESE@CENTURYCOMMUNITIES.COM	STRIVE ENGINEERING, LLC 9912 SPANISH RIDGE AVE, SUITE # 200 LAS VEGAS, NV 89148 CONTACT: JOANNA OPENA, PE DIRECT: (702) 718-1768, EXT. 102 EMAIL: JOANNA.OPENA@STRIVENV.COM

PROJECT SUMMARY

ACREAGE (GROSS)	= 5.31 AC
DENSITY (LOTS/GROSS ACRE)	= 1.32 DU/GROSS AC
EXISTING ZONING	= R-E (EFH-RESIDENCE ESTATES DISTRICT)
PROPOSED ZONING	= NO CHANGE
TOTAL NO. OF RESIDENTIAL LOTS	= 7
MINIMUM LOT AREA	= 18,155 SF
MAXIMUM LOT AREA	= 27,326 SF

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

7 UNIT S X 250 GPD/UNITS = 1,750 GPD
TOTAL AVERAGE CONTRIBUTION = 1,750 = 0.00175 MGD
TOTAL PEAK FLOW = (0.00175 * 0.3044) X 2.6186 = 0.0084 MGD
TOTAL WET WEATHER PEAK FLOW = 0.022 X 1.25 = 0.0105 MGD

UTILITY SERVICE BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
POWER	NV ENERGY
TELEPHONE	CENTURY LINK
NATURAL GAS	SOUTHWEST GAS COMPANY
CATV	COX
SOLID WASTE DISPOSAL	REPUBLIC SERVICES

GENERAL NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THE DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
4. THERE WILL BE AN HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
5. LANDSCAPING AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
6. TRAFFIC ACCESS SHALL BE VIA MOCCASIN ROAD.
7. INTERIOR STREETS ARE PRIVATE.
8. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
9. THE SITE SLOPES ARE LESS THAN 12% AND STREET GRADES WILL BE LESS THAN 8%.
10. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
11. ALL HOMES WILL HAVE FIRE SPRINKLERS PER SOUTHERN NEVADA CONSENSUS FIRE CODE AMENDMENTS TO THE 2018 IFC SECTION 903.2.
12. THE SUBJECT SITE CONFORMS WITH ALL FIRE PROTECTION REQUIREMENTS MANDATED BY CLV FIRE DEPARTMENT, INCLUDING ROADWAY WIDTH, TURNAROUNDS, FIRE SPRINKLERS, & FIRE HYDRANTS.
13. HOA AND PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED FOR THIS SUBDIVISION.
14. FIRM PANEL 32003C1734 F DATED NOVEMBER 16, 2011. ENTIRE AREA WITHIN FEMA UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RESIDENTIAL PARKING CALCULATION PER CLV UDC 19.06.065:

REQUIRED:

2 SPACES/UNIT X 7 UNITS = 14 SPACES

PROVIDED:

AT LEAST 21 SPACES IN 3 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING

UTILITY POINT OF CONNECTION

WATER: THE PROJECT WILL CONNECT AN 8" WATER MAIN TO THE 24" WATER MAIN ALONG THE MOCCASIN ROAD FRONTAGE. THE SITE WILL EXTEND AN 8" LINE THROUGH THE PRIVATE STREET'S CUL-DE-SAC. THE LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR.

SEWER: THE NEAREST SEWER CONNECTION IS A MANHOLE AT HOMESTEAD ROAD. AN 8" SEWER MAIN WILL RUN FROM THE CUL-DE-SAC TO THE EAST UNDER NVE EASEMENT. THE CITY OF LAS VEGAS IS THE PURVEYOR.

UTILITY DISCLAIMER

EXISTING UTILITY LOCATION SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

SETBACK

PER CLV UDC 19.06.060 FOR SINGLE-FAMILY RESIDENTIAL-RESIDENCIAL ESTATES DISTRICT (R-E)

FRONT YARD	30' FROM R/W / P.L. (PRIVATE STREET) 20' FROM P.L. WITHIN CUL-DE-SAC
SIDE YARD	10' FROM R/W / P.L.
SIDE YARD @ CORNER LOT	15' FROM R/W / P.L.
REAR YARD	35' FROM R/W / P.L.

REVISIONS				APPROVAL	
NO.	DATE	REVISIONS	DATE	INITIALS	

STRIVE ENGINEERING
9912 SPANISH RIDGE AVE, SUITE # 200 · LAS VEGAS, NV 89148
(702) 718-1768

PREPARED FOR
CENTURY COMMUNITIES

PROJECT: MOCCASIN HOMESTEAD WEST
DATE: 08/19/2021
SUBMITTAL STAGE: 2ND SUBMITTAL
SCALE: PER SHEET
DESIGNED BY: SAI
DRAWN BY: SAI
CHECKED BY: JWS

TITLE: TENTATIVE MAP COVER SHEET
SHEET

FOR REVIEW ONLY

PROFESSIONAL ENGINEER · STATE OF NEVADA · MARIA JOANNA BACUD OPENA · Exp: 12/31/21 · CIVIL · No. 024230
08/19/2021

SHEET
TM-01
1 OF 5
DRAWING NO.

NO.	DATE	REVISIONS	APPROVAL

STRIVE ENGINEERING
892 SYLVAN RIDGE AVE, SUITE 200 • LAS VEGAS, NV 89148
(702) 476-7366

PREPARED FOR
CENTURY COMMUNITIES

PROJECT:	SCALE: PER SHEET
DATE: 08/19/2021	DESIGNED BY: SAI
SUBMITTAL STAGE:	DRAWN BY: SAI
2ND SUBMITTAL	CHECKED BY: JKS

TITLE
MOCCASIN HOMESTEAD WEST

SHEET
TENTATIVE MAP

FOR REVIEW ONLY

PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 021470 — Exp: 12/31/21 — CIVIL — JAMES KOSTINAS — 08/19/2021

SHEET 2 OF 5 — TM-02 — DRAWING NO.

21-0528
08/19/2021

VICINITY MAP
N.T.S.

PROJECT SITE
MOCCASIN RD
HOMESTEAD RD
EL CAPITAN WAY
FOUR WINDS ST
ROCKY AVE
TRUSTON RD
CHELMSFORD DR

NOTE:
RESIDENTIAL MODELS SHOWN ON SITE PLAN PORTRAY THE LARGEST PROPOSED FLOOR PLAN WITH 3,704 SQ. FT. HOUSE.

LEGEND
- BOUNDARY LINE
- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- NVE EASEMENT
- PROP. CURB/CURB, GUTTER
- WATER LINE
- WATER VALVE / MANHOLE
- STORM DRAIN
- DOUBLE YELLOW LINES
- EX. EDGE OF PAVEMENT
- PROP. EDGE OF PAVEMENT
- SAWCUT LINE IF PAVEMENT
- PROP. SCREEN WALL
- BUILDING SETBACK LINE
- FIRE LANE
- SIGHT VISIBILITY ZONE

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 50 feet

NO.	DATE	REVISIONS	DATE	INITIALS

APPROVAL

REVISIONS

STRIVE ENGINEERING

8910 SPANISH RIDGE AVE, SUITE 200 • LAS VEGAS, NV 89148
(702) 476-7366

PREPARED FOR	CENTURY COMMUNITIES
PROJECT:	SCALE: PER SHEET
DATE: 08/19/2021	DESIGNED BY: SAI
SUBMITTAL STAGE:	DRAWN BY: SAI
2ND SUBMITTAL	CHECKED BY: JKS

TITLE: MOCCASIN HOMESTEAD

SHEET: CROSS SECTIONS 1

FOR REVIEW ONLY

PROFESSIONAL ENGINEER STATE OF NEVADA JAMES KENNEDY SHANNON No. 17470 Exp: 12/31/21 CIVIL

08/19/2021

SHEET: CS-01

3 OF 5

DRAWING NO.

21-0528
08/19/2021

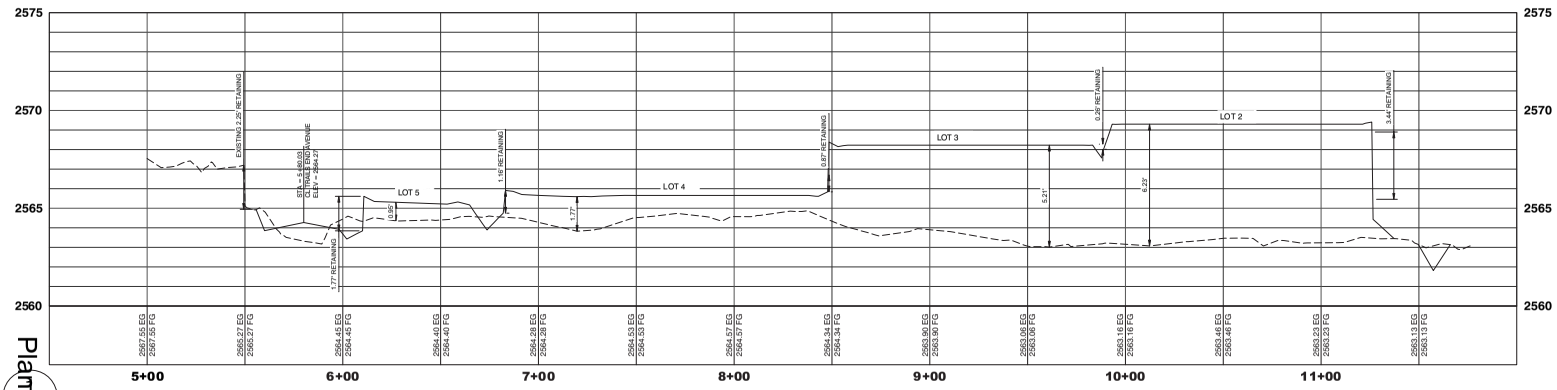
E TM-02 HOMESTEAD ROAD WITH WALL (NTS)

A TM-02 MOCCASIN ROAD (NTS)

B TM-02 PRIVATE ROAD (NTS)

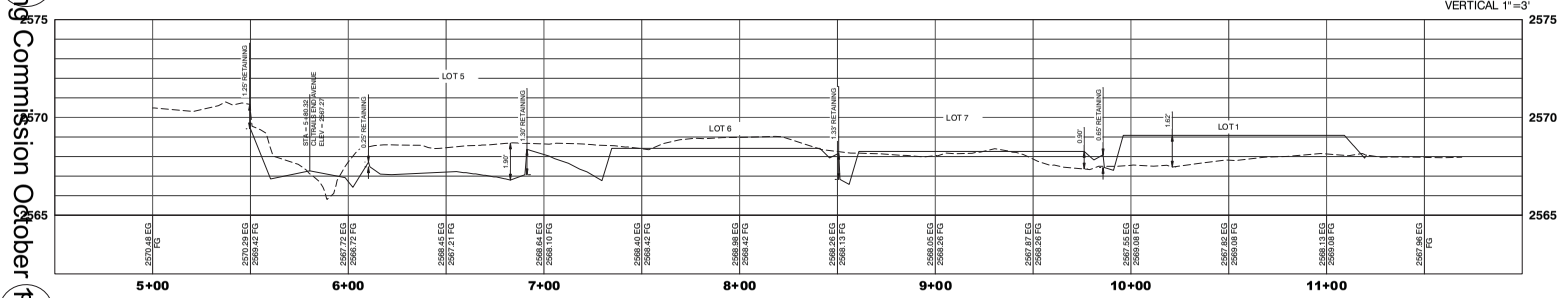
C TM-02 PRIVATE ROAD (NTS)

D TM-02 TRAILS END AVENUE (NTS)



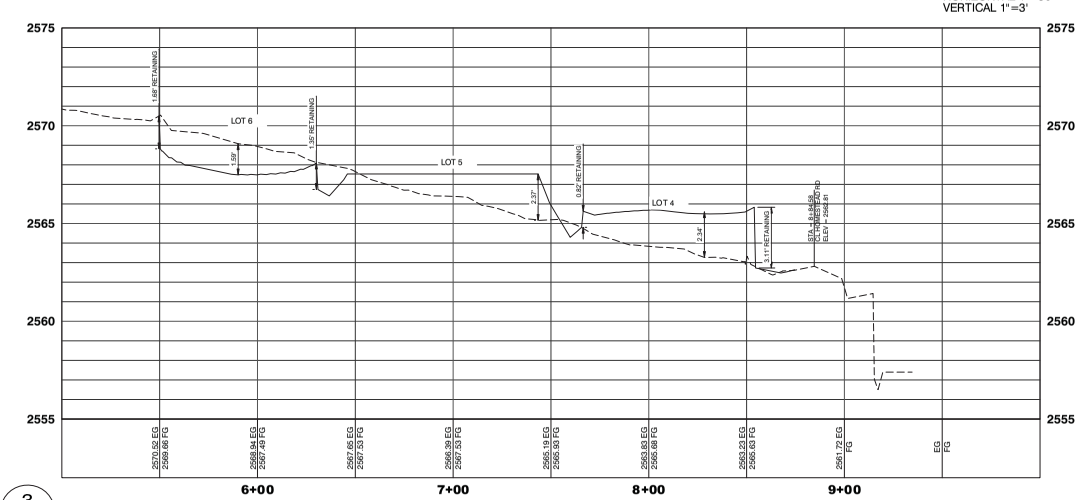
GR-01

HORIZONTAL 1"=30'
VERTICAL 1"=3'



GR-01

HORIZONTAL 1"=30'
VERTICAL 1"=3'



3
GR-01

HORIZONTAL 1"=30'
VERTICAL 1"=3'

21-0528
08/19/2021

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

AVOID CUTTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-642-2444

REVISIONS

NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

APPROVAL

STRIVE ENGINEERING

PREPARED FOR
CENTURY COMMUNITIES

PROJECT:
DATE: 08/19/2021
SUBMITTAL STAGE: 2ND SUBMITTAL

SCALE: PER SHEET
DESIGNED BY: MJS
DRAWN BY: MJS
CHECKED BY: JPM

TITLE
MOCCASIN HOMESTEAD WEST

SHEET
PRELIMINARY SITE SECTION

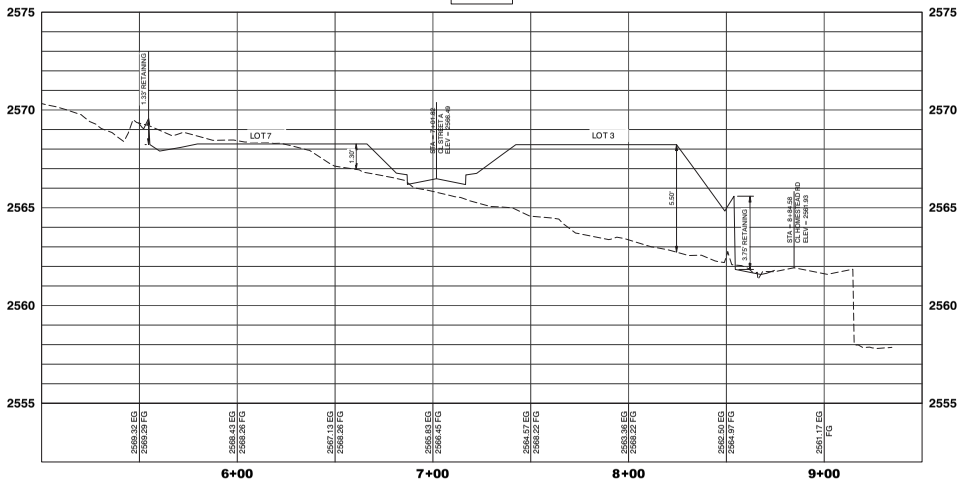
FOR REVIEW ONLY

PROFESSIONAL ENGINEER - STATE OF NEVADA
MARIA JOANNA BACUD OPENA
Exp: 12/31/21
CIVIL
No. 024230
08/19/2021

SHEET
CS-02
4 OF 5
DRAWING NO.

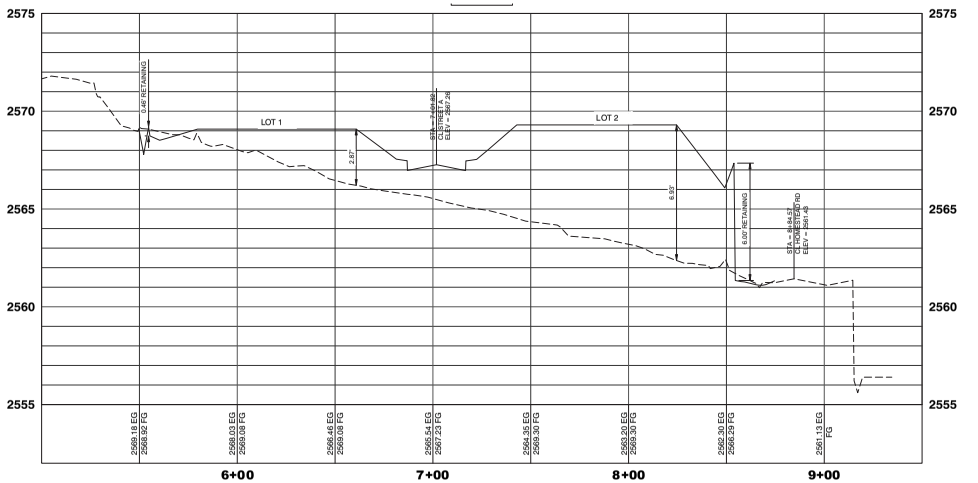
Planning Commission October 12, 2021 - Page 1535

SECTION 4



4
GR-01

HORIZONTAL 1" = 30'
VERTICAL 1" = 3'



5
GR-01

HORIZONTAL 1" = 30'
VERTICAL 1" = 3'

21-0528
08/19/2021

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

CALL BEFORE YOU EXCAVATE OVERHEAD
1-702-227-2929

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-642-2444

REVISIONS

NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

APPROVAL

STRIVE ENGINEERING

PREPARED FOR
CENTURY COMMUNITIES

PROJECT:
DATE: 08/19/2021
SUBMITTAL STAGE: 2ND SUBMITTAL

SCALE: PER SHEET
DESIGNED BY: MJS
DRAWN BY: MJS
CHECKED BY: JPM

TITLE
MOCCASIN HOMESTEAD WEST

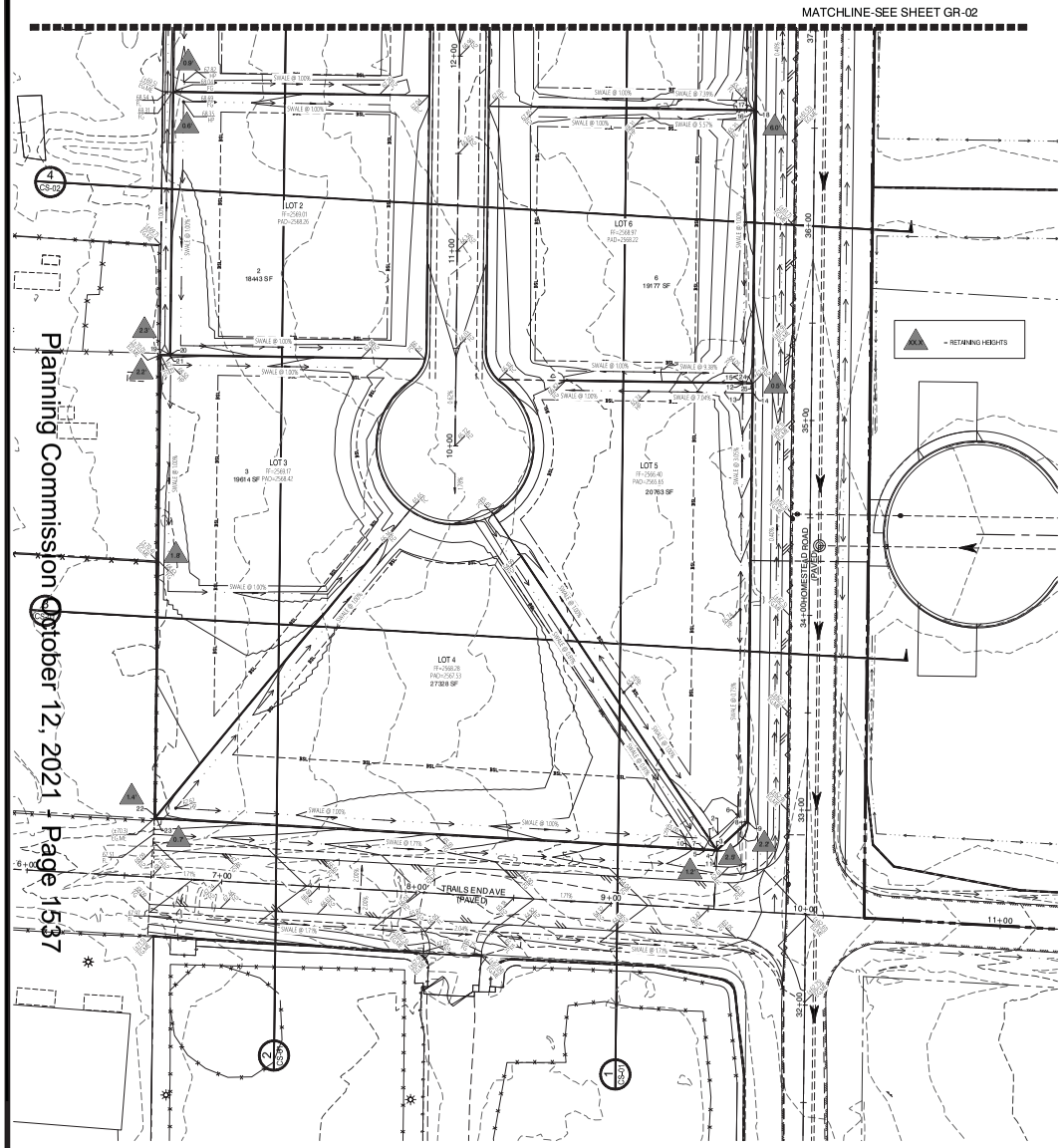
SHEET
PRELIMINARY
SITE SECTION

FOR REVIEW ONLY



08/19/2021

SHEET
CS-03
5 OF 5
DRAWING NO.



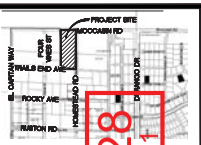
Point Table		
Point #	Description	Elevation
1	WALL/FL	2564.31
2	FL	2564.87
3	WALL	2565.25
4	WALL	2563.87
5	WALL/FL	2562.86
6	FL	2564.97
7	WALL/FL	2563.24
8	WALL	2565.24
9	WALL	2563.08
10	WALL	2564.29
11	WALL	2562.72
12	WALL/FL	2562.39
13	FL	2562.35
14	WALL/FL	2562.20
15	WALL/FL	2562.89
16	WALL	2567.62
17	WALL	2567.62
18	WALL	2561.62
19	WALL	2569.75
20	WALL	2567.44
21	WALL	2567.87
22	WALL	2571.65
23	WALL	2571.04
24	WALL	2562.68
25	WALL	2562.68

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 feet



VICINITY MAP

21-0528
08/19/2021

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

ACCEPTING OVERHEAD POWER LINES IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-642-2444

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
PRELIM EW	1.000	1.000	242684.80 Sq. Ft.	3243.03 Cu. Yd.	10252.08 Cu. Yd.	7009.06 Cu. Yd.<Fill>
Totals			242684.80 Sq. Ft.	3243.03 Cu. Yd.	10252.08 Cu. Yd.	7009.06 Cu. Yd.<Fill>

REVISIONS

NO.	DATE	SHEET	REVISIONS	DATE	INITIALS

APPROVAL

STRIVE ENGINEERING

PREPARED FOR
CENTURY COMMUNITIES

PROJECT:
DATE: 08/19/2021
SUBMITTAL STAGE: 2ND SUBMITTAL
SCALE: PER SHEET
DESIGNED BY: MJS
DRAWN BY: MJS
CHECKED BY: JKS

TITLE
MOCCASIN HOMESTEAD WEST

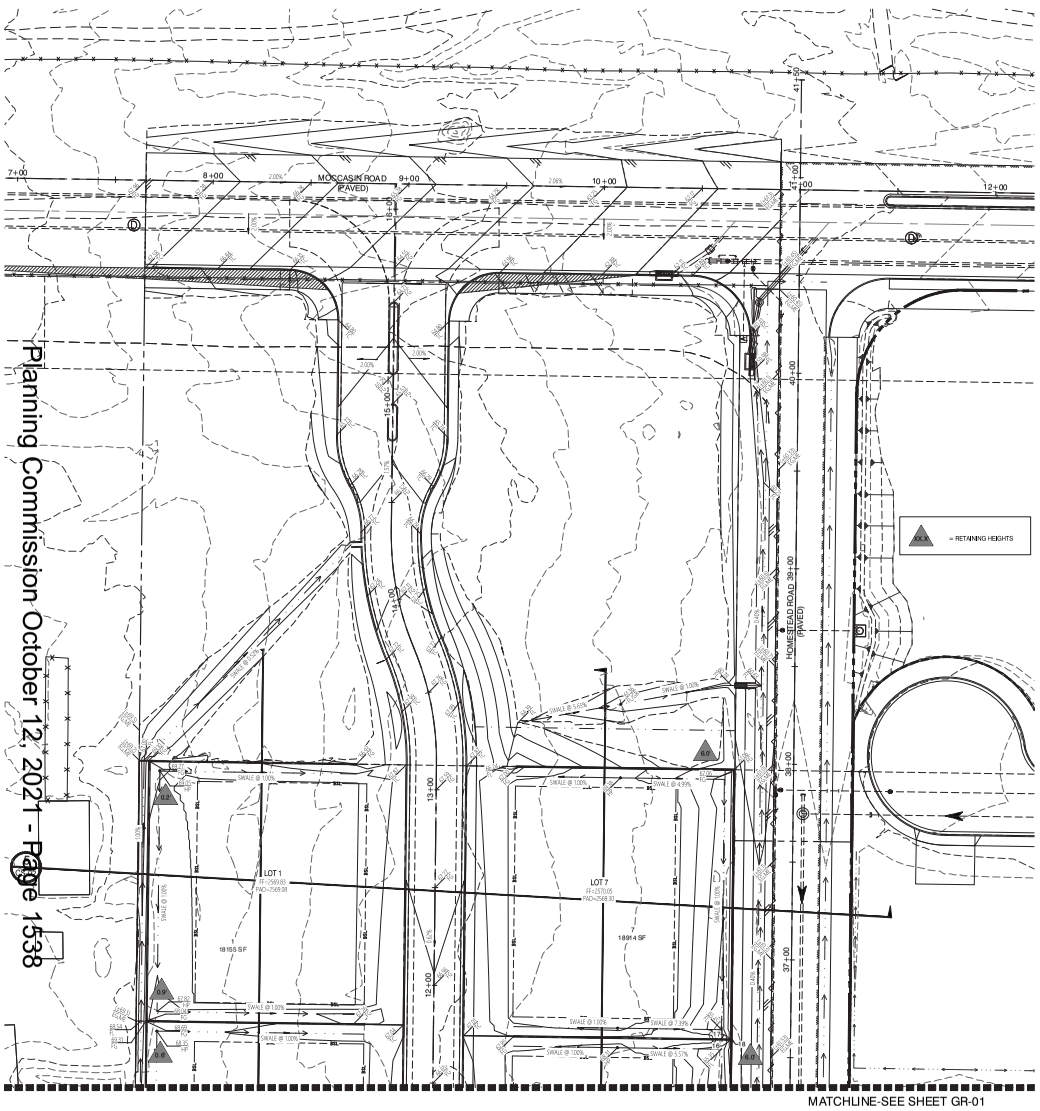
SHEET
PRELIMINARY SITE GRADING

FOR REVIEW ONLY

PROFESSIONAL ENGINEER - STATE OF NEVADA
MARIA JUANNA BACUD/OPENA
Exp: 12/31/21
CIVIL
No. 024230
08/19/2021

SHEET
GR-01
1 OF 2
DRAWING NO.

Planning Commission October 12, 2021 - Page 1537



Point Table		
Point #	Description	Elevation
1	WALL/FL	2564.31
2	FL	2564.87
3	WALL	2565.25
4	WALL	2563.87
5	WALL/FL	2562.86
6	FL	2564.97
7	WALL/FL	2563.24
8	WALL	2565.24
9	WALL	2563.08
10	WALL	2564.29
11	WALL	2562.72
12	WALL/FL	2562.39
13	FL	2562.35
14	WALL/FL	2562.20
15	WALL/FL	2562.89
16	WALL	2567.62
17	WALL	2567.62
18	WALL	2561.62
19	WALL	2569.75
20	WALL	2567.44
21	WALL	2567.87
22	WALL	2571.65
23	WALL	2571.04
24	WALL	2562.68
25	WALL	2562.68

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 feet



VICINITY MAP

21-0528
08/19/2021

Planning Commission October 12, 2021 - Page 1538

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
PRELIM EW	1.000	1.000	242684.80 Sq. Ft.	3243.03 Cu. Yd.	10252.08 Cu. Yd.	7009.06 Cu. Yd.<Fill>
Totals			242684.80 Sq. Ft.	3243.03 Cu. Yd.	10252.08 Cu. Yd.	7009.06 Cu. Yd.<Fill>

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

CALL BEFORE YOU DIG
1-702-227-2929

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-642-2444

REVISIONS

NO.	DATE	SHEET REVISIONS	DATE	INITIALS

APPROVAL

STRIVE ENGINEERING

PREPARED FOR
CENTURY COMMUNITIES

PROJECT:
DATE: 08/19/2021
SUBMITTAL STAGE: 2ND SUBMITTAL

SCALE: PER SHEET
DESIGNED BY: MJS
DRAWN BY: MJS
CHECKED BY: JKS

TITLE
MOCCASIN HOMESTEAD WEST

SHEET
PRELIMINARY
SITE GRADING

FOR REVIEW ONLY

PROFESSIONAL ENGINEER-STATE OF NEVADA
MARIA JOANNA BACIID OPDM
Exp: 12/31/21
CIVIL
No. 024230
08/19/2021

SHEET
GR-02
2 OF 2
DRAWING NO.



21-0528-VAR1, 21-0528-VAR2, 21-0528-VAR3, 21-0528-VAR4, 21-0528-VAR5, 21-0528-VAR6, 21-0528-VAR7, 21-0528-VAR8 AND 21-0528-TMP1 - APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC
SOUTHWEST CORNER OF MOCCASIN ROAD AND HOMESTEAD AVENUE

09/09/2021



21-0528-VAR1, 21-0528-VAR2, 21-0528-VAR3, 21-0528-VAR4, 21-0528-VAR5, 21-0528-VAR6, 21-0528-VAR7, 21-0528-VAR8 AND 21-0528-TMP1 - APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC SOUTHWEST CORNER OF MOCCASIN ROAD AND HOMESTEAD AVENUE

09/09/2021



21-0528-VAR1, 21-0528-VAR2, 21-0528-VAR3, 21-0528-VAR4, 21-0528-VAR5, 21-0528-VAR6, 21-0528-VAR7, 21-0528-VAR8 AND 21-0528-TMP1 - APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC SOUTHWEST CORNER OF MOCCASIN ROAD AND HOMESTEAD AVENUE

09/09/2021



21-0528-VAR1, 21-0528-VAR2, 21-0528-VAR3, 21-0528-VAR4, 21-0528-VAR5, 21-0528-VAR6, 21-0528-VAR7, 21-0528-VAR8 AND 21-0528-TMP1 - APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC SOUTHWEST CORNER OF MOCCASIN ROAD AND HOMESTEAD AVENUE

09/09/2021

STRIVE
ENGINEERING

August 19, 2021

To Whom it May Concern
City of Las Vegas
Planning & Zoning
495 S. Main Street
Las Vegas, NV 89101

Subject: **Moccasin Homestead West – Waiver and Variance Justification Letter for a Gated, 7-Lot Single-Family Rural Estates Residential Subdivision on 5.31 acres (APN: 125-05-502-014)**

To Whom it May Concern,

On behalf of our client, Century Communities, we are pleased to offer this Justification Letter for a Waiver and Variance for *Moccasin Homestead West*, a proposed 5.31-acre gated, single-family rural estates residential subdivision located at the southwest corner of Moccasin Road & Homestead Road within Las Vegas, NV.

PROJECT DESCRIPTION:

The proposed gated, single-family detached development consists of 7 lots on 5.31 gross acres, for a gross density of 1.32 dwelling units per acre. The APN is 125-05-502-014 and it is located at the SWC of Moccasin Road & Homestead Road in Las Vegas, NV. The existing project zoning is R-E (Single-Family Residential – Residence Estates District) and will remain so upon development of the site.

The residential subdivision will feature three (3) distinct single-story floor plans ranging from 3,001 SF to 3,704 SF fronting onsite private streets. Three-car garages are standard on all models. All Lots fronting the private street are at least 18,000 per UDC 19.06.060 with Lot 1 being the minimum Lot area of 18,155 SF. The maximum perimeter wall elevations occur along the northeast lots (Lot 6 & Lot &), with a combined 6-foot maximum screen wall and 6-foot maximum retaining wall.

WAIVER:

- **Waiver from UDC 19.04.240 for Exemption from Installing External Streetlights Around Subdivision Along Public Roadways.**

The project parcel is in a community of rural, agricultural, and large estate parcels where light pollution is at a minimum. To match the rural nature of the surrounding area and produce the lowest possible impact on the community, this project requests an exemption to installing external streetlights on the public roadways adjacent to the property.

21-0528
08/19/2021

VARIANCE:

8912 Spanish Ridge Ave
Suite 200
Las Vegas, NV 89148
1.702.718.1788

- **Variance from UDC 19.04.200 for Homestead Road and Trails End Avenue, 60' Right-of-Way Streets, to be developed to the Rural Roadways Standards per CCAUSD #244.10 & #209**

This variance is to allow Homestead Road and Trails End Avenue to be developed without curb and gutter. According to the Centennial Hills Interlocal Land Use Plan, the *Moccasin Homestead West* project site and surrounding parcels are mapped for Rural and Rural Neighborhood Preservation land uses, respectively. Therefore, the exemption from installing curb and gutter along Homestead Road and Trails End Avenue is in conformance with the land uses for the adjacent community. Additionally, all existing parcels that front these roadways feature earthen swales, with no curb and gutter. Homestead Road will be developed in accordance with CCAUSD# 244.10. Trails End Avenue will be developed in accordance with CCAUSD# 209.

- **Variance from UDC 19.04.060 for Amenity Zones including Sidewalks, Offsite Buffer Strips, and Onsite Planting Areas**

In association with the variance from UDC 19.04.200, the developer also requests an exemption from installing amenity zones along Homestead Road and Trails End Avenue. Because the adjacent Homestead Road and Trails End Avenue will be developed to rural standards, amenity zones, which include sidewalks, offsite buffer strips, and onsite planting areas, are not compliant with the proposed development standard of these roadways. The exemption of amenity zones would make the development more congruent with the aesthetic of existing developments along Trails End Avenue and Homestead Road while helping maintain the Rural Neighborhood Preservation.

- **Variance from UDC 19.06.060 for Setbacks on all Lots except Lot 5**

The developer is requesting a variance for setbacks on all Lots within the parcel except Lot 4 to accommodate the architectural models.

Lot Number	Required Front Setback	Provided Front Setback	Required Rear Setback	Provided Rear Setback
Lot 1	30'	20'	35'	35'
Lot 2	30'	20'	35'	35'
Lot 3	20'	10'	35'	25'
Lot 5	20'	10'	35'	25'
Lot 6	30'	25'	35'	35'
Lot 7	30'	25'	35'	35'

Because the site is gated, minimum to no public traffic is expected on the private street, which reduces the likelihood of vehicular risk to the structure. Additionally, the front setbacks are typically established to ensure sufficient driveway length is provided for onsite parking. In this case, even with the reduced front setbacks, a minimum of 20 feet of driveway length is provided for onsite parking.

21-0528
08/19/2021

STRIVE
ENGINEERING

We appreciate your consideration in reviewing and approving these Waiver and Variance applications. If there are any additional questions regarding this application, please do not hesitate to contact me at **sandra.ibrahim@strivenv.com** or **(702) 337-5836**.

Sincerely,

Sandra Ibrahim
Project Engineer

21-0528
08/19/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 09/08/2021 **Application Number** 21-0528-TMP1 **Entity** LV

Company Name Strive Engineering

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 718-1788 **Mobile** **Fax** **Email**

Project Name Moccasin Homestead West

Project Description 7 Single-family lots

APN's 125-05-502-014

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	7	x 0.166=	1	x 0.093 =	1	x 0.131 =	1
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			1		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
O'Roarke ES	8455 O'Hare Rd	K-5	727	749	3/1/2021
Cadwallader MS	7775 Elkhorn Rd	6-8	1564	1414	3/1/2021
Arbor View HS	7500 Whispering Sands Dr	9-12	2524	3229	3/1/2021

*** CCSD Comments** O'Roarke ES and Arbor View HS were over capacity for the 2020-2021 school year. O'Roarke ES was at 103.03% and Arbor View HS was at 127.93% of program capacity.

☐ Approved ☐ Disapproved

21-0528-TMP1
Century Communities

SWC Moccasin Road and Homestead Avenue

Proposed 7 unit single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	7	9.44	**66**
AM Peak Hour			0.74	**5**
PM Peak Hour			0.99	**7**

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Moccasin Road	12,480
Homestead Avenue	12,480

This project will add approximately 66 trips per day on Moccasin Rd. and Homestead Ave. Recent counts are not available for Moccasin or Homestead, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 7 additional cars, or about one every nine minutes.

Note that this report assumes all traffic from this development uses all named streets.

Nora Lares

From: noreply@formstack.com
Sent: Monday, October 4, 2021 9:39 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/04/21 9:38 AM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0528
Position:	I OPPOSE the project and all related applications.
Name:	Michael Conn
Residential or Business Address:	8485 Tappaan Lodge Ave Las Vegas, NV 89143
Phone:	(775) 842-9469
Email:	meconn2@juno.com
Comments:	This project would insert urban residential houses on less than 1 acre lots into a rural residential horse property area with lots of 1 acre or more. Traffic would increase significantly due to access to the more dense properties through the less dense rural properties.

43 P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, October 5, 2021 10:45 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/05/21 10:44 AM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0528
Position:	I OPPOSE the project and all related applications.
Name:	Greg Taylor
Residential or Business Address:	10201 Four Views St Las Vegas, NV 89143
Comments:	The project you are proposing is antithetical to the rural/equestrian area it would be attached to. Ruston/ Homestead/Trails End are used by many residents to walk and ride their horses to and from riding trails. Additional traffic on our roads is not why we choose to live here. The lots you are considering do not reflect the acre plus properties that define our area. Setbacks that short for many residents will force on street parking. There is no city water or sewer out here. Our wells could be deeply impacted. I understand that land is a premium for home builders, but our properties have the esthetics and the value that we enjoy. This area of town must remain this way

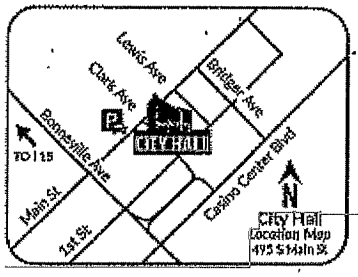
43 P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0528 and 21-0528-VAR1, VAR2 and VAR3, VAR4 and VAR5, VAR6 and VAR7 and VAR8 and 21-0528-TMP1

Planning Commission Meeting of **10/12/2021**

I oppose this request. I do not oppose then building houses on this property however to allow smaller setbacks would impact this neighborhood. We are 'rural agricultural' zoned, not high density and as such all lot should stay large without houses condensed in a small space. We are next door to this development & it would impact our property & life if approved.

21-0528
12505505001
DOODLE BUG RANCH TRUST
SCHAFER LEIGHA & BRADLEY TRS
10550 FOUR VIEWS ST
LAS VEGAS NV 89143-1030

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Oct. 11. 2021 8:08AM - 7th Floor MS No. 1833 P. 1

Submitted after final agenda

43a-i P

Nora Lares

From: noreply@formstack.com
Sent: Monday, October 11, 2021 5:11 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 10/11/21 5:11 PM

Meeting Date:	Tuesday, October 12, 2021
Project Number:	21-0528
Position:	I SUPPORT the project and all related applications.
Name:	Jack Morgon
Residential or Business Address:	8707 Rocky Avenue Las Vegas, NV 89143
Email:	flamefighter19@earthlink.net

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

43a-i A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-VAR1 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 1

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-VAR2 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 2

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-VAR3 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 3

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-VAR4 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 5

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-VAR5 - VARIANCE - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 6

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43f

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-VAR6 - VARIANCE - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 7

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43g

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-VAR7 - VARIANCE - TO ALLOW RURAL STREET STANDARDS ALONG TRAILS END AVENUE AND HOMESTEAD ROAD WHERE SUCH IS NOT ALLOWED

P.C.: Final Action (10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43h

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-VAR8 - VARIANCE - TO ALLOW NO EXTERNAL STREETLIGHTS WHERE SUCH ARE REQUIRED

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
43i

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0528-TMP1 - TENTATIVE MAP - MOCCASIN HOMESTEAD WEST - FOR A SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
44

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

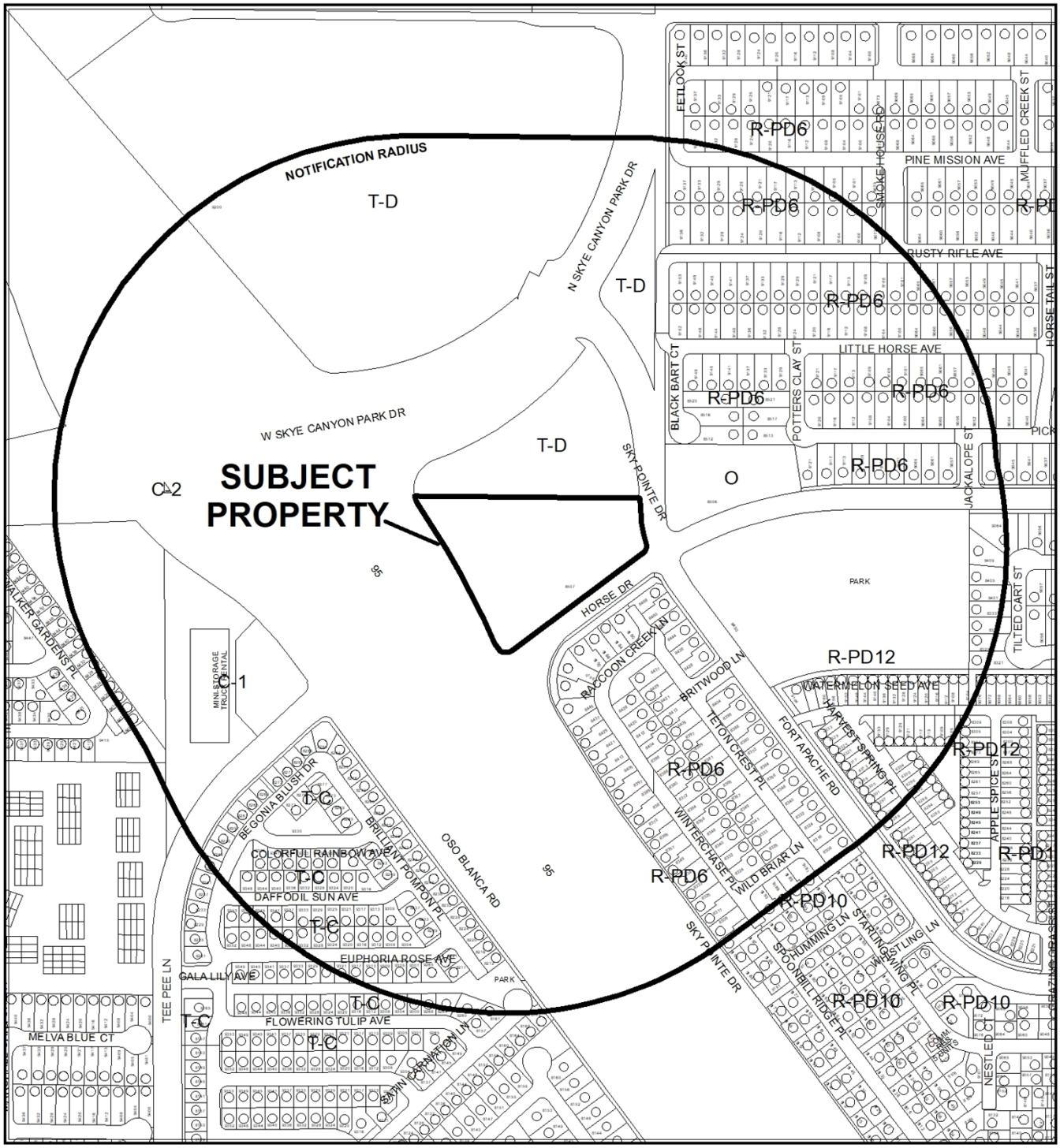
SUBJECT:
21-0530 - PUBLIC HEARING - APPLICANT/OWNER: 95 STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 3.88 acres at the northwest corner of Sky Pointe Drive and Fort Apache Road (APN 125-07-710-001), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on 21-0530-VAR1, 21-0530-SUP1 and 21-0530-SDR1. Staff recommends APPROVAL on 21-0530-TMP1.

May go to City Council on: 11/17/2021 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 on 21-0530-VAR1, 21-0530-SUP1 and 21-0530-SDR1. Staff recommends APPROVAL on 21-0530-TMP1.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Division for 21-0530-SDR1
7. Submitted after Final Agenda – Abeyance Request Letter Submitted by Andrea Limpede Carroll and Protest Postcards



CASE:21-0530

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 315 630
Feet

CASE:21-0530

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

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) VAR, SUP, SDR, TMP

Project Address (Location)

Project Name Mini-Storage at Sky Pointe and Fort Apache **Proposed Use** Mini-Storage

Assessor's Parcel #(s) 125-07-710-001 **Ward #** 6

General Plan: Existing SC Proposed SC **Zoning:** Existing C-1 Proposed C-1

Additional Information 110,550 square foot, 3 Story Mini-Storage building, 6,600 square foot one story RV/Boat Enclosed Building and 22 12'x30' RV/Boat Covered Structure

Property Owner 95 Storage LLC Contact Ben Moshe

Address 522 E. Twain Avenue City Las Vegas State NV Zip 89169

E-mail benmoshe@mydcompanies.com Phone 702.604.3928

Applicant 95 Storage LLC Contact Ben Moshe

Address 522 E. Twain Avenue City Las Vegas State NV Zip 89169

E-mail benmoshe@mydcompanies.com Phone 702.604.3928

Representative Carroll Design Collaborative Contact Andrea Carroll

Address 1980 Festival Plaza Drive, Suite 450 City Las Vegas State NV Zip 89135

E-mail Andrea@Carroll.Design Phone 720.227.1216

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name YAIR BEN MOSHE

Subscribed and sworn before me

This 24TH day of August, 2021

Notary Public in and for said County and State

RACHELLE A. JUAREZ
Notary Public, State of Nevada
Appointment No. 96-2998-1
My Appt. Expires Jun 12, 2024

Sky Pointe and Fort Apache Comm Sub

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.

21-0530
08/19/2021

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.

NOT APPROVED ☐ 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. Please add

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.

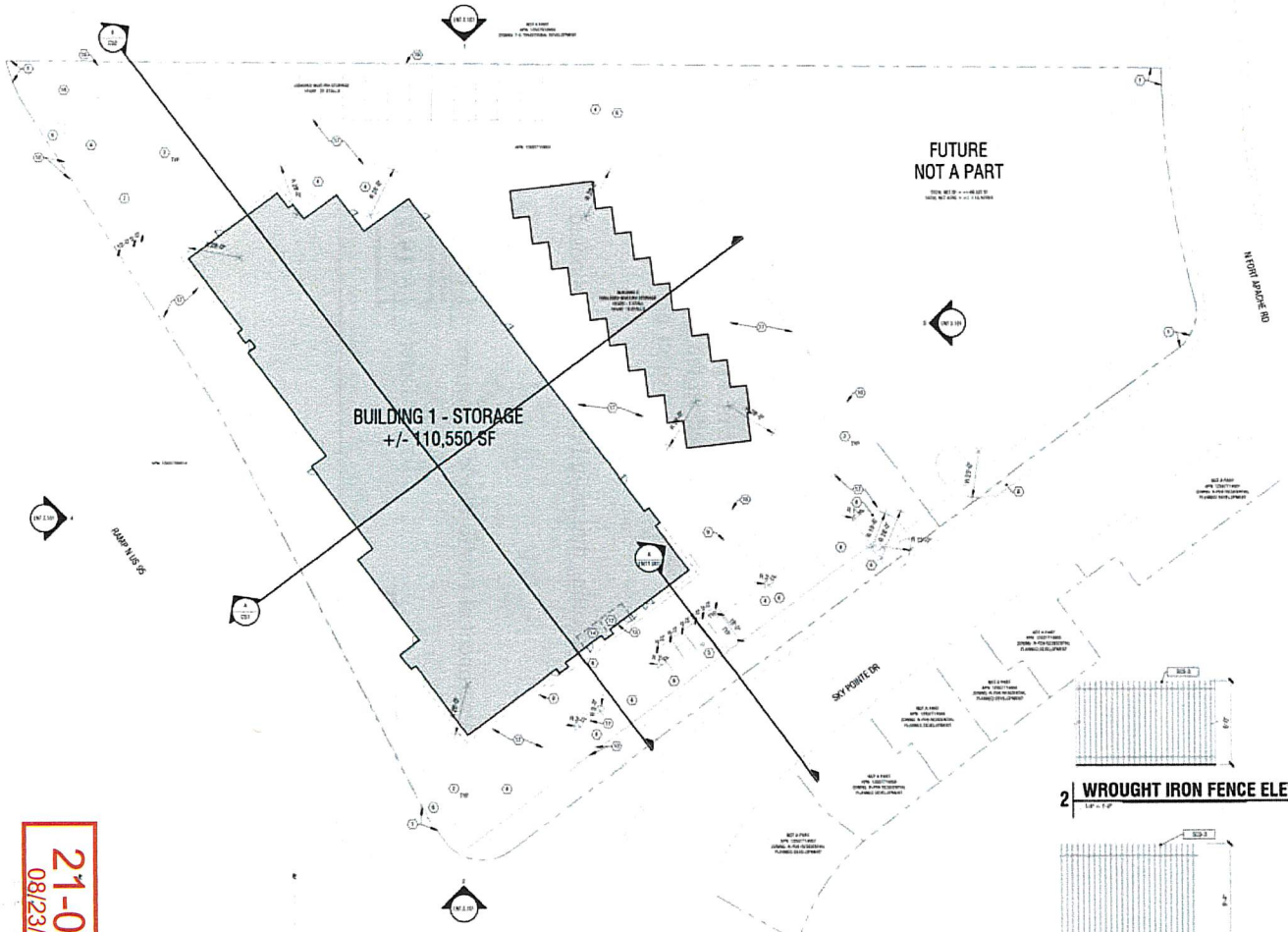
Department of Public Works Signature: Roger Bailey

Date: 8/19/21 8/19/21

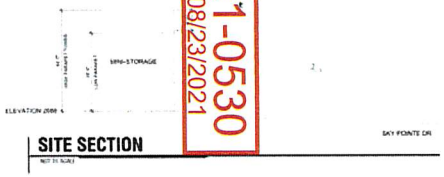
Please add a north/south and east/west cross section

21-0530
08/19/2021

Updated 7/26/2012

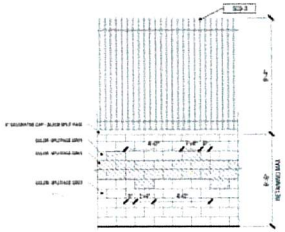


1 SITE PLAN



SITE SECTION

2 WROUGHT IRON FENCE ELEVATION



3 BLOCK WALL ELEVATION

SITE DATA

JURISDICTION	CITY OF LAS VEGAS
PARCEL #	125-07-710-001
CURRENT ZONING CLASSIFICATION	C-1 (LIMITED COMMERCIAL DISTRICT
PROPOSED ZONING CLASSIFICATION	C-1 (LIMITED COMMERCIAL
CURRENT PLANNED LAND USE:	SC SERVICE COMMERCIAL
PROPOSED PLANNED LAND USE:	SC SERVICE COMMERCIAL
SITE AREA	+/- 5.88 ACRES
TOTAL BUILDING AREA	BUILDING 1 = +/- 110,550 SF - 3 STORY BUILDING 2 = +/- 6,600 SF - 1 STORY TOTAL NEW BUILDING AREA = +/- 117,150 SF
WAIVERS REQUIRED	1) S. BUILDING & LANDSCAPE SETBACKS TO NORTH, LANDSCAPE SETBACK TO THE WEST & A WAIVER FOR BUILDING HEIGHT
LOT COVERAGE	51,370 SF / 199,790 SF LOT = 42.88% LOT COVERAGE

PARKING ANALYSIS

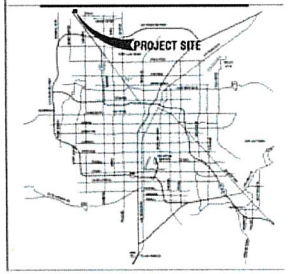
MINI-STORAGE PARKING
STORAGE: 5 PER VICINITY OF OFFICE, 1 PER 100 UNITS, 1 PER TRUCK RENTAL SPACE

OFFICE REQUIREMENT	5 PARKING SPACES REQUIRED
STORAGE UNIT REQUIREMENT	14 PARKING SPACES REQUIRED
TRUCK RENTAL REQUIREMENT	5 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED	19 STANDARD SPACES + 5 TRUCK RENTAL SPACES
TOTAL PARKING SPACES PROVIDED	29 SPACES (22 STANDARD + 6 COMPACT + 1 ADA) + 5 TRUCK RENTAL SPACES
COVERED RV/BOAT PARKING	12'X70' = 22 STALLS 22 TOTAL STALLS
ENCLOSED RV/BOAT PARKING	15'X70' = 1 STALL 10'X70' = 9 STALLS 10 TOTAL STALLS

SITE PLAN KEYNOTES

	KEYNOTES
1	PROPERTY LINE
2	NEW ASPHALT PAVING
3	EXISTING ASPHALT PAVING
4	PUBLIC PARKING
5	VAN ACCESSIBLE HANDICAP PARKING SPACE WITH APPROPRIATE
6	LANDSCAPE AREA
7	TRASH ENCLOSURE
8	SIDEWALK
9	6'-0" HIGH WROUGHT IRON GATE
10	6'-0" HIGH WROUGHT IRON FENCE - REFER TO 2/ ENT 1.001
11	PROPOSED KEYPAD LOCATION
12	FIRE RISER ROOM
13	FIRE DEPARTMENT CONNECTION
14	ELECTRICAL ROOM
15	LOADING ZONE
16	BICYCLE PARKING
17	20' FIRE LANE
18	EXISTING CELL TOWER
19	DECORATIVE BLOCK WALL W/ WROUGHT IRON GAN AND FENCE - REFER TO 3/ ENT 1.001

PROJECT VICINITY MAP



21-0530
08/23/2021

Planning Commission October 12, 2021 - Page 1576

CARROLL DESIGN COLLABORATIVE
5348 FESTIVAL PLAZA DRIVE, SUITE 100 LAS VEGAS, NV 89118

These drawings and specifications are the property of owners and contractors the property of Carroll Design Collaborative. Copies of drawings and specifications shall not be used by any person, firm or corporation for any purposes whatsoever unless they are the recipient of, consent of owner is given in writing and/or under contract by the recipient and consent of the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions. Any discrepancies shall be reported to the design professional before proceeding with the work. Any unauthorized reproduction of these drawings without written permission and consent of the design professional is prohibited and will be subject to legal action. © Copyright 2021 Carroll Design Collaborative

Consultant

Project Name
SKY POINTE & FORT APACHE MINI STORAGE
NORTHWEST CORNER OF SKY POINTE DRIVE & N FORT APACHE ROAD

No	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

Seal

Title
SITE PLAN

Project Number
21-009

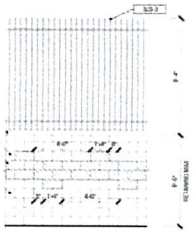
ENTITLEMENTS
ENT 1.001



SITE SECTION

1 SITE PLAN

2 WROUGHT IRON FENCE ELEVATION



3 BLOCK WALL ELEVATION

SITE DATA

JURISDICTION	CITY OF LAS VEGAS
PARCEL #	125-07-710-001
CURRENT ZONING CLASSIFICATION	C-1 LIMITED COMMERCIAL DISTRICT
PROPOSED ZONING CLASSIFICATION	C-1 LIMITED COMMERCIAL
CURRENT PLANNED LAND USE	SC SERVICE COMMERCIAL
PROPOSED PLANNED LAND USE	SC SERVICE COMMERCIAL
SITE AREA	+/- 5.88 ACRES
TOTAL BUILDING AREA	BUILDING 1 = +/- 110,550 SF + 3 STORY BUILDING 2 = +/- 6,600 SF - 1 STORY TOTAL NEW BUILDING AREA = +/- 117,150 SF
WAIVERS REQUIRED	YES, BUILDING & LANDSCAPE SETBACKS TO NORTH, LANDSCAPE SETBACK TO THE WEST & A WAIVER FOR BUILDING HEIGHT
LOT COVERAGE	51,374 SF / 119,790 SF LOT = 42.88% LOT COVERAGE

PARKING ANALYSIS

MINI STORAGE PARKING
STORAGE: 5 IN VICINITY OF OFFICE, 1 FOR UNITS, 1 PER TRUCK RENTAL SPACE

OFFICE REQUIREMENT	5 PARKING SPACES REQUIRED
STORAGE UNIT REQUIREMENT	14 PARKING SPACES REQUIRED
TRUCK RENTAL REQUIREMENT	5 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED	19 STANDARD SPACES + 5 TRUCK RENTAL SPACES
TOTAL PARKING SPACES PROVIDED	29 SPACES (22 STANDARD + 6 COMPACT + 1 ADA) + 5 TRUCK RENTAL SPACES
COVERED RV/BOAT PARKING	12'X39' = 22 STALLS 22 TOTAL STALLS
ENCLOSED RV/BOAT PARKING	15'X35' = 1 STALL 15'X55' = 9 STALLS 10 TOTAL STALLS

SITE PLAN KEYNOTES

	KEYNOTES
1	PROPERTY LINE
2	NEW ASPHALT PAVING
3	EXISTING ASPHALT PAVING
4	PUBLIC PAVING
5	VAN ACCESSIBLE HANDICAP PARKING SPACE WITH SIGNAGE
6	LANDSCAPE AREA
7	WASH FACE CURB
8	SIDEWALK
9	8'-0" HIGH WROUGHT IRON GATE
10	8'-0" HIGH WROUGHT IRON FENCE - REFER TO 2 / ENT 1.001
11	PROPOSED KEYPAD LOCATION
12	FIRE RISER ROOM
13	FIRE DEPARTMENT CONNECTION
14	ELECTRICAL METER
15	LOADING ZONE
16	BICYCLE PARKING
17	24' FIRE LANE
18	EXISTING CELL TOWER
19	DECORATIVE BLOCK WALL W/ WROUGHT IRON CAP AND FENCE - REFER TO 2 / ENT 1.001

PROJECT VICINITY MAP



CARROLL DESIGN COLLABORATIVE

These drawings and specifications are the property of architect and remain the property of architect whether the project for which they are made is executed or not. They are not to be used by the owner or others on extensions of this project or on any other project without written agreement with architect. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. Any unauthorized use of these drawings will be at the sole risk of the unauthorized user and will obligate that user to indemnify and hold harmless the architect from any and all claims, damages, losses, expenses, including attorney's fees arising out of such unauthorized use. Should suit be brought to enforce any of the rights hereunder, the unsuccessful party to such suit shall pay to the successful party all costs and expenses, including reasonable attorney's fees, incurred therein by the successful party. All drawings, renditions and models furnished by architect are his property and are not to be used by any other party without his consent. They are not to be assigned to any third party, without first obtaining the expressed written permission of architect. The visual contents of these drawings are protected under the Architectural Works Copyright Protection Act of 1990. Unauthorized use of these drawings will constitute infringement of copyright.
© Copyright 2021 CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
SKY POINTE & FORT APACHE MINI STORAGE
NORTHWEST CORNER OF SKY POINTE DRIVE & N FORT APACHE ROAD

No	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

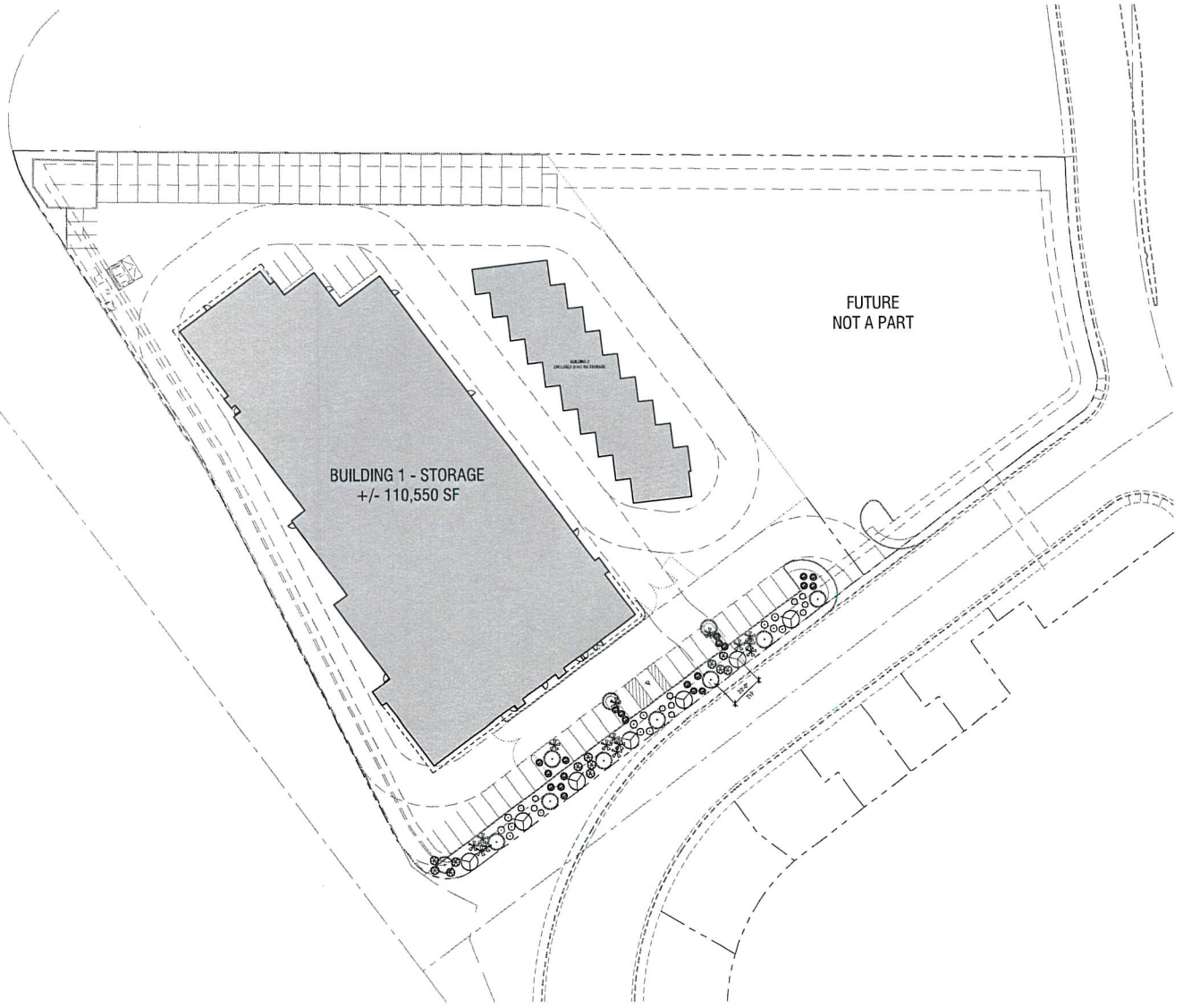
Seal

Title
SITE PLAN

Project Number
21-009

ENTITLEMENTS
ENT 1.001

21-0530
08/23/2021



1 LANDSCAPE PLAN

LANDSCAPE LEGEND (TREES)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	DESERT WILLOW	CHILOPSIS LINEARIS 'MINTA MEDLEY'	7
	24 INCH BOX	DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	11

LANDSCAPE LEGEND (SHRUBS)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	DESERT SAGE	SALVIA DORRII	31
	5 GALLON	DALEA/PEA	CHRYSACTINIA MEXICANA	13
	5 GALLON	MALLOW/ES	SPHAERALCEA AMBIGUA 'GLOWING EMBERS' TM. PUNT	17
	5 GALLON	TRAILING LANTANA YELLOW	LANTANA MONTEVIDENSIS	19
	5 GALLON	JAPANESE BOXWOOD	BUXUS MICROPHYLLA JAPONICA	12

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED 'PALOMINO TAN' ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT, ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

ALL SLOPES 2 1/2:1 OR GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE 'PALOMINO TAN' ROCK SOURCE.

PROJECT VICINITY MAP



21-0530
08/25/2021

CARROLL DESIGN COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

These drawings and specifications are instruments of service and shall be the property of Carroll Design Collaborative. Ideas and designs incorporated in these drawings and specifications are the property of Carroll Design Collaborative and were prepared and written for construction of only this project. They shall not be used in other projects and shall not be loaned, copied or disclosed to anyone except as authorized in writing by Carroll Design Collaborative. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions. © Copyright 2020 CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
SKY POINTE & FORT APACHE MINI STORAGE
NORTHWEST CORNER OF SKY POINTE DRIVE & FORT APACHE ROAD

No.	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

Seal

Title
LANDSCAPE PLAN

Project Number
21-009

8/23/2021 10:47:23 AM

ENTITLEMENTS
ENT 1.002

Planning Commission October 12, 2021 - Page 1578

CARROLL DESIGN COLLABORATIVE

SKY POINTE & FORT APACHE MINI STORAGE

23 AUG 2021 ENTITLEMENT PACKAGE

LANDSCAPE PLAN

21-009

ENTITLEMENTS

ENT 1.002

LANDSCAPE LEGEND (TREES)

LANDSCAPE LEGEND (SHRUBS)

ROCK MULCH

PROJECT VICINITY MAP

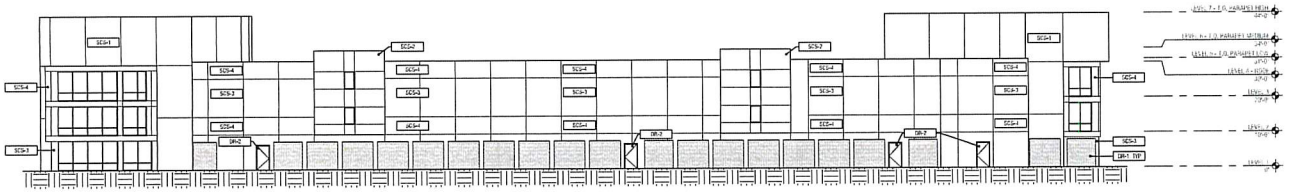
PROJECT SITE

FUTURE
NOT A PART

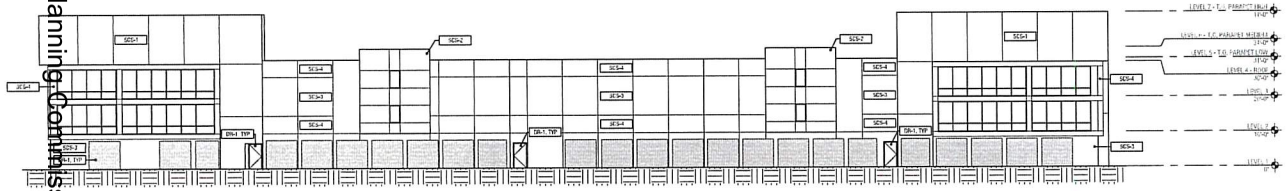
BUILDING 1 - STORAGE
+/- 110,550 SF

1 LANDSCAPE PLAN

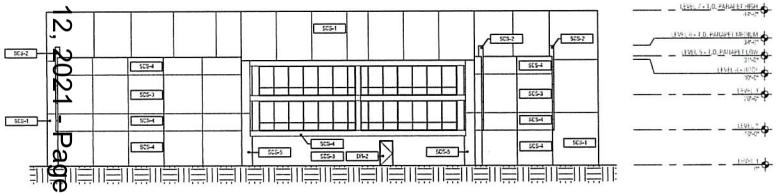
21-0530
08/23/2021



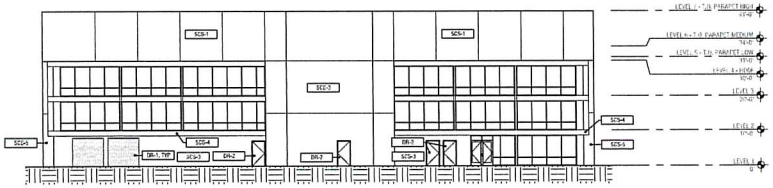
1 NORTHEAST ELEVATION - BUILDING 1



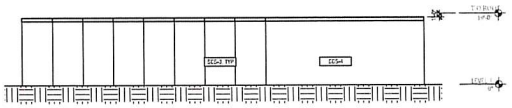
2 SOUTHWEST ELEVATION - BUILDING 1



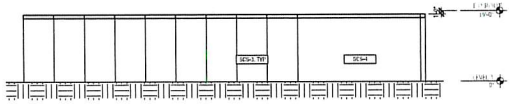
3 NORTHWEST ELEVATION - BUILDING 1



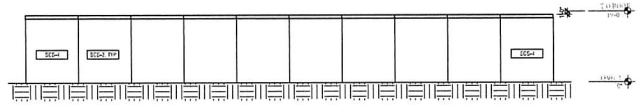
4 SOUTHEAST ELEVATION - BUILDING 1



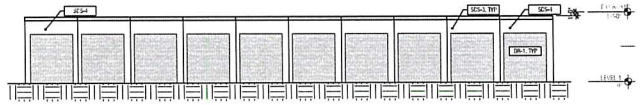
5 NORTH ELEVATION - BUILDING 2



6 SOUTH ELEVATION - BUILDING 2



7 EAST ELEVATION - BUILDING 2



8 WEST ELEVATION - BUILDING 2

EXTERIOR FINISH LEGEND

SCS-1	ITEM NAME ..... SINGLE COAT SYNTHETIC STUCCO MANUFACTURER ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO ..... OMEGA FLEX SIZE ..... N/A FINISH / COLOR ..... STEEL TROWEL / RINE / WHITE OR SIM
SCS-2	ITEM NAME ..... SINGLE COAT SYNTHETIC STUCCO MANUFACTURER ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO ..... OMEGA FLEX SIZE ..... N/A FINISH / COLOR ..... STEEL TROWEL / RINE / LIGHT GREY OR SIM
SCS-3	ITEM NAME ..... SINGLE COAT SYNTHETIC STUCCO MANUFACTURER ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO ..... OMEGA FLEX SIZE ..... N/A FINISH / COLOR ..... STEEL TROWEL / RINE / MEDIUM GREY OR SIM
SCS-4	ITEM NAME ..... SINGLE COAT SYNTHETIC STUCCO MANUFACTURER ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO ..... OMEGA FLEX SIZE ..... N/A FINISH / COLOR ..... STEEL TROWEL / RINE / DARK GREY OR SIM
SCS-5	ITEM NAME ..... SINGLE COAT SYNTHETIC STUCCO MANUFACTURER ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO ..... OMEGA FLEX SIZE ..... N/A FINISH / COLOR ..... STEEL TROWEL / RINE / GREEN OR SIM
DR-1	ITEM NAME ..... METAL ROLL-UP DOOR MANUFACTURER ..... BIDCO PRODUCT INFO ..... SIZE ..... VARIES FINISH / COLOR ..... BLUE
DR-2	ITEM NAME ..... METAL DOOR MANUFACTURER ..... PRODUCT INFO ..... SIZE ..... VARIES FINISH / COLOR .....

EXTERIOR ELEVATION KEYNOTES

1	KEYNOTES TEXT

21-0530
08/23/2021

Planning Commission October 12, 2021 - Page 580

CARROLL DESIGN COLLABORATIVE
1180 TROPICAL PALMS DRIVE, SUITE 400 LAS VEGAS, NV 89135

These drawings and specifications are instruments of service and shall remain the property of Carroll Design Collaborative. Copies of drawings and specifications prepared with the intention of being used for the construction of the project are not to be used for construction of any other project. These plans are not to be changed or copied in any medium, without the written permission of Carroll Design Collaborative. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.
© copyright 2020 CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
SKY POINTE & FORT APACHE MINI STORAGE
NORTHWEST CORNER OF SKY POINTE DRIVE & FORT APACHE ROAD

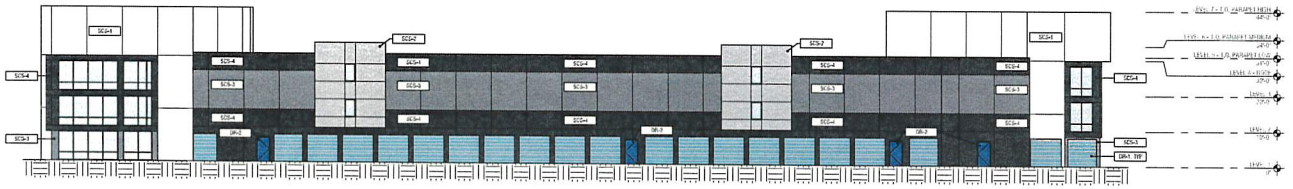
No.	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

Seal

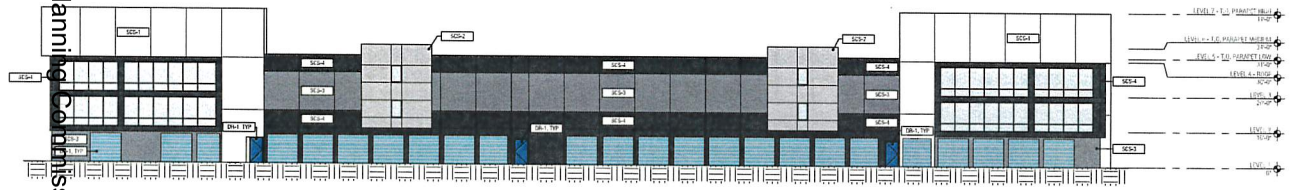
Title
EXTERIOR ELEVATIONS

Project Number
21-009

ENTITLEMENTS
ENT 2.201



1 NORTHEAST ELEVATION - BUILDING 1



2 SOUTHWEST ELEVATION - BUILDING 1



3 NORTHWEST ELEVATION - BUILDING 1



4 SOUTHEAST ELEVATION - BUILDING 1



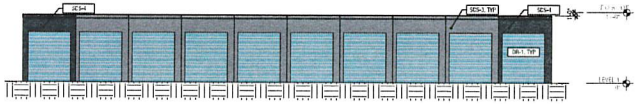
5 NORTH ELEVATION - BUILDING 2



6 SOUTH ELEVATION - BUILDING 2



7 EAST ELEVATION - BUILDING 2



8 WEST ELEVATION - BUILDING 2

EXTERIOR FINISH LEGEND

SCS-1	ITEM NAME: SINGLE COAT SYNTHETIC STUCCO MANUFACTURER: OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: OMEGA FLEX SKU: N/A FINISH / COLOR: STEEL TROWEL / FINE / WHITE OR SIM
SCS-2	ITEM NAME: SINGLE COAT SYNTHETIC STUCCO MANUFACTURER: OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: OMEGA FLEX SKU: N/A FINISH / COLOR: STEEL TROWEL / FINE / LIGHT GREY OR SIM
SCS-3	ITEM NAME: SINGLE COAT SYNTHETIC STUCCO MANUFACTURER: OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: OMEGA FLEX SKU: N/A FINISH / COLOR: STEEL TROWEL / FINE / MEDIUM GREY OR SIM
SCS-4	ITEM NAME: SINGLE COAT SYNTHETIC STUCCO MANUFACTURER: OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: OMEGA FLEX SKU: N/A FINISH / COLOR: STEEL TROWEL / FINE / DARK GREY OR SIM
SCS-5	ITEM NAME: SINGLE COAT SYNTHETIC STUCCO MANUFACTURER: OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: OMEGA FLEX SKU: N/A FINISH / COLOR: STEEL TROWEL / FINE / GREEN OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: CLOPAY PRODUCT INFO: SKU: VARIES FINISH / COLOR: BLUE
DR-2	ITEM NAME: METAL DOOR MANUFACTURER: PRODUCT INFO: SKU: VARIES FINISH / COLOR:

EXTERIOR ELEVATION KEYNOTES

KEYNOTE	TEXT
1	

21-0530
08/23/2021

Planning Commission October 12, 2021 - Page 581

CARROLL DESIGN COLLABORATIVE

3180 TENTH PLACE, SUITE 420 LAFAYETTE, CO 80026

These drawings and specifications are instruments of service and shall be the property of Carroll Design Collaborative. Copies of drawings and specifications shall not be used by any person, firm or corporation for any purpose whatsoever unless prepared, sealed and signed by Carroll Design Collaborative. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. In the event of unauthorized reuse of these plans by any person, firm or corporation, or in the event of any unauthorized alteration of these plans, the user shall indemnify and hold harmless Carroll Design Collaborative from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such unauthorized reuse or alteration without written permission is construed as a material breach of contract. All rights reserved under Federal and International Copyright Laws.
© Copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name

SKY POINTE & FORT APACHE MINI STORAGE

NORTHWEST CORNER OF SKY POINT DRIVE & FORT APACHE ROAD

No.	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

Seal

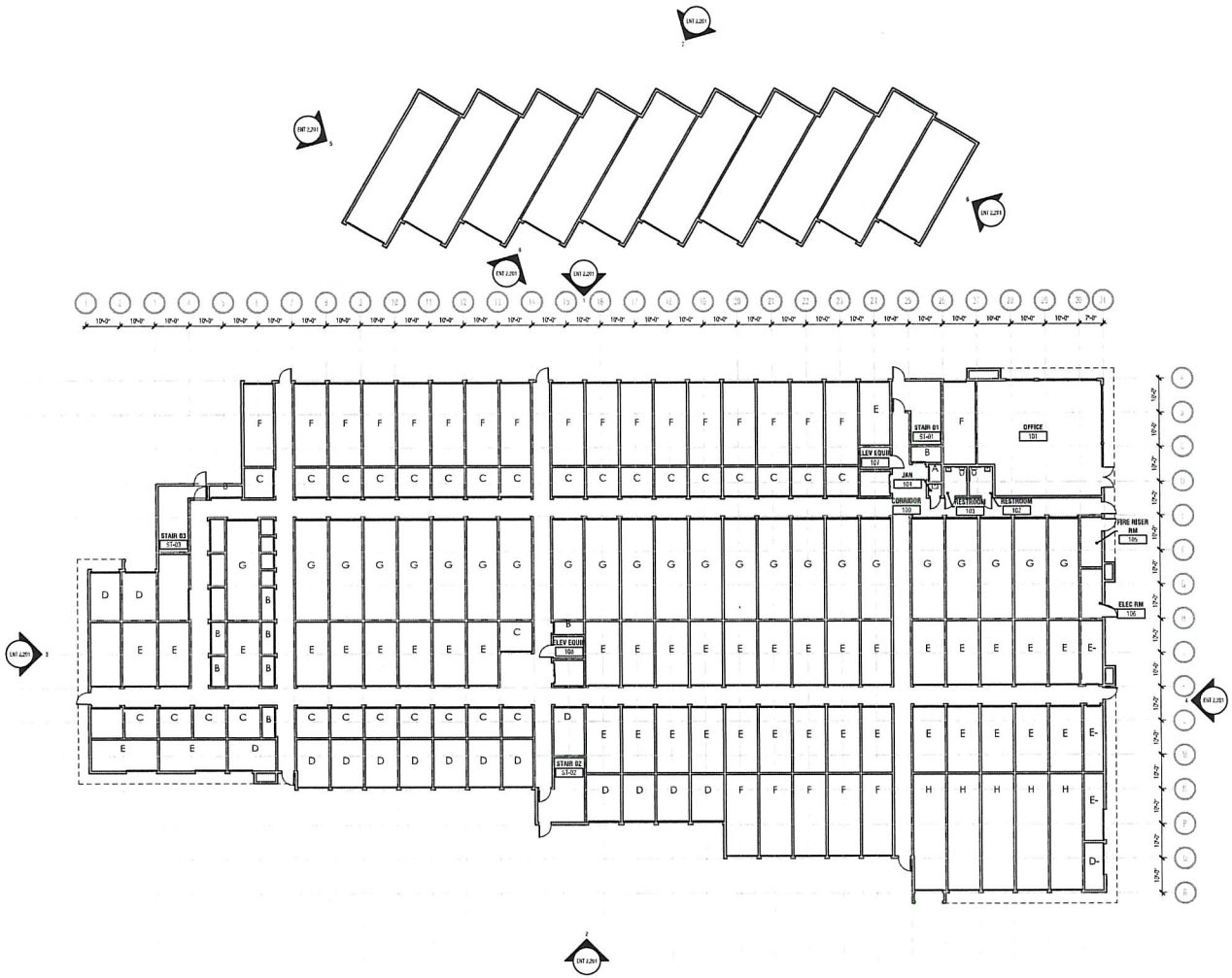
Title
EXTERIOR ELEVATIONS

Project Number
21-009

8/23/2021 10:51:08 PM

ENTITLEMENTS

ENT 2.201



1 **FLOOR PLAN - LEVEL 1**
1/16" = 1'-0"

UNIT COUNT BY LEVEL

UNIT TYPE	SIZE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
LEVEL 1				
A	5'x5'	113 SF	5	0.7%
B	5'x10'	553 SF	12	1.8%
C	10'x10'	2,813 SF	30	4.4%
D	10'x15'	2,220 SF	15	2.2%
D-	10'x15'	91 SF	1	0.1%
E	10'x20'	8,196 SF	42	6.2%
E-	10'x20'	380 SF	3	0.4%
F	10'x25'	5,652 SF	23	3.4%
G	10'x30'	6,949 SF	23	3.4%
H	10'x35'	1,716 SF	5	0.7%
LEVEL 1 SUBTOTAL:		28,572 SF	159	23.5%
LEVEL 2				
A	5'x5'	920 SF	34	5.0%
B	5'x10'	3,459 SF	74	10.9%
C	10'x10'	8,079 SF	83	12.2%
D	10'x15'	6,886 SF	48	7.1%
E	10'x20'	2,863 SF	15	2.2%
F	10'x25'	719 SF	3	0.4%
H	10'x35'	687 SF	2	0.3%
LEVEL 2 SUBTOTAL:		23,492 SF	259	38.2%
LEVEL 3				
A	5'x5'	920 SF	34	5.0%
B	5'x10'	3,459 SF	74	10.9%
C	10'x10'	8,079 SF	83	12.2%
D	10'x15'	7,079 SF	49	7.2%
E	10'x20'	2,863 SF	15	2.2%
F	10'x25'	719 SF	3	0.4%
H	10'x35'	687 SF	2	0.3%
LEVEL 3 SUBTOTAL:		23,636 SF	260	38.3%
NET LEASABLE AREA:		75,700 SF	678	100.0%

TOTAL UNIT COUNT

UNIT TYPE	SIZE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
A	5'x5'	1,753 SF	73	10.8%
B	5'x10'	7,471 SF	160	23.6%
C	10'x10'	16,890 SF	196	28.9%
D	10'x15'	16,115 SF	112	16.5%
D-	10'x15'	91 SF	1	0.1%
E	10'x20'	13,962 SF	72	10.6%
E-	10'x20'	380 SF	3	0.4%
F	10'x25'	7,091 SF	29	4.3%
G	10'x30'	6,949 SF	23	3.4%
H	10'x35'	3,603 SF	9	1.3%
NET LEASABLE AREA:		75,709 SF	678	100.0%

INDOOR / OUTDOOR UNITS

UNIT TYPE	SIZE	AREA	NUMBER OF UNITS	% OF UNIT TYPE
INDOOR				
A	5'x5'	1,753 SF	73	10.8%
B	5'x10'	7,471 SF	160	23.6%
C	10'x10'	16,890 SF	196	28.9%
D	10'x15'	14,057 SF	98	14.5%
E	10'x20'	13,384 SF	69	10.2%
E-	10'x20'	262 SF	2	0.3%
F	10'x25'	1,429 SF	6	0.9%
G	10'x30'	6,549 SF	22	3.2%
H	10'x35'	1,374 SF	4	0.6%
INDOOR SUBTOTAL:		65,179 SF	630	92.9%
OUTDOOR				
D	10'x15'	2,059 SF	14	2.1%
D-	10'x15'	91 SF	1	0.1%
E	10'x20'	578 SF	3	0.4%
E-	10'x20'	137 SF	1	0.1%
F	10'x25'	3,662 SF	23	3.4%
G	10'x30'	392 SF	1	0.1%
H	10'x35'	1,716 SF	5	0.7%
OUTDOOR SUBTOTAL:		10,529 SF	48	7.1%
NET LEASABLE AREA:		75,700 SF	678	100.0%

LEASABLE AREA

FIRST FLOOR	29,572 SF	25.8%
SECOND FLOOR	23,492 SF	21.3%
THIRD FLOOR	22,636 SF	21.4%
TOTAL NET LEASABLE	75,700 SF	68.5%
TOTAL GROSS SF	110,550 SF	100%

21-0530
08/23/2021

CARROLL DESIGN COLLABORATIVE
1480 TEXTILE PLAZA SPRKS, SUITE 400 LAS VEGAS, NV 89135

These drawings and specifications are instruments of service and shall be the property of Carroll Design Collaborative. Copies of drawings and specifications prepared in connection with this project are not to be used on any other project. These plans are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Carroll Design Collaborative.
© copyright 2020 CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
SKY POINTE & FORT APACHE MINI STORAGE
NORTHWEST CORNER OF SKY POINTE DRIVE & FORT APACHE ROAD

No.	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

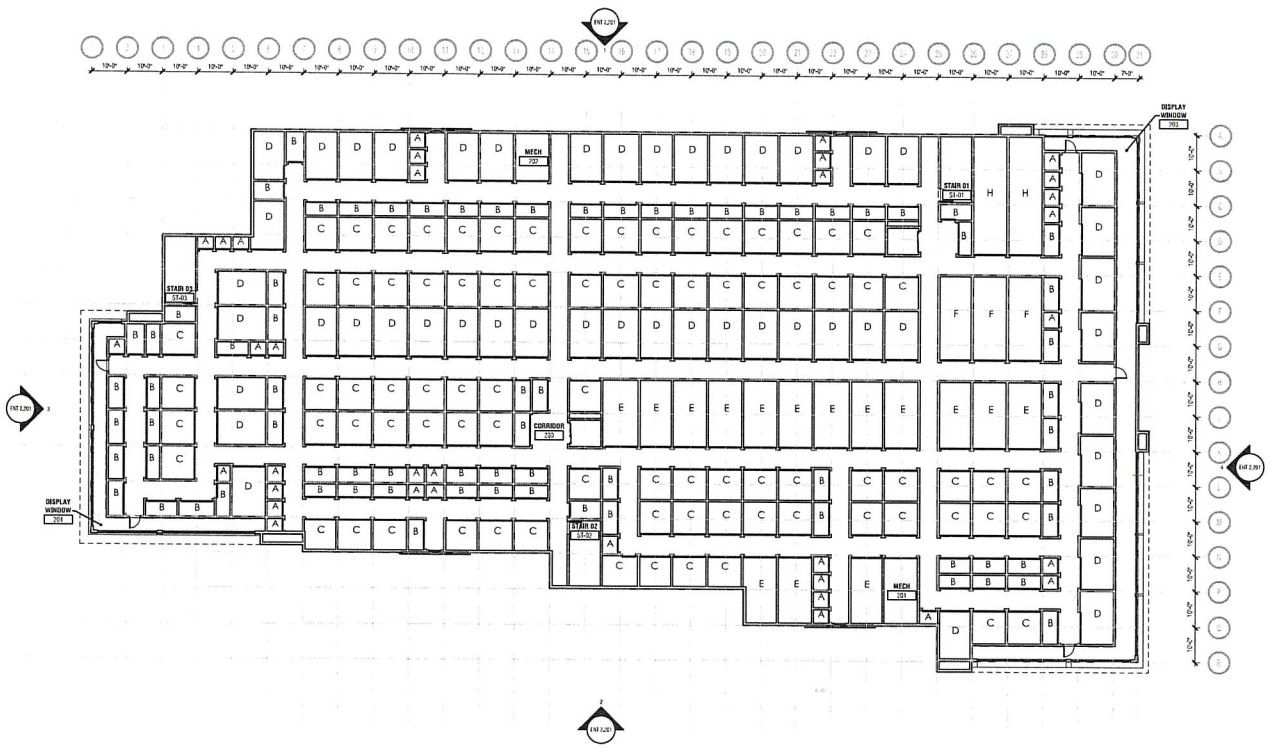
Seal

Title
MASTER FLOOR PLAN - LEVEL 1

Project Number
21-009

8/23/2021 10:43:31 AM

ENTITLEMENTS
ENT 1.101



1 FLOOR PLAN - LEVEL 2

21-0530
08/23/2021

CARROLL DESIGN COLLABORATIVE

1160 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

These drawings and specifications are instruments of service and remain the property of Carroll Design Collaborative. Copies of drawings and specifications, reproduced by the client may be utilized only for the project for which they are prepared, and not for construction of any other project. These plans, or any other, may be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without the written permission and consent of the Design professional. Unless otherwise noted, the drawings and plans are intended to be used for the project specifications. Copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name

SKY POINTE & FORT APACHE MINI STORAGE

NORTHWEST CORNER OF SKY POINTE DRIVE & FORT APACHE ROAD

No.	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

Seal

Title

MASTER FLOOR PLAN - LEVEL 2

Project Number

21-009

8/23/2021 10:45:47 AM

ENT 1.102

ENT 1.103

MASTER FLOOR PLAN - LEVEL 3

21-009

No.	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

SKY POINTE & FORT APACHE MINI STORAGE

NWC-WEST CORNER OF SKY POINTE DRIVE & N FORT APACHE ROAD

CARROLL DESIGN COLLABORATIVE

1160 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

These drawings and specifications are the instruments of service and shall remain the property of Carroll Design Collaborative. Copies of drawings and specifications shall not be used by any person, firm or corporation for any purpose whatsoever, unless permission is granted by the Design professional. Written dimensions shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and shall notify the Design professional of any discrepancies before proceeding with the work or be responsible for the same. Design professional shall not be responsible for construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work, and shall not be responsible for the contractor's failure to carry out the work in accordance with the contract documents. The contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract, including work of subcontractors and other persons performing any of the work, and shall not be responsible for the contractor's schedules or failure to carry out the work in accordance with the contract documents. The contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract, including work of subcontractors and other persons performing any of the work, and shall not be responsible for the contractor's schedules or failure to carry out the work in accordance with the contract documents.

© COPYRIGHT 2020 CARROLL DESIGN COLLABORATIVE

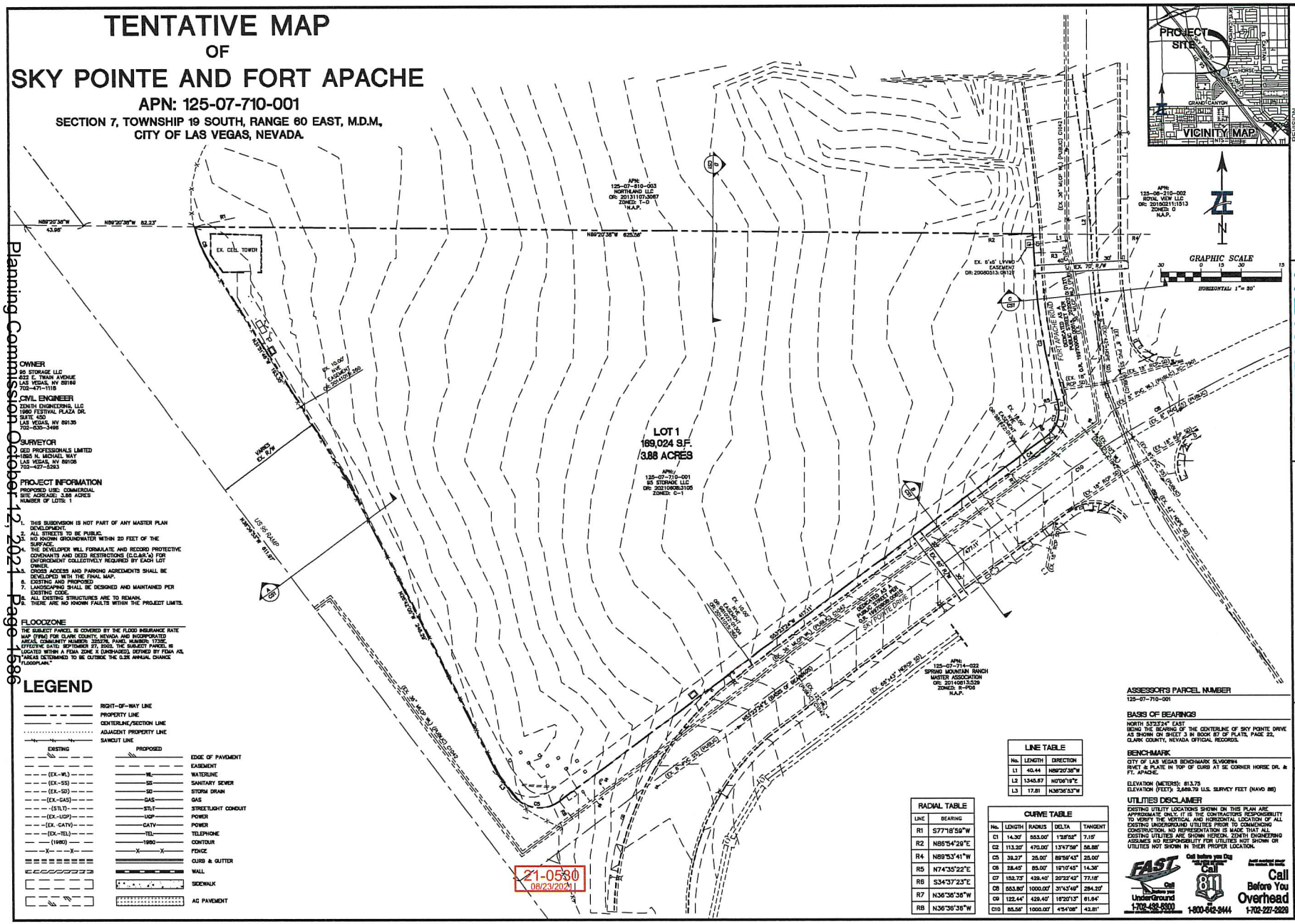
21-0530
08/23/2021

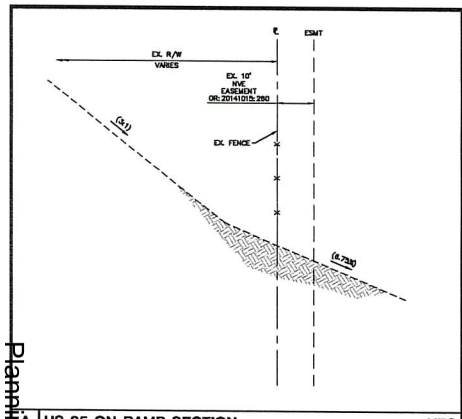
1 FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

COLOR AND MATERIALS ARE LISTED ON EXTERIOR ELEVATIONS.

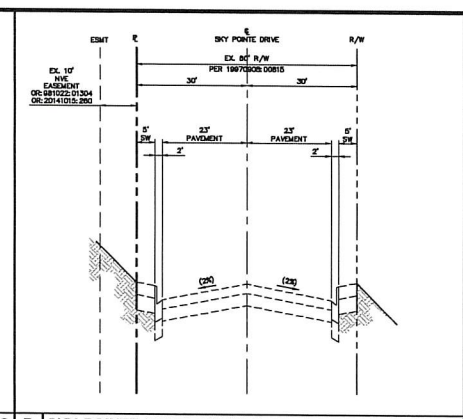
21-0530
08/23/2021

TENTATIVE MAP
OF
SKY POINTE AND FORT APACHE
APN: 125-07-710-001
SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, NEVADA.

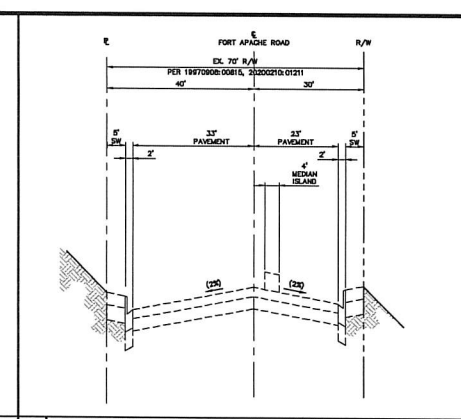

LOT 1
169,024 S.F.
/3.88 ACRES
APN: 125-07-710-001
95 STORAGE LLC
DR: 20210908:3105
ZONED: C-1
APN: 125-07-810-003
NORTH 5 AND 10 LLC
DR: 20131107:3087
ZONED: T-D
N.A.P.
APN: 125-08-210-002
ROYAL VIEW LLC
DR: 20160211:1513
ZONED: D
N.A.P.
APN: 125-07-714-022
SPRING MOUNTAIN RANCH MASTER ASSOCIATION
DR: 20140813:529
ZONED: R-PD8
N.A.P.
EX. CELL TOWER
EX. 5' x 5' LVWD EASEMENT DR:20080513:01121
EX. 70' R/W
EX. 36' MCP W.J. (PUBLIC) CH12
EX. 18' MCP W.J. (PUBLIC) CH12
EX. 8" SVG. W.J. (PUBLIC) CH12
EX. 12" SVG. W.J. (PUBLIC) CH12
EX. 8" SVG. W.J. (PUBLIC) CH12
EX. 8" SVG. W.J. (PUBLIC) CH12
EX. 8



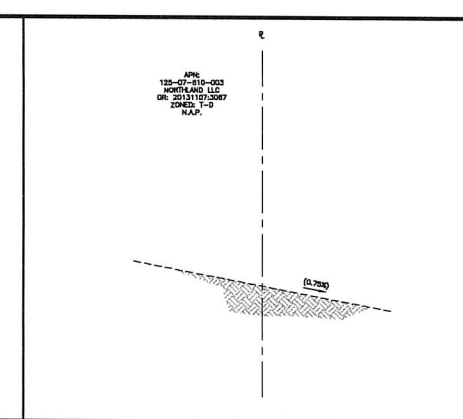
A US 95 ON RAMP SECTION NTS



B SKY POINTE DRIVE SECTION NTS



C FORT APACHE ROAD SECTION NTS



D NORTH SECTION NTS

ASSESSOR'S PARCEL NUMBER

125-07-710-001

BASIS OF BEARINGS

NORTH 53°23'24" EAST
BEING THE BEARING OF THE CENTERLINE OF SKY POINTE DRIVE AS SHOWN ON SHEET 3 IN BOOK 87 OF PLATS, PAGE 22, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV90BW4
RIVET & PLATE IN TOP OF CURB AT SE CORNER HORSE DR. & FT. APACHE.

ELEVATION (METERS): 813.75
ELEVATION (FEET): 2,669.79 U.S. SURVEY FEET (NAVD 88)

UTILITIES DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. ZENITH ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

FAST Call before you Underground 1-702-432-5300

Call before you Dig "SLV 90 BW 4" Call 811 1-800-642-3444

Call Before You Overhead 1-702-227-2929

REVISION

REV.	DESCRIPTION	BY	DATE	APPROVAL

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 666-9535

SKY POINTE AND FORT APACHE STORAGE
CITY OF LAS VEGAS

CROSS SECTIONS

DESIGNED BY: J. IZZOLO
DRAWN BY: J. IZZOLO
CHECKED BY: J. IZZOLO
HORIZ: N/A
VERT: N/A

PROFESSIONAL ENGINEER - STATE OF NEVADA
JULIA L. IZZOLO
EXP. 06-30-22
CIVIL
No. 20328

JOB No. 211021
DATE: AUGUST, 2021
DRAWING No. TM2
2/2

21-0530
08/23/2021

REVISION			
REV	DESCRIPTION	BY	DATE	APPROVAL

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535

SKY POINTE AND FORT APACHE STORAGE

CROSS SECTIONS

DESIGNED BY: J. IZZOLO
DRAWN BY: J. IZZOLO
CHECKED BY: HORIZ: 1"=20' VERT: 1"=2'

JOB No.: 21021
DATE: AUGUST, 2021
DRAWING No.: CS1
1/1

EAST WEST CROSS SECTION A
SCALE (HORIZ.)=1"=20'
SCALE (VERT.)=1"=2'

21-0530
08/23/2021

REVISION			
REV.	DESCRIPTION	BY	DATE APPROVAL

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535

SKY POINTE AND FORT APACHE STORAGE

CROSS SECTIONS

DESIGNED BY: J. IZZOLO
DRAWN BY: J. IZZOLO
CHECKED BY: J. IZZOLO
HORIZ: 1"=20'
VERT: 1"=2'

JOB No. 21102I
DATE: AUGUST, 2021
DRAWING No. CS2
2/2

NORTH-SOUTH CROSS SECTION B
SCALE (HORIZ.)=1"=20'
SCALE (VERT.)=1"=2'

21-0530
09/23/2021

PERIMETER DETAILS AND ELEVATIONS FOUND ON SITE PLAN.

21-0530
08/23/2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 95 STORAGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0530-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0530-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0530-VAR1
21-0530-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0530-VAR1 21-0530-SUP1
21-0530-TMP1	Staff recommends APPROVAL, subject to conditions:	21-0530-VAR1 21-0530-SUP1 21-0530-SDR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 782

PROTESTS 0

APPROVALS 0

** CONDITIONS **

21-0530-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0530-SUP1), Site Development Plan Review (21-0530-SDR1) and Tentative Map (21-0530-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0530-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0530-VAR1), Site Development Plan Review (21-0530-SDR1) and Tentative Map (21-0530-TMP1) shall be required, if approved.

3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0530-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0530-VAR1), Special Use Permit (21-0530-SUP1) and Tentative Map (21-0530-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/23/21, except as amended by conditions herein.

4. A separate Site Development Plan Review is required for future development of areas labeled “Not a Part” on the submitted site plan.

5. A Waiver from Title 19.08.040 is hereby approved, to allow the mini-storage building to be set back from the minimum setback line where required to be placed at the minimum setback line or behind the front landscape buffer.

6. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot perimeter landscape buffer along the west property line where eight feet is required.

7. An Exception from Title 19.08.040.F is hereby approved, to allow three trees where five shade trees are required in the public parking area.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. The sidewalks along Sky Pointe Drive and Fort Apache Road adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

14. Prior to the issuance of any permits, contribute $34,636.60 for traffic signal mitigation per the Spring Mountain Ranch Master Traffic Study.

15. This site shall provide perpetual legal vehicular access to the adjacent parcel to the north (APN 125-07-610-003).

16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

21-0530-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of a Site Development Plan Review (21-0530-SDR1) shall be required, if approved.

3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

4. 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.

5. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."

8. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

   I. On-site sewers, 8-inches in diameter or larger, are public sewers where located within 20-foot wide dedicated public sewer easements.
   II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
   III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

9. Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."

10. A legal and driveable perpetual vehicular access to the adjacent parcel to the north (APN 125-07-610-003) shall be granted on the Final Map for this site either through a specified path on the Final Map or by a note on the Final Map.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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.

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to map a 3.88-acre site as a one-lot commercial subdivision with shared access and parking throughout. Additionally, the western portion of the site is proposed to be developed with a three-story Mini-Storage Facility with 680 enclosed storage units, an enclosed storage building for 10 recreational vehicles and boats, and shade structures for additional recreational vehicle and boat storage. Accessory truck rental is also proposed with space for five trucks.

ISSUES

- The Mini-Storage Facility use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff recommends denial of the Special Use Permit.
- An additional Site Development Plan Review will be required for future development on the undeveloped portion of the map site prior to the issuance of permits for development of that area.
- A Variance is requested to allow a zero-foot side yard setback where eight feet is required for proposed shade structures for recreational vehicle and boat storage along the north property line. Staff recommends denial.
- A Variance is requested to allow a seven-foot tall perimeter retaining wall where four feet is allowed, and an overall perimeter wall height of 15 feet where 10 feet is allowed. Staff recommends denial.
- A Waiver is requested to allow a zero-foot perimeter landscape buffer along the west property line where eight feet is required. Staff recommends denial.
- A Waiver is requested to allow the storage buildings to be set back from minimum setback lines where required to be placed at the minimum setback line or behind the front landscape buffer. Staff recommends approval of the waiver.
- An Exception is requested to allow three parking lot trees where five trees are required. Staff approves the Exception.
- The Department of Public Works has added a condition requiring this site to provide perpetual legal vehicular access to the adjacent parcel to the north (APN 125-07-610-003).

ANALYSIS

The site is located within the Spring Mountain Ranch development on the east side of the U.S. 95 freeway. There are no special development standards for Spring Mountain Ranch; the development is subject to Title 19 commercial development standards. The site is zoned C-1 (Limited Commercial), which allows for a Mini-Storage Facility use with approval of a special use permit. Land to the north is part of the Sunstone master planned community and is also planned for commercial uses. A residential development zoned R-PD6 (Residential Planned Development – 6 units per Acre) is fully improved south of Sky Pointe Drive. Undeveloped land zoned O (Office) is located to the east of the subject site on the east side of Fort Apache Road. An existing Wireless Communications Facility (monopole) in the northwest corner of the site is the only developed area.

Residential Adjacency standards do not apply when the potential protected properties are not zoned with a standard zoning district and there are no other special standards for that district. Since the single-family residential properties to the south are zoned R-PD6, the adjacency standards do not apply to this project. If they were to be applied to the proposed development, the building at 44 feet in height would be sufficiently set back from the closest property lines of the affected residential properties.

Fort Apache Road is designed to slope up to connect to W Skye Canyon Park Dr to the north of this site. W Skye Canyon Park Dr cannot provide access to the parcel to the north (APN 125-07-610-003), which is not a part of the proposed subdivision. In addition, a median with no breaks separates the two directions of traffic on Fort Apache Road, further limiting access to the parcel to the north. No dedication of additional right-of-way is required; however, the Department of Public Works has added a condition requiring perpetual legal vehicular access to this parcel so that access cannot be blocked in the future.

Title 19 parking standards for the Mini-Storage Facility use require 14 spaces, plus five spaces on the outside of security gates. The site plan indicates 19 spaces outside of gates and six spaces inside of gates in conformance with code requirements. In addition, five accessory truck rental display spaces are provided outside of the gates. The provided parking and parking design are in conformance with Title 19 requirements.

The proposed detached shade structures for boat and RV storage along a portion of the north property line are 16 feet in height, 12 feet in width and 30 feet in length. A Variance from Title 19.08.070 is requested to allow a zero-foot side yard setback to allow for a sufficient drive aisle width between the proposed shade structures and the main storage building. The shade structures would abut a proposed perimeter wall containing up to seven feet of retaining and an eight-foot solid screen wall for a total of 15 feet, where a maximum of four feet of retaining and an overall height of 10 feet are allowed. A Variance is also requested from Title 19.08.070 for relief from these standards. Staff recommends denial of the variances, as the site could be designed in such a way as to accommodate the Title 19 standards.

A Mini-Storage Facility is defined by Title 19.18 as "a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment." The applicant has proposed 897 storage units of various sizes not exceeding 200 square feet. The storage units are all completely enclosed. This use is conditional within the C-2 zoning district with the following conditions:

1. No more than one manager's security residence shall be permitted.

   The proposed use meets this requirement. While there is an onsite leasing office, no security residence is indicated on the submitted plans.

2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.

   The proposed use meets this requirement. All storage will be within completely enclosed storage units. The units will have access from the interior of a building. Twenty-two spaces for boats and recreational vehicles, which per Title 19.18 includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach home and converted trucks or buses, are proposed along the north side of the site. These are screened from view by proposed retaining and screening walls that are as tall as 15 feet, requiring a variance.

3. The following activities are prohibited on or from the premises of a mini-storage facility:
   a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
   b. The retail sale of stored items;
   c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
   d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
   e. The production, fabrication or assembly of products.

   The proposed use meets this requirement. These activities will be prohibited by the applicant through an operating agreement with its customers.

4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.

   The applicant proposes to lease five trucks to its customers at this facility. Truck spaces are located outside the security gates of the facility screened by an open wrought iron fence and five 24-inch box trees, thereby meeting this requirement. Five truck spaces are provided out of a maximum of 13, for a ratio of 0.735 spaces per 100 storage units.

5. Truck and trailer storage shall be screened from streets and adjacent properties.

   Truck and trailer storage is not proposed as part of this use.

6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

   The proposed use meets this requirement. The adjacent residential use is located to the south of this site across a fully improved street (Sky Pointe Drive) and landscaped common area. The exterior walls of the proposed Mini-Storage Facility are set back from the street and are not intended to be a screening device.

A Waiver of Title 19 commercial development standards is requested to allow the closest mini-storage building to be placed behind the front setback line where it should be placed at the setback line or behind additional landscaping at the front of the property. In addition, buildings on corner lots should be oriented to the corner and street fronts. In this case, the building would be placed 242 feet from the front property line, which runs along Fort Apache Road. This building is intended to be one component of a commercial subdivision in which other buildings will eventually fill in and be established at the corner. The main mini-storage building is designed to be oriented toward the corner side along Sky Pointe Drive near the rear of the property behind an access lane. This access lane functions much like a single drive through lane, which Title 19.08.040 allows as an exception to the building placement requirement. Staff therefore recommends approval of the Waiver.

Perimeter landscaping is required along the four sides of the proposed commercial subdivision. Perimeter landscaping will only be required for the portions of the site that are proposed to be developed at this time. A Waiver is therefore requested to allow a zero-foot buffer along the west property line where there is a steep slope. Staff recommends denial of this request, as the buffer area can be terraced and landscaped to meet Title 19 requirements. A Waiver to allow no buffer along the north side of the property where shade structures are proposed is not necessary if the associated variance is approved. An Exception of Title 19.08.110 is requested to allow fewer parking lot trees. Staff approves, as this will allow for a sufficient number of truck rental spaces along Sky Pointe Drive.

The Traffic Engineering Division of Public Works projects that this project will add approximately 167 vehicle trips per day on Sky Pointe Drive, Fort Apache Road and W Skye Canyon Park Dr. Currently, Fort Apache Road is at about 11 percent of capacity and W Skye Canyon Park Dr. is at about 21 percent of capacity. With this project, Fort Apache Road is expected to remain unchanged and Skye Canyon Park Dr. to be at about 22 percent of capacity. Recent counts are not available for Sky Pointe Drive in this vicinity, but it is believed to be under capacity.

The submitted east/west cross section depicts a maximum natural grade greater than 2% across this site. Per the Tables in Title 19.08.070 a development with natural slope greater than 2% is allowed a maximum 6-foot retaining wall. A maximum six-foot retaining wall is shown along the west property line.

The submitted north/south cross section depicts maximum natural grade less than 2% across this site. Per Title 19.08.070 a development with natural slope less than 2% is allowed a maximum four-foot retaining wall. A maximum 6.5-foot retaining wall is shown along the north property line. The associated variance (21-0530-VAR1) addresses the height deviation.

A Mini-Storage Facility use is appropriate for this site, which is located adjacent to a freeway and property zoned for similar uses. However, the proposed design of the development necessitates approval of several variances and waivers of Title 19 requirements, which staff cannot support. Therefore, staff recommends denial of both the Special Use Permit and Site Development Plan Review, with conditions if approved. The Tentative Map is independent of the design of the development, and therefore staff recommends approval with conditions.

FINDINGS (21-0530-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented for these requests, which include a detached shade structure with a zero-foot side yard setback from the north property line and a perimeter wall proposed to contain a seven-foot retaining wall and up to 15 feet overall height. These requests are absent adequate justification related to the physical characteristics of the site. Redesign of the site would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0530-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The use can be conducted in a manner that is compatible with the existing residential uses to the south and future commercial uses to the north and east. The design of the site does not meet several commercial zoning code requirements; therefore, staff recommends denial of the Special Use Permit.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site can suitably accommodate a mini-storage facility.

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 planned from Sky Pointe Drive, a 60-foot Secondary Collector street. This roadway is adequate in size to meet the requirements of the proposed Mini-Storage Facility 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 Mini-Storage Facility use is subject to license review and regular inspection for compliance with municipal codes to ensure public health, safety and welfare and the City's goals.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use conforms to all Special Use Permit Requirements applicable to a Mini-Storage Facility use.

FINDINGS (21-0530-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed mini-storage development does not integrate into its site design several key code requirements on the perimeter of the site, which can negatively affect the surrounding properties.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development requires Variances and waivers of Title 19 C-1 (Limited Commercial) development standards, which staff does not support. The zoning district and proposed uses conform to the SC (Service Commercial) General Plan Designation.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access from Sky Pointe Drive will not negatively impact neighborhood traffic. Traffic Engineering projects that approximately 19 additional vehicles would be added to area streets as a result of the proposed projects. Traffic Engineering will require that perpetual vehicular access be provided to the parcel to the north.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Exterior building materials consist of painted stucco and corrugated metal roll-up doors. Windows are provided and are appropriately located at the front of the main building. The landscape materials provided are drought-tolerant and appropriate for this 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 proposed building elevations are aesthetically pleasing and will be harmonious and compatible with development in this area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Site Development is subject to building permit review and inspection, thereby protecting the health, safety and welfare of the public.

FINDINGS (21-0530-TMP1)

The proposed Tentative Map is in generally conformance with the minimum requirements set forth by Title 19 for Tentative Maps. Therefore, staff recommends approval of this application with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject site was designated SC (Service Commercial).
09/01/04	The City Council approved a request for a Rezoning (ZON-4640) from R-E (Residence Estates and C-2 (General Commercial) to R-PD6 (Residential Planned Development - 6 Units per Acre) on 17.83 acres at the southwest corner of Horse Drive and Fort Apache Road. The Planning Commission and staff recommended denial. Approval was limited to the portion south of Horse Drive only.
	The City Council approved a request for a Variance (VAR-4642) to allow zero open space where 1.65 acres are required for a proposed 100-lot single-family residential development on 17.83 acres at the southwest corner of Horse Drive and Fort Apache Road. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-4641) for a proposed 100-lot single-family residential development on 17.83 acres located at the southwest corner of Horse Drive and Fort Apache Road. The Planning Commission and staff recommended denial. Approval was limited to 77 units on the portion south of Horse Drive only.
01/22/09	The Planning Commission voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-32476) to amend a portion of the Centennial Hills Sector Plan of the General Plan from SC (Service Commercial) to GC (General Commercial) on 3.88 acres located on the northwest corner of Fort Apache Road and Horse Drive. Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/18/09	The City Council approved a request for a Rezoning (ZON-32477) from C-2 (General Commercial) and R-E (Residence Estates) to C-1 (Limited Commercial) on a portion of 3.88 acres at the northwest corner of Fort Apache Road and Horse Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-32478) for a proposed 50,100 square-foot office and retail development with a Waiver of building placement and orientation standards on 3.88 acres at the northwest corner of Fort Apache Road and Horse Drive. The approval expired 02/18/11.
07/09/13	Department of Planning staff administratively approved a request for a Site Development Plan Review (SDR-49936) for a proposed 75-foot tall Wireless Communications Facility, Stealth Design (Monopalm) at the northwest corner of Horse Drive and Fort Apache Road.

Most Recent Change of Ownership	
06/08/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/14/14	A building permit (C-249460) was issued for a wireless communications monopole at 8507 North Fort Apache Road. A final inspection was completed 12/10/14.

Pre-Application Meeting	
08/19/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application with accompanying Variance, Special Use Permit and Tentative Map submittals. It was determined during the meeting that an additional variance would be needed to allow perimeter walls that exceed Title 19 requirements.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/08/21	The subject site is undeveloped with no trash or debris detected; it slopes up on the west side where it abuts a freeway ramp but is otherwise nearly flat. Attached sidewalks on the abutting streets have been installed.

Details of Application Request	
Site Area	
Net Acres	3.88 (tentative map area)
	2.75 (proposed mini-storage facility development)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	COM (General Commercial) Sunstone special land use designation	T-D (Traditional Development)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
East	Undeveloped	O (Office)	O (Office)
West	U.S. 95 Freeway	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan: Kyle Canyon	N/A
Spring Mountain Ranch	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

*There are no special development standards for the Spring Mountain Ranch Area. Title 19 standards are applicable.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	169,013 SF	N/A
Min. Lot Width	100 Feet	135 Feet	Y
Min. Setbacks			
• Front	10 Feet	242 Feet	Y
• Side	10 Feet	71 Feet	Y
• Corner	10 Feet	58 Feet	Y
• Rear	20 Feet	27 Feet	Y
Max. Lot Coverage	50 %	30 %	Y
Max. Building Height	N/A	44 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

Residential Adjacency Standards

Residential adjacency standards do not apply to this site. Per Title 19.08.040.H, adjacent residential properties must be zoned R-E, R-D, R-1, R-SL or R-CL for these standards to be applied.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 30 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 30 Linear Feet	 8 Trees 14 Trees N/A 14 Trees	 0 Trees 15 Trees 0 Trees 0 Trees	 N* Y N/A** N*
TOTAL PERIMETER TREES		**36 Trees**	**15 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	3 Trees	N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 8 Feet 15 Feet N/A 8 Feet		 0 Feet 15 Feet 0 Feet 0 Feet	 N† Y N/A N††
Wall Height	6’ Retaining/6-8’ Perimeter 12’ Total height		7’ retaining/ 8’ wrought iron (15’ total)	NΩ

*An Exception is not required if the associated Variance to allow a zero-foot side yard setback on the north perimeter and a Waiver to allow no landscape buffer on the west perimeter are approved.
**A future Site Development Plan Review will be required to review perimeter landscaping along the east property line and a portion of the north property line that is not a part of this review.
***An Exception is requested. See Exception table below.
†Approval of a Waiver of this standard is not required if the associated Variance to allow a zero-foot side yard setback on the north perimeter is approved.
††A Waiver is requested. See Waiver table below.
ΩA Variance is requested.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sky Pointe Dr	Secondary Collector	Master Plan of Streets and Highways	60	Y*
Fort Apache Rd	Secondary Collector	Master Plan of Streets and Highways Map	70	Y*

*The standard Secondary Collector width is 80 feet; however, no additional right-of-way is required for this project.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	680 storage units	1 space per 50 units, plus min. 5 spaces outside security gates for customers	19				
TOTAL SPACES REQUIRED			19		25		Y
Regular and Handicap Spaces Required			18	1	24	1	Y
Truck rental spaces allowed			13		5		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings for standalone projects should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane	To allow a proposed mini-storage building to be placed 232 feet behind the minimum setback line (along Ft. Apache Rd.)	Approval
8-foot perimeter landscape buffer along interior property lines (only applies to portions of overall site that are proposed to be developed now)	To allow a zero-foot buffer along the west property	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24” box shade tree within planter islands every six parking spaces and at the end of parking rows	To allow three parking lot trees where 5 trees are required	Approval



21-0530-VAR1, 21-0530-SUP1, 21-0530-SDR1 AND 21-0530-TMP1 - APPLICANT/OWNER: 95 STORAGE, LLC
NORTHWEST CORNER OF SKY POINTE DRIVE AND FORT APACHE ROAD

09/08/2021

CARROLL DESIGN COLLABORATIVE

August 23, 2021

City of Las Vegas
Planning and Zoning Department
495 S. Main Street,
Las Vegas, NV 89101

Re: Justification Letter: APN: 125-07-710-001
VAR, SUP, SDR, TMP

Mr. Swanton,

We would like to introduce this application as the proposed Mini-Storage at Sky Pointe and Fort Apache which is located on the NW corner of Sky Pointe Drive and N. Fort Apache Road. This project consists of one parcel that is approximately +/-3.88 (gross) acres in size and the Mini-Storage portion of the project is approximately +/-2.75 acres in size. This parcel is currently zoned C-1 Limited Commerical with a land use of SC Service Commercial. The Mini-Storage Use on this C-1 site will require a special use permit. This design is also requiring a site development review. Additionally, waivers will be requested for building height as well as a waiver for the required landscape buffer to the north and west of this project. Retaining walls will be required along the north and east property line that exceed Title 19 standards which will require a variance. Lastly, a request for a waiver of building setback along the northern property line is requested.

Access into the site will be off of Sky Pointe Drive. The primary building on the site is a 3 story mini-storage building (with 680 storage units) with a maximum height of 44'. Due to the adjacent residential across Sky Pointe Drive, a waiver in building height is requested. This waiver is requesting an additional 3' of building height due to the fact that the site is quite low in elevation and will not have sufficient visibility to the height of the existing 95 Freeway. This project also contains 22 covered rv/boat parking stalls as well as 10 enclosed rv/boat parking spaces.

A landscape waiver is also requested along the northern and western property lines. As the project is nestled against the 95 Freeway, the landscape buffer will not be seen from the street and won't be damaged due to vehicles backing up into the buffers from the covered rv/boat parking spaces. Lastly, a waiver of the building setback to the north is requested for the 22 covered rv/boat stalls.

Along the northern and western property lines a retaining/wrought iron fence will be required that exceed Title 19 standards. We are requesting a maximum of 6.5' of retaining where 4' is allowed, and a maximum height of 12' overall. The walls on site will be a maximum of 8'-4" of CMU decorative cap with wrought iron on top. Due to the

21-0530
08/23/2021

Carroll Design Collaborative | 1980 Festival Plaza Drive, Suite 450 | Las Vegas, Nevada 89135 T: 720.227.1216 | Email: John@Carroll.Design

extreme grade changes on site, this will be required for this Mini-Storage project. Although the site walls are taller than the maximum Title 19 requirements, the site does site rather low and will not be a hindrance to the surrounding neighborhood.

We feel that this proposed project would be a great addition to the area due to the fact that this project will be nestled into the existing 95 Freeway and Mini-Storage is generally a low use commercial project. We thank you for your time and respectfully request the staff's recommendation for approval.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea Limpede Carroll
Principal Architect
NCARB(NV #7598)
Carroll Design Collaborative

21-0530
08/23/2021

Carroll Design Collaborative | 1980 Festival Plaza Drive, Suite 450 | Las Vegas, Nevada 89135 T: 720.227.1216 | Email: John@Carroll.Design

21-0530-SDR1
95 Storage, LLC

NWC Sky Pointe Drive and Fort Apache Road

Proposed 110.55 thousand square foot mini-storage facility.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF]	110.550	1.51	**167**
AM Peak Hour			0.10	**11**
PM Peak Hour			0.17	**19**

Existing traffic on all nearby streets:

Fort Apache Road

Average Daily Traffic (ADT)	2,802
PM Peak Hour	224
(heaviest 60 minutes)	

Skye Canyon Park Drive

Average Daily Traffic (ADT)	13,374
PM Peak Hour	1,070
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Fort Apache Road	25,935
Skye Canyon Park Drive	62,895

This project will add approximately 167 trips per day on Sky Pointe Dr., Fort Apache Rd. and Skye Canyon Park Dr. Currently, Fort Apache is at about 11 percent of capacity and Skye Canyon Park is at about 21 percent of capacity. With this project, Fort Apache is expected to remain unchanged and Skye Canyon Park to be at about 22 percent of capacity. Recent counts are not available for Sky Pointe in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 19 additional cars, or about one every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

CARROLL DESIGN COLLABORATIVE

October 11, 2021

City of Las Vegas
Planning and Zoning Department
495 S. Main Street,
Las Vegas, NV 89101

Re: Request for Abeyance of project 21-0530
APN: 125-07-710-001

Dear Mr. Swanton,

Please be advised that Carroll Design Collaborative has been retained to manage entitlements for the above matter on a site owned by 95 Storage LLC. We are requesting that Item 44 on October 12th's 2021 Planning Commission agenda (including items 44a, 44b, 44c, 44d) be abeyed until the November 9, 2021 Planning Commission so that further work and coordination can be done with staff. Thus, we are respectfully requesting that this matter be rescheduled to the November 9, 2021 Planning Commission Meeting.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

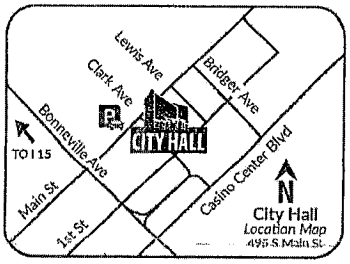
Andrea Limpede Carroll
Principal Architect
NCARB(NV #7598)
Carroll Design Collaborative

Submitted after final agenda

RECEIVED
10/12/2021
ITEM 44a-d
10/12/2021 PC

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0530 and 21-0530-VAR1 and 21-0530-SUP1 and 21-0530-SDR1 and 21-0530-TMP1

Planning Commission Meeting of **10/12/2021**

21-0530
12507715261
CASA BELLAMIA L L C
7872 MORNING FLOWER LN
LAS VEGAS NV 89129-2138

125 HRDFNP1 89129

44a-d P

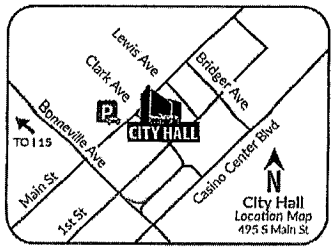
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
OCT 07 2021
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

21-0530
12507715350
~~BARTOW ELIZABETH~~
~~8050 N GRAND CANYON DR # 1178~~
~~LAS VEGAS NV 89166~~

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0530 and 21-0530-VAR1 and 21-0530-SUP1 and 21-0530-SDR1 and 21-0530-TMP1

Planning Commission Meeting of **10/12/2021**

35 HRDFMP1 89166

Application Information

21-0530 - PUBLIC HEARING - APPLICANT/OWNER: 95 STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 3.88 acres at the northwest corner of Sky Pointe Drive and Fort Apache Road (APN 125-07-710-001), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

21-0530-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR A PROPOSED DETACHED SHADE STRUCTURE WHERE EIGHT FEET IS REQUIRED, A SEVEN-FOOT RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 15 FEET WHERE 12 FEET IS ALLOWED

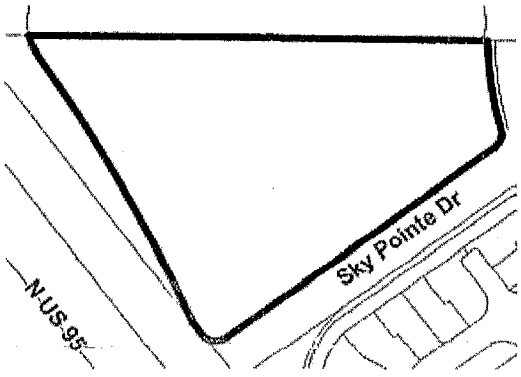
21-0530-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

21-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 110,550 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER STANDARDS

21-0530-TMP1 - TENTATIVE MAP - SKY POINTE AND FORT APACHE - FOR A ONE-LOT COMMERCIAL SUBDIVISION

Why 3-story- Quit Blocking views of the Mountains!!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***10/12/2021***
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting. To request a sign language interpreter or other auxiliary aid, including a full agenda or report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

44a-dP

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
44a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0530-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR A PROPOSED DETACHED SHADE STRUCTURE WHERE EIGHT FEET IS REQUIRED, A SEVEN-FOOT RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 15 FEET WHERE 12 FEET IS ALLOWED

May go to City Council on: 11/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
44b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0530-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

May go to City Council on: 11/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
44c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 110,550 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER STANDARDS

May go to City Council on: 11/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
44d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0530-TMP1 - TENTATIVE MAP - SKY POINTE AND FORT APACHE - FOR A ONE-LOT COMMERCIAL SUBDIVISION

May go to City Council on: 11/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
45

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

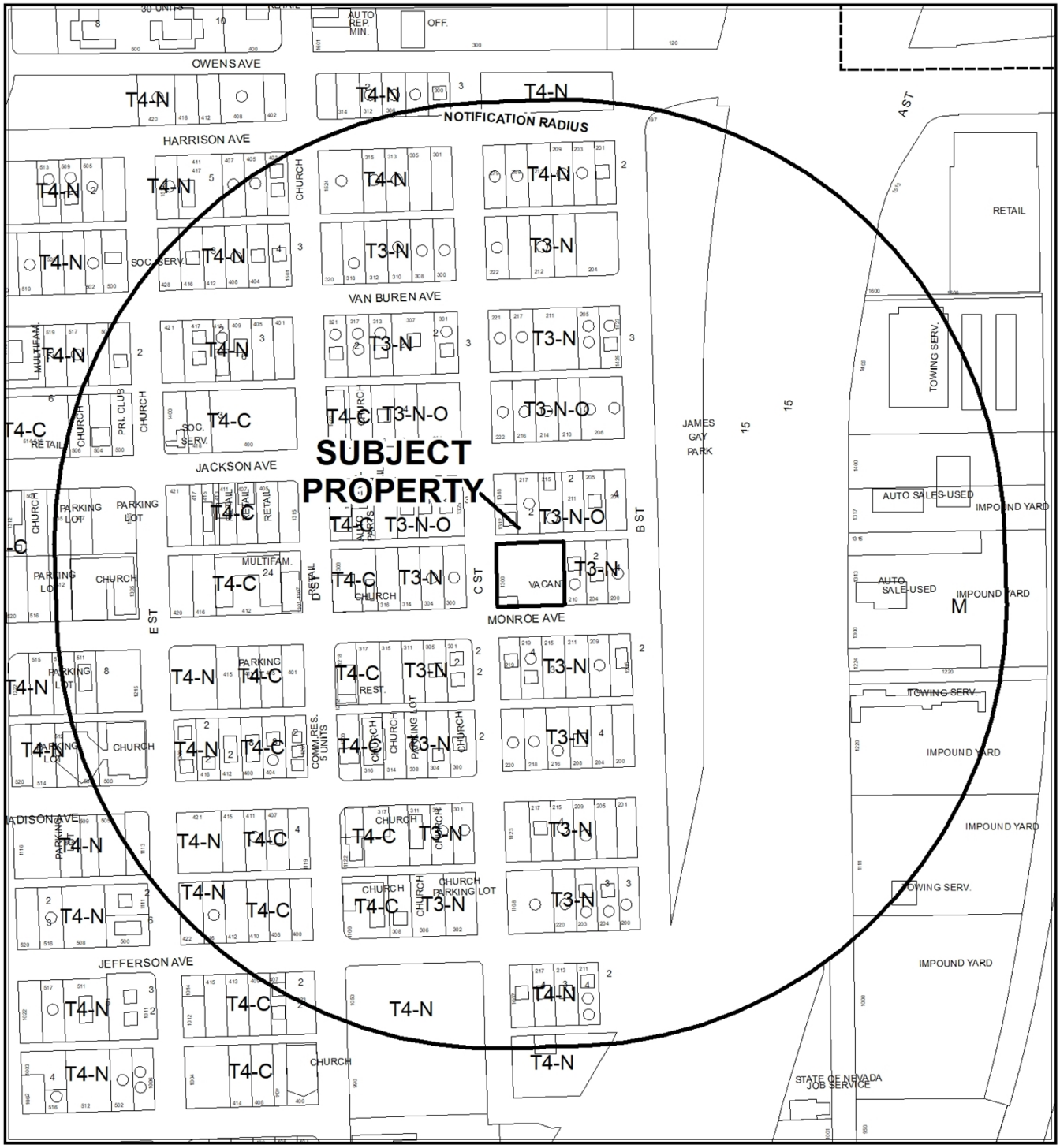
SUBJECT:
21-0532 - PUBLIC HEARING - APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 1300 C Street (APN 139-27-111-066), T3-N (T3 Neighborhood) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 11/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



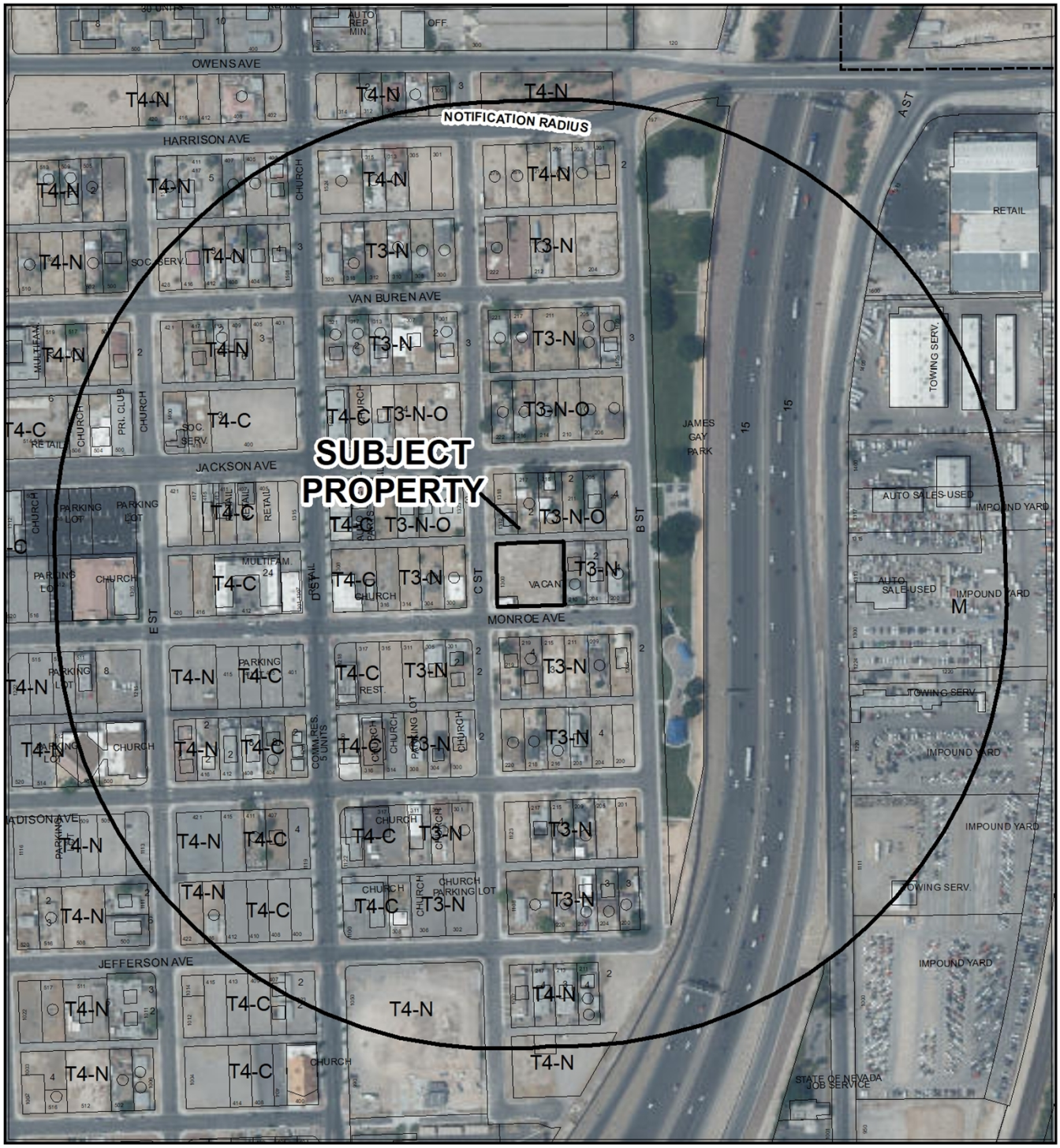
0 260 520 Feet

CASE: 21-0532

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T3-N (T3 Neigborhood)

N



0 260 520 Feet

CASE: **21-0532**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T3-N (T3 Neigborhood)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0532-VAR1	Staff recommends APPROVAL, subject to conditions:	
21-0532-SUP1	Staff recommends APPROVAL, subject to conditions:	21-0532-VAR1
21-0532-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0532-VAR1 21-0532-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 187

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

21-0532-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow six-foot landscape buffers adjacent to right-of-way where 15 feet is required.

2. A Variance is hereby approved to allow six-foot landscape buffers adjacent to interior lot lines where eight feet is required.

3. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0532-SUP1) and Site Development Plan Review (21-0532-SDR1) shall be required, if approved.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0532-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Community Garden use.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0532-VAR1) and Site Development Plan Review (21-0532-SDR1) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0532-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0532-VAR1) and Special Use Permit (21-0532-SUP1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/25/21, except as amended by conditions herein.

4. A Waiver from Title 19.09 is hereby approved, to allow an eight-foot front yard fence where five feet is the maximum height allowed.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time as the Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.

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 the construction of any combustible structures.

9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate a 10-foot radius on the northeast corner of C Street and Monroe Avenue prior to the issuance of any permits.

11. Maintain a minimum five-foot-wide sidewalk width adjacent to this site. The sidewalks adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

12. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Submit a License Agreement for landscaping and private improvements in the C Street and Monroe Avenue public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a community garden on 0.50 acres at 1300 C Street.

ISSUES

- The subject census tract has been identified as a food desert by the United States Department of Agriculture, lacking accessibility to healthy food sources.
- A Community Garden use is a Conditional Use in the T3-N (T3 Neighborhood) transect zone.
- When one or more of the Conditional Use Regulations cannot be met, a Special Use Permit is required for the proposed land use. A Special Use Permit is requested to allow a Community Garden use.
- The applicant is requesting on-site sales seven days a week where the Conditional Use Regulations require once a week between the hours of 7:00 a.m. to 7:00 p.m.
- A Variance is requested to allow a six-foot landscape buffer adjacent to the right-of-way where 15 feet is required. Staff supports this request.
- A Variance is requested to allow a six-foot landscape buffer adjacent to interior lot lines where eight feet is required. Staff supports this request.
- A Waiver is requested to allow a nine-foot front yard fence where five feet is the maximum height allowed. Staff supports this request.

ANALYSIS

The subject site is a generally undeveloped half-acre lot located at the northeast corner of Monroe Avenue and C Street. A vacant 523 square-foot building is existing on-site and is oriented to the corner of both street frontages. The subject site is zoned as T3-N (T3 Neighborhood) and subject to the development standards listed in Title 19.09. The subject site is also located in the Downtown Historic Westside District and subject to The Hundred Plan, West Las Vegas Plan, and the Downtown Area covered in the City of Las Vegas 2050 Master Plan. The applicant is proposing to develop the site into a community garden.

The Community Garden use is defined as "An area of land established and used for gardening by a community-based organization or other groups of people, with the intent of harvesting vegetables, fruits, flowers and herbs for personal consumption or for sales or distribution to the community on a limited basis. The term does not include a garden that is incidental to a residential use and whose products are intended for use of those residing on the parcel." The Community Garden use is a Conditional Use in the T3-N (T3 Neighborhood) transect zone. Pursuant to Title 19.12.040, when one or more Conditional Use regulations cannot be met, a Special Use Permit is required to establish the use. The Minimum Conditional Use Regulations for this use include:

1. Except as otherwise permitted by the remaining Conditional Use Regulations, all structures shall comply with the development standards applicable to the zoning district in which the use is located.

   The subject site is located in a T3-N (T3 Neighborhood) zoning district and held to the development standards listed in Title 19.09. The existing vacant 523 square-foot building was constructed in 1953 preceding the rezoning change to the form-based code development standards. A Variance and Waiver are requested in conjunction with the development standards for this transect zone for on-site improvements of fencing and landscaping. The height of the primary structure in a community garden is regulation by Regulation Two (2) below.

2. In any residential zone:
   a. Community garden structures may not exceed 12 feet in height.
   b. Where a primary structure exists, community garden structures shall comply with the applicable requirements of this Title for an accessory structure.
   c. Where no primary structure exists, the cumulative gross floor area of all community garden structures shall not exceed 1,500 square feet or 15% of the lot size, whichever is less.

   This conditional use requirement is not met as the primary structure is an existing 13-foot tall structure that was constructed in 1953.

3. Any on-site sale or donation of products is limited to products grown on-site and may not take place within a residential dwelling unit.

   A Condition of Approval has been added to enforce this requirement. The subject site will be subject to business license review and regular compliance inspections to ensure this requirement will be met.

4. Any on-site sale of products is limited to once per week and may take place only between the hours of 7:00 a.m. to 7:00 p.m.

This conditional use requirement is not met as the applicant is requesting their hours of operation to be seven days a week with the hours of operation of 7:00 a.m. to 7:00 p.m.

5. No item of motorized garden equipment may exceed 25 horsepower.

   A Condition of Approval has been added to enforce this requirement. The subject site will be subject to business license review and regular compliance inspections to ensure this requirement will be met.

6. No more than one identification sign is permitted and the area of the sign may not exceed 64 square inches.

   At this time, no identification sign has been proposed in conjunction with the proposed community garden. A Condition of Approval has been added to enforce this requirement through the building permit review process.

7. All sales of products must comply with applicable provisions of LVMC Title 6 as well as other applicable State and local laws and regulations.

   A Condition of Approval has been added to enforce this requirement. The subject site will be subject to business license review and regular compliance inspections to ensure this requirement will be met.

8. If unpaved parking is utilized, a dust control permit approved by the Clark County Department of Air Quality and Environmental Management must first be obtained.

   A Condition of Approval has been added to enforce this requirement.

Adopted under the requirements of the Las Vegas Municipal Code and other applicable laws, the Title 19.09 Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O). Eventually, the Form-Based Code will be applied to each of the twelve Downtown Districts within the Downtown Las Vegas Overlay District.

The subject site is located within the Historic Westside District of Downtown Las Vegas and is located in a T3-N (T3 Neighborhood) transect zone. This transect zone intends to protect the integrity of existing neighborhoods with detached homes on small-to-medium-sized lots. This transect zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. This transect zone is governed by Title 19.09 which regulates the form-based code development standards.

The subject site consists of an existing vacant 523 square-foot building oriented toward the corner of both primary street frontages on C Street and Monroe Avenue. Based on the Clark County Assessor, the building was constructed in 1953 and preceding the rezoning change to the form-based code development standards. The proposed development would consist of adaptive reuse of this building as the repurposing of the building differs from the original intended land use. On the elevation plan date stamped on 08/25/21, a mural is depicted on the southern elevation adjacent to Monroe Avenue. In order to accommodate the design of the proposed development, a Variance and Waiver of the form-based code development standards are required.

The subject site is located within Downtown Las Vegas Area 2. Following the adoption of the Vision 2045 Downtown Las Vegas Master Plan, this area has been adopted as an expansion of the previous Downtown Centennial Boundary. Because of the peripheral location relative to Area 1, and the different existing urban context, Area 2 is recognized as a distinct area. Any deviation from the Title 19 Development Standards in Area 2 requires the approval of a Waiver.

A Waiver is requested to allow an eight-foot front yard fence where five feet is the maximum height allowed. In Title 19.09, the maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five feet. Adjacent to the right-of-way on Monroe Avenue and C Street, the applicant is providing an eight-foot wrought iron fence. Similarly, adjacent to interior lot lines, the applicant is requesting an eight-foot chain-link fence. While not a desired material throughout the City, chain link fencing may be approved in conjunction with an overall development plan. In the submitted justification letter date stamped on 08/25/21, the applicant states that the increased wall height is requested in order to protect edible plants.

A Variance application is required to allow a deviation from the landscaping standards in Title 19.09. The landscaping requirements for the T3 (T3 Neighborhood) zone requires 15 feet of landscaping adjacent to the public right-of-way. The subject site is located on the corner of Monroe Avenue and C Street and thereby required 15 feet of landscaping on both street frontages. An additional ten feet or right-of-way is located past the sidewalk on each thoroughfare. Based on this requirement, the applicant would be required the 10 feet of right-of-way in addition to the 15 feet for the landscaping requirement. The Hundred Plan states that landscape buffers should be a minimum of four feet wide to accommodate the growth of trees. The applicant has provided six feet of landscape buffers within the enclosed area in addition to the 10 feet of right-of-way. A Variance is requested to allow this reduction.

Based on the submitted landscape plan date stamped on 08/25/21, the provided perimeter trees include navel orange, Meyer lemon, and almond trees. Additional trees may include granny smith, cactus pear, peaches, fig, pomegranate, and apricot trees. The provided perimeter shrubs include blackberry, lavender, rosemary, and aloe Vera. The submitted justification letter date stamped on 08/25/21, notes that these are used as flexible placeholders as they will likely change to accommodate harvesting schedules. On the exterior of the site along the public right-of-way, the applicant intends to provide aloe vera and rosemary shrubs. Conditions of Approval 12 and 13 of Site Development Plan Review (21-0532-SDR1) have been added by the Department of Public Works to submit a License Agreement and maintain the landscaping within the public right-of-way. All landscaping proposed are either native plants or those that require low water use and have a high drought tolerance.

The subject site is also located in the Downtown Historic Westside District and subject to The Hundred Plan, West Las Vegas Plan, and the Downtown Area covered in the City of Las Vegas 2050 Master Plan. The proposed development supports several of the goals and objectives identified in The Hundred Plan. The Hundred Plan identifies a series of Big Moves that defines the goals and vision of the community, while exploring potential opportunities and challenges. The plan addresses sustainability in a practical and genuine way through open space planning, community facilities, and amenities. The plan identifies the Historic Westside incorporating sensitive neighborhood infill and intensification that combine education and awareness with compassionate and genuine responsiveness to community values. In the submitted Justification Letter date stamped on 08/25/21, the applicant states that the proposed community garden would offer onsite workshops, demonstrations, and complex instructions for gardeners of all skill levels and ages and look to partner with the University of Nevada Las Vegas' Agricultural Extension. The plan identifies the Historic Westside as a community revolving around an identity and sense of place. In nature, Community Gardens serve a secondary function as civic spaces that promote social, cultural, and intergenerational interactions.

The Hundred Plan identifies guiding principles of the values of stakeholders and the community to attract people and foster a vibrant neighborhood. The first guiding principle identifies opportunities to bring the Westside back to a complete community. The plan envisions the Historic Westside as a community striving for a sustainable future through adaptive reuse of vacant buildings, integrating community gardens within the neighborhood, and establishing a walkable community with services and amenities. The second guiding principle outlines incremental change with small lot neighborhood infill development. The Hundred Plan encourages the redevelopment of vacant land within neighborhoods and identifies community gardens and usable garden space as an appropriate opportunity to breathe life and activity back into vacant land throughout the Westside.

In the West Las Vegas Plan, the subject site is located within a Neighborhood Revitalization Area. The plan states that development on vacant or underutilized lots within existing residential neighborhoods shall be sensitive in use and design to surrounding development. In doing so, the quality of the existing neighborhoods are maintained and enhanced.

The United States Department of Agriculture (USDA) maintains a Food Access Research Atlas that help identify food desert, which are areas that lack access to healthy food. The USDA has identified the subject census tract as a low-income tract, which has a significant number of residents (either 33% or 500 people) being located more than a half-mile from the nearest supermarket. Additionally, The Hundred Plan further identifies this concern over limited access to food as documented in the Southern Nevada Strong Historic West Las Vegas Ethnographic Report. Based upon this, the subject site and surrounding area may be considered a food desert and would be considered an impediment to development and redevelopment; thus, the proposed application would meet the goals of the Redevelopment Agency. Community gardens are a way to build and support local food systems. Community gardens provide an open space where individuals garden together to grow fresh, healthful, and affordable fruits and vegetables. These gardens allow for the production of affordable and healthy foods but also serve as civic spaces that promote social, cultural, and intergenerational interactions.

The applicant is requesting a Variance and Waiver in order to create a development that is compatible with the majority of Title 19.09's form-based code development standards. The proposed Community Garden development helps further several goals, objectives, and guiding principles identified in The Hundred Plan and West Las Vegas Plan. Therefore, staff recommends approval on all applications.

FINDINGS (21-0532-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented, in that the subject site consists of ten additional feet or right-of-way past the sidewalk on each thoroughfare. Based on this requirement, the applicant would be required the 10 feet of right-of-way in addition to the 15 feet for the landscaping requirement. The applicant has provided six feet landscape buffers adjacent to the right-of-way in addition to the 10 feet of public right-of-way thereby providing 16 feet of total landscaping.

FINDINGS (21-0532-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use has been explicitly called out in The Hundred Plan as a need for the Historic Westside. The proposed Community Garden helps further several goals, objectives, and guiding principles identified throughout The Hundred Plan. The proposed Community Garden use is compatible with the future and surrounding land uses in the Historic Westside

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is generally an undeveloped half-acre lot that is physically suitable for the proposed Community Garden use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject property can be accessed from Monroe Avenue and C Street, two 70-foot local streets per Title 13. These streets are both adequate in size to meet the requirements of the proposed Community Garden 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 Special Use Permit will be subject to Conditions of Approval, business license review, and approval, and regular compliance inspections to ensure it will not compromise the public health safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The minimum Conditional Use Regulations set forth by Title 19.12 were not met, as the applicant has proposed hours of operation beyond the Conditional Use limitations of operating only once per week resulting in the need for a Special Use Permit. The restriction of operational hours is an impairment to the successful operation of the site. Additionally, a Conditional Use Regulation requires that when in residential zones, a Community Garden primary structure used is limited to 12 feet in height. The existing structure on site is 13 feet tall. The proposed use can be operated in a manner that is harmonious and compatible manner with the surrounding area. Staff is recommending approval of this request.

FINDINGS (21-0532-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed community garden development is compatible with the adjacent development within the surrounding area of the subject site.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies, and standards;**

The applicant is requesting a Variance and Waiver in order to create a development that is compatible with the majority of Title 19.09's form-based code development standards. In doing so, the proposed Community Garden development helps further several goals, objectives, and guiding principles identified in The Hundred Plan and West Las Vegas Plan.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access is provided by Monroe Avenue and C Street, two 70-foot local streets per Title 13, each of which is adequate in size to serve the scale of the proposed development.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building and landscape materials are appropriate for a desert climate and the city. All landscaping proposed are either native plants or those that require low water use and have a high drought tolerance.

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;

Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment. The submitted elevation plan date stamped on 08/25/21 shows the existing CMU building façade with white paint. A mural is proposed on the southern elevation adjacent to Monroe Avenue.

6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/25/05	A Code Enforcement Case (CE27782) was reported for a vacant lot due for cleanup at 1300 C Street. The case was resolved on 03/31/05
02/13/18	The Planning Commission denied a Variance (VAR-71504) to allow a 10-foot tall fence in the front yard setback where five feet is the maximum height allowed and to allow a 10-foot tall solid wall along the side and rear property lines where eight feet is the maximum height allowed on 0.50 acres at 1300 C Street. Staff recommended denial
06/19/19	A Code Enforcement Case (CE19-00443) was reported for open and accessible home vagrants in the property 1300 C Street. The case was resolved on 07/29/19
04/20/20	A Code Enforcement Case (CE27782) was reported for a vacant building with possible homeless people at 1300 C Street. The case was resolved on 05/18/20

Most Recent Change of Ownership	
08/06/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1953	A commercial building was constructed

Pre-Application Meeting	
08/19/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance, Special Use Permit, and Site Development Plan Review pertaining to a proposed community garden at the subject site.

Neighborhood Meeting	
09/30/21	A neighborhood meeting was held at the Doolittle Community Center, Meeting Room C at 805 West Lake Mead Boulevard at 6:00 PM. The meeting was attended by two members of Planning Staff, one member of Youth Development and Social Innovation staff, 17 members of the public, and four individuals representing the project. The applicants began the meeting by providing an overview of the project and personal backgrounds while emphasizing the issues facing the community in regards to food availability. Concerns were voiced by the public regarding the following: **Will soil be produced onsite?** Composting will be available onsite using sustainable methods. **How much produced will this project yield?** This is still to be determined. **How will food be distributed throughout the community?** The applicants explained how they would want the community to turn to them. The food would be supplemented through the community to community centers and Three Square. **When will the project be started?** The project architect gave an overview of the project and expected procedures through the city. **Was this project part of the MGM grant that was recently approved?** This is a separate project but is complementary. **What is the plan to engage the community?** The applicants addressed the issues facing the community and obstacles that they are up against. Overall the public was supportive of the project. The meeting was concluded by 7:00 PM.

Field Check	
09/08/21	A routine field check was conducted of the subject site; staff found an undeveloped site in good condition. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	FBC (Form Based Code)	T3-N (T3 Neighborhood)
North	Single Family, Detached		T3-N-O (T3 Neighborhood Open)
South	Multi-Family Residential		T3-N (T3 Neighborhood)
East	Single Family, Detached		
West			

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown	Y
The Hundred Plan	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Historic Westside 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	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Table C. Lot Size			
Min. Lot Size Max. Lot Size	4,356 SF 43,560 SF	21,780 SF	Y*
Min. Lot Width Max. Lot Width	0 Feet 0 Feet	143 Feet	Y*
Min. Lot Depth Max. Lot Depth	0 Feet 0 Feet	143 Feet	Y*
Table E. Building Placement			
Building Setbacks*** • Front • Corner	 30 Feet 15 Feet	 0 Feet 0 Feet	 Y*** Y***
Table F. Building Form			
Max. Building Height	12 Feet	13 Feet	N**
Max. Lot Coverage	65%	2%	Y
Table G. Frontages			
Frontage 1 [Monroe Avenue]	Primary/Minor Neighborhood Street		Y
Frontage 2 [Ogden Ave]	Primary/Minor Neighborhood Street		Y
Alley	Tertiary		Y
Table I. Use Types			
Church/House of Worship	Conditional Use		Y

**While the lot size and dimension do not meet the T3-N zoning requirements as the Title 19.09 Open Space Standards allows Community Gardens to range from a tenth of an acre to a full acre with no minimum lot width or depth.*
***The building height requirement is a Conditional Use Regulation for the Community Garden Use. The applicant is requesting a Special Use Permit to allow this land use.*
**** This development standard is covered in Conditional Use Regulation Two (2) for the Community Garden use.*

Pursuant to Title 19.09, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• South	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• East	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	7 Trees	Y
TOTAL PERIMETER TREES		**24 Trees**	**25 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		6 Feet	N*
• South	15 Feet		6 Feet	N*
• East	8 Feet		6 Feet	N*
• West	15 Feet		6 Feet	N*
Wall Height	5 Feet (Front) 8 Feet (Interior)		Front: 8-Foot (Wrought Iron) Interior: 8-Foot (Chain)	N**

**A Variance is requested to allow a deviation from the Title 19.09 landscape buffer requirements.*
***A Waiver is requested to allow a deviation from the following development standards.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Monroe Avenue	Local Street	Title 13	70	Y
	Primary	Form-Based Code		
	Minor Neighborhood Street			
C Street	Local Street	Title 13	70	Y
	Primary	Form-Based Code		
	Minor Neighborhood Street			
Alley	Tertiary	Form-Based Code	20	Y

Parking Requirement – Downtown Area 2							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Community Garden	0 delivery vehicles	1 space per delivery vehicle, if any	0				
TOTAL SPACES REQUIRED			0		0		Y
Regular and Handicap Spaces Required			0	0	0	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
The maximum height of fences between the front property line and the primary structure shall not exceed five feet, and the maximum height of solid fence shall not exceed two feet.	To allow an eight-foot front yard fence where five feet is the maximum height allowed	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 1300 C Street Las Vegas, NV 89106

Project Name The Obodo Collective Community Garden **Proposed Use** Community Garden, access Bl.

Assessor's Parcel #(s) 139-27-111-066 **Ward #** 5

General Plan: Existing Commercial Proposed Commercial **Zoning:** Existing C-2 Proposed C-2

Additional Information Project consist of a 615 s.f. CMU storage building with a community garden.

Property Owner Mahana Asset Management Group, LLC Contact Brian Dice

Address 1770 Post St #135 City San Francisco State CA Zip 94115

E-mail dice@obodocollective.org Phone 415.385.4586

Applicant Mahana Asset Management Group, LLC Contact Brian Dice

Address 1770 Post St #135 City San Francisco State CA Zip 94115

E-mail dice@obodocollective.org Phone 415.385.4586

Representative KME Architects LLC Contact Melvin Green

Address 8367 W. Flamingo Rd. Suite 100 City Las Vegas State NV Zip 89147

E-mail melvin@kmearchitects.com Phone 702.888.2088

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 Brian Dice

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name BRIAN DICE

21-0532
08/25/2021

Subscribed and sworn before me

This _____ day of _____, 20

Please See Attached California Jurat

Notary Public in and for said County and State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO

Subscribed and sworn to (or affirmed) before me on this 29th day of JULY, 2021, by BRIAN DICE,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JESSICA VALENTINE
Notary Public – California
San Francisco County
Commission # 2208831
My Comm. Expires Aug 4, 2021

(Seal)

Signature _____

Jessica Valentine, Notary Public

21-0532
08/25/2021

Planning Commission October 12, 2021 - Page 1653



1 OVERALL ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SITE INFORMATION

JURISDICTION	CITY OF LAS VEGAS
PARCEL NUMBER	139-27-111-066
CURRENT ZONING	C-2
PROPOSED ZONING	C-2
LOT SIZE	0.5 ACRES 21,780 SF

PARKING TABULATION

PER UNIFIED DEVELOPMENT CODE - 19.12.070 PERMISSIBLE USE DESCRIPTION AND APPLICABLE CONDITIONS AND REQUIREMENTS.

ONE-SITE PARKING REQUIREMENTS: ONE SPACE PER DELIVERY VEHICLE, IF ANY.

PARKING SPACES: N/A - NO DELIVERIES
NORMAL:N/A
HANDICAPPED:N/A
VAN ACCESSIBLE:N/A

KEYNOTES

A100	NEW 8'-0" TALL DECORATIVE FENCING PER ARCHITECTURAL AND STRUCTURAL DETAILS.
A101	NEW 8'-0" TALL CHAIN LINK FENCING PER STRUCTURAL DETAILS.
A102	NEW 3'-0" TALL CMU RETAINING WALL WITH MAXIMUM 8'-0" TALL CHAIN LINK FENCE TO MATCH THE HEIGHT OF THE DECORATIVE FENCE AND CHAIN LINK FENCE ON GRADE ADJACENT.
A103	NEW 3'-0" TALL CMU RETAINING WALL WITH MAXIMUM 8'-0" TALL DECORATIVE FENCE.
A104	NEW 20'-0" ROLLING GATE WITH SOLAR POWERED MOTOR PER STRUCTURAL AND ELECTRICAL DRAWINGS.
A109	ADA RAMP, IF NEEDED
A110	PAVERS FOR PEDESTRIAN USE. ADA ACCESSIBLE
A111	SIDEWALK, 2% MAX SLOPE
A112	7' X 7' STORAGE SHEDS
A113	COMPACTED DECOMPOSED GRAVEL
A115	COMPOST AREA
A120	PAN STYLE WITH ACCESS EASEMENT. REFER TO CLARK COUNTY UNIFORM STANDARDS DWG. NO. 224
A121	ADDRESS SIGNAGE

21-0532
08/25/21

0 10'-0" 20'-0" 40'-0"

kme ARCHITECTS
8367 W. Flamingo Road
Suite #110
Las Vegas, NV 89147
Office: 702.888.2088
Fax: 702.888.2089
Web: www.kmearchitects.com
© KME Architects LLC. 2021

MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA
08/25/21

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

PROJECT:
Obodo Community Garden Project
1300 C STREET
LAS VEGAS, NV 89106

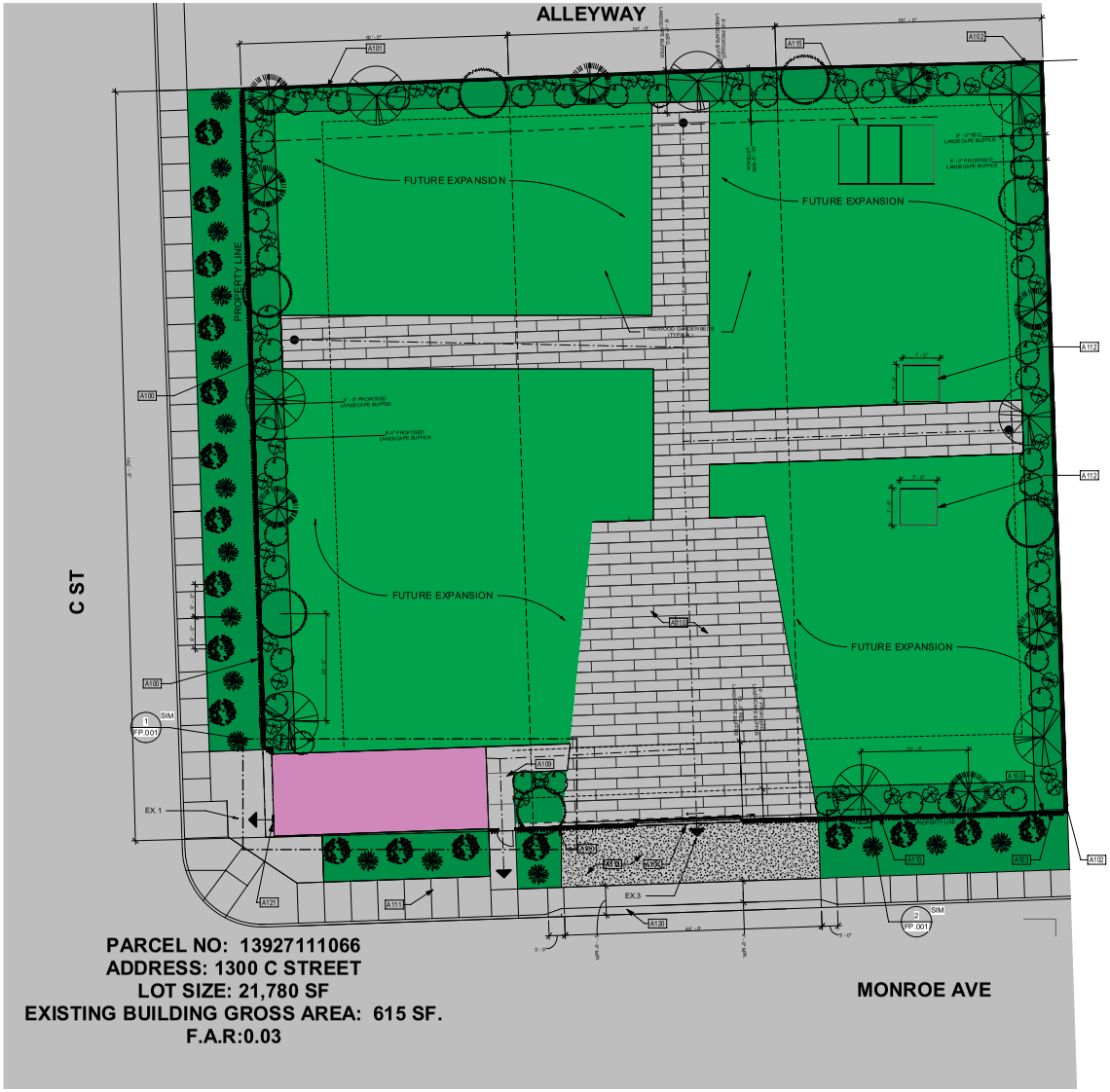
SHEET TITLE:
ARCHITECTURAL LOCATION PLAN

REVISIONS		
No.	Description	Date

DRAWN BY: KME
DATE: 2021.08.25
JOB NO: 2021-016
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

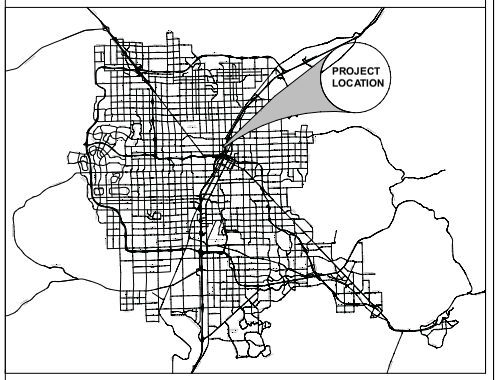
SHEET
SP.001

Planning Commission October 12, 2021 - Page 1654



1 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"

SITE LOCATION MAP



KEYNOTES

A100	NEW 8'-0" TALL DECORATIVE FENCING PER ARCHITECTURAL AND STRUCTURAL DETAILS.
A101	NEW 8'-0" TALL CHAIN LINK FENCING PER STRUCTURAL DETAILS.
A102	NEW 3'-0" TALL CMU RETAINING WALL WITH MAXIMUM 8'-0" TALL CHAIN LINK FENCE TO MATCH THE HEIGHT OF THE DECORATIVE FENCE AND CHAIN LINK FENCE ON GRADE ADJACENT.
A103	NEW 3'-0" TALL CMU RETAINING WALL WITH MAXIMUM 8'-0" TALL DECORATIVE FENCE.
A104	NEW 20'-0" ROLLING GATE WITH SOLAR POWERED MOTOR PER STRUCTURAL AND ELECTRICAL DRAWINGS.
A109	ADA RAMP, IF NEEDED
A110	PAVERS FOR PEDESTRIAN USE. ADA ACCESSIBLE
A111	SIDEWALK, 2% MAX SLOPE
A112	7'X7' STORAGE SHEDS
A113	COMPACTED DECOMPOSED GRAVEL
A115	COMPOST AREA
A120	PAN STYLE WITH ACCESS EASEMENT. REFER TO CLARK COUNTY UNIFORM STANDARDS DWG. NO. 224
A121	ADDRESS SIGNAGE

A B C D E F G

TYPE	QTY.	DESCRIPTION
		TREES
A	8	NAVEL ORANGE (CITRUS SINESIS)
B	8	MEYER LEMONS (CITRUS MEYERI)
C	7	ALMOND (PRUNUS DULCIS)
		SHRUBS
D	47	BLACKBERRY (RUBUS)
E	45	LAVANDER (LAVANDULA)
F	18	ROSEMARINUS OFFICINALIS)
G	17	ALOE VERA

OPTIONAL TREES: GRANNY SMITH (MALUS DOMESTICA), CACTUS PEAR (OPUNTIA), PEACHES, FIGS, POMEGRANATES, APRICOTS. **SEE JUSTIFICATION LETTER FOR REFERENCE.**

OPTIONAL SHRUBS: TEXAS SAGE (LEUCOPHYLLUM FRUTESCENS) , SOCIETY GARLIC (TULBAGHIA VIOLACEA), CACTUS PEAR (OPUNTIA) **SEE JUSTIFICATION LETTER FOR REFERENCE.**

PLANTING TABULATION

PER THE CITY OF LAS VEGAS CHAPTER 19.06.050 U UNDEVELOPED DISTRICT

PERIMETER LANDSCAPE BUFFERING	REQUIRED	PROVIDED
NORTH	8' - 0"	6' - 0"
EAST	8' - 0"	6' - 0"
SOUTH	15' - 0"	6' - 0"
WEST	15' - 0"	6' - 0"

*SEE SITE PLAN DEVELOPMENT SUBMITTAL

PER THE CITY OF LAS VEGAS ZONING ORDINANCE STANDARD PLANTING REQUIREMENT 19.08.040(F):

SPACING OF TREES	REQUIRED	PROVIDED
	1 PER 20 LINEAR FEET	1 PER 20 LINEAR FEET

SHRUB REQUIREMENTS:

REQUIRED:
FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE

PROVIDED:
MIN. FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE

21-0532
08/25/2021

0 3'-0" 6'-0" 12'-0"

kme ARCHITECTS
8367 W. Flamingo Road
Suite #110
Las Vegas, NV 89147
Office: 702.888.2088
Fax: 702.888.2089
Web: www.kmearchitects.com
©KME Architects LLC. 2021

MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA
08/25/21

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

PROJECT:
Obodo Community Garden Project
1300 C STREET
LAS VEGAS, NV 89106

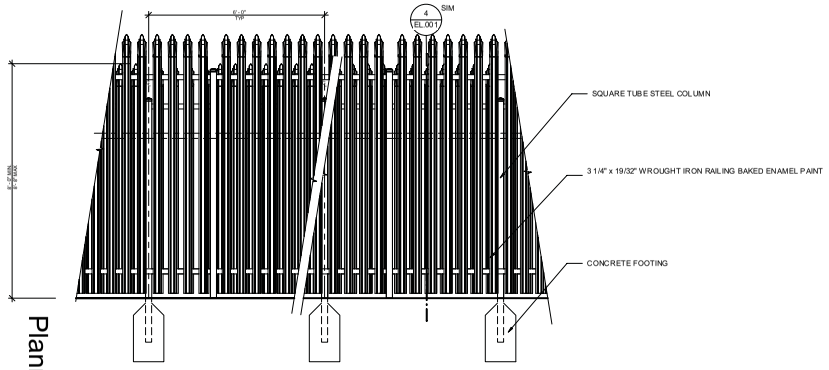
SHEET TITLE:
LANDSCAPE PLAN

REVISIONS

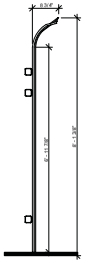
No.	Description	Date

DRAWN BY: Author
DATE: 2021.08.25
JOB NO: 2021-016
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
LP.001



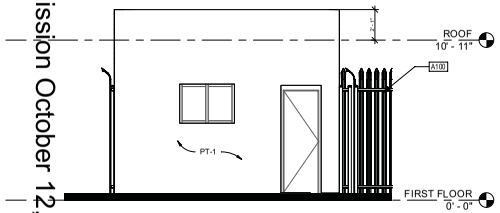
WROUGHT IRON FENCE-ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



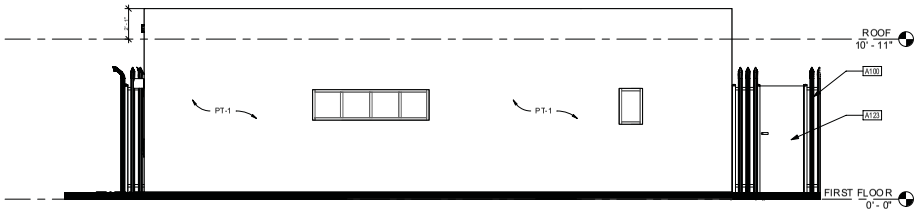
4 FENCE SECTION
SCALE: 1/2" = 1'-0"



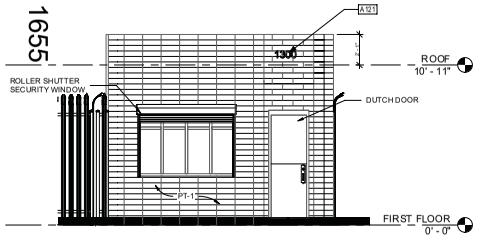
3 ACCESSORY STORAGE SHED
SCALE: 1/4" = 1'-0"



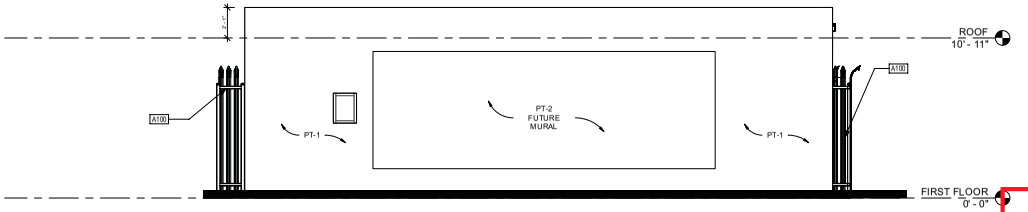
EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

PT-1		WHITE PAINT ON EXTERIOR CMU WALLS
PT-2		FUTURE MURAL

KEYNOTES

A100	NEW 8'-0" TALL DECORATIVE FENCING PER ARCHITECTURAL AND STRUCTURAL DETAILS.
A121	ADDRESS SIGNAGE
A123	NEW FENCE DOOR

kme ARCHITECTS
8367 W. Flamingo Road
Suite #110
Las Vegas, NV 89147
Office: 702.888.2088
Fax: 702.888.2089
Web: www.kmearchitects.com
©KME Architects LLC. 2021

MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA
08/25/21

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

PROJECT:
Obodo Community Garden Project
1300 C STREET
LAS VEGAS, NV 89106

SHEET TITLE:
EXTERIOR ELEVATION

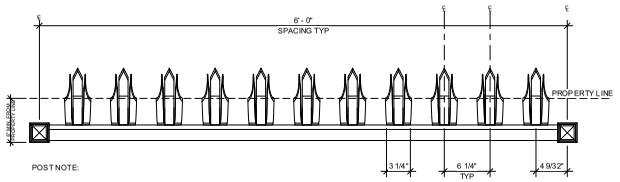
REVISIONS		
No.	Description	Date

DRAWN BY: Author
DATE: 2021.08.25
JOB NO: 2021-016
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
EL.001

21-0532
08/25/21

Planning Commission October 12, 2021 Page 1655



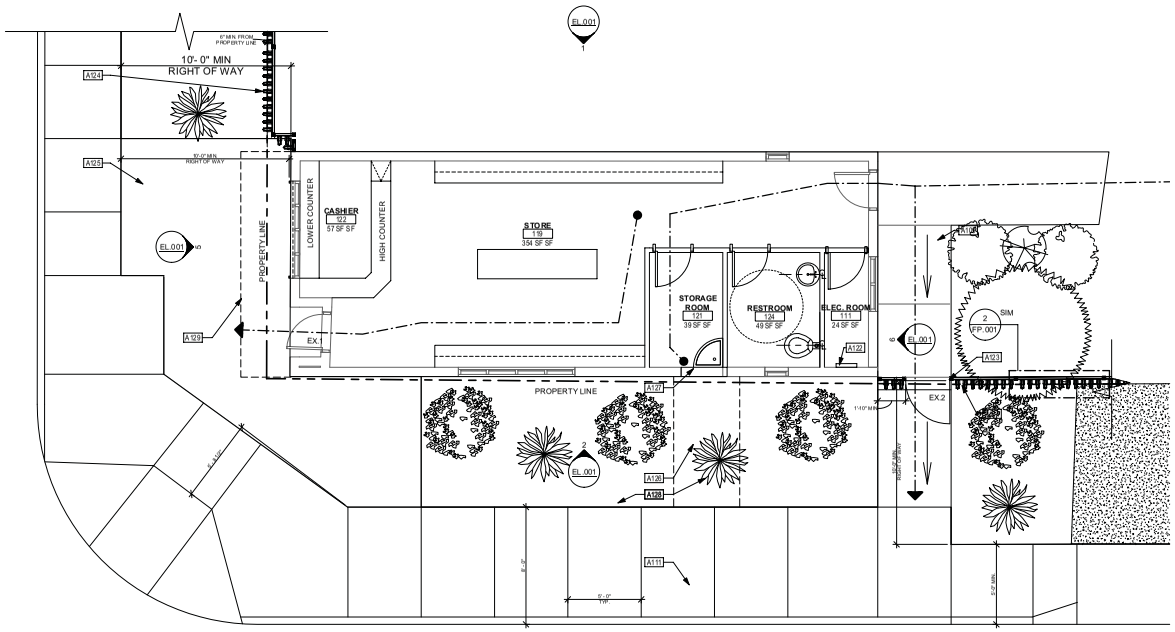
POST NOTE:

1. FENCE POST CROSS- SECTION SIZE SHALL BE 4" S QUARE FOR HEIGHTS GREATER THAN 6-0" AND FOR OTHER FENCE HEIGHTS ONE SIZE ABOVE THE MANUFACTURER'S MINIMUM RECOMMENDED SIZE FOR HEIGHT AND POST SPACING.

2 ENLARGE FLOOR PLAN FENCE

SCALE: 1 1/2" = 1'-0"

Planning Commission October 12, 2021 - Page 1656



1 ENLARGE FLOOR PLAN

SCALE: 1/4" = 1'-0"

OCCUPANCY SCHEDULE FIRST FLOOR

ROOM NUMBER	ROOM NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
111	ELEC. ROOM	24	300 SF	0.1
119	STORE	354	150 SF	2.36
121	STORAGE ROOM	39	300 SF	0.16
122	CASHIER	57	150 SF	0.47
124	RESTROOM	49	150 SF	0.4
NET S.F.		523		4
GROSS SF.		615		

EGRESS PATH LENGTH

MARK	DISTANCE	
	ACTUAL	MAXIMUM
EXIT 1	33' - 2"	100' - 0"
EXIT 2	48' - 3"	100' - 0"

KEYNOTES

A109	ADA RAMP. IF NEEDED
A111	SIDEWALK. 2% MAX SLOPE
A122	ACCESSIBLE ELECTRICAL PANEL
A123	NEW FENCE DOOR
A124	NEW FENCE. SEE ENLARGED PLAN
A125	NEW CONCRETE SLAB
A126	EXISTING CONCRETE SIDEWALK. TO BE REMOVED AND REPLACED WITH LANDSCAPE. SEE LANDSCAPE PLAN
A127	EXISTING DOOR. TO BE REMOVED AND REPLACED WITH STUCCO TO MATCH EXISTING FINISH
A128	LANDSCAPE. REFER TO LANDSCAPE PLAN
A129	EAVE. TO BE REMOVED

kme ARCHITECTS
8367 W. Flamingo Road
Suite #110
Las Vegas, NV 89147
Office: 702.888.2088
Fax: 702.888.2089
Web: www.kmearchitects.com
©KME Architects LLC. 2021

MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA
08/25/21

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

PROJECT:
Obodo Community Garden Project
1300 C STREET
LAS VEGAS, NV 89106

SHEET TITLE:
ENLARGE FLOOR PLAN

21-0532
08/25/2021

REVISIONS

No.	Description	Date

DRAWN BY: Author
DATE: 2021.08.25
JOB NO: 2021-016
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
FP.001



21-0532-VAR1, 21-0532-SUP1 AND 21-0532-SDR1 - APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC
1300 C STREET

09/08/2021



21-0532-VAR1, 21-0532-SUP1 AND 21-0532-SDR1 - APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC
1300 C STREET

09/08/2021



21-0532-VAR1, 21-0532-SUP1 AND 21-0532-SDR1 - APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC
1300 C STREET

09/08/2021



21-0532-VAR1, 21-0532-SUP1 AND 21-0532-SDR1 - APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC
1300 C STREET

09/08/2021

August 25, 2021

Department of Planning
Community Development
City Hall
495 S. Main Street, 3rd Floor
Las Vegas, NV 89101

Melvin Green
Principal

Emanuele Arguelles
Principal

Re: Obodo Community Garden
1300 C Street
Las Vegas, NV 89106
APN 139-27-111-066

Justification Letter

KME Architects, LLC., on behalf of our client, Mahana Asset Management Group, LLC., are pleased to submit the Odobo's Community Garden application submittal package for Site Design Review (SDR), Special Use Permit (SUP), and Variance, of a produce yielding raised-bed Community Garden (approx. .5-acre), and a 615 sf. existing accessory building located at the intersection of C Street and Monroe Ave.

History:

The proposed raised-bed community garden at the center of the Historic Westside at 1300 C Street will serve households beset by numbers that find 1-in-4 residents experiencing prolonged hunger and food disparity. These numbers have climbed, negatively impacted by the incursion of COVID-19, and the economic fallout of job-loss and threat to health and job retention, thereof.

Along with providing produce at free or reduced costs to eligible residents, Obodo's Community Garden at 1300 C Street will act as a hub in furthering such initiatives, and act as a point of contact between residents seeking assistance and much needed resources.

Since Odobo's inception as a nonprofit in the fall of 2019, their programming has included providing emergency funds for those under threat of eviction in the aftermath of the Covid-crisis—providing funding and saving nearly 20 families within one housing complex over the holiday season—food delivery to those facing food inequity, and support in job training, providing access to technology as well as funding fees for enrollment and certification for the Google-Grow initiative.

21-0532
08/25/2021

8367 west flamingo road suite one lunch, las vegas, nevada 89147 | office: 702.888.2028 | fax: 702.888.2069 | website: www.kmearchitects.com

Melvin Green
Principal

Emanuele Arguelles
Principal

As they grow and provide produce for the community, this site will also serve as aesthetically pleasing green space, fostering walkability even as it brings food, education, and social accessibility. The Community Garden at 1300 C will deliver onsite workshops and demonstrations for children K through 12 in growing and preparing nutrition-rich foods. Training and more complex instruction in techniques in gardening for novice and skilled adult gardeners will connect trainees to job opportunities, and in time, gardening certifications as they foster collaborations with such entities as UNLV's Agricultural Extension. They look to developing partnerships and collaborative projects within the 100 Plan and other initiatives such as the College of Southern Nevada's plan for a 10,000-square-foot Westside annex dedicated to education and training in healthcare.

Odobo looks forward to breaking ground and forming partnerships with the City of Las Vegas in adding to the beauty and sustainability of this historic and growing community.

Site Development Review:

The project consists of approximately .5-acre community gardens with a 615 sf. one-story existing accessory building. The building will house vegetable displays, restroom, storage room and point-of-sales counter. Currently, there is no parking on site. We are not proposing to not include parking area.

The exterior of the building consists of a white color CMU block and stucco with a 3-ply built-up roof. The improvements to existing building will include to remove one door in the South side and replace it to match existing finish, updating layout of interior floor plan to meet user needs, and removing the eave on the West side of building. We propose to provide ADA access to both entrances.

The project will adhere to the latest City of Las Vegas Unified Development Code - Title 19. This site is in a Qualified Opportunity Zone. The project is located in the Form Based Code and subject to development Standards in title 19.09 where Community Gardens are a Conditional use in the Residential T3-N Zone.

Landscape Buffer Variance
We are requesting a variance to the minimum required landscape buffer for the North, East, South, and West sides of the property. In the South and West we proposed a 6'-0" landscape buffer where 15'-0" is required. In the North and East

21-0532
08/25/2021

8367 west flamingo road suite one hundred las vegas, nevada 89147 | office: 702.888.2028 | fax: 702.888.2029 | website: www.kmearchitects.com

we propose a 6'-0" landscape buffer where 8'-0" is required. Within the landscape buffer we propose to plant approved fruit bearing species every 20 ft. per 19.08.040 including: peaches, figs, pomegranates, apricots, oranges, lemons, almonds, granny smith, and persimmons. We will also place (4) 5 gallon shrubs per each required tree. The shrubs we propose in the landscape buffer include: blackberry, lavender, Texas sage, Society garlic, Cactus Pear. We fully intend on following the general plan submitted and requirements for the city code. However, we ask for flexibility in regards to the specific trees and shrubs listed on the plan. The reason for this is that we are unaware of what will be available to us once we start acquiring these items. Additionally, we would like to harvest from our fruit bearing trees year round. The trees listed in the plan are used to show example of the placement but would not fit a model for continuous harvest as many of those trees bear fruit during the same time.

Melvin Green
Principal

Emanuele Arguelles
Principal

License Agreement

We propose to submit a License Agreement to allow us to use the right of way easement located between the property line and back of sidewalk on the South and West side of property. We propose to plant aloe vera and rosemary plants as these are native plants that are low water use, have high drought tolerance, can have high exposure to full sun, and are aesthetically pleasing.

In the South side in front of the gate we propose to install compacted decomposed gravel. We are also installing a pan style driveway with access easement in front of gate per Standard 224 of the Uniform Standard Drawings Clark County Area. No vehicle will enter the property.

Adjacent to the gate we propose to install an ADA ramp for access to building and the site. On the corner of C Street and Monroe Ave., we propose to expand the concrete sidewalk to allow for ADA access to building. We will remove the eave currently in place that faces C Street and extends into the public right-of-way.

Fence Variance

To protect edible plants, we are requesting a variance to 19.09.100.C to allow an 8'-0" decorative fence on the West and South sides of the property where the required maximum primary wall height is 5'-0". The decorative fence will be of stainless steel with posts placed every 6'-0." On the East side we are requesting a variance to allow a fence consisting of a 3'-4" max. retaining wall and chainlink fence to an overall height of 8'-0." The 3'-4" CMU wall base would wrap around the first 4'-8" on the North and South façade with fencing matching elevation.

We are not providing a parking space because we do not have a delivery service as part of the activities for this site.

21-0532
08/25/2021

Special Use Permit
We are requesting a special use permit for item 4 in section 19.12.070. We are requesting to allow the on-site sale of products to be 7 days a week. The hours of operation will remain from 7 am. To 7 pm.

Please contact us should you have any questions or concerns.

Melvin Green
Principal

Emanuele Arguelles
Principal

Sincerely,

Melvin Green, NCARB, APEC, NOMA
Principal

21-0532
08/25/2021

8367 west flamingo road suite one hundred las vegas, nevada 89147 | office: 702.888.2028 | fax: 702.888.0964 | website: www.kmearchitects.com

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
45a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0532-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.09.100.E LANDSCAPE STANDARDS

May go to City Council on: 11/17/2021 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

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
45b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0532-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED COMMUNITY GARDEN USE

C.C.: 11/17/2021

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

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
45c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0532-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMUNITY GARDEN DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED

C.C.: 11/17/2021

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

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: October 12, 2021

Agenda Item No.:
46

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

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.