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.

November 9, 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 October 12, 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.

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.

7. 21-0585-TMP1 - TENTATIVE MAP - THE GATEWAY - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.67 acres on the west side of Las Vegas Boulevard at the Park Paseo intersection (APNs 162-03-112-005 and 017; and 162-03-116-001 through 005 and 009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

8. ABEYANCE - 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.

    8a. ABEYANCE - 21-0497-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL) TO: PF (PUBLIC FACILITIES)

    8b. ABEYANCE - 21-0497-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC)

9. 21-0531-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a Land Use Entitlement project request FOR A PROPOSED 9,600 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND 3,200 SQUARE-FOOT MULTIPURPOSE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-

004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

10. 21-0536-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROBERT TAYLOR - OWNER: ANDANDOLINDO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,700 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 200 Hoover Avenue, Suite #150 (APN 139-34-412-171), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

11. 21-0563-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate public right-of-way generally located on the west side of Main Street between Commerce Street and Gass Avenue, Ward 3 (Diaz). Staff recommends APPROVAL.

12. 21-0578-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC - For possible action on a Land Use Entitlement project request FOR A 14,457 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE located on the east side of South 6th Street and approximately 190 feet north of East Bonneville Avenue (APN 139-34-701-016), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

13. 21-0579-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SW & SH FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE NORTH SIDE OF AN EXISTING OFF-PREMISE SIGN on 0.47 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

14. 21-0589-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ATEN FAMILY TRUST - For possible action on a Land Use Entitlement project request to vacate U.S. Government Patent Easements generally located on the north side of Charleston Boulevard, approximately 555 feet east of Upland Boulevard (APNs 138-36-408-005 and 008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

15. 21-0591-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request to vacate public drainage easements, public sewer easements, public right-of-way, pedestrian access easements, traffic control and streetlight easements on 12.67 acres generally located on the northeast corner of Drake Drive and Grand Canyon Drive (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [MLA (Medium-Low Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

16. 21-0598-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FROM: PERIGREE AVENUE TO: MOUNT HADLEY AVENUE generally located at the southwest corner of O'Hare Road and N Skye Canyon Park Dr, T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

17. ABEYANCE - 21-0328 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-801-011 and 125-22-804-001), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

    17a. ABEYANCE - 21-0328-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)

    17b. ABEYANCE - 21-0328-ZON1 - REZONING - FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL)

    17c. ABEYANCE - 21-0328-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

    17d. ABEYANCE - 21-0328-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,005-UNIT MINI-STORAGE FACILITY CONSISTING OF ONE, THREE-STORY 99,900 SQUARE FOOT BUILDING AND A SECOND, THREE-STORY 52,880 SQUARE-FOOT BUILDING WITH WAIVERS OF

THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION

18. ABEYANCE - 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.

    18a. ABEYANCE - 21-0224-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

    18b. ABEYANCE - 21-0224-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT

19. ABEYANCE - 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.

20. ABEYANCE - 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.

21. ABEYANCE - 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.

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

    21b. ABEYANCE - 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]

    21c. ABEYANCE - 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)

    21d. ABEYANCE - 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

22. ABEYANCE - 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.

23. ABEYANCE - 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.

    23a. ABEYANCE - 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

23b. ABEYANCE - 21-0530-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

23c. ABEYANCE - 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

23d. ABEYANCE - 21-0530-TMP1 - TENTATIVE MAP - SKY POINTE AND FORT APACHE - FOR A ONE-LOT COMMERCIAL SUBDIVISION

24. 21-0490-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ - For possible action on a Land Use Entitlement project request for TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED SUNROOM ADDITION on 0.15 acres at 8308 Impatients Avenue (APN 125-16-211-039), R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

25. 21-0508-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DECATUR & ALTA TAX EXEMPT BONDS - For possible action on a Land Use Entitlement project request TO ALLOW NO PERIMETER WALL BETWEEN A COMMERCIALLY ZONED PROPERTY AND RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM SIX-FOOT TALL PERIMETER WALL IS REQUIRED on 9.36 acres at 5151 Meadows Lane (APN 138-36-613-002), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

26. 21-0520 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: SDE 70015 IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the east side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-801-001), R-TH (Single Family Attached) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on 21-0520-VAC1. Staff recommends DENIAL on 21-0520-VAR1, 21-0520-VAR2 and 21-0520-TMP1.

26a. 21-0520-VAR1 - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED

26b. 21-0520-VAR2 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

26c. 21-0520-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED ON THE EAST SIDE OF ALPINE RIDGE WAY, APPROXIMATELY 310 FEET SOUTH OF KYLE CANYON ROAD

26d. 21-0520-TMP1 - TENTATIVE MAP - ALPINE RIDGE EAST - FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

27. 21-0540-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-UNIT ADDITION, CHANGES TO EXTERIOR ELEVATIONS AND ONSITE IMPROVEMENTS TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear). Staff recommends DENIAL.

28. 21-0543-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: SUN WEST COMMERCIAL, LLC - OWNER: DEERSPRINGS H6, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED WALL SIGNS ABOVE THE BOTTOM OF THE SECOND FLOOR WINDOW LINE WHERE SUCH IS PROHIBITED on 3.60 acres generally located at the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APNs 125-20-217-002 and 003), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

29. 21-0562-ROC1 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a Land Use Entitlement project request for a REVIEW OF CONDITION OF APPROVAL NUMBER FIVE (5) OF SITE DEVELOPMENT PLAN REVIEW (SDR-78460) WHICH STATES, "THE EXISTING SCREEN WALLS ON THE EAST AND SOUTH PROPERTY LINES SHALL BE DEMOLISHED AND CONSTRUCTED IN ACCORDANCE WITH TITLE 19" on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Road (APNs 163-01-103-001 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

30. 21-0564 - PUBLIC HEARING - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC - For possible action on the following Land Use Entitlement project requests on 0.33 acres at 5235 West Charleston Boulevard (APN 163-01-502-001), Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

    30a. 21-0564-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

    30b. 21-0564-VAR1 - VARIANCE - TO ALLOW A 50-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FOUR-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

    30c. 21-0564-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,300 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW A 14,374 SQUARE-FOOT SITE WHERE 25,000 SQUARE FEET IS THE MINIMUM ALLOWED

31. 21-0573 - PUBLIC HEARING - APPLICANT: SLC DEVELOPMENT, LLC - OWNER: CITY PARKWAY V, INC, ET AL - For possible action on the following Land Use Entitlement project requests on 5.14 acres at the northeast corner of Grand Central Parkway and Symphony Park Avenue (APNs 139-33-511-008 and 139-34-110-008), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

    31a. 21-0573-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (21-0014-SUP2) FOR A 265-FOOT TALL BUILDING WITHIN THE AIRPORT OVERLAY DISTRICT WHERE A 235-FOOT TALL BUILDING WAS PREVIOUSLY APPROVED

    31b. 21-0573-SDR1 - SITE DEVELOPMENT PLAND REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0014-SDR1) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 526 TO 542, TO INCREASE THE OVERALL BUILDING HEIGHT FROM 235 FEET TO 265 FEET, AND ADD WAIVERS FROM THE SYMPHONY PARK DESIGN STANDARDS

32. 21-0581 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 1208 South Casino Center Boulevard (APN 162-03-110-067), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

    32a. 21-0581-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED

    32b. 21-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 20 SPACE PARKING LOT FACILITY WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

33. 21-0582-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIC STRAIN - For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW A 10-FOOT TALL WALL/FENCE IN THE FRONT YARD SETBACK WHERE FIVE FEET WITH TWO-FOOT BLOCK AND THREE-FOOT WROUGHT IRON IS THE MAXIMUM ALLOWED on 0.13 acres on property located on the southwest corner

of Exley Avenue and Eastern Avenue (APN 162-02-811-215), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

34. 21-0587-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIJIA JIANG - OWNER: 4865 E FLAMINGO RD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 8221 West Charleston Boulevard, Suite #104 (APN 163-04-117-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

35. 21-0588 - PUBLIC HEARING - APPLICANT/OWNER: SULEMA C. GUZMAN - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4848 Irene Avenue (APN 140-29-810-027), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

    35a. 21-0588-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE] AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE SHED]

    35b. 21-0588-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES WHERE TWO IS THE MAXIMUM ALLOWED

36. 21-0593 - PUBLIC HEARING - APPLICANT: AVISION DEVELOPMENT PARTNERS, LLC - OWNER: ANN ROAD I-215 INTERCHANGE, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the northeast corner of Hammer Lane and Shaumber Road (APN 126-36-101-008), Ward 6 (Fiore). Staff recommends APPROVAL on 21-0593-ZON1 and 21-0593-VAC1. Staff recommends DENIAL on 21-0593-VAR1, 21-0593-VAR2 and 21-0593-TMP1.

    36a. 21-0593-ZON1 - REZONING - FROM: U (UNDEVELOPED) [NMXU (NEIGHBORHOOD MIXED-USE CENTER) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)

    36b. 21-0593-VAR1 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS BEHIND A GATE, STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

    36c. 21-0593-VAR2 - VARIANCE - TO ALLOW 10-FOOT PERIMETER RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED

    36d. 21-0593-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

    36e. 21-0593-TMP1 - TENTATIVE MAP - THRIVE TOWNHOMES - FOR A 63-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

37. 21-0599 - PUBLIC HEARING - APPLICANT/OWNER: WLCL LENDING, LLC - For possible action on the following Land Use Entitlement project requests on 17.85 acres on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APNs 140-30-503-001 and 002; and 140-30-520-017 through 033), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0599-ZON1. Staff recommends DENIAL on 21-0599-VAR1 and 21-0599-TMP1.

    37a. 21-0599-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED)

    37b. 21-0599-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

    37c. 21-0599-TMP1 - TENTATIVE MAP - LAMB & OWENS - FOR A 222-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

38. 21-0600 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on the following Land Use Entitlement project requests of 4.07 acres on the north side of W Skye Canyon

Park Dr, approximately 595 feet west of Egan Crest Drive (APNs 126-12-614-065 and 066; 126-12-614-111 through 114 and 126-12-695-006), T-D (Traditional Development) Zone [ML (Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

38a. 21-0600-VAC1 - VACATION - TO VACATE RIGHT-OF-WAY ALONG WITH EXISTING DRAINAGE AND SEWER EASEMENTS

38b. 21-0600-TMP1 - TENTATIVE MAP - SKYE CANYON PARCEL 2.10 (LOT 99A) - FOR A THREE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

DIRECTOR'S BUSINESS:

39. 21-0660-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19 regarding all uses related to the sale of alcohol, and to provide for other related matters. Staff recommends APPROVAL.

40. 21-0652-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to approve the 2022 Planning Commission Meeting Schedule. Staff has NO RECOMMENDATION.

41. 21-0654-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request for the Election of the 2022 Planning Commission Officers. Staff has NO RECOMMENDATION.

Citizens Participation:

42. 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 HAS BEEN 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: November 9, 2021

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 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: November 9, 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 OCTOBER 12, 2021.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 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: November 9, 2021

Agenda Item No.: **7**

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

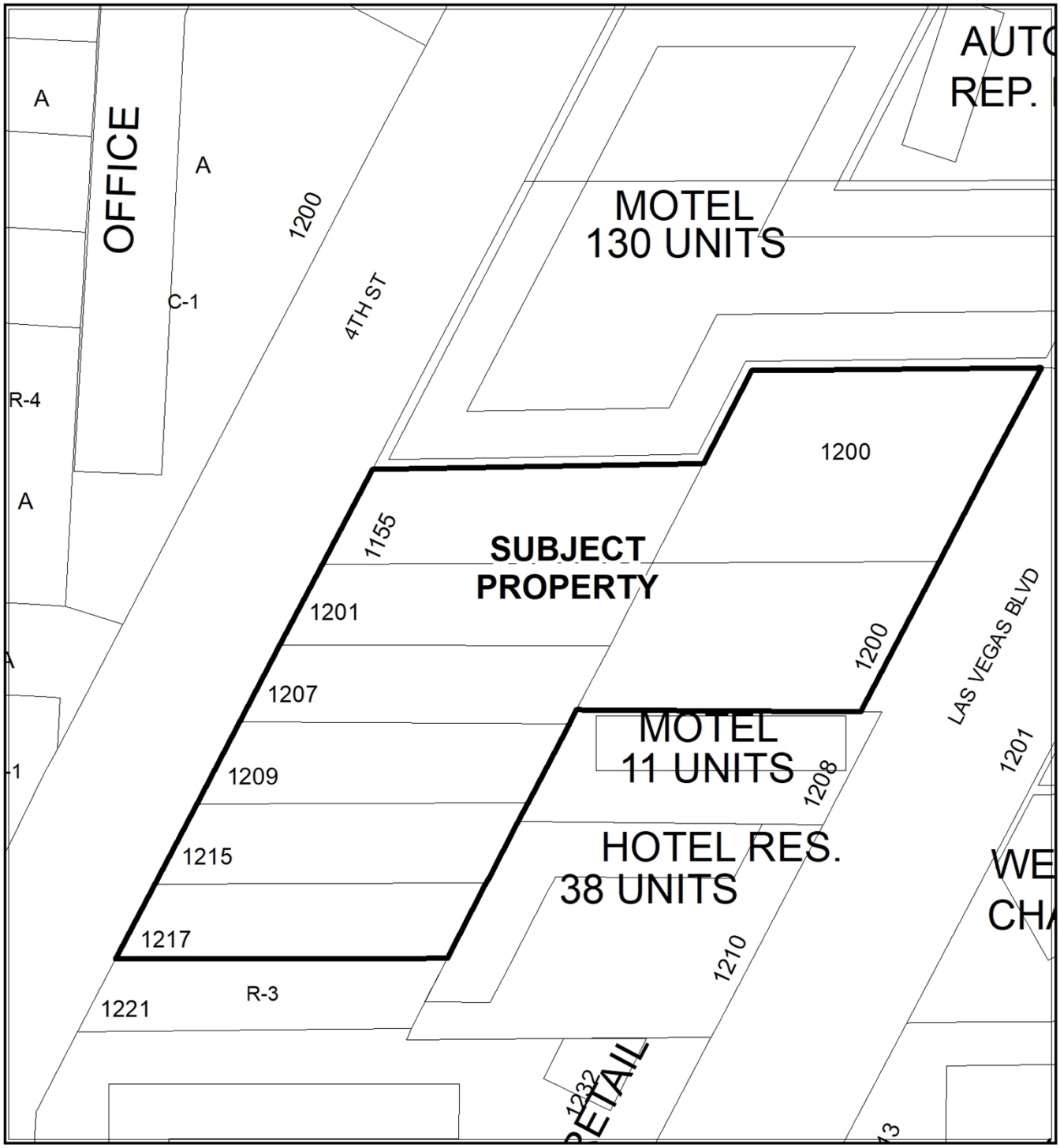
SUBJECT:
21-0585-TMP1 - TENTATIVE MAP - THE GATEWAY - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.67 acres on the west side of Las Vegas Boulevard at the Park Paseo intersection (APNs 162-03-112-005 and 017; and 162-03-116-001 through 005 and 009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 7 Days)

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

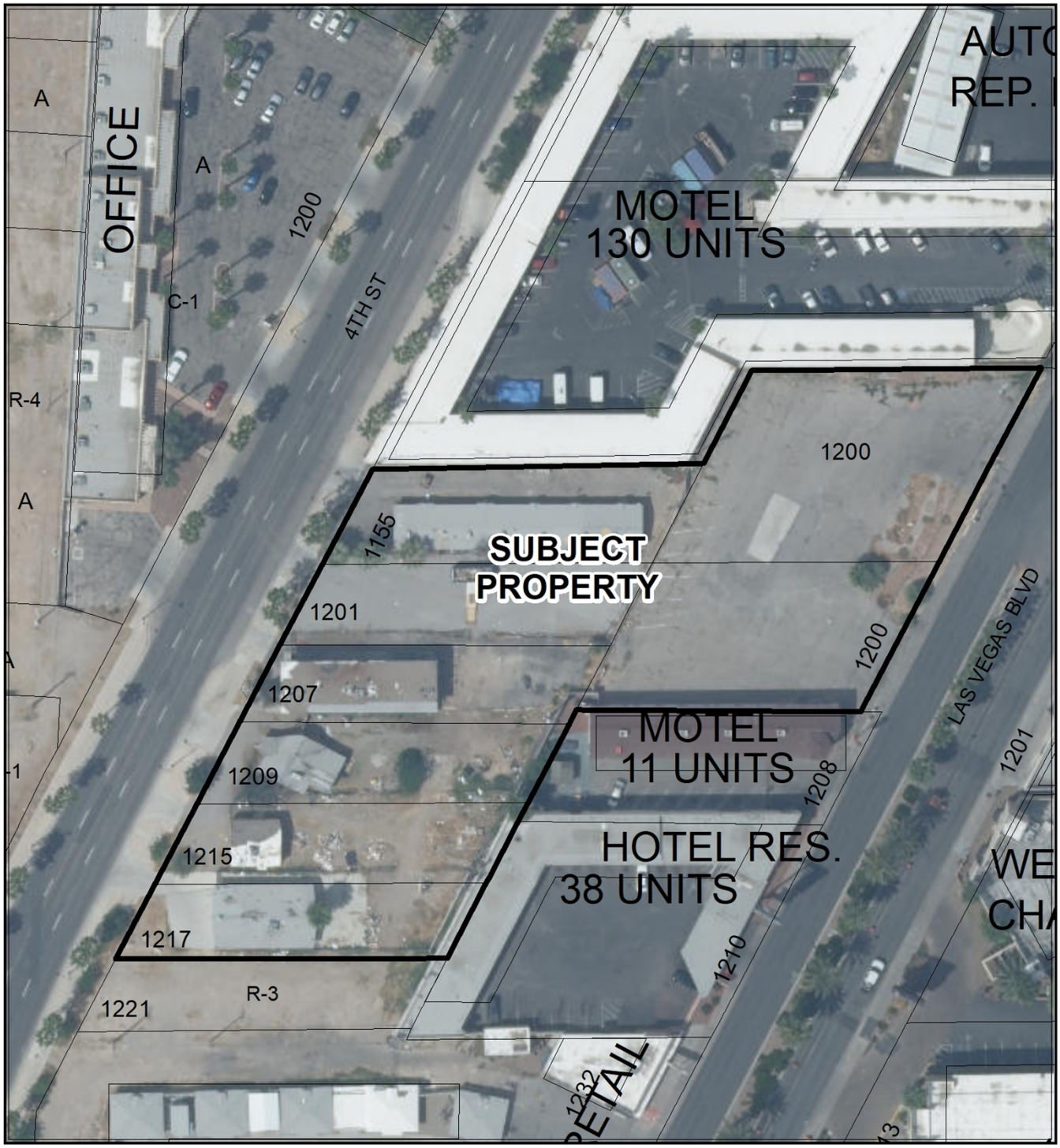
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **21-0585-TMP1**

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



0 60 120 Feet

CASE: **21-0585-TMP1**

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0585-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0585-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. 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.

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

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

Public Works

5. Per Condition #19 of Site Development Plan Review (SDR-78820), a Traffic Impact Analysis must be submitted and approved prior to the recordation of a Final Map for this site.

6. 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."

7. 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. The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers.
    II. The 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.
    III. The 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.

8. Per 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."

9. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

10. The required Drainage Plan and Technical Drainage Study, DS-5394, shall be approved prior to recordation of this Final Map. Public Drainage Easements granted on this map shall match the approved drawings for this site.

11. Per Condition #18 of Site Development Plan Review (SDR-78820), contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Las Vegas Boulevard Capital Improvement Project.

12. Site development to comply with all previous conditions of approval for Site Development Plan Review (SDR-78820).

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests the approval of a Tentative Map for a one-lot commercial subdivision on 4.34-acres on the west side of Las Vegas Boulevard and the east side of South 4th Street.

ISSUES

- In August 2020, the City Council approved a Site Development Plan Review (SDR-78820) for a proposed six-story, 70-foot tall Mixed-Use development, including 270 residential units and 4,000 square feet of commercial space.
- The subject site is located in Redevelopment Area 1.

ANALYSIS

The subject site consists of eight parcels on the east side of South 4th Street and two parcels on the west side of South Las Vegas Boulevard. All of the parcels are zoned C-2 (General Commercial). Currently, there are no existing structures. During a recent site visit in September 2021, the site was being used as storage for the Las Vegas Boulevard streetscape improvements.

In August 2020, the City Council approved a Site Development Plan Review (SDR-78820) for a proposed six-story, 70-foot tall Mixed-Use development, including 270 residential units and 4,000 square feet of commercial space. In September 2021, a pre-application meeting (100905-PRE) was held to discuss the reduction to the approval through a Minor Amendment including a reduction in units and square-footage of commercial tenant space. A Site Development Plan Review will not negatively affect the commercial subdivision as this request covers the same area. Conditions of Approval Number 19 and 20 of SDR-78820 required a Traffic Impact Analysis, Drainage Plan, and Technical Drainage Study for the development of this site; none of which have been approved by the Department of Public Works at this time. A Technical Drainage Study (DS05509) was submitted in October 2021 and is currently under review.

Staff notes that no perimeter retaining walls are shown on any of the property lines and that grades have already been established in this area. The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions.

FINDINGS (21-0585-TMP1)

All Title 19 zoning and NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map with conditions.

East Side of 4th Street APNs	*West Side of Las Vegas Boulevard APNs*
162-03-112-005	162-03-112-017
162-03-116-001	162-03-116-009
162-03-116-002	
162-03-116-003	
162-03-116-004	
162-03-116-005	

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/79	The Board of City Commissioners approved a request for a Rezoning (Z-0052-79) from R-3 (Limited Multiple Residence) to C-2 (General Commercial) on 0.17 acres at 1209 South 4th Street.
06/20/19	A Code Enforcement Case (CE19-00501) was reported for homeless people in a neighboring property at 1200 South Las Vegas Boulevard. The case was resolved on 06/20/19.
11/13/19	A Code Enforcement Case (CE19-04065) was reported for infrequent property maintenance leading to homeless persons at 1200 South Las Vegas Boulevard. The case was resolved on 02/03/20.
03/02/20	A Code Enforcement Case (CE20-01052) was reported for infrequent property maintenance leading to drug addicts and homeless people at 1200 South Las Vegas Boulevard. The case was resolved on 03/24/20.
03/09/20	A Code Enforcement Case (CE20-01229) was reported for homeless people living in an abandoned building at 1155 South 4th Street. The case was resolved on 08/17/20.
	A Code Enforcement Case (CE20-01244) was reported for homeless people living in an abandoned building at 1207 South 4th Street. The case was resolved on 08/17/20.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/09/20	A Code Enforcement Case (CE20-01916) was reported for homeless-related problems at 1207 South 4th Street. The case was resolved on 08/17/20.
	A Code Enforcement Case (CE20-01917) was reported for homeless-related problems at 1215 South 4th Street. The case was resolved on 08/17/20.
	A Code Enforcement Case (CE20-01918) was reported for homeless-related problems at 1217 South 4th Street. The case was resolved on 08/17/20.
08/19/20	The City Council approved a request for a Rezoning (ZON-78819) from R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-2 (General Commercial) on 0.89 acres at 1155, 1201, 1207, 1215, and 1217 South 4th Street. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-78820) for a proposed six-story, 70-foot tall Mixed-Use development, including 270 residential units and 4,000 square feet of commercial space, with waivers of Appendix F Interim Downtown Las Vegas Area 1 Development Standards on 1.70 acres adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard. The Planning Commission and staff recommended denial.
09/24/20	A Code Enforcement Case (CE20-05223) was reported for heavy equipment being stored on the lot at 1207 South 4th Street. The case was resolved on 10/07/20.
	A Code Enforcement Case (CE20-05222) was reported for a homeless/vagrant encampment with trash and debris at 1217 South 4th Street. The case was resolved on 09/28/20.
12/07/20	A Code Enforcement Case (CE20-06260) was reported for a homeless/vagrant encampment on a vacant lot at 1155 South 4th Street. The case was resolved on 12/22/20.
07/15/21	A Code Enforcement Case (CE21-03015) was reported for homeless/vagrant encampments, trash, and debris at 1215 South 4th Street. The case was resolved on 07/19/21.
	A Code Enforcement Case (CE21-03014) was reported for a homeless/vagrant encampment with increasing trash and debris at 1215 South 4th Street. The case was resolved on 07/19/21.
09/22/21	A pre-application meeting (100905-PRE) was held with the applicant to discuss the submittal requirements for a Minor Amendment to a previously approved Site Development Plan Review (SDR-78820) for modifications to a mixed-use development including a reduction in units and square-footage of commercial tenant space on 1.70 acres located adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard. The application is waiting for submittal under the assigned project number (21-0604).
10/13/21	A Technical Drainage Study (DS05509) is currently under review.

Most Recent Change of Ownership	
12/30/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/16/19	A Building Permit (R19) was issued for a building demolition at 1201 South 4th Street.
04/07/20	A Building Permit (R20-04537) was issued for a building demolition at 1201 South 4th Street.
07/07/20	A Building Permit (C20-02625) was issued for a building demolition at 1155 South 4th Street.
	A Building Permit (C20-02626) was issued for a building demolition at 1207 South 4th Street.
07/28/20	A Building Permit (R20-09391) was issued for a building demolition at 1201 South 4th Street.
	A Building Permit (R20-09392) was issued for a building demolition at 1209 South 4th Street.
	A Building Permit (R20-09393) was issued for a building demolition at 1215 South 4th Street.
	A Building Permit (R20-09394) was issued for a building demolition at 1217 South 4th Street.

Pre-Application Meeting	
09/09/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map pertaining to a proposed one-lot commercial subdivision.

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

Field Check	
09/30/21	A routine field check was conducted by staff; staff found several undeveloped lots currently being used as a temporary construction site for streetscape improvements on Las Vegas Boulevard. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	1.67

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Single Room Occupancy Residence		
South	General Personal Service Single Room Occupancy Residence		
	Undeveloped		R-3 (Medium Density Residential)
East	Hotel, Motel or Hotel Suites		
	Sexually Oriented Business		
	Wedding Chapel		
	Single Room Occupancy Residence		
West	General Retail Store, Other than Listed		C-1 (Limited Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential

Master and Neighborhood Plan Areas	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y

Other Plans or Special Requirements	*Compliance*
Trails (Scenic Byway - Las Vegas Boulevard)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
4th Street	Collector Street	Master Plan of Streets and Highways Map	80	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

Project Address (Location) 1200 South Las Vegas Boulevard

Project Name The Gateway **Proposed Use** Multi-Family

Assessor's Parcel #(s) 162-03-112-017, 162-03-116-001, 002, 003, 004, 005, and 009 **Ward #**

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-3 Proposed _____

Additional Information This project has an approved site development plan review, SDR-78820, related to ZON-78819

Property Owner 1200 S. Las Vegas Blvd., LLC Contact William Lindborg

Address 401 Pine Ave City Long Beach State CA Zip 90802

E-mail blindborg@borgdevelopment.com Phone (562) 201-2455

Applicant 1200 S. Las Vegas Blvd., LLC Contact William Lindborg

Address 401 Pine Ave City Long Beach State CA Zip 90802

E-mail blindborg@borgdevelopment.com Phone (562) 201-2455

Representative Actus c/o David Logsdon II Contact David Logsdon II

Address 3283 E. Warm Springs Road, Suite 300 City Las Vegas State NV Zip 89120

E-mail david.logsdon@actus-nv.com Phone 702-586-9296

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 William Lindborg

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

21-0585
09/16/2021

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 23 day of July, 20 21, by
Date *Month* *Year*

(1) William Lindborg

~~(and (2)~~ _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LAUREN ATTAR
Notary Public - California
Los Angeles County
Commission # 2359181
My Comm. Expires May 27, 2025

Signature [signature]
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

21-0585
09/16/2021

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

The Gateway

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.

21-0585
09/14/2021

☑ 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: 9/9/21 9/9/21

21-0585
09/14/2021

Public Works Tentative Map (TMP) pre-application evaluation

Based on what was presented at the pre-application meeting, Public Works expects to recommend to the Planning Commission that the applicant complete the items marked below. These items **do not** have to be completed prior to public hearing. This evaluation sheet **does not** constitute a complete review of this application, it is only a very preliminary review; as such, no statement of staff support shall be construed from this evaluation form. Staff support cannot be determined until a full review of the final, complete application has been performed.

(Y/-) Intersection: Las Vegas Bl. At Park Paseo APN# 162-03-112-005, -017, 162-03-115-001 to -005, &-009

	Wastewater Collection Systems Planning
Y	Connection to Public sewer (14.04.110)
-	Provide sewer easements on private property (19.02.080.A)
-	Extension of public sewer to the edge(s) of the site
-	Potential for sewer oversizing agreement
	Comments: • Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits.
	Flood Control
NR	Engineer will need to meet with the Flood Control section regarding grading of this site
NR	Submit an update to an approved drainage study on file with the Flood Control Section
Y	Submit a drainage study (20.80.440)
NR	Concurrence of the drainage study with the following outside agencies: Choose an item.
	Comments:
	Traffic Engineering
Y	Show Site Visibility Restriction Zones (SVRZs) (19.02.190)
-	Engineer will need to meet with the Traffic Engineering Section regarding driveways and onsite circulation
-	Existing "pan" style driveway(s) to remain
-	Upgrade the existing driveway to a radius style driveway
-	Possible construction of bus turnout, medians, right/left turn lanes
Y	Traffic Study Required
	Coordination required with the following outside agencies: Choose an item.
	Land Development
NR	Civil plan submittal required
NR	Construction and bonding of off-site improvements
NR	Encroachment agreement
NR	Approval of deviations
	Geotechnical report required for roadway sections
	Right-of-Way
-	Require Dedication of rights-of-way or granting of easements (19.02.130.A.1)
	Survey
NR	Mapping will be required
NR	Boundary does not currently exist. Other recordings required prior to CLV submittal.
	City Engineers
Y	Coordination with the City Engineer's office will be required. Coordinate off-site improvements with Las Vegas Blvd CIP.
	Additional comments:

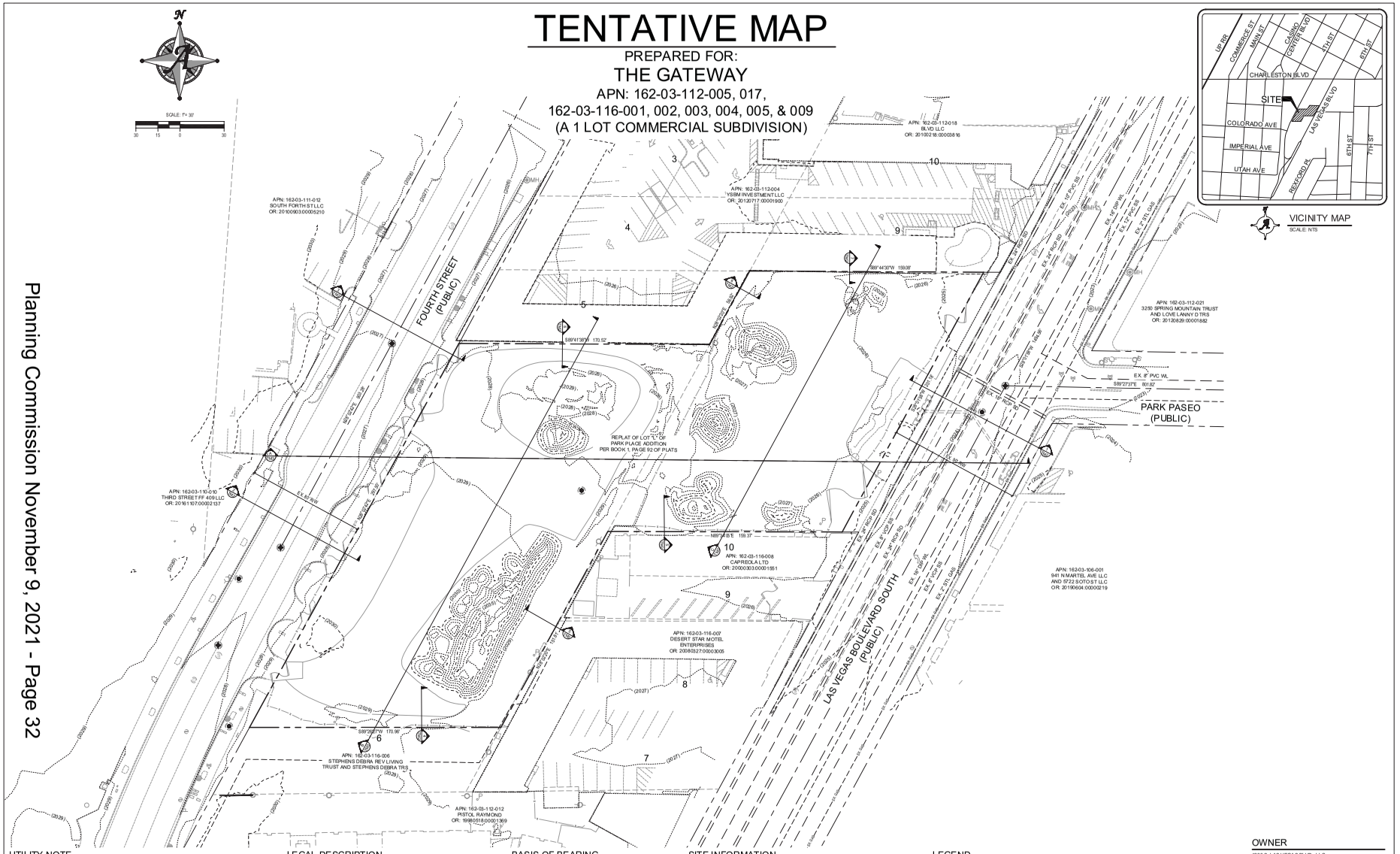
21-0585
09/14/2021

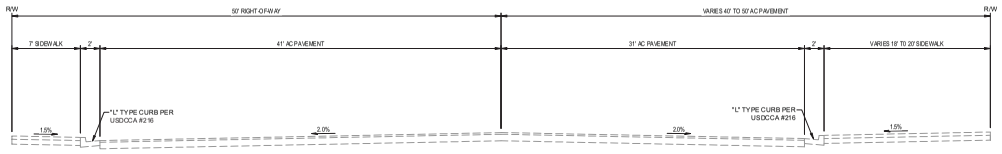
TENTATIVE MAP

PREPARED FOR:

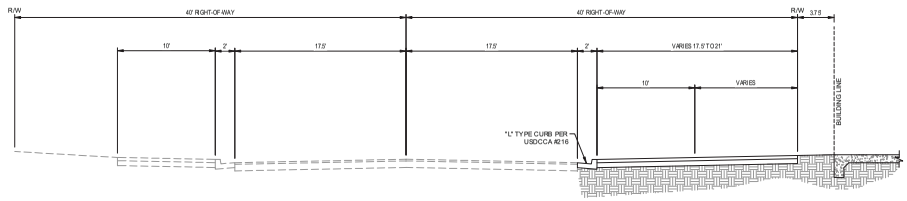
THE GATEWAY

APN: 162-03-112-005, 017,
162-03-116-001, 002, 003, 004, 005, & 009
(A 1 LOT COMMERCIAL SUBDIVISION)

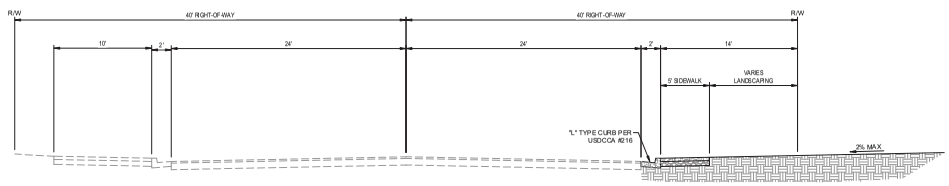

N
SCALE: 1" = 30'
30 15 0 30
APN: 162-03-111-012
SOUTH FORTH ST LLC
OR: 20100903:00005210
APN: 162-03-112-018
BLVD LLC
OR: 20100218:00003816
APN: 162-03-112-004
YSBM INVESTMENT LLC
OR: 20120717:00001900
APN: 162-03-112-021
3250 SPRING MOUNTAIN TRUST
AND LOVE LANNY D TRS
OR: 20120829:00001882
FOURTH STREET
(PUBLIC)
PARK PASEO
(PUBLIC)
LAS VEGAS BOULEVARD SOUTH
(PUBLIC)
REPLAT OF LOT "L" OF
PARK PLACE ADDITION
PER BOOK 1, PAGE 92 OF PLATS
APN: 162-03-110-010
THIRD STREET FF 409 LLC
OR: 20161107:00002137
APN: 162-03-116-008
CAPREOLA LTD
OR: 20050331:00001551
APN: 162-03-116-007
DESERT STAR MOTEL
ENTERPRISES
OR: 20080327:00003305
APN: 162-03-116-006
STEPHENS DEBRA REV LIVING
TRUST AND STEPHENS DEBRA TRS
APN: 162-03-112-012
PISTOL RAYMOND
OR: 19980518:0000:1369
APN: 162-03-106-001
941 N MARTEL AVE LLC
AND 5722 SOTO ST LLC
OR: 20180604:00003219
S89°41'38"W 170.02'
S89°44'38"W 159.09'
S89°41'38"E 159.37'
S89°20'57"W 170.96'
EX. 8" PVC WL
S89°27'31"E 801.82'
EX. 8" PVC WL
EX. 12" PVC SS
EX. 8" SDR-PR
EX. 8" RECLAIM WL
EX. 12" PVC SS
EX. 8" PVC WL
EX. 8" SDR-PR
EX. 8" RECLAIM WL



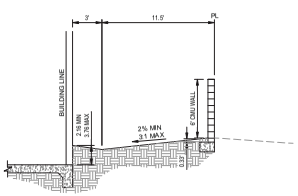
1 C5 LAS VEGAS BOULEVARD
NOT TO SCALE



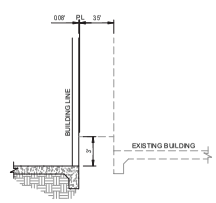
2 C5 FOURTH STREET
NOT TO SCALE



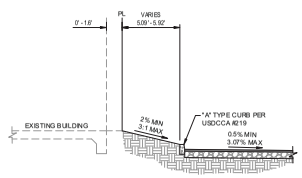
3 C5 FOURTH STREET
NOT TO SCALE



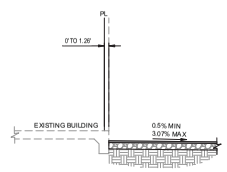
4 C5 SECTION
NOT TO SCALE



5 C5 SECTION
NOT TO SCALE



6 C5 SECTION
NOT TO SCALE



7 C5 SECTION
NOT TO SCALE

21-0585
09/16/2021

CNLV/HTE: N/A

Actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9296
Engineering - Surveying - Consulting - Planning

TENTATIVE MAP
THE GATEWAY
1200 S. LAS VEGAS BLVD., LLC
CITY OF LAS VEGAS, NEVADA

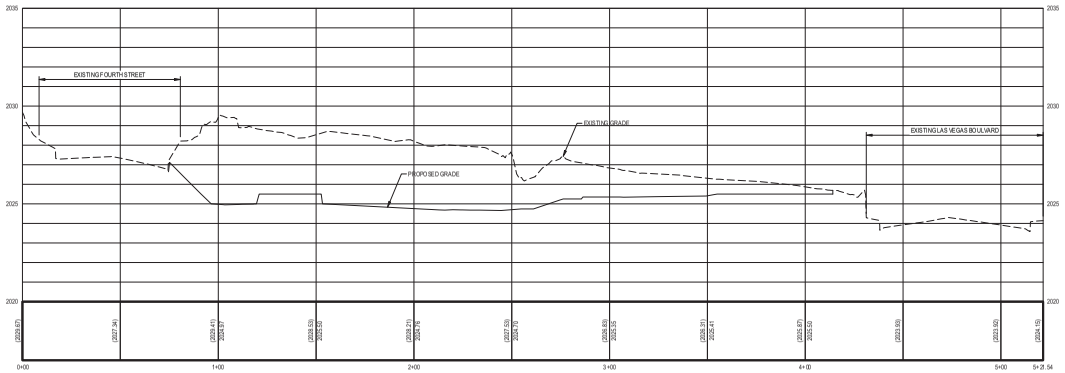
#	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRYL C. LATTIMORE
EXP. 12/31/21
CIVIL
No. 17516

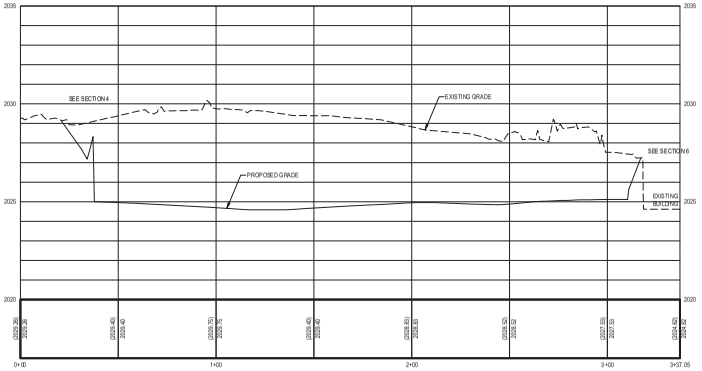
DATE	09/16/2021
DRAWN	JVR
DESIGNED	BTP
CHECKED	DCL
PROJECT #	XXX012006

SHEET GROUP
TENTATIVE MAP
SHEET NUMBER
TM2
SHEET — OF ###

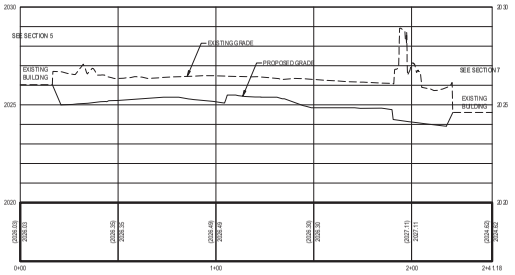
Plot Stamp: 9/16/2021 2:59:36 PM - Brad Proudfit
File: P:\XXX012006 - 1200 S. Las Vegas Blvd\Civil_SD\XXX012006-SD-TM2.dwg, Tab: TM2



SECTION A
WEST TO EAST



SECTION B
SOUTH TO NORTH



SECTION C
SOUTH TO NORTH

21-0585
09/16/2021

CNLV/HTE: N/A

Actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9296
Engineering - Surveying - Consulting - Planning

TENTATIVE MAP
THE GATEWAY
1200 S. LAS VEGAS BLVD., LLC
CITY OF LAS VEGAS, NEVADA

DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRYL C. LATTIMORE
EXP. 12/31/21
CIVIL
No. 17516

DATE	09/16/2021
DRAWN	JVR
DESIGNED	BTP
CHECKED	DCL
PROJECT #	XX0012006
SHEET GROUP	TENTATIVE MAP
SHEET NUMBER	TM3

SHEET — OF ###

Plot Stamp: 9/16/2021 3:02:31 PM - Brad Proudfit
File: P:\XX0012006 - 1200 S. Las Vegas Blvd\Civil_SD\XX0012006-SD-TM.dwg, Tab: TM3



21-0585-TMP1 - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC
WEST SIDE OF LAS VEGAS BOULEVARD AT THE PARK PASEO INTERSECTION

09/30/2021



21-0585-TMP1 - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC
WEST SIDE OF LAS VEGAS BOULEVARD AT THE PARK PASEO INTERSECTION

09/30/2021



21-0585-TMP1 - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC
WEST SIDE OF LAS VEGAS BOULEVARD AT THE PARK PASEO INTERSECTION

09/30/2021



21-0585-TMP1 - APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC
WEST SIDE OF LAS VEGAS BOULEVARD AT THE PARK PASEO INTERSECTION

09/30/2021

July 20, 2021

3283 E. Warm Springs Road Suite 300
Las Vegas, NV 89120
(702) 586-9296

Jonathan Boyles, Senior Planner
Department of Planning
Development Services Center
495 South Main Street
Las Vegas, NV 89101

Re: Letter of Intent for 1200 S. Las Vegas Boulevard (Tentative Map)
(APNs: 162-03-112-005, 007, 162-03-116-001, 002, 003, 004, 005, and 009)

Dear Staff,

On behalf of our client, 1200 S. Las Vegas BLVD., LLC, we are requesting review and approval of the **Tentative Map** for the subject property.

Project Description

The project is located on the west side of Las Vegas Boulevard, at the intersection of Park Paseo, within the City of Las Vegas. The project site is located in the Northwest Quarter (NW ¼) of Section 3, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Nevada commonly known as APNs: 162-03-112-005, 007, 162-03-116-001, 002, 003, 004, 005, and 009. The project site is cumulatively comprised of approximately 1.7± gross acres.

The site is bounded to the north, east, and south by developed C-2 (General Commercial District), to the west by developed and undeveloped C-1 (Limited Commercial District).

Tentative Map

The project will merge the seven (7) existing lots into one (1) commercial sub-division.

Conclusion

The overall project will be compatible with the surrounding area and will meet the goals of the City of Las Vegas criteria. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

David Logsdon II
Principal

21-0585
09/16/2021

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: 21-0585-TMP1

SUBJECT: APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Signature

11/04/2021
Date

William Lindborg
Please Print Name

1200 S. Las Vegas Blvd, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM ~~11~~ 7
RECEIVED
11/04/2021

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: 21-0585-TMP1

SUBJECT: APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

	November 3, 2021
Signature	Date
David Logsdon II	
Please Print Name	
ACTUS	
Company Name	

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 11 7
RECEIVED
11/03/21

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.: **8**

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

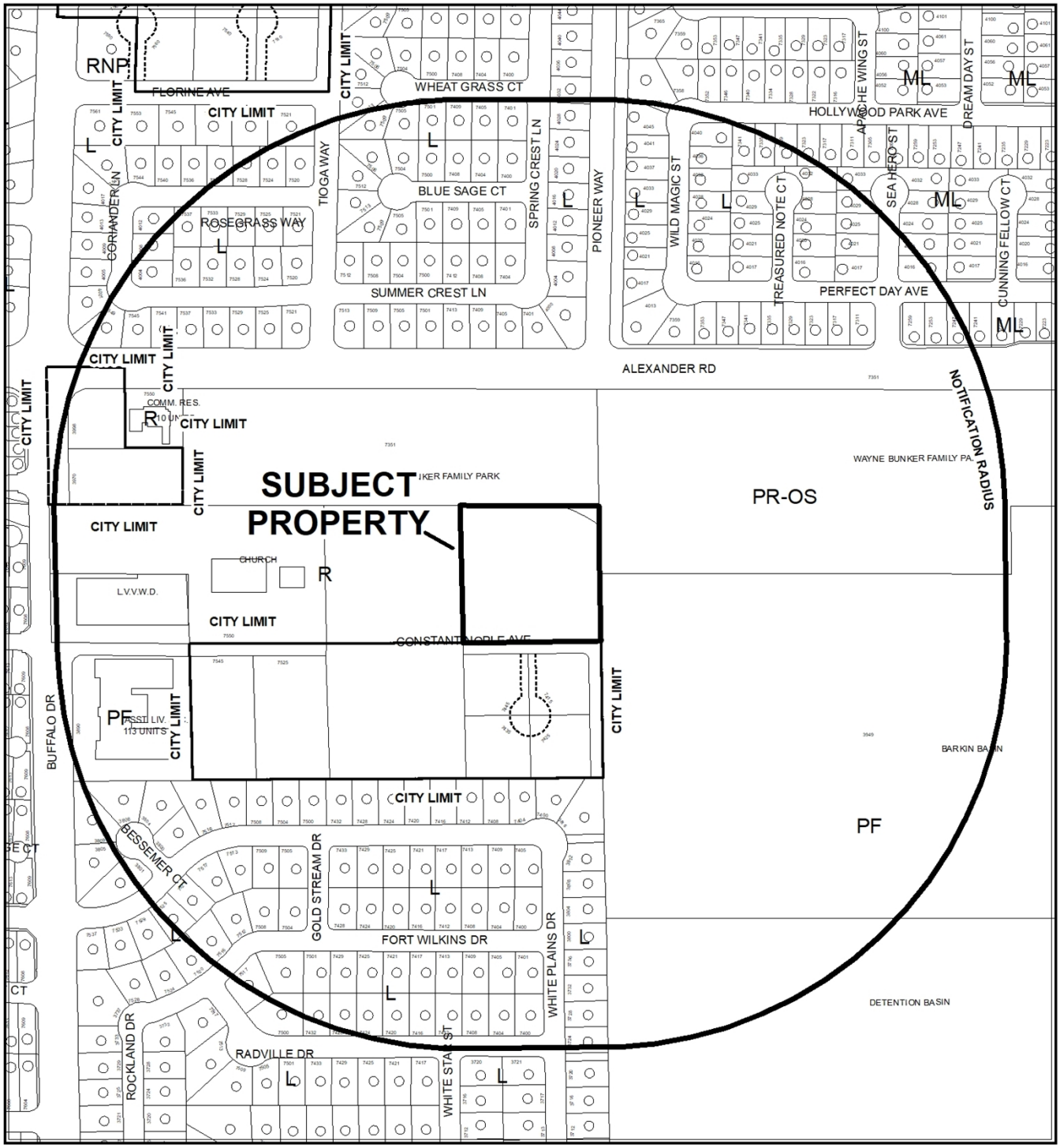
SUBJECT:
ABEYANCE - 21-0497 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project requests on 2.50 acres (APNs 138-10-101-006 and 138-10-196-002) at 7418 Constantinople Avenue, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement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

C.C.: 12/15/2021

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. Documentation Submitted for the October 12, 2021 Planning Commission Meeting
10. Submitted after Final Agenda - Executed Condition Confirmation Documentation
11. Submitted after Meeting - Documentation Not Vetted - Protest Points by Beverly Salhanick



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**

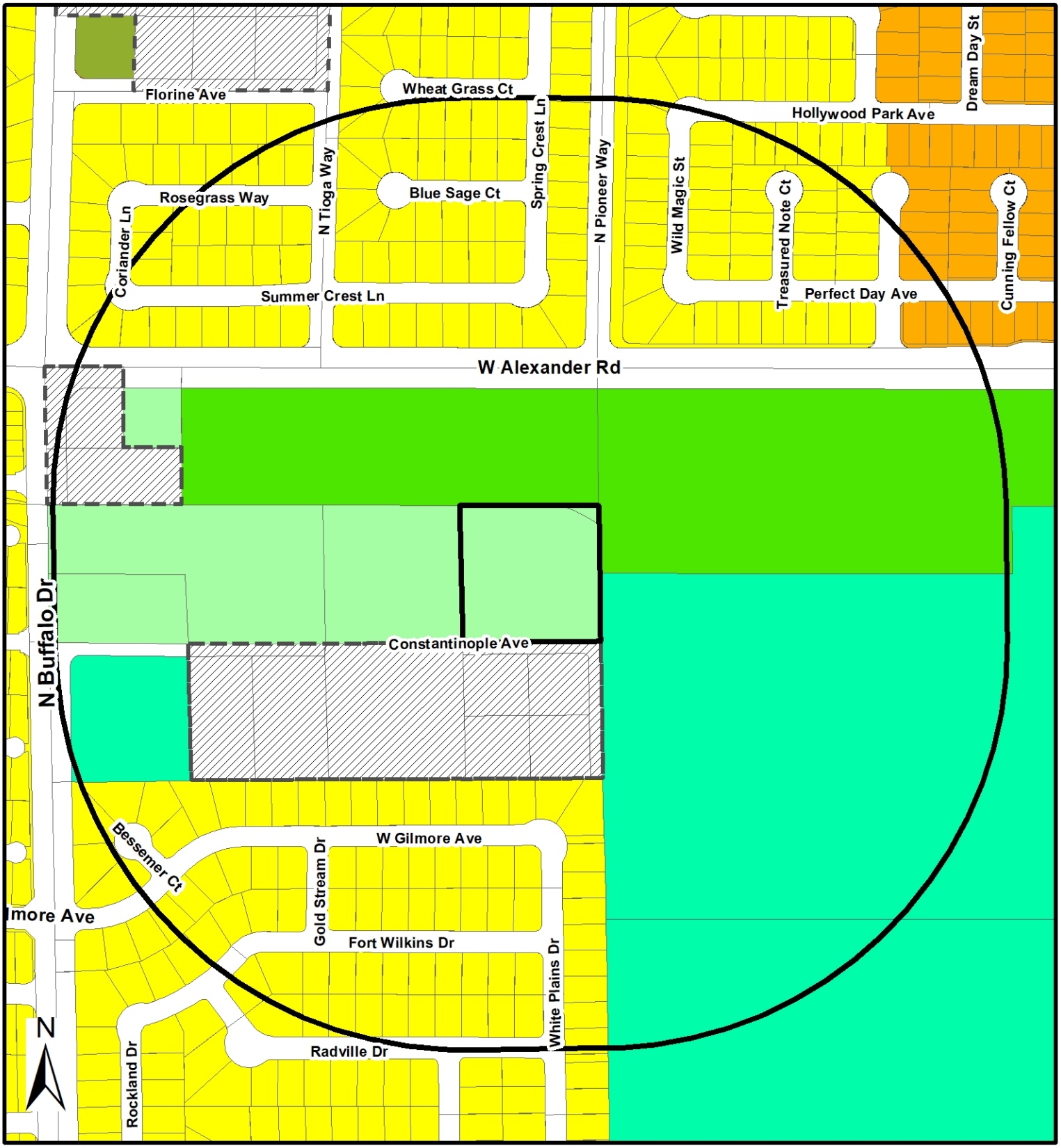
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

N

21-0497-GPA1



General Plan

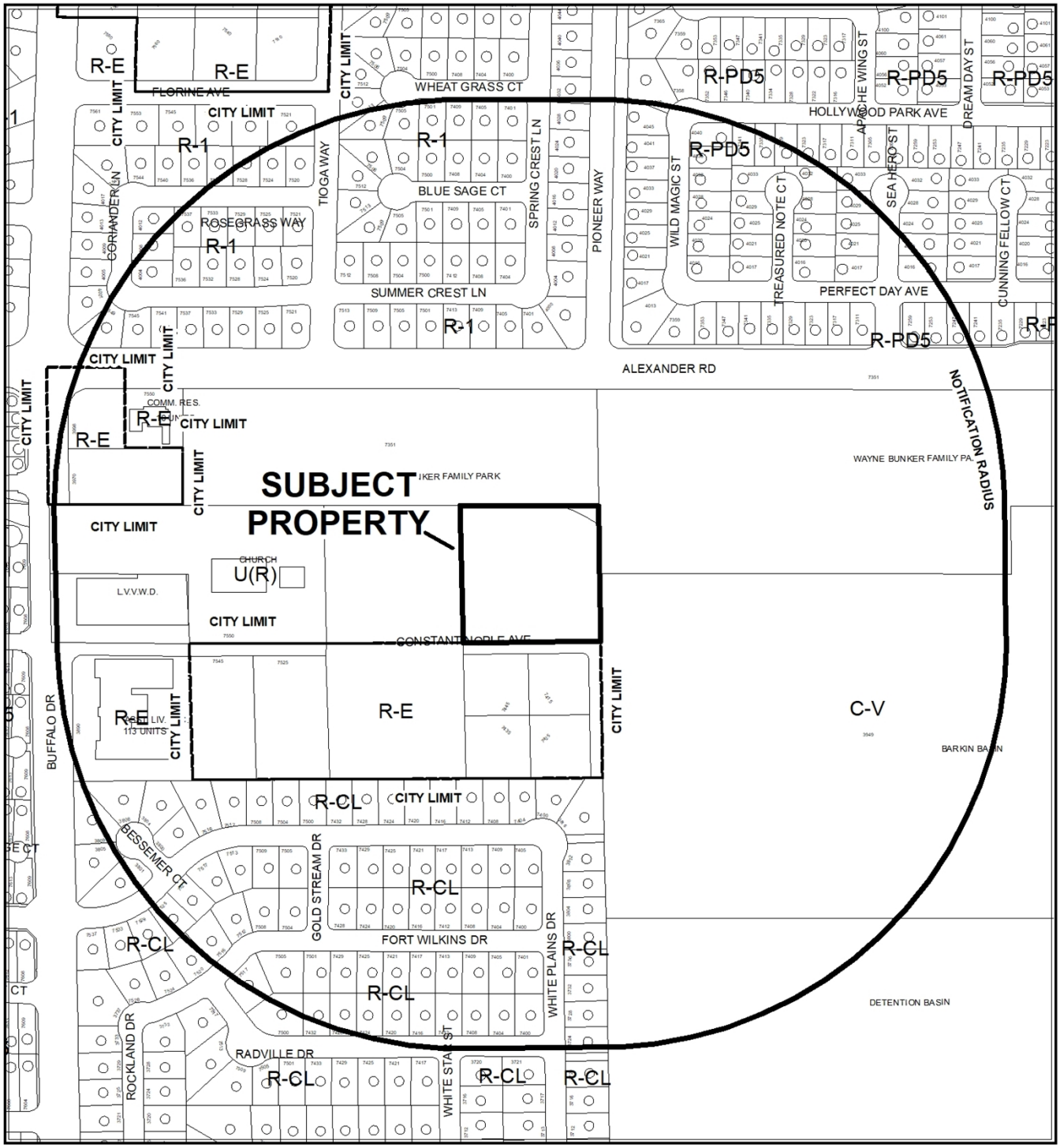
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 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
- 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)



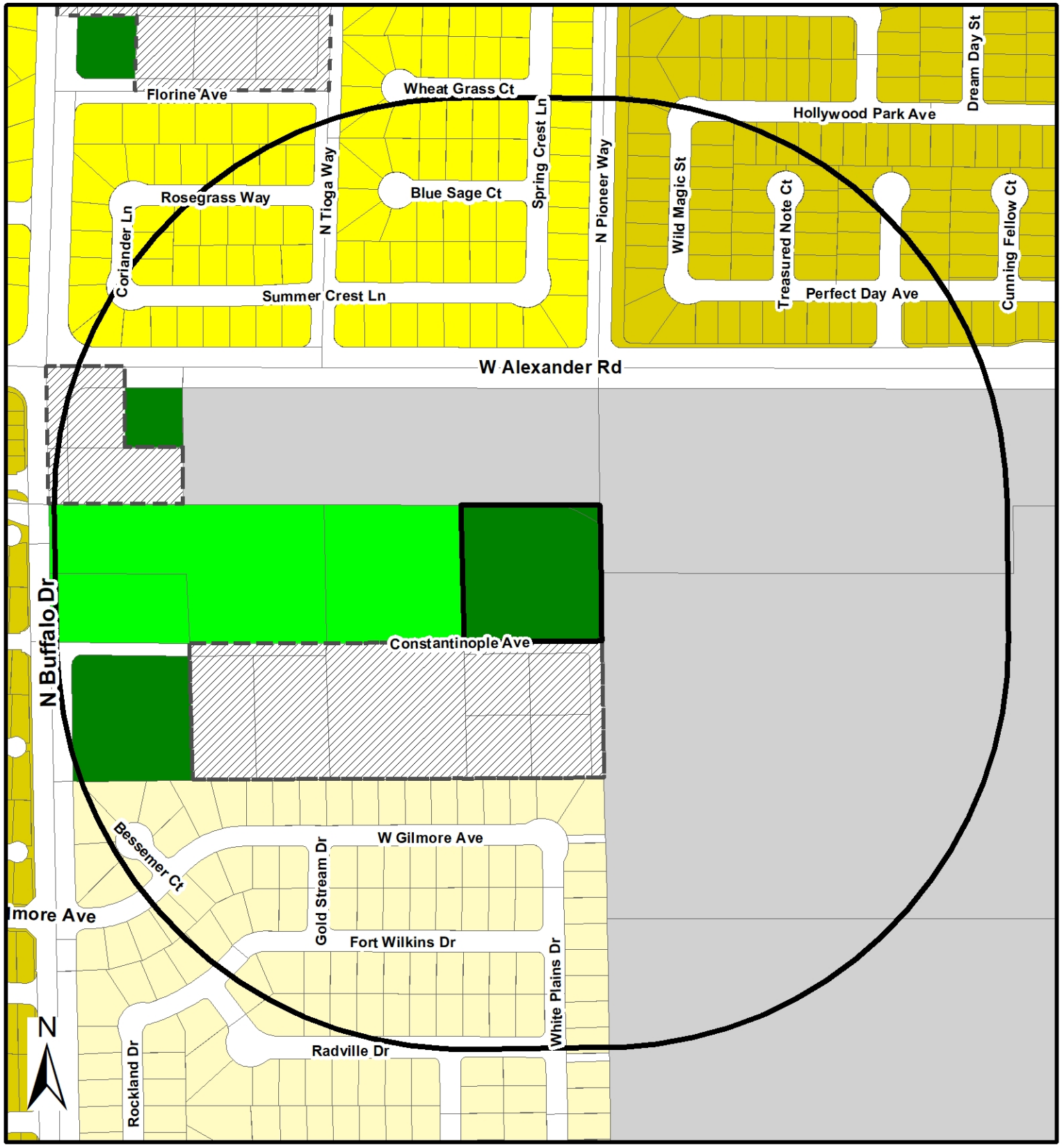
CASE: 21-0497

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
- I-M - 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: NOVEMBER 9, 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 1

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.
10/12/21	The Planning Commission voted (6-0) to hold in ABEYANCE 21-0497 [GPA1 and ZON1] to the November 9, 2021 Planning Commission meeting.

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 10th 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

21-0497
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

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

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 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,

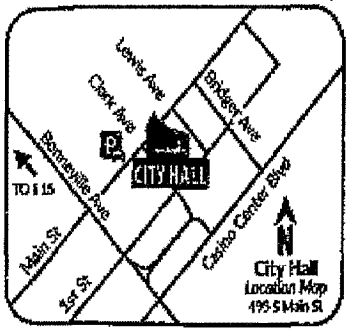
Eric McCammond
Sr. Management Analyst
Case Planning Division

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

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: ABEYANCE - 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 ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Signature

November 3, 2021
Date

Marlene M. Graham
Please Print Name

City of Las Vegas.
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
ITEM ~~12~~ 8a-b
RECEIVED
11/03/21

Points in Opposition to City Proposal

1. The construction of pickleball courts will adversely impact the ecology of the neighborhood in various ways:

   A. Reduction of wildlife. The area presently serves as a habitat for rabbits, ground squirrels, lizards, various birds and other small creatures

   B. Reduction of natural water absorption. Exchanging the desert floor for concrete and other non-porous materials can change the water flow potentially shedding water onto the adjacent private property.

   C. Reduction of habitat for wildlife.

   D. Light pollution. The height of the proposed lights will illuminate Constantinople on the South side of the proposed courts and remove the dark skies which is a desirable aspect of the neighborhood.

   E. Noise pollution. The proposed hours are from 8 am to 11 pm. The continuous sound of balls impacting a hard surface is not only an annoyance, but can also result in long term psychological and physiological harm. In a study conducted regarding proposed pickleball courts in 2017 in Punta Gorda, Florida, William Thornton, of Thornton Acoustics and Vibrations, wrote in his findings:

The pickleball noise creates a human health risk as the link between certain types of noise (which includes the type of noise emitted by pickleball) and the risk of hypertension, heart disease, etc. is well established.

The pickleball noise exceeds the limits set for in objective, science-based community noise ordinances as promulgated by communities similar to Punta Gorda.

The pickleball noise exceeds accepted U.S. and international standards and guidelines (such as those produced by the United States Environmental Protection Agency, World Health Organization, etc.) for community and environmental noise emissions/levels.

The pickleball noise significantly increases the community noise levels (relative to existing ambient noise levels) and the relationship between community noise increase and human impact/annoyance is well

Submitted after meeting
Date 11/10/21 Item 8 a-b
by Beverly Salhanick

established in the scientific body of knowledge.

> There are no effective means (other than enclosing the entire pickleball court in a well-designed building) of reducing the noise emitted by the pickleball courts such as noise walls, barriers or screens. Although these types of solutions are frequently suggested, they are not effective (for reasons of fundamental physics) and will not reduce the noise to acceptable levels.

https://sachub.net/2020/10/12/pickleball-noise-creates-a-human-health-risk-study-says/

Another article regarding Pickleball noise stated:

> Pickleball sound levels within 100 feet of courts will usually be around 70 dBa with no sound reduction efforts applied. This is as loud as freeway traffic sound.
>
> At 200 feet, (using the 6 dB drop for doubling the distance) the level will be about 64 dBa. That's louder than normal conversation.

https://crazypickleballlady.com/2021/07/13/the-sound-of-pickleball-a-detailed-explanation-and-what-you-need-to-consider-before-building-courts/

> This means the properties that front Constantinople across from the proposed courts could have noise levels as loud as freeway traffic.
>
> Based on a review of the Clark County Noise Ordinances, this unbuffered sound level exceeds the limits for residential areas for all but the lowest frequency.
>
> Despite a request by this Commission that a sound study be conducted, none has been done and has allegedly been nixed by the department as too expensive.
>
> Noise abatement is essential to determining the propriety of any project. Abatement cannot be determined without a noise study.

2. Other impacts include, but are not limited to:

A. Reduction of home values

B. Increased traffic. Despite the proposed posting of "no parking" signs, people will park on the South side of the proposed courts. I am informed that tournaments held at Sunset Park have approximately 1000 participants. 100 parking spaces plus the adjacent areas are not sufficient for that number of people.

C. Well and septic. The cul de sac residences are presently on a community well. If the state engineer determines that the municipal water system has come too close to the wellhead, the residents may be required to cap the well and go to city water **at the residents' expense.**

D. Without researching the current state of the law, there is a question of whether the impact on the homes in the area is burdensome and whether it **may** constitute an inappropriate taking.

E. A tweet from the City of Las Vegas dated March 3, 2021 states,

> "#lvcouncil approved a contract for the design of and preparation for a Regional Pickleball Complex at Wayne Bunker Park, 7351 West Alexander Road."
>
> This planning was done without notice to the residents of Constantinople. Does this violate the City of Las Vegas' codes regarding development?

3. Other notes:

A. At the Neighborhood meeting, the acting director of Parks and Rec commented that the residents should not have bought homes near the park. It is important to note that some residents purchased before the park was constructed. The argument of "coming to the nuisance" does not apply.

Conclusion:

The proposed courts are not suited to the area and will have a significant impact on the current neighborhood.

There are significant cumulative effects of the development to the natural environment and the neighborhood which will be

detrimental to the physical and psychological health of the adjacent residents.

Beverly Salhanick

[redacted]

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
8a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0497-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL) TO: PF (PUBLIC FACILITIES)

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
8b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0497-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC)

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.: **9**

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

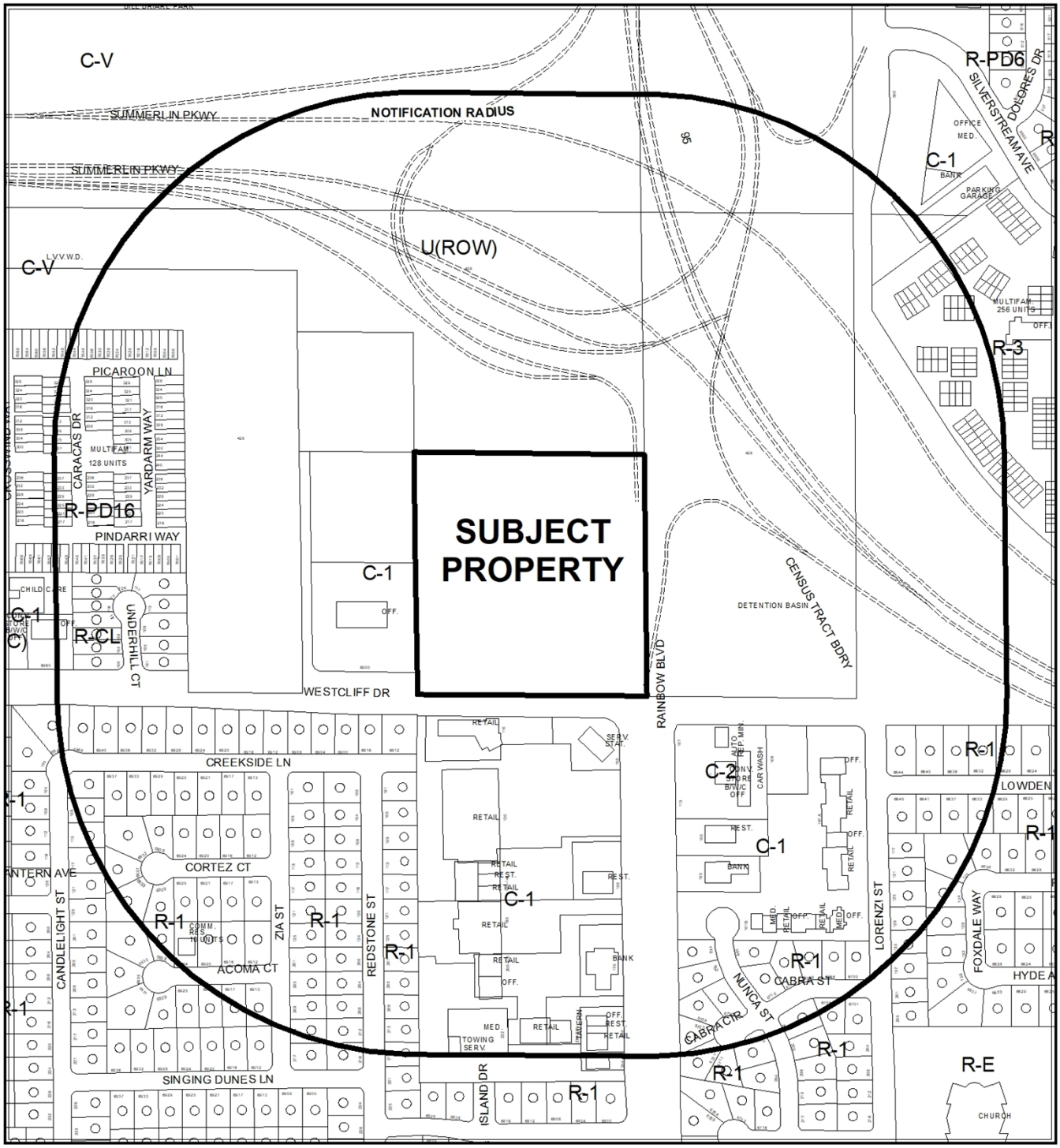
SUBJECT:
21-0531-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a Land Use Entitlement project request FOR A PROPOSED 9,600 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND 3,200 SQUARE-FOOT MULTIPURPOSE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 12/15/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

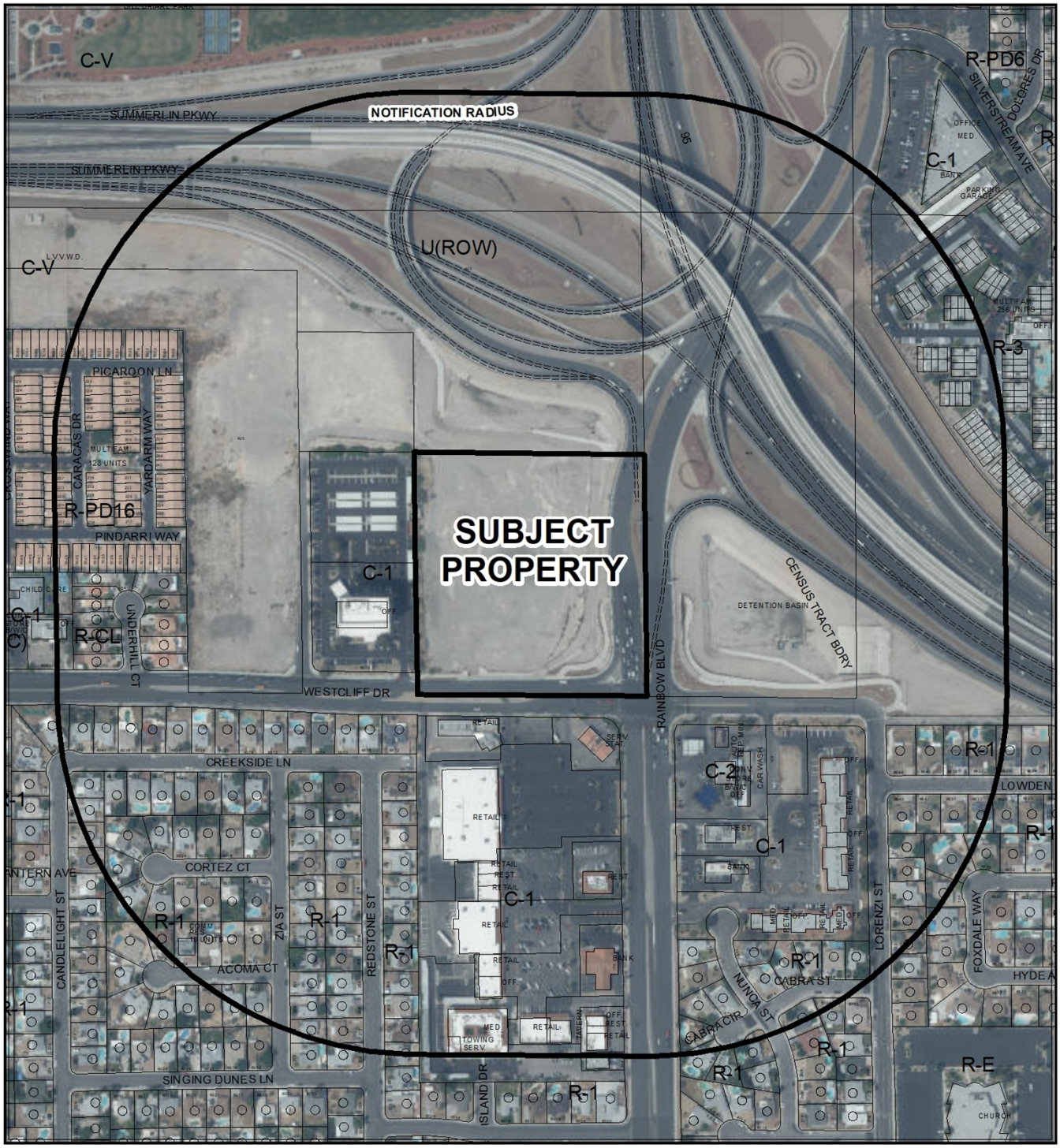
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments from Clark County Department of Aviation
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards



CASE: **21-0531-SDR1**

RADIUS: 1000 FEET

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



0 315 630 Feet

CASE: **21-0531-SDR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0531-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 495

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0531-SDR1 CONDITIONS

Planning

1. The existing Site Development Plan approval (SDR-78237) for this site shall be expunged upon final approval of this Site Development Plan Review (21-0531-SDR1).

2. Areas on the site plan labeled “Future Development” or “Not a Part” shall require a separate Site Development Plan Review approval prior to issuance of building permits for improvement of those areas.

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 08/27/21, except as amended by conditions herein.

5. A Waiver from Title 19.08.040 is hereby approved, to not orient the building to the corner where such is required.

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

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

8. 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;

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

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

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

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

Public Works

13. Prior to the issuance of any permits, a Petition of Vacation shall record to eliminate any conflicting U.S. Government Patent Easements.

14. Dedicate the appropriate right-of-way adjacent to this site for Rainbow Boulevard, corresponding to that area encumbered by Nevada Department of Transportation (NDOT) roadway easement, 60 feet of right-of-way for Westcliff Drive and an appropriate radius coinciding with existing improvements on the northwest corner of Westcliff Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits.

15. The sidewalk along Westcliff Drive adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. 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.

16. This site shall connect to the public sewer located in Westcliff Drive at a size and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Section.

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is seeking approval to construct a 9,600 square-foot church and 3,200 square-foot accessory building with meeting rooms on a 10-acre undeveloped site at the northwest corner of Westcliff Drive and Rainbow Boulevard. The church building is proposed to be 40 feet tall with a cross extending to 50 feet.

ISSUES

- A previously approved Site Development Plan Review (SDR-78237) for a church on this site is active but remains unexercised. The applicant has requested that SDR-78237 be expunged upon approval of the proposed plans. If this request is approved, all new conditions of approval will apply.
- A previously approved Petition to Vacate (VAC-78236) U.S. Government Patent Easements on this site has expired. A new Petition to Vacate must be approved and recorded prior to the issuance of permits. A condition of approval addresses this issue.
- A Waiver has been requested to not orient the proposed buildings to the corner where such is required. Staff recommends approval of the Waiver.
- The Clark County Department of Aviation has notified the City of Las Vegas that the proposed development would exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of an airport runway and therefore the applicant is required to formally notify the Federal Aviation Administration of possible construction. A condition of approval addresses this issue.
- A water feature is proposed as part of the outdoor plaza area. Staff notes that per Title 14.11.190 fountains and water features are prohibited on property serviced by the Las Vegas Valley Water District, with some exceptions. A Water Feature Exemption approved by the City Council is required to operate such outdoor water features that exceed 25 square feet in surface area. The prohibition does not apply to water features that are supplied by privately-owned water rights, water rights obtained by means of a state-issued permit or by nuisance water discharged during normal facility dewatering.

ANALYSIS

The proposed campus includes a church building and a building containing meeting rooms situated near the corner, with parking and access to the south and west of the buildings. The site plan shows a scaled-down version of a design approved in April 2020 (SDR-78237) that included a 6,850 square-foot church building, 5,425 square-foot fellowship hall, 2,350 square-foot administration building with offices and meeting rooms and a 5,790 square-foot multipurpose building. Due to uncertainty of future development, the applicant has not included a plan for full development of the site at this time. A Site Development Plan Review will be required for any future proposed development not detailed in this plan. The approval for SDR-78237 remains active but is unexercised. The applicant is requesting to expunge the previous approval and seek approval of the proposed design.

Comparision of the previous approval with the current proposal

Approved SDR-78237	***Proposed 21-0531-SDR1***
One-story, 40-foot, 6,850 sf church	One-story, 40-foot, 9,600 sf church
One-story, 5,425 sf fellowship hall	One-story, 30-foot, 3,200 sf meeting room building
One-story, 2,350 sf office building	Courtyard with play area, plaza, stage and water feature
Two-story, 5,790 sf multipurpose building	
Courtyard with play area, plaza and stage	

The church sanctuary is proposed to be 4,080 square feet with a 2,000 square-foot gathering area. The remaining area will consist of administrative offices, kitchen facilities and restrooms. The accessory building will contain a nursery as well as five meeting rooms and storage areas. Space between the two buildings is designed as a courtyard with a play area, plaza, outdoor stage and water feature.

The Church/House of Worship use is permitted in the C-1 (Limited Commercial) zoning district as of right. Title 19 defines this use as “any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under LVMC Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.” Child care facilities indicated on the plans are ancillary to the religious use and are not intended to be advertised to the general public. The facilities

are expected to generally be in use on Sundays and mid-week, with administrative offices operating on weekdays. The site is adjacent to a bank and office development to the west and a shopping center to the south, also zoned C-1. Summerlin Parkway lies to the north and a detention basin lies to the east. The eastern portion of the site contains an easement reserved for NDOT right-of-way for Rainbow Boulevard and related improvements.

Access to the site is from one driveway on Westcliff Drive, which leads to parking on the west side of the site and an access drive with parking areas facing Rainbow Boulevard. Title 19.08.040 building placement standards require buildings on corner lots to be oriented to the corner and street fronts with parking and curb cuts located away from the corner. This is to provide an inviting, pedestrian-friendly environment along the street perimeter and to visually hide large parking areas from view. The applicant has requested a waiver of this requirement to allow the building to face the interior of the site with parking and access drives that wrap around the building. Staff notes that the building is located near the corner but oriented to the interior to accommodate a large courtyard area. The parking and access are primarily located to the side and away from the street fronts. The site is unique in that a portion of Rainbow Boulevard encumbers the eastern portion, as well as the fully improved Bonanza Trail and drainage improvements. In this case, it would be infeasible to orient the building to the corner given the current improvements. Staff therefore recommends approval of the waiver.

The site as proposed meets Title 19 setback, height and parking requirements. There are no residential dwellings directly adjacent to the site, but there are several homes south of Westcliff Drive that may be affected by future illuminated sign proposals (not part of this request).

Landscaping is required adjacent to areas proposed with this development and within the proposed parking lots. Areas marked “Future Development” or “Not a Part” will be subject to perimeter buffer landscaping and parking lot landscaping requirements through a separate Site Development Plan Review once those details have been provided. The buffer areas along Rainbow Boulevard and Westcliff Drive will feature 24-inch box Shoestring Acacia trees approximately every 20 feet with numerous five-gallon companion shrubs in accordance with Title 19 requirements. No waivers or exceptions of landscaping standards are necessary with this request.

A previously approved Petition to Vacate (VAC-78236) U.S. government patent easements in conflict with proposed development on this site expired April 15. 2021. The applicant has chosen not to file a new petition at this time; therefore, a condition of approval will require approval of a Vacation and recordation of an Order of Relinquishment of Interest prior to the issuance of permits.

The Clark County Department of Aviation has provided the following comments:

- Federal Aviation Regulations (Title 14, Part 77) and City of Las Vegas Municipal Code (Title 19) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

- The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. The applicant is required to file Form 7460-1, "Notice of Proposed Construction on Alteration" with the FAA.

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35 feet in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

A condition of approval has been added to address this issue.

The proposed Church/House of Worship development is compatible with adjacent commercial and residential development in the area. With exception of a building placement waiver which staff supports, the development conforms to Title 19 development standards. The proposed 40-foot tall building is appropriate with other buildings in the area, and the applicant has provided sufficient landscaping, creating an attractive commercial development. Staff therefore recommends approval, subject to conditions. If denied, the existing entitlement (SDR-78237) will remain active until April 15, 2022 unless an Extension of Time request is approved by the City Council.

FINDINGS (21-0531-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 Church/House of Worship development is compatible with surrounding development in the area, which includes a freeway to the northeast, a detention basin to the east and commercial uses to the south and west.

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 SC (Service Commercial) land use designation and the policies of the General Plan, and generally conforms to Title 19 development standards. Staff supports a waiver of building placement standards.

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

   Site access is from Westcliff Drive, which is classified by the Master Plan of Streets and Highways as a Primary Arterial. The Traffic Engineering Division estimates the access design and anticipated use of the property would minimally impact traffic in this area.

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

Building materials, including painted plaster and metal panel exteriors, are appropriate for this area. The proposed landscape materials are suitable for the desert environment.

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

The design characteristics of the submitted building elevations are attractive and will be harmonious and compatible with development in the 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 review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/05/04	The City Council approved a request for Rezoning (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] 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 land was officially rezoned 07/01/09 through Ordinance #6046.
05/05/04	The City Council approved a request for 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. The approval expired on 05/05/06.
06/07/06	The Planning Commission approved a request for an Extension of Time (EOT-13291) of an approved Rezoning (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/03/07	The City Council approved a request for a Site Development Plan Review (SDR-15747) for a proposed 31,126 square-foot Church/House of Worship and a waiver of perimeter landscaping requirements at the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission recommended approval and staff recommended denial of the request. The approval expired on 10/03/09.
04/29/08	Code Enforcement processed a complaint (CE-65042) for illegal quarry work at the corner of Westcliff Drive and Rainbow Boulevard. The case was resolved on 10/01/08.
09/21/09	Code Enforcement processed a complaint (CE-81290) for a vacant lot on the corner of Westcliff Drive and Rainbow boulevard that appeared to be used for dirt and gravel storage, and was covered with trash and debris. The case was resolved on 09/21/09.
01/26/11	Code Enforcement processed a complaint (CE-97572) for numerous plastic advertising signs posted on street light poles, traffic signal poles, etc. at the corner of Westcliff Drive and Rainbow Boulevard. The case was resolved on 12/08/11.
07/09/13	The Planning Commission approved a request for a Site Development Plan Review (SDR-49466) for onsite improvements and landscaping for the development of a future church and commercial pads on 10 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard. Staff recommended approval. The approval expired 07/09/19.
10/22/18	Code Enforcement processed a complaint (CE-194046) regarding an unpermitted trailer used as a residence on an undeveloped lot at the corner of Westcliff Drive and Rainbow Boulevard. The case was resolved on 01/11/19.
04/15/20	The City Council approved a Petition to Vacate (VAC-78236) U.S. Government Patent Easements at the northwest corner of Westcliff Drive and Rainbow Boulevard. The approval expired 04/15/21.
04/15/20	The City Council approved a request for a Site Development Plan Review (SDR-78237) for a proposed one-story, 14,625 square-foot Church/House of Worship including a fellowship hall and administration building; and a two-story, 5,790 square-foot multipurpose building with a Waiver to not orient the building to the corner where such is required on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/24/84	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/24/07	A building permit (#07002360) was issued for a 75-foot tall wireless communication facility monopalm with antennas at 6816 Westcliff Drive. A final inspection was approved 01/22/08.
	A building permit (#07002361) was issued for a wireless communication facility equipment shelter at 6816 Westcliff Drive. A final inspection was approved 01/30/08.
12/11/18	A building permit (C18-05355) was issued for demolition of a mobile home at 6814 Westcliff Drive. A final inspection was approved 01/11/19.

Pre-Application Meeting	
08/18/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. A comprehensive site plan was submitted for this meeting; however, due to uncertainty of future development, the applicant decided to move forward only with the initial phase of development.

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

Field Check	
09/07/21	The site is undeveloped with the exception of a Wireless Communication Facility (monopalm) along the west boundary. The site appears to have been cleared of native vegetation, and there are piles of dirt and gravel present. Drainage facilities are fully improved along the east side of the site and are enclosed by wrought iron and chain link fencing. The site is free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	10.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped Wireless Communications Facility, Stealth Design	SC (Service Commercial)	C-1 (Limited Commercial)
North	Summerlin Parkway	Right-of-Way	U (Undeveloped)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Utility Installation, Other Than Listed (Detention Basin)	Right-of-Way	U (Undeveloped)
West	Financial Institution, General Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan Area: Charleston	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails (north side of Westcliff Drive) – Bonanza Trail (constructed)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	435,600 SF	N/A
Min. Lot Width	100 Feet	638 Feet	Y
Min. Setbacks			
• Front	10 Feet	69 Feet	Y*
• Side	10 Feet	273 Feet	Y
• Corner	10 Feet	46 Feet	Y*
• Rear	20 Feet	305 Feet	Y
Max. Lot Coverage	50 %	3 %	Y
Max. Building Height	N/A	40 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*Measured from the anticipated public right-of-way line or NDOT roadway easement.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	N/A	N/A	0 Trees	N/A
• South	1 Tree / 20 Linear Feet	12 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	26 Trees	26 Trees	Y
• West	N/A	N/A	0 Trees	N/A
TOTAL PERIMETER TREES		**38 Trees**	**39 Trees**	**Y***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	40 Trees	40 Trees	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 N/A 15 Feet 15 Feet N/A		 0 Feet 15 Feet 15 Feet 0 Feet	 N/A* Y Y N/A*
Wall Height	N/A		5 Feet along Rainbow Blvd and Westcliff Dr	Y

*Only trees within perimeter buffers adjacent to current development are required at this time. Remaining area along the perimeter marked “Future Development” or “Not a Part” will be required through a future Site Development Plan Review request.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Blvd	Primary Arterial	Master Plan of Streets and Highways Map	150-180	Y*
Westcliff Dr	Primary Arterial	Master Plan of Streets and Highways Map	115-125	Y*

*The site is encumbered by approximately 60 feet of Westcliff Drive and 100 feet of Rainbow Boulevard, which are fully improved. In addition, the Bonanza Trail and drainage improvements are located within an NDOT easement on this site to the west of Rainbow Boulevard. Conditions of approval address the appropriate dedications of public right-of-way.

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	
Church/ House of Worship	4,080 sf in gathering room	One space per 100 sf of non-fixed seating area in gathering room	41				
TOTAL SPACES REQUIRED			41		152		Y
Regular and Handicap Spaces Required			39	2	146	6	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings on corner lots should be oriented to the corner and to the street fronts (with parking to the interior and rear)	To not orient the proposed buildings to the corner	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) Northwest corner of Westcliff Drive and Rainbow Blvd.

Project Name King's Church Las Vegas **Proposed Use** Church

Assessor's Parcel #(s) 138-27-802-004 **Ward #** 1

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

Additional Information New church campus including parking and new buildings for Phase 1 of a multi-phase project.

Property Owner Twin Lakes Baptist Church d/b/a King's Church Las Vegas Contact Cindy McAlexander
Address 5700 Vegas Drive City Las Vegas State NV Zip 89108
E-mail office@kingschurchlv.com Phone 702-575-3710

Applicant King's Church Las Vegas Contact Cindy McAlexander
Address 5700 Vegas Drive City Las Vegas State NV Zip 89108
E-mail office@kingschurchlv.com Phone 702-575-3710

Representative JVC Architects Contact Jay Otado
Address 5385 Cameron St, Suite 15 City Las Vegas State NV Zip 89118
E-mail jotado@jvcarchitects.net Phone 702-871-3416

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 Ernest Calderon

State of Nevada, County of Clark
Subscribed and sworn before me
This 30th day of July, 20 21

Becky Brown
Notary Public in and for said County and State

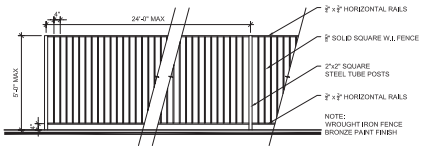
BECKY BROWN
Notary Public, State of Nevada
Appointment No. 01-76764-1
My Appt. Expires Sep 24, 2021

21-0531
08/27/2021

PROJECT DATA

APN:	138-27-802-004
ADDRESS:	6814 WESTCLIFF DR. LAS VEGAS, NV
ZONE:	C1
ESTIMATED LOT SIZE:	10 ACRES
PARKING CALCULATION:	1 PER 100 SQ FT
	SANCTUARY AREA = 4,080 SF / 100 = 41 SPACES.

REQUIRED = 41 SPACES (2 H.C. REQUIRED PER TITLE 19)
PROVIDED = 152 SPACES (6 H.C.)



SITE FENCE ELEVATION

SITE PLAN

21-0531
08/27/2021

Planning Commission November 9, 2021 - Page 91

JVC ARCHITECTS
5385 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.871.3416
WWW.JVCARCHITECTS.NET

KING'S CHURCH LAS VEGAS

NW CORNER OF WESTCLIFF DR & RAINBOW BLVD
LAS VEGAS, NV

☐ 2103-TLBC-SD
☐ 07.13.21
☐

☐ SITE PLAN
☐ AS1
☐ SCHEMATIC DESIGN



PLANTING LEGEND - TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL.	REMARKS
	00	24" BOX	CHILOPSIS 'BUBBA'	HYBRID DESERT WILLOW	8' X 4' X 1"	STANDARD TRUNK
	00	24" BOX	RHUS LANCEA	AFRICAN SUMAC	6' X 4'	MULTI-TRUNK
	00	24" BOX	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	8' X 3' X 1"	STANDARD TRUNK
	00	24" BOX	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	8' X 3' X 1"	STANDARD TRUNK ENHANCED
	00	24" BOX	PINUS ELDARICA	AFGHAN PINE	8' X 3' X 1.5"	STANDARD TRUNK
	00	24" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	8' X 3' X 1"	STANDARD TRUNK
	00	24" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	8' X 2' X 1"	STANDARD TRUNK

SYMBOLS MAY BE ROTATED IN PLAN

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	00	5 GALLON	LEUCOPHYLLUM L. 'RIO BRAVO'	RIO BRAVO TEXAS SAGE	FULL	-
	00	5 GALLON	SENNA NEMOPHILA	GREEN DESERT CASSIA	FULL	-
	00	5 GALLON	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL	-
	00	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA	FULL	-
	00	5 GALLON	EREMOPHILA 'BLUE BELLS'	BLUE BELLS EMU BUSH	FULL	-
A	00	5 GALLON	EREMOPHILA G. 'MINGENEW GOLD'	SUNRISE EMU BUSH	FULL	-
	00	5 GALLON	ROSMARINUS 'PROSTRATUS'	TRAILING ROSEMARY	FULL	-
	00	5 GALLON	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY HAWTHORN	FULL	ENHANCED

PLACE 2" DEPTH OF 3/4" SCREENED 'VISTA GOLD' ROCK MULCH FROM VISTA LANDSCAPE SUPPLY IN ALL ON-SITE LANDSCAPE PLANTERS, EXCEPT WHERE OTHERWISE NOTED.

PLACE 1.5" DEPTH OF 1/2" SCREENED 'VISTA GOLD' ROCK MULCH FROM VISTA LANDSCAPE SUPPLY IN FUTURE DEVELOPMENT AREA FOR DUST REDUCTION. NO PLANTS IN THIS AREA.

EXISTING LANDSCAPE / DRAINAGE CHANNEL AREAS BY OTHERS NOT A PART.

PLAYGROUND AREA. STRUCTURE TDB

NOTES:
1. ALL TREES WITHIN 6' O' HARDSCAPE, OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
2. ALL PLANTS WITH THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKFILL MIX.
3. QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL GRAPHICALLY DEPICTED ON PLAN.
4. CONTRACTOR SHALL CALL "CALL BEFORE U DIG" FOR UTILITY LOCATIONS.
5. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.
6. KEEP ALL PLANT MATERIAL 6' CLEAR OF FIRE HYDRANTS.
7. KEEP ALL TREES 10' CLEAR OF STREETLIGHTS.
8. ALL TREES PLANTED WITHIN 5' OF A PERIMETER WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.

JVC ARCHITECTS
JVC ARCHITECTS
5365 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.871.3416
WWW.JVCARCHITECTS.NET

KING'S CHURCH LAS VEGAS

NW CORNER OF WESTCLIFFC DR. and RAINBOW BLVD.
LAS VEGAS, NEVADA

2103-TLBC-SD
07.13.21

21-0531
08/27/2021

John Jones Landscape Architect PLLC
8275 S Eastern Avenue
Suite 200
Las Vegas, NV 89123
702.403.4320

LANDSCAPE PLAN
LP-1
SCHEMATIC DESIGN



= 04 = NORTH ELEVATION



= 03 = EAST ELEVATION



= 02 = SOUTH ELEVATION



= 01 = WEST ELEVATION

KING'S CHURCH
LAS VEGAS

METAL PANEL 1
ACCENT COLOR

METAL PANEL 2
ACCENT COLOR

PLASTER SYSTEM
FIELD COLOR - WHITE

SINGLE PLY
ROOF SYSTEM
WHITE - COOL ROOF

21-0531
08/27/2021

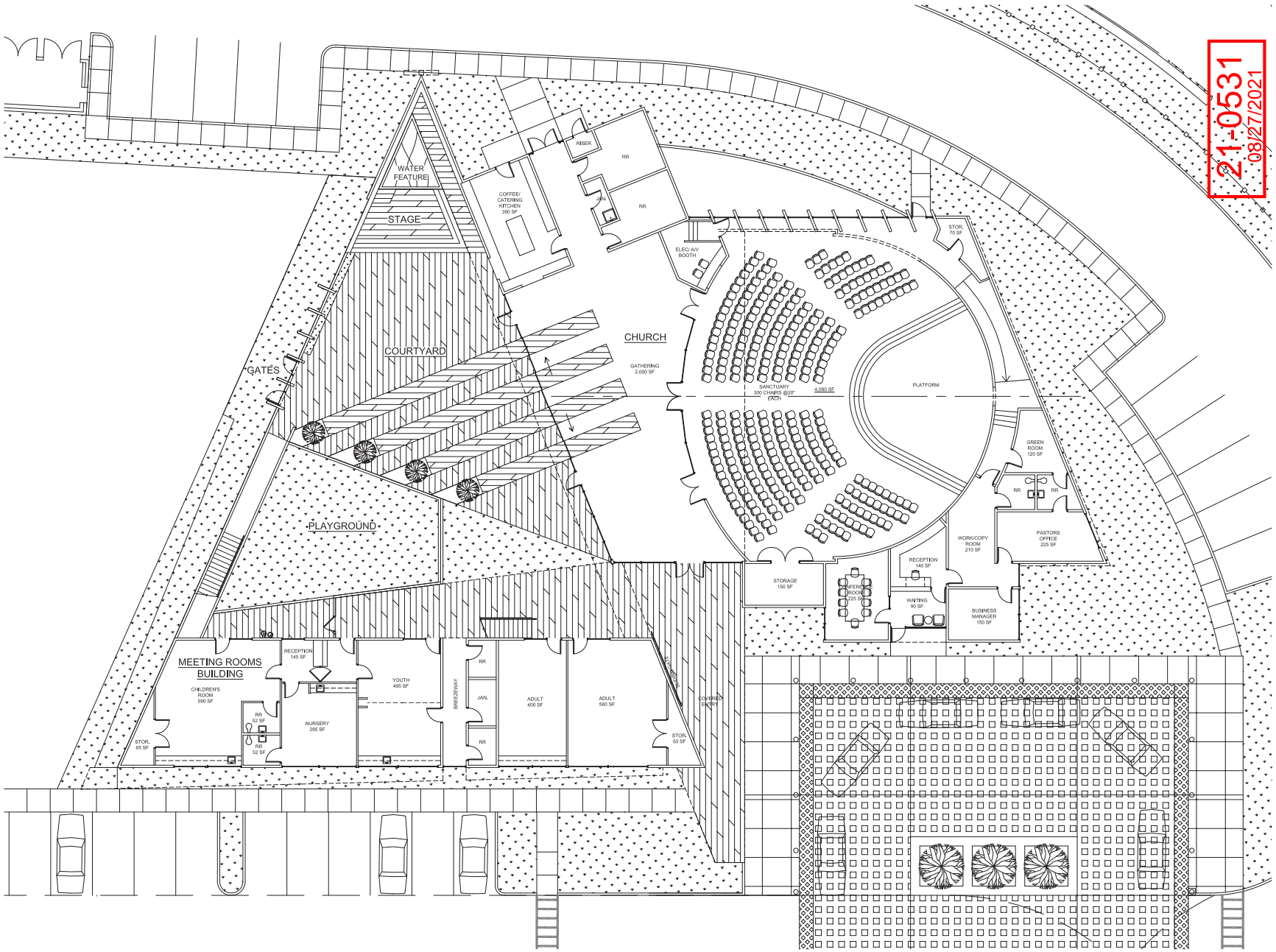
JVC ARCHITECTS
JVC ARCHITECTS
5385 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.871.3416
WWW.JVCARCHITECTS.NET

KING'S CHURCH LAS VEGAS

NW CORNER OF WESTCLIFF DR & RAINBOW BLVD
LAS VEGAS, NV

☐ 2103-TLBC-SD
☐ 07.13.21
☐

☐ ELEVATION
☐ A2
☐ SCHEMATIC DESIGN



FLOOR PLAN

NORTH

0' 8' 16' 24'

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

TOTAL AREA:	
CHURCH	9,600 SF
MEETING ROOMS	3,200 SF
TOTAL	12,800 SF

21-0531
08/27/2021

JVC ARCHITECTS

JVC ARCHITECTS
5385 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.871.3416
WWW.JVCARCHITECTS.NET

KING'S CHURCH LAS VEGAS

NW CORNER OF WESTCLIFF DR & RAINBOW BLVD
LAS VEGAS, NV

2103-TLBC-SD

07.13.21

FLOOR PLAN

A1.01

SCHEMATIC DESIGN



= 04 = NORTH ELEVATION



= 03 = EAST ELEVATION



= 02 = SOUTH ELEVATION



= 01 = WEST ELEVATION

KING'S CHURCH
LAS VEGAS

METAL PANEL 1
ACCENT COLOR

METAL PANEL 2
ACCENT COLOR

PLASTER SYSTEM
FIELD COLOR - WHITE

SINGLE PLY
ROOF SYSTEM
WHITE - COOL ROOF

21-0531
08/27/2021

JVC ARCHITECTS
JVC ARCHITECTS
5385 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.871.3416
WWW.JVCARCHITECTS.NET

KING'S CHURCH LAS VEGAS

NW CORNER OF WESTCLIFF DR & RAINBOW BLVD
LAS VEGAS, NV

☐ 2103-TLBC-SD
☐ 07.13.21
☐

☐ ELEVATION
☐ A2
☐ SCHEMATIC DESIGN

Planning Commission, November 9, 2021 - Page 95



21-0531-SDR1 - APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD

09/07/2021



21-0531-SDR1 - APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD

09/07/2021



21-0531-SDR1 - APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD

09/07/2021



21-0531-SDR1 - APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD

09/07/2021



21-0531-SDR1 - APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD

09/07/2021

KING'S CHURCH
LAS VEGAS

August 5, 2021

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

To Whom It May Concern:

This letter is the justification letter for the King's Church Las Vegas design review.

The applicant, Twin Lakes Baptist Church d/b/a King's Church Las Vegas, would like to request a Design Review for a new church campus that includes a new parking lot with a monument sign facing the corner of Rainbow Blvd. and Westcliff Dr., a new one story 9,600 sq. ft. Church and a new one story 3,200 sq. ft. Meeting Rooms Building. It is located on a 10-acre site (APN 138-27-802-004) at the northwest corner of Rainbow Boulevard. and Westcliff Drive. The site is zoned C1 and is compatible with this use.

The owners are requesting this as a new design review submittal to replace the previously approved design review, case number SDR-78237.

The facilities will be used for religious purposes with the following anticipated usage:

Worship Center & Meeting Rooms Building (Sunday mornings and mid-week Bible studies)
Administration Office Area (Monday-Friday from 8 am to 4 pm)

The parking calculations under Title 19 shows the required parking for the church is 41 parking spaces (1 per 100sf). The site plan shows the campus providing 152 parking spaces.

The project is applying means of sustainable construction by being aware of building orientation and minimizing window exposures in the west, east, and south facades thru the use of window shades and narrow windows. The color palate is white stucco with terra cotta accent metal panels and white single ply roof systems.

There will be no LEED or other equivalent standards on this project. There will be no alternative energy sources on this project. There are no issues with the Urban Forestry Initiative, no bicycle parking, and no electric vehicle charging stations.

JVC Architects along with King's Church Las Vegas respectfully request your approval for this project. Please contact our office with any questions or comments.

Sincerely,

Pastor Adam Mallette

21-0531
08/27/2021

5700 VEGAS DRIVE | LAS VEGAS, NV 89108 | 702.648.5864
pastor@kingschurchlv.com

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**21-0531-SDR1**
PROJECT:	**CHURCH/HOUSE OF WORSHIP**
LOCATION:	**138-27-802-004**
MEETING DATES:	**NOVEMBER 9, 2021, PLANNING COMMISSION & DECEMBER 15, 2021, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

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: 21-0531-SDR1

SUBJECT: APPLICANT: KING'S CHURCH LAS VEGAS - OWNER: TWIN LAKES BAPTIST CHURCH

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Signature

11/3/2021
Date

ADAM MALLETTE
Please Print Name

PASTOR, KINGS CHURCH LAS VEGAS
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

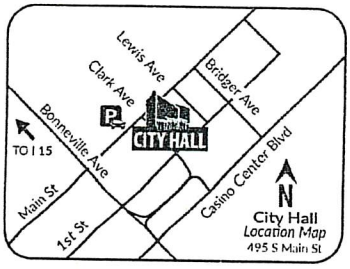
Submitted after final agenda
ITEM 9
RECEIVED
11/08/21

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 09 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.

21-0531-SDR1

Planning Commission Meeting of **11/09/2021**

21-0531-SDR1
13827810007
OVER THE THRESHOLD INC
5841 E CHARLESTON BLVD # 230-276
LAS VEGAS NV 89142-1021

121 HRDFNP1 89142

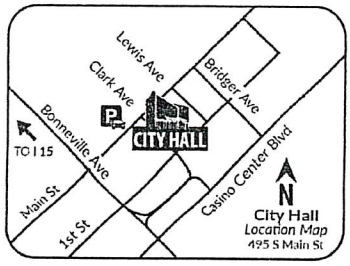
Submitted after final agenda

9p

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
NOV 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.

21-0531-SDR1

Planning Commission Meeting of **11/09/2021**

21-0531-SDR1
13827810111
JOHNSON GEORGE E III & EILEEN P
233 CARACAS DR
LAS VEGAS NV 89145-0135

53 HRDFNP1 89145

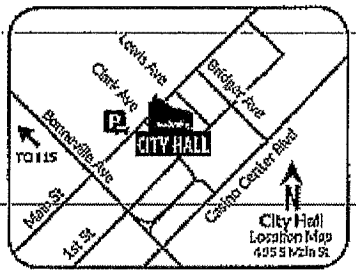
9p

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
NOV 08 2021
Dept of Planning
City of Las Vegas

RECEIVED
NOV 01 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.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0531-SDR1

Planning Commission Meeting of **11/09/2021**

21-0531-SDR1
13834501005
J & S & SONS LTD
5960 S JONES BLVD
LAS VEGAS NV 89118

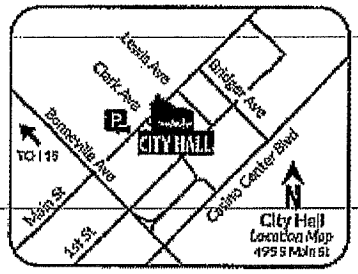
11/2/2021 02:10 PM TO:17024647499 FROM:7023881010 Page: 1

9 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
NOV 08 2021
Dept of Planning
City of Las Vegas

RECEIVED
NOV 01 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.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0531-SDR1

Planning Commission Meeting of **11/09/2021**

21-0531-SDR1
13834501009
J & S & SONS LTD
5960 S JONES BLVD
LAS VEGAS NV 89118

9P

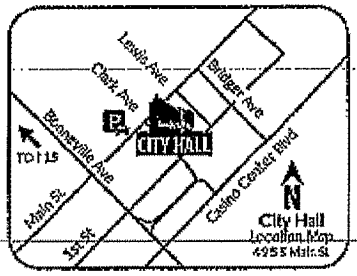
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
NOV 0 8 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

RECEIVED
NOV 0 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.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0531-SDR1

Planning Commission Meeting of **11/09/2021**

21-0531-SDR1
13834501004
J & S & SONS LTD
5960 S JONES BLVD
LAS VEGAS NV 89118

9p

11/2/2021 02:10 PM TO:17024647499 FROM:7023861010 Page: 3

11/2/2021 02:10 PM TO:17024647499 FROM:7023881010 Page: 4

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

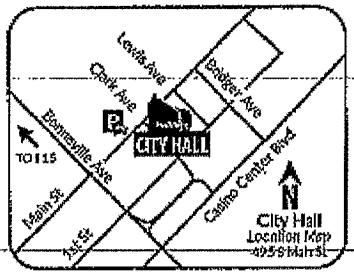
Return Service Requested

Official Notice of Public Hearing

RECEIVED
NOV 08 2021
Dept of Planning
City of Las Vegas

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

RECEIVED
NOV 01 2021



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.

21-0531-SDR1

Planning Commission Meeting of **11/09/2021**

21-0531-SDR1
13834501006
J & S & SONS LTD
5960 S JONES BLVD
LAS VEGAS NV 89118

115 HRDFNP1 89118

9P

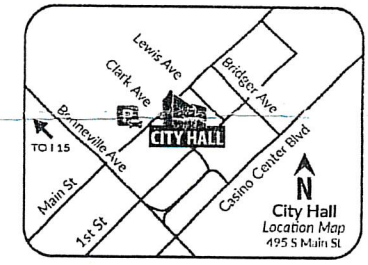
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
NOV 09 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.

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

Please use available blank space on card for your comments.

21-0531-SDR1

Planning Commission Meeting of **11/09/2021**

21-0531-SDR1
13834512024
HAYES JIM & JEAN TRUST
HAYES JAMES C & JEANIE M TRS
6912 CORTEZ CT
LAS VEGAS NV 89145-5315

We would rather see a church on this lot than any of the other suggestions given us for it's use. Jim & Jean Hayes

59 HRDFNP1 89145

9A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
10

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

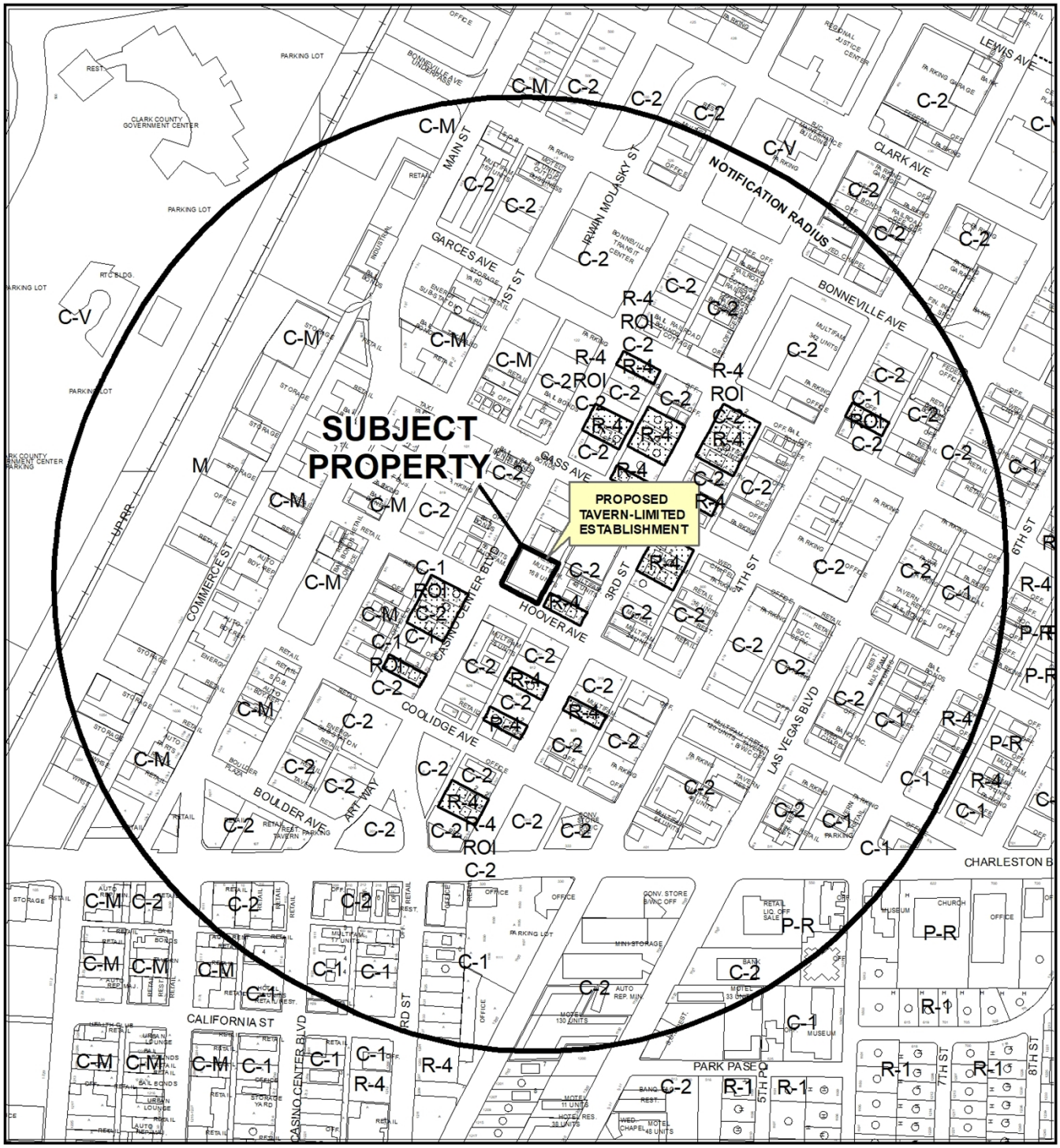
SUBJECT:
21-0536-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROBERT TAYLOR - OWNER: ANDANDOLINDO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,700 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 200 Hoover Avenue, Suite #150 (APN 139-34-412-171), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

C.C: 12/15/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

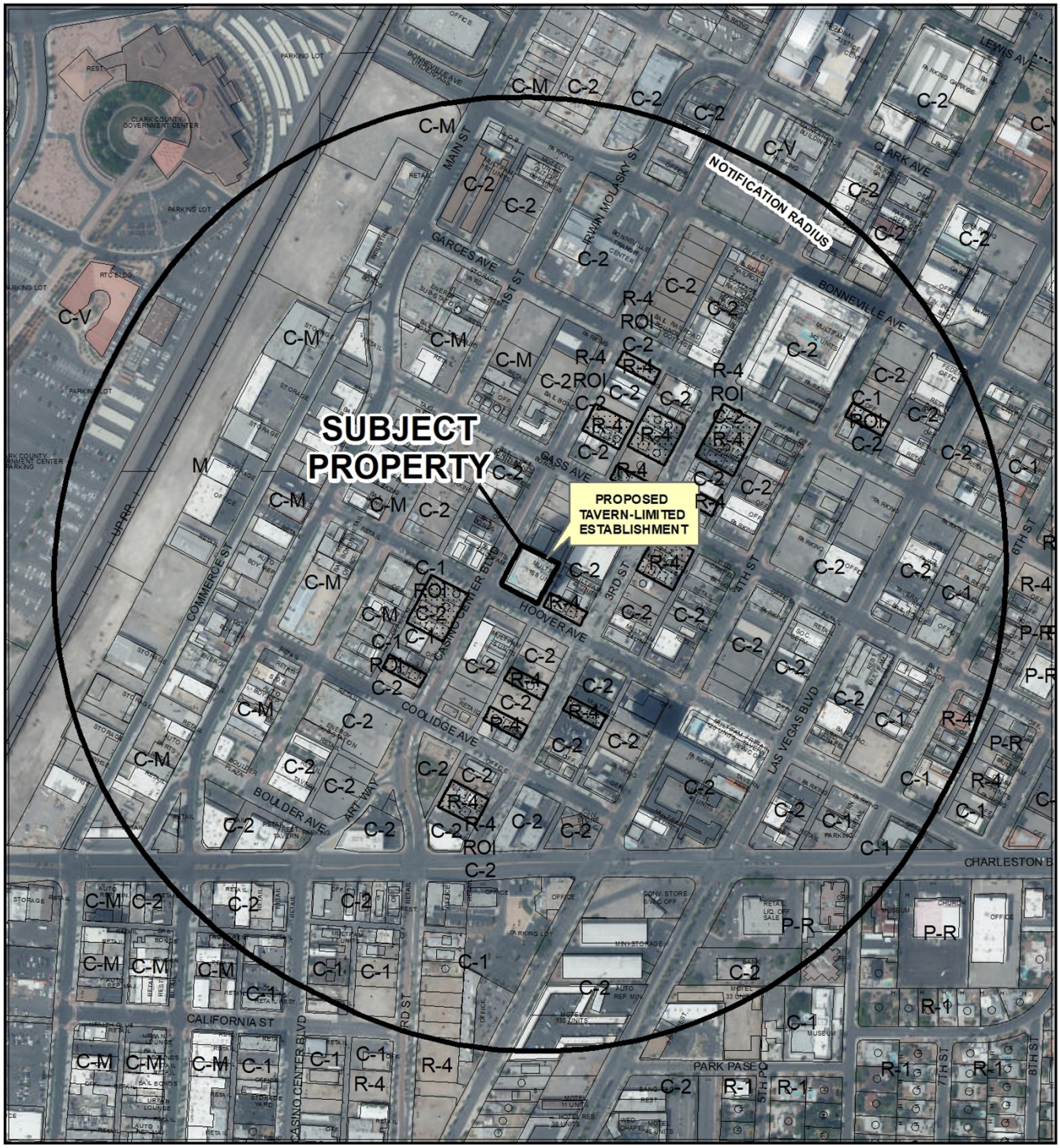
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards



CASE: **21-0536-SUP1**

RADIUS: 1500 FEET

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



CASE: **21-0536-SUP1**

RADIUS: 1500 FEET

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



21-0536-SUP1

Proposed Tavern-Limited Establishment

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

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

- Entertainment District
- 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: Tuesday, October 12, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ROBERT TAYLOR - OWNER: ANDANDOLINDO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0536-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 1009

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0536-SUP1 CONDITIONS

Planning

1. 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

This is a Special Use Permit request for a proposed Tavern-Limited Establishment to be located at 200 Hoover Avenue, Suite #150.

ISSUES

- A Tavern-Limited Establishment 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 Mixed Use Development. The applicant requests a Special Use Permit in order to operate a Tavern-Limited Establishment use within a vacant 1,700 square-foot tenant space on the ground floor. Per Title 19, a Tavern-Limited Establishment is defined 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 listed.

The subject site is also located within Area 1 of the Downtown Las Vegas Master Plan, Civic and Business District and directly north of the 18B Las Vegas Arts district. Establishments that act as a magnet of activity for all of Downtown are encouraged within this area. While no parking spaces are provided, Title 19 Parking Standards are not automatically applied to development projects located within Area 1 of the Downtown Overlay. It is found that the proposed use can be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses. 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 (21-0536-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 use can be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses. The subject property for the proposed use is located within the 18b Las Vegas Arts District.

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

   The subject site is physically suitable for a 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.**

   Site access is provided from Casino Center Boulevard and Hoover Avenue, both 80-foot Collector Streets, which are 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.**

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

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

   There are no applicable Minimum Special Use Permit Requirements listed in Title 19.12 for the Tavern-Limited Establishment use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/06/04	The City Council approved Site Development Plan Review (SDR-4727) for a proposed mixed-use development consisting of 168 residential units and 6,159 square feet of commercial space at 821 South Casino Center Boulevard.
	The City Council approved Special Use Permit (SUP-4728) for a mixed-use development at 821 South Casino Center Boulevard.
11/04/04	The Planning Commission approved Tentative Map (TMP-5375) for a mixed-use development at 821 South Casino Center Boulevard.
03/22/07	The Planning Commission approved Tentative Map (TMP-19678) for a mixed-use development at 200 Hoover Avenue.

Most Recent Change of Ownership	
01/02/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/13/15	Business License (#G63-02137) was issued for a photography use at 200 Hoover Avenue, Suite #150. The license remains active.
04/30/15	Business License (#P63-00162) was issued for a Wedding Chapel use at 200 Hoover Avenue, Suite #150. The license remains active.
11/15/18	Business License (#G66-07624) was issued for a limo tour office space at 200 Hoover Avenue, Suite #150. The license remains active.

Pre-Application Meeting	
08/25/21	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	
09/29/21	Staff conducted a routine field check and found an existing Mixed Use development. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed Use	MXU (Mixed Use)	C-2 (General Commercial)
North	Office, Other than Listed	MXU (Mixed Use)	C-2 (General Commercial)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
East	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
West	Multi-Family Residential	MXU (Mixed Use)	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 – 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Civic & Business 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

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
Hoover 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 (Seating Area)	810 SF	1:50 SF	17				
Tavern-Limited Establishment (Back of House)	171 SF	1:200 SF	1				
TOTAL SPACES REQUIRED			18		0		Y*
Regular and Handicap Spaces Required			17	1	0	0	Y*

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 200 Hoover Ave Las Vegas NV 89101 #150

Project Name Foreign Exchange Lounge **Proposed Use** Special Use permit Tavern limited

Assessor's Parcel #(s) 139-34-412-171 **Ward #** 3

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

Additional Information _____

Property Owner ANDANOOLEN 00, LLC **Contact** DONALD KUDLOW

Address 3202 W Charleston Blvd City Las Vegas State NV Zip 89102

E-mail dkudler@aol.com Phone 702-250-6685

Applicant Robert W Taylor **Contact** 702-591-2608

Address 719 Glenwood Springs Ave City N Las Vegas State NV Zip 89032

E-mail New twix@gmail.com Phone 702-591-2608

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 DONALD C KUDLOW, MEMBER

Subscribed and sworn before me

This 2nd day of September, 20 21

Elizabeth A. Carrion

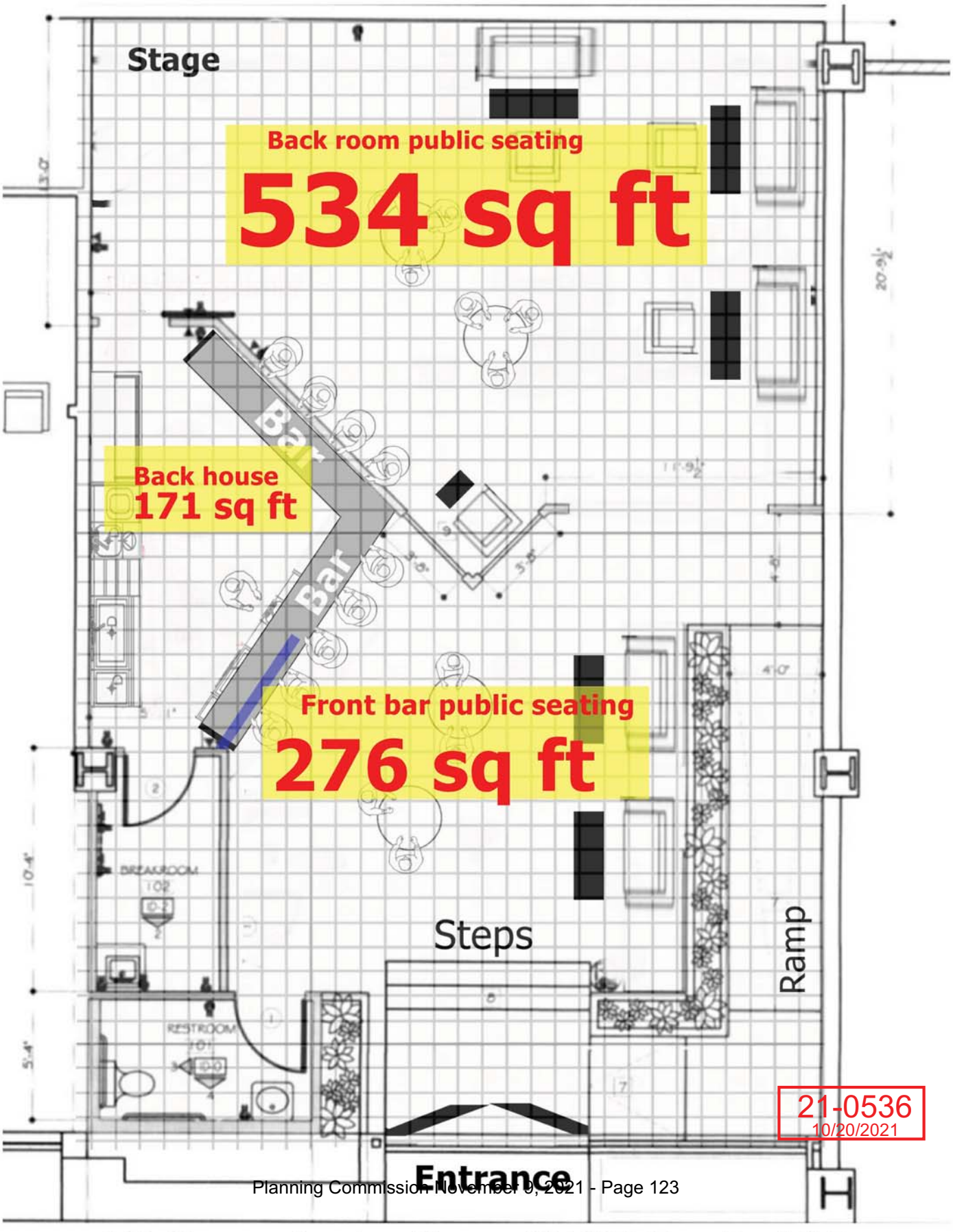
Notary Public in and for said County and State

ELIZABETH A CARRION
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 99-5037-1
MY APPT. EXPIRES OCT 02, 2022

21-0836

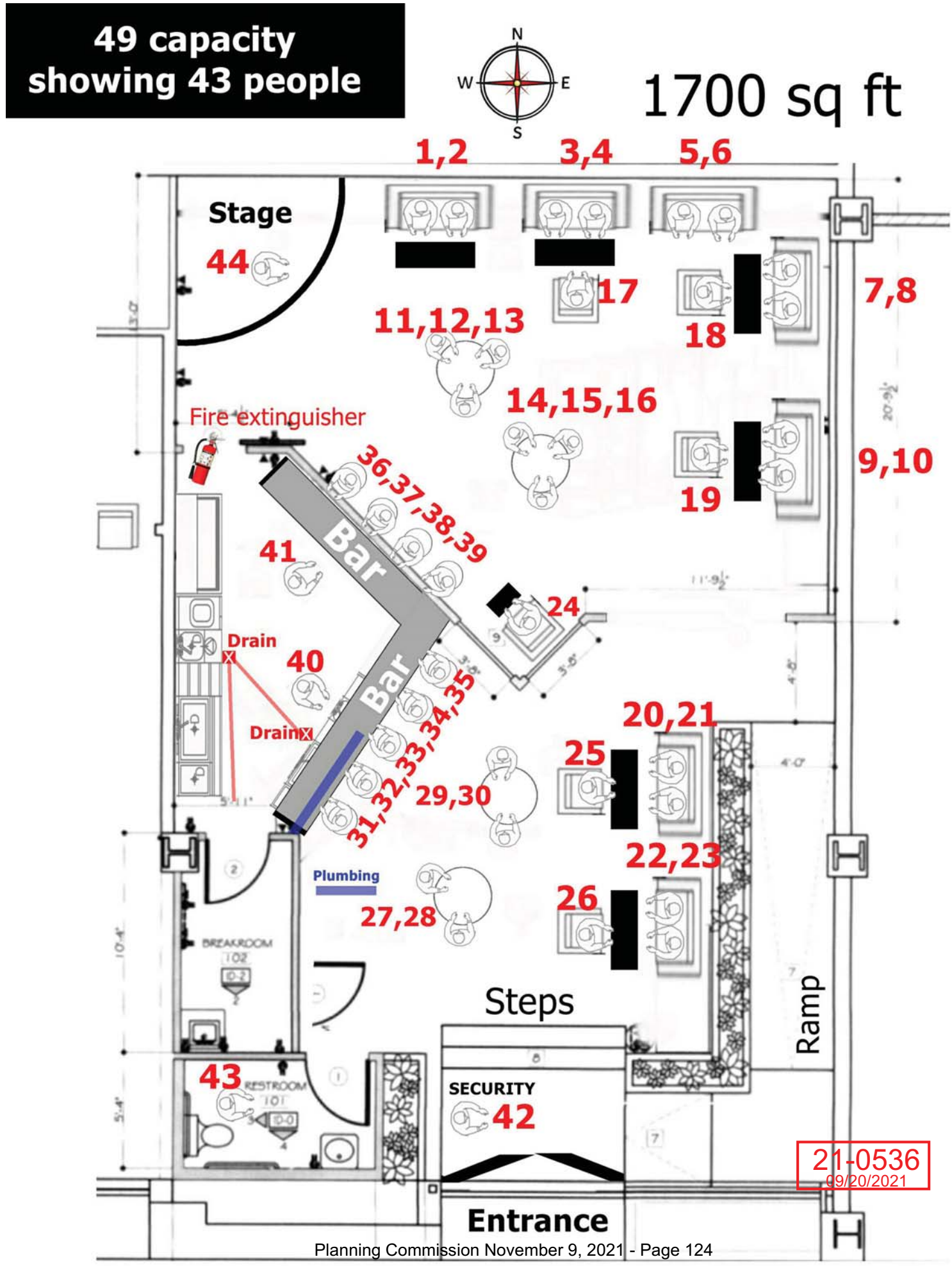
810 sq ft Total public seating
171 sq ft Total back house

1700 sq ft



21-0536
10/20/2021

200 Hoover Ave Las Vegas ,NV 89101 suite #150



200 Hoover Ave Las Vegas ,NV 89101 suite #150



21-0536-SUP1 - APPLICANT: ROBERT TAYLOR - OWNER: ANDANDOLINDO, LLC
200 HOOVER AVENUE, SUITE #150

09/29/2021

DEPARTMENT OF PLANNING

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; *multiple related applications shall be addressed in a single comprehensive letter*. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

Sustainability (if applicable – if yes, please explain)	*Yes*	*No*
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm.)		✓
Will this project be constructed to LEED or other equivalent standards?		
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		✓
Is there connectivity to adjacent parcels? (Automobile or pedestrian)		✓
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)	✓	
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		✓
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		✓
Will the project provide any bicycle parking?		✓
Will the project provide any electric vehicle recharging stations?		✓

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18)**

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

21-0536
09/20/2021

General Plan Amendment Determinations
In order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:
1. The density and intensity of the proposed General Plan Amendment 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;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Determinations
In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:
1. The proposal conforms 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.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Criteria for Site Development Plans
The review of Site Development Plans is intended to ensure that:
1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Special Use Permit Determinations
1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:
a. The proposed 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;
b. The subject site is physically suitable for the type and intensity of land use being proposed;
c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and
d. 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.

Variance - Determinations
1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. 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 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.

Vacation
Following the public hearing, the Planning Commission shall take final action on the petition. If the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it may order the easement or government patent reservation vacated. The Planning Commission may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed. In the case of the a government patent reservation, the order may take the form of a relinquishment of interest or its equivalent, and the order shall be treated as an order of vacation under the provisions of this Chapter.

21-0536
09/20/2021

Foreign Exchange write up by Laura Moreno

All the cool cats will soon be heading to Foreign Exchange Lounge for neo jazz and night caps. Owner Robert Taylor told What Now Las Vegas that he plans to launch the new lounge and bar in Las Vegas's Arts District in September.

Foreign Exchange Lounge will provide an exceptional drink menu with beers and bottled imported from around the world. The new bar and lounge will boast art and decor inspired by global currencies to create a luxurious and relaxed ambiance for guests to chill, socialize with friends, and enjoy neo jazz, worldly, and cool 80s music. Foreign Exchange Lounge will also provide live

21-0536
09/20/2021

entertainment including performances by guitarists, singers, and poets. Although Taylor is waiting to unveil the grandeur of Foreign Exchange Lounge on its grand opening, he did say that the lounge will feature "a classic London red telephone booth just for selfies."

Foreign Exchange Lounge will settle in at 200 Hoover Avenue within the swanky neighborhood of the Arts District. The lounge and bar will span 1,700 square feet and seat upwards to 49 people. Although the lounge will not have a kitchen, patrons will be able to feast on delectable street food from the nightly rotation of African, Asian, Jamaican, and Italian food trucks, among others. Be sure to swing by Foreign Exchange Lounge for a chill night of live music and exquisite drinks with your friends when it opens its doors this fall.

21-0536
09/20/2021

Laura Moreno

Laura Moreno is a freelance writer and editor. She holds a BA from Northwestern University and an MFA from Syracuse University. She is based in the greater Los Angeles area.

21-0536
09/20/2021

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: 21-0536-SUP1

SUBJECT: APPLICANT: ROBERT TAYLOR - OWNER: ANDANDOLINDO, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Robert Taylor Donald C Kudlow 11/8/2021

Signature Date

ROBERT TAYLOR DONALD C KUDLOW

Please Print Name

Foreign Exchange Lounge LLC ANDANDOLINDO, LLC

Company Name

Sincerely,

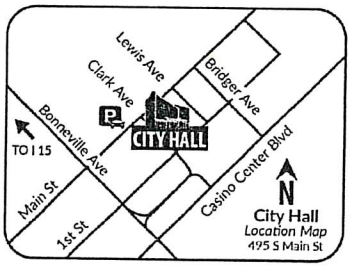
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 10
RECEIVED
11/08/21

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.

21-0536-SUP1

Planning Commission Meeting of **11/09/2021**

- Potential noise + smell issue
- Parking issues - 40 spaces easily available
- 200 Hoover = Residential Building!!!

21-0536-SUP1
13934412156
FROEHLS MICHAEL
200 HOVER AVE # 2013
LAS VEGAS NV 89101

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

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas

03 HRDFNP1 89101

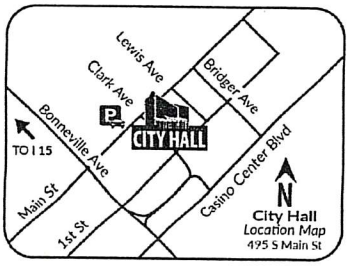
Submitted after final agenda

10P

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
NOV 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.

21-0536-SUP1

Planning Commission Meeting of **11/09/2021**

21-0536-SUP1
13934410203
DOCTOR L L C
ISTRA IRREVOCABLE TRUST
601 E CHARLESTON BLVD
LAS VEGAS NV 89104-1508

33 HRDFNP1 89104

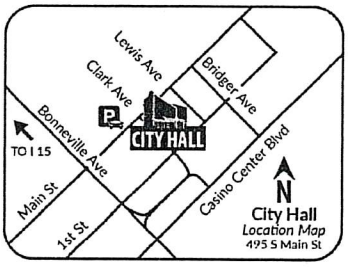
10P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

RECEIVED
NOV 0 9 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.

21-0536-SUP1

Planning Commission Meeting of **11/09/2021**

21-0536-SUP1
13934412148
CLAYTON MARK TRUST
CLAYTON MARK A TRS
200 HOOVER AVE # 2005
LAS VEGAS NV 89101

89 HRDFNP1 89101

10P

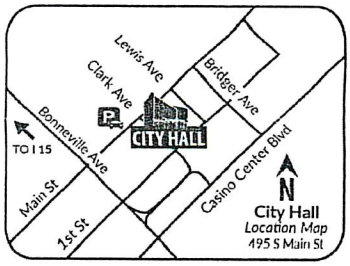
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
NOV 09 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.

21-0536-SUP1

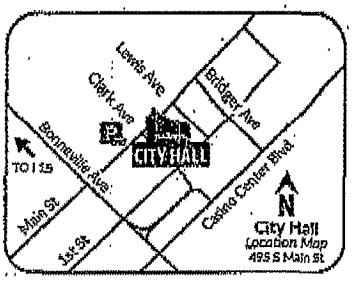
Planning Commission Meeting of **11/09/2021** No parking requirement.

21-0536-SUP1
13934412039
MORGAN THOMAS HARRY
WALLACE-MORGAN SUSAN B
200 HOOVER AVE # 1013
LAS VEGAS NV 89101

83 HRDFNP1 89101

10P

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

NOV 08 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.

21-0536-SUP1

Planning Commission Meeting of **11/09/2021**

21-0536-SUP1
13934411059
WALLACE 2014 TRUST
WALLACE DAVID M & NADIA M TRS
1414 E LAKE MEAD BLVD # 365130
NORTH LAS VEGAS NV 89036

111 MADFMP1 89036

10/31/2020 10:44 (FAX) P.001/001

10P

P.002/004

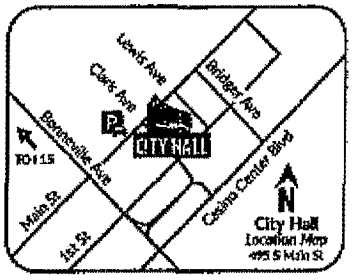
(FAX)

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. 1639



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED

NOV 08 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.

21-0536-SUP1

Planning Commission Meeting of **11/09/2021**

21-0536-SUP1
16203110108
BAILEY KAREN M & PRATO T LIV TR
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 HRDFNP1 89102

11/01/2021 13:22

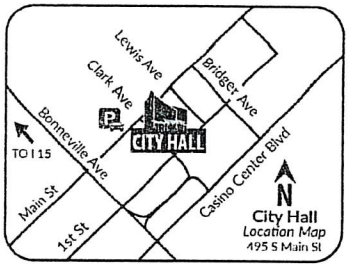
10A

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
NOV 09 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.

21-0536-SUP1

Planning Commission Meeting of **11/09/2021**

21-0536-SUP1
13934410070
TRINAYSTICH CATHERINE
FITZGERALD WILLIAM
693 TYNEDALE CT
LAS VEGAS NV 89123

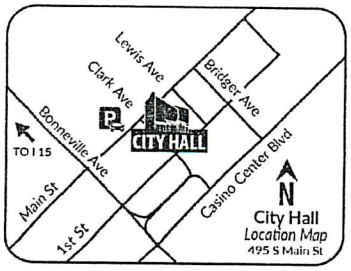
89 HRDFNP1 89123

10A

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.

21-0536-SUP1

Planning Commission Meeting of **11/09/2021**

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

RECEIVED
NOV 0 9 2021
Dept of Planning
City of Las Vegas

21-0536-SUP1
13934410066
CASINO CENTER SERIES OF HACIENDA
VENTURES L L C
PO BOX 1309
RIALTO CA 92377

36 HRDFNP1 92377

10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
11

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

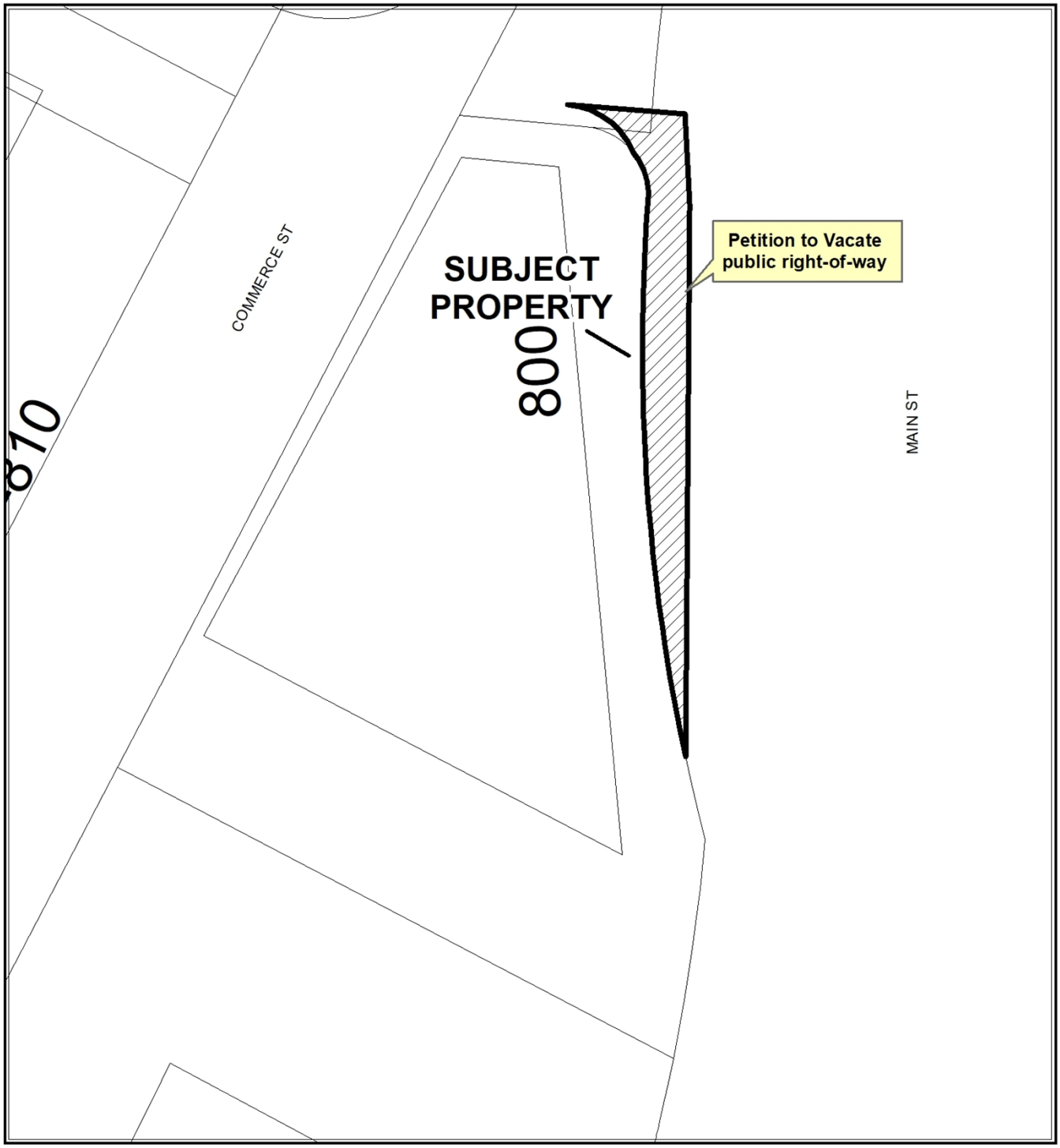
SUBJECT:
21-0563-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate public right-of-way generally located on the west side of Main Street between Commerce Street and Gass Avenue, Ward 3 (Diaz). Staff recommends APPROVAL.

C.C.: 12/15/2021

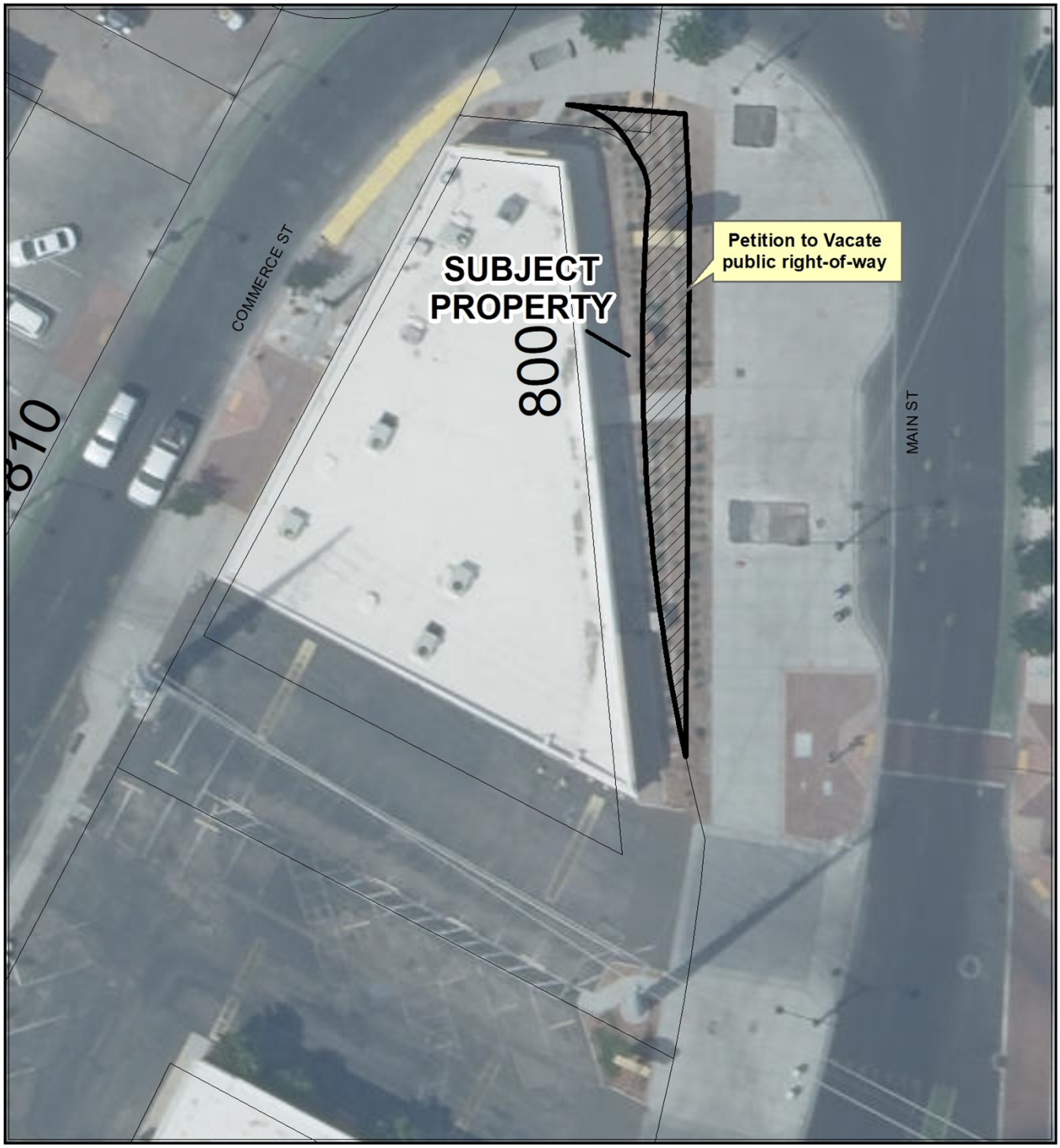
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Documentation Not Vetted - Support Comment Form



CASE: **21-0563-VAC1**



CASE: **21-0563-VAC1**

0 20 40
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0563-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 2

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0563-VAC1 CONDITIONS

1. The limits of the Petition of Vacation shall be the unused right-of-way located on the west side of Main Street between Commerce Street and Gass Avenue described in the legal descriptions submitted and date stamped September 16, 2021.

2. The Order of Vacation shall be revised to reserve a Public Drainage Easement over the right-of-way being vacated. If a drainage easement isn't compatible with the proposed plans for the site, meet with the Flood Control Section of the City of Las Vegas to determine public drainage easement requirements before the vacation is recorded.

3. The Order of Vacation shall not record until building permits have been issued for the redevelopment of this site as per approved Site Development Review 21-0329, and an inspection has passed for such a permit. Structures are temporarily allowed in the area proposed to be vacated prior to the recordation of the Order of Vacation.

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 requesting a Petition to Vacate U.S. Government public right-of-way generally located on the west side of Main Street between Commerce Street and Gass Avenue.

ANALYSIS

The Department of Public Works has presented the following information concerning this request to vacate certain public street right-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths?
It will remain uniform as the area to be vacated is not currently being used as a roadway.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
No, since the area to be vacated is not currently being used for traffic.

C. Does it appear that the vacation request involves only excess right-of-way?
Yes, the area requested for vacation is outside of the required Planned Streets and Highways width.

D. Does this vacation request coincide with the development plans of the adjacent parcels?
Yes, the abutting building is currently vacant and is being renovated through Site Development Plan Review (21-0329-SDR1).

E. Does this vacation request eliminate public street access to any abutting parcel?
No.

F. Does this vacation request result in a conflict with any existing City requirements?
No.

G. Does the Department of Public Works have an objection to this vacation request?
No, provided permits have been issued for the development of this site where the vacated area will be incorporated into the site.

FINDINGS (21-0563-VAC1)

The Department of Public Works has no objection to the Vacation application request, and therefore staff recommends approval of the proposed vacation.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/10/14	The Planning Commission approved a Special Use Permit (SUP-53889) for a Beer/Wine/Cooler On-Sale Establishment within a proposed 746 square-foot restaurant at 800 South Main Street. Staff recommended approval.
05/22/17	A Code Enforcement Case (CE-178945) was reported for graffiti at the subject site. The case was resolved on 06/13/17.
07/09/19	A Code Enforcement Case (CE19-01034) was reported for graffiti on buildings at 808 South Main Street. The case was resolved on 07/10/19.
04/23/20	A Code Enforcement Case (CE20-02299) was reported for graffiti located on the window facing the street at 808 South Main Street. The case was resolved on 05/19/20.
12/14/20	A Code Enforcement Case (CE20-06362) was reported for homeless activity at 800 South Main Street. The case was resolved on 12/15/20.
06/15/21	Staff administratively approved a Site Development Plan Review (21-0329-SDR1) to allow a parking lot reconfiguration and removal of two parking spaces on 1.02 acres at 800, 808, and 810 South Main Street.

Most Recent Change of Ownership	
04/16/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/01/09	A Building Permit (C-138732) was issued for fire damage repairs at 810 South Main Street.
09/08/14	A Building Permit (C-260371) was issued for a tenant improvement at 800 South Main Street.
04/23/21	A Building Permit (C21-01814) is currently being processed for an interior tenant improvement at 808 South Main Street.

Pre-Application Meeting	
09/01/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate.

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

Field Check	
09/30/21	A routine field check was conducted of the subject site; staff found a vacant commercial property with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	3.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-M (Commercial/ Industrial)
North	General Retail Sales Bailbond Service Motor Vehicle Sales, Used Building & Landscape Material/ Lumber Yard	LI/R (Light Industry/ Research)	M (Industrial)
South	Banquet Facility	C (Commercial)	C-M (Commercial/ Industrial)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	Restaurant Beer/Wine/Cooler On-Sale Establishment Tavern-Limited Establishment	MXU (Mixed Use)	
West	General Retail Sales	LI/R (Light Industry/ Research)	
	Vacant		M (Industrial)

Master and Neighborhood Plan Areas	*Compliance*
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Civic & Business District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Downtown Tortoise Trail)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Commerce Street	Collector Street	Master Plan of Streets and Highways Map	45	Y
Gass Avenue	Collector Street	Master Plan of Streets and Highways Map	80	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) Vacation

Project Address (Location) 800, 808, 810 South Main Street

Project Name Commerce and Main **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-310-005 and 139-34-301-005 **Ward #** 3-Diaz

General Plan: Existing Comm/Ind. Proposed Comm/Ind. **Zoning:** Existing C-M Proposed C-M

Additional Information

Property Owner Centennial Holdings, LLC ETAL Contact Bobby Khorshidi

Address P O Box 16242 City Beverly Hills State CA Zip 90209

E-mail BOBBY@FARTCAP.COM ALAN@FARTCAP.COM Phone BOBBY 310 490 9875 ALAN 310 402 6850

Applicant Colliers International Contact Chris Clifford

Address 3960 Howard Hurghes Parkway, Suite 150 City Las Vegas State NV Zip 89169

E-mail chris.clifford@colliers.com Phone 702-735-5700

Representative Wood Rodgers Contact Tim S. Moreno, P.E.

Address 2190 E. Pebble Road, Ste. 200 City Las Vegas State NV Zip 89123

E-mail tmoreno@woodrodgers.com Phone 702-682-7041

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.

CENTENNIAL HOLDINGS, LLC

Property Owner Signature

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

Print Name BY: BOBBY KHORSHIDI, MANAGER

21-0563
09/16/2021

Subscribed and sworn before me

This 14TH day of SEPTEMBER, 20 21

Notary Public in and for said County and State of California Los Angeles

ALAN KABAKER
COMM. # 2307449
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. OCT. 28, 2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 14TH day of SEPTEMBER, 2021, by BOBBY KHORSHIDI

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ALAN KABAKER
COMM. # 2307449
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. OCT. 28, 2023

(Seal)

Signature

21-0563
09/16/2021

BASIS OF BEARING

SOUTH 27°39'52" WEST, BEING THE STREET CENTERLINE OF MAIN STREET LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, AS SHOWN IN FILE 209 OF SURVEYS AT PAGE 60, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK

MONUMENT ID: 14LV0134W4

FOUND RIVET & PLATE IN BASE STREET LIGHT AT SW CORNER OF MAIN & BONNEVILLE

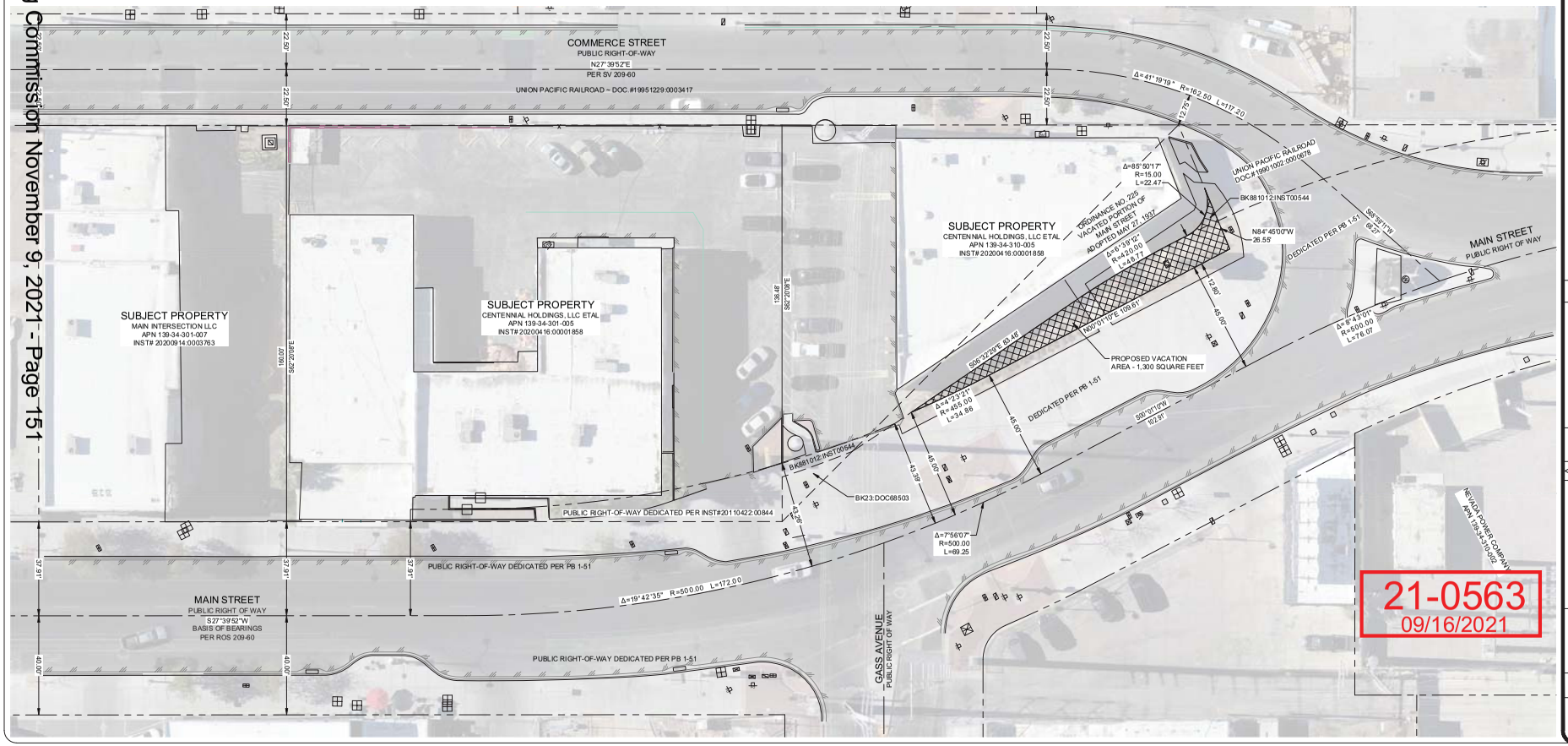
ELEVATION: 2,026.22 (FEET)
617.59 (METERS)

CITY OF LAS VEGAS SURVEY BENCHMARK (NAVD 88).

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- BUILDING LINE
- SURVEY TIES
- EDGE OF SIDEWALK
- EDGE OF CONCRETE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- EXISTING WALL
- EXISTING CURB AND GUTTER
- ADJOINING LOT LINES
- HAND RAILS
- FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- CLEANOUT
- SANITARY SEWER MANHOLE
- UNDERGROUND CABLE VAULT
- GAS METER
- POWER POLE
- WATER CABINET
- LIGHT POLE
- UNDERGROUND TELEPHONE VAULT
- BACK FLOW PREVENTER
- GUY ANCHOR
- POWER JUNCTION BOX
- BOLLARD
- POWER CABINET
- STREETLIGHT JUNCTION BOX
- UNDERGROUND FIBER OPTIC VAULT
- GREASE MANHOLE
- BUILDING COLUMN
- POWER MANHOLE
- UNDERGROUND WATER VAULT
- UNDERGROUND POWER VAULT
- UNKNOWN JUNCTION BOX
- TRAFFIC SIGNAL JUNCTION BOX
- TELEPHONE JUNCTION BOX
- UNDERGROUND UTILITY VAULT
- TRAFFIC SIGNAL CROSS WALK

GRAPHIC SCALE
1 INCH = 20 FT.



21-0563
09/16/2021

Planning Commission November 9, 2021 - Page 151

SMITH & Associates
LAND SURVEYING, LLC
8275 S. EASTERN AVENUE, SUITE 124
LAS VEGAS, NEVADA 89123
(702) 724-2694
WWW.SMITHLANDSURVEY.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

COMMERCE & MAIN

WOOD RODGERS, INC

CITY OF LAS VEGAS

DATE	DESCRIPTION	BY

DATE	02/17/2021
DRAWN	SRH
SURVEYOR	BKJ
CHECKED	MGS
PROJECT #	WRI012101

SHEET TITLE
BOUNDARY & TOPO

SHEET NUMBER
1 OF 1

APN: 139-34-399-030 **EXHIBIT 'A'**

RIGHT-OF-WAY VACATE & ABANDON

SMITH & Associates LAND SURVEYING, LLC

Explanation

A description of a portion of right-of-way to be vacated.

Legal Description:

A portion of Ordinance No. 225, adopted May 24, 1937, also part of Main Street right-of-way dedicated per Book 01, File 51 of Plats (South Addition to the City of Las Vegas), on file in the office of the Clark County, Nevada Recorder, situate in the Southwest One-quarter (SW1/4) of Section 34, Township 20 South, Range 61 East, Mount Diablo Meridian, City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows:

Commencing at the North corner of Lot "A" as shown on said plat; thence South 84°45'00" East, a distance of 27.67 feet to the Point of Beginning; thence South 84°45'00" East, a distance of 26.59 feet to the beginning of a non-tangent curve concave east and having a radius of 545.00 feet, from which beginning the radius bears South 89°16'37" East; thence along said curve to the left through a central angle of 00°42'13", an arc length of 6.69 feet; thence departing said curve South 00°01'10" West, a distance of 102.91 feet to the beginning of a tangent curve concave west and having a radius of 455.00 feet; thence along said curve to the right through a central angle of 04°23'21", an arc length of 34.86 feet; thence North 06°32'29" West, a distance of 83.48 feet to the beginning of a non-tangent curve concave east and having a radius of 420.00 feet, from which beginning the radius bears North 84°25'23" East; thence along said curve to the right through a central angle of 06°39'12", an arc length of 48.77 feet to the beginning of a reverse curve having a radius of 15.00 feet, from which beginning the radius bears North 88°55'25" West; thence along said curve to the left through a central angle of 85°50'16", an arc length of 22.47 feet to the Point of Beginning.

Containing 1300 square feet or 0.03 acres more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

Basis of Bearing

The Basis of Bearings for this legal description is North 27°39'52" East, being the centerline of Commerce Street as shown in File 209 of Surveys, Page 60 in the office of the Clark County, Nevada, Recorder.

End of Legal Description

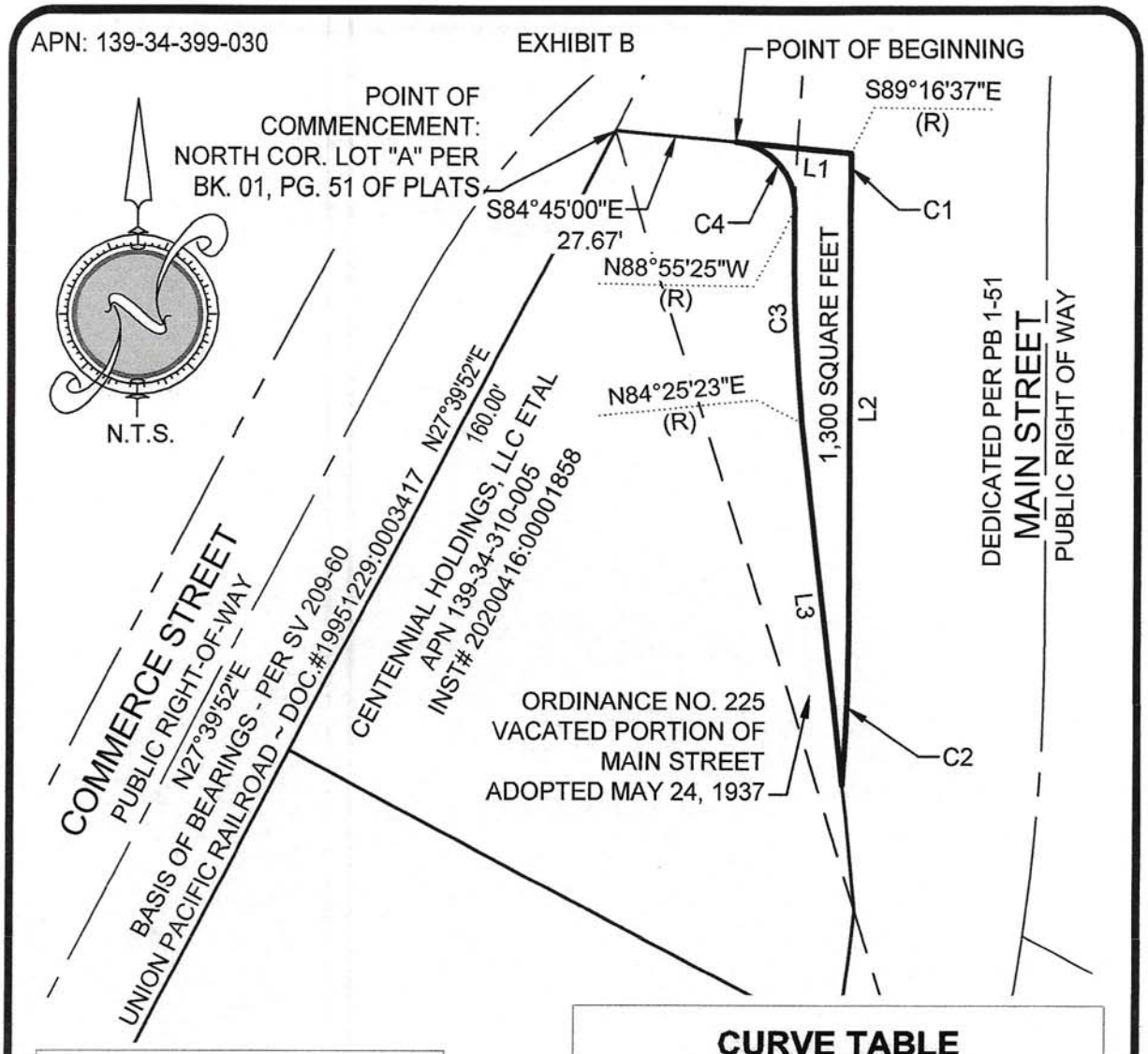
Michael G. Smith, PLS
Professional Land Surveyor
Nevada Certificate No. 16201



21-0563
09/16/2021

APN: 139-34-399-030

EXHIBIT B



LINE TABLE

LINE #	BEARING	LENGTH
L1	S84°45'00"E	26.59'
L2	S0°01'10"W	102.91'
L3	N6°32'29"W	83.48'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	545.00'	0°42'13"	6.69'
C2	455.00'	4°23'21"	34.86'
C3	420.00'	6°39'12"	48.77'
C4	15.00'	85°50'16"	22.47'

SMITH & Associates
LAND SURVEYING, LLC

WWW.SMITHLANDSURVEY.COM
(702) 724-2694
6725 S. EASTERN AVENUE, SUITE 7
LAS VEGAS, NEVADA 89119

WOOD RODGERS
RIGHT-OF-WAY VACATION
WRI012101

08/23/2021
SRH
2 OF 2

21-0563
09/16/2021



21-0563-VAC1 - APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL
WEST SIDE OF MAIN STREET BETWEEN COMMERCE STREET AND GASS AVENUE

09/30/2021



21-0563-VAC1 - APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL
WEST SIDE OF MAIN STREET BETWEEN COMMERCE STREET AND GASS AVENUE

09/30/2021



21-0563-VAC1 - APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL
WEST SIDE OF MAIN STREET BETWEEN COMMERCE STREET AND GASS AVENUE

09/30/2021

WOOD RODGERS

September 15, 2021

City of Las Vegas Planning and Zoning
495 S. Main St.
Las Vegas, Nevada 89101

Subject: Justification Letter for the Vacation of Public Right-Of-Way (APN 139-34-310-005)

City of Las Vegas Planning Staff:

On behalf of our client, Centennial Holdings LLC ETAL, we are applying for a vacation of a portion of the Main Street right-of-way on the above-referenced parcel.

We are requesting the vacation of the public right-of-way contiguous to the eastern property line, Main Street. The area being vacated is currently a landscape area with concrete walk. The vacated areas will be utilized for outdoor seating and dining for the building directly abutting it. We are only seeking vacation of the westernmost areas up to 12.8' wide and reserving the remaining 45 feet for the western half right of way for Main Street which is consistent with the City's "Master Plan of Streets and Highway."

Based on the above, we respectfully request your approval of this application.

Respectfully,
Wood Rodgers

Tim S. Moreno, P.E.
Senior Engineer
tmoreno@woodrodgers.com
702.790.5531

21-0563
09/16/2021

Corporate Office: 3301 C Street, Bldg. 100-B • Sacramento, CA 95816 • 916.341.7760 • Fax: 916.341.7767
Las Vegas Office: 2190 E. Pebble Rd, Suite 200, Henderson, NV 89123 • 702.220.3680 • Fax: 916.341.7767
www.woodrodgers.com

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: 21-0563-VAC1

SUBJECT: APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Signature

11-3-2021
Date

CENTENNIAL HOLDINGS LLC
BY: BOBBY KHORSHIDI, MANAGER
Please Print Name

CENTENNIAL HOLDINGS, LLC
Company Name

Submitted after final agenda

ITEM 11
RECEIVED
11/08/21

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

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: 21-0563-VAC1

SUBJECT: APPLICANT: COLLIERS INTERNATIONAL - OWNER: CENTENNIAL HOLDINGS, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Signature

11/3/21
Date

TIM S. MORENO
Please Print Name

WOOD RODGERS
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

ITEM 11
RECEIVED
11/08/21

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, November 3, 2021 10:44 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 11/03/21 10:44 AM

Meeting Date:	Tuesday, November 9, 2021
Project Number:	21-0563
Position:	I SUPPORT the project and all related applications.
Name:	Alan Kabaker
Residential or Business Address:	PO Box 16242 Beverly Hills, CA 90209
Phone:	(310) 402-6880
Email:	alan@partcap.com
Comments:	Approval of this request will enhance the streetscape appearance of Main Street between Commerce Street and Gass Avenue.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

11A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
12

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

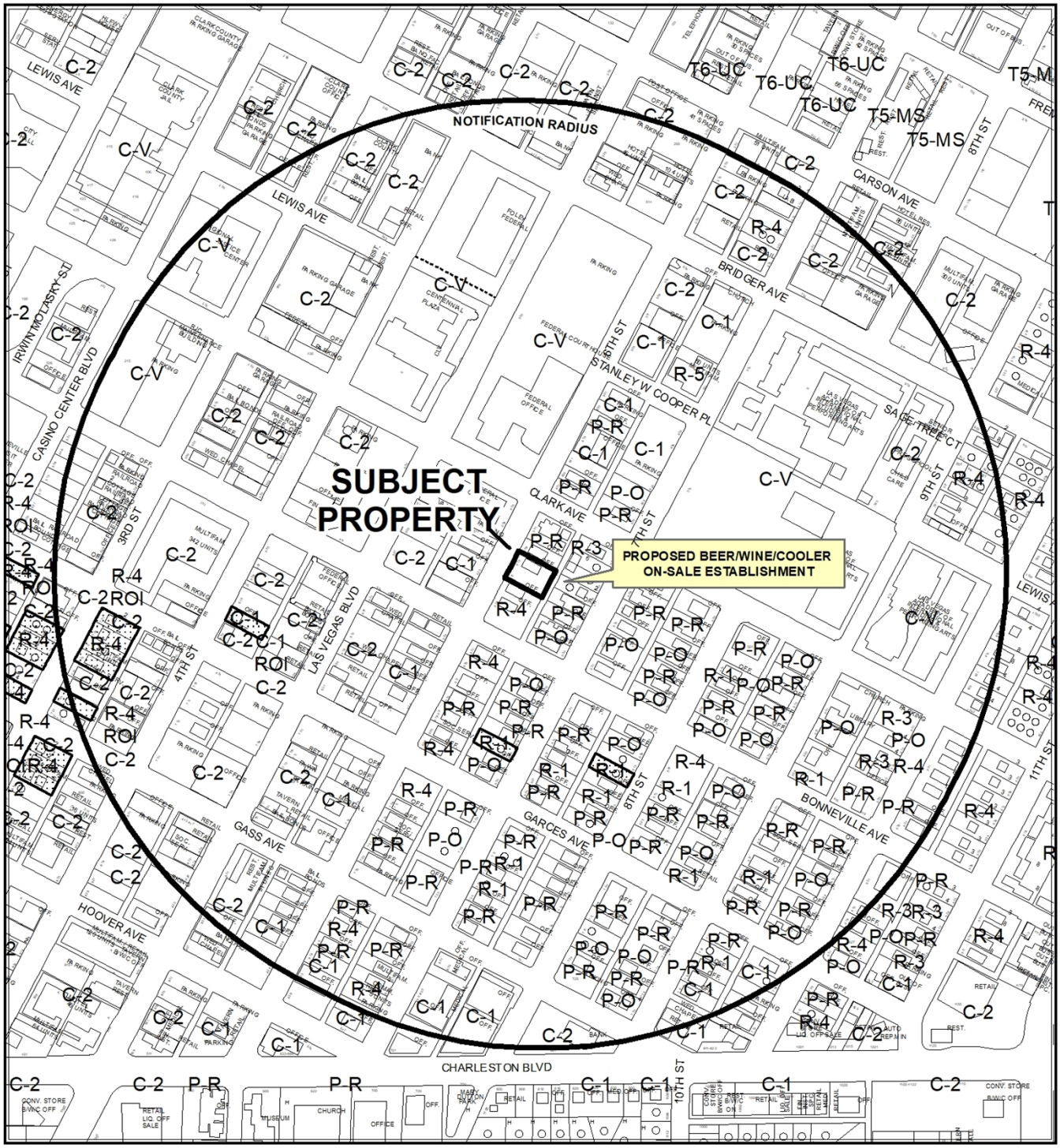
SUBJECT:
21-0578-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC - For possible action on a Land Use Entitlement project request FOR A 14,457 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE located on the east side of South 6th Street and approximately 190 feet north of East Bonneville Avenue (APN 139-34-701-016), 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.	7
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

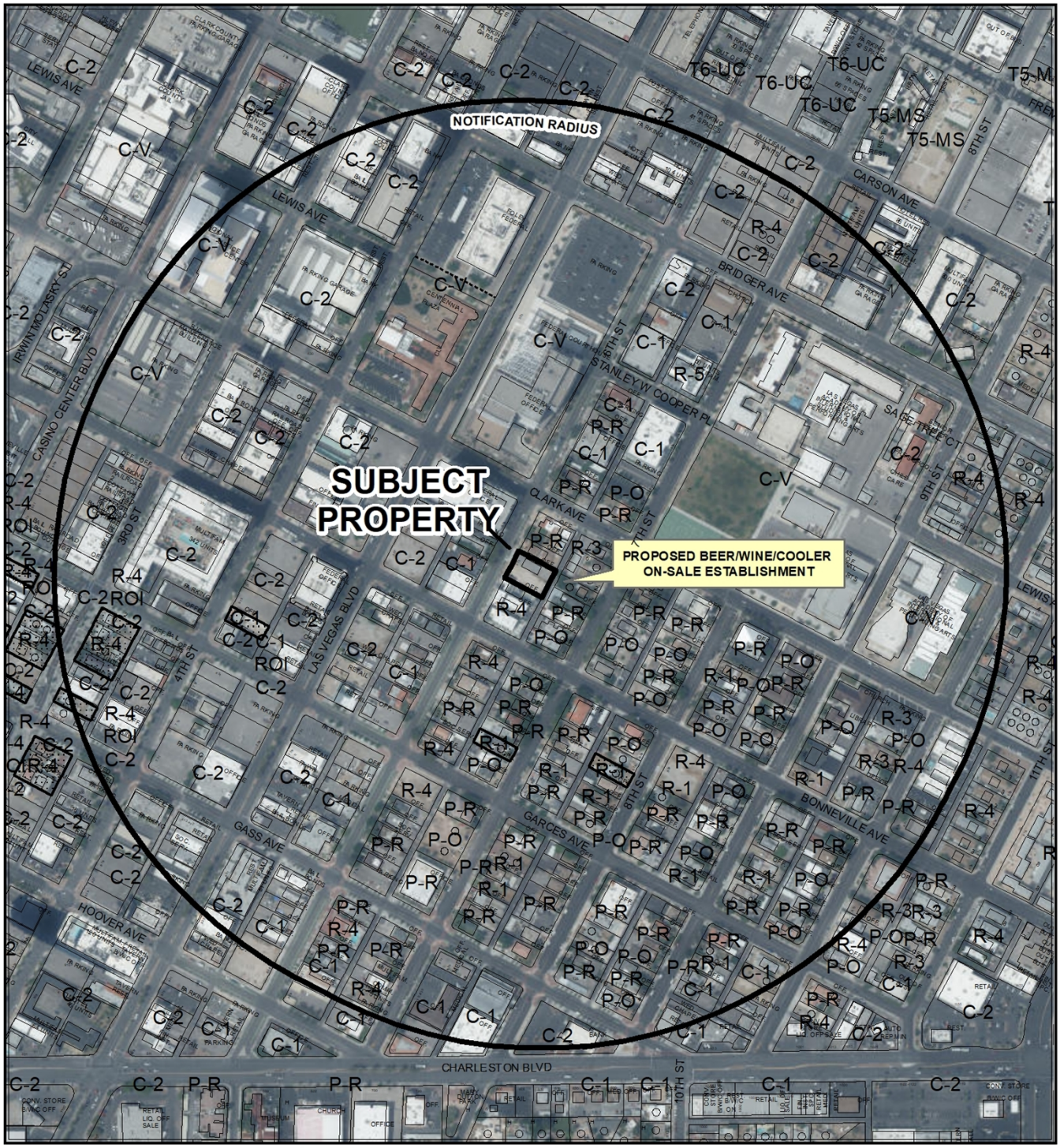
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **21-0578-SUP1**

RADIUS: 1500 FEET

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



0 380 760 Feet

CASE: **21-0578-SUP1**

RADIUS: 1500 FEET

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

N



21-0578-SUP1

Beer/Wine/Cooler On-Sale

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub
- 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: Thursday, September 23, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EL BENJAMIN, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0578-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 746

PROTESTS 0

APPROVALS 0

SK/EM

21-0578-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.

2. Conformance to the approved conditions for Site Development Plan Review (21-0016-SDR1).

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to establish a Beer/Wine/Cooler On-Sale Establishment that is 324 feet from a school, where 400 feet is the required minimum distance from all protected uses from Beer/Wine/Cooler On-Sale use establishments. The proposed Beer/Wine/Cooler On-Sale establishment consists of a two-story, 14,306 square-foot Commercial Recreation/Amusement (Indoor) [Multi-Purpose Theater] development at 513 and 517 South 6th Street.

ISSUES

- The use is permitted in the C-1 (Limited Commercial) zoning district with a Conditional Use Verification, but failure to meet any of the conditional regulations within Title 19 requires the approval of a Special Use Permit.
    - The use fails to meet Condition 1 of the Conditional Use Regulations of a Beer/Wine/Cooler On-Sale Establishment, as it is located within 400 feet of a school.

ANALYSIS

The 0.32-acre subject site consists of two combined parcels. Due to the previously approved Rezoning (21-0016-ZON1), the subject site is currently zoned as C-1 (Limited Commercial) with a MXU (Mixed Use) Land Use Designation. The applicant is proposing to establish a Beer/Wine/Cooler On-Sale Establishment that will complement the activities within their proposed two-story, 14,306 square-foot Commercial Recreation/Amusement (Indoor) [Multi-Purpose Theater]. In order to accommodate the allowance of selling beer, wine, and coolers within the Multi-Purpose Theater, the applicant must be in compliance with the regulations established therein which protects schools from being within 400 feet of a Beer/Wine/Cooler On-Sale Establishment. The existing proximity requires a Special Use Permit to allow the use of a Beer/Wine/Cooler On-Sale establishment within a C-1 zone.

The Beer/Wine/Cooler On-Sale Establishment use is defined as “an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold.” The proposed use meets the definition due to the nature of allowing the consumption of beer, wine, and coolers on the same premises as the proposed multi-purpose theater.

Staff Report Page Two
November 9, 2021 - Planning Commission Meeting

The Minimum Conditional Use Regulations for this use include:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement as it is 324 feet from an existing school.

2. The minimum distance separation requirements in Regulation 1 do not apply to:
   a. An establishment which has a no 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 proposed establishment having more than 50,000 square feet of retail floor space; or
   c. A proposed cultural establishment, as defined in LVMC 6.50.020, including a museum, performing arts theater or facility licensed for art sales or display (or both), in which:
      i. The sale and consumption of beer, wine and coolers is limited to the hours during which an artistic exhibition, presentation or performance is taking place; and
      ii. No gaming is permitted in connection with the operation of the establishment.

   Does not apply.

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

   A condition of approval has been added to ensure compliance.

FINDINGS (21-0578-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 Beer/Wine/Cooler On-Sale Establishment in conjunction with a Multi-Purpose theater is harmonious and compatible with existing surrounding land uses, such as offices and high-density residential.

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

   The subject site is physically suitable for the Beer/Wine/Cooler On-Sale Establishment in conjunction with a Multi-Purpose theater.

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 street facilities providing access to the property are adequate size to meet the requirements of the proposed Beer/Wine/Cooler On-Sale Establishment in conjunction with a Multi-Purpose theater

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 Beer/Wine/Cooler On-Sale Establishment in conjunction with a Multi-Purpose theater is harmonious and compatible with existing surrounding land uses, such as offices and high-density residential.

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

   The proposed use fails to meet condition #1 of Title 19.12.070 Conditional Use Regulations. The applicant has requested the subject Special Use Permit.

While the proposed use will be located within close proximity to an existing school, Staff finds the Beer/Wine/Cooler On-Sale establishment in conjunction with a Multi-Purpose theater is harmonious and compatible with existing surrounding land uses, such as offices and high-density residential. Therefore, Staff recommends approval of the Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/28/81	The Planning Commission approved a Rezoning (Z-0018-81) from: R-4 (High Density Residential) to: P-R (Professional Office and Parking) for a proposed two-story office at 513 South 6th Street
09/03/04	A Code Enforcement Case (CE-21223) was reported for a tree limb hanging from this house into the alleyway at 517 South 6th Street. The case was resolved on 09/17/04.
01/08/14	A Code Enforcement Case (CE-136782) was reported for a detached garage with vagrants at 517 South 6th Street. The case was resolved on 04/24/14.
01/15/15	A Code Enforcement Case (CE-149646) was reported for vagrants, trash, and furniture dumped in a vacant area at 517 South 6th Street. The case was resolved on 02/10/15.
06/16/16	A Code Enforcement Case (CE-167879) was reported for graffiti on the south side of the buildings at 517 South 6th Street. The case was resolved on 06/20/16.
	A Code Enforcement Case (CE-168010) was reported for a vacant lot with refuse, waste, dead vegetation, and a dilapidated fence at 517 South 6th Street. The case was resolved on 07/20/16.
01/16/18	A Code Enforcement Case (CE-185386) was reported for a building that recently caught on fire with the second story needing removal at 513 South 6th Street. The case was resolved on 02/21/18.
03/09/21	The City Council approved a Rezoning (21-0016-ZON1) from an R-4 (High Density Residential) and P-R (Professional Office and Parking) to C-1 (limited commercial). On 0.32 acres at 513 and 517 South 6th Street. The Planning Commission recommended approval, while staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved an Site Development Plan Review (21-0016-SDR1) for a proposed two-story, 14,306 square-foot commercial recreation/amusement (indoor) [multi-purpose theater] development with waivers of the perimeter landscape buffer requirements, to allow three parking spaces where 49 are required, 65 percent lot coverage where 50 percent is the maximum allowed, a zero-foot front yard setback and a five-foot side yard setback where 10 feet is required and a 17-foot rear yard setback where 20 feet is required, on 0.32 acres at 513 and 517 South 6th Street (APNs 139-34-710-015 and 016), Ward 3 (Diaz). The Planning Commission recommended approval, while staff recommended denial.

Most Recent Change of Ownership	
11/07/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/24/08	A Building Permit (A-31404) was issued for street lighting and alley paving at 513 South 6th Street.
03/03/14	A Building Permit (#255443) was issued for the demolition of a residential duplex at 517 South 6th Street.
02/12/15	A Building Permit (#276451) was issued for fire repair at 513 South 6th Street.
05/28/15	A Building Permit (#288266) was issued for an iron fence at 513 South 6th Street.
08/21/17	A Building Permit (C17-01179) was issued for a temporary power pole at 517 South 6th Street.
02/01/18	A Building Permit (C18-00429) was issued for the demolition of a 1,500 square-foot structure at 513 South 6th Street.

Pre-Application Meeting	
09/02/2021	A pre-application meeting was required and held. The submittal requirements for a Special Use Permit of a proposed Beer/Wine/Cooler On-Sale Establishment were discussed.

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

Field Check	
9/26/2021	A routine field check was conducted by staff. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	0.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Office, Other than Listed		P-R (Professional Office and Parking)
South	Mixed-Use		R-4 (High Density Residential)
East	Offices, Other than Listed		P-R (Professional Office and Parking)
West	Wedding Chapels	C (Commercial)	C-1 (Limited Commercial)
	Parking Lot		

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	Y
Las Vegas High School Neighborhood District	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 – Founders 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***
6th Street	Collector Street	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	
Commercial Recreation/ Amusement (Indoor)	14,306 SF	1 per 4 seats 1 for each employee	38 10				
TOTAL SPACES REQUIRED			48		3		N*
Regular and Handicap Spaces Required			46	2	2	1	N*
Loading Spaces			1	1	1	1	Y

*A Waiver was approved with SDR (21-0016-SDR1) requesting to allow a deviation from the parking requirements.

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) 513 -517 S. 6th Street, Las Vegas, NV 89101

Project Name The Beverly Theater (Rogers Entertainment Center) **Proposed Use** Multi-Purpose Theater

Assessor's Parcel #(s) 13934701016 **Ward #** Ward 3 (Diaz)

General Plan: Existing MXU Proposed MXU **Zoning:** Existing C-1 Proposed SUP

Additional Information This application seeks SUP for beer/wine/cooler on-sale establishment use at the above location

Property Owner El Benjamin LLC Contact Rory Reid

Address 701 S. 9th Street City LV State NV Zip 89101

E-mail rory@roryreidlaw.com Phone 702-657-3129

Applicant El Benjamin LLC Contact Rory Reid

Address 701 S. 9th Street City LV State NV Zip 89101

E-mail rory@roryreidlaw.com Phone 702-657-3129

Representative Rory Reid Contact _____

Address 701 S. 9th Street City LV State NV Zip 89101

E-mail rory@roryreidlaw.com Phone 702-657-3129

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 Beverly Rogers

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

Print Name BEVERLY ROGERS

Subscribed and sworn before me

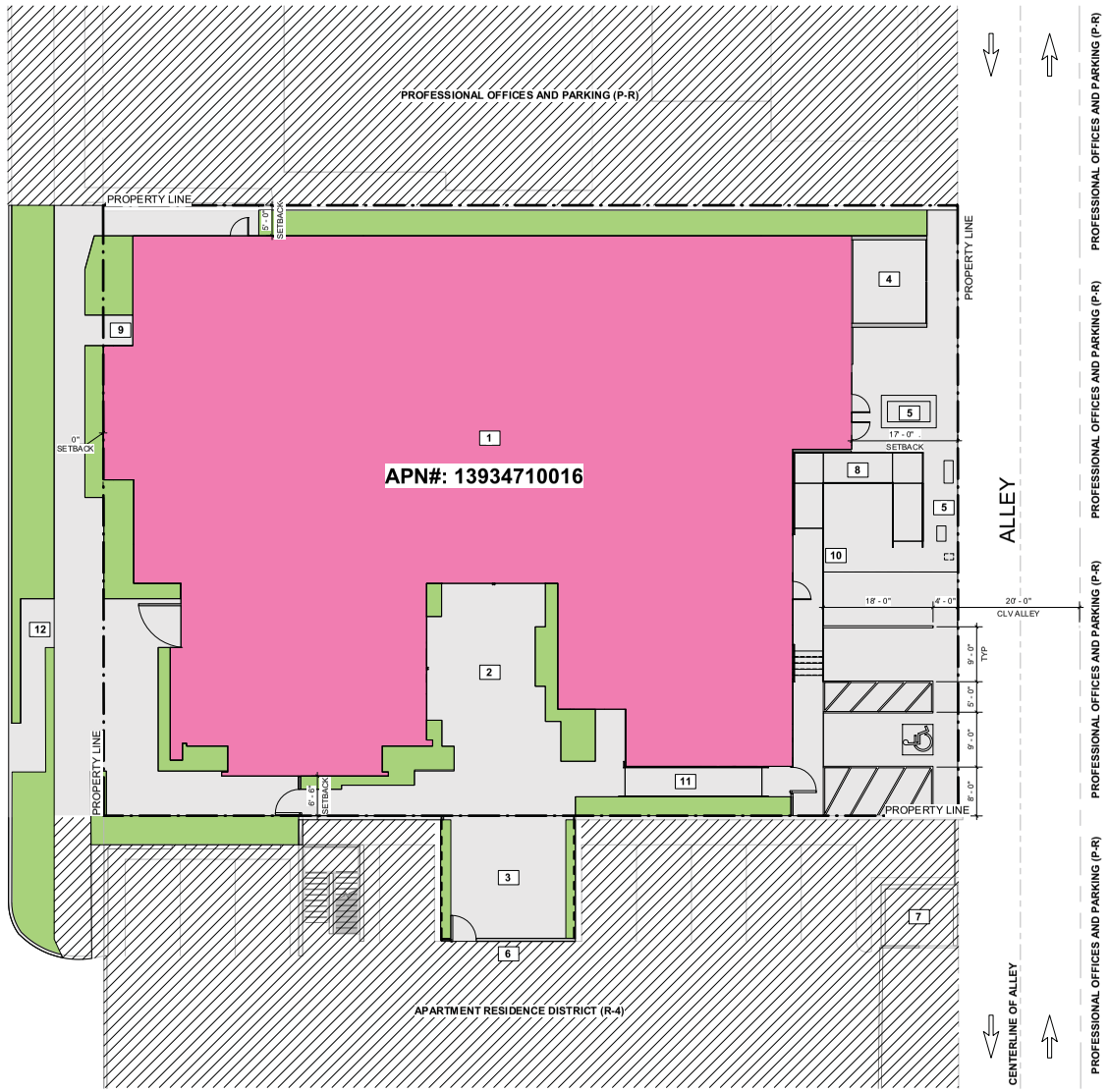
This 9th day of SEPTEMBER, 20 21

M. White

Notary Public in and for said County and State

MARITZA WHITE
Notary Public, State of Nevada
Appointment No. 18-2587-1
My Appt. Expires Jun 9, 2022

21-0578
09/13/2021

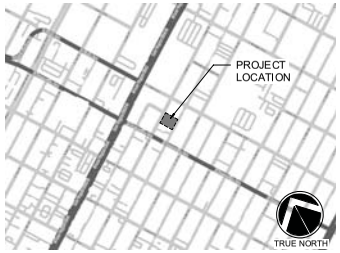


Planning Commission November 9, 2021 - Page 175

KEYNOTES

1. PROPOSED BUILDING (C-1)
2. COURTYARD
3. EXTENDED COURTYARD
4. TRASH ENCLOSURE
5. WATER UTILITIES
6. DECORATIVE WALL
7. NEIGHBORING TRASH ENCLOSURE
8. STAIR AND RAMP ACCESS
9. FIRE DEPARTMENT CONNECTION
10. REMOVABLE RAIL FOR LOADING
11. RAMPED WALKWAY
12. ELEVATED WALKING SURFACE

VICINITY MAP



SITE INFORMATION

JURISDICTION

CITY OF LAS VEGAS — ZONING CODE: UNIFIED DEVELOPMENT CODE TITLE 19

SITE

PROPOSED SITE

ZONING: C-1 (LIMITED COMMERCIAL)
LAND USE: COMMERCIAL RECREATION/AMUSEMENT (INDOOR) WALK-IN THEATER
AREA: 0.32 ACRES - 13,939 SF

BUILDING

PROPOSED BUILDING

AREA: +/- 14,457 SF
LEVEL 1: 9,526 SF
LEVEL 2: 4,931 SF

F.A.R.: 1.037

DESIGN STANDARDS: C-1 (LIMITED COMMERCIAL)
(PROPOSED WAIVERS INDICATED BY *, REFER TO JUSTIFICATION LETTER)

REQUIRED		PROPOSED	
LOT WIDTH:	100'-0"	LOT WIDTH:	100'-0"
LOT COVERAGE:	50%	LOT COVERAGE	65% *
FRONT YARD SETBACK:	10'-0"	FRONT YARD SETBACK:	0'-0" *
SIDE YARD SETBACK:	10'-0"	SIDE YARD SETBACK:	5'-0" *
REAR YARD SETBACK:	20'-0"	REAR YARD SETBACK:	17'-0" *
STORIES:	NA	STORIES:	2
ROOF MAX. HEIGHT:	NA	ROOF MAX. HEIGHT:	42'-3 1/2"

(PER UNIFIED DEVELOPMENT CODE 19.08.070)

PARKING

REQUIRED:
COMMERCIAL RECREATION/AMUSEMENT (INDOOR) WALK-IN THEATER
ONE SPACE PER 4 SEATS
152 SEATS / 4 = 38 SPACES

ONE SPACE FOR EACH EMPLOYEE
10 EMPLOYEES = 10 SPACES

TOTAL: **48 SPACES**
HC PARKING PER TITLE 19 (26-50): 2 SPACES (1 VAN ACCESSIBLE)

PROVIDED TOTAL: **3 SPACES***
HC PARKING: 1 SPACES (1 VAN ACCESSIBLE)

(PER UNIFIED DEVELOPMENT CODE 19.12.070)

21-0578
08/13/2021

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

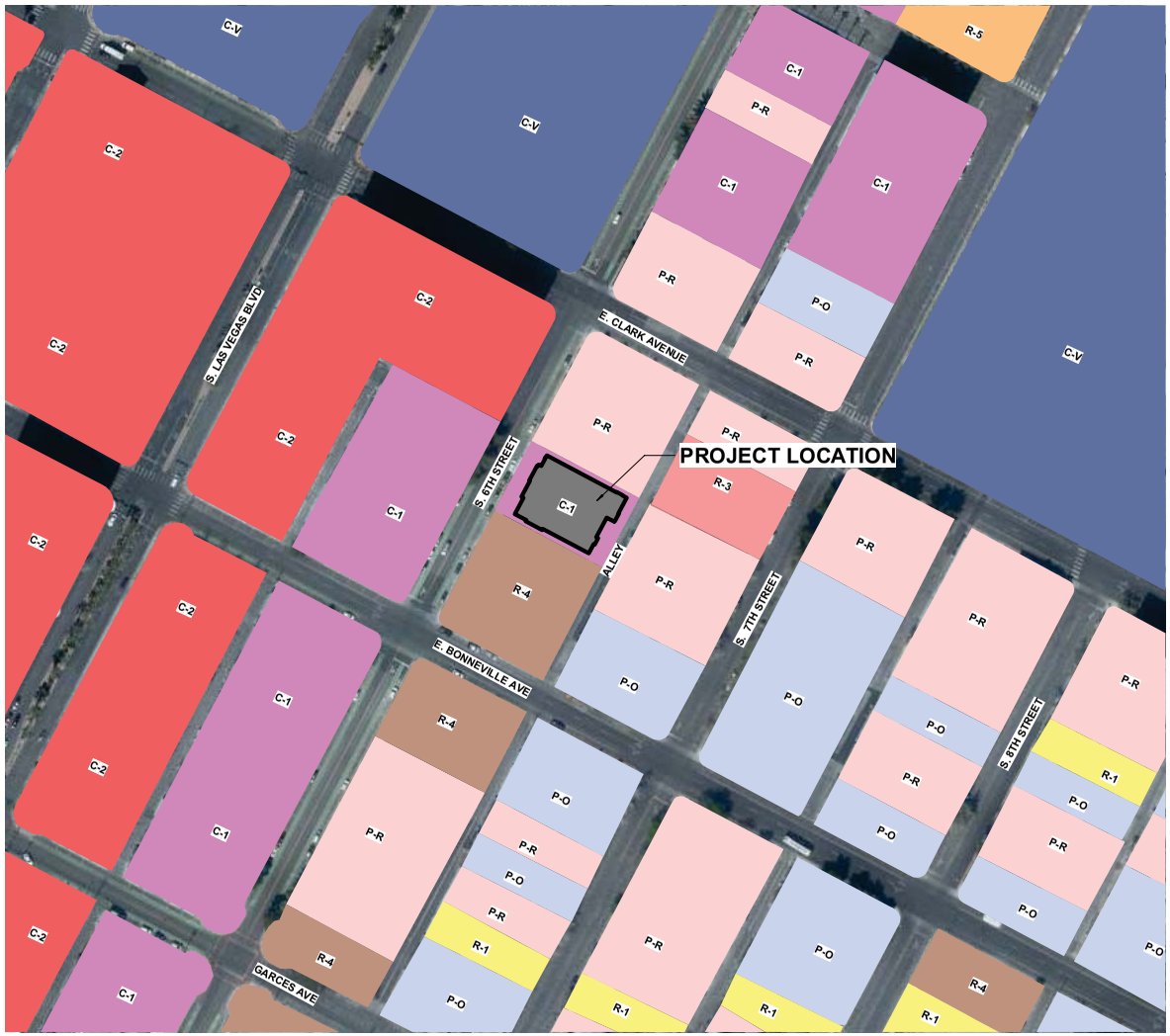
SPECIAL USE PERMIT - SITE PLAN
ROGERS ENTERTAINMENT CENTER

*NOT FOR CONSTRUCTION

MICHELE K. BRIGIDA REGISTERED No. 7511 ARCHITECT STATE OF NEVADA

TRUE NORTH PROJECT NORTH
0' 5' 10' 20'
08/23/21

SHEET **SP-01**



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

21-0578
08/13/2021

SPECIAL USE PERMIT - ZONING MAP
ROGERS ENTERTAINMENT CENTER

*NOT FOR CONSTRUCTION

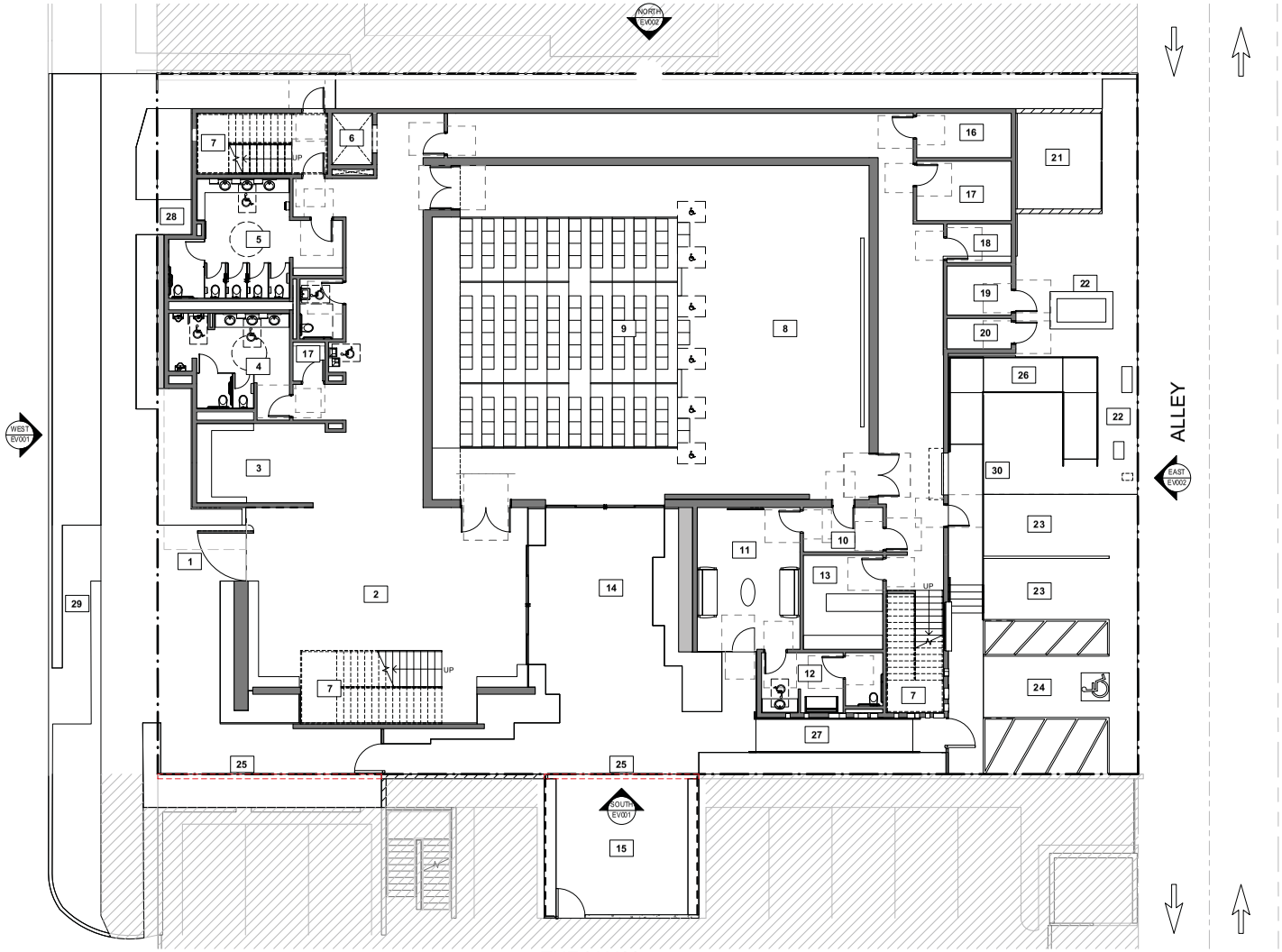
MICHELE K. BRIGIDA REGISTERED No. 7511 ARCHITECT STATE OF NEVADA

TRUE NORTH

0' 40' 80' 160'

08/23/21

SHEET SP-02



THE LUCY

KEYNOTES

1. ENTRY
2. LOBBY/ GALLERY/ PRE-FUNCTION
3. BOX OFFICE AND SNACK BAR
4. MEN'S RESTROOM
5. WOMEN'S RESTROOM
6. ELEVATOR
7. STAIR
8. THEATER
9. RETRACTABLE SEATING (151 TOTAL)
10. GREEN ROOM VESTIBULE
11. GREEN ROOM
12. GREEN ROOM RESTROOM
13. CATERING KITCHEN
14. EXTERIOR COURTYARD
15. EXTERIOR COURTYARD EXTENDED INTO ADJACENT LOT PARKING
16. CUSTODIAL
17. STORAGE
18. PUMP
19. ELECTRICAL
20. FIRE RISER
21. TRASH AND RECYCLING ENCLOSURE
22. WATER UTILITIES
23. STANDARD PARKING
24. ACCESSIBLE PARKING
25. EXISTING CMU WALL REMOVED
26. STAIR AND RAMP ACCESS
27. RAMPED WALKWAY
28. FIRE DEPARTMENT CONNECTION
29. ELEVATED WALKING SURFACE
30. REMOVABLE RAIL FOR LOADING

TOTAL OCCUPANT LOAD = 388

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

21-0578
09/13/2021

SPECIAL USE PERMIT - LEVEL 1 FLOOR PLAN
ROGERS ENTERTAINMENT CENTER

*NOT FOR CONSTRUCTION

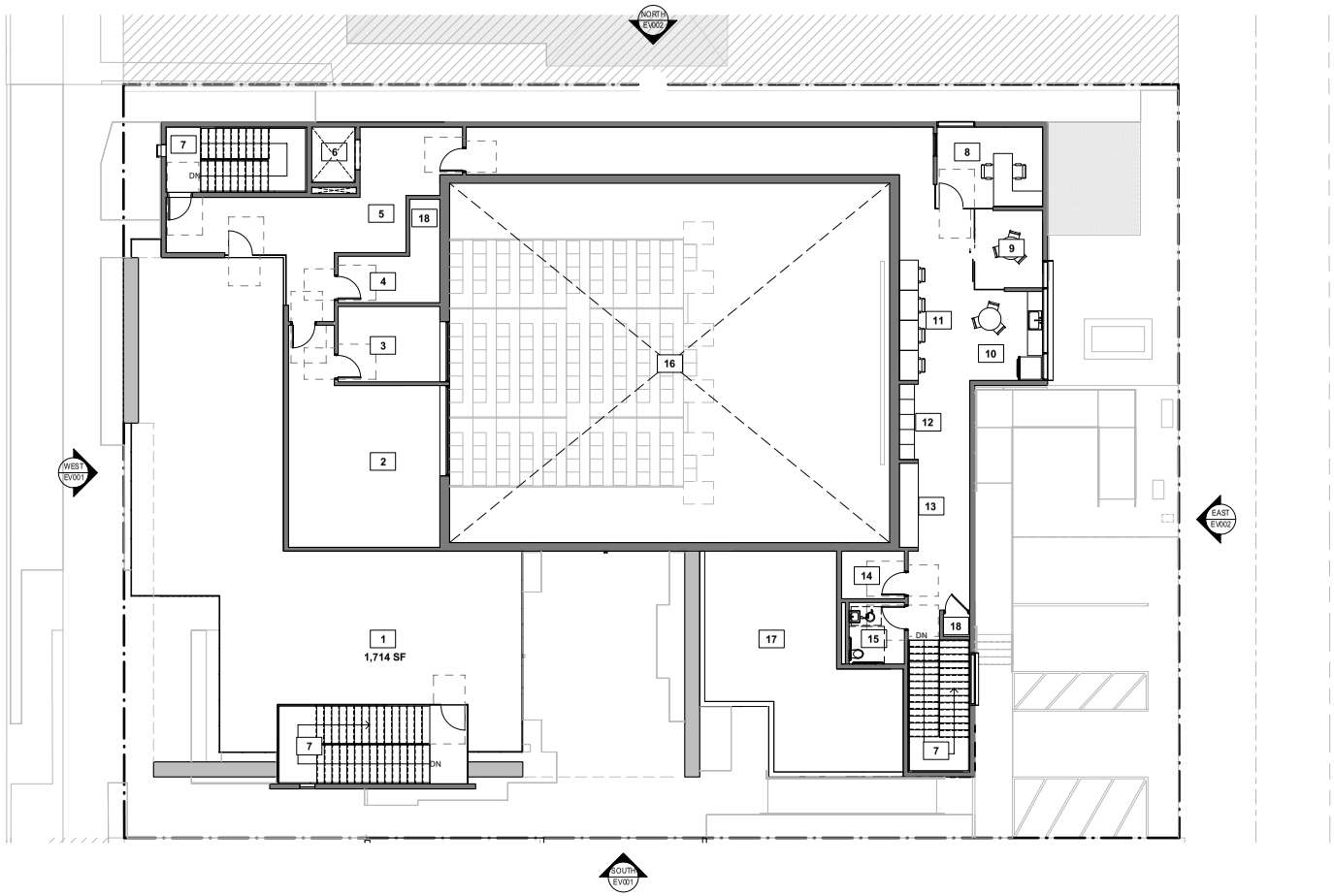
MICHELE K. BRIGIDA REGISTERED No. 7511 ARCHITECT STATE OF NEVADA

TRUE NORTH PROJECT NORTH

0' 4' 8' 16'

08/23/21

SHEET **SP-04**



KEYNOTES

1. OUTDOOR DECK 1,714 SF
2. A/V EQUIPMENT
3. PROJECTION ROOM
4. STORAGE
5. ELEVATOR LOBBY
6. ELEVATOR
7. STAIR
8. OFFICE
9. MEETING ROOM
10. BREAK ROOM
11. MULTIPURPOSE WORKSPACE
12. LOCKERS
13. STORAGE
14. MDF
15. RESTROOM
16. THEATER "BLACK BOX" OPEN TO BELOW
17. ROOF
18. ROOF ACCESS

TOTAL OCCUPANT LOAD = 376

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

21-0578
09/13/2021

SPECIAL USE PERMIT - LEVEL 2 FLOOR PLAN
ROGERS ENTERTAINMENT CENTER

*NOT FOR CONSTRUCTION

MICHELE K. BRIGIDA REGISTERED No. 7511 ARCHITECT STATE OF NEVADA

TRUE NORTH PROJECT NORTH

0' 4' 8' 16'

08/23/21

SHEET **SP-05**



21-0578-SUP1 - APPLICANT/OWNER: EL BENJAMIN, LLC
EAST SIDE OF SOUTH 6TH STREET AND APPROXIMATELY 190 FEET NORTH OF EAST BONNEVILLE AVENUE

09/26/2021



21-0578-SUP1 - APPLICANT/OWNER: EL BENJAMIN, LLC
EAST SIDE OF SOUTH 6TH STREET AND APPROXIMATELY 190 FEET NORTH OF EAST BONNEVILLE AVENUE

09/26/2021



21-0578-SUP1 - APPLICANT/OWNER: EL BENJAMIN, LLC
EAST SIDE OF SOUTH 6TH STREET AND APPROXIMATELY 190 FEET NORTH OF EAST BONNEVILLE AVENUE

09/26/2021



21-0578-SUP1 - APPLICANT/OWNER: EL BENJAMIN, LLC
EAST SIDE OF SOUTH 6TH STREET AND APPROXIMATELY 190 FEET NORTH OF EAST BONNEVILLE AVENUE

09/26/2021





21-0578-SUP1 - APPLICANT/OWNER: EL BENJAMIN, LLC
EAST SIDE OF SOUTH 6TH STREET AND APPROXIMATELY 190 FEET NORTH OF EAST BONNEVILLE AVENUE

09/26/2021



21-0578-SUP1 - APPLICANT/OWNER: EL BENJAMIN, LLC
EAST SIDE OF SOUTH 6TH STREET AND APPROXIMATELY 190 FEET NORTH OF EAST BONNEVILLE AVENUE

09/26/2021



21-0578-SUP1 - APPLICANT/OWNER: EL BENJAMIN, LLC
EAST SIDE OF SOUTH 6TH STREET AND APPROXIMATELY 190 FEET NORTH OF EAST BONNEVILLE AVENUE

09/26/2021

THE ROGERS FOUNDATION
Transforming Lives Through Arts & Education

August 20, 2021

City of Las Vegas
880 S. Main Street
Las Vegas, NV 89101

RE: The Beverly Theater (formerly known as the Rogers Entertainment Center)
Special Use Permit – Justification Letter

To Whom It May Concern:

On April 21, 2021, the Las Vegas City Council unanimously approved applications 21-0016-ZON1 and 21-0016-SDR1. These applications entitle the construction of the Beverly Theater (formerly the Rogers Entertainment Center), a new, two-story multipurpose theater venue located at 515 South 6th Street (APN#139-34-710-016). The Beverly Theater will be funded and operated by the Rogers Foundation. In combination with the existing The Lucy complex to the south, the 152-seat multipurpose theater will be the centerpiece to the "most creative corner in Las Vegas". The Lucy (519 South 6th Street), also owned by the Rogers Foundation, includes the local favorite Writer's Block independent bookstore and coffee shop, and artists- and writers- in-residence lofts.

While primarily programmed as an independent cinema theater, the Beverly Theater is designed with the key concept of flexibility — the ability to host Sundance Film Festival screenings and subsequent discussion panels, readings programmed by the Black Mountain Institute, or banquet events sponsored by the Rogers Foundation. A telescopic, retractable seating system and preprogrammed, state-of-the-art audiovisual system allows the space to transform for various events throughout the month, week, or even day with the push of a button.

This application seeks an additional Special Use Permit to allow a beer and wine room license at The Beverly Theater. The service of beer and wine is intended to be offered as an additional amenity at the theater. The SPU is required because the theater is within 400 feet of a parking lot that is a part of the Las Vegas Academy complex to the north.

The typical programming of events at the Beverly Theater will be during evenings. The area surrounding the subject site is heavily professional offices and services, which tend to quiet towards the evening, and it is also close to a multitude of food, beverage, and entertainment options to its north and west. Accordingly, the proposed uses are harmonious and compatible with uses on surrounding properties and will not create additional potential impacts on the neighborhood due to noise or traffic.

If you should require any further information, please do not hesitate to contact our office.

Sincerely,

Rory Reid
Chief Executive Officer

21-0578
09/13/2021

701 South 9th Street | Las Vegas, NV 89101
702.657.3114 | TheRogers.Foundation

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: 21-0578-SUP1

SUBJECT: APPLICANT/OWNER: EL BENJAMIN, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Signature — 4 Nov 2021 (Date)

Rory Reid
Please Print Name

El Benjamin LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 12
RECEIVED
11/04/21

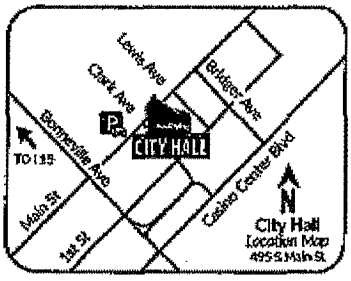
11/05/2021 12:32 Admin

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
NOV 08 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.

21-0578-SUP1
13934710047
K B E B L L C
510 S 8TH ST
LAS VEGAS NV 89101

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0578-SUP1

Planning Commission Meeting of 11/09/2021

83 HRDFNP1 89101

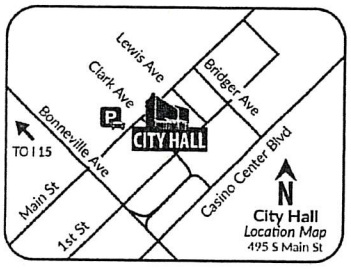
(FAX)702 383 0894 P.001/001

Submitted after final agenda

12A

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
NOV 0 9 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.

21-0578-SUP1

Planning Commission Meeting of **11/09/2021**

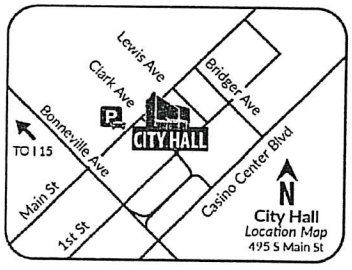
21-0578-SUP1
13934710046
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 HRDFNP1 91605

12A

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
NOV 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.

21-0578-SUP1

Planning Commission Meeting of **11/09/2021**

21-0578-SUP1
13934810019
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 HRDFNP1 91605

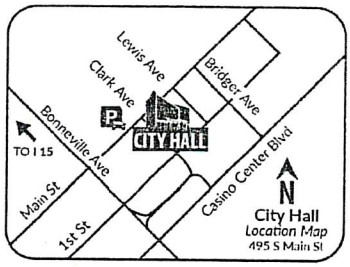
12A

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
NOV 09 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.

21-0578-SUP1

Planning Commission Meeting of **11/09/2021**

21-0578-SUP1
13934710041
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 HRDFNP1 91605

12A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

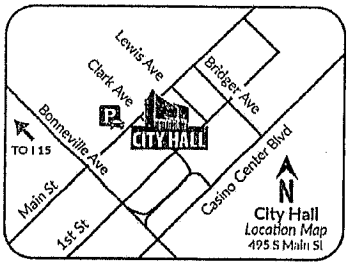
Official Notice of Public Hearing

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

RECEIVED

NOV 0 9 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.

21-0578-SUP1

Planning Commission Meeting of **11/09/2021**

21-0578-SUP1
13934710045
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

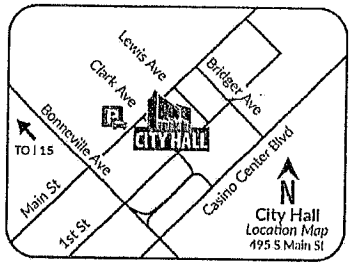
46 MRDFMP1 91605

12A

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.

21-0578-SUP1

Planning Commission Meeting of **11/09/2021**

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas

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

21-0578-SUP1
13934810044
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 MRDFMP1 91605

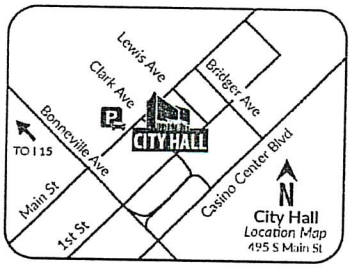
12A

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
NOV 09 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.

21-0578-SUP1

Planning Commission Meeting of **11/09/2021**

21-0578-SUP1
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 HRDFNP1 91605

12A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
13

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

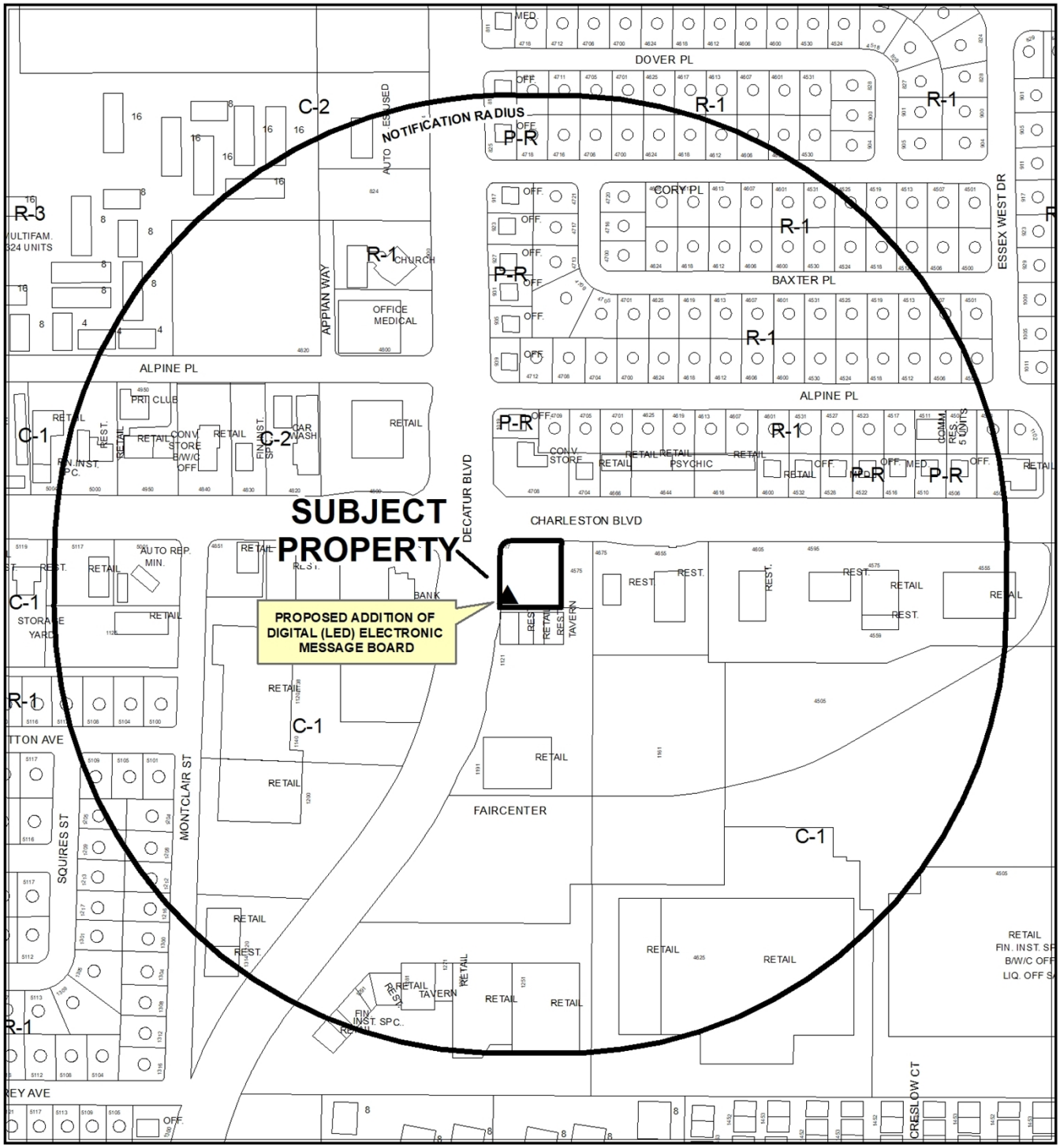
SUBJECT:
21-0579-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SW & SH FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE NORTH SIDE OF AN EXISTING OFF-PREMISE SIGN on 0.47 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), 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.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **21-0579-SDR1**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **21-0579-SDR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SW & SH FAMILY TRUST

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0579-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 184

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0579-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 and elevations, date stamped 09/09/21, except as amended by conditions herein.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review Request to convert the north face of an existing Off-Premise Sign to a Digital Display Unit (LED) at 4717 West Charleston Boulevard.

ISSUES

- The digital conversion of the north face of an existing Off-Premise sign requires the approval of a Site Development Plan Review.
- The sign is not within 660 feet of any highway classified by the state of Nevada as part of the interstate or primary highway system; therefore it cannot be approved by means of a Minor Site Development Plan Review.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It is home to an existing shopping center and Off-Premise Sign. The applicant proposes to convert the north face of the existing Off-Premise Sign to a Digital Display Unit (LED). The subject Off-Premise Sign has existed since at least 1990 per best available GIS data.

Pursuant to Title 19.12.120(G), “The Director shall have the authority to grant approval, by means of a Minor Site Development Plan Review under LVMC 19.16.100(F), to do any of the following regarding an off-premise sign within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system:

a. Adjust the height or angle of an off-premise sign to a height or angle that:
    i. Restores the visibility of the sign to the same or comparable visibility as before the construction of a noise abatement or highway improvement project;
    ii. Is not more than 45 feet above the noise abatement improvement project, measured from the tallest point of the improvement project to the top of the sign; and
    iii. Is not more than 65 feet from the existing grade at the base of the sign to the top thereof;
b. Relocate a sign to another location on the same existing parcel in order to achieve visibility that was obstructed by a noise abatement or highway improvement project; or

c. Make a structural modification to allow a digital display on a sign that adjoins a controlled-access freeway, in compliance with the size limitations and other applicable requirements of this Title."

As the subject sign is not located within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, staff has determined that a Major Site Development Plan Review is required. While the sign is located approximately 198 feet from existing residential properties, it is found that the proposed LED conversion should have no substantial impact on the nearby residents. Therefore, staff recommends approval, subject to conditions. If denied, the existing Off-Premise Sign will remain as is.

FINDINGS (21-0579-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 Site Development Plan Review will change the north advertising face of an existing billboard. The use will remain 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 change to the north sign face conforms to the General Plan and the overall site development plan for the development.

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

   Site access and circulation will not be impacted by the proposed digital conversion.

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

   The proposed building materials are appropriate for the area and for the City. The applicant has will change the north face of an existing static billboard to a digital display unit (LED). The change is not unsightly or obnoxious and is appropriate for the existing neighborhood.

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 Off-Premise sign is consistent in architectural design and aesthetic features with other billboards throughout the Valley.

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

   The project will be subject to building permit reviews and inspections during construction and prior to operating the LED billboard. Therefore, appropriate measures will be taken to protect public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/22/62	The Board of City Commissioners approved a Rezoning (Z-0075-62) from R-E (Residence Estates) to C-1 (Limited Commercial) of property generally located south of West Charleston Boulevard and west of Arville Street. Planning Commission recommended approval.
01/17/07	The City Council approved a Site Development Plan Review (SDR-17999) for a 2,227 square-foot restaurant with drive-through and a waiver to allow a zero-foot landscape buffer where 15 feet is required along public right of way on 0.52 acres at 4717 West Charleston Boulevard. Planning Commission and staff recommended approval.
01/17/07	The City Council approved a Variance (VAR-17998) to allow 15 parking spaces where 23 spaces are required for a restaurant with drive-through at 4717 West Charleston Boulevard. Planning Commission and staff recommended approval.
05/01/07	Document number 20070501:02407 was recorded to dedicate a portion of parcel 162-06-102-001 to right-of-way along Decatur Boulevard. The dedication resulted in a right turn lane along Decatur Boulevard at Charleston Boulevard.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/04/09	The City Council approved an Extension of Time (EOT-33055) of a previously approved Site Development Plan Review (SDR-17999) for a 2,227 square-foot restaurant with drive-through and a waiver to allow a zero-foot landscape buffer where 15 feet is required along public right of way on 0.52 acres at 4717 West Charleston Boulevard. Staff recommended approval.
03/04/09	The City Council approved an Extension of Time (EOT-33054) of a previously approved Variance (VAR-17998) to allow 15 parking spaces where 23 spaces are required for a restaurant with drive-through at 4717 West Charleston Boulevard. Staff recommended approval.
12/11/18	Department of Planning Staff approved Minor Site Development Plan Review (SDR-75211) for a 5-foot by 24-foot embellishment on an existing off-premise sign located at 4717 West Charleston Boulevard.

Most Recent Change of Ownership	
09/09/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/23/15	Business License (#G63-04279) was issued for a coffee shop use at 4717 West Charleston Boulevard. The license remains active.

Pre-Application Meeting	
09/09/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

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

Field Check	
09/29/21	Staff conducted a routine field check and found an existing billboard sign within a shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.47

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-1 (Limited Commercial)
North	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
South	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
East	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
West	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails (name and location)	N/A
Las Vegas Redevelopment Plan (Area 2)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to approved Variance (V-0035-84), the following standards apply:

Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way or within the Off-Premise Exclusionary Sign Zone.	The sign is not in public right-of-way, nor is it in the Off-Premise Exclusionary Sign Zone.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	The sign is located within the C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is 672 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The Off-Premise Sign height is 40 feet	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	All structural elements of the sign are screened from public view.	Y

Standards	Code Requirements	Provided	Compliance
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	The sign is not located along the US-95; the sign is located 420 feet from another Off-Premise Sign along Charleston Boulevard.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any “R” or U” zoned districts.	The sign is 198 feet from a property line zoned either “R” or “U.”	Y*
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently attached to the ground and is located on property zoned C-2 (General Commercial).	Y

*The subject sign has existed since at least 1990 per last available data.

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0579
Meeting Date	09/13/2021
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Digital Conversion of North facing board.

Project Address (Location) 4717 W Charleston Blvd.

Project Name Charleston/Decatur Digital Conversion **Proposed Use** Existing

Assessor's Parcel #(s) 162-06-102-001 **Ward #** 1-Brian Knudsen

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

Additional Information Conversion of north facing display to LED.

Property Owner Soonhi Park and Sungwon Park, Trustees of the SW & SH Famil **Contact** Lonnie Jones

Address 322 Karen Ave Unite 2502 City Las Vegas State NV Zip 89109

E-mail Lonniejones@clearchannel.com Phone 702-238-7209

Applicant Clear Channel Outdoor **Contact** Lonnie Jones

Address 6355 S. Cimarron Rd. Ste 170 City Las Vegas State NV Zip 89113

E-mail Lonniejones@clearchannel.com Phone 702-238-7209

Representative Same as above **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Lonnie Jones

Subscribed and sworn before me

This 26th day of August, 20 21

Jennifer Textor

Notary Public in and for said County and State

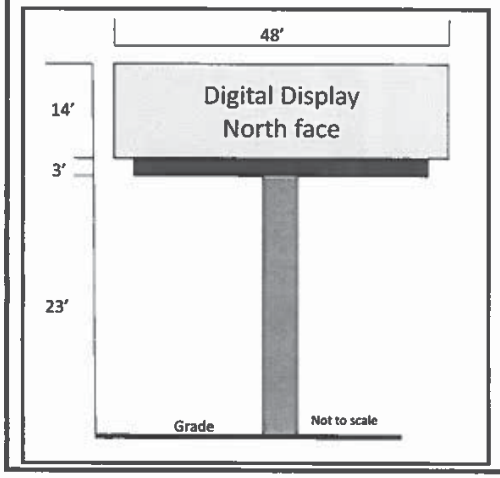
JENNIFER TEXTOR
Notary Public
State of Nevada
Appt. No. 20-0793-01
My Appt. Expires Oct. 20, 2024

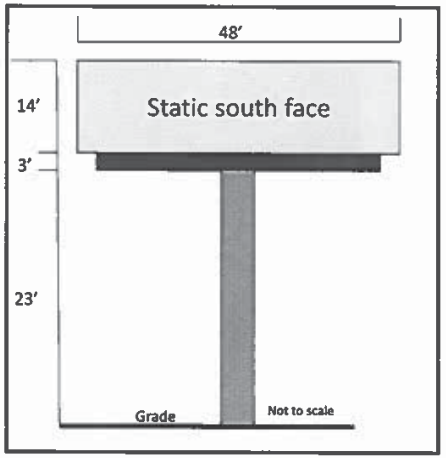


Vicinity Map



Street View





Clear Channel Outdoor

Date: 8/23/2021	Owner: Soonhi Park
APN: 162-06-102-001	
Address: 4717 W Charleston Blvd	
General Notes:	

1. Existing off-premise billboard
2. Add digital (LED) to North face

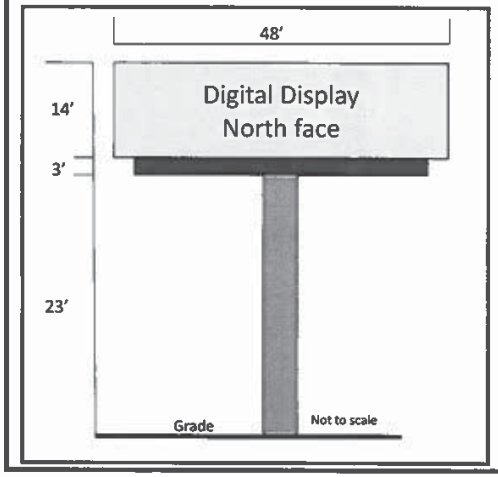
● Indicates existing billboard structure

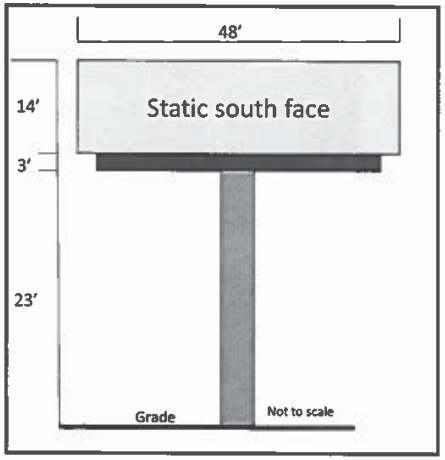


Vicinity Map



Street View





Clear Channel Outdoor

Date: 8/23/2021	Owner: Soonhi Park
APN: 162-06-102-001	
Address: 4717 W Charleston Blvd	
General Notes:	

1. Existing off-premise billboard
2. Add digital (LED) to North face

● Indicates existing billboard structure



21-0579-SDR1 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SW & SH FAMILY TRUST
4717 WEST CHARLESTON BOULEVARD

09/29/2021

Clear Channel Outdoor

August 26, 2021

City of Las Vegas
Department of Building and Safety
333 North Rancho Drive
Las Vegas, NV 89106

RE: Conversion of static billboard face to digital (LED). APN: 162-06-102-001/ Address: 4717 W. Charleston Blvd.

To Whom It May Concern:

Clear Channel Outdoor is submitting to the City of Las Vegas Planning Department an application for a Major Site Development Plan Review for the conversion of the north facing "static" display face to a "Digital display Unit" (LED) on an existing approved off-premise advertising billboard sign in compliance with Title 19.12.120. The 40' tall structure is located at 4717 W. Charleston Blvd; APN: 162-06-102-001.

Should you have any questions or concerns please contact me directly at 702.238.7209.

Sincerely,

Lonnie Jones
Real Estate Manager
Clear Channel Outdoor
6355 S. Cimarron Rd. Suite 170
Las Vegas, NV 89113
O.702.238.7215 fax 702.238.7266
email: Lonniejones@clearchannel.com

21-0579
09/09/2021

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: 21-0579-SDR1

SUBJECT: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SW & SH FAMILY TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

[signature] 11/5/2021

Signature Date

Lonnie Jones

Please Print Name

Clear Channel Outdoor

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

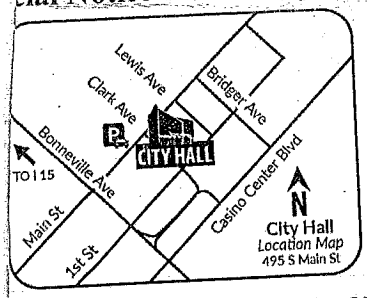
Submitted after final agenda

ITEM 13
RECEIVED
11/08/21

Las Vegas, Department of Planning
uth Main Street
gas, Nevada 89101
Return Service Requested
cial Notice of Public Hearing

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

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

additional information, scan the QR Code, select the meeting date shown
ow and then find the referenced project. To file your protest or support on
request, check one box below and return this card in an envelope with
tage to the Department of Planning at the above address, fax this side of this
d to (702) 464-7499 or make your comments at www.lasvegasnevada.gov.
contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☑ I OPPOSE this Request

ase use available blank space on card for your comments.

0579-SDR1
nning Commission Meeting of **11/09/2021**

21-0579-SDR1
13931410043
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

Submitted after final agenda

13P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
14

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0589-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ATEN FAMILY TRUST - For possible action on a Land Use Entitlement project request to vacate U.S. Government Patent Easements generally located on the north side of Charleston Boulevard, approximately 555 feet east of Upland Boulevard (APNs 138-36-408-005 and 008), 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.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ATEN FAMILY TRUST

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0589-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 2

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0589-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the 33-foot U.S. Government Patent Easements located along the eastern boundary and the 3-foot U.S. Government Patent Easement located along the northern boundary of assessor parcel number 138-36-408-005 and this Petition of Vacation shall also include the 33-foot U.S. Government Patent Easements located along the eastern boundary of assessor parcel number 138-36-408-008.

2. This Order of Relinquishment shall record prior to the issuance of any permits, immediately prior to and concurrent with any mapping action or recording of rights-of-way or easements.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. 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.

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to vacate a patent easement located on two adjoining lots (APNs 138-36-408-005 and 008) located on the north side of Charleston Boulevard, approximately 555 feet east of Upland Boulevard.

ANALYSIS

The applicant is requesting to vacate the patent easement recorded in Book 62 of Official Records, as Instrument No. 52538 across the two parcels (APNs 138-36-408-005 and 008) that were granted per the Bureau of Land Management. While no development for the undeveloped parcels is proposed at this time, the applicant indicates in their justification letter that the patent easements are no longer needed and the public right-of-way adjacent to the site is existing and has been dedicated previously.

Staff has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located on the north side of West Charleston Boulevard, east of Upland Avenue. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

Staff finds the requested vacations meets the minimum requirements set forth by Title 19.16.080 for a Petition to Vacate and is recommending approval of the request with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no City actions related to the subject site.

Most Recent Change of Ownership	
08/1997	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	
09/14/21	Staff provided the applicant a submittal checklist for the proposed vacation.

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

Field Check	
09/30/21	Staff observed the undeveloped lot during a routine field check and did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TOC-1 (Transit Oriented Corridor-1)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Auto Repair Garage, Minor Motor Vehicle Sales (Used)	TOC-1 (Transit Oriented Corridor-1)	C-2 (General Commercial)
East	Car Wash	TOC-1 (Transit Oriented Corridor-1)	C-1 (Limited Commercial)
West	Auto Repair Garage, Minor	TOC-1 (Transit Oriented Corridor-1)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	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***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Alpine Place	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5600 W Charleston

Project Name Patent Easement Vacation for 5600 W Charleston **Proposed Use** Commercial

Assessor's Parcel #(s) 138-36-408-005 and 008 **Ward #** 1

General Plan: Existing Gen. Comm. Proposed Gen. Comm. **Zoning:** Existing C-1 Proposed C-1

Additional Information Existing Patent Easements to be Vacated

Property Owner ATEN FAMILY TRUST and ATEN MATTHEW G & JOAN E TRS Contact Matthew & Joan Aten

Address 6255 N Park St City Las Vegas State NV Zip 89149

E-mail Phone

Applicant L.R. Nelson Consulting Engineers, LLC Contact Clayton L. Neilsen, P.E.

Address 6765 W. Russell Rd., Ste. 200 City Las Vegas State NV Zip 89118

E-mail clayton.neilsen@lrneng.com Phone 702-798-7978

Representative L.R. Nelson Consulting Engineers, LLC Contact Clayton L. Neilsen, P.E.

Address 6765 W. Russell Rd., Ste. 200 City Las Vegas State NV Zip 89118

E-mail clayton.neilsen@lrneng.com Phone 702-798-7978

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 Aten Family Trust, Joan E Aten, trustee

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

Print Name Aten Family TRUST, JOAN E ATEN trustee

Subscribed and sworn before me

This 20th day of September, 20 21

Notary Public in and for said County and State

A. M. C... Notary Public, State of ... Appointment No. ... My Appt. Expires Jun 1, 2023

21-0589
09/23/2021

CERTIFICATE OF REVOCABLE TRUST

Contemporaneously with the execution of this Certificate, the undersigned, MATTHEW GLEN ATEN and JOAN EILEEN ATEN, have executed an Amendment and Complete Restatement of that certain document entitled, "THE ATEN FAMILY TRUST," dated June 3, 1987, which, as amended, provides in pertinent parts as follows:

1. **Grantors**. The Grantors under the terms of said trust are MATTHEW GLEN ATEN and JOAN EILEEN ATEN.

2. **Trustees**. The Trustees under said trust are MATTHEW GLEN ATEN and JOAN EILEEN ATEN.

3. **Successor Trustee**. Upon the death of the first Grantor to die, the Survivor shall act as sole Trustee of the Survivor's Trust and the Marital Deduction Trust and as the "Family Trustee" of the remaining trusts under the Trust Agreement. The Survivor shall have the power, at any time and from time to time, to appoint a Co-Trustee. In the event the Survivor shall for any reason cease to act as such Trustee or Family Trustee, the Grantors' children shall act as Trustee(s) or Family Trustee(s) in the Survivor's place and stead; provided, however, if the trusts are divided pursuant to Section 5.03 of the Trust Agreement, the child who is the primary beneficiary of each trust shall act as Family Trustee of such trust.

4. **Independent Trustee**. Upon the death of the first Grantor to die, DAVID KREEFT shall act as Independent Trustee of the Family Trust created under the Trust Agreement. If DAVID KREEFT is at any time for any reason unable or unwilling to serve as such Independent Trustee, then LESLIE POTTER shall act as Independent Trustee in his place and stead.

5. **Power to Amend or Revoke**. During the joint lives of the Grantors, the Trust Agreement may be revoked in whole or in part with respect to community property by an instrument in writing signed by either Grantor and delivered to the Trustee and the other Grantor, and with respect to separate property by an instrument in writing signed by the Grantor who contributed the property to the trust, delivered to the Trustee.

The Grantors may at any time during their joint lives amend any of the terms of the Trust Agreement by an instrument in writing signed by both Grantors and delivered to the Trustee.

On the death of the Grantor whose death shall first occur, the surviving spouse shall have the power to amend, revoke or terminate the Survivor's Trust, but neither the Family Trust nor the Marital Deduction Trust may be amended, revoked or terminated. On the death of the surviving spouse, no trust under the Trust Agreement may be amended, revoked or terminated.

6. **Powers of the Trustee(s)**. The Trustee shall have, with respect to any and all property, whether real or personal, which may at any time be held hereunder, whether constituting principal or accumulated income, the following rights and powers which may be exercised in the Trustee's discretion at any time, and from time to time, during the continuance of any trust hereunder and until actual distribution of all property:

A. To hold and retain, without liability for such retention and without regard to diversification, any and all property (including stock of any corporate Trustee or a parent or affiliated company) coming into its possession hereunder, whether or not of the character permitted by law for the investment of trust funds (including, but not by way of limitation, assets which yield a high income or no current income, leverage type securities, security options, puts and calls, participation in limited partnerships, tax shelters, etc.), and to operate any property or business received in trust for so long as it may deem advisable;

B. To have all the rights, powers and privileges of an owner with respect to securities held in trust, including, but not limited to, the powers to vote, and to give proxies to vote, any securities (including stock of the Trustee) having voting rights, to pay any assessment levied upon stock and to exercise any right or option of

21-0589
09/23/2021

subscription, conversion or otherwise which may at any time attach, belong or be given to the holders of any stocks, bonds, securities or other instruments in the nature thereof forming part of the trust estate;

C. To open checking and/or savings accounts and/or rent safe deposit boxes with any institution(s) empowered to accept the same, including any which may be a Trustee hereunder, and/or to open cash and margin accounts with any brokerage firm(s);

D. To join in any plan of lease, mortgage, consolidation, combination, reorganization, dissolution, foreclosure, change of capitalization or other change of structure of any corporation, trust or organization, or the property or assets thereof; to deposit bonds, stocks or other securities held by it with any protective or similar committee, and to take and hold any securities issued in connection therewith and to pay any assessments thereunder;

E. To enforce any mortgage or deed of trust or pledge held hereunder and to purchase at any sale thereunder any property subject thereto;

F. To purchase at its fair market value as determined by the Trustee in the Trustee's discretion securities or other property from and to make loans and advancements to the executor or other representative of the estate of a Grantor or a beneficiary;

G. To manage, control, sell at public or private sale for cash or on credit, either with or without notice, to convey, exchange, partition, divide, subdivide, mortgage, pledge, improve and repair; to grant options; to lease for terms within or extending beyond the duration of any trust, for any purposes, including exploration for and removal of gas or oil, and to enter into any covenants or agreements relating to property so leased or any improvements which may then or thereafter be erected thereon;

H. To compromise, submit to arbitration, release with or without consideration or otherwise adjust claims in favor of or against any trust; to institute, compromise, and defend actions and proceedings;

I. To purchase and carry insurance, including life insurance, of such kinds and in such amounts as it may deem advisable as an expense of the trust; to pay premiums and other assessments on any insurance contract which may at any time be held hereunder;

J. To invest and reinvest any property held hereunder, including accumulated income, in such amounts and in such property, real or personal, including but not by way of limitation, any common trust fund maintained by any bank licensed to do business in any state of the United States, as the Trustee shall deem fit and proper, without being restricted by any statutory limitations on investments by trustees now in effect or subsequently imposed;

K. To borrow money from any person, firm or corporation, including the Trustee hereunder, for any trust purpose, upon such terms and conditions as the Trustee may deem proper, and to obligate the trust for repayment; to encumber any of the trust property by mortgage, deed of trust, pledge or otherwise;

L. To hold securities or other property requiring or permitting registration or recording in its name as Trustee, or in its own name, or in the name of its nominee (with or without designation of fiduciary capacity), or unregistered, or in such form as will pass by delivery;

M. Upon any division or partial or final distribution of any trust hereunder, to partition or distribute the same in kind or in money or partly in each, at values determined by it, unless otherwise herein specifically directed, and in any case in which division or partition of property into shares or parts is required, to allot specific securities or other property, real or personal, or an undivided interest therein, to any such share or part, and to sell such property as it shall deem advisable to make such distribution or division;

N. To employ counsel and corporate or other agents and to pay them a reasonable

21-0589
09/23/2021

compensation; to act on advice of counsel and incur no liability for any action taken or refrained from pursuant to such advice;

O. To retain or acquire property without regard to diversification and without risk of loss for not diversifying;

P. To exercise or not exercise or otherwise deal with any and all options of any kind;

Q. To consolidate, for purposes of administration and investment, the property of the several trusts hereby created and to allocate undivided interests in such consolidated funds to the several trusts, provided, however, that such consolidation shall not destroy the separate identity of such trusts;

R. To do all such acts, take all such proceedings and exercise all such rights and privileges, although neither specifically hereinabove mentioned nor conferred upon it by law, with relation to such property as if the absolute owner thereof and in connection therewith to enter into any covenants or agreements binding the trust estate;

S. To act hereunder through an agent or attorney-in-fact, by and under power of attorney duly executed by the Trustee, in carrying out any of the powers and duties herein authorized;

T. To engage in business with the property of the trust as sole proprietor, or as a general or limited partner, with all of the powers customarily exercised by an individual so engaged in business, and to hold an undivided interest in any property as tenant in common or as a tenant in partnership;

U. To release or to restrict the scope of any power that the Trustee may hold in connection with the Trust Indenture, whether such power is expressly granted in the instrument or implied by law. The Trustee shall exercise this power in a written instrument executed by the Trustee, specifying the power or powers to be released or restricted and the nature of the restriction;

V. To incorporate a part or all of a business with the property of the trust, with whatever capital structure the Trustee may deem appropriate, alone or with others, in any jurisdiction, and conduct the business on such terms and conditions as may be appropriate;

W. After the death of one of the Grantors, to sell on behalf of the Survivor's Trust and to purchase on behalf of the Family Trust at its then fair market value any property which becomes an asset of the Survivor's Trust. Said purchase can be made under a "private" or "noncommercial" annuity arrangement, but upon the terms and conditions which a life insurance company selling annuities would enter into, except that the Survivor's Trust would be transferring property rather than cash as the purchase price of the private or noncommercial annuity;

X. To make loans with adequate interest and with adequate security, unless the loan is made to one to whom the Trustee has discretion to distribute the income or principal of each trust, in which case the loan may be made without adequate interest or adequate security, provided, however, that such power or discretion shall not be exercisable on behalf of a donee if the exercise of such power would result in the income of the trust(s), in whole or in part, being attributable to a Grantor or the Trustee for federal income tax purposes (to the extent that it would otherwise not be attributable but for this power), or would result in the value of the trust property being includible in a Grantor's gross estate for federal estate tax purposes, or would result in a Grantor being deemed to have made a gift, in whole or in part, for federal gift tax purposes;

Y. The Trustee may freely act under all or any of the powers herein granted to it in all matters concerning the trust estate, after forming its judgment based upon all the circumstances of any particular situation as to the wisest and best course to pursue in the interest of the trust and the beneficiaries hereunder, without the necessity of obtaining the consent or approval of any court, and notwithstanding that it may be acting in its individual capacity, or as trustee of other trusts, or as an agent for other persons or interested in connection

21-0589
09/23/2021

with the same matters as an agent, shareholder, director, or otherwise, provided, however, that it shall exercise such powers at all times in a fiduciary capacity primarily in the interests of the beneficiaries hereunder;

Z. The powers herein granted to the Trustee may be exercised in whole or in part, from time to time, and shall be deemed to be supplementary to and not exclusive of the general powers of trustees pursuant to law, and shall include all powers necessary to carry the same into effect;

AA. The Trustee shall not be responsible or liable in any way for any action taken with respect to any investment of the trust estate, or for any loss or depreciation resulting from the purchase, retention, sale, exchange, lease, or alteration of any investment, or from any want of diversification of investments of the trust estate, and shall have no duty to advise anyone with respect to the desirability of any such action. Further, the Trustee shall not be liable for any mistake or error of judgment in the administration of the trust property resulting in a loss to the trust by reason of investments or otherwise save only for willful misconduct or fraud;

BB. The Trustee is authorized to buy, sell and trade in securities of whatsoever nature, including short sales, on margin or otherwise, and for such purposes may maintain and operate a margin account with any broker and may pledge any securities held or purchased by it with such broker as security for loans and/or advances made to the Trustee. The Trustee may trade in futures, forward contracts and options on futures, and may delegate investment authority to a third party. In connection with the foregoing, the Trustee is authorized to hold stocks, bonds or other securities in the name of a nominee or in other form without disclosure of the trust so that title to the property may pass by delivery;

CC. To exercise all tax related elections, choices, etc. which they may have (whether or not specifically referred to in Section 6.13 of the Trust Agreement), including the disclaimer of benefits receivable by such trust in any manner permitted by law or by a "transfer" meeting the requirements of Sec. 2518(c)(3) of the Internal Revenue Code or any such successor provision;

DD. To hold, retain, purchase or sell legal life estates, interests for a term of years, remainder interests, etc., whether or not they yield a reasonable rate of return or no current return, whether or not they result in the preservation of principal, and whether or not the same may be regarded by any statute, rule of law or otherwise as being proper for trustees. Such investments may be purchased from or made in conjunction with any persons notwithstanding that any such person may control such investment and/or may be, directly or indirectly, a beneficiary or a fiduciary hereunder. This power shall not apply to transactions with any trust hereunder without the written consent of the adult beneficiaries to whom the Trustee is authorized or directed to pay net income of the trust or trusts at the time of such transaction(s). During a period when no such person is living (and competent), no such consent shall be required. Consent shall not be required for the retention of an investment. The individual or individuals whose consent is required with respect to the above transactions shall not have responsibility to any beneficiary or beneficiaries in connection with giving or withholding such consent. The purchase or sales price for any transactions hereunder may, but need not, be determined under the Treasury Department valuation tables contained in Treasury Department Regulation Sec. 25.2512-9 as amended, or any successor regulation or tables;

EE. In addition to the trustee rights herein enumerated, and not by way of limitation, the Trustee has the exclusive right to invest all or any part of the trust estate in gaming stock, although it would not otherwise be authorized or prudent to do so; and

FF. All of the powers now or hereafter conferred by law.

The foregoing powers, as well as those now or hereafter conferred upon trustees generally, may be exercised by the Trustee in such manner as it, in its sole judgment and discretion, deems appropriate, in a general sense, to carry out the trust purposes under all of the then circumstances (insofar as they can be reasonably ascertained by such Trustee), all without obtaining authority therefor from any court. No person dealing with the Trustee shall be required to see to the application or disposition of cash or property transferred to or upon the order of the Trustee or inquire into the authority, validity, or propriety of any action of the Trustee.

21-0589
09/23/2021

In addition to the investment powers conferred above, the Trustee is authorized (but is not directed) to acquire and retain investments not regarded as traditional for trusts, including investments that would be forbidden by the "prudent person" rule. The Trustee may in its sole discretion invest in any type of property, wherever located, including any type of security or option, improved or unimproved real property, and tangible or intangible personal property, and in any manner, including direct purchase, joint ventures, partnerships, limited partnerships, corporations, mutual funds, or any other form of participation or ownership whatsoever. In making investments, the Trustee may disregard all of the following factors:

(1) Whether a particular investment, or the trust investments collectively, will produce a reasonable rate of return or result in the preservation of principal.

(2) Whether the acquisition or retention of a particular investment, or the trust investments collectively, is consistent with any duty of impartiality as to the different beneficiaries. The Grantors intend that no such duty shall exist.

(3) Whether the trust is diversified. The Grantors intend that no duty to diversify shall exist.

(4) Whether any or all of the trust investments would traditionally be classified as too risky or speculative for trusts. The entire trust may be so invested. The Grantors intend the Trustee to have sole discretion in determining what constitutes acceptable risk and what constitutes proper investment strategy.

The Grantors' purpose in granting the foregoing authority is to modify the prudent person rule insofar as the rule would prohibit an investment or investments because of one or more factors listed above, or any other factor relating to the nature of the investment itself. Accordingly, the Trustee shall not be liable for any loss in value of an investment merely because of the nature of the investment or the degree of risk presented by the investment, but shall be liable if the Trustee's procedures in selecting and monitoring the investment are proven by affirmative evidence to have been negligent, and that such negligence was the proximate cause of the loss.

7. **Decisions of Certain Trustees to Control**. If, at any time or times, the Independent and Family Trustees of any trust in the Trust Agreement shall be unable to agree as to the exercise or nonexercise of any power or discretion which they have, other than any exercisable by the Independent Trustee alone, the decisions of the Family Trustee, including any successor Family Trustee, if expressed in writing and delivered to the Independent Trustee, shall prevail and, in such case, the Independent Trustee shall do and perform all acts necessary and advisable to carry into effect the decision of the Family Trustee and the Independent Trustee shall be and hereby is fully exonerated from any liability arising out of or with respect to such decision by the Family Trustee (without the necessity of expressing any objection or concern with regard thereto). Notwithstanding anything herein to the contrary, whenever the term "Trustee" or "Trustees" is used, either the Family Trustee(s) or the Independent Trustee(s) may act alone to bind the trust; provided, however, if the Independent Trustee has been limited to a "Special Trustee" under Section 8.06 of the Trust Agreement, the Independent Trustee's ability to act alone to bind the trust will be limited to those powers enumerated in Section 8.06 of the Trust Agreement.

8. **Authorization of Action by Fewer Than all Trustees**. During the Grantors' joint lifetime any Trustee of the trust, acting alone, may exercise to any extent as such Trustee, in the Trustee's sole discretion, may determine to be in the best interests of the trust, any one or more of the powers granted to the Trustees in paragraph 6 hereof, and no person dealing with a Trustee of the trust shall be under any duty of any kind to obtain the consent or signature of any other then acting Trustee of the trust with respect to such dealings (and each other then acting Trustee shall be exonerated from any and all liability with respect to such action or actions by the other Trustee).

21-0589
09/23/2021

LAW OFFICES OF
OSHINS & ASSOCIATES, LLC
WWW.OSHINS.COM

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 31 day of OCTOBER, 2005.

GRANTORS:

MATTHEW GLEN ATEN

JOAN EILEEN ATEN

STATE OF NEVADA)
) ss.:
COUNTY OF CLARK)

On Oct 31st, 2005, before me, BARBARA B. PATE, a Notary Public, personally appeared MATTHEW GLEN ATEN and JOAN EILEEN ATEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BARBARA B. PATE
No: 02-75745-1
My Appointment Expires April 1, 2006

Barbara B. Pate
Notary Public
appointment expires April 1, 2006
State of Nevada
Clark County

21-0589
09/23/2021

[redacted]

BOOK 691 ALL-INCLUSIVE 650421

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS — 2-1

THIS DEED OF TRUST, made this 24th day of December, 1976, between JAMES E. NAVE AND DAVEEN NAVE, husband and wife

, herein called GRANTOR or TRUSTOR,

whose mailing address is 2385 E. Tropicana (number and street) Las Vegas, Nevada (city) (state) 89109 (zip code)

STEWART TITLE INSURANCE OF NEVADA, a Nevada Corporation, herein called TRUSTEE, and

DEAN STANTON BRASE AND RUTH ANN BRASE, husband and wife as joint tenants

, herein called BENEFICIARY,

WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100-----($115,000.00)---------- DOLLARS

and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered therefor by Trustor;

NOW, THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may be hereafter advanced for the account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANSFERS TO TRUSTEE, in TRUST WITH POWER OF SALE, all that property in Clark County, Nevada, described as:

As per attached Exhibit "A"

This is an all-inclusive deed of trust given as a portion of the purchase price of subject property and recorded third and junior to Deeds of Trust of record. Additional terms and provisions of this deed of trust are set out on attached exhibit "B" and by this reference made a part hereof

Note secured by this Deed of Trust payable at TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues, and profits of said realty, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

TO HAVE AND TO HOLD SAID PROPERTY UPON AND SUBJECT TO THE TRUSTS AND AGREEMENTS HEREIN set forth to-wit:

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (17) inclusive of the Deed of Trust, recorded in Book 730, as Document No. 586593, of Official Records in the Office of the County Recorder of Clark County.

(WHICH PROVISIONS ARE PRINTED ON THE REVERSE HEREOF) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 17, the amount of fire insurance required by covenant 2 shall be $ 115,000.00 and with respect to attorney's fees provided for by covenant 7 the percentage shall be reasonable %.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

James E. Nave — Daveen Nave

James E. Nave — Daveen Nave

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

When Recorded mail to: Mr. and Mrs. Dean Stanton Br
5428 Del Monte, Las Vegas, Nevada
ST 26198 PJB Loan No.

SPACE BELOW THIS LINE FOR RECORDER'S USE

STATE OF NEVADA, }
COUNTY OF Clark } SS.

On December 22, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared James E. Nave and Daveen Nave known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

(Seal)

Signature [signature]

Name (Typed or Printed)

Notary Public in and for said County and State.

RETURN
Notary Public
COUNTY OF
Nevada
My Commission Expires Aug. 14, 1977

21-0589
09/23/2021

STI-E104 GORM LITHO

BOOK 691

650421

2-2

ST 26198 PJB
December 23, 1976

EXHIBIT "A"

This is an all-inclusive second deed of trust, securing a note for $115,000.00, which includes within said sum a $30,725.72 obligation of the Beneficiary to RAMONA G. JAMESON.

Beneficiary hereby agrees with Trustor to discharge said obligation in accordance with the terms and conditions thereof and to hold Trustor harmless from the failure of the Beneficiary to so discharge said obligation. In the event note(s) are in default, Trustor may at his option, make payments thereon and credit any and all such payments against the unpaid balance of the note secured by this Deed of Trust.

Irrespective of any provision of this Deed of Trust, to the contrary notwithstanding any demand for sale delivered to Trustee for the foreclosure of this Deed of Trust, shall be reduced by such unpaid balance, if any, of principal, interest, and charges existing upon the $30,725.72 obligation referred to above, as exist at the time of the Trustee's sale upon such foreclosure, satisfaction of which unpaid balance must be submitted to Trustee prior to such sale.

TRUSTOR:

James E. Nave
James E. Nave

Daveen Nave
Daveen Nave

BENEFICIARY:

Dean Stanton Brase
Dean Stanton Brase

Ruth Ann Brase
Ruth Ann Brase

650421
INST. NO.
OFFICIAL RECORD BOOK NO. 691
RECORDED AT REQUEST OF

STEWART TITLE INSURANCE OF NEVADA

Dec 23 3 54 PM '76

CLERK ... NEVADA
JOAN L. ... RECORDER

FEE 4.00 DEPUTY

21-0589
09/23/2021

BOOK 1247

I 206633

REQUEST FOR NOTICE PURSUANT TO NEVADA REVISED STATUTES 107.090

Request is hereby made that a copy of any notice of default or notice of sale under the terms of that certain Deed of Trust recorded December 23, 1976 in Book 691 of Official Records, Clark County, Nevada as Document number 650421
Re-recorded January 5, 1977 in book 694 as document no. 653791
execute by JAMES E. NAVE AND DA VEEN NAVE, Trustor in which DEAN STANTON BRASE AND RUTH ANN BRASE is named as beneficiary and STEWART TITLE INSURANCE OF NEVADA is named as trusteee, be mailed to MATTHEW G. ATEN AND JOAN ATEN whose address is 5600 W. Charleston Blvd., Las Vegas, Nevada 89102

Matthew G. Aten
MATTHEW G. ATEN

Joan Aten
JOAN ATEN

Dated: June 30, 1980

T.O. ST 43773 PJB

STATE OF NEVADA
COUNTY OF Clark } ss.

On June 30, 1980
before me, the undersigned, a Notary Public in and for said County and State, personally appeared
MATTHEW G. ATEN AND
JOAN ATEN

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.
WITNESS my hand and official seal.

(Seal) Pamela J. Burr
Notary Public in and for said County and State

SPACE BELOW FOR RECORDERS USE ONLY

When Recorded Please Mail To: Matthew G. Aten, et al
5600 W. Charleston Blvd., Las Vegas, Nev. 89102

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
STEWART TITLE INSURANCE OF NEVADA
JUN 30 4 34 PM '80
FEE 3.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT
1247 1206633

GORM-124-STI

21-0589
09/23/2021

BOOK 694

BOOK 691

650421

RE-RECORDED

ALL-INCLUSIVE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

653791

THIS DEED OF TRUST, made this 24th day of December, 1976, between
JAMES E. NAVE AND DAVEEN NAVE, husband and wife

, herein called GRANTOR or TRUSTOR,

whose mailing address is 2385 E. Tropicana (number and street) Las Vegas, Nevada (city) (State) 89109 (zip code)

STEWART TITLE INSURANCE OF NEVADA, a Nevada Corporation, herein called TRUSTEE and
DEAN STANTON BRASE AND RUTH ANN BRASE, husband and wife as joint tenants

, herein called BENEFICIARY,

WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100-----($115,000.00)---------- DOLLARS

and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered therefor by Trustor;

NOW, THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may be hereafter advanced for the account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANSFERS TO TRUSTEE, in TRUST WITH POWER OF SALE, all that property in Clark County, Nevada, described as:

As per attached Exhibit "A"

This is an all-inclusive deed of trust given as a portion of the purchase price of subject property and recorded third and junior to Deeds of Trust of record. Additional terms and provisions of this deed of trust are set out on attached exhibit "B" and by this reference made a part hereof

Note secured by this Deed of Trust payable at

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues, and profits of said realty, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

TO HAVE AND TO HOLD SAID PROPERTY UPON AND SUBJECT TO THE TRUSTS AND AGREEMENTS HEREIN set forth to-wit.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (17) inclusive of the Deed of Trust, recorded in Book 730, as Document No. 586593, of Official Records in the Office of the County Recorder of Clark County

(WHICH PROVISIONS ARE PRINTED ON THE REVERSE HEREOF) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 17, the amount of fire insurance required by covenant 2 shall be $ 115,000.00 and with respect to attorney's fees provided for by covenant 7 the percentage shall be reasonable %.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

James E. Nave
James E. Nave

Daveen Nave
Daveen Nave

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

When Recorded mail to: Mr. and Mrs. Dean Stanton Brase
5428 Del Monte, Las Vegas, Nevada
ST 26198 PJB Loan No.

SPACE BELOW THIS LINE FOR RECORDER'S USE

STATE OF NEVADA, }ss.
COUNTY OF Clark

On December 22, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared James E. Nave and Daveen Nave

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

(Seal)

Signature

Name (Typed or Printed)

Notary Public in and for said County and State.

My Commission Expires: [illegible], 1977

STI-E104 GORM LITHO

21-0589
09/23/2021

BOOK 694

653791

3-2

EXHIBIT "A"

Being a portion of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter (SW 1/4) of said Section 36; Thence Westerly along the South line of the Southwest Quarter (SW 1/4) thereof, 669.61 feet more or less to the Southeast corner of the Southwest Quarter (SW 1/4), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of said Section 36; Thence Northerly along the East line of said Southwest Quarter (SW 1/4) Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4), 50.00 feet to the Northerly right-of-way line of Charleston Boulevard (100' wide) being the TRUE POINT OF BEGINNING; Thence continuing Northerly along said East line of Southwest Quarter (SW 1/4), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4), 114.47 feet to a point; Thence Westerly and parallel to said South line of Section 36, 66.00 feet to a point; Thence Southerly and parallel to said East line, 114.47 feet to a point in the Northerly right-of-way line of Charleston Boulevard; Thence Easterly along said right-of-way, 66.00 feet to the TRUE POINT OF BEGINNING.

Proof Read

21-0589
09/23/2021

A.P. NO. 138-36-408-005
15 SEPTEMBER 2021
JOB NO. 2658-001-211

EXPLANATION: THIS LEGAL DESCRIPTION DESCRIBES THE PORTION OF THE PATENT EASEMENT GRANTED PER BOOK 62, DOCUMENT NO. 52538 OF OFFICIAL RECORDS, RECORDED JULY 21, 1955 OVER THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

THE EAST 33.00 FEET AND THE NORTH 3.00 FEET OF THAT PORTION OF GOVERNMENT LOT FIFTY-FOUR (54) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SECTION 36;
THENCE NORTH 89°33'00" WEST ALONG THE SOUTH LINE OF THE SAID SECTION 36, A DISTANCE OF 669.61 FEET TO THE SOUTHEAST CORNER OF THE SAID GOVERNMENT LOT FIFTY-FOUR (54);
THENCE NORTH 00°09'23" WEST ALONG THE EAST LINE OF THE SAID GOVERNMENT LOT FIFTY-FOUR (54) A DISTANCE OF 164.47 FEET TO THE NORTHEAST CORNER OF THE RED ROCK ANIMAL CLINIC SITE, SHOWN ON THE MAP OF RECORD OF SURVEY RECORDED IN FILE 18 OF SURVEYS AT PAGE 96 IN THE OFFICE OF THE CLARK COUNTY RECORDER, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°09'23" WEST A DISTANCE OF 134.48 FEET TO A POINT ON THE SOUTH LINE OF ALPINE PLACE;
THENCE NORTH 89°32'30" WEST ALONG THE SOUTH LINE OF ALPINE PLACE A DISTANCE OF 86.00 FEET TO A POINT;
THENCE SOUTH 00°09'23" EAST ALONG A LINE PARALLEL TO AND 86 FEET WESTERLY OF THE SAID EAST LINE OF GOVERNMENT LOT FIFTY-FOUR (54) A DISTANCE OF 248.84 FEET TO A POINT ON THE NORTH LINE OF CHARLESTON BOULEVARD;
THENCE SOUTH 89°33'00" EAST ALONG THE LAST-MENTIONED NORTH LINE A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF THE SAID RED ROCK ANIMAL CLINIC SITE;
THENCE NORTH 00°09'23" WEST ALONG THE WEST LINE OF THE LAST-MENTIONED SITE A DISTANCE OF 114.47 FEET TO THE NORTHWEST CORNER OF THE SAID SITE;
THENCE SOUTH 89°33'00" EAST ALONG THE NORTH LINE OF THE SAID SITE A DISTANCE OF 66.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTION WAS APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 22, 1997 IN BOOK 970822 AS INSTRUMENT NO. 01056 OF OFFICIAL RECORDS.

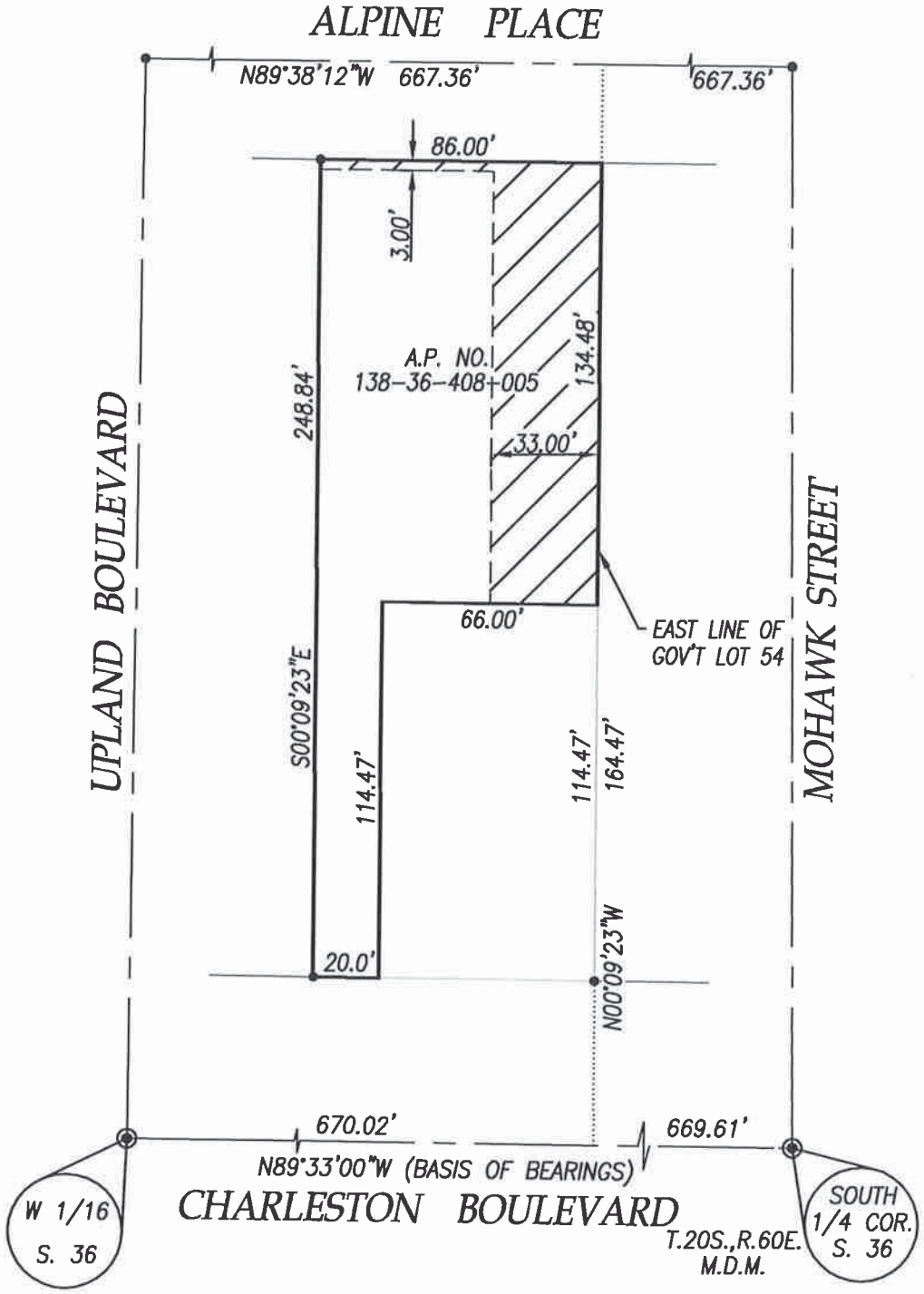
SEE EXHIBIT "A" ATTACHED

21-0589
09/23/2021

A.P. NO. 138-36-408-005

EXHIBIT "A"

TO ACCOMPANY LEGAL DESCRIPTION FOR PATENT EASEMENT VACATION A.P. NO. 138-36-408-005



SHEET 2 OF 2

21-0589
09/23/2021

A.P. NO. 138-36-408-008
15 SEPTEMBER 2021
JOB NO. 2658-001-211

EXPLANATION: THIS LEGAL DESCRIPTION DESCRIBES THE PORTION OF THE PATENT EASEMENT GRANTED PER BOOK 62, DOCUMENT NO. 52538 OF OFFICIAL RECORDS, RECORDED JULY 21, 1955 OVER THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

THE EAST 33.00 FEET OF A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 36;
THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) THEREOF, 669.61 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼), SOUTHEAST QUARTER (SE ¼), SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 36;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW ¼), SOUTHEAST QUARTER (SE ¼), SOUTHWEST QUARTER (SW ¼), 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD (100 FEET WIDE) BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTHERLY ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER (SW ¼), SOUTHEAST QUARTER (SE ¼), SOUTHWEST QUARTER (SW ¼), 114.47 FEET TO A POINT;
THENCE WESTERLY AND PARALLEL TO SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 66.00 FEET TO A POINT;
THENCE SOUTHERLY AND PARALLEL TO SAID EAST LINE, 114.47 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD;
THENCE EASTERLY ALONG SAID RIGHT-OF-WAY, 66.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 22, 1997 IN BOOK 970822 AS INSTRUMENT NO. 01056 OF OFFICIAL RECORDS.

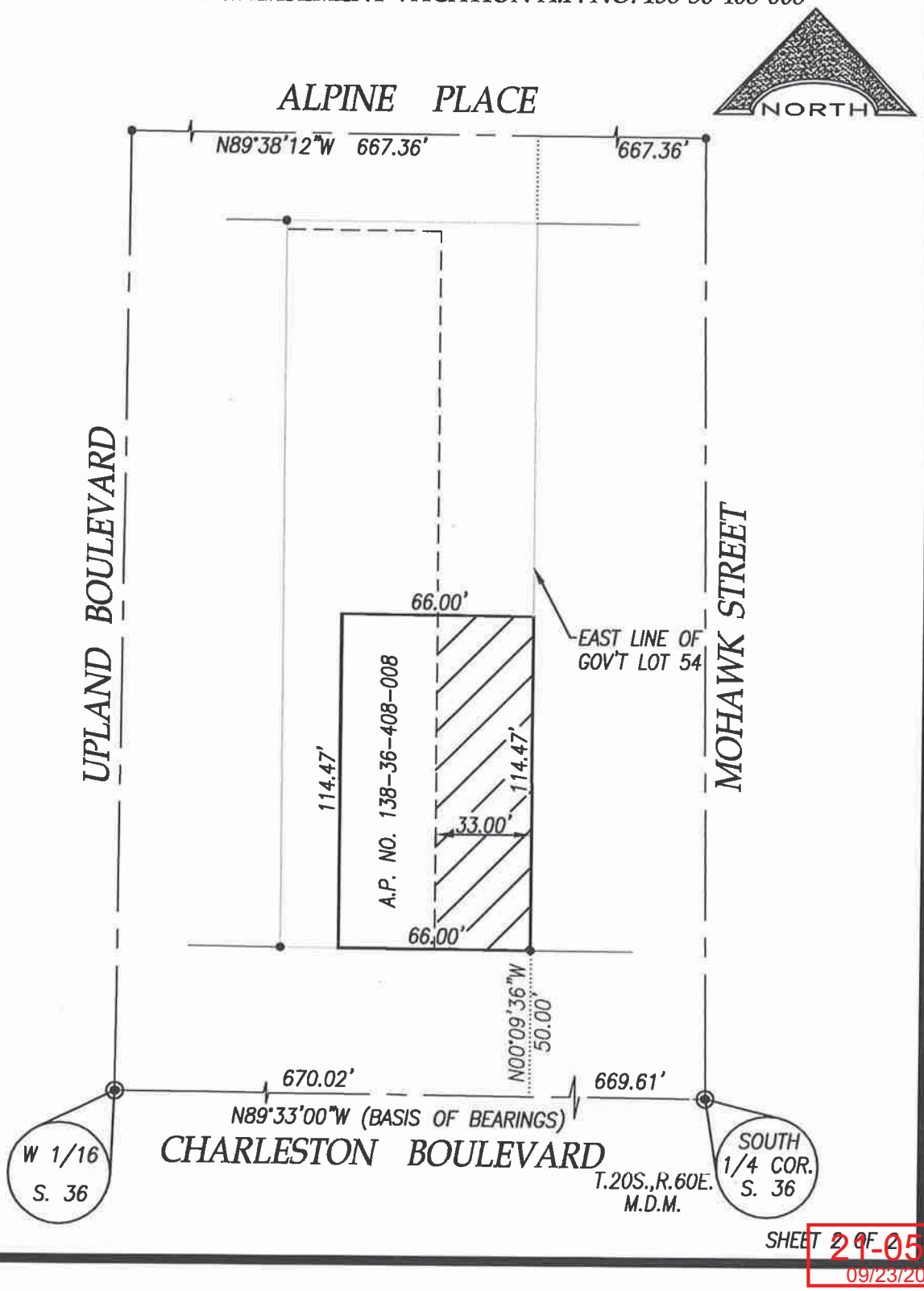
SEE EXHIBIT "A" ATTACHED

21-0589
09/23/2021

A.P. NO. 138-36-408-008

EXHIBIT "A"

TO ACCOMPANY LEGAL DESCRIPTION FOR PATENT EASEMENT VACATION A.P. NO. 138-36-408-008



SHEET 2 OF 2

21-0589
09/23/2021

52538 (2-1)

BOOK 62

Carson City 024686

The United States of America,

To all whom these presents shall come, Greeting:

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 Clara J. Balling Folta

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. 20 N., R. 60 E.,
sec. 36, lot 54.

The area described contains 2.50 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 across said land or as near as practicable to the exterior boundaries.

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 EIGHTEENTH day of APRIL in the year of our Lord one thousand nine hundred and FIFTY-FIVE and of the Independence of the United States the one hundred and SEVENTY-NINTH.

[SEAL]

For the Director, Bureau of Land Management.

By S. A. Nichols
Chief, Patents Unit

(SEAL)

Patent Number 1151693

21-0589
09/23/2021

Description: Clark,NV B-Series - DocID(1/2/54 to 12/31/69) 52538 Page: 1 of 2
Order: CLARK COUNTY Comment:

52538(2-2)

BOOK 62

NO. 52538
RECORDED AT THE REQUEST OF
Clara J. Balling Tilla
Mar 21 1 05 PM '55
OFFICIAL RECORDS BOOK NO. 62
CLARK COUNTY, NEVADA
PAUL C. O'HALLEY, RECORDER
FEE $ 9.00 m DEPUTY

Gen. Del.

21-0589
09/23/2021

Description: Clark,NV B-Series - DocID(1/2/54 to 12/31/69) 52538 Page: 2 of 2
Order: CLARK COUNTY Comment:



21-0589-VAC1 - APPLICANT/OWNER: ATEN FAMILY TRUST
NORTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 555 FEET EAST OF UPLAND BOULEVARD

09/30/2021



21-0589-VAC1 - APPLICANT/OWNER: ATEN FAMILY TRUST
NORTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 555 FEET EAST OF UPLAND BOULEVARD

09/30/2021

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

2658-001-212

September 23, 2021

City of Las Vegas
Planning & Zoning
495 S. Main St.
Las Vegas, Nevada 89101

Reference: **Vacation of Patent Easement for APN# 138-36-408-005 and 138-36-408-008**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel numbers, which is located 5600 W. Charleston Boulevard.

We are proposing to vacate the patent easement recorded in Book 62 of Official Records, as Instrument No. 52538 across the parcels that was granted per the Bureau of Land Management. This patent easement is not needed. Public R.O.W adjacent to the site is existing and has been dedicated previously.

We feel that the proposed vacation is compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this patent easement vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

21-0589
09/23/2021

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: 21-0589-VAC1

SUBJECT: APPLICANT/OWNER: ATEN FAMILY TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***



11/03/21

Signature — Date

Clayton L. Neilsen

Please Print Name

L.R. Nelson Consulting Engineers, LLC

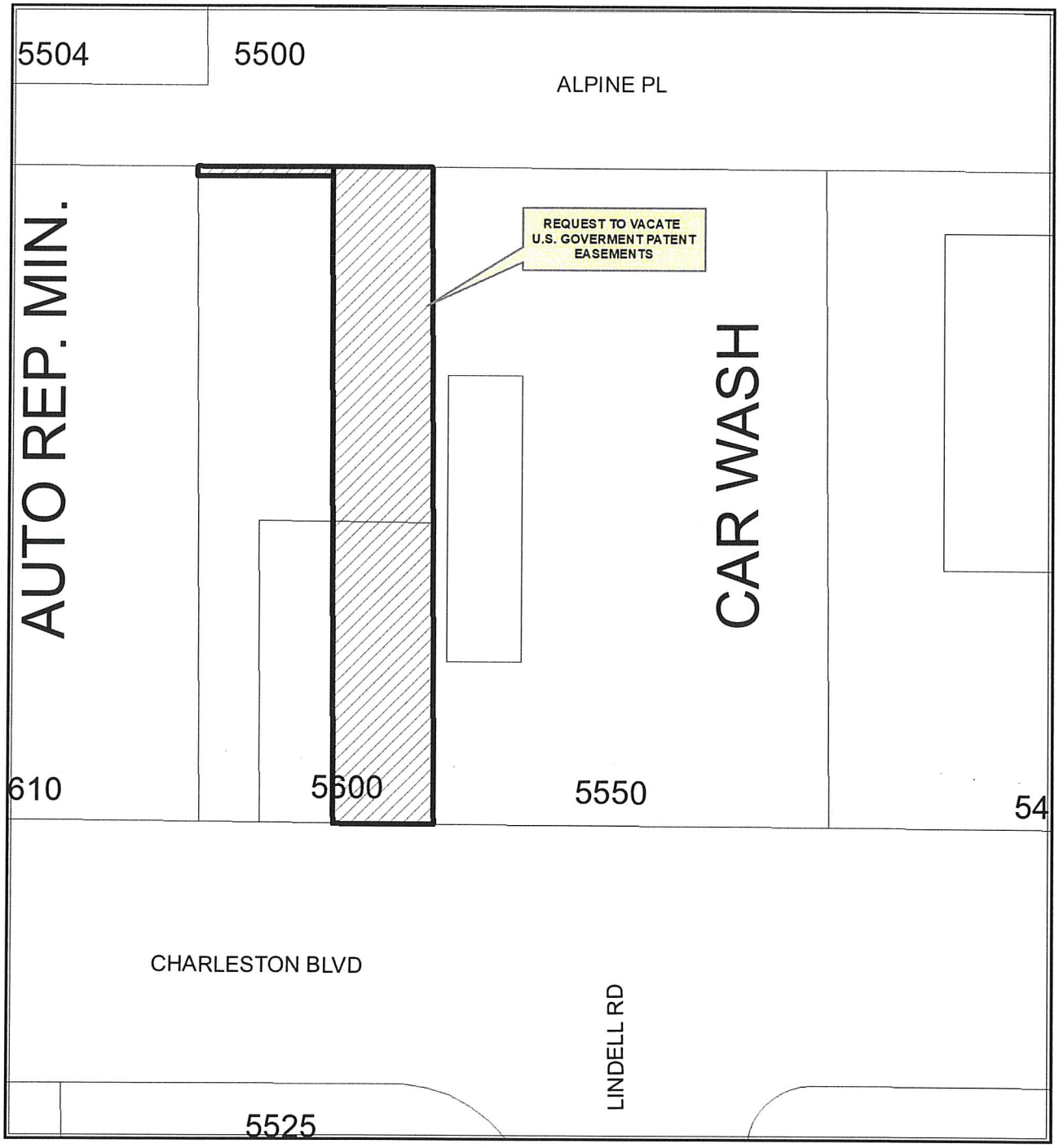
Company Name

Submitted after final agenda

ITEM 14
RECEIVED
11/03/21

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division



CASE: 21-0589-VAC1

Submitted after final agenda

ITEM 14



CASE: 21-0589-VAC1

0 40 80
Feet

N

ITEM 14

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
15

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

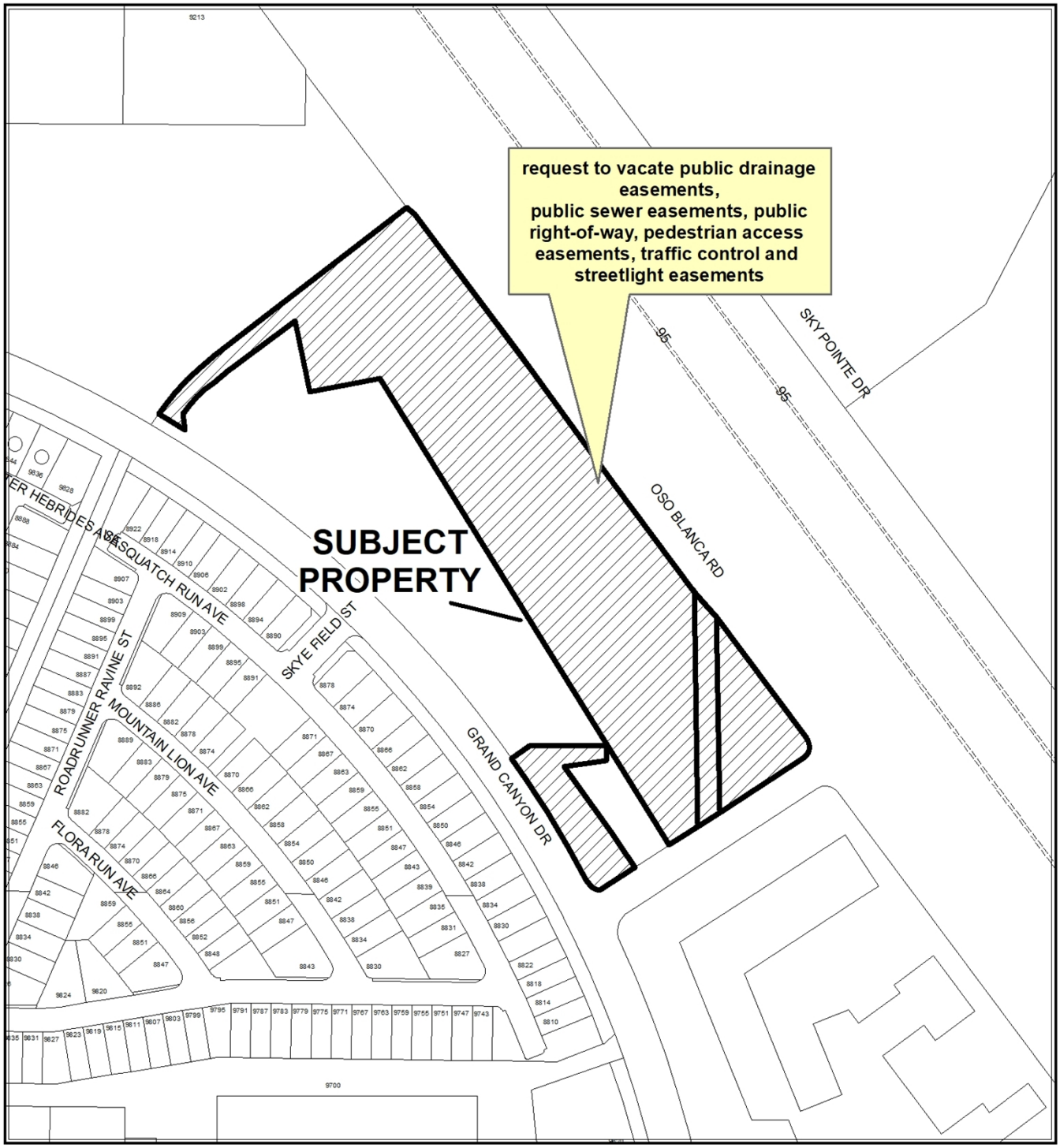
SUBJECT:
21-0591-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request to vacate public drainage easements, public sewer easements, public right-of-way, pedestrian access easements, traffic control and streetlight easements on 12.67 acres generally located on the northeast corner of Drake Drive and Grand Canyon Drive (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [MLA (Medium-Low Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

C.C.: 12/15/2021

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:

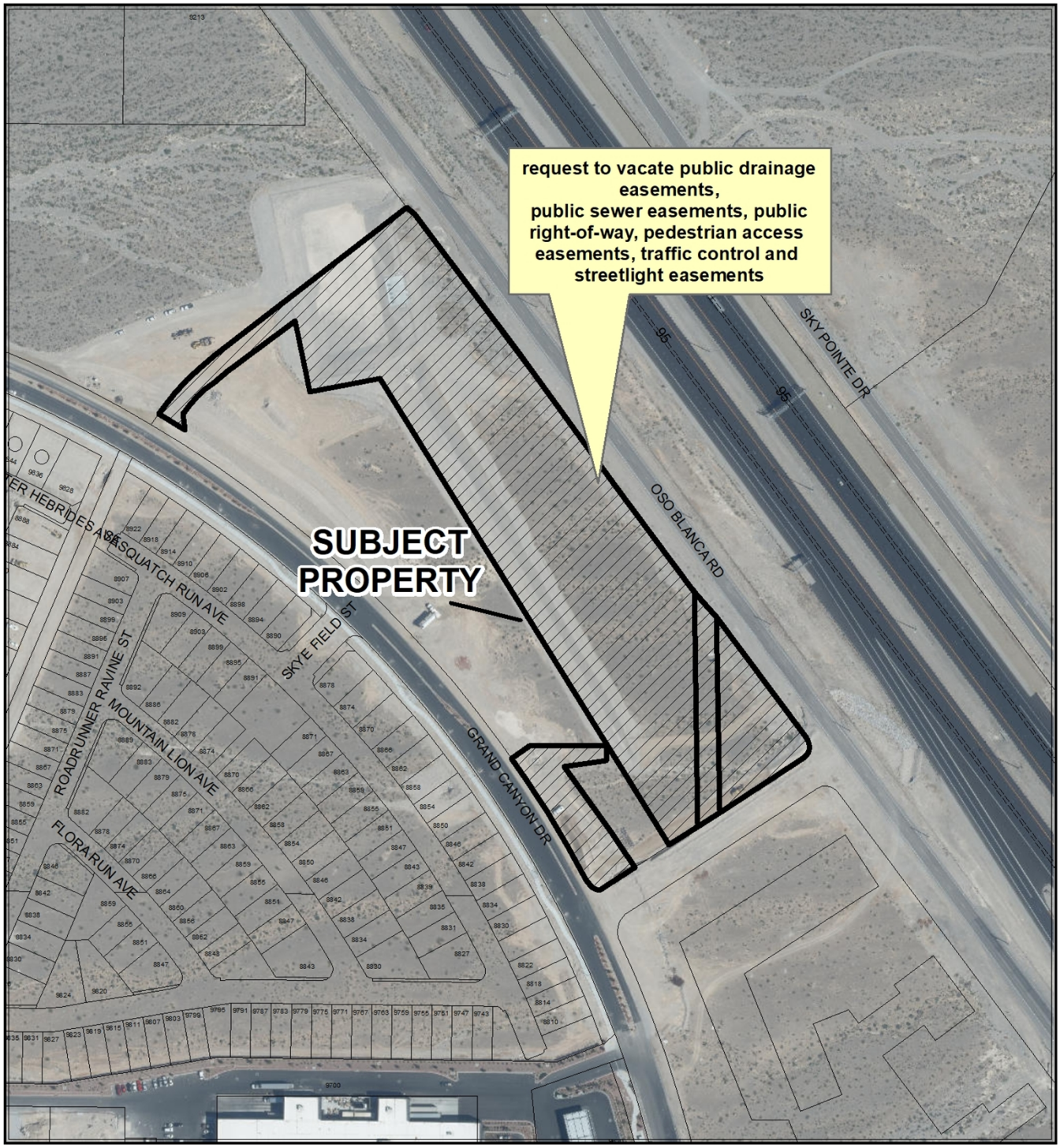
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: 21-0591-VAC1

0 200 400
Feet

N



CASE: **21-0591-VAC1**

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0591-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0591-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused Public Drainage, Access, Traffic Control, and Pedestrian Easements generally located at the northwest corner of Oso Blanca Road and Drake Drive granted in Book 157, Page 48 of Plats, document #20180412-0001037 and Instrument #199105300000395.

2. 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 20-0258-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. 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.

6. If the Order of Vacation is not recorded within three (3) 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to vacate unused Public Drainage, Access, Traffic Control, and Pedestrian Easements generally located at the northwest corner of Oso Blanca Road and Drake Drive.

ANALYSIS

On August 10, 2021 the Planning Commission approved a proposed development for the subject site that consists of a three-story, 315-unit multi-family residential development. In order to proceed with this development plan, the applicant is requesting to vacate a portion of a public drainage easement adjacent to the eastern edge of the subject site; a 40-foot public roadway, utility, and flood control easement located along the western edge; a public drainage easement located within the southwest corner within the project boundary; and public easements (pedestrian access, streetlight, traffic control, landscape, and maintenance) adjacent to the northern project boundary edge.

The purpose of this Petition to Vacate is to vacate unused public drainage, access, traffic control, and pedestrian easements generally located at the northwest corner of Oso Blanca Road and Drake Drive granted in Book 157, Page 48 of Plats, document #20180412-0001037 and Instrument #199105300000395. This petition also proposes to vacate half of a private roadway with public pedestrian access, streetlight, and traffic control easements. Since the planned road for which this easement was originally granted is no longer shown in the most currently approved Skye Canyon Development Agreement, staff has advised the applicant to work with the adjacent property owner [APN 125-06-410-003 (future casino parcel)] in order to remove the easements that encumber their property. The City of Las Vegas will not require that the easements on the adjacent property be vacated until that parcel comes in for development.

The multi-family residential development approved on August 10, 2021 was given three-years to exercise the land use entitlements (21-0374-VAR1, VAR2 and SDR1). If approved, staff has provided a three-year time limit for this Petition to vacate in order to align with the approved development.

Staff finds the requested vacations meets the minimum requirements set forth by Title 19.16.080 for a Petition to Vacate and is recommending approval of the request with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/10/21	The Planning Commission approved a request for a Major Modification (21-0374-MOD1) to amend the Skye Canyon Development Agreement Exhibit's "F" and "M" to eliminate the Medium-Low Attached (MLA) Special Land Use Designation average density requirement. Staff recommended approval.
	The Planning Commission approved a request for a Variance (21-0374-VAR1) to allow two wall signs which are 65 square feet where 50 square feet is the maximum area allowed; to allow two wall signs that do not face a street frontage where one sign facing the street frontage is allowed and to allow three 11-foot tall, 188 square-foot monument signs where eight feet and 60 square feet are the maximum allowed on 12.67 acres at the northwest corner of Drake Drive and Oso Blanca Road. Staff recommended denial.
	The Planning Commission approved a request for a Variance (21-0374-VAR2) to allow 486 parking spaces where 542 spaces are required on 12.67 acres at the northwest corner of Drake Drive and Oso Blanca Road. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (21-0374-SDR1) for a three-story, 315-unit multi-family residential development with a Waiver of the perimeter landscape buffer requirements on 12.67 acres at the northwest corner of Drake Drive and Oso Blanca Road. Staff recommended denial.

Most Recent Change of Ownership	
09/01/21	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	
09/14/21	Staff provided the applicant a submittal checklist for the proposed Petition to Vacate.

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

Field Check	
09/30/21	Staff observed the undeveloped site and did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Gross Acres	12.67

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TD (Traditional Development)	T-D (Traditional Development)
North	Undeveloped	TD (Traditional Development)	T-D (Traditional Development)
South	Undeveloped	TD (Traditional Development)	T-D (Traditional Development)
East	Oso Blanca Road US 95	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Single Family, Detached	TD (Traditional 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	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***
Grand Canyon	Collector	Master Plan of Streets and Highways Map	67	Y
Oso Blanca Road	Collector	Master Plan of Streets and Highways Map	27	N

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

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

21-0591 09/15/2021

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

Project Address (Location) Grand Canyon and Skye Canyon Park Drive

Project Name Skye Canyon 2.01 **Proposed Use** Residential

Assessor's Parcel #(s) 125-07-110-002, 125-07-501-006 **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. Bewilte

Subscribed and sworn before me
This 9th day of July, 20 21

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

Notary Public in and for said County and State

Form 1860-c
(January 19

The United States of America

To all to whom these presents shall come, Greeting:

(4)

N-54049

ADN 01E-110-001

RETURN TO
NEVADA TITLE CO.
91-01-0637-(1) JM

WHEREAS

Olympic Nevada General Partnership,
an Arizona general partnership

is entitled to a land patent pursuant to Section 206 of the Act of October 21, 1976 (43 U.S.C. 1716), for the following described land:

Mount Diablo Meridian, Nevada

T. 19 S., R. 60 E.,
sec. 7, lots 7, 13, 17 and 22.

containing 124.41 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto Olympic Nevada General Partnership, an Arizona general partnership, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances of whatsoever nature, thereunto belonging, unto the said Olympic Nevada General Partnership, an Arizona general partnership, its successors or assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945).

2. All the oil, gas, sodium and potassium mineral deposits in the lands so patented, and to it, its permittees, licensees and lessees, the right to prospect for, mine and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe. This reservation includes necessary access and exit rights and the right to conduct all necessary and incidental activities including, without limitation, all drilling operations, storage and transportation facilities deemed reasonably necessary.

MAIL TAX STATEMENTS TO:

Olympic Nevada
8300 N. Hayden Rd., Ste. 200
Scottsdale, AZ 85258

UNOFFICIAL DOCUMENT

21-0591
09/15/2021

27-91-0090

Patent Number

9 1 0 5 3 0 0 0 3 9 5

N-54049

Unless otherwise provided by separate agreement with the surface owner, permittees, licensees and lessees of the United States shall reclaim disturbed areas to the extent prescribed by regulations issued by the Secretary of the Interior.

All causes of action brought to enforce the rights of the surface owner under the regulations above referred to shall be instituted against permittees, licensees and lessees of the United States; and the United States shall not be liable for the acts or omissions of its permittees, licensees and lessees.

SUBJECT TO:

1. Those rights for highway purposes granted to the Nevada Department of Highways, its successors or assigns, by right-of-way No. CC-018138, pursuant to the Act of November 9, 1921 (42 Stat. 216) as to lots 7, 13 and 17.

2. Those rights for communication line purposes granted to Nevada Bell, its successors or assigns, by right-of-way No. CC-021488, pursuant to the Act of March 4, 1911, as amended (formerly 43 U.S.C. 961) as to lots 7, 13 and 17.

3. Those rights for highway purposes granted to the Nevada Department of Transportation, its successors or assigns, by right-of-way No. N-46063, pursuant to the Act of August 27, 1958 (23 U.S.C. 317) as to lots 7 and 13.

4. The following easements, in favor of the City of Las Vegas, for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands:

   - The West 40 feet of Government lot 7 in said Section 7.

     EXCEPT THEREFROM any portion of said West 40 feet lying Northerly of the Southwesterly boundary of the "F6" Frontage Road of the State of Nevada Department of Transportation Project No. QF-095-2(12), approved February 2, 1988.

   - The West 40 feet of Government lot 13 in said Section 7.

   - That portion of Government lot 13 in said Section 7, bounded as follows: Bounded on the Northeast by the Southwesterly boundary of the "F6" Frontage Road of the State of Nevada Department of Transportation Project No. QF-095-2(12), approved February 2, 1988; bounded on the South by the South line of Government lot 13 in said Section 7; and bounded on the West by the Northerly prolongation of the West line of the East 30 feet of Government lot 17 in said Section 7.

21-0591
09/15/2021

27-91-0096

9 1 0 5 3 0 0 0 3 9 5

Form 1860-10
(April 1988)

N-54049

The East 30 feet AND the West 40 feet of Government lot 17 in said Section 7.

The South 150 feet AND the East 30 feet AND the West 40 feet of Government lot 22 in said Section 7.

Unofficial Copy

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 Las Vegas, Nevada
the TWENTY-NINTH day of MAY
in the year of our Lord one thousand nine hundred and NINETY-ONE
and of the Independence of the
United States the two hundred and FOURTEENTH

[SEAL]

By _____ Deputy State Director, Operations

21-0591
09/15/2021

Patent Number 27-91-0090

Unofficial Copy

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE CO

21-0591
09/15/2021

05-30-91 08:00 PAM 4
OFFICIAL RECORDS
BOOK: 910530 INST: 00395

FEE: 8.00 RPTT: EX#002

Inst #: 20180412-0001037
Fees: $0.00
04/12/2018 10:38:42 AM
Receipt #: 3372683
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: KVHO Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN: 125-07-101-009 & 125-07-501-006

WHEN RECORDED MAIL AND
SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
495 S MAIN STREET
LAS VEGAS, NV 89101

RIGHT OF WAY GRANT
FOR DRAINAGE EASEMENT PURPOSES

I (WE): **MF LAND LLC**, a Delaware limited liability company, 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, repair and renewal of surface and subsurface drainage channels, pipes, conduits and attached appurtenances; upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel. Said parcel of land being described as follows:

For complete legal description, see Exhibits "A" and "B" attached hereto and by this reference made a part hereof.

(DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED)

For: Drainage Easement

The grantor(s) retain(s) the right to fence, to plant, to maintain and to use said parcel for their 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.

RH

21-0591
09/15/2021

APN: 125-07-101-009 & 125-07-501-006
OWNER: MF LAND LLC
TYPE DOC: Drainage Easement
LOCATION: US-95 and Drake Drive

Witness my hand on this 10th day of April, 2018.

MF LAND LLC, a Delaware limited liability company

BY: _____
TITLE:

BY: Marc A Boldue
TITLE: Authorized Signatory

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On April 10, 2018 personally appeared before me, a Notary Public,
(Date)
Marc A Boldue
(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.

Debi Guma
(Notary Public Signature)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBI GUMA
Appt. No. 98-3016-1
My Appt. Expires Jan. 10, 2022

DUE TO CLARK COUNTY RECORDING STANDARDS, PLEASE DO NOT WRITE/TYPE AND/OR STAMP WITHIN THE 1" BORDER OF THIS DOCUMENT

RH

21-0591
09/15/2021

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN:125-07-101-009 AND 125-07-501-006

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC DRAINAGE EASEMENT IN SUPPORT OF THE "SKYE CANYON" PROJECT.

DESCRIPTION

THAT PORTION OF "AMENDED PARCEL 1" AS SHOWN BY MAP THEREOF IN FILE 105, PAGE 18 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND GOVERNMENT LOT 9 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 7;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 7, NORTH 89°34'33" WEST, 584.92 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US-95;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID US-95, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 36°36'24" EAST, 92.17 FEET TO THE **POINT OF BEGINNING**;

2) THENCE SOUTH 36°36'24" EAST, 1234.17 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DRAKE DRIVE;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DRAKE DRIVE, THE FOLLOWING TWO (2) COURSES:

1) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 93°45'42", AN ARC LENGTH OF 40.91 FEET;

2) THENCE SOUTH 57°09'17" WEST, 274.50 FEET;

THENCE DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DRAKE DRIVE, NORTH 32°14'04" WEST, 963.79 FEET;

THENCE SOUTH 78°29'57" WEST, 124.97 FEET;

THENCE NORTH 11°30'03" WEST, 350.00 FEET;

P:\OLY\16066\LEGALS\SkyeDB2\16066-DB2-DRAINAGE.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

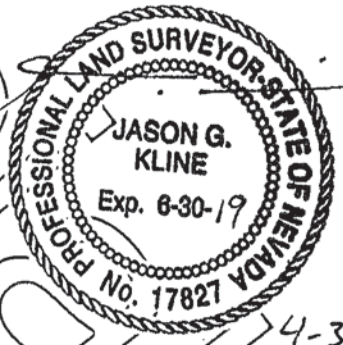
21-0591
09/15/2021

THENCE NORTH 78°29'57" EAST, 211.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7.97 ACRES, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°45'42" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 17 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

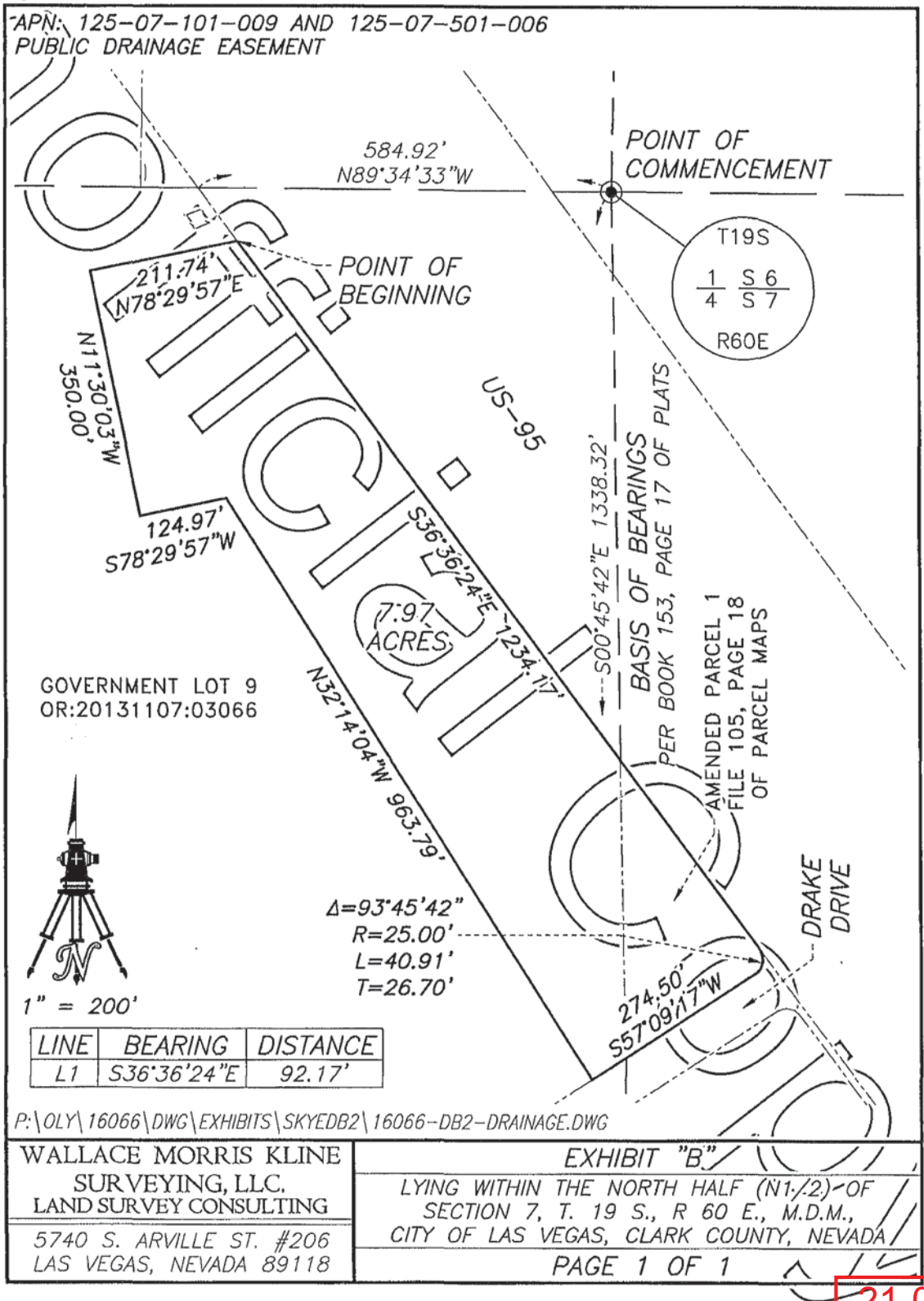
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



4-3-18

UNOFFICIAL COPY

21-0591
09/15/2021



WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 7, T. 19 S., R 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

21-0591
09/15/2021

A.P.N. 125-07-110-002 & 125-07-501-006
GRANTOR: Century Communities Nevada, LLC

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0005\lgl_vac_PDE_20180412-01037
By: RF
Date October 15, 2020
Page 1 of 2

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF GRAND CANYON DRIVE AN NORTH OF DRAKE DRIVE FOR PUBLIC DRAINAGE EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THAT RIGHT-OF-WAY GRANT FOR DRAINAGE EASEMENT PURPOSES RECORDED APRIL 12, 2018 AS INSTRUMENT No. 20180412-0001037 CLARK COUNTY OFFICIAL RECORDS .SITUATE IN THE NORTH HALF (N 1/2) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2.01 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 157, PAGE 48 OF PLATS; THENCE SOUTH 36°36'24" EAST ALONG THE NORTHEAST LINE OF SAID PARCEL 2.01 A DISTANCE OF 841.55 FEET TO THE WEST LINE OF LOT 1 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 105, PAGE 18 OF PARCEL MAPS; THENCE DEPARTING SAID NORTHEAST LINE NORTH 00°45'42" WEST ALONG SAID WEST LINE A DISTANCE OF 8.54 FEET TO THE NORTHEAST LINE OF SAID LOT 1; THENCE DEPARTING SAID WEST LINE SOUTH 36°36'24" EAST ALONG SAID NORTHEAST LINE A DISTANCE OF 327.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID NORTHEAST LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 40.91 FEET THROUGH A CENTRAL ANGLE OF 93°45'42" TO THE NORTHWEST RIGHT-OF-WAY LINE OF DRAKE DRIVE; THENCE SOUTH 57°09'17" WEST ALONG SAID NORTHWEST RIGHT-OF-WAY LINE A DISTANCE OF 274.50 FEET; THENCE DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE NORTH 32°14'04" WEST, 963.79 FEET; THENCE SOUTH 78°29'57" WEST, 124.97 FEET; THENCE NORTH 11°30'03" WEST, 171.47 FEET TO THE NORTHWEST LINE OF SAID PARCEL 2.01; THENCE NORTH 53°23'36" EAST ALONG SAID NORTHWEST LINE A DISTANCE OF 262.48 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON THE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

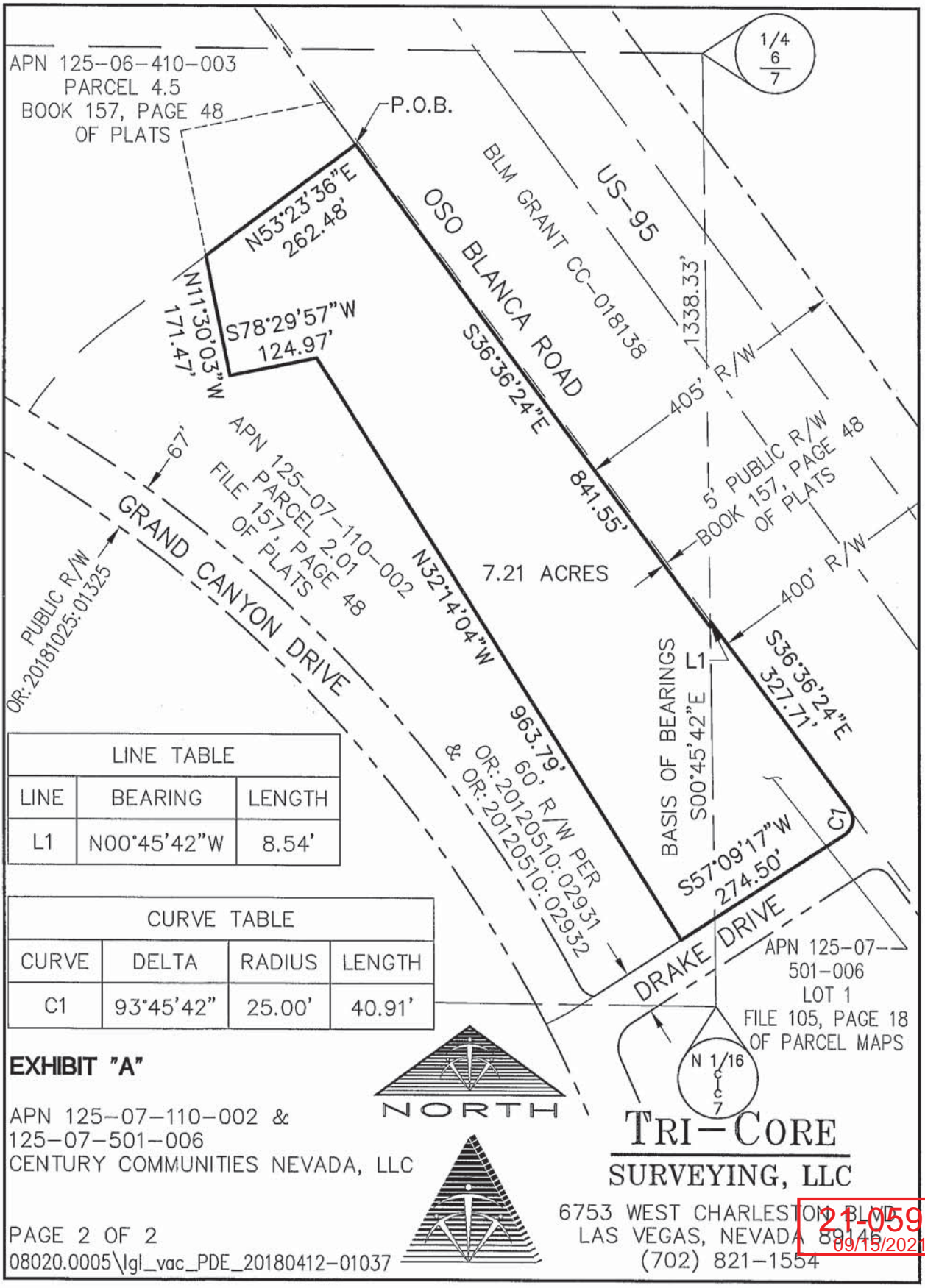
CONTAINING 7.21 ACRES

BASIS OF BEARINGS

SOUTH 00°45'42" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 157, PAGE 48 OF PLATS.

END OF DESCRIPTION

21-0591
09/15/2021



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°45'42"W	8.54'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	93°45'42"	25.00'	40.91'

EXHIBIT "A"

APN 125-07-110-002 &
125-07-501-006
CENTURY COMMUNITIES NEVADA, LLC

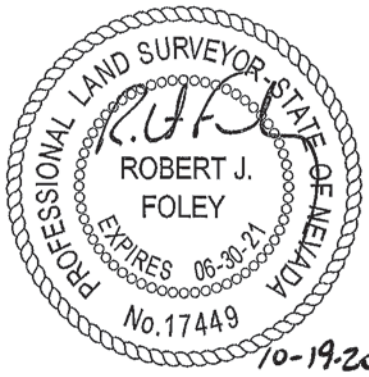
PAGE 2 OF 2
08020.0005\lgl_vac_PDE_20180412-01037

TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

21-0591
09/15/2021

A.P.N. 125-07-110-002
GRANTOR: Century Communities Nevada, LLC

EXHIBIT "C"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0005\lgl_vac_PDE_PB 157-48
By: RF
Date October 16, 2020
Page 1 of 3

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF GRAND CANYON DRIVE AN NORTH OF DRAKE DRIVE FOR PUBLIC DRAINAGE EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

AN EASEMENT FOR PUBLIC DRAINAGE GRANTED TO CITY OF LAS VEGAS PER BOOK 157, PAGE 48 OF PLATS. SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2.01 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 157, PAGE 48 OF PLATS BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF DRAKE DRIVE ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 11°22'29" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 26.49 FEET THROUGH A CENTRAL ANGLE OF 50°35'54" TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRAND CANYON DRIVE BEING THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2033.50 FEET TO WHICH A RADIAL LINE BEARS NORTH 61°58'24" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 252.40 FEET THROUGH A CENTRAL ANGLE OF 07°06'42"; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 54°51'42" EAST, 40.00 FEET; THENCE SOUTH 88°55'00" EAST, 130.00 FEET; THENCE SOUTH 01°05'00" WEST, 20.00 FEET; THENCE SOUTH 77°39'26" WEST, 75.00 FEET; THENCE SOUTH 36°10'51" EAST, 215.27 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DRAKE DRIVE; THENCE SOUTH 57°09'17" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.53 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON THE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

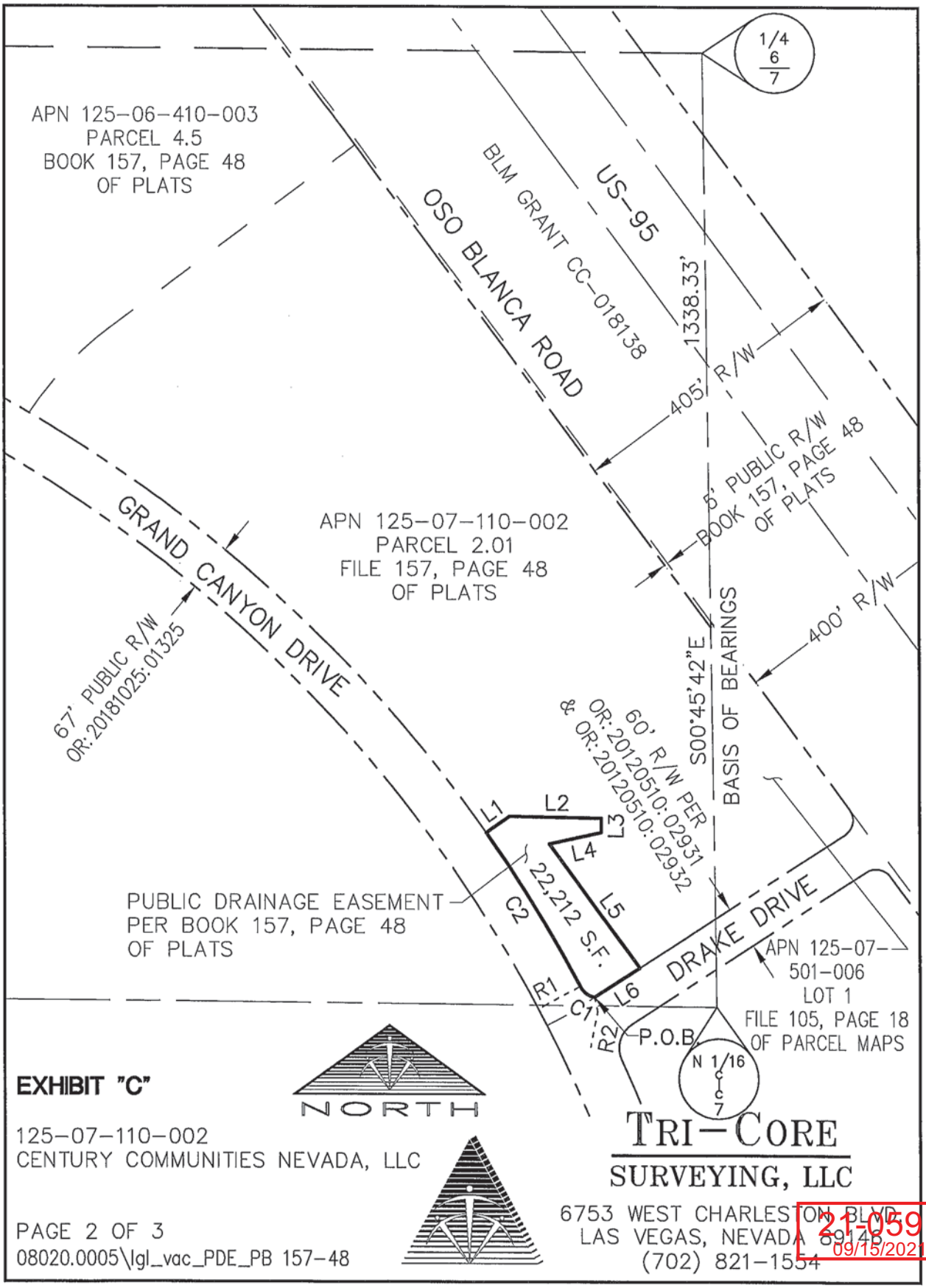
CONTAINING 22,212 SQUARE FEET

BASIS OF BEARINGS

SOUTH 00°45'42" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 157, PAGE 48 OF PLATS.

END OF DESCRIPTION

21-0591
09/15/2021



219591
09/15/2021

RADIAL TABLE	
LINE	BEARING
R1	N61°58'24"E
R2	S11°22'29"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°51'42"E	40.00'
L2	S88°55'00"E	130.00'
L3	S01°05'00"W	20.00'
L4	S77°39'26"W	75.00'
L5	S36°10'51"E	215.27'
L6	S57°09'17"W	75.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	50°35'54"	30.00'	26.49'
C2	7°06'42"	2033.50'	252.40'

EXHIBIT "C"

125-07-110-002
CENTURY COMMUNITIES NEVADA, LLC

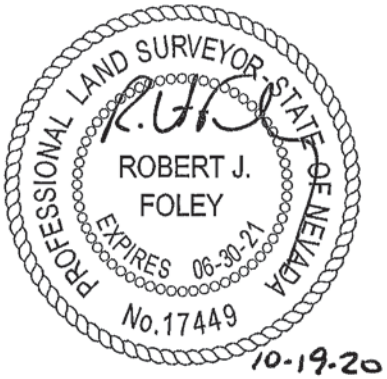
PAGE 3 OF 3
08020.0005\lgl_vac_PDE_PB 157-48

TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

21-0591
09/15/2021

A.P.N. 125-07-110-002
GRANTOR: Century Communities Nevada, LLC

EXHIBIT "D"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0005\lgl_vac_PED ESMNT_PB 157-48
By: RF
Date October 16, 2020

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF GRAND CANYON DRIVE AN NORTH OF DRAKE DRIVE FOR PUBLIC PEDESTRIAN ACCESS, STREETLIGHT AND TRAFFIC CONTROL EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PORTIONS OF THAT CERTAIN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS, STREETLIGHT AND TRAFFIC CONTROL GRANTED TO CITY OF LAS VEGAS PER BOOK 157, PAGE 48 OF PLATS. SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

AREA 1

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2.01 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 157, PAGE 48 OF PLATS; THENCE SOUTH 53°23'36" WEST ALONG THE NORTHWEST LINE OF SAID PARCEL 2.01 A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHWEST LINE SOUTH 36°36'24" EAST, 38.50 FEET; THENCE SOUTH 53°23'36" WEST, 392.48 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 461.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 107.30 FEET THROUGH A CENTRAL ANGLE OF 13°19'19"; THENCE SOUTH 09°49'09" EAST, 26.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2058.50 FEET TO WHICH A RADIAL LINE BEARS NORTH 31°48'36" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 58.76 FEET THROUGH A CENTRAL ANGLE OF 01°38'08" TO THE NORTHWEST LINE OF SAID PARCEL 2.01 BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 52°56'36" WEST; THENCE NORTHEASTERLY ALONG SAID NORTHWEST LINE AND ALONG THE ARC OF SAID CURVE, 142.56 FEET THROUGH A CENTRAL ANGLE OF 16°20'12"; THENCE CONTINUING ALONG SAID NORTHWEST LINE NORTH 53°23'36" EAST, 392.48 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON THE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 20,502 SQUARE FEET

21-0591
09/15/2021

AREA 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2.01 BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF DRAKE DRIVE; THENCE NORTH 57°09'17" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 41.97 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 32°50'43" WEST, 10.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 75°30'23" WEST, 9.52 FEET; THENCE NORTH 57°09'17" EAST, 177.92 FEET TO THE EAST LINE OF SAID PARCEL 2.01; THENCE SOUTH 00°45'42" EAST ALONG SAID EAST LINE A DISTANCE OF 8.26 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 57°09'17" WEST, 167.09 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON THE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

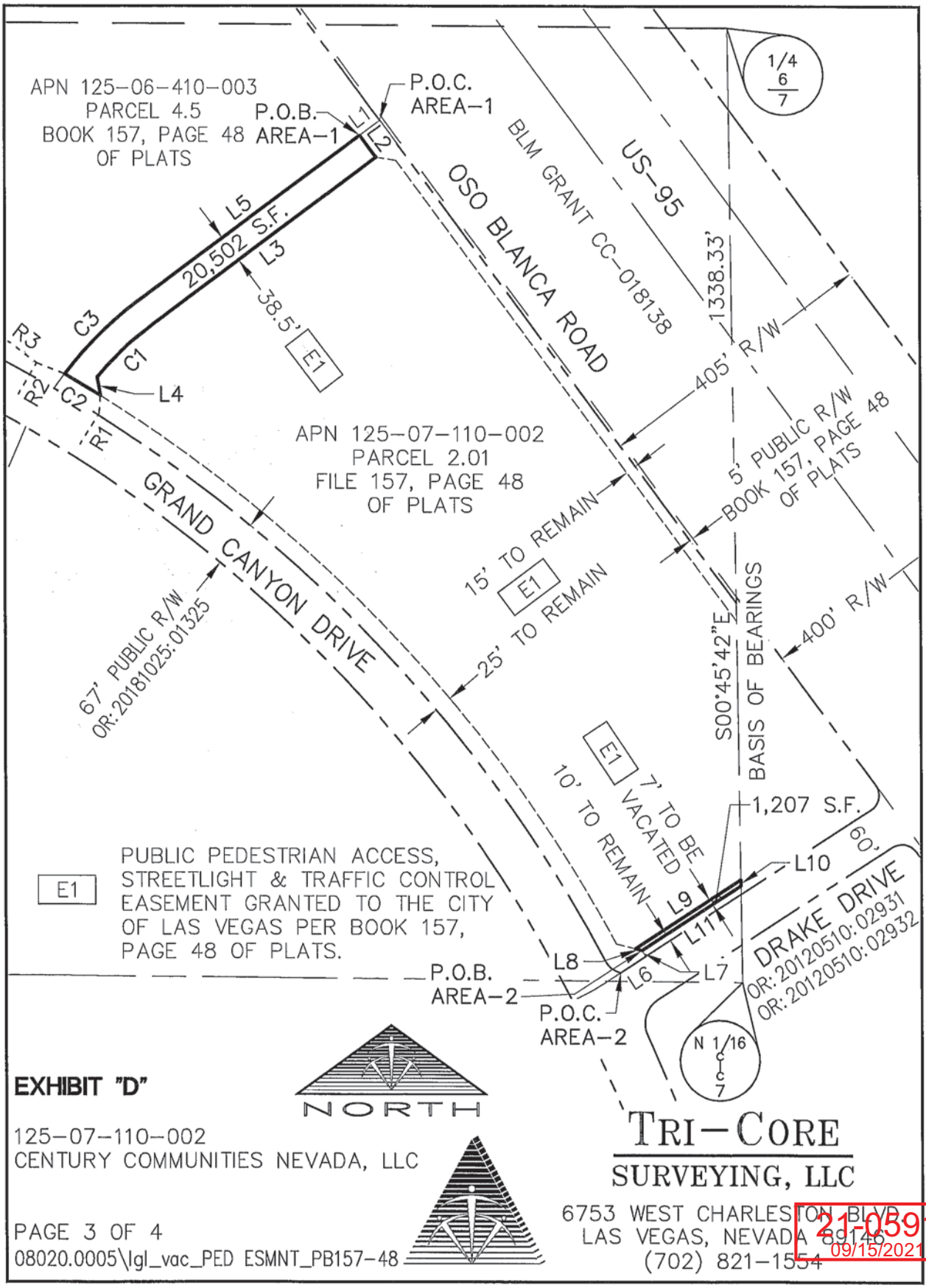
CONTAINING 1,207 SQUARE FEET

BASIS OF BEARINGS

SOUTH 00°45'42" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 157, PAGE 48 OF PLATS.

END OF DESCRIPTION

21-0591
09/15/2021



21-0591
09/15/2021

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°23'36"W	35.00'
L2	S36°36'24"E	38.50'
L3	S53°23'36"W	392.48'
L4	S09°49'09"E	26.43'
L5	N53°23'36"E	392.48'
L6	N57°09'17"E	41.97'
L7	N32°50'43"W	10.00'
L8	N75°30'23"W	9.52'
L9	N57°09'17"E	177.92'
L10	S00°45'42"E	8.26'
L11	S57°09'17"W	167.09'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°19'19"	461.50'	107.30'
C2	1°38'08"	2058.50'	58.76'
C3	16°20'12"	500.00'	142.56'

RADIAL TABLE	
LINE	BEARING
R1	N31°48'36"E
R2	N30°10'28"E
R3	N52°56'36"W

EXHIBIT "D"

125-07-110-002
CENTURY COMMUNITIES NEVADA, LLC

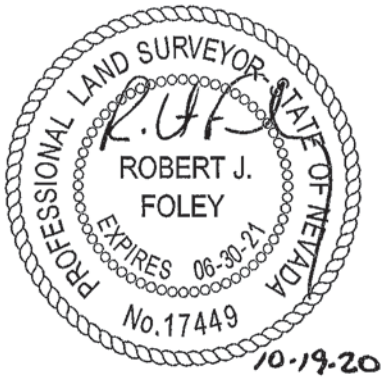
PAGE 4 OF 4
08020.0005\lgl_vac_PED ESMNT_PB157-48

TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

21-0591
09/15/2021

A.P.N. 125-07-501-006
GRANTOR: Century Communities Nevada, LLC

EXHIBIT "B"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0005\lgl_vac_Pat Esmnt_19910530-00395
By: RF
Date October 16, 2020
Page 1 of 2

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF GRAND CANYON DRIVE AN NORTH OF DRAKE DRIVE FOR ROAD, PUBLIC UTILITY AND FLOOD CONTROL EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

AN EASEMENT FOR ROAD, PUBLIC UTILITIES AND FLOOD CONTROL PURPOSES GRANTED IN PATENT No. 27-91-0090 RECORDED MAY 30, 1991 AS INSTRUMENT No. 199105300000395 CLARK COUNTY OFFICIAL RECORDS. SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

THE WEST 40.00 FEET OF GOVERNMENT LOT 7 IN SAID SECTION 7;

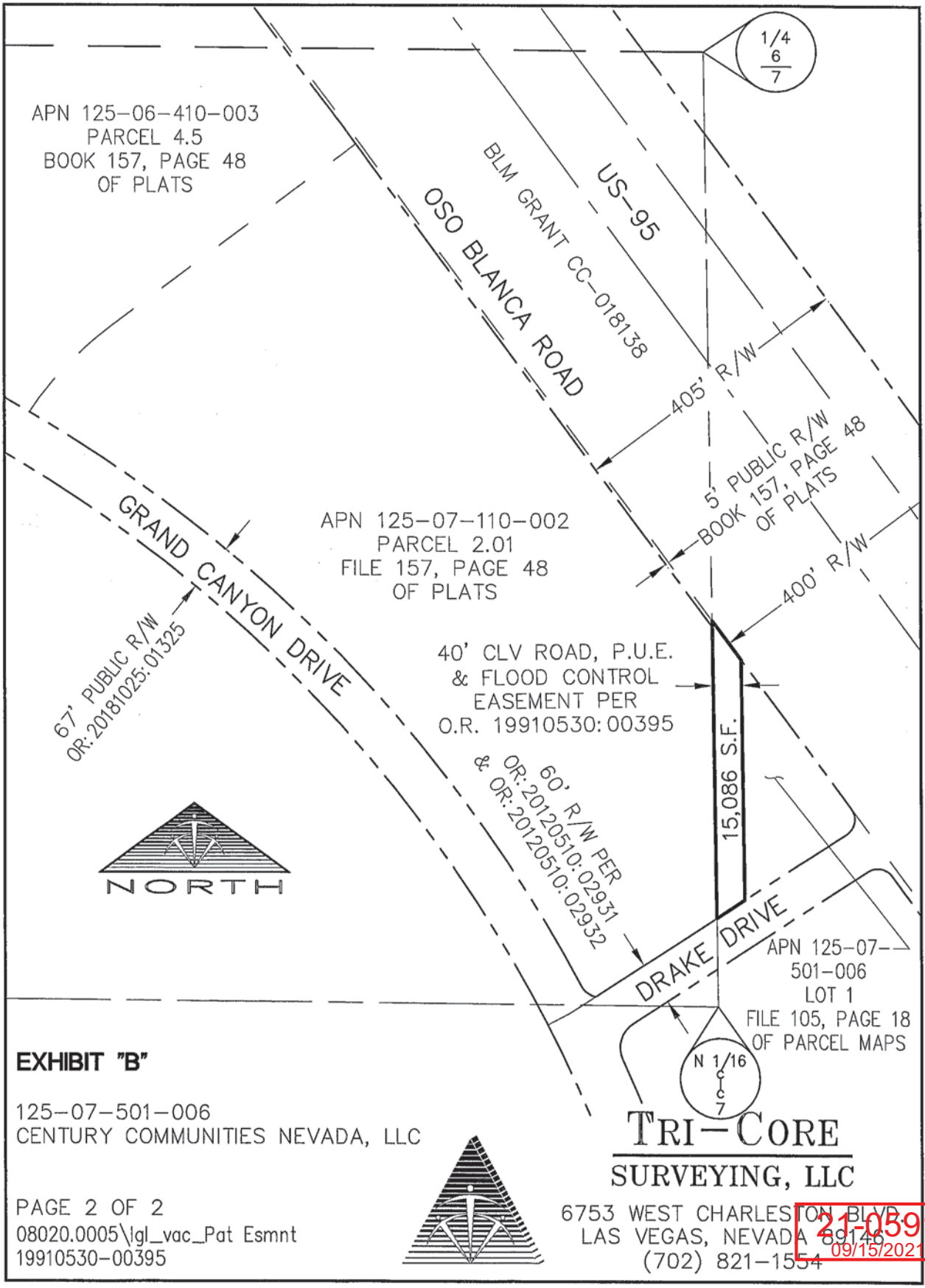
EXCEPTING THEREFROM ANY PORTION OF SAID WEST 40.00 FEET LYING NORTHERLY OF THE SOUTHWESTERLY BOUNDARY OF THE "F6" FRONTAGE ROAD OF THE STATE OF NEVADA DEPARTMENT OF TRANSPORTATION PROJECT No. QF-095-2(12), APPROVED FEBRUARY 2, 1988;

FURTHER EXCEPTING THEREFROM ANY PORTION OF SAID WEST 40.00 FEET LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF DRAKE DRIVE DEDICATED TO THE CITY OF LAS VEGAS PER INSTRUMENT No. 20120510:02931 CLARK COUNTY OFFICIAL RECORDS AS SHOWN ON THE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 15,086 SQUARE FEET

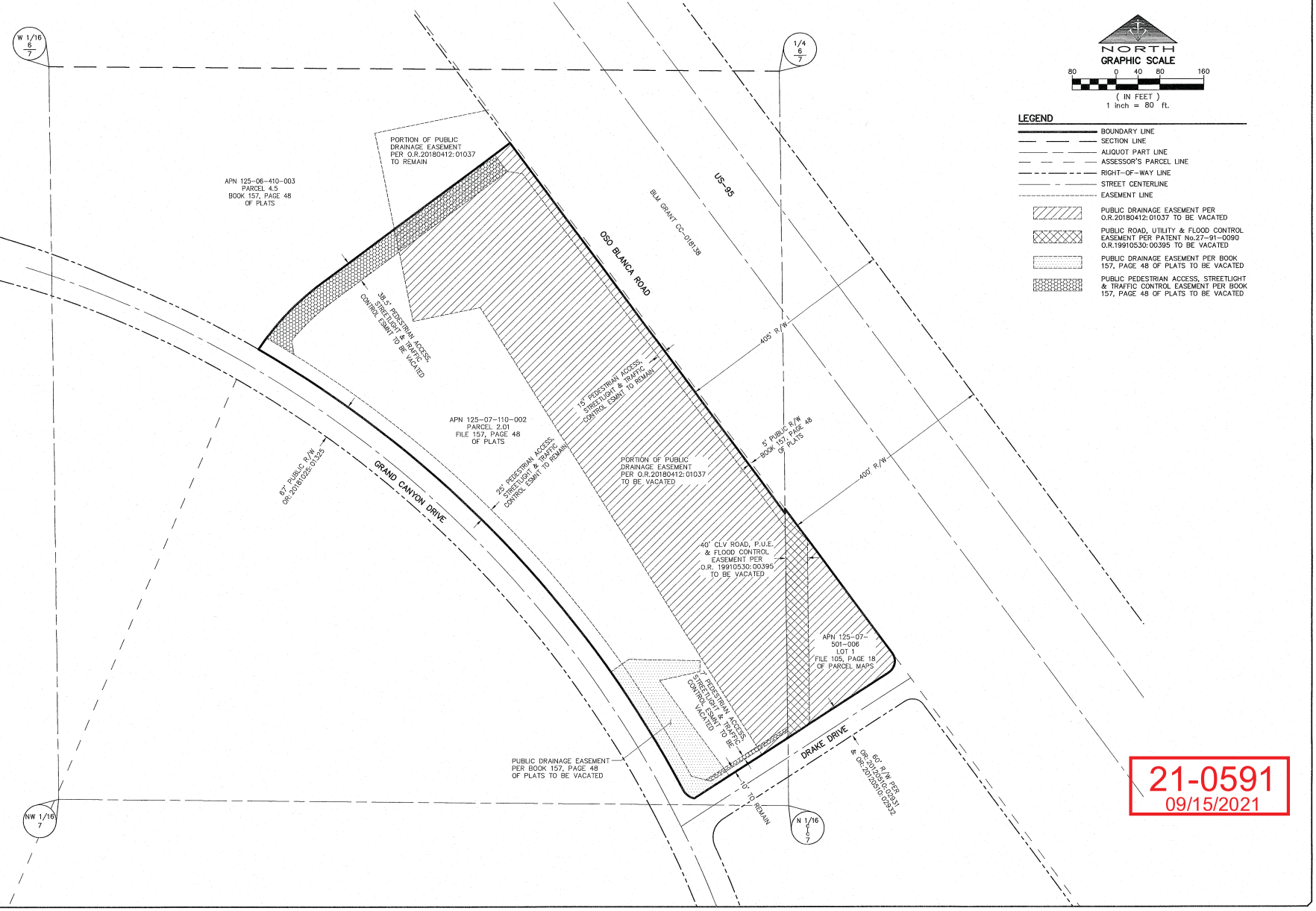
END OF DESCRIPTION

21-0591
09/15/2021


APN 125-06-410-003
PARCEL 4.5
BOOK 157, PAGE 48
OF PLATS
1/4
6
7
US-95
BLM GRANT CC-018138
OSO BLANCA ROAD
405' R/W
5' PUBLIC R/W
BOOK 157, PAGE 48
OF PLATS
400' R/W
APN 125-07-110-002
PARCEL 2.01
FILE 157, PAGE 48
OF PLATS
GRAND CANYON DRIVE
67' PUBLIC R/W
OR:20181025:01325
40' CLV ROAD, P.U.E.
& FLOOD CONTROL
EASEMENT PER
O.R. 19910530:00395
15,086 S.F.
60' R/W PER
OR:20120510:02931
& OR:20120510:02932
DRAKE DRIVE
APN 125-07-
501-006
LOT 1
FILE 105, PAGE 18
OF PARCEL MAPS
N 1/16
C
C
7
NORTH
EXHIBIT "B"
125-07-501-006
CENTURY COMMUNITIES NEVADA, LLC
PAGE 2 OF 2
08020.0005\lgl_vac_Pat Esmnt
19910530-00395
TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554
21-0591
09/15/2021

VACATION EXHIBIT

PORTIONS OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M,; CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



21-0591
09/15/2021

NO.	DESCRIPTION	DATE	APP'D

DATE : 10/19/2020
PM : RF
DRAWN BY : RF
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 08020.0005
SCALE :

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 Copyright to all designs and drawings are the property of Tri-Core. Reproduction or use for any purpose other than that authorized by Tri-Core is prohibited.

TRI-CORE SURVEYING, 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

NEXMETRO DEVELOPMENT, LLC
SKYE CANYON PARCEL 2.01
VACATION EXHIBIT

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
ROBERT J. FOLEY
EXPIRES 06-30-21
No.17449
10-19-20

SHEET 1 OF 1

P:\08020.0005 Skye Canyon 2.01\Mapping\Legals\Vac Exhibit.dwg rfoley Mon, 19 Oct 2020 - 10:57am

FINAL MAP OF
SKYE CANYON II PHASE 5

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 16 AND 17 OF SECTION 6, AND GOVERNMENT LOTS 9 AND 10 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY
AND G LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF:

SKYE CANYON II PHASE 5

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND GRANT THE EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNERS OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY, d/b/a CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

1) AN EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC OR PRIVATE STREETS FOR WATER FACILITIES, FIRE HYDRANTS, GAS LINES, ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS AND UNDERGROUND DISTRIBUTION LINES WITH ATTACHED APPURTENANCES, EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN BUILDING STRUCTURES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;

2) AN ADDITIONAL TWO FOOT WIDE EASEMENT WITHIN THE PLATTED LANDS AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS AND

3) A PERMANENT EASEMENT OVER ALL AREAS INDICATED HEREON AS PRIVATE STREETS, PUBLIC UTILITY EASEMENTS, OR COMMON ELEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF WATER FACILITIES, FIRE HYDRANTS, GAS LINES, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE ABOVE NAMED OWNERS DO HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON ELEMENTS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC DRAINAGE FACILITIES, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS. A MINIMUM FIVE FOOT WIDE PEDESTRIAN WALKWAY EASEMENT IS HEREBY GRANTED OVERLYING ALL SIDEWALKS LOCATED IN COMMON ELEMENTS ABUTTING PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

Marc Andre Boldua 8/29/18
BY: Duly Authorized Marc Andre Boldua DATE
AS:
OF: MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

Marc Andre Boldua 8/29/18
BY: Duly Authorized Marc Andre Boldua DATE
AS:
OF: G LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 29, 2018
BY: Marc Andre Boldua
AS: Duly Authorized
OF: MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

Dulce Juarez
BY:
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: JAN. 10, 2022

DULCE GUERRA
Appt. 98-3161-1
Exp. 1-10-2022

ACKNOWLEDGEMENT

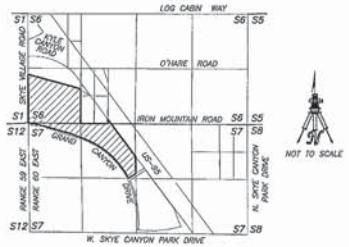
STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 29, 2018
BY: Marc Andre Boldua
AS: Duly Authorized
OF: G LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

Dulce Juarez
BY:
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: JAN. 10, 2022

DULCE GUERRA
Appt. 98-3161-1
Exp. 1-10-2022

OLV-18126



NOT TO SCALE

VICINITY MAP

PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTH HALF (S1/2) OF SECTION 6 AND NORTH HALF (N1/2) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 25, 2018.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827

JASON G. KLINE Exp. 6/30/19 NO. 17827

8-27-18

APPROVALS

WE THE HEREIN NAMED PUBLIC UTILITY COMPANY AND AGENCY, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Marie Gomez 9/29/18
BY: Marie Gomez DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

Diane M. Schlimer 9-28-18
BY: DIANE M. SCHLIMER DATE
CENTRAL TELEPHONE COMPANY, d/b/a CENTURYLINK

Matthew Pedroza 6 Sep 2018
BY: Matthew Pedroza DATE
SOUTHWEST GAS CORPORATION

10-23-18
BY: Mandy Ballistrea DATE
COX COMMUNICATIONS LAS VEGAS, INC.

Dianne Doan 10-10-18
BY: DIANNE DOAN DATE
LAS VEGAS VALLEY WATER DISTRICT

Allen Pawelka 11-1-18
BY: ALLEN PAWELKA, P.E. #9029 DATE
CITY OF LAS VEGAS, CITY ENGINEER

SHEET 1 OF 5

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP;

SKYE CANYON II PHASE 5

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Randy W. Mrowiecki 05-Nov-2018
FOR ALAN R. RIEKKI, P.L.S. NO. 11441 DATE
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH THE APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING.

ON THIS 5th DAY OF November, 2018.

Peter Lowenstein
ON BEHALF OF
ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

P.E. 10/25/18
BY: JOHN CULBERT, P.E. DATE
FOR THE DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT, THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

10/23/2018
BY: DATE
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

BASIS OF BEARINGS

NORTH 00°04'48" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX: N.R.S. 278.5693.

FMP-73971

FINAL MAP OF
SKYE CANYON II PHASE 5
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 16 AND 17 OF SECTION 6, AND GOVERNMENT LOTS 9 AND 10 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

INSTRUMENT NO. 1245
OFFICIAL RECORDS
BOOK NO. 20181106
FILED FOR RECORD AT THE REQUEST OF WALLACE MORRIS KLINE SURVEYING
DATE 11/6/2018 TIME 2:15 P.M.
BOOK 157 PAGE 48
OF PLATS
CLARK COUNTY, NEVADA
DEBBIE CONWAY, CLERK
FEE $ 105.00 DEPUTY KWD

BOOK 157 , PAGE 48

21-0591
09/15/2021

FINAL MAP OF

SKYE CANYON II PHASE 5

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 16 AND 17 OF SECTION 6, AND GOVERNMENT LOTS 9 AND 10 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOTS 16 AND 17 OF SECTION 6, AND GOVERNMENT LOTS 9 AND 10 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE WESTERLY LINE OF SAID SECTION 6, NORTH 00°04'48" WEST, 1181.68 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID SECTION 6, SOUTH 74°56'39" EAST, 1188.26 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 915.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 10°06'32", AN ARC LENGTH OF 161.44 FEET TO A POINT ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 16, TO WHICH A RADIAL LINE BEARS NORTH 25°09'53" EAST;

THENCE ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 16, SOUTH 00°22'27" WEST, 827.35 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 6;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 6, SOUTH 89°34'33" EAST, 666.07 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 6;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 6, NORTH 00°40'57" EAST, 106.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US-95;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID US-95, SOUTH 36°36'24" EAST, 1132.58 FEET TO THE MOST NORTHERLY CORNER OF AMENDED PARCEL 1 AS SHOWN BY MAP THEREOF IN FILE 105, PAGE 18 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE WESTERLY LINE OF SAID AMENDED PARCEL 1, SOUTH 00°45'42" EAST 417.39 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID AMENDED PARCEL 1, SOUTH 57°09'17" WEST, 202.79 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 11°22'29" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°35'54", AN ARC LENGTH OF 26.49 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 61°58'24" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 2033.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 39°50'57", AN ARC LENGTH OF 1414.30 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 22°07'27" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1483.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°21'45", AN ARC LENGTH OF 35.27 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 23°29'11" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1517.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 06°09'25", AN ARC LENGTH OF 163.01 FEET;

THENCE NORTH 72°40'13" WEST, 104.69 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 35°31'28" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET;

THENCE NORTH 72°40'13" WEST, 150.00 FEET;

THENCE NORTH 77°00'10" WEST, 132.38 FEET;

THENCE NORTH 72°40'13" WEST, 158.59 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 3538.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°21'37", AN ARC LENGTH OF 392.80 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 10°58'10" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 17°41'48", AN ARC LENGTH OF 30.89 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 28°39'57" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°42'24", AN ARC LENGTH OF 32.65 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 09°57'33" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 3548.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 02°25'19", AN ARC LENGTH OF 150.00 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 07°32'14" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 38°19'29", AN ARC LENGTH OF 20.07 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED SECTION 6, TO WHICH A RADIAL LINE BEARS SOUTH 45°51'43" WEST;

THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 6, NORTH 89°34'03" WEST, 48.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.17 ACRES, MORE OR LESS.



21-0591
09/15/2021

OLY-18126

SHEET 2 OF 5

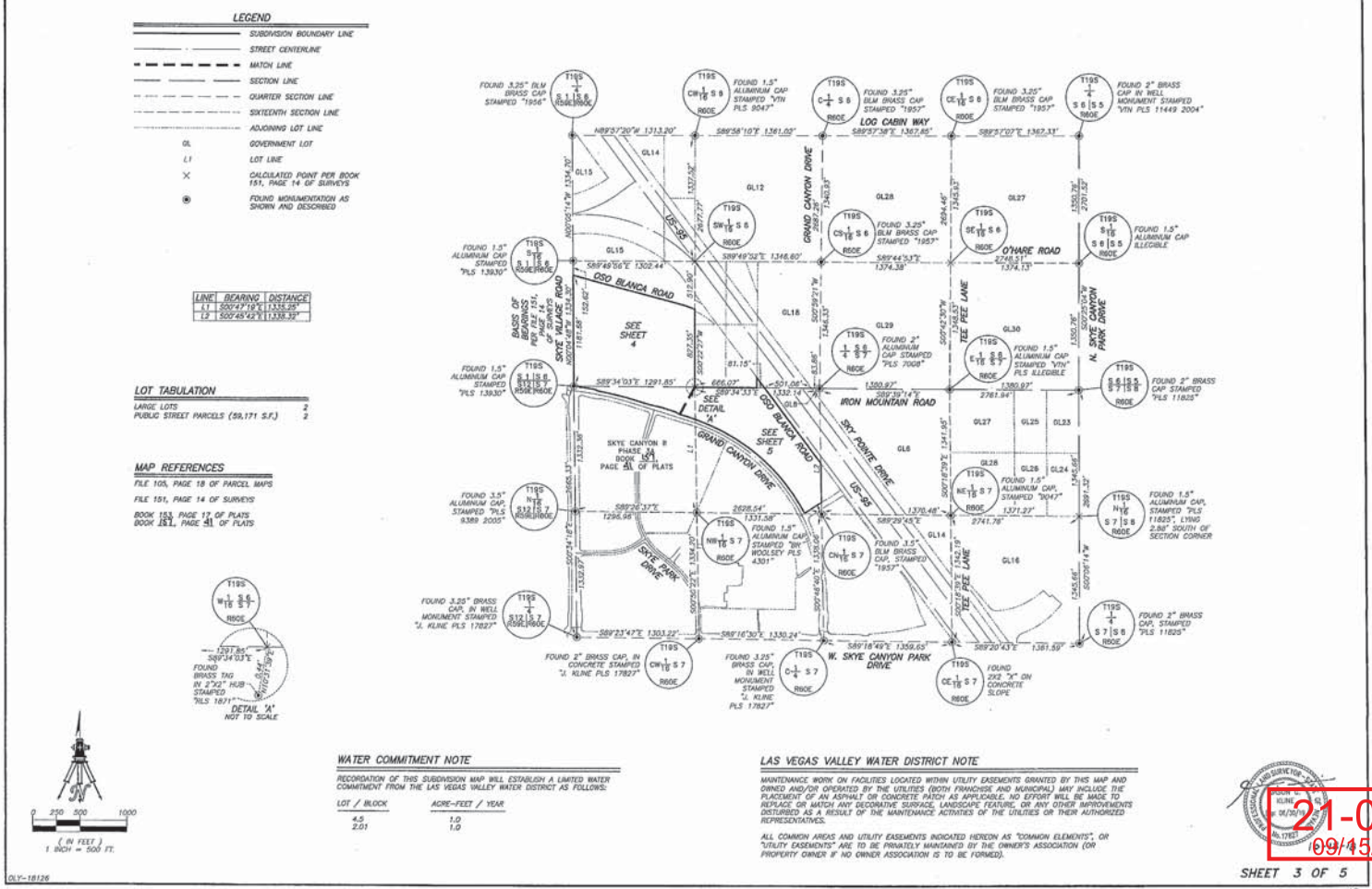
BOOK 137 , PAGE 48

FINAL MAP OF

SKYE CANYON II PHASE 5

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 16 AND 17 OF SECTION 6, AND GOVERNMENT LOTS 9 AND 10 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



WATER COMMITMENT NOTE

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT / BLOCK	ACRE-FEET / YEAR
4.5	1.0
2.01	1.0

LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS", OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

OLY-18126

SHEET 3 OF 5

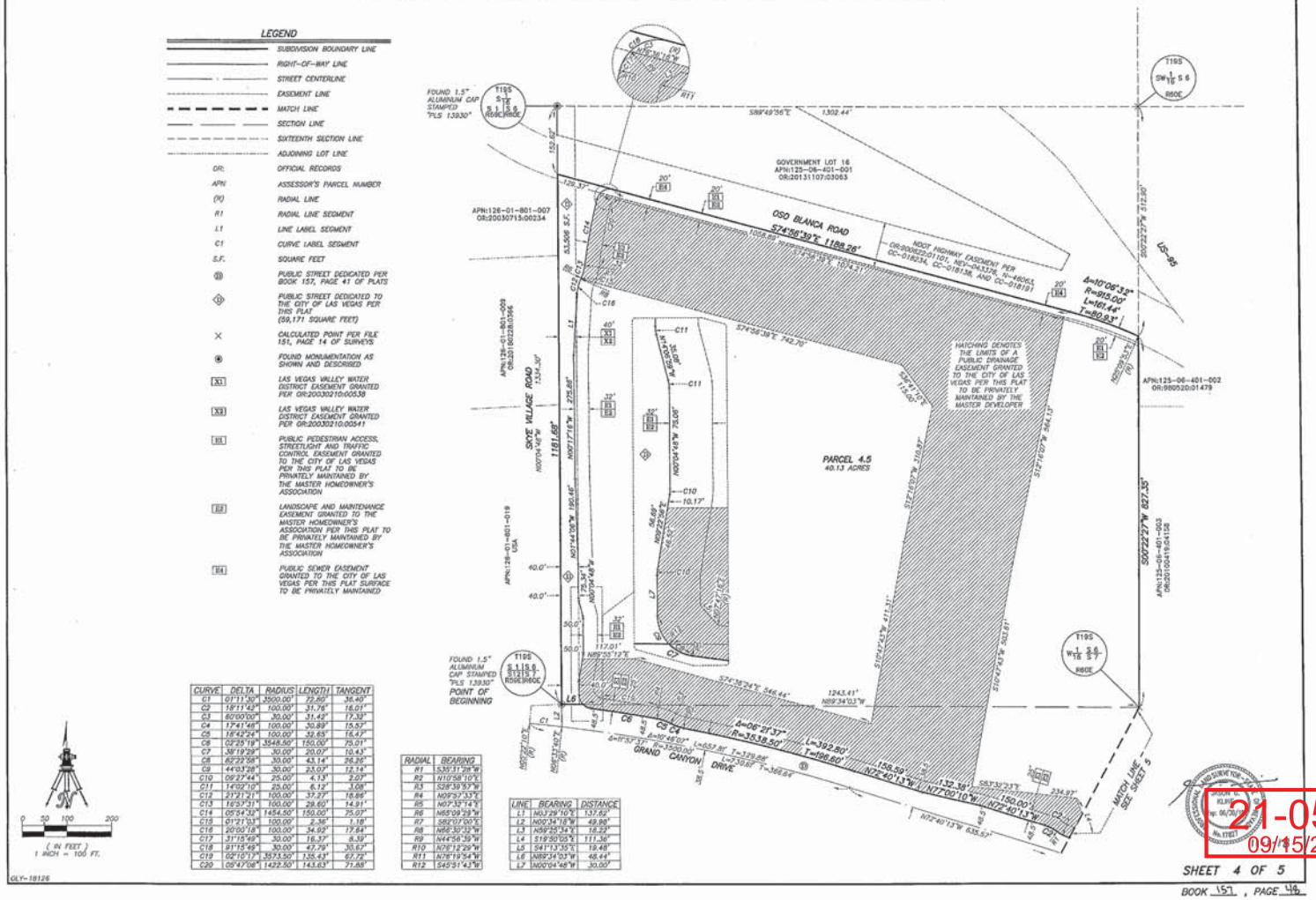
BOOK 157 , PAGE 46

21-0591
09/15/2021

FINAL MAP OF
SKYE CANYON II PHASE 5

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 16 AND 17 OF SECTION 6, AND GOVERNMENT LOTS 9 AND 10 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	01°11'30"	3500.00'	72.80'	36.40'
C2	18°11'42"	100.00'	31.76'	16.01'
C3	60°00'00"	30.00'	31.42'	17.32'
C4	17°41'48"	100.00'	30.89'	15.57'
C5	18°43'24"	100.00'	32.67'	16.47'
C6	02°29'19"	3548.50'	150.00'	75.01'
C7	38°19'29"	30.00'	20.07'	10.43'
C8	62°29'06"	30.00'	43.14'	24.26'
C9	44°03'28"	30.00'	23.07'	12.14'
C10	09°27'44"	25.00'	4.13'	2.07'
C11	14°09'10"	25.00'	6.17'	3.08'
C12	21°21'21"	100.00'	37.27'	18.85'
C13	16°57'31"	100.00'	29.60'	14.91'
C14	05°54'32"	1454.50'	150.00'	75.07'
C15	01°21'03"	100.00'	2.36'	1.18'
C16	20°00'18"	100.00'	34.92'	17.64'
C17	31°15'49"	30.00'	16.37'	8.39'
C18	91°15'49"	30.00'	47.79'	30.67'
C19	02°10'17"	3573.50'	135.43'	67.72'
C20	05°47'08"	1422.50'	143.63'	71.88'

RADIAL	BEARING
R1	S35°31'28"W
R2	N10°58'10"E
R3	S28°39'53"W
R4	N09°35'33"E
R5	N07°32'14"E
R6	N65°09'29"W
R7	S82°07'20"E
R8	N66°30'32"W
R9	N44°56'39"W
R10	N76°12'29"W
R11	N76°19'54"W
R12	S45°51'43"W

LINE	BEARING	DISTANCE
L1	N03°29'10"E	137.62'
L2	N00°34'16"W	49.98'
L3	N59°35'34"E	18.22'
L4	S19°30'05"E	111.36'
L5	S41°13'35"E	19.48'
L6	N89°34'03"W	48.44'
L7	N00°04'48"W	30.00'

GLY-18126

SHEET 4 OF 5

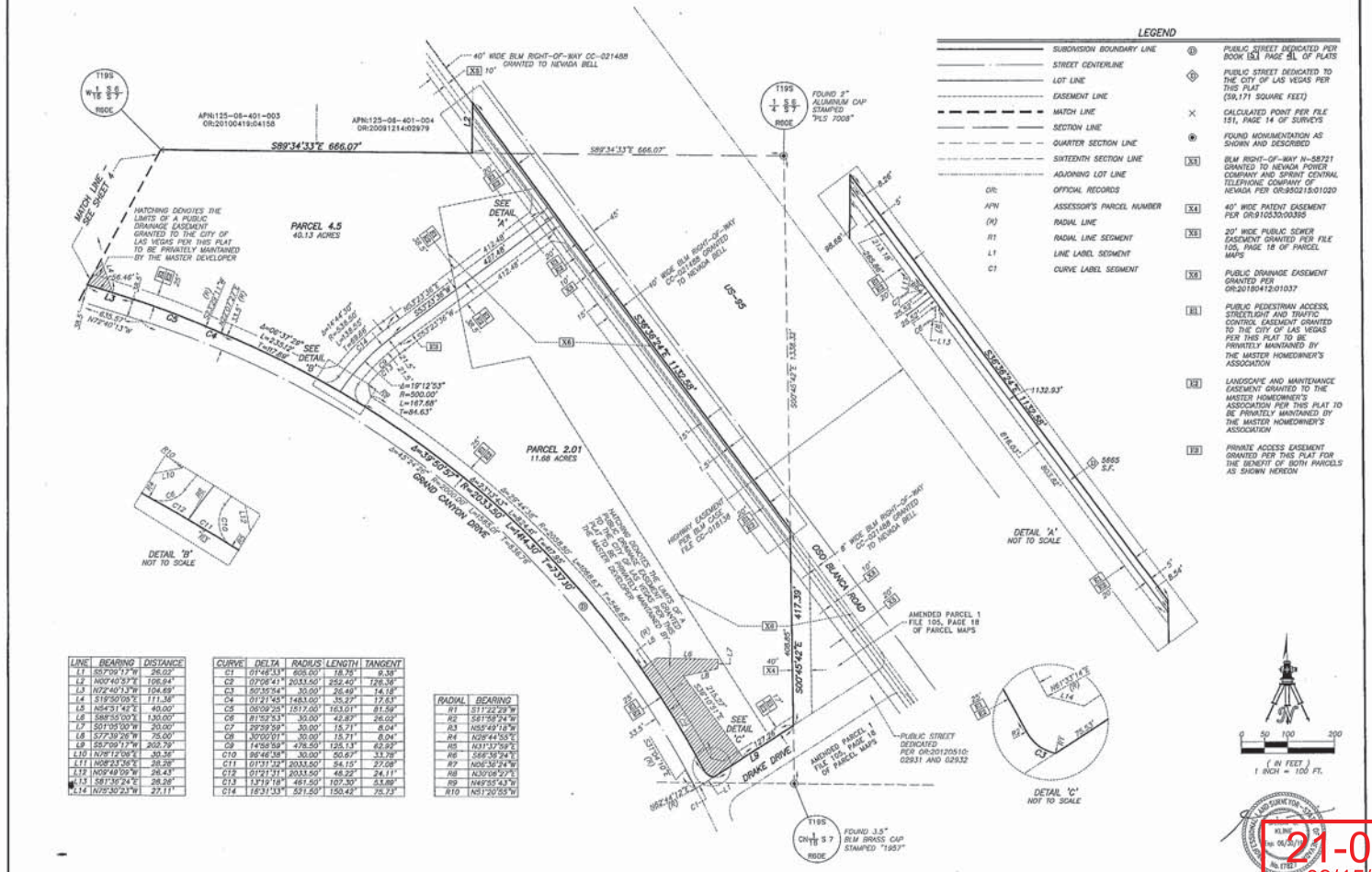
BOOK 157 , PAGE 46

21-0591
09/15/2021

FINAL MAP OF
SKYE CANYON II PHASE 5

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 16 AND 17 OF SECTION 6, AND GOVERNMENT LOTS 9 AND 10 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LINE	BEARING	DISTANCE
L1	S57°09'17"W	26.02'
L2	N00°40'57"E	106.94'
L3	N72°40'13"W	104.69'
L4	S19°50'09"E	111.56'
L5	N54°31'42"E	40.00'
L6	S89°35'00"E	130.00'
L7	S01°05'00"W	20.00'
L8	S77°39'26"W	75.00'
L9	S57°09'17"W	202.79'
L10	N76°12'09"E	30.32'
L11	N09°23'56"E	26.29'
L12	N09°49'09"W	26.43'
L13	S81°36'24"E	26.26'
L14	N79°30'23"W	27.11'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	01°46'13"	605.00'	18.35'	9.18'
C2	07°08'41"	2033.50'	252.40'	126.36'
C3	50°35'54"	30.00'	26.49'	14.18'
C4	01°21'45"	1483.00'	35.27'	17.63'
C5	06°09'25"	1517.00'	163.01'	81.59'
C6	81°52'53"	30.00'	42.87'	26.02'
C7	29°39'59"	30.00'	15.71'	8.04'
C8	30°00'01"	30.00'	15.71'	8.04'
C9	14°56'59"	478.50'	125.13'	62.92'
C10	96°46'38"	30.00'	50.67'	33.78'
C11	01°31'12"	2033.50'	54.15'	27.08'
C12	01°21'31"	2033.50'	48.22'	24.11'
C13	13°19'18"	461.50'	107.35'	53.89'
C14	16°31'33"	521.50'	150.42'	75.73'

RADIAL	BEARING
R1	S11°22'29"W
R2	S81°59'24"W
R3	N55°49'18"W
R4	N29°44'55"E
R5	N31°37'59"E
R6	S58°59'24"E
R7	N06°36'24"W
R8	N30°08'27"E
R9	N49°55'43"W
R10	N81°20'55"W

SHEET 5 OF 5

BOOK 157 , PAGE 48

21-0591
09/15/2021



21-0591-VAC1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
NORTHEAST CORNER OF DRAKE DRIVE AND GRAND CANYON DRIVE

09/30/2021



21-0591-VAC1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
NORTHEAST CORNER OF DRAKE DRIVE AND GRAND CANYON DRIVE

09/30/2021



21-0591-VAC1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
NORTHEAST CORNER OF DRAKE DRIVE AND GRAND CANYON DRIVE

09/30/2021

Westwood

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

main (702) 284-5300

CEN1904.001

September 15, 2021

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

Re: Justification Letter for Skye Canyon Parcel 2.01 Vacation (VS)
APNs: 125-07-110-002 & 125-07-501-006

On behalf of our client, Century Communities, we respectfully submit this justification letter in support of a Vacation on the subject site.

The subject site is located within the Skye Canyon Master Development between Grand Canyon Drive and Oso Blanca Road north of West Skye Canyon Park Drive. The Assessor's Parcel Numbers are 125-07-110-002 & 125-07-501-006. The project will be developed using Skye Canyon Development Standards.

Vacation

As part of this development, we are requesting to vacate a portion of the Public Drainage Easement directly along the eastern edge of the subject site. The subject drainage easement is located in the Skye Canyon Master Planned Community and were dedicated to the City of Las Vegas in order for the City to maintain the drainage facilities per the Master Technical Drainage Study. There is a 40' Public CLV Roadway, Utility, and Flood Control Easement located along the western edge of the APN 125-07-501-006 and a Public Drainage Easement in the SW corner within the project boundary. Also, along the northern boundary edge, there are some Public Easements (Pedestrian Access, Streetlight, Traffic Control, Landscape, and Maintenance) that are intended to be vacated. The result of development within these areas will either eliminate the need for the easement or greatly reduce the necessary footprint, thereby eliminating the need for the public easements.

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Chelsea Jensen
Assistant Project Manager

CC:
Joe Genovese, CEN

21-0591
09/15/2021

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: 21-0591-VAC1

SUBJECT: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Signature

11/03/2021
Date

Joe Genovese, Director of Land Acquisition
Please Print Name

Century Communities, Inc. - Nevada
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 15
RECEIVED
11/03/21

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
16

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

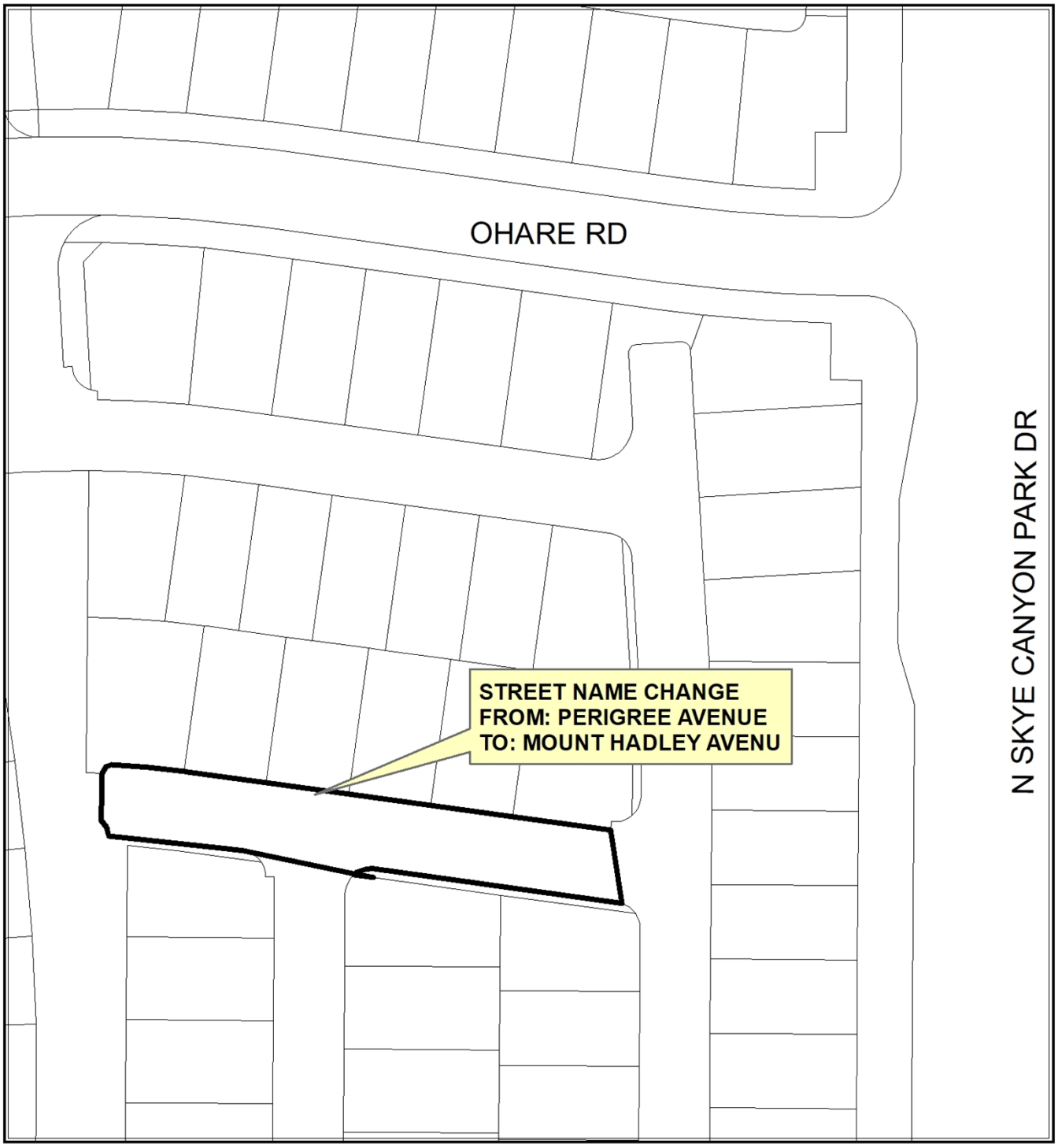
SUBJECT:
21-0598-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FROM: PERIGREE AVENUE TO: MOUNT HADLEY AVENUE generally located at the southwest corner of O'Hare Road and N Skye Canyon Park Dr, T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

C.C.: 12/15/2021

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:

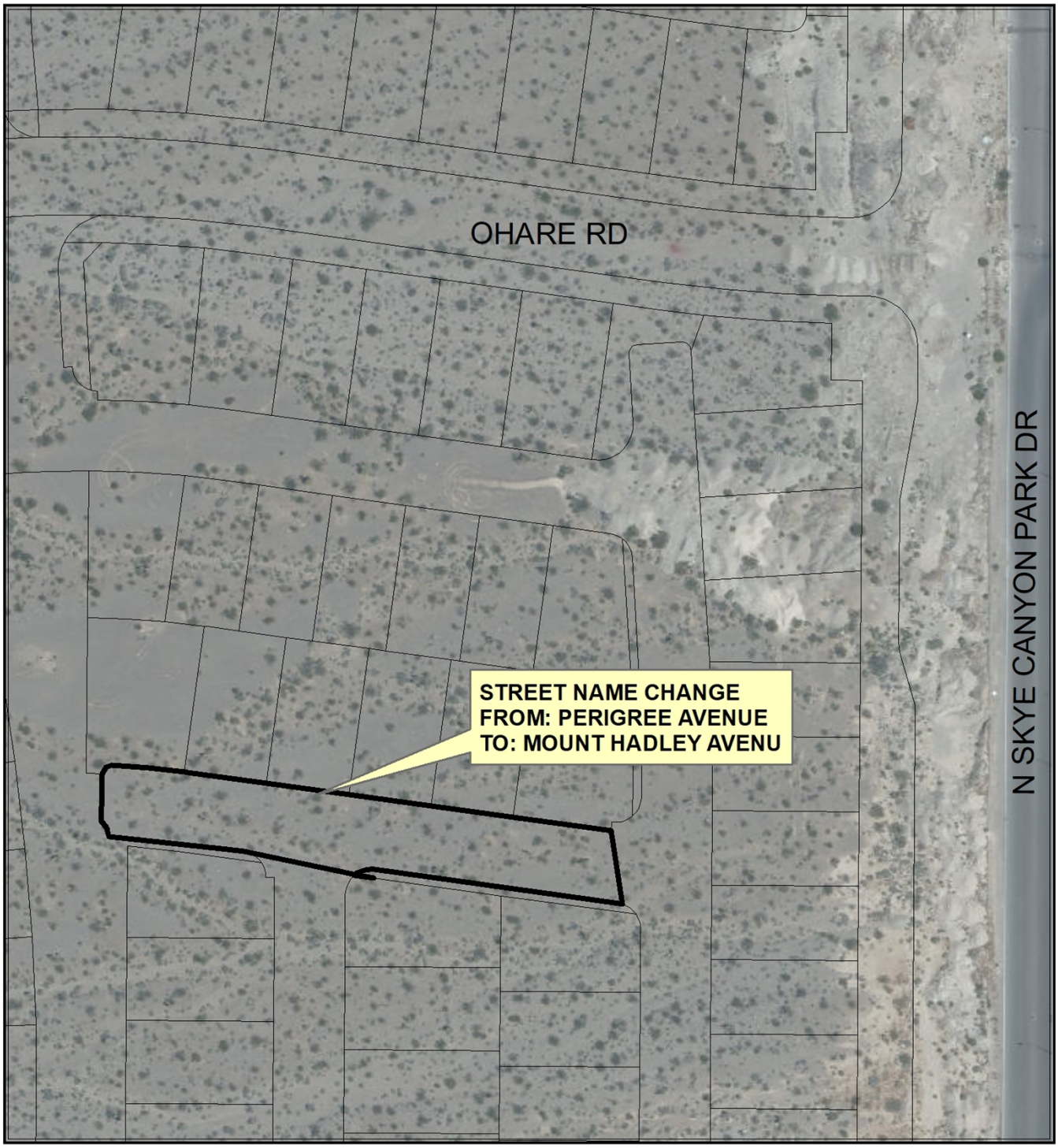
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Sunstone Approval Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: 21-0598-SNC1

0 65 130
Feet

N



CASE: 21-0598-SNC1

0 65 130
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0598-SNC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

21-0598-SNC1 CONDITIONS

Planning

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

Public Works

2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

**** STAFF REPORT ****

PROJECT DESCRIPTION

A request from the applicant has been made to rename “Perigree Avenue” located within approved Sunstone Parcel E – Phase 1 (Book: 165 and Page: 069) residential subdivision to “Mount Hadley Avenue”.

ISSUES

- No building permits have been issued for the Perigree Avenue roadway alignment.

ANALYSIS

The street name (“Mount Hadley Avenue”) has been proposed to replace the existing “Perigree Avenue” road way alignment located within approved residential subdivision, “Sunstone Parcel E – Phase 1 (Book: 165 and Page: 069).” The applicant has indicated in the submitted justification letter date stamped September 16th, 2021 that this name change request is, “to continue the space/moon themed nomenclature of the community”.

The request meets the criteria for valid street names per the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. This name was submitted to Las Vegas Fire and Rescue for verification and subsequently approved in November 2020. Therefore, staff recommends approval of the requested street name change.

FINDINGS (21-0598-SNC1)

Staff has no objection to the requested street name change. The right-of-way is currently under construction. There are currently six addresses associated with the existing Perigree Avenue road way alignment. However, no building permits have been issued for any of the existing addresses as the residential subdivision is currently under construction. All parcels with the residential subdivision are under the same ownership, and no homes within the residential subdivision have been constructed. Staff recommends approval of the requested Street Name Change (21-0598-SNC1), subject to 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	
06/25/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
09/14/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Street Name Change application.

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

Field Check	
09/23/21	During a routine site inspection staff observed a residential subdivision that is currently under construction. There were no issues of note.

Details of Application Request	
Site Area	
Linear Feet	295

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Perigree Avenue	ROW (Right-of-Way)	ROW (Right-of-Way)
North	Undeveloped	TND (Traditional Neighborhood Development) – L (Residential Low)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development) – L (Residential Low)	T-D (Traditional Development)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Undeveloped	TND (Traditional Neighborhood Development) – L (Residential Low)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development) – L (Residential Low)	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 the Street Naming and Address Assignment Regulations, 2009 Edition, the following standards are applicable to the proposed street name change:

Code Section	*Requirements*	*Proposed*
IV.B.1	A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name cannot be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.	The proposed street name adheres to this requirement and does not exist in another location.
IV.B.8	Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).	The proposed street name adheres to this requirement. (19 characters and spaces have been used)
IV.C.2	When used, “Avenue” shall represent a generally east/west street.	The proposed street name adheres to this requirement, as the subject street generally has an east/west orientation.
V.B.1	A newly developed street shall assume the name of the street with which it aligns unless the street does not and cannot in the future connect to an existing street segment along the alignment.	The subject street does not and cannot in the future connect to an existing street segment along the same alignment.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Iron Mountain & Skye Canyon Park Drive

Project Name Luna at Sunstone Phase 1 **Proposed Use** single family residential

Assessor's Parcel #(s) 125-06-810-004 **Ward #** 6

General Plan: Existing TD Proposed NA **Zoning:** Existing TD Proposed NA

Additional Information

Property Owner Woodside Homes of Nevada, LLC Contact Scott Anderson

Address 7895 W. Sunset Road #110 City Las Vegas State NV Zip 89113

E-mail sanderson@woodsidehomes.com Phone 702-889-7824

Applicant Woodside Homes of Nevada, LLC Contact Scott Anderson

Address 7895 W. Sunset Road #110 City Las Vegas State NV Zip 89113

E-mail sanderson@woodsidehomes.com Phone 702-889-7824

Representative Westwood Professional Services Contact Hannah Swan

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

E-mail lvproc@westwoodps.com / 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 PATRICK HELFRICH

Subscribed and sworn before me

This 19th day of AUGUST, 20 21

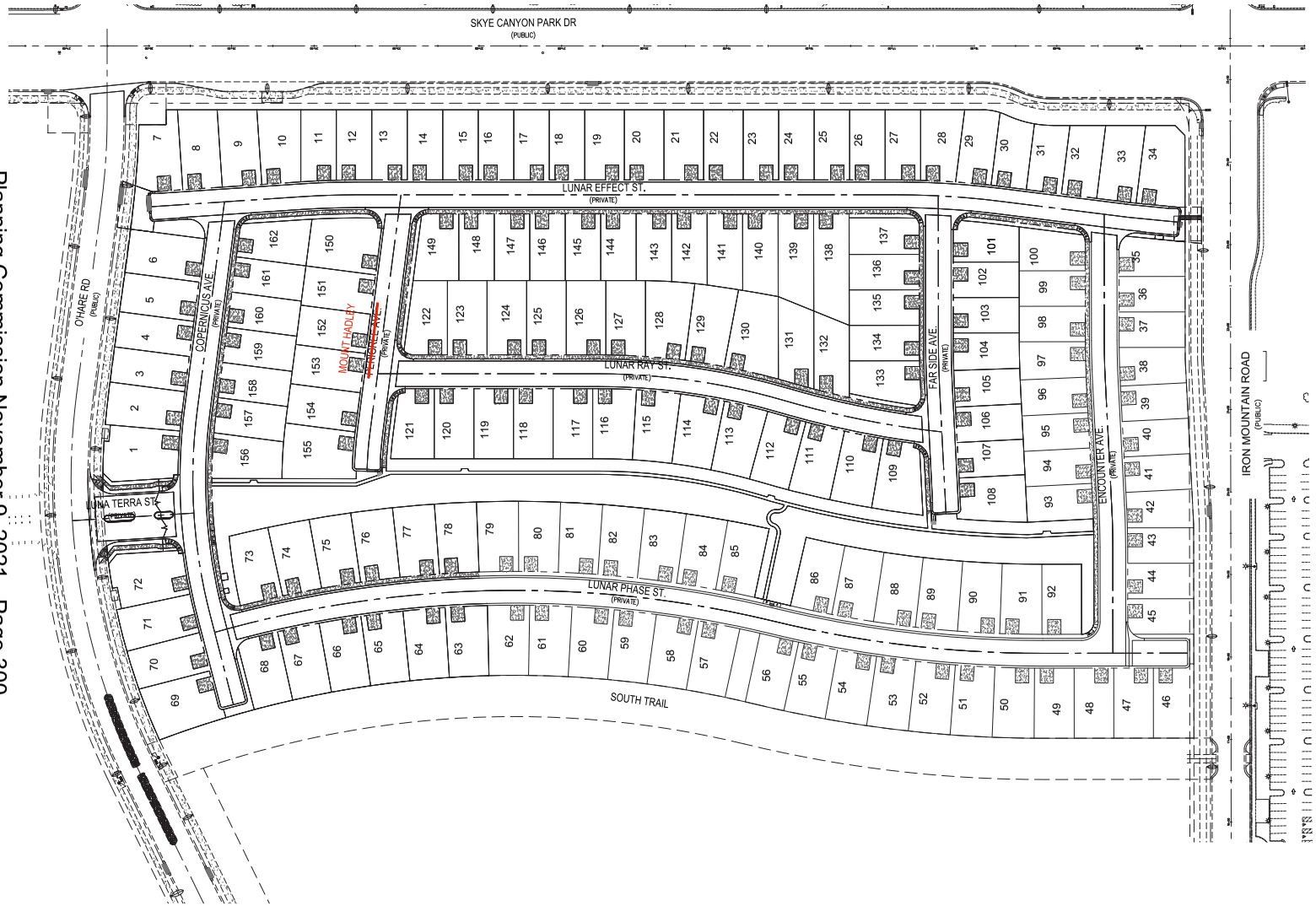
CLARK, NEVADA

Notary Public in and for said County and State

21-0598
09/16/2021

KARL YUSSIF BABA-DAWUDA
Notary Public-State of Nevada
APPT. NO. 19-9048-01
My Appt. Expires 06-26-2023

LUNA AT SUNSTONE
CITY OF LAS VEGAS



21-0598
09/16/2021

Westwood
Westwood Professional Services, Inc.
Phone (702) 284-5300
Toll Free (888) 937-5150
5740 S. Arville Street Suite 216
Las Vegas, NV 89118
westwoodps.com

Woodside Homes
BETTER BY DESIGN

OVERALL SITE EXHIBIT

DATE: 7/9/2021
SCALE: 1"= 60'
PROJECT #: WSH1905-000

I:\wsh1905-000 sunstone parcel e\dwg\figures\210902 sunstone parcel e- street name change.dwg 9/2/2021 1:54 PM Matt Burge

City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING

11/10/2020 7:38:17 AM

FIRM: Westwood Survey & Engineering
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Sunstone Parcel E
PLANNING No.: TMP-PENDING
DESCRIPTION: 162 single family lots, 13 CE -- APN 125-06-810-004
REF NO: 15226

Street Name	Street Type	Disposition
Copernicus		Approved
Lunar Phase		Approved
Luna Terra		Approved
Galileo		Previously recorded
Astronomy		Previously recorded
Armstrong		Previously recorded
Selene		Street name sound alike
Blue Moon		Previously recorded
Moonlight		Previously recorded
Lunar Effect		Approved
Artemis		Previously recorded
Satellite		Previously recorded
Tidal Lock		Approved
Encounter		Approved
Magellan		Previously recorded
Apollo		Previously recorded
Lunar Ray		Approved
Mount Hadley		Approved
Callisto		Previously recorded
Titan		Previously recorded
Phoebe		Previously recorded
Apogee		Previously recorded
Perigree		Approved
New Moon		Previously recorded
Penumbra		Previously recorded
Supermoon		Street name duplicate
Aldrin		Previously recorded
Orbiter		Previously recorded
Clementine		Previously recorded
Night Sky		Previously recorded
Far Side		Approved
Syzygy		Approved

21-0598
09/16/2021



21-0598-SNC1 - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC
SOUTHWEST CORNER OF O'HARE ROAD AND N SKYE CANYON PARK DR

09/23/2021



21-0598-SNC1 - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC
SOUTHWEST CORNER OF O'HARE ROAD AND N SKYE CANYON PARK DR

09/23/2021

Westwood

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

main (702) 284-5300

WSH1905-000

September 2, 2021

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

Re: Justification Letter for Luna at Sunstone Parcel E Street Name Change (SNC)
APNs: 125-06-810-004

On behalf of our client, Woodside Homes, we respectfully submit this justification letter in support of a Street Name Change application on the subject site.

The subject site is located within the Sunstone Master Development on the northwest corner of Iron Mountain Road and Skye Canyon Park Drive. The Assessor's Parcel Number is 125-06-810-004. This is a Gated Community with Private Streets. We would like to request to change the Street Name from "Perigree" to "Mount Hadley" as part of our approved street name list, to continue the Space/Moon themed nomenclature of the Community.

The Phase 1 Final Map 100090-FMP recorded on August 18, 2021. At this time of Application submittal the addresses and APN numbers for each lot have not yet been issued. Woodside Homes owns the entire parcel and no lots have been sold at this time.

Currently an Amended Final Map has been submitted for review under 100156–FMP, including the desired updated street name.

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Hannah Swan
Project Coordinator

CC:
Scott Anderson, WSH
Matt Key, WPS

21-0598
09/16/2021

SUNSTONE

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

09/16/2021

Re: **Sunstone ARC Street Name Change Approval** – Luna at Sunstone

Dear Scott,

The Sunstone Architectural Review Committee (ARC) has reviewed the street name change Justification Letter dated 09/02/2021, including the Fire Services / Street Name Validation Subdivision Listing and Overall Site Exhibit for Luna at Sunstone, prepared by Westwood Engineering. The request is to change the street name from “Perigree” to “Mount Hadley.” The Street Name change would continue the Space/Moon themed nomenclature for the Luna Community and is approved as submitted.

Feel free to contact us if you have any questions.

Sincerely,

Dave Cornoyer
Sunstone Architectural Review Committee

21-0598
09/16/2021

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

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: 21-0598-SNC1

SUBJECT: APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 9, 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, NOVEMBER 8, 2021.***

Signature

11/3/21
Date

Scott Anderson
Please Print Name

WOODSIDE HOMES OF NEVADA, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 16
RECEIVED
11/08/21

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
17

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

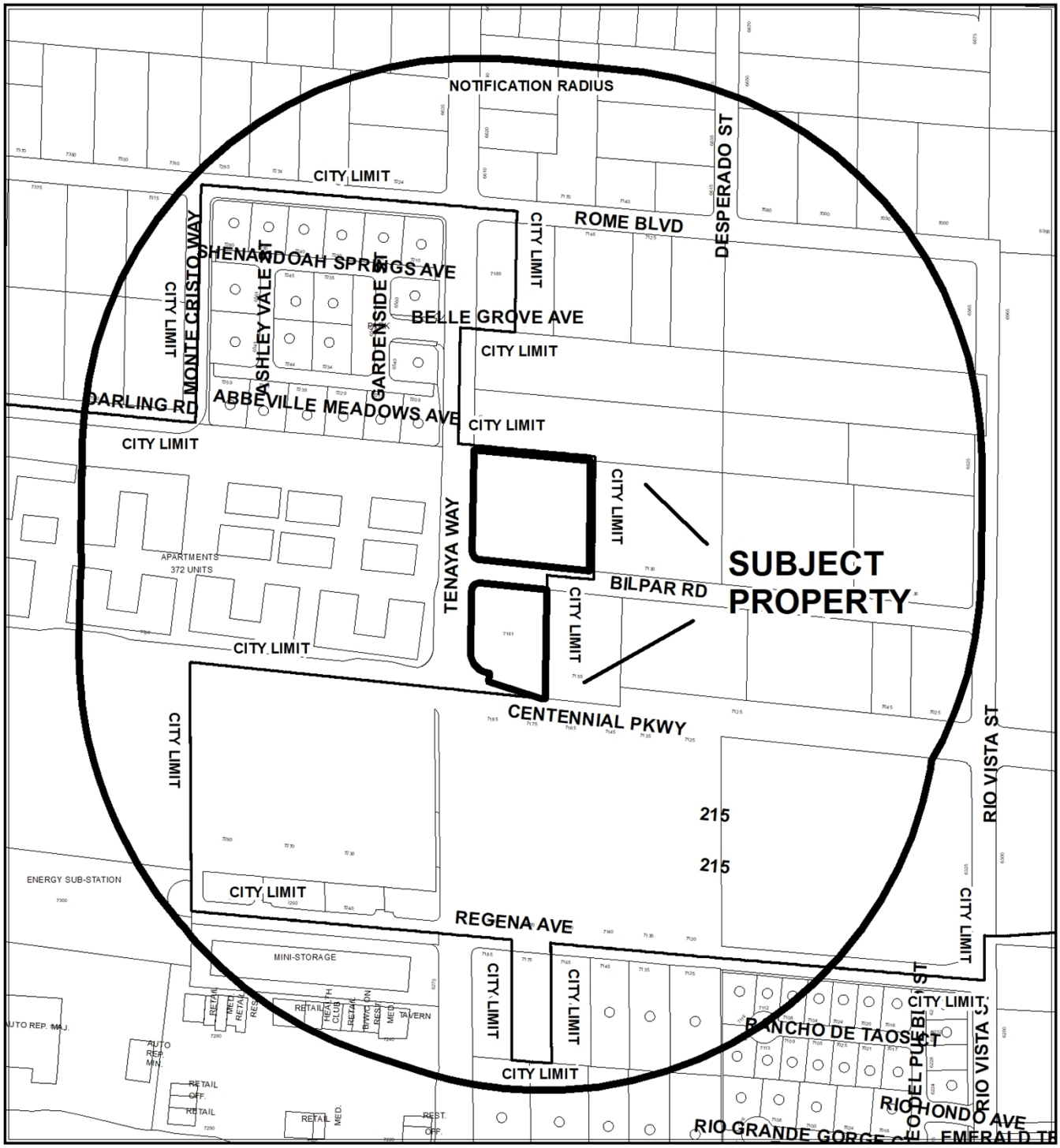
SUBJECT:
ABEYANCE - 21-0328 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-801-011 and 125-22-804-001), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 12/15/2021

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 21-0328-GPA1
2. Land Use Map for 21-0328-GPA1
3. Location and Aerial Maps for 21-0328-ZON1
4. Land Use Map for 21-0328-ZON1
5. Location and Aerial Maps
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. Justification Letter
10. Documentation Submitted for the July 13, 2021 Planning Commission Meeting
11. Documentation Submitted for the September 14, 2021 Planning Commission Meeting
12. Submitted after Final Agenda - Abeyance Request Letters by Carroll Design Collaborative and FF Series Holdings and Mabuhay Commercial Investments 4, LLC

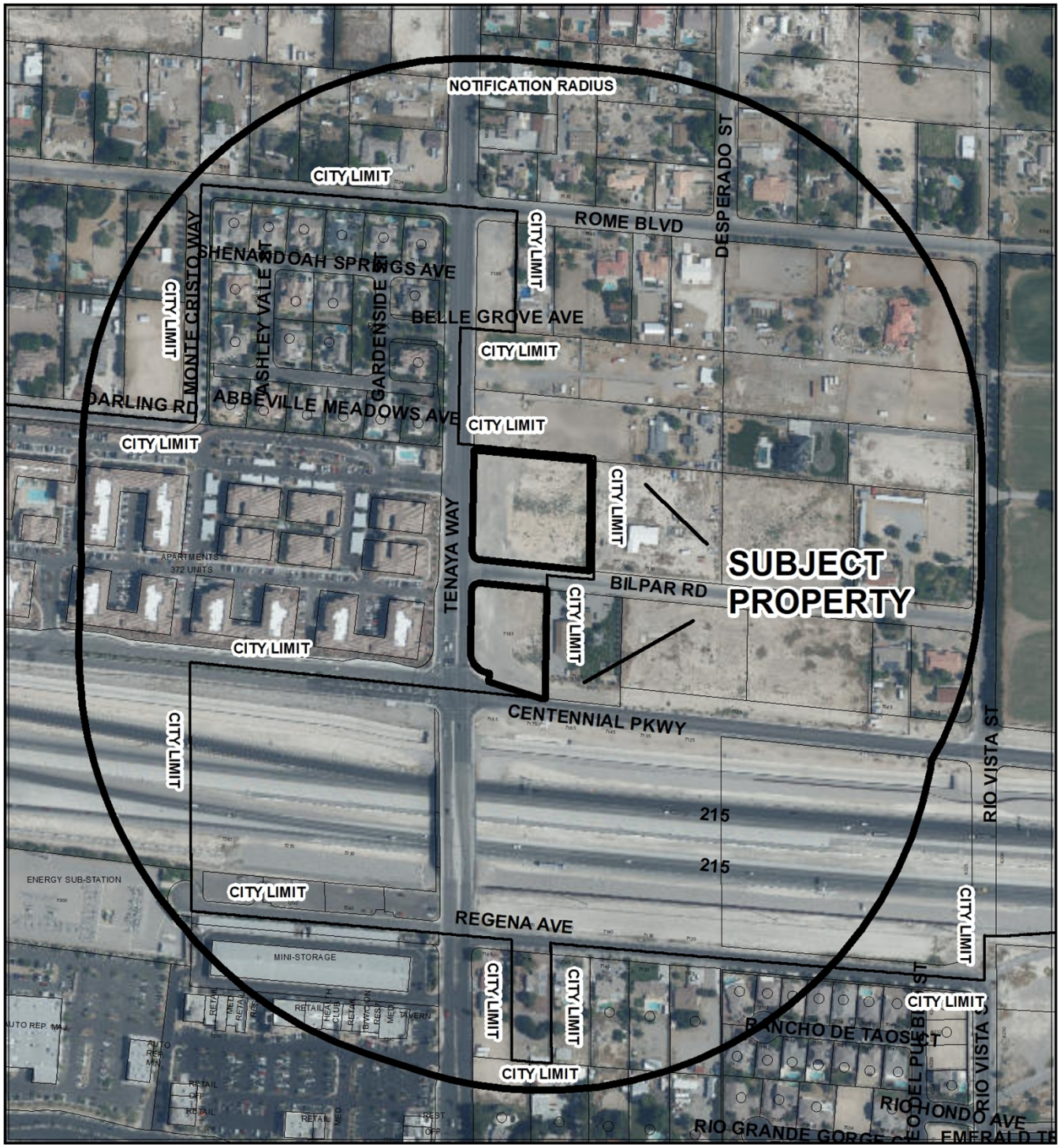


CASE: 21-0328-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



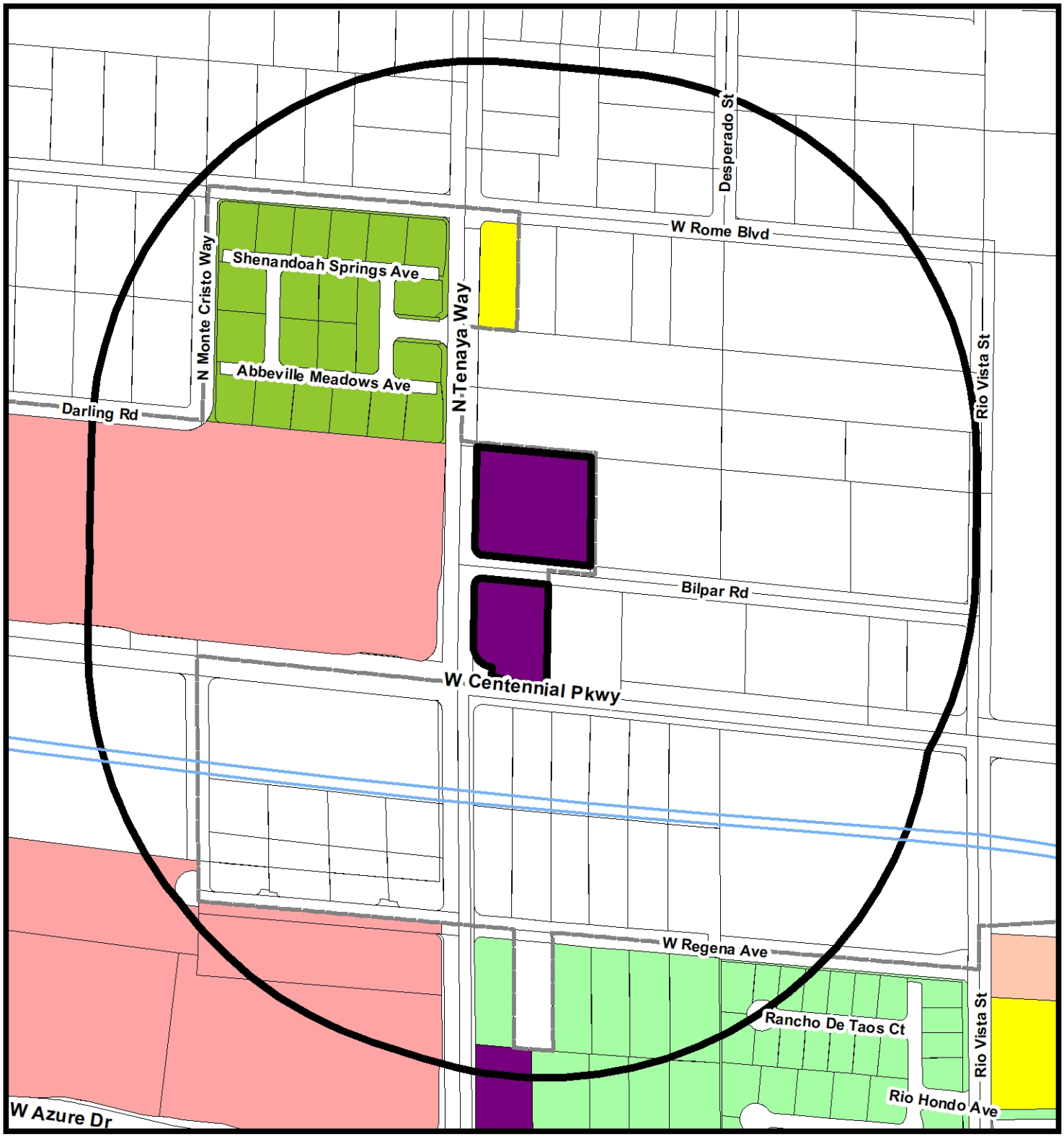
CASE: 21-0328-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

21-0328-GPA1



General Plan Amendment

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

FROM O TO SC

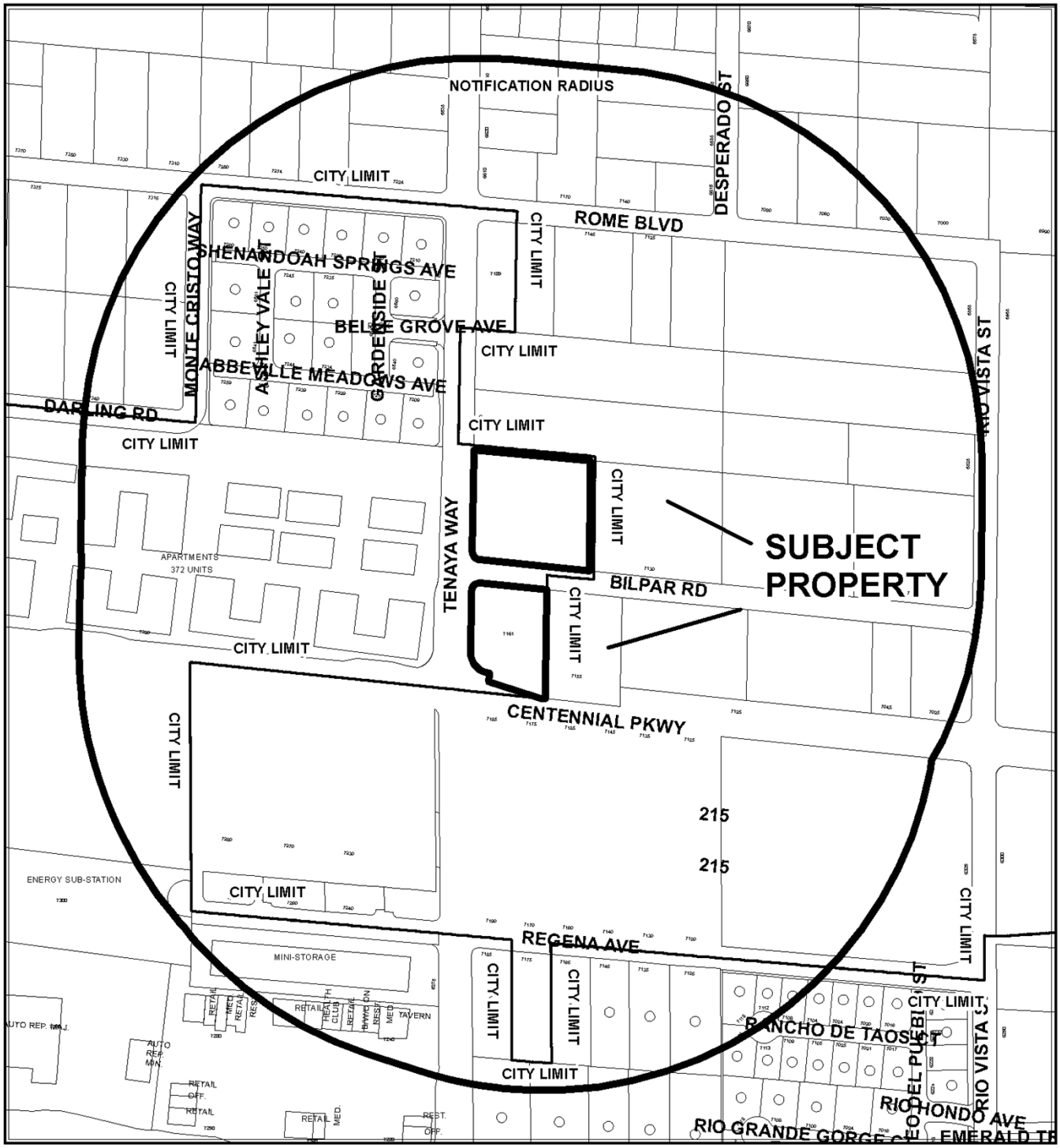
Subject Property

1000ft Buffer

City Limits

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

Date: Wednesday, May 26, 2021



CASE: 21-0328-ZON1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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



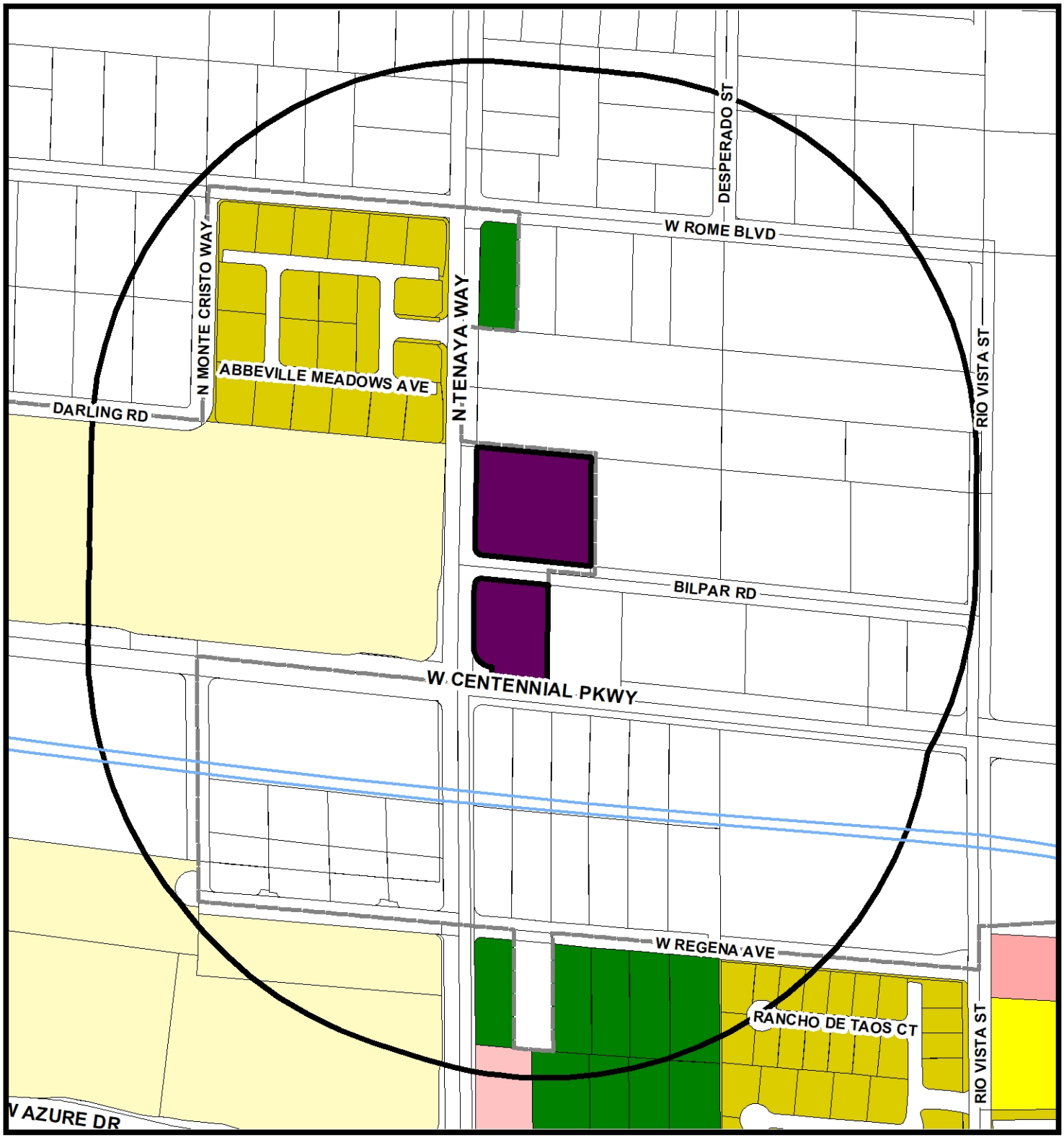
CASE: 21-0328-ZON1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

21-0328-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 O TO C-1

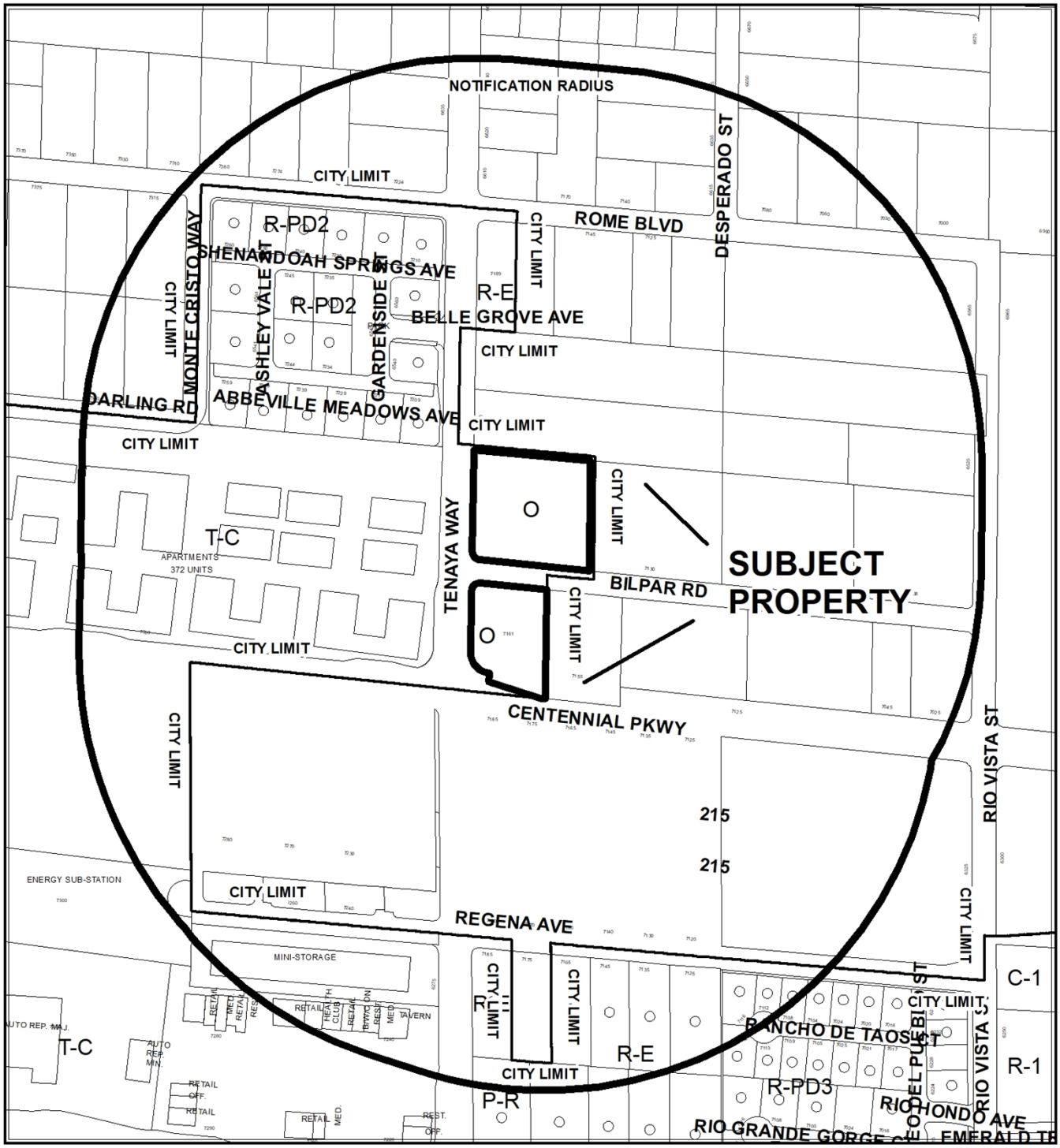
Subject Property

1000ft Buffer

City Limits

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

Date: Thursday, July 8, 2021



CASE: 21-0328

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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



0 290 580 Feet

CASE: 21-0328

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FF SERIES HOLDINGS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0328-GPA1	Staff recommends DENIAL.	
21-0328-ZON1	Staff recommends DENIAL.	21-0328-GPA1
21-0328-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0328-GPA1 21-0328-ZON1
21-0328-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0328-GPA1 21-0328-ZON1 21-0328-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 92

PROTESTS 10 - [21-0328-GPA1 AND ZON1]
4 - [21-0328-SUP1 AND SDR1]

APPROVALS 0 - [21-0328-GPA1 AND ZON1]
0 - [21-0328-SUP1 AND SDR1]

NE

** CONDITIONS **

21-0328-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use.

2. Approval of a General Plan Amendment (21-0328-GPA1) and Rezoning (21-0328-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0328-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.

21-0328-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0328-GPA1) and Rezoning (21-0328-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0328-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 08/26/21, except as amended by conditions herein.

4. Variance (VAR-66498) is hereby expunged upon final approval.

5. Variance (VAR-68295) is hereby expunged upon final approval.

6. Site Development Plan Review (SDR-66499) is hereby expunged upon final approval.

7. A Waiver from Title 19.08 is hereby approved, to allow the building on the northern portion of the development to not align with the corner and street frontage where such is required.

8. A Waiver from Title 19.08 is hereby approved, to allow 10-foot wide landscape buffers adjacent to the right-of-way where 15 feet is required.

9. An Exception from Title 19.08 is hereby approved, to allow zero parking lot trees where five are required for the southern portion of the development.

10. 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.

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

12. 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.

13. The exterior wall of the mini-storage development shall be constructed of decorative block.

14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, 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:
    - 36-inch box shade trees shall be planted.

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

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

Public Works

17. Construct full-street improvements on Bilpar Road and construct all incomplete half street improvements on Centennial Parkway adjacent to this site concurrent with development. 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.

18. The sidewalk along Tenaya Way 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.

19. Connect to the public sewer system at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works.

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

21. Submit a License Agreement for landscaping and private improvements in the Centennial Parkway 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).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to amend the General Plan Designation and Rezone the 3.20 acres located at the northeast and southeast corners of Bilpar Road and Tenaya Way in order to develop a 1,005-unit Mini-Storage Facility.

ISSUES

- A Waiver is requested to allow the building on the northern portion of the development to not align with the corner and street frontage where such is required.
- A Waiver is requested to allow 10-foot wide landscape buffers adjacent to the right-of-way where 15 feet is required.
- An Exception is requested to allow zero parking lot trees where five are required for the southern portion of the development.

ANALYSIS

General Plan Amendment

The 3.20-acre sites located on the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-801-011 and 125-22-804-001) are currently designated O (Office) which provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. The Office land use designation is intended to provide a buffer for residential land uses from commercial land uses encroaching into the residential neighborhood. It is not intended to be an entry point to increasing the commercial intensity adjacent to existing residential neighborhoods.

The applicant is proposing to amend the General Plan Designation of the two subject sites from O (Office) to SC (Service Commercial) which would support the proposed C-1 (Limited Commercial) Zoning District. The Service Commercial category and corresponding C-1 (Limited Commercial) zoning district allows low to medium intensity retail, office or other commercial uses that serve area patrons, such as General Personal Services (dry cleaning, beauty salons, etc.). These land uses tend to be more intense than those land uses currently supported by the Office Land Use Designation that are typically operated Monday through Friday, 8:00 a.m. to 6:00 p.m., with little to no weekend hours. Office type land uses do not disrupt the adjacent residential neighborhoods during the weekends, evening and nighttime hours, nor introduce a significantly higher traffic count to the area.

The adjacent properties to the east and north of the subject sites are large-lot, rural, single-family residential lots that range in size from 1.23-acres up to 2.35-acres. These lots are part of a Clark County island that is zoned R-E (Rural Estates Residential District). While the adjacent lot to the east, on the south side of Bilpar Road has a Clark County General Plan Designation of OP (Office Professional), the remaining adjacent lots on the north side of Bilpar Road are designated by Clark County as RN (Rural Neighborhood) and RNP (Rural Neighborhood Preservation). Staff finds the proposed Service Commercial Land Use Designation would support land uses that are too intense for direct adjacency to rural properties and is recommending denial of the requested General Plan Amendment.

Rezoning

The subject sites are currently zoned O (Office) which is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district is utilized as a buffer between residential and more intense retail/commercial uses, and not as an entry point to increasing the commercial intensity adjacent to existing residential neighborhoods. The Office District is consistent with the existing Office category of the General Plan.

The applicant has proposed to rezone the subject sites from O (Office) to C-1 (Limited Commercial). This zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments in some circumstances. The C-1 District is consistent with the proposed Service Commercial category of the General Plan.

The Limited Commercial district permits by right Banquet Facilities, Medical Clinics, General Retail Stores, and Health Clubs. These types of land uses tend to operate late into the evenings and weekends, if not 24 hours a day. The C-1 Zoning District allows by right (no public hearing required) land uses that are too intense for direct adjacency to rural, residential properties that tend to have no street lighting, farm animals, and little to no vehicular traffic.

Staff finds the proposed Limited Commercial zoning district to be too intense, as the surrounding properties to the east and north of the subject sites are zoned by Clark County R-E (Rural Estates Residential District), and are currently utilized as such with single-family residential homes and a variety of farm animals. Therefore, staff is recommending denial of the proposed Rezoning.

Special Use Permit
The proposed Mini-Storage Facility use is described 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." An approved Special Use Permit is required to operate such a facility within the proposed C-1 zoning district.

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: No more than one manager's security residence shall be permitted.

   No manager's residence is proposed as part of this development and this requirement is not applicable.

2. Requirement 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 as all storage is proposed within an enclosed building, and no storage of recreational vehicles is proposed.

3. Requirement 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 as none of these activities are proposed and the development is subject to regular inspections to ensure the activities do not occur.

4. Requirement 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 rental of single unit trucks and small utility trailers is not proposed at this time and this requirement is not applicable.

5. Requirement 5: Truck and trailer storage shall be screened from streets and adjacent properties.

   Truck and trailer storage is not proposed at this time and this requirement is not applicable.

6. Requirement 6: When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

   A Condition of Approval has been added to ensure the proposed use meets this requirement.

Staff is not able to support the proposed Rezoning of the subject sites in order to facilitate the proposed Mini-Storage Facility and is also recommending denial of the requested Special Use Permit.

Site Development Plan Review

The proposed Mini-Storage Development is composed of two separate lots adjacent to the east side of Tenaya Way, separated by Bilpar Road. The lot on the northeast corner of Bilpar Road and Tenaya Way is 1.99 acres, with the lot to the south of Bilpar Road encompassing 1.21 acres. Both lots are currently zoned O (Office) which does not support the Mini-Storage Facility land use with or without an approved Special Use Permit.

The proposed development includes two separate buildings, one on each of the two lots. The northern structure is 35-feet tall, three-stories and includes 99,885 square feet of floor area divided into 619 storage units. The southern structure is also 35 feet in height, three-stories and includes 52,954 square feet of floor area divided into 386 units. The height proposed is the same height limit for single family detached homes, 35 feet. The building elevations proposed are typical of this type of facility with metal roll-up doors on the first floor and window accents on the upper floors to soften the typical expressionless walls of such facilities. The southern building is oriented to the corner of Centennial Parkway and Tenaya as required by Title 19.08 for commercial development. The size of the proposed structure for the northern portion prevented the building from being oriented to the corner of Bilpar Road and Tenaya Way and still meet Fire requirements for accessibility. The applicant is requesting a Waiver to allow the northern portion of the development to not be oriented to the corner.

The applicant is requesting Waivers to allow a reduced landscape buffer width adjacent to the right-of-way in order to provide a wider landscape buffer adjacent to the single family residences to the east of the subject sites. When adjacent to right-of-way landscape buffers are required to be 15 feet in width. The applicant is proposing 10-foot wide landscape buffers adjacent to Bilpar Road and Tenaya Way and 17-foot wide landscape buffer adjacent to eastern property lines. The applicant is also proposing an abundance of landscape materials to aid in the buffering of the facility to the adjacent residential neighborhoods to the east and west of the subject site.

In order to facilitate the proposed development, the subject sites must be rezoned from O (Office) to C-1 (Limited Commercial). The current Office zoning designation is in place to provide a necessary buffer to the large lot rural properties located east and north of the subject sites from more intense zoning districts located west and southwest of these lots. Staff is not able to support the proposed C-1 zoning district and as a result, unable to support the proposed development. Therefore, staff is recommending denial of the requested Site Development Plan Review.

FINDINGS (21-0328-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 intensity of the proposed Service Commercial land use designation is too intense for a surrounding neighborhood consisting of large lot rural type properties.

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

   The proposed C-1 (Limited Commercial) zoning district allowed by the proposed Service Commercial land use designation is too intense for the adjacent large lot rural residences.

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

   The transportation facilities include Tenaya Way is an eighty-foot wide Collector Street, which is adequate in size to meet the requirements of a commercial use on the subject sites. Bilpar Road is a 60-foot wide Local Street, which primarily serves residential traffic and is not adequate for commercial traffic.

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

   The newly adopted 2050 Master Plan outlines the future of Centennial Hills to maintain the large-lot residential ranch estates and incorporate them into a mix of traditional and suburban single-single family homes with the “core” part of the regional center becoming more dense and intense as a suburban “Town Center.” Allowing intense commercial uses to develop outside of the Town Center Core and encroach upon the large-lot rural estates does not support the recommendations of the 2050 Master Plan to preserve and protect the large lot rural neighborhoods.

FINDINGS (21-0328-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed C-1 zoning district would conform to the proposed SC (Service Commercial) Land Use Designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed C-1 (Limited Commercial) zoning district would allow land uses such as restaurants, health clubs and hair salons by right, without the need for a public hearing. Only a new building structure would be required to go before the Planning Commission at a public hearing, but once constructed, the land use could change without a public hearing. These type of land uses are too intense for direct adjacency to a rural neighborhood and would create a disruption to the rural residences.

.

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

   Development factors in the area do not indicate the need for the rezoning as the east side of Tenaya Way is developed with single-family homes on lots ranging in size from 1.23 acres to 2.35 acres and is rural in nature containing a variety of farm animals such as horses and chickens.

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.**

   Tenaya Way is an eighty-foot wide Collector Street, which is adequate in size to meet the requirements of a commercial use on the subject sites. Bilpar Road is a 60-foot wide Local Street which primarily serves residential traffic and is not adequate for commercial traffic.

FINDINGS (21-0328-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.**

   Due to the intensity of the proposed zoning district, staff finds the proposed land use cannot be conducted in a manner that is harmonious or compatible with the adjacent rural properties to the north and east of the subject site.

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

The subject site is not physically suitable for the type and intensity of the land uses permitted within the C-1 zoning district as it is directly adjacent to large-lot rural residential properties.

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.**

   If approved, half-street improvements are required for Bilpar Road adjacent to the subject site in order to be adequate in size to meet the requirements of the proposed use. Tenaya Way is a fully improved right-of-way and is also adequate in size.

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 development is subject to building permit review and regular inspections during the construction phase to ensure the public health, safety, and welfare is not compromised.

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

   The proposed Mini-Storage Facility meets all applicable conditions per Title 19.12.

FINDINGS (21-0328-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 only viable if the associated Rezoning application is approved. Staff finds the proposed C-1 zoning district is not compatible with the adjacent large lot rural properties and therefore neither is the development.

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

   The proposed development is not consistent with the General Plan and an amendment is requested. The proposed development also requires Waivers of the commercial development standards set forth in Title 19.08.

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

   Site access is available via Centennial Parkway, Bilpar Road and Tenaya Way. If approved, staff does not anticipate customer traffic negatively impacting neighborhood traffic on Bilpar Road as the traffic counts for such a facility are typically low.

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

   The proposed building materials include stucco, and desert friendly landscape materials such as “Palo Verde” trees. These materials 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;**

   Building elevations and design characteristics are not unsightly or obnoxious in appearance. The associated Rezoning request is not compatible with development in the area resulting in the proposed Mini-Storage Facility not being 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 the construction phase to ensure the public health, safety, and welfare is not compromised.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/21/16	The City Council approved a request for a General Plan Amendment (GPA-66496) from R (Rural Density Residential) to SC (Service Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. The request was amended from SC (Service Commercial) to O (Office) and was approved as such. The Planning Commission was unable to achieve a supermajority vote which tantamount a denial, and staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-66497) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial). The request was amended from C-1 (Limited Commercial) to O (Office) and was approved as such. The Planning Commission recommended approval, and staff recommended denial.
02/14/17	The Planning Commission approved a request for a Variance (VAR-66498) to allow a ten-foot residential adjacency setback where 81 feet is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. The application was originally approved by Planning Commission on 11/01/16 and forwarded to City Council with the recommendation of approval from the Planning Commission on 12/21/16. The City Council remanded the application back to the Planning Commission on 02/14/17. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-68295) to allow 44 parking spaces where 49 parking spaces are required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-66499) for a proposed 8,800 square-foot medical office development with Waivers to allow a zero-foot landscape buffer along the south perimeter, an 11-foot buffer along the north perimeter where 15 feet is required and to not orient the building to the corner where such is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. The application was originally approved by Planning Commission on 11/01/16 and forwarded to City Council with the recommendation of approval from the Planning Commission on 12/21/16. The City Council remanded the application back to the Planning Commission on 02/14/17. Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/26/19	The applicant Withdrew Without Prejudice a request for a Variance (VAR-75232) to allow a 52-foot Residential Adjacency Setback where 87 feet is required on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way.
	The applicant Withdrew Without Prejudice a request for a Variance (VAR-75233) to allow 109 parking spaces where 115 parking spaces are required on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way.
	The applicant Withdrew Without Prejudice a request for a Variance (VAR-75236) to allow a 29-foot Residential Adjacency Setback where 87 feet is required on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way.
	The applicant Withdrew Without Prejudice a request for a Variance (VAR-75237) to allow 35 parking spaces where 42 parking spaces are required on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way.
	The applicant Withdrew Without Prejudice a request for a Site Development Plan Review (SDR-75234) for a proposed commercial development consisting of an 8,000 square-foot building with a 1,250 square-foot outdoor play area and a 12,000 square-foot building with a 1,590 square-foot outdoor patio on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way.
03/26/19	The Planning Commission approved a request for an Extension of Time (EOT-75655) of an approved Variance (VAR-66498) to allow a 10-foot Residential Adjacency Setback where 81 feet is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
	The Planning Commission approved a request for an Extension of Time (EOT-75656) of an approved Variance (VAR-68295) to allow 44 parking spaces where 49 parking spaces are required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
	The Planning Commission approved a request for an Extension of Time (EOT-75657) of an approved Site Development Plan Review (SDR-66499) for a proposed 8,800 square-foot medical office development with Waivers to allow a zero-foot landscape buffer along the south perimeter, an 11-foot buffer along the north perimeter where 15 feet is required and to not orient the building to the corner where such is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
05/01/19	The applicant Tabled a request for a General Plan Amendment (GPA-75230) from O (Office) to SC (Service Commercial) on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way.
	The applicant Tabled a request for a Rezoning (ZON-75231) from O (Office) to C-1 (Limited Commercial) on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The applicant Tabled a request for a Site Development Plan Review (SDR-75238) for a proposed 7,350 square-foot commercial building with drive through on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way.
04/13/21	The Planning Commission approved a request for a second Extension of Time (21-0068-EOT1) of an approved Variance (VAR-68295) to allow 44 parking spaces where 49 parking spaces are required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
	The Planning Commission approved a request for a second Extension of Time (21-0068-EOT2) of an approved Variance (VAR-66498) to allow a 10-foot Residential Adjacency Setback where 81 feet is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
	The Planning Commission approved a request for a second Extension of Time (21-0068-EOT3) of an approved Site Development Plan Review (SDR-66499) for a proposed 8,800 square-foot medical office development with Waivers to allow a zero-foot landscape buffer along the south perimeter, an 11-foot buffer along the north perimeter where 15 feet is required and to not orient the building to the corner where such is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
07/13/21	The Planning Commission approved a request to hold in abeyance General Plan Amendment (21-0328-GPA1) and Rezoning (21-0328-ZON1) to the September 14, 2021 Planning Commission meeting.
9/14/21	The Planning Commission approved a request to hold in abeyance General Plan Amendment (21-0328-GPA1) and Rezoning (21-0328-ZON1) to the November 9, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
05/2014	A deed was recorded for a change in ownership for APN 125-22-801-011.
06/1998	A deed was recorded for a change in ownership for APN 125-22-804-001.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject sites.

Pre-Application Meeting	
05/17/21	Staff conducted a pre-application meeting to discuss the submittal requirements for the proposed rezoning and possible development.

Neighborhood Meeting	
06/15/21	The neighborhood meeting was held at 5:30 p.m. at the Centennial Hills Library Multipurpose Room, 6711 North Buffalo Drive, Las Vegas, Nevada 89131. Attendees: The property owner; Five representatives for the property owner, including the architect; One commercial property owner from the area interested in the proposal; and Two members of the public, or neighbors. Results: The applicant had brought drawings of possible designs for a proposed mini-storage facility and wanted feedback from the neighbors on the design. The neighbors in attendance agreed that the site is no longer appropriate for residential, but was not sure what type of commercial uses they would be comfortable with, and did not like the idea of a multi-story mini-storage facility. The residents in attendance indicated they would go back and discuss with their neighbors and home owners association(s) to discuss the possibilities of commercial development on the subject sites and what type/style of development they would be comfortable with adjacent to their residences.
08/23/21	A Voluntary Neighborhood Meeting was held by the applicant at the Centennial Hills Library Multi-Purpose Room at 6711 North Buffalo Drive at 5:30 p.m. Staff was not in attendance.

Field Check	
05/26/21	Staff observed the undeveloped subject site during a routine field check. Staff noted the Bilpar Road is not fully developed, and rural, large lot single-family homes are adjacent to the east and north property lines of the subject site.

Details of Application Request	
Site Area	
Gross Acres	3.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	O (Office)	O (Office)
North	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
South	Centennial Parkway Clark County 215	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Single Family, Detached	RN (Rural Neighborhood) Clark County OP (Office Professional) Clark County	R-E (Rural Estates Residential District) Clark County
West	Multi-Family	TC (Town Center)	T-C (Town Center)

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 19.08, the following standards apply for the northern portion:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	279 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 10 Feet 10 Feet 20 Feet	 62 Feet 34 Feet 52 Feet 44 Feet	 Y Y Y Y
Max. Lot Coverage	50 %	38 %	Y
Max. Building Height	Residential Adjacency	35 Feet	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

Pursuant to Title 19.08, the following standards apply for the southern portion:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	193 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 10 Feet 10 Feet 20 Feet	 15 Feet 49 Feet 15 Feet 72 Feet	 Y Y Y Y
Max. Lot Coverage	50%	33%	Y
Max. Building Height	Residential Adjacency	35 Feet	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

*Title 19.08 states, "*all property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection*."

NE

The adjacent residential properties to the north and east are not within the City Limits, and are within the jurisdiction of Clark County, Nevada and not subject to the regulations of Title 19.08. The chart below illustrates the Residential Adjacency Standards if the adjacent residential properties were within the City Limits.

Residential Adjacency Standards	***Required/Allowed***	***Provided***
3:1 proximity slope - North	105 Feet	44 Feet
3:1 proximity slope - South	105 Feet	49 Feet

Pursuant to Title 19.08, the following standards apply for the northern portion:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
• South	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• East	1 Tree / 20 Linear Feet	14 Trees	27 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
TOTAL PERIMETER TREES		**37 Trees**	**62 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	9 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		10 Feet	N*
• East	8 Feet		20 Feet	Y
• West	15 Feet		10 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		By Condition	

**A Waiver is requested to allow a reduced landscape buffer adjacent to the right-of-way.*

Pursuant to Title 19.08, the following standards apply for the southern portion:

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	 6 Trees 6 Trees 14 Trees 11 Trees	 7 Trees 7 Trees 28 Trees 11 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**37 Trees**	**53 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	0 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 15 Feet 15 Feet 8 Feet 15 Feet		 10 Feet 10 Feet 17 Feet 10 Feet	 N* N* Y N*
Wall Height	6 to 8 Feet Adjacent to Residential		By Condition	

**A Waiver is requested to allow a reduced landscape buffer adjacent to the right-of-way.*
***An Exception is requested to allow zero parking lot trees where 5 are required.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bilpar Road	Local Street	Title 13	24	N*
Tenaya Way	Collector	Master Plan of Streets and Highways Map	80	Y

**Half street improvements including curb, gutter and sidewalk will be required if approved.*

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	1,005 Units	One space per 50 storage units, spread throughout the development, plus a minimum of 5 spaces on the exterior side of the security fence for customers.	26				
TOTAL SPACES REQUIRED			26		33		Y
Regular and Handicap Spaces Required			24	2	31	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible.	To allow the structure on the northern portion of the development to not align with the corner and the street frontage.	Denial
Landscape buffer widths shall be 15 feet adjacent to right-of-way.	To allow 10-foot wide landscape buffers adjacent to the right-of-way in both the northern and southern portion of the development.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Landscape islands with shade trees shall be provided at a ratio of one for every six uncovered parking spaces and at the end of each row of parking.	To allow zero parking lot trees where five are required within the southern portion of the development.	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

Project Address (Location) 7161 Bilpar Road and None Given

Project Name Commercial Development at Tenaya and Bilpar **Proposed Use** Mini-Storage and Retail

Assessor's Parcel #(s) 125-22-804-001 and 125-22-801-011 **Ward #** 6

General Plan: Existing Office Proposed SC **Zoning:** Existing O Office Proposed C-1

Additional Information

Property Owner FF Series Holdings LLC & Mabuhay Commercial Investment 4, LLC Contact Farus Farmanali
Address 3960 Howard Hughes Parkway #500 City Las Vegas State NV Zip 89169
E-mail farus@qafinvestments.com Phone 702.373.2993

Applicant FF Series Holdings LLC Contact Farus Farmanali
Address 3960 Howard Hughes Parkway #500 City Las Vegas State NV Zip 89169
E-mail farus@qafinvestments.com Phone 702.373.2993

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 F. Farmanal

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

Print Name FARUS FARMANALI - Manager Mabuhay Commercial Investments 4, LLC

21-0328
05/20/2021

Subscribed and sworn before me

This 18th day of May, 20 21

Notary Public in and for said County and State

DESTREE MCFADDEN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-22-2024
Certificate No: 17-1252-1

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

Project Address (Location) 7161 Bilpar Road and None Given

Project Name Commercial Development at Tenaya and Bilpar **Proposed Use** Mini-Storage and Retail

Assessor's Parcel #(s) 125-22-804-001 and 125-22-801-011 **Ward #** 6

General Plan: Existing Office Proposed SC **Zoning:** Existing O Office Proposed C-1

Additional Information

Property Owner FF Series Holdings LLC & Mabuhay Commercial Investment 4, LLC Contact Farus Farmanali
Address 3960 Howard Hughes Parkway #500 City Las Vegas State NV Zip 89169
E-mail farus@qafinvestments.com Phone 702.373.2993

Applicant FF Series Holdings LLC Contact Farus Farmanali
Address 3960 Howard Hughes Parkway #500 City Las Vegas State NV Zip 89169
E-mail farus@qafinvestments.com Phone 702.373.2993

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 F. Farmanali

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

Print Name FARUS FARMANALI - Manager FF Series Holdings, LLC

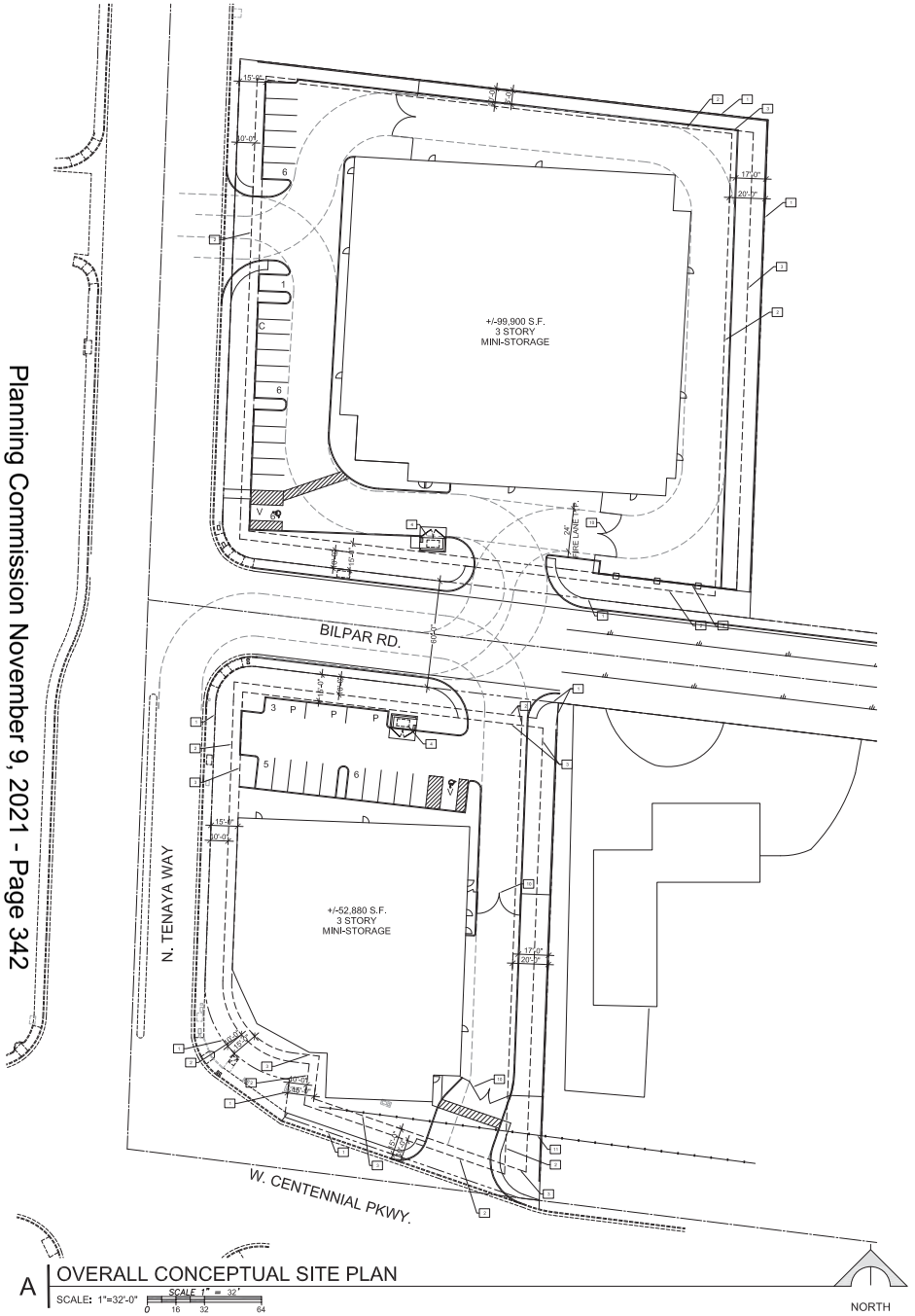
21-0328
05/20/2021

Subscribed and sworn before me

This 18th day of May, 20 21

Notary Public in and for said County and State

DESIREE MCFADDEN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-22-2024
Certificate No: 17-1252-1



A OVERALL CONCEPTUAL SITE PLAN

SCALE: 1"=32'-0" SCALE 1" = 32'

0 16 32 64

PROJECT DATA:

PARCEL DATA:

MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER: 125-22-801-011 & 125-22-804-001

ZONING DATA:

CURRENT ZONING: O OFFICE
PROPOSED ZONING: C-1 COMMERCIAL
CURRENT LAND USE PLAN: OFFICE
PROPOSED LAND USE PLAN: SERVICE COMMERCIAL
ZONE CHANGED REQUIRED: YES [X] NO [ ]
SPECIAL USE PERMITS REQUIRED: YES [X] NO [ ]
WAIVERS/VARIANCES REQUIRED: YES [ ] NO [X]

21-0328
08/17/2021

BUILDING AREA:

+/-99,900 S.F. MINI STORAGE - NORTHERN BUILDING
+/-52,880 S.F. MINI STORAGE - SOUTHERN BUILDING
+/-152,780 S.F. MINI STORAGE TOTAL

PARKING CALCULATIONS REQUIRED:

NORTHERN AND SOUTHERN MINI STORAGE - 1,005 UNITS (5 + 1:50 UNITS)

TOTAL PARKING REQUIRED 26
TOTAL PARKING PROVIDED 33

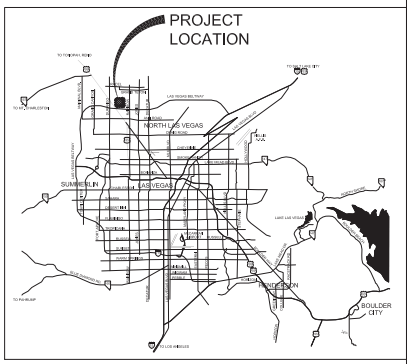
KEY NOTES:

1. PROPERTY LINE
2. BUILDING SETBACK
3. LANDSCAPE SETBACK
4. TRASH ENCLOSURE
5. 10' X 25' LOADING ZONE MIN.
6. PEDESTRIAN ACCESS FROM STREET TO BUILDING
7. NOT USED
8. NOT USED
9. SLIDING GATE
10. SWING GATE
11. EXISTING GAS LINE

PARKING NOTES

ALL PARKING SPACES ON SITE ARE 9' WIDE X18' DEEP UNLESS NOTED OTHERWISE
IF PARKING SPACE IS DESIGNATED WITH A 'C', SPACE IS COMPACT 8' WIDE X16' DEEP
IF PARKING SPACE IS DESIGNATED WITH A 'V', SPACE IS A VAN ACCESSIBLE STALL, 19' DEEP WITH AN 8' AND 5' APRON
IF PARKING SPACE IS DESIGNATED WITH AN 'A', SPACE IS AN ACCESSIBLE STALL, 18' DEEP WITH TWO 5' APRONS
IF PARKING SPACE IS DESIGNATED WITH A 'P', SPACE IS A PARALLEL SPACE, 9' WIDE AND 23' DEEP

VICINITY MAP



CARROLL DESIGN COLLABORATIVE

1980 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 furnished by Carroll Design Collaborative are to be used only with respect to this project, and not for construction on any other project. These plans are not to be reproduced in any manner without the written permission of Carroll Design Collaborative and shall be returned upon request. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported to the architect immediately. Contractor shall not proceed with any work in which he finds discrepancies or omissions in the drawings or specifications or in case of any doubt or question arising relative to the drawings or specifications without first notifying the architect and obtaining clarification. Contractor shall not proceed with any work in which he finds discrepancies or omissions in the drawings or specifications or in case of any doubt or question arising relative to the drawings or specifications without first notifying the architect and obtaining clarification. Contractor shall not proceed with any work in which he finds discrepancies or omissions in the drawings or specifications or in case of any doubt or question arising relative to the drawings or specifications without first notifying the architect and obtaining clarification.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

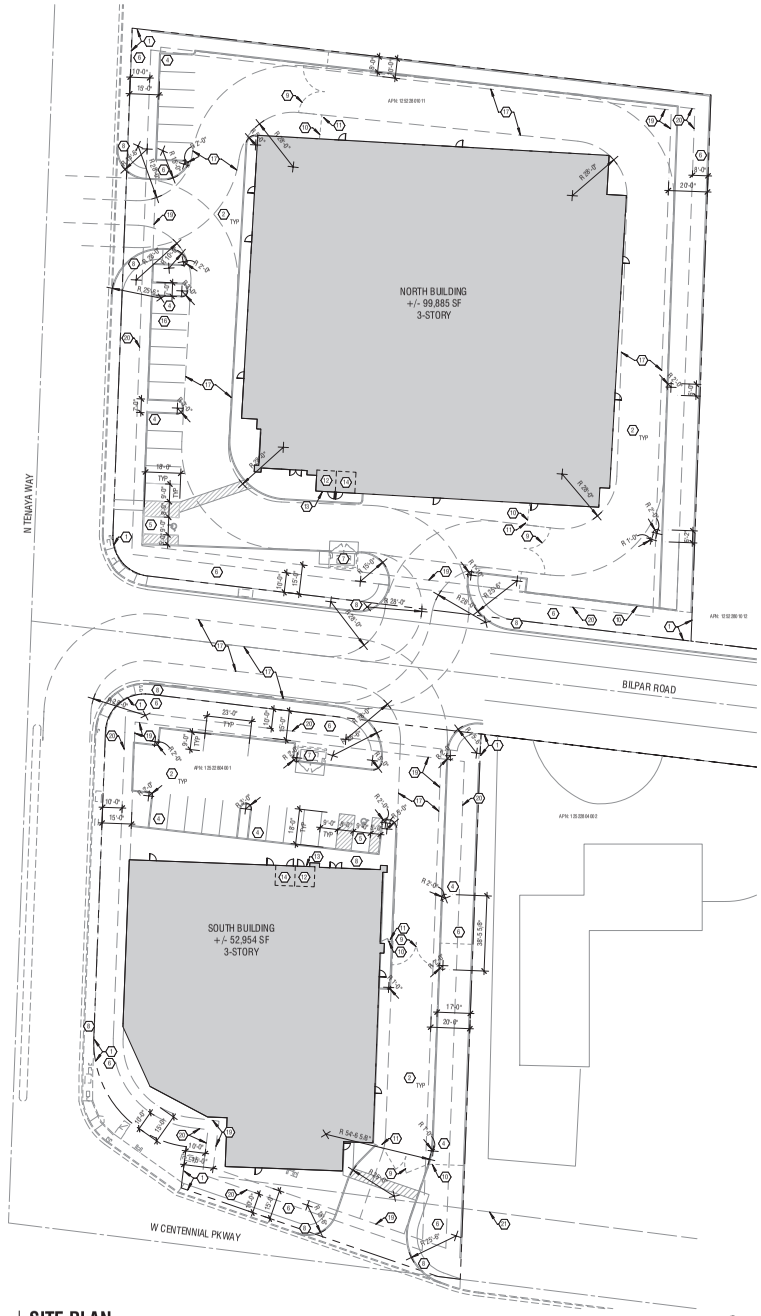
No.	Date	Description

Seal

Title
SITE PLAN

Project Number
21-001

ENTITLEMENTS
ENT 1.001



1 SITE PLAN
1" = 30'-0"

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	125-22-801-011 & 125-22-804-001
CURRENT/PROPOSED ZONING CLASSIFICATION:	O OFFICE / C-1 COMMERCIAL
CURRENT/PROPOSED GENERAL PLAN AMENDMENT:	OFFICE / SERVICE COMMERCIAL
ZONE CHANGE REQUIRED:	YES ☒ NO ☐
SPECIAL USE PERMITS REQUIRED:	YES ☒ NO ☐
WAIVERS/VARIANCES REQUIRED:	YES ☐ NO ☒
SITE AREA:	1.99 ACRES + 1.21 ACRES = +/- 3.2 ACRES
TOTAL BUILDING AREA:	BUILDING 1 = +/- 99,885 SF - 3 STORY
	BUILDING 2 = +/- 52,954 SF - 3 STORY
	TOTAL NEW BUILDING AREA: +/- 152,839 SF

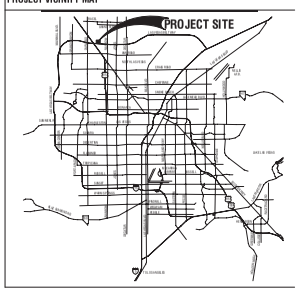
PARKING ANALYSIS

BUILDING NAMES:	NORTH BUILDING & SOUTH BUILDING
BUILDING AREA:	+/- 152,839 SF
PARKING REQUIRED:	5 IN VICINITY OF EACH LEASING OFFICE **REQUIRED: 10**
	NORTHERN & SOUTHERN MINI STORAGE - 936 UNITS (1:50 UNITS) **REQUIRED: 19**
TOTAL REQUIRED PARKING - 29 STALLS	
TOTAL SITE PARKING (REGULAR STALL):	27
TOTAL SITE PARKING (ACCESSIBLE STALL):	2
PARKING STALLS REMOVED FROM DEMOLITION:	0
TOTAL PROVIDED PARKING - 33 STALLS	
TOTAL SITE PARKING (REGULAR STALL):	27
TOTAL SITE PARKING (COMPACT STALL)	1
TOTAL SITE PARKING (PARALLEL STALL):	3
TOTAL SITE PARKING (ACCESSIBLE STALL):	2

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 APRON(S)
6	LANDSCAPE AREA
7	TRASH ENCLOSURE
8	SIDEWALK
9	WROUGHT IRON GATE
10	WROUGHT IRON FENCE
11	PROPOSED KEYPAD LOCATION
12	FIRE RISER ROOM
13	FIRE DEPARTMENT CONNECTION
14	ELECTRICAL ROOM
15	LOADING ZONE
16	COMPACT CAR PARKING STALL
17	2-4' FIRE LANE
18	COVERED BOATRV STORAGE
19	BUILDING SETBACK
20	LANDSCAPE SETBACK
21	EXISTING GAS LINE

PROJECT VICINITY MAP



CARROLL DESIGN COLLABORATIVE
1980 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 retained 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 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title
SITE PLAN

Project Number
21-001
8/18/2021 4:32:04 PM

ENTITLEMENTS
ENT 1.001

21-0328
08/26/2021



1 SITE PLAN
1" = 30'-0"

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	125-22-801-011 & 125-22-804-001
CURRENT/PROPOSED ZONING CLASSIFICATION:	O OFFICE / C-1 COMMERCIAL
CURRENT/PROPOSED GENERAL PLAN AMENDMENT:	OFFICE / SERVICE COMMERCIAL
ZONE CHANGE REQUIRED:	YES ☒ NO ☐
SPECIAL USE PERMITS REQUIRED:	YES ☒ NO ☐
WAIVERS/VARIANCES REQUIRED:	YES ☐ NO ☒
SITE AREA:	1.99 ACRES + 1.21 ACRES = +/- 3.2 ACRES
TOTAL BUILDING AREA:	BUILDING 1 = +/- 99,885 SF - 3 STORY
	BUILDING 2 = +/- 52,954 SF - 3 STORY
	TOTAL NEW BUILDING AREA: +/- 152,839 SF

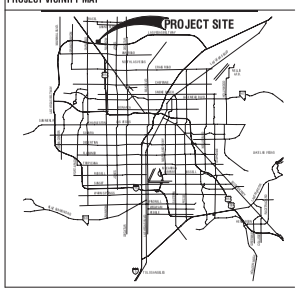
PARKING ANALYSIS

BUILDING NAMES:	NORTH BUILDING & SOUTH BUILDING
BUILDING AREA:	+/- 152,839 SF
PARKING REQUIRED:	5 IN VICINITY OF EACH LEASING OFFICE **REQUIRED: 10**
	NORTHERN & SOUTHERN MINI STORAGE - 936 UNITS (1:50 UNITS) **REQUIRED: 19**
TOTAL REQUIRED PARKING - 29 STALLS	
TOTAL SITE PARKING (REGULAR STALL):	27
TOTAL SITE PARKING (ACCESSIBLE STALL):	2
PARKING STALLS REMOVED FROM DEMOLITION:	0
TOTAL PROVIDED PARKING - 33 STALLS	
TOTAL SITE PARKING (REGULAR STALL):	27
TOTAL SITE PARKING (COMPACT STALL)	1
TOTAL SITE PARKING (PARALLEL STALL):	3
TOTAL SITE PARKING (ACCESSIBLE STALL):	2

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 APRON(S)
6	LANDSCAPE AREA
7	TRASH ENCLOSURE
8	SIDEWALK
9	WROUGHT IRON GATE
10	WROUGHT IRON FENCE
11	PROPOSED KEYPAD LOCATION
12	FIRE RISER ROOM
13	FIRE DEPARTMENT CONNECTION
14	ELECTRICAL ROOM
15	LOADING ZONE
16	COMPACT CAR PARKING STALL
17	2-4' FIRE LANE
18	COVERED BOAT/RV STORAGE
19	BUILDING SETBACK
20	LANDSCAPE SETBACK
21	EXISTING GAS LINE

PROJECT VICINITY MAP



CARROLL DESIGN COLLABORATIVE
1980 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 retained 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 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

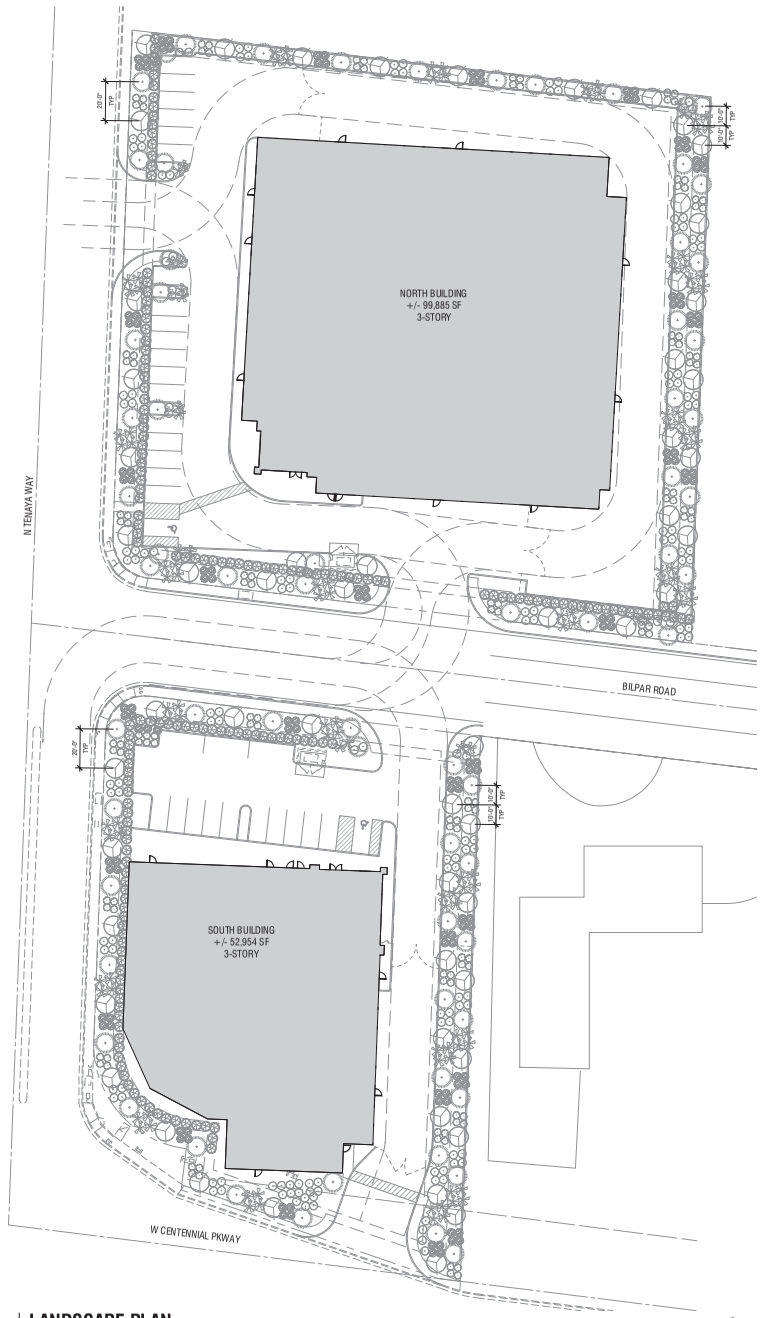
Seal

Title
SITE PLAN

Project Number
21-001
8/18/2021 4:30:58 PM

ENTITLEMENTS
ENT 1.001

21-0328
08/26/2021



1 LANDSCAPE PLAN
1" = 30'-0"

LANDSCAPE LEGEND (TREES)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	DESERT WILLOW	CHILOPSIS LINEARIS 'ARTS SEEDLESS'	58
	24 INCH BOX	DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	68

LANDSCAPE LEGEND (SHRUBS)

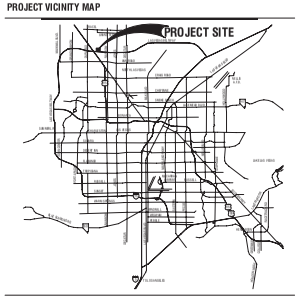
SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	DESERT SAGE	SALVIA DORRII	123
	5 GALLON	DAMIANITA	CHRYSACTINIA MEXICANA	118
	5 GALLON	BULLGRASS	MUHULENBERGIA EMERSLEYI 'EL TORO'	144
	5 GALLON	TRAILING LANTANA YELLOW	LANTANA MONTEVIDENSIS	128
	5 GALLON	JAPANESE BOXWOOD	BUXUS MICROPHYLLA 'JAPONICA'	170

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 OWNERS 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 OF GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE 'PALOMINO TAN' ROCK SOURCE.

PROJECT VICINITY MAP



CARROLL DESIGN COLLABORATIVE
1980 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 retained 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 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title
LANDSCAPE PLAN

Project Number
21-001
8/18/2021 4:32:37 PM

ENTITLEMENTS
ENT 1.002

21-0328
08/26/2021



1 LANDSCAPE PLAN

LANDSCAPE LEGEND (TREES)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	DESERT WILLOW	CHILOPSIS LINEARIS 'ARTS SEECLESS'	58
	24 INCH BOX	DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	68

LANDSCAPE LEGEND (SHRUBS)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	DESERT SAGE	SALVIA DORRII	123
	5 GALLON	DAMIANITA	CHRYSACTINIA MEXICANA	118
	5 GALLON	BULLGRASS	MUHULENBERGIA EMERSLEYI 'EL TORO'	144
	5 GALLON	TRAILING LANTANA YELLOW	LANTANA MONTEVIDENSIS	128
	5 GALLON	JAPANESE BOXWOOD	BUXUS MICROPHYLLA 'JAPONICA'	170

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 OF GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE 'PALOMINO TAN' ROCK SOURCE.

PROJECT VICINITY MAP



CARROLL DESIGN COLLABORATIVE

1980 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 related 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 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.

© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name

COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR

NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title

LANDSCAPE PLAN

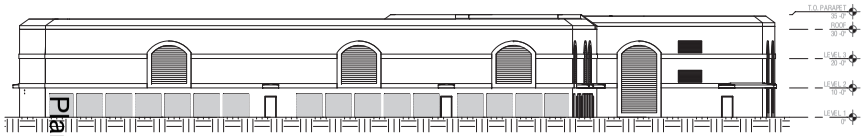
Project Number

21-001

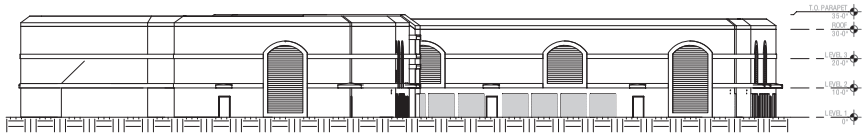
ENTITLEMENTS

ENT 1.002

21-0328
08/26/2021



1 OVERALL NORTH ELEVATION
1" = 20'-0"



2 OVERALL SOUTH ELEVATION
1" = 20'-0"



3 OVERALL EAST ELEVATION
1" = 20'-0"



4 OVERALL WEST ELEVATION
1" = 20'-0"

21-0328
08/11/2021

Planning Commission November 9, 2021 - Page 347

CARROLL DESIGN COLLABORATIVE
1980 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 these drawings and specifications are retained by the client may be utilized only for the projects for which they are prepared, and not for extensions of any other project. Any other use, or any other use, shall not 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

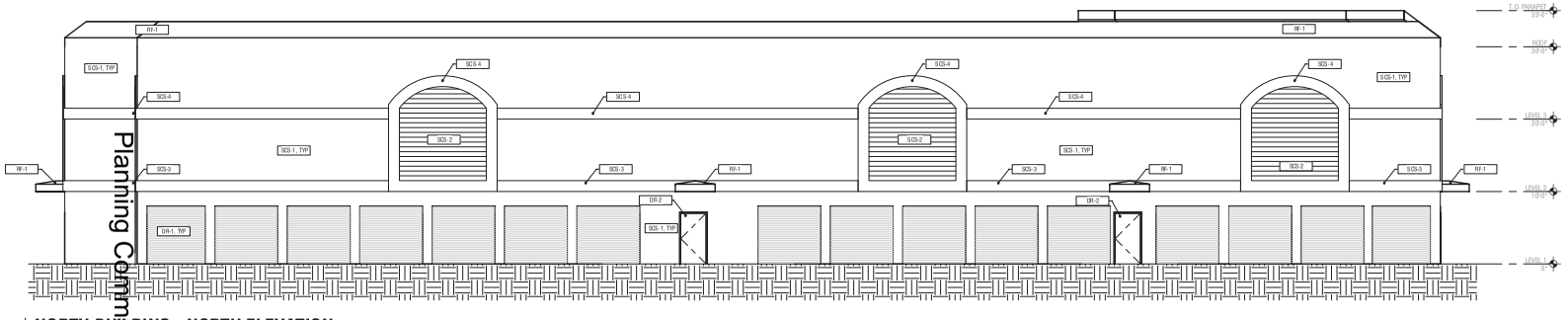
No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

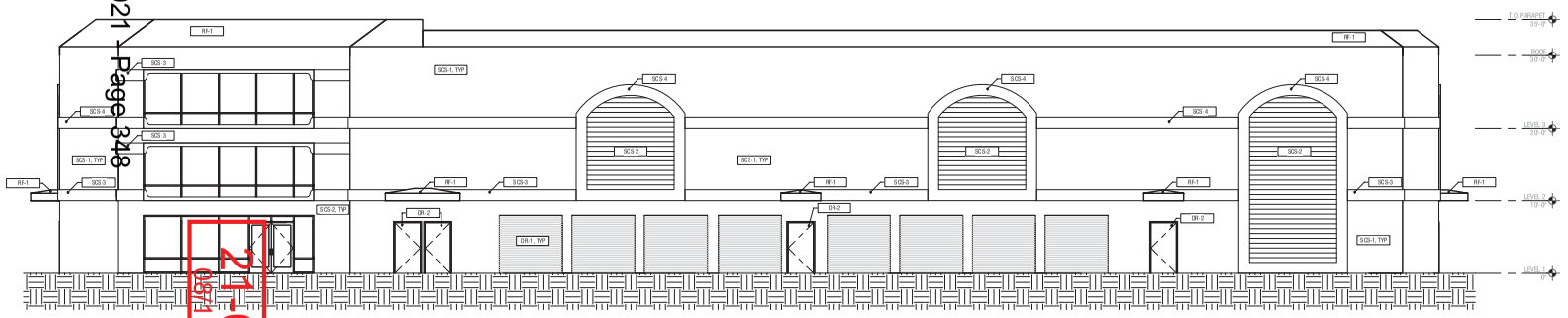
Title
OVERALL ELEVATIONS

Project Number
21-001
8/10/2021 4:52:52 PM

ENTITLEMENTS
ENT 2.101



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



2 NORTH BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

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 / RNE / SANDBRLING (SW 7513) 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 / RNE / LOGGIA (SW 7506) 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 / RNE / EGRET WHITE (SW 7570) 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 / RNE / ZEUS (SW 7746) OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: LIGHT STONE
DR-2	ITEM NAME: DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: MATCH LIGHT STONE FROM DR-1
RF-1	ITEM NAME: ROOF MANUFACTURER: N/A PRODUCT INFO: N/A SIZE: N/A FINISH / COLOR:

Planning Commission November 9, 2021 – Page 348

21-0328
08/11/2021

CARROLL DESIGN COLLABORATIVE
1980 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 are retained by the client may be utilized only for the project for which they are prepared, and for construction of any other project. Further, these plans may not 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

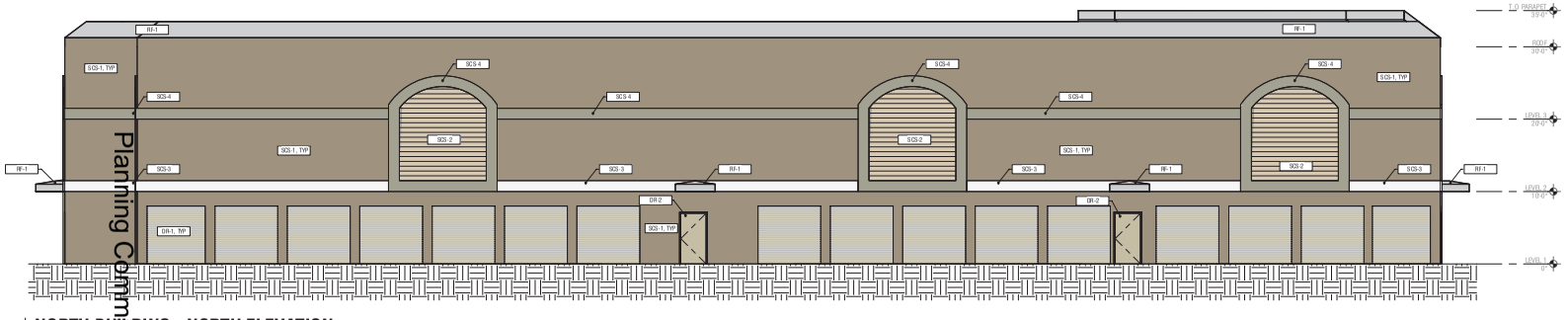
No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

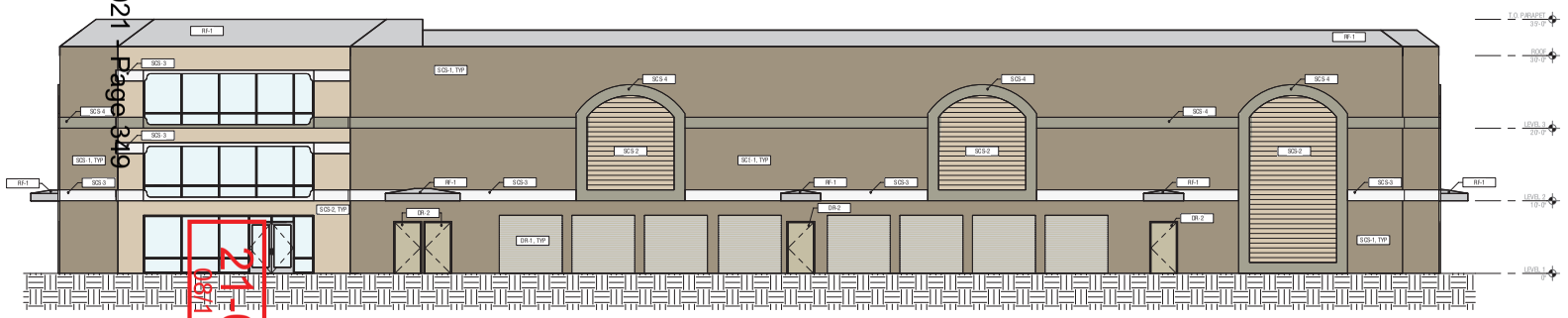
Title
NORTH BUILDING ELEVATIONS

Project Number
21-001
8/10/2021 4:56:26 PM

ENT 2.201



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



2 NORTH BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

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 / RNE / SANDBRLING (SW 7513) 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 / RNE / LOGGIA (SW 7506) 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 / RNE / EGRET WHITE (SW 7570) 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 / RNE / ZEUS (SW 7746) OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: DICI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: LIGHT STONE
DR-2	ITEM NAME: DOOR MANUFACTURER: DICI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: MATCH LIGHT STONE FROM DR-1
RF-1	ITEM NAME: ROOF MANUFACTURER: N/A PRODUCT INFO: N/A SIZE: N/A FINISH / COLOR:

Planning Commission November 9, 2021 - Page 349

21-0328
08/11/2021

CARROLL DESIGN COLLABORATIVE
1980 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 retained 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 and/or the 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

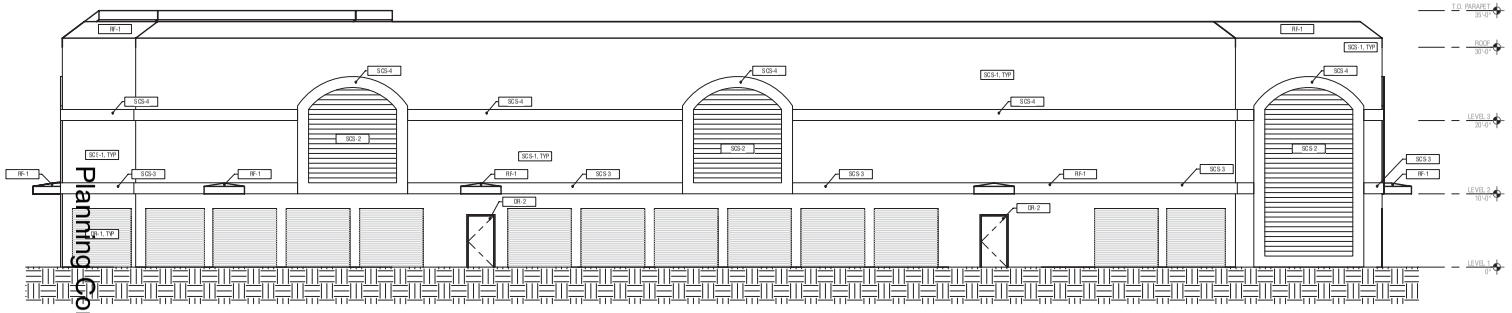
No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

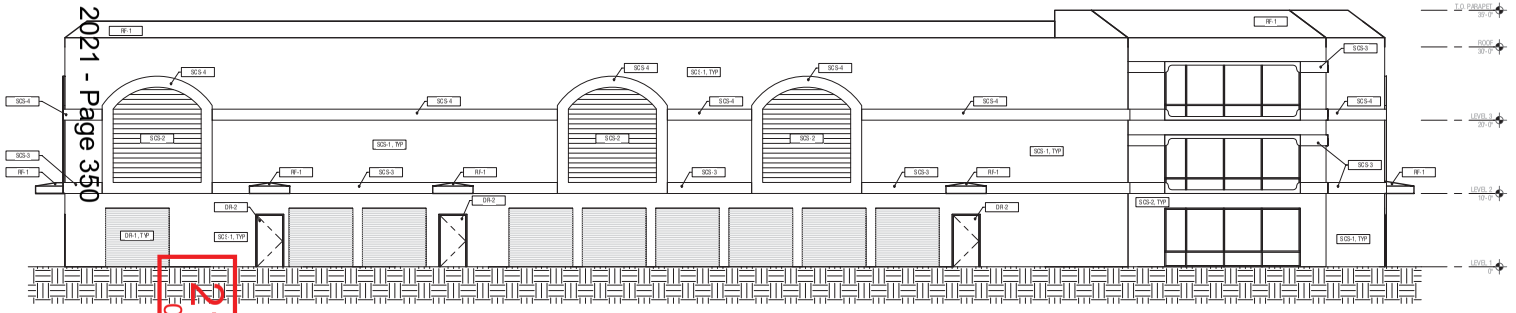
Title
NORTH BUILDING ELEVATIONS

Project Number
21-001
8/10/2021 4:53:07 PM

ENT 2.201



1 NORTH BUILDING - EAST ELEVATION
1/8" = 1'-0"



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

21-0328
08/11/2021

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 / RNE / SWIDEBLING (SW 7513) 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 / RNE / LOGGIA (SW 7506) 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 / RNE / EGRET WHITE (SW 7570) 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 / RNE / ZEUS (SW 7746) OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: LIGHT STONE
DR-2	ITEM NAME: DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: MATCH LIGHT STONE FROM DR-1
RF-1	ITEM NAME: ROOF MANUFACTURER: N/A PRODUCT INFO: N/A SIZE: N/A FINISH / COLOR:

CARROLL DESIGN COLLABORATIVE
1980 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 retained 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 and/or any other 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

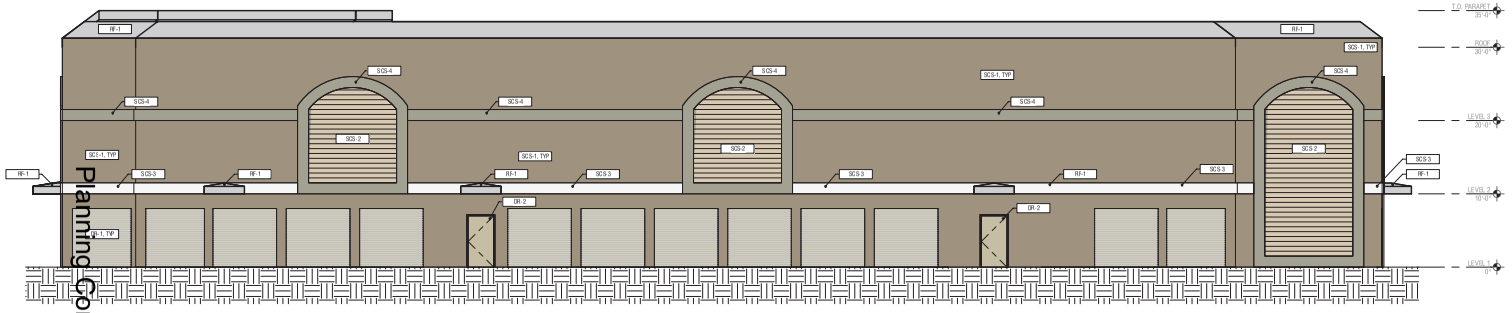
Seal

Title
NORTH BUILDING ELEVATIONS

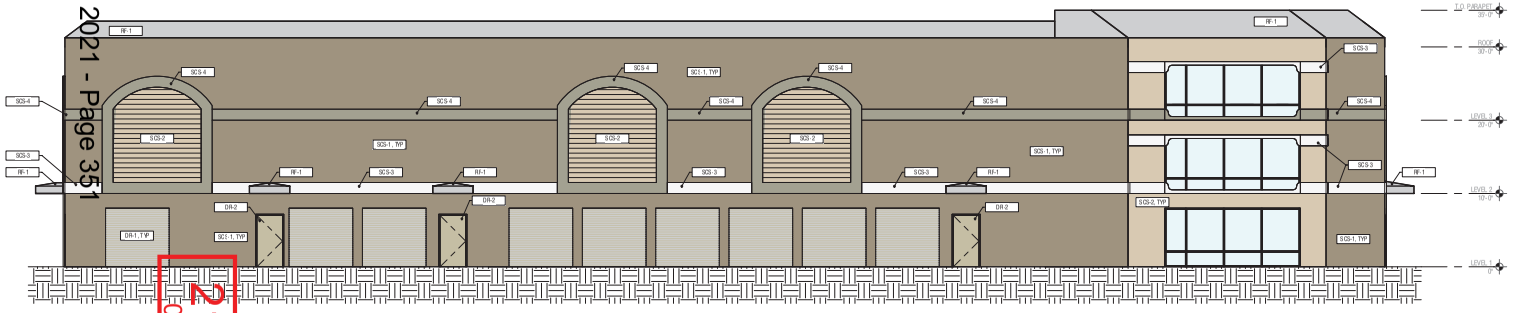
Project Number
21-001
8/10/2021 4:56:42 PM

ENT 2.202

Planning Commission November 9, 2021 - Page 350



1 NORTH BUILDING - EAST ELEVATION
1/8" = 1'-0"



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

Planning Commission November 9, 2021 - Page 351

21-0328
09/11/2021

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 / RNE / SANDERLING (SW 7513) 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 / RNE / LOGGIA (SW 7506) 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 / RNE / EGRET WHITE (SW 7570) 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 / RNE / ZEUS (SW 7746) OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: RBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: LIGHT STONE
DR-2	ITEM NAME: DOOR MANUFACTURER: RBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: MATCH LIGHT STONE FROM DR-1
RF-1	ITEM NAME: ROOF MANUFACTURER: N/A PRODUCT INFO: N/A SIZE: N/A FINISH / COLOR:

CARROLL DESIGN COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 420 LAS VEGAS, NV 89135

These drawings and specifications are instruments of service and remain the property of the architect whether the project for which they are prepared is executed or not. The drawings and specifications 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 of the architect. The visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions
© copyright 2020 CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title
NORTH BUILDING ELEVATIONS

Project Number
21-001

8/9/2021 4:53:59 PM

ENT 2.202

CARROLL DESIGN COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 650 LAS VEGAS, NV 89135

These drawings and specifications are instruments of service and remain the property of Carroll Design Collaborative. Copies or drawings and specifications retained by the client may be utilized only for the project for which they are prepared, and not for construction or any other 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title
SOUTH BUILDING ELEVATIONS

Project Number
21-001

8/18/2021 4:12:50 PM

ENT 2.203

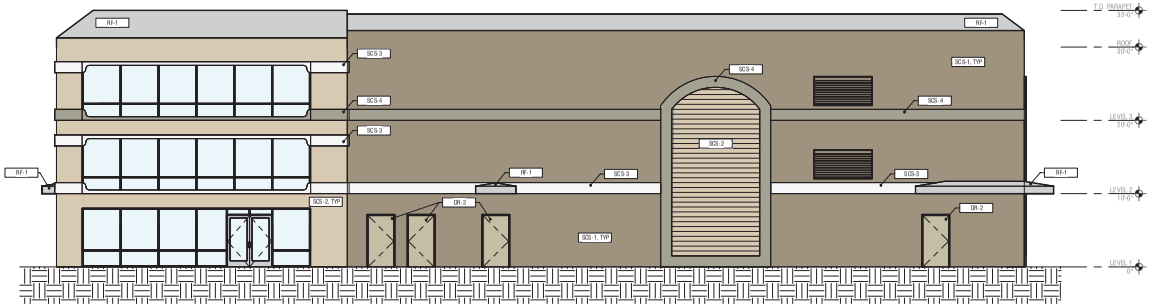
EXTERIOR FINISH LEGEND

STO-1	ITEM NAME: ..... SMALL COAT SYNTHETIC STUCCO MANUFACTURER: ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: ..... OMEGA-FLEX SIZE: ..... N/A FINISH / COLOR: ..... STEEL TROWEL / FINE / SANDBLAND (SW 7515) OR SIM
STO-2	ITEM NAME: ..... SMALL COAT SYNTHETIC STUCCO MANUFACTURER: ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: ..... OMEGA-FLEX SIZE: ..... N/A FINISH / COLOR: ..... STEEL TROWEL / FINE / LOGGIA (SW 7506) OR SIM
STO-3	ITEM NAME: ..... SMALL COAT SYNTHETIC STUCCO MANUFACTURER: ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: ..... OMEGA-FLEX SIZE: ..... N/A FINISH / COLOR: ..... STEEL TROWEL / FINE / EGRET WHITE (SW 7570) OR SIM
STO-4	ITEM NAME: ..... SMALL COAT SYNTHETIC STUCCO MANUFACTURER: ..... OMEGA PRODUCTS INTERNATIONAL PRODUCT INFO: ..... OMEGA-FLEX SIZE: ..... N/A FINISH / COLOR: ..... STEEL TROWEL / FINE / ZEUS GRAY (7 44) OR SIM
DR-1	ITEM NUMBER: ..... METAL ROLL-UP DOOR MANUFACTURER: ..... N/A PRODUCT INFO: ..... N/A SIZE: ..... VARIES FINISH / COLOR: ..... LIMESTONE
DR-2	ITEM NAME: ..... DOOR MANUFACTURER: ..... N/A PRODUCT INFO: ..... N/A SIZE: ..... VARIES FINISH / COLOR: ..... MATCH LADAP STONE FROM DR-1
RF-1	ITEM NAME: ..... ROOF MANUFACTURER: ..... N/A PRODUCT INFO: ..... N/A SIZE: ..... N/A FINISH / COLOR: ..... N/A

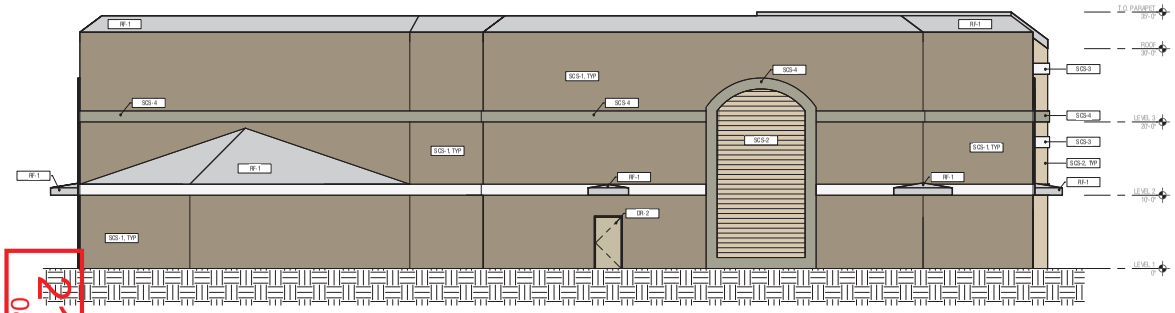
1 SOUTH BUILDING - NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

21-0328
08/26/2021



1 SOUTH BUILDING - NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

21-0328
08/26/2021

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 / RIVE / SAND BRUNG (SW 7513) 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 / RIVE / LOGGIA (SW 7510) 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 / RIVE / EGRET WHITE (SW 7570) 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 / RIVE / ZEUS (SW 7744) OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: LIGHT STONE
DR-2	ITEM NAME: DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: MATCH LIGHT STONE FROM DR-1
RF-1	ITEM NAME: ROOF MANUFACTURER: N/A PRODUCT INFO: N/A SIZE: N/A FINISH / COLOR:

CARROLL DESIGN COLLABORATIVE
1980 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 retained 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 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

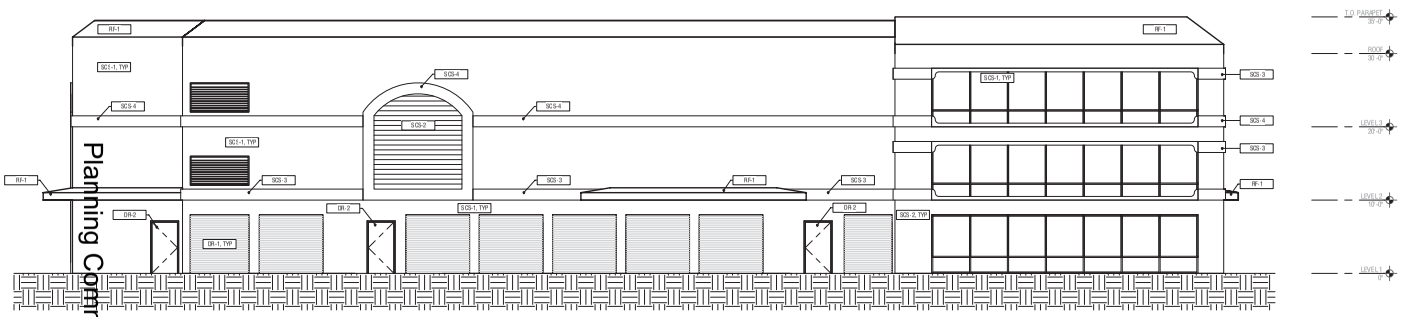
No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

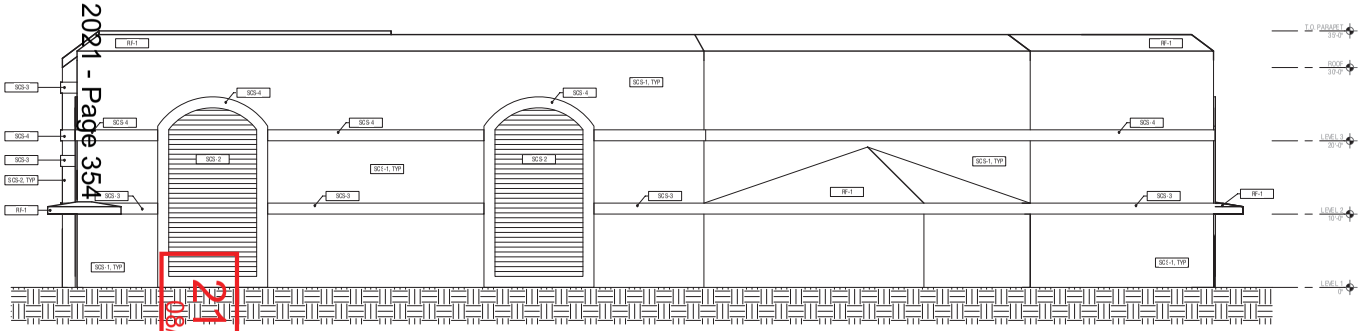
Title
SOUTH BUILDING ELEVATIONS

Project Number
21-001
8/18/2021 4:21:51 PM

ENT 2.203



1 SOUTH BUILDING - EAST ELEVATION
1/8" = 1'-0"



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

21-0328
08/26/2021

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 / RNE / SANDBRUNG (SW 7513) 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 / RNE / LOGGIA (SW 7500) 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 / RNE / EGRET WHITE (SW 7570) 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 / RNE / ZEUS (SW 7746) OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: LIGHT STONE
DR-2	ITEM NAME: DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: MATCH LIGHT STONE FROM DR-1
RF-1	ITEM NAME: ROOF MANUFACTURER: N/A PRODUCT INFO: N/A SIZE: N/A FINISH / COLOR:

Planning Commission November 9, 2021 - Page 354

CARROLL DESIGN COLLABORATIVE
1980 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 retained by the client may be utilized only for the project for which they are prepared, and shall not be construed as any other project. These plans and/or the designs shown on the drawings 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

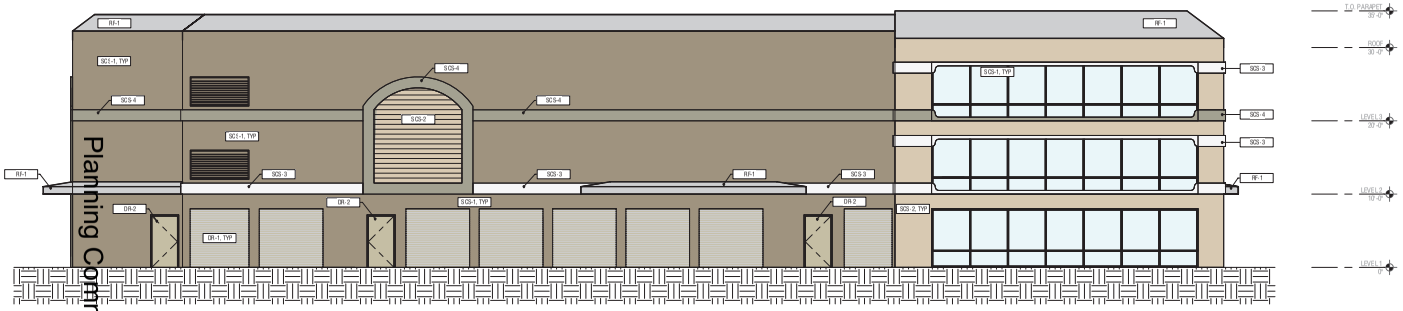
No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

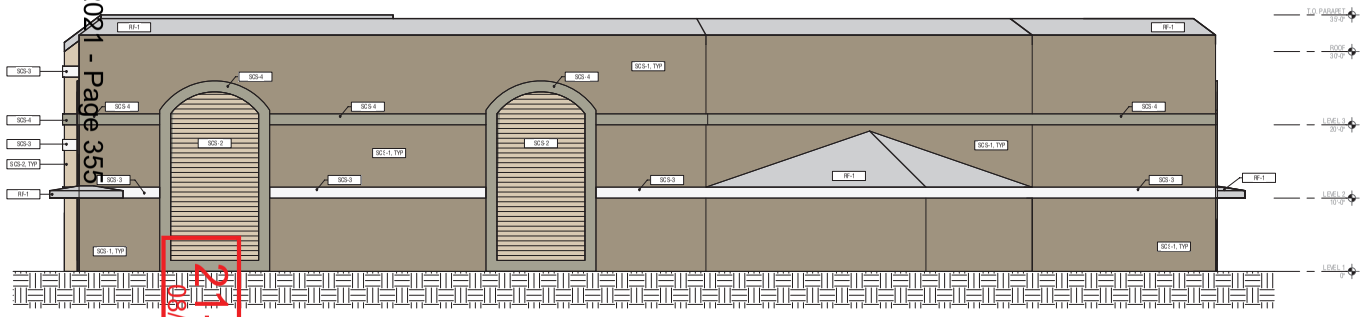
Title
SOUTH BUILDING ELEVATIONS

Project Number
21-001
8/18/2021 4:12:40 PM

ENT 2.204



1 SOUTH BUILDING - EAST ELEVATION
1/8" = 1'-0"



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

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 / RNE / SANDBRUNG (SW 7513) 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 / RNE / LOGGIA (SW 7506) 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 / RNE / EGRET WHITE (SW 7570) 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 / RNE / ZEUS (SW 7746) OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: LIGHT STONE
DR-2	ITEM NAME: DOOR MANUFACTURER: DBCI PRODUCT INFO: N/A SIZE: VARIES FINISH / COLOR: MATCH LIGHT STONE FROM DR-1
RF-1	ITEM NAME: ROOF MANUFACTURER: N/A PRODUCT INFO: N/A SIZE: N/A FINISH / COLOR:

Planning Commission November 9, 2021 - Page 355

21-0328
08/26/2021

CARROLL DESIGN COLLABORATIVE
1980 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 retained 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 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR
NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title
SOUTH BUILDING ELEVATIONS

Project Number
21-001
8/18/2021 4:22:00 PM

ENT 2.204

CARROLL DESIGN
COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 650 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 retained by the client may be utilized only for the project for which they are prepared, and for the construction of any other 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

COMMERCIAL DEVELOPMENT AT TENAYA & BILPAR

Project Name

NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title
NORTH BUILDING
FLOOR PLAN - LEVEL 1

Project Number
21-001

8/10/2021 5:00:40 PM

ENTITLEMENTS
ENT 1.101A

UNIT COUNT BY LEVEL

UNIT TYPE	SIZE	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
A	5X0	11	35	35	81
B	5X10	39	46	45	130
C	10X10	35	63	40	138
D	10X15	31	49	45	125
E	10X20	10	15	15	60
F	10X25	18	15	15	48
G	10X30	16	0	0	16
H	10X50	0	0	0	0
				GRAND TOTAL	619

1 NORTH BUILDING - LEVEL 1
1/16" = 1'-0"

21-0328
08/11/2021

ENT 1.102A
NORTH BUILDING
FLOOR PLAN - LEVELS
2 & 3
21-001
8/18/2021 5:01:23 PM
No. Date Description
XX JAN 2021 ENTITLEMENT PACKAGE
COMMERCIAL
DEVELOPMENT AT
TENAYA & ELPAR
NE & SE CORNERS OF NORTH TENAYA WAY & ELPASO ROAD
CARROLL DESIGN
COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 650 LAS VEGAS, NV 89135
NORTH BUILDING - LEVEL 3
1/16" = 1'-0"
NORTH BUILDING - LEVEL 2
1/16" = 1'-0"
21-0328
08/11/2021

CARROLL DESIGN
COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 650 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 retained by the owners may be utilized only for the project for which they are prepared, and not for construction or any other 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name

COMMERCIAL
DEVELOPMENT AT
TENAYA & BILPAR

NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title
SOUTH BUILDING
FLOOR PLAN - LEVEL 1

Project Number
21-001

8/10/2021 5:02:27 PM

ENT 1.101B

UNIT COUNT BY LEVEL

UNIT TYPE	SIZE	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
A	5X0	6	14	14	34
B	5X10	18	37	37	92
C	10X10	36	24	24	84
C+	VARIES	1	0	0	1
D	10X19	22	34	34	97
D-	VARIES	0	1	0	1
E	10X20	27	14	14	55
F	10X29	5	0	0	5
G	10X30	1	0	0	1
H	10X39				
				GRAND TOTAL	386

1 SOUTH BUILDING - LEVEL 1
1/16" = 1'-0"

21-0328
08/11/2021

CARROLL DESIGN
COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 650 LAS VEGAS, NV 89135

These drawings and specifications are instruments of service and remain the property of Carroll Design Collaborative. Copies or drawings and specifications retained 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 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 the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name

COMMERCIAL
DEVELOPMENT AT
TENAYA & BILPAR

NE & SE CORNERS OF NORTH TENAYA WAY & BILPAR ROAD

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Seal

Title
SOUTH BUILDING
FLOOR PLAN - LEVELS
2 & 3

Project Number
21-001

8/10/2021 5:01:56 PM

ENT 1.102B

2 SOUTH BUILDING - LEVEL 3
1/16" = 1'-0"

1 SOUTH BUILDING - LEVEL 2
1/16" = 1'-0"

21-0328
08/11/2021



21-0328-GPA1, 21-0328-ZON1, 21-0328-SUP1 AND 21-0328-SDR1 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC
SOUTHEAST CORNERS OF BILPAR ROAD AND TENAYA WAY

05/26/2021



21-0328-GPA1, 21-0328-ZON1, 21-0328-SUP1 AND 21-0328-SDR1 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC
SOUTHEAST CORNERS OF BILPAR ROAD AND TENAYA WAY

05/26/2021



21-0328-GPA1, 21-0328-ZON1, 21-0328-SUP1 AND 21-0328-SDR1 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC
SOUTHEAST CORNERS OF BILPAR ROAD AND TENAYA WAY

05/26/2021



21-0328-GPA1, 21-0328-ZON1, 21-0328-SUP1 AND 21-0328-SDR1 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC
SOUTHEAST CORNERS OF BILPAR ROAD AND TENAYA WAY

05/26/2021

CARROLL DESIGN
COLLABORATIVE

July 30, 2021

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

Re: Justification Letter: APN: 125-22-804-001, 125-22-801-011
Site Development Review, Zone Change, General Plan Amendment

To Whom it may concern at the Planning and Zoning Department,

We would like to introduce this application as the proposed Commercial Development at Tenaya & Bilpar which is located on the NE corner of W. Centennial Parkway and N. Tenaya Way, with Bilpar Road bisecting these two parcels. This project consists of two parcels that are approximately +/-1.21 (gross) acres in size and +/-1.99 (gross) acres, totaling +/-3.2 (gross acres). These parcels are currently zoned Office (O) with a land use of Office. Through a general plan amendment, we would like to request a zone change to C-1 limited commercial with a proposed land use of Service Commercial.

As the site is located on the NE corner of N. Tenaya Way and W. Centennial Parkway, access into the site will primarily be off of Bilpar Road, although there are secondary access points to the north and south of the sites. Additionally, the site will consist of two total buildings: The northern building will be a +/-99,900 square foot 3 story mini-storage building and the southern building will be a +/-62,700 square foot 3 story mini-storage building. Each mini-storage warehouse building will have a leasing office and the rentable storage units range in size from 25 square feet to 400 square feet. Per Title 19 requirements, the overall site is required to have 26 parking stalls and 40 parking stalls are provided.

We understand that this site is situated in a beautiful area and near several prominent neighborhoods such as Lamplight Glen, so in order to create a cohesive development that is a good neighbor to all, both buildings on site have a similar design aesthetic and use the similar colors and materials that are reminiscent of the neighborhood. The architectural features of the buildings also took more residential design ques from built projects nearby. We would also like to make note that the parcel adjacent to the southern building is master planned for office professional.

We feel that this proposed project would be a great addition to the area as Mini-Storage is generally a low-impact commercial use. We thank you for your time and respectfully request the staff's recommendation for approval.

21-0328
08/11/2021

Carroll Design Collaborative | 1980 Festival Plaza Drive, Suite 450 | Las Vegas, Nevada 89135 T: 720.227.1216 | Email: John@Carroll.Design

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

21-0328
08/11/2021

Carroll Design Collaborative | 1980 Festival Plaza Drive, Suite 450 | Las Vegas, Nevada 89135 T: 720.227.1216 | Email: Andrea@Carroll.Design

CARROLL DESIGN COLLABORATIVE

July 9, 2021

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

Re: Request for Abeyance of project 21-0328
APNs: 125-22-804-001, 125-22-801-011

Dear Ms. Eddowes,

Please be advised this firm has been retained to manage entitlements for the above matter on a site owned by FF Series Holdings LLC & Mabuhay Coml Invest 4 LLC. We are requesting that the zone change and GPA request in the above application be abeyed until the September 14, 2021 Planning Commission so that the design review, zone change and GPA request can all be heard together. Thus, we are respectfully requesting that this matter be rescheduled to the September 14, 2021 Planning Commission.

If you have any questions, please feel free to contact us at 720-227-1216.

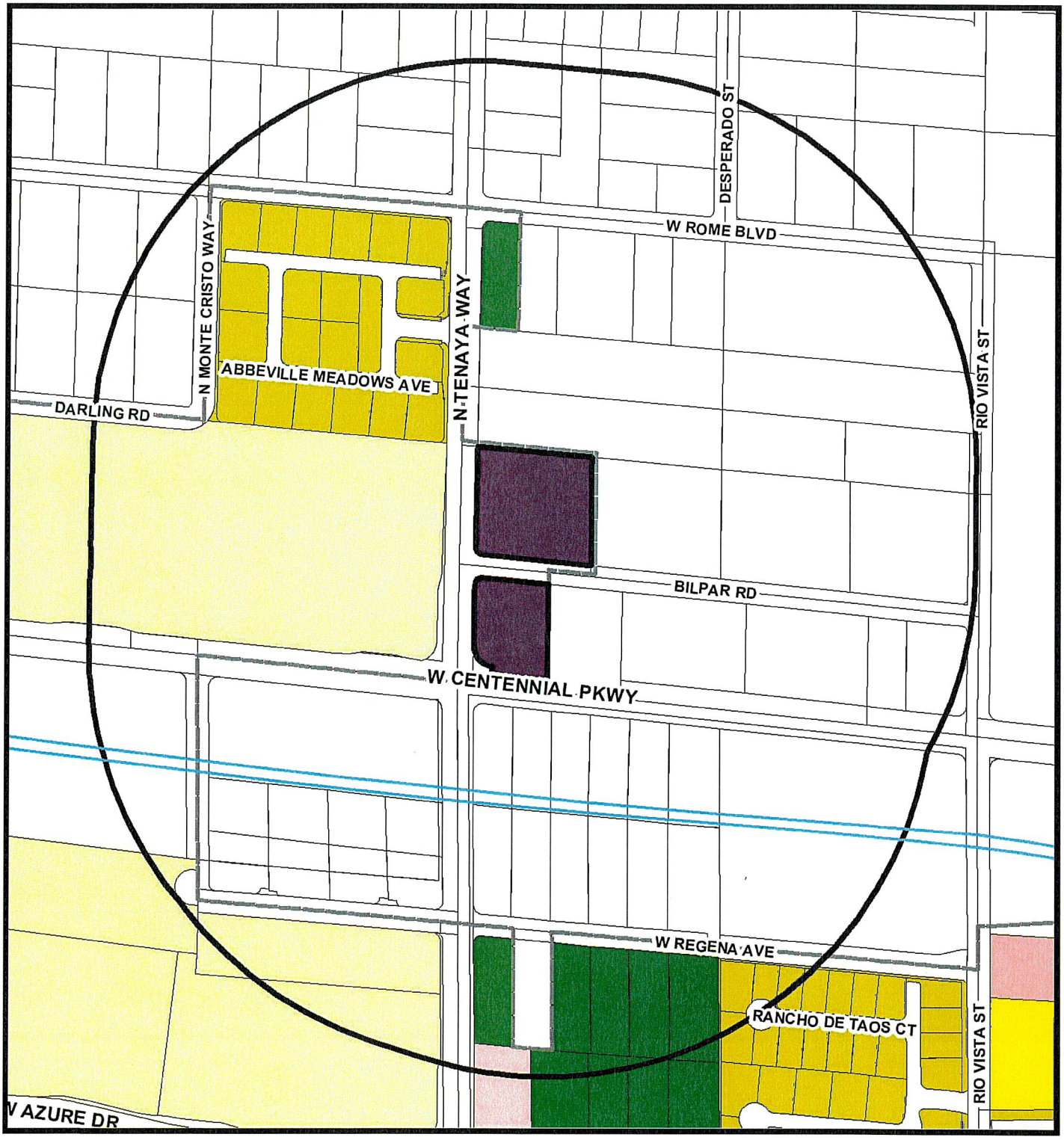
Thank you,

Andrea Limpede Carroll
Principal Architect
NCARB(NV #7598)
Carroll Design Collaborative

Submitted after final agenda

RECEIVED
07/12/2021
ITEM 41a-b

21-0328-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
- P-D - Planned Development
- T-C - Town Center

FROM O TO C-1

Subject Property

1000ft Buffer

City Limits

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

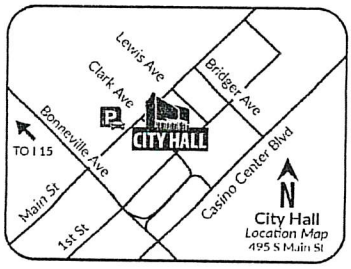
Date: Thursday, July 8, 2021

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

RECEIVED
JUL 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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1

Planning Commission Meeting of **07/13/2021**

21-0328
12522410017
BOWMAN CRAIG L & VALERIE D
7235 SHENANDOAH SPRINGS AVE
LAS VEGAS NV 89131-3248

35 DROFNP1 89131

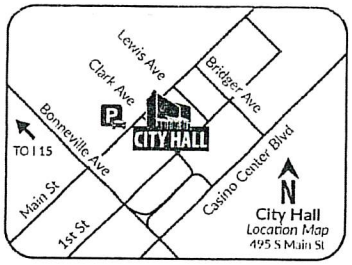
41a-b
P

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

RECEIVED
JUL 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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1

Planning Commission Meeting of **07/13/2021**

21-0328
12522410009
DUBOIS JULIO M & GLORIA ESTHER
6561 ASHLEY VALE ST
LAS VEGAS NV 89131

35 DRDFNP1 89131

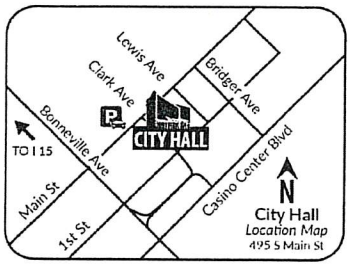
41a-b
P

I own the LOT Next Door on Bilpar Rd. I Oppose This. IT will cause too much Traffic on Bilpar. Also a Commercial Business ESpecially a GAS STATION or STORE will NOT FIT The Comunity. I oppose Any Fast food or Drive Thru Resturant as well. Joseph Leibovic

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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1
Planning Commission Meeting of **07/13/2021**

21-0328
12522804002
LEIBOVIC JOSEPH REVOCABLE LIVING TRUST
LEIBOVIC JOSEPH TRS
2500 MONARCH BAY DR
LAS VEGAS NV 89128

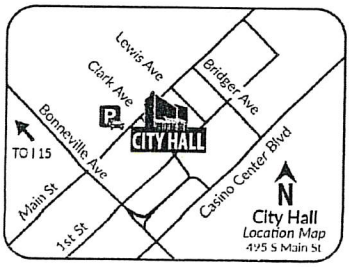
RECEIVED
JUL 12 2021
Dept of Planning
City of Las Vegas

23 DRDFNP1 89128

41a-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
JUL 12 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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1

Planning Commission Meeting of **07/13/2021**

21-0328
12522804005
BARRY EDWARD P & MAUREEN L
7025 BILPAR RD
LAS VEGAS NV 89131

35 DRDFNP1 89131

41a-b
P

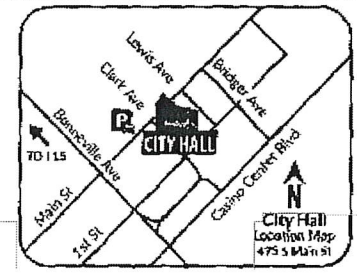
PAGE 01/01

RECEIVED
JUL 13 2021
Dept of Planning
City of Las Vegas

SCHOOL ACCT

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Too many homes with horses, farms in this area. my street has turned into a freeway this will bring more traffic Down our street also.

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

Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
JUL 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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1

Planning Commission Meeting of **07/13/2021**

21-0328
12522304014
VINO SPEZ TRUST ETAL
MATE LYNN M TRS
7274 W ROME BLVD
LAS VEGAS NV 89131

7027995248

07/13/2021 07:31

41a-b
P

RECEIVED

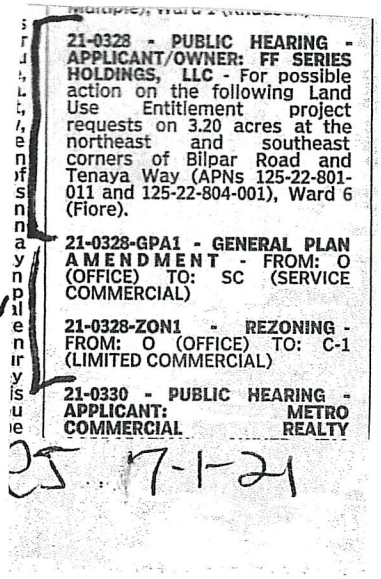
JUL 12 2021

Dept of Planning
City of Las Vegas

Route 66 RoadRunner
22330 W. Old Highway 66
Seligman, AZ 86337-0805
route66roadrunner@gmail.com
www.route66roadrunner.com

RECEIVED
JUL 12 2021
Dept of Planning
City of Las Vegas

Planning Commision
My name is Jean Chappell 6720 N Tioga Way Las Vegas Nev. 89131 and I am opposed to this application It should remain Office
Jean Chappell



21-0328 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-801-011 and 125-22-804-001), Ward 6 (Fiore).

21-0328-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)

21-0328-ZON1 - REZONING - FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL)

21-0330 - PUBLIC HEARING - APPLICANT: METRO COMMERCIAL REALTY

25 7-1-21

Get your kicks on Route 66 at the RoadRunner !

41a-b
p

City of Las Vegas Planning Commission
09/14/2021 6:00 pm
Council Chambers
495 South Main St, 2nd Floor
Las Vegas NV 89101

RE: Abeyance 21-0328
Abeyance 21-0328 – GPA1 - General Plan Amendment – From O (Office) to SC (Service Commercial)
Abeyance 21-0328 – ZON1 - Rezoning – From O (Office) to C1 (Limited Commercial)
21-0328-SUP1 – Special Use Permit – For Proposed Mini-Storage Facility Use
21-328-SDP1 – Site Development Plan Review – For a proposed 1005 unit mini-storage facility consisting of one three story 99,900 square foot building and second three story 52,880 square foot building with waivers of the perimeter landscape buffer requirements and building orientation.

To Whom It May Concern,

This is to certify that the residents of City of Las Vegas Ward 6 and Clark County Township CC Lone Mountain adamantly OPPOSE the rezoning of the 3.2 acres of land located on the Northeast and South east corners of Bilpar Road and North Tenaya Way, APN: 125-22-801-011 and APN: 125-22-804-001 from O (office) to SC (service commercial) and C1 (limited commercial).

Most of the residences in the immediate area are rural in nature with livestock or residential estates. The development of a large commercial building such as the two buildings being proposed will have a huge impact on the quality of life that the residents of this area enjoy and moved to this area for. The size of the buildings will block views and the nature of the business will increase the traffic and noise in the area. Another concern of the residents is that once zoning has been changed, this project could be abandoned; the property could be sold to a new entity and any business that falls within the new zoning guidelines could be built without any consideration for the residents that it affects.

Thank you for your consideration in this matter.

NAME	ADDRESS	EMAIL	SIGNATURE
Carol Ledbetter	7224 W Rome LV NV 89131	P4984LO Gmail.com	Ledbetter
Lynn Mate	7274 W. Rome LV NV 89131	lynnmate@AOL.com	
Cathy Leyba	7395 W Rome LV NV	lccat73@aol.com	
Deidra Gracate	6625 N. Pioneer Way	deigenca@yahoo.com	Deidra Smith
Sandra Gregory	7440 W Rome Blvd	NVSandy1@aol.com	Sandra Gregory
Mary McInnis	6520 N Tenaya Way	marybesquawz1@yahoo.com	Mary McInnis
Pat Ledbetter			

Submitted at Planning Commission
Date 9/14/2021 Item 22

NAME	ADDRESS	EMAIL	SIGNATURE
Michael S Gregory	7440 W. Rome Blvd Las Vegas NV 89131	mgreg131@aol.com	[signature]
Carol Leduc	7575 Rome Blvd	gammac924@gmail	Carol Leduc
Robert Leduc	7575 W Rome Blvd	bob98626@aol.com	[signature]
Vic Nowak	6540 Gardenside Las Vegas NV 89131	vicn@craftcc.com	[signature]
Juliette Berkabile	7209 Abbeville Meadows 89131	JulieKimoto@Hotmail.com	[signature]
Pablo Nunez	7229 Abbeville Meadows Ave	pablonnz@gmail.com	[signature]
Kristin Uptain	7229 Abbeville Meadows Ave	kmupkake@gmail.com	[signature]
Ted Novak	7234 Abbeville Meadows Ave	tedn@craftcc.com	[signature]
Joanna Nowak	7234 Abbeville Meadows Ave	jknowak@hotmail.com	[signature]
Paul Reynolds	7244 Abbeville Meadows Ave 89131	paul.a.reynolds@gmail.com	[signature]
Lynsey Reynolds	7244 Abbeville Meadows Ave 89131	lynsey.m.reynolds@gmail.com	[signature]
Ronaldo Dasmarinas	7259 Abbeville Meadows LV, NV 89131	dazinvegas@yahoo	[signature]
Ricardo Mogollon	7250 Shenandoah Springs Ave LV, NV 89131	Ricardomog@gmail.com	[signature]
Daniel Chan	7210 Shenandoah Springs Ave Las Vegas NV 89131	daniel.c.chan@gmail.com	[signature]
David Tattan	7280 Rome LV NV 89131	lbgtator@gmail	[signature]
[signature]	7375 W Rome Las Vegas NV 89131		[signature]

NAME	ADDRESS	EMAIL	SIGNATURE
Wayne Hallahan	7421 W. Rome Blvd	liboynlv@aol.com	W. Hall
Seth Miernik	7460 W. Rome BLVD	miernikseth@yahoo.com	Seth Miernik
Mary Angell	7545 W Rome	MHGANGELL + GMAIL	Mary Angell
Terri DiGregorio	7525 Rome Blvd	tedigregorio@gmail	Terri DiGregorio
JOE DiGREGORIO	7525 W Rome	RUN7172@YAHOO	Joe DiGregorio
Maryann Cope	7560 W. Rome Blvd.	nnayram1951@yahoo	Maryann Cope
Vernon Vance	6580 N Tioga	vdvance58@yahoo.com	[illegible]
Jeff Mitchell	7452 Darling	Snjrfm@yahoo	[illegible]
Lynn Cintron	7436 Darling Rd	bipandbob@yahoo.com	[illegible]
Bob Cintron	7436 Darling Rd	BLACE1970@gmail.com	[illegible]
Marcia Haverly	6645 N. Pioneer Way	msharerly@hotmail.com	Marcia S Haverly
Rosalie Brown	6610 N Tenaya Way	rb-610002@gmail	Rosalie Brown
Angie Patton	6618 Tenaya	[illegible]	Angie Patton
Dennis Beccan	6616 N Tenaya	b596704@gmail.com	[illegible]
Wanne Wong	7140 W Rome	~~stepwong@~~	Wong
Joseph Wong	7140 W Rome		[illegible]

NAME	ADDRESS	EMAIL	SIGNATURE
Linda Brinkman	7125 W Rome Blvd 89131	Brinkman linda60@gmail.com	Linda Brinkman
Roy Brinkman	7125 W Rome Blvd	blade.brinkman@gmail.com	[illegible]
Lloyd Thayne	7115 Rome Blvd		Lloyd Thayne
Dellie L Copp	6860 W Rome Blvd	dscopp6@gmail.com	Dellie L Copp
Rena Schoonmaker	7620 Windswept St	Renasc_2000@yahoo	[illegible]
Robyn Engler	6600 W Rome Blvd	Rocketdog 2333@yahoo.com	Robyn Engler
Brad Engler	"	BEngler@ISCdV.com	[illegible]
Miles Davies	7000 W. Rome Blvd 89131	MILESDAVIES2002@YAHOO.COM	[illegible]
Claire Davies	" "	" "	[illegible]
Patsy Roumanos	6545 N. Tioga Way	proumanos@ur.com	[illegible]
Maria Escapa	6535 N Tioga 89131	Mariaescapa702@gmail.com	[illegible]
Jean Chappell	6720 N. Tioga Way 89131	breadstickgirl@gmail.com	Jean Chappell
Marisa Sosa	6685 N. Tioga Way	catchawave6@gmail.com	Marisa Sosa
Janet McClain	6665 N. Tioga Way Las Vegas	mcclainjl@cox.net	Janet McClain
Pike Ditz	7590 W Rome	Fourtrax250@msn	[illegible]
John Haverly	6645 N Pioneer Way	JohnHaverly@HOTMAIL.com	[illegible]

0

NAME	ADDRESS	EMAIL	SIGNATURE
Mitchell Royer	7395 Deer Springs Way 89131		Mitchell Royer
Barbara Clark	7390 Deer Springs Way		Barbara Clark
Cliff Holder	7345 Deer Springs		[illegible]
Jessica Reynoso	7380 Deer Springs Way		Jessica Reynoso
Michelle Dunsmoor	7320 Deer Springs Way		Michelle Dunsmoor
Tina Kinsey	6811 N. Pioneer Wy		Tina Kinsey
GWEN HARDING	6852 No. PIONEER WAY		Gwen Harding
MARCO GARATE	6625 N. PIONEER WAY		[illegible]
Nancy Cardella	7264 W. Rome Blvd Nancy Cardella	Cardellanancy@hotmail.com	Nancy Cardella
Allison Bonanno	6950 Rome Blvd 89131	Robbandali@hotmail.com	Allison Bonanno
Joseph Dell Millward	7045 Bilpay Rd 89131	dellmillward@gmail.com	[illegible]

NAME	ADDRESS	EMAIL	SIGNATURE
PATRICK LEDBETTER	7224 W. ROME LV NV 89131	P4984L@GMAIL.COM	
Elizabeth Davis	7175 W. Rome Blvd. Las Vegas NV 89131	libraberh@cox.net	Elizabeth Davis
Ellie Karlsson	7045 Biparr Rd. Las Vegas NV. 89131	karlsson.ce@gmail.com	
Dell Millward	7045 Biparr Rd Las Vegas NV. 89131	Dellmillward@gmail.com	
Ashley Guerrero	7185 W Regena ave Las Vegas NV 89130	ashleyguerrerolde@yahoo.com	
Patricia Guerrero	7175 W Regena Ave LV. NV. 89130	LVPatty1205@gmail.com	
Aaron Guerrero	7175 W. Regena LV. NV 89130	Aaron63guerrero@gmail.com	
Mike Myers	7175 W. Regena LV NV 89130	MIKEJUNKIDS@GMAIL.com	
Danielle Prussin	7350 W. Rome Blvd Las Vegas NV 89131	D.prussin@yahoo.com	Danielle Prussin
Ely Prussin	7350 W Rome Las Vegas NV 89131	elyprussin@yahoo.com	

CARROLL DESIGN
COLLABORATIVE

September 8, 2021

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

Re: Request for Abeyance of project 21-0328
APNs: 125-22-804-001, 125-22-801-011

Dear Ms. Eddowes,

Please be advised this firm has been retained to manage entitlements for the above matter on a site owned by FF Series Holdings LLC & Mabuhay Coml Invest 4 LLC. We are requesting that the zone change and GPA request in the above application be abeyed until the November 9, 2021 Planning Commission so that further work and coordination can be done on this project. 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

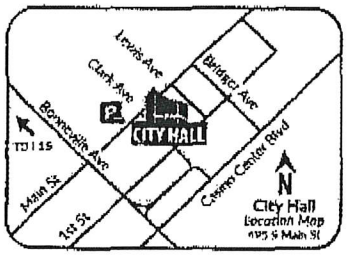
AGENDA ITEM 22A-D
RECEIVED 09.13.21
09.14.21 PC MEETING

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1530



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
AUG 03 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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1
Planning Commission Meeting of **07/13/2021**

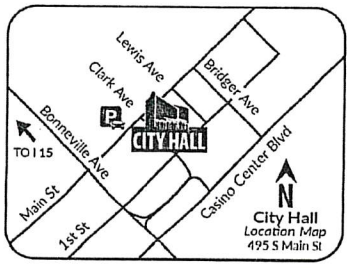
21-0328
12522304015
CARDELLA NANCY REVOCABLE TRUST
CARDELLA NANCY TRS
7264 W ROME BLVD
LAS VEGAS NV 89131-3526

Submitted after final agenda
22a-6 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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1 and 21-0328-SUP1 and 21-0328-SDR1

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

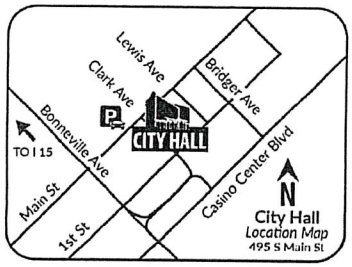
21-0328
12522801018
BRINKMAN ROY D & LINDA M
7125 W ROME BLVD
LAS VEGAS NV 89131

35 HRDFNP1 89131

22a-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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1 and 21-0328-SUP1 and 21-0328-SDR1

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

21-0328
12522410017
BOWMAN CRAIG L & VALERIE D
7235 SHENANDOAH SPRINGS AVE
LAS VEGAS NV 89131-3248

35 HRDFNP1 89131

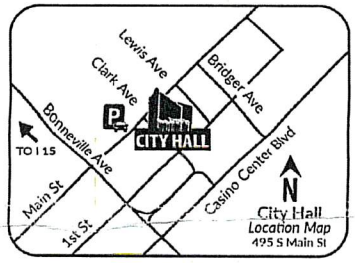
22a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

RECEIVED
SEP 09 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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1 and 21-0328-SUP1 and 21-0328-SDR1

Planning Commission Meeting of **09/14/2021**

21-0328
12522804005
BARRY EDWARD P & MAUREEN L
7025 BILPAR RD
LAS VEGAS NV 89131

35 HRDFNP1 89131

22a-d P

Too many properties have animals, for all the traffic. more traffic at the Corner. We just had a DUI Driver Down the street Kill a women. (more speed)

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
SEP 14 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.

21-0328 and 21-0328-GPA1 and 21-0328-ZON1 and 21-0328-SUP1 and 21-0328-SDR1

Planning Commission Meeting of **09/14/2021**

21-0328
12522304014
VINO SPEZ TRUST ETAL
MATE LYNN M TRS
7274 W ROME BLVD
LAS VEGAS NV 89131

35 HRDFMP1 89131

09/14/2021 12:23 7027995248 SCHOOL ACCT PAGE 01/01

22a-dP

Nora Lares

From: noreply@formstack.com
Sent: Monday, September 13, 2021 10:40 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 09/13/21 10:39 PM

Meeting Date:	Tuesday, September 14, 2021
Project Number:	21-0328
Position:	I OPPOSE the project and all related applications.
Name:	Johnny Zero
Residential or Business Address:	7330 Bath Dr Las Vegas, NV 89131
Phone:	(702) 994-6658
Email:	j.orez1947@gmail.com
Comments:	This is a semi-rural area with horse properties and animals. We had to accept a 3 story large apartment complex across the property in question and there is already a multilevel storage buildings less than 300 yards away so this ridiculous 1,000 unit storage complex does not fit the present zoning. Please, do not allow this property to be rezoned C-1.

22a-d P

21-0328

Nora Lares

Subject: FW: Zoning change on Corner of Tenaya and Centennial

From: Edward Wade <emwade64@hotmail.com>
Sent: Monday, September 13, 2021 4:23 PM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: Zoning change on Corner of Tenaya and Centennial

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.**

We are against the change in zoning from "O" to "C1" we live less than a mile from the proposed building. We like our quiet are. It is enough that we already have a large apartment building on the corner of Tenaya and Centennial.

Please don't do this to us. An office/medical building would limit the traffic to business hours.

Edward and Mary Wade

7174 Encita Ct, Las Vegas Nevada 89131

22a-d P

Nora Lares

Subject: FW: Zoning change 21-0328

From: MARIE TRAVENS <mbtravens@cox.net>
Sent: Thursday, September 9, 2021 12:41 PM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: Zoning change

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.**

Hello-

As I am unable to attend the city planning meeting on Sept. 14, 2021, I am asking you to reject the zone change request for the property at Bilpar and Tenaya. Please keep the zoning at "O" for this area.

Thank you.

Marie Travens

7420 Deer Springs Way

Las Vegas, NV 89131

702-396-1046

22a-d P

CARROLL DESIGN
COLLABORATIVE

November 8, 2021

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

Re: Request for Abeyance of project 21-0328
APNs: 125-22-804-001, 125-22-801-011

Dear Ms. Eddowes,

Please be advised this firm has been retained to manage entitlements for the above matter on a site owned by FF Series Holdings LLC & Mabuhay Coml Invest 4 LLC. We are requesting that the zone change and GPA request in the above application be held in abeyance. This request to hold the project is to allow some time to incorporate neighbors' suggestions into the project. It appears the public hearing calendar for 2022 has not been published to give you an exact date, but we would like to be placed on the February 2022 Planning Commission Agenda. We respectfully ask that this request be granted.

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

ITEM 17 a-d
RECEIVED
11/08/21

FF Series Holdings LLC
Mabuhay Commercial Investments 4, LLC
9992 Catalina Canyon
Las Vegas, NV 89148
702-373-2993 Mobile
farus@qafinvestments.com Email

November 08, 2021

Dear Neighbors,

Re: Request for Abeyance of Project 21-0328
APN: 125-22-804-001 & 125-22-801-011
Abeyance Notification

We have our scheduled Planning Commission hearing tomorrow regarding the above project.

As promised in my last email. I had the opportunity to meet with quite a few neighbors in person and via telephone and emails. And after our meetings and various email and telephone conversations with neighbors, it was consensus that they would like to see both the buildings height to be reduced and change the aesthetics to non-commercial/industrial look.

I have agreed to comply with the above request. We will do one basement level, and we will agree to reduce the maximum height not to exceed twenty-five feet maximum. And we would like to have another meeting with the neighbors to give us their feedback on the exterior elevations of the building in due course of redesigning of this project.

Submitted after final agenda

ITEM 17 a-d
RECEIVED
11/09/21

We were advised by the City staff the once the innovative design was completed. The updated design must go again through various building departments for their review and comments, and they need 3months to complete this redesign process and be ready to resubmit for the public hearing.

Therefore, we have decided to hold this item in abeyance for tomorrow's Planning Commission hearing and are rescheduling the Planning Commission hearing to be in the month of February of 2022.

Please contact me via email or iPhone within next 15 days so that I can arrange venue to meet with you all and get your feedback on the elevations of the buildings. Please see below my contact information for your record.

I apologize for any inconvenience this rescheduling may have caused you. We appreciate your help and cooperation.

Thank you.

Warm Regards.
FF Series Holdings, LLC
Mabuhay Commercial Investments 4, LLC.

Farus Farmanali
Manager
702-373-2993 Mobile
farus@qafinvestments.com Email

Please note. We are missing phone contact information from the following neighbors:

ITEM 17 a-d
RECEIVED
11/09/21

1. Jackie Betz
2. Tina Kinsey
3. Lee Craner
4. A Jams
5. Rachel Preciado
6. George Preciado
7. Bob C. (Last name is not readable)

I would appreciate if anyone of you have their contact information please forward it to me, or if you can notify them of this change in hearing date.

Thank you.

Farus Farmanali

ITEM 17 a-d
RECEIVED
11/09/21

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
17a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0328-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)

C.C.: 12/15/2021

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

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: November 9, 2021

Agenda Item No.:
17b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0328-ZON1 - REZONING - FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL)

C.C.: 12/15/2021

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

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: November 9, 2021

Agenda Item No.:
17c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0328-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
17d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0328-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,005-UNIT MINI-STORAGE FACILITY CONSISTING OF ONE, THREE-STORY 99,900 SQUARE FOOT BUILDING AND A SECOND, THREE-STORY 52,880 SQUARE-FOOT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
18

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

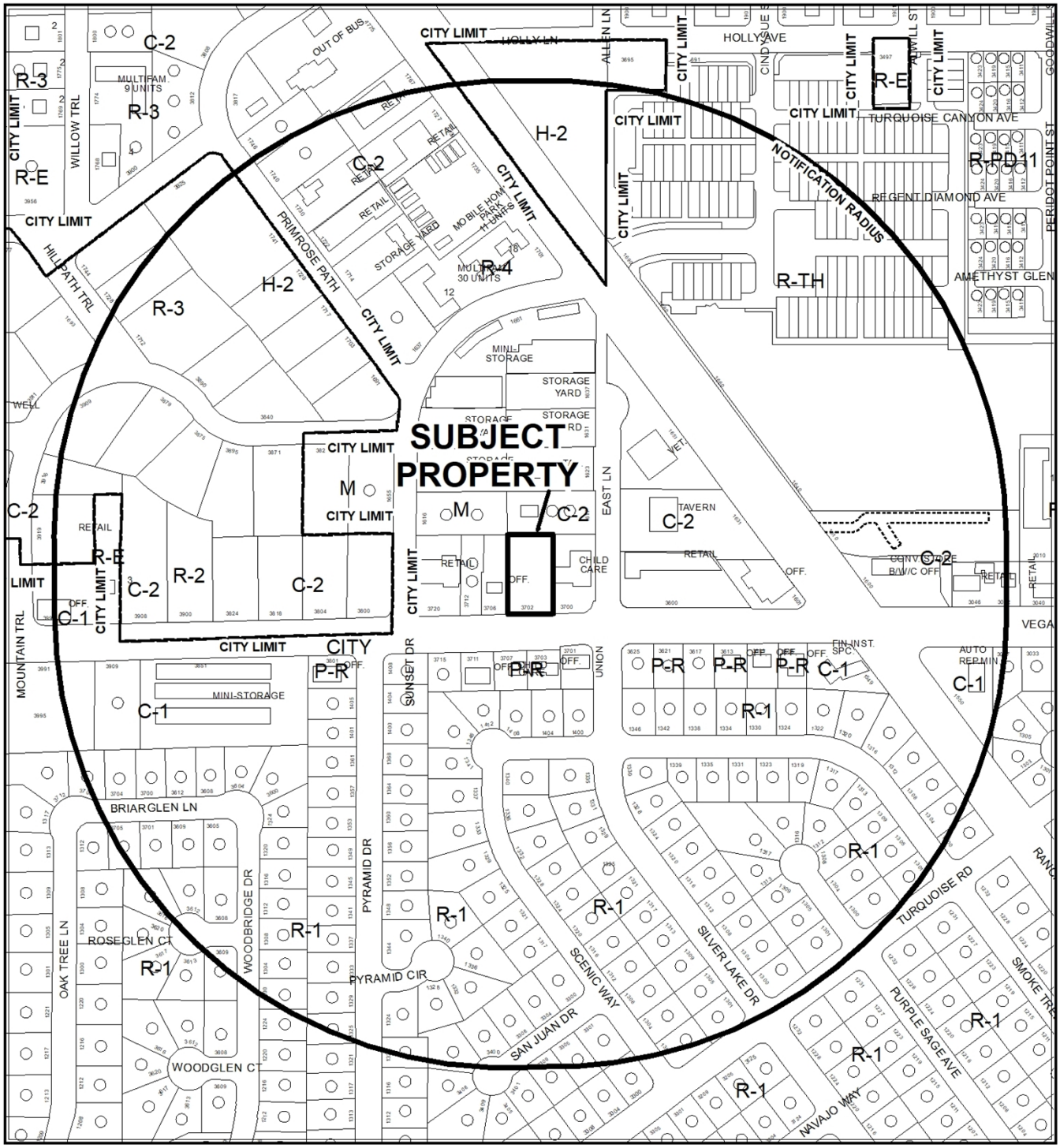
SUBJECT:
ABEYANCE - 21-0224 - PUBLIC HEARING - APPLICANT: PETER OZIGNU - OWNER: THE KENECHI TRUST - For possible action on the following Land Use Entitlement project requests on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 12/15/2021

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. Documentation Submitted for the October 12, 2021 Planning Commission Meeting



0 250 500 Feet

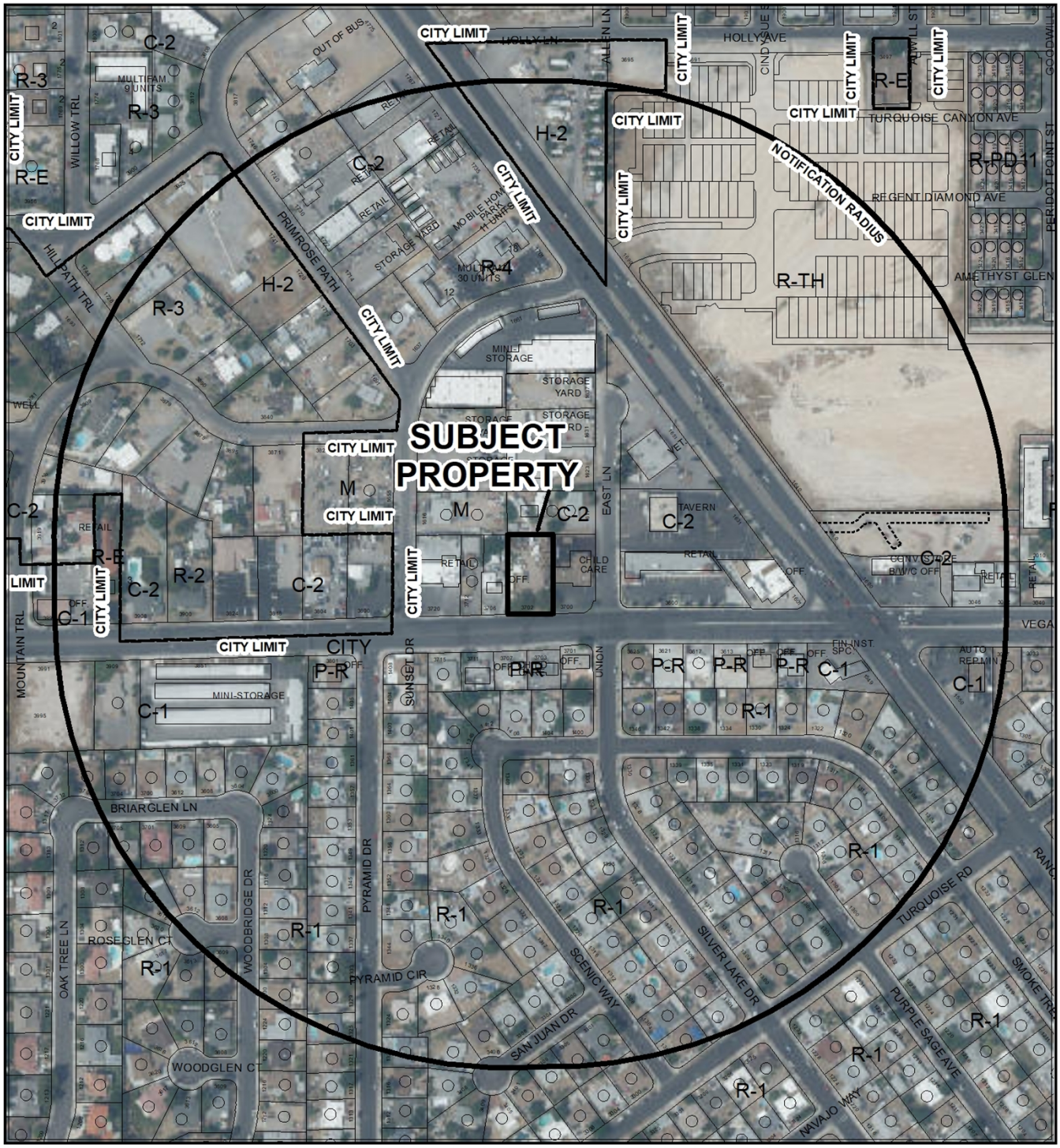
CASE: **21-0224**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



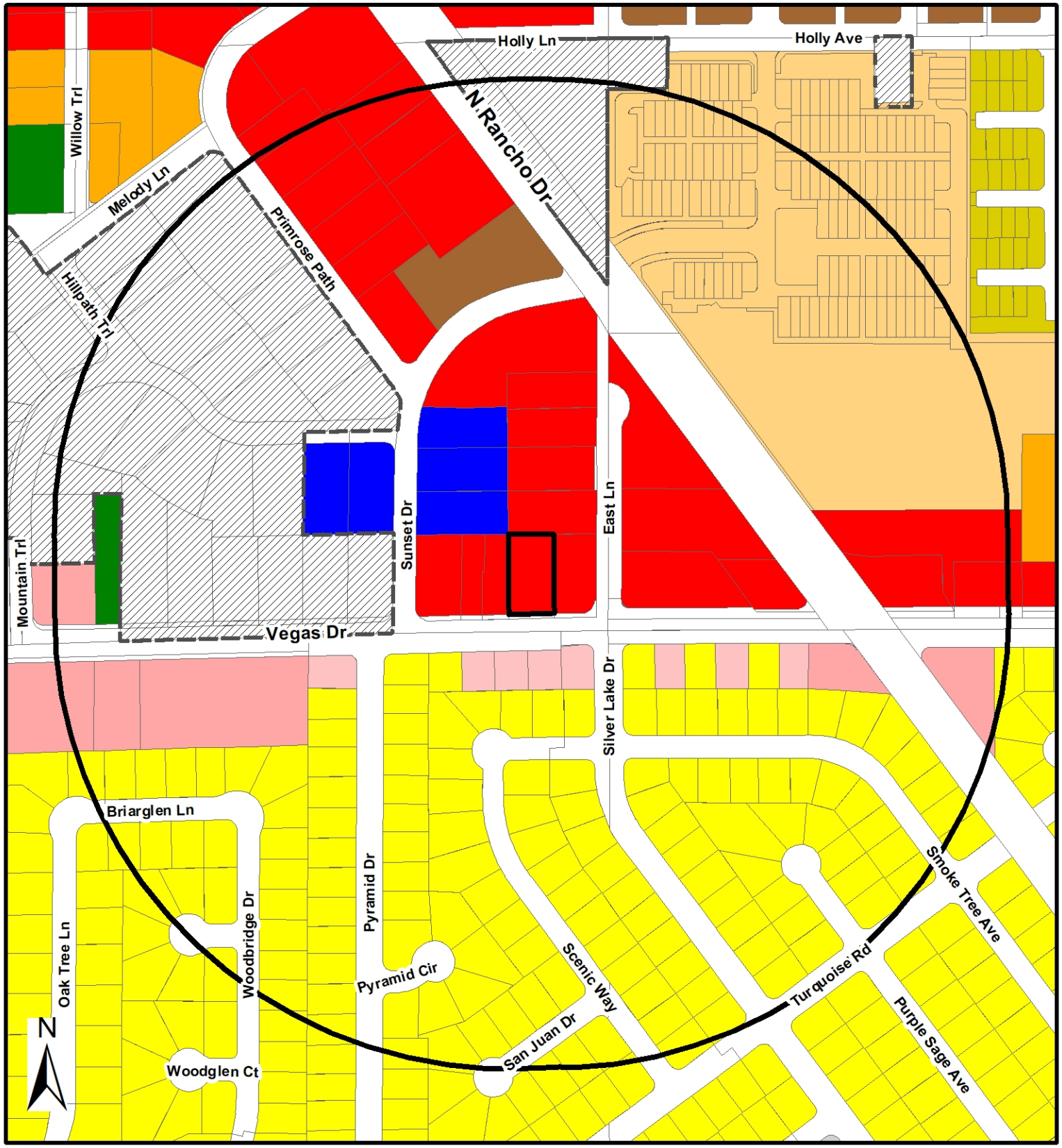
CASE: **21-0224**

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-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
- C-MI - Commercial 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: NOVEMBER 9, 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 1

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.
10/12/21	The Planning Commission voted (6-0) to hold in ABEYANCE 21-0224 [ZON1 and SDR1] to the November 9, 2021 Planning Commission meeting.

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 Duplex	NMXU (Neighborhood Mixed Use Center)	C-2 (General Commercial)
South	Child Care Facility Office, Other than Listed	NMXU (Neighborhood Mixed Use Center)	P-R (Professional Office and Parking)
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

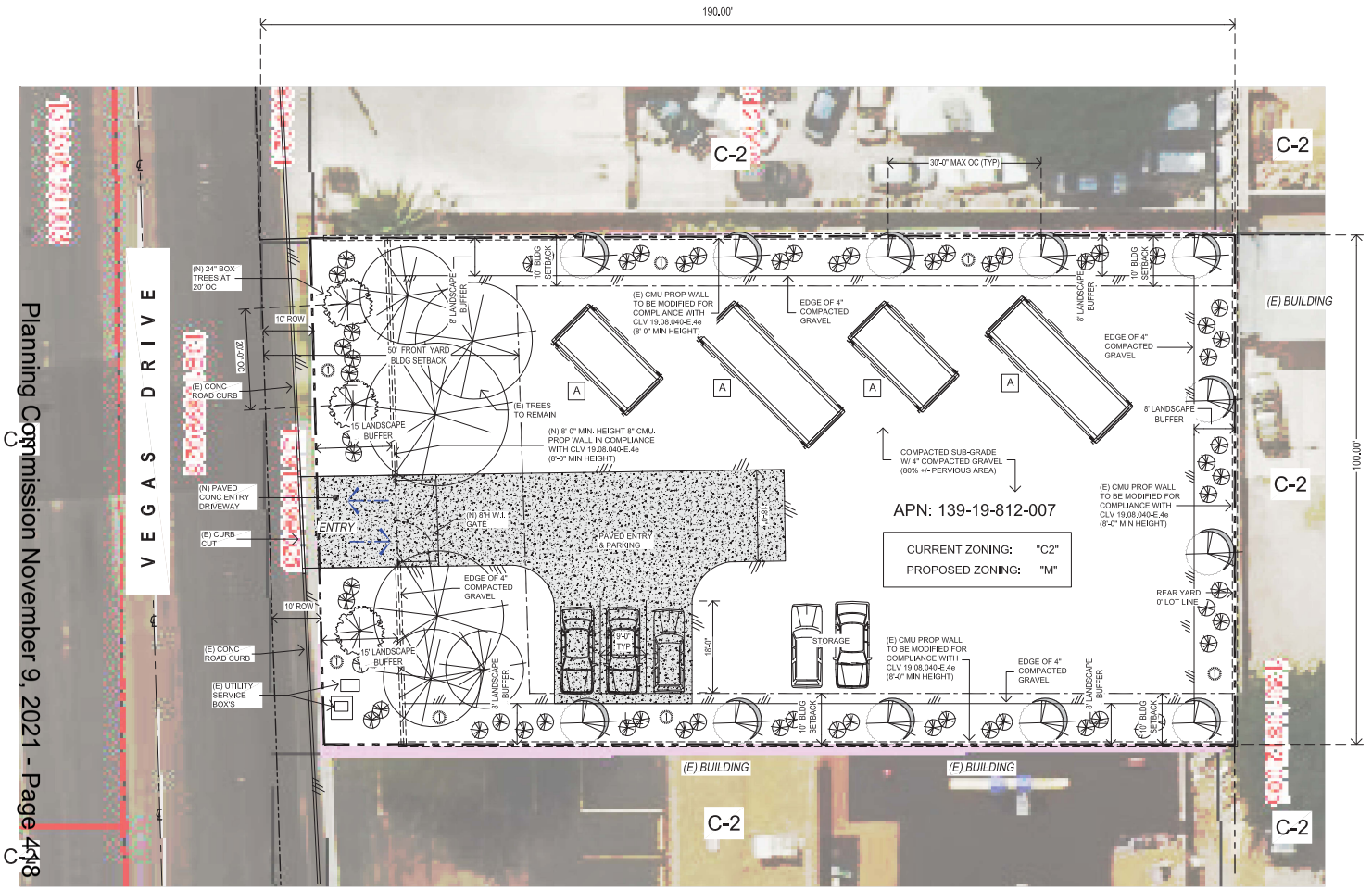
Subscribed and sworn before me

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



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 (18,890 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 ANY UNLIVE BLDG GR.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

A MISC METAL CONTAINERS

21-0-24
05/26/2021



SITE AREA REFERENCE MAP

LANDSCAPE SCHEDULE

	SYMBOL	BOTANICAL NAME/ COMMON NAME	QUAN.	COND.	REMARKS
TREES		VITEX AGNUS-CASTA MULTI-TRUNK	3	24" BOX	STANDARD TRUNK
		BAY LEAF LAUREL	12	24" BOX	STANDARD TRUNK
	TOTAL TREES		15		

	SYMBOL	BOTANICAL NAME/ COMMON NAME	QUAN.	COND.	REMARKS
GRND MTRL & SHRUBS		TEXAS RANGER	64	5 GAL.	CAN FULL
	TOTAL SHRUB		64		
		CRUSHED STONE 1/2 - 3/4" GRAINS (NON-ORGANIC)	ALL LANSCAPE AREAS TO BE DESERT SCAPE		

Planning Commission November 9, 2021 - Page 418

WINSTON H. HENDERSON ARCHITECTS
8689 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

© 2018 WINSTON HENDERSON ARCHITECTS



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

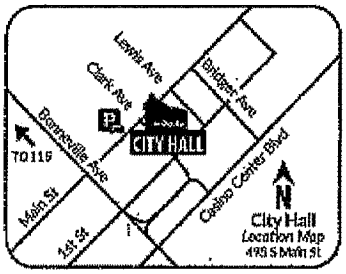
21-0224
05/26/2021

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: November 9, 2021

Agenda Item No.:
18a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0224-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
18b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0224-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
19

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

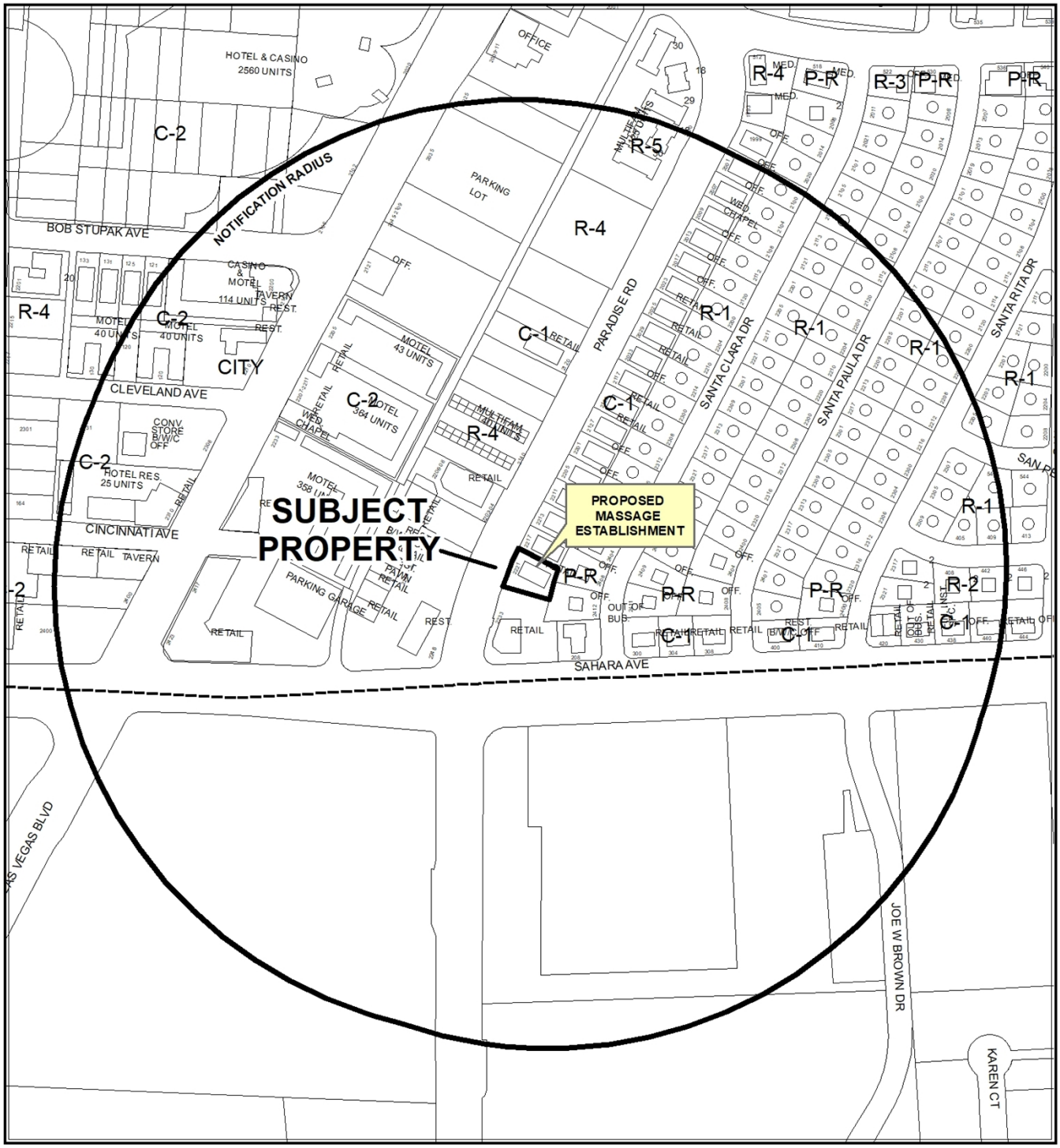
SUBJECT:
ABEYANCE - 21-0416-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment of an approved Special Use Permit (SUP-72575) FOR A MASSAGE ESTABLISHMENT USE TO CHANGE 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.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	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. Documentation Submitted for the October 12, 2021 Planning Commission Meeting
9. Submitted after Final Agenda - Protest 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: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: 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 2

APPROVALS 1

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.
10/12/21	The Planning Commission voted to hold this item (21-0416-SUP1) in abeyance to the November 9, 2021 Planning Commission at the applicant's request.

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

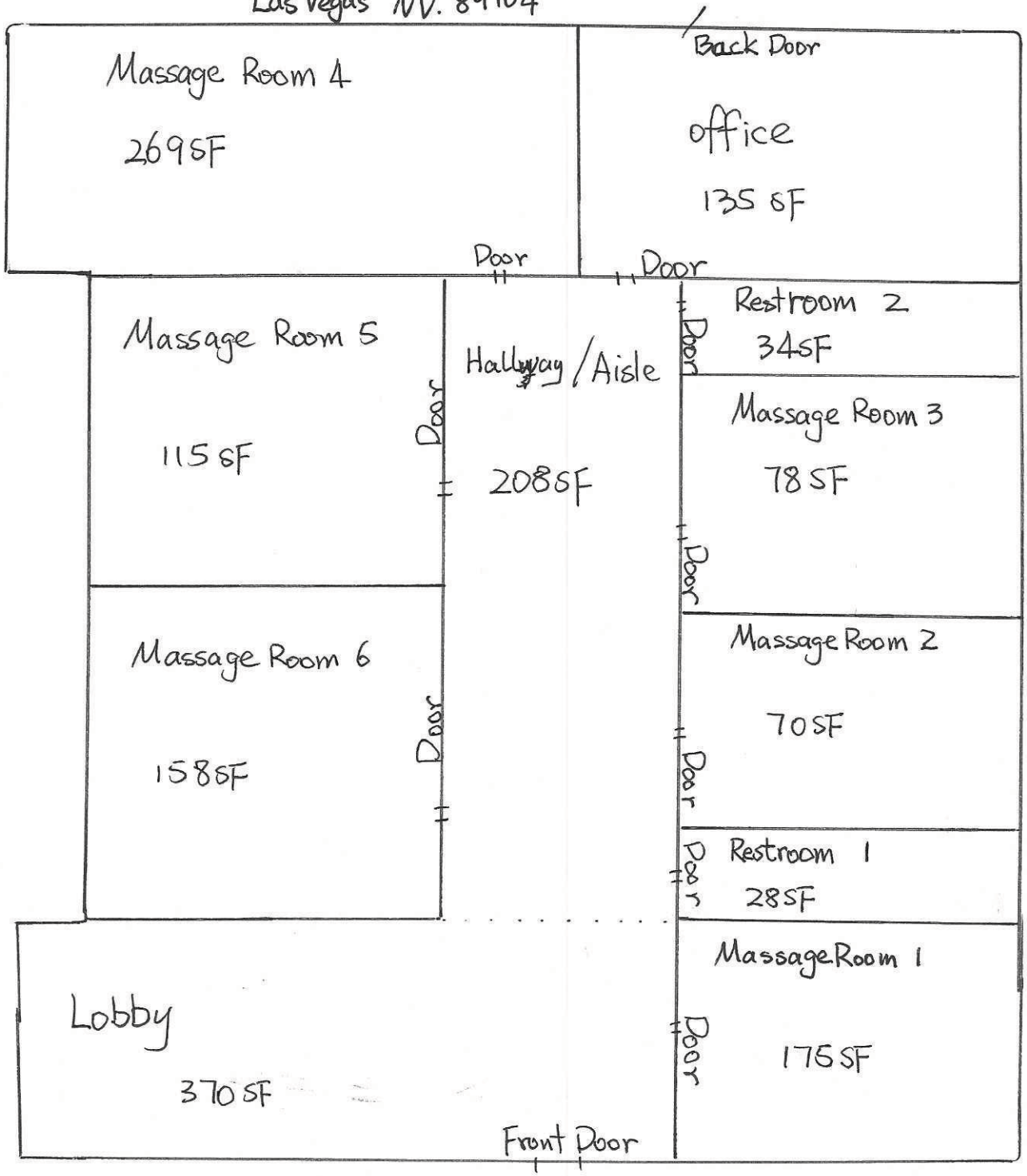
LETICIA LOPEZ
Notary Public - California
Los Angeles County
Commission # 2313926
My Comm. Expires Oct 10, 2021

21-0416
07/26/2021

Paradise Massage

2221 Paradise Rd.

Las Vegas NV. 89104

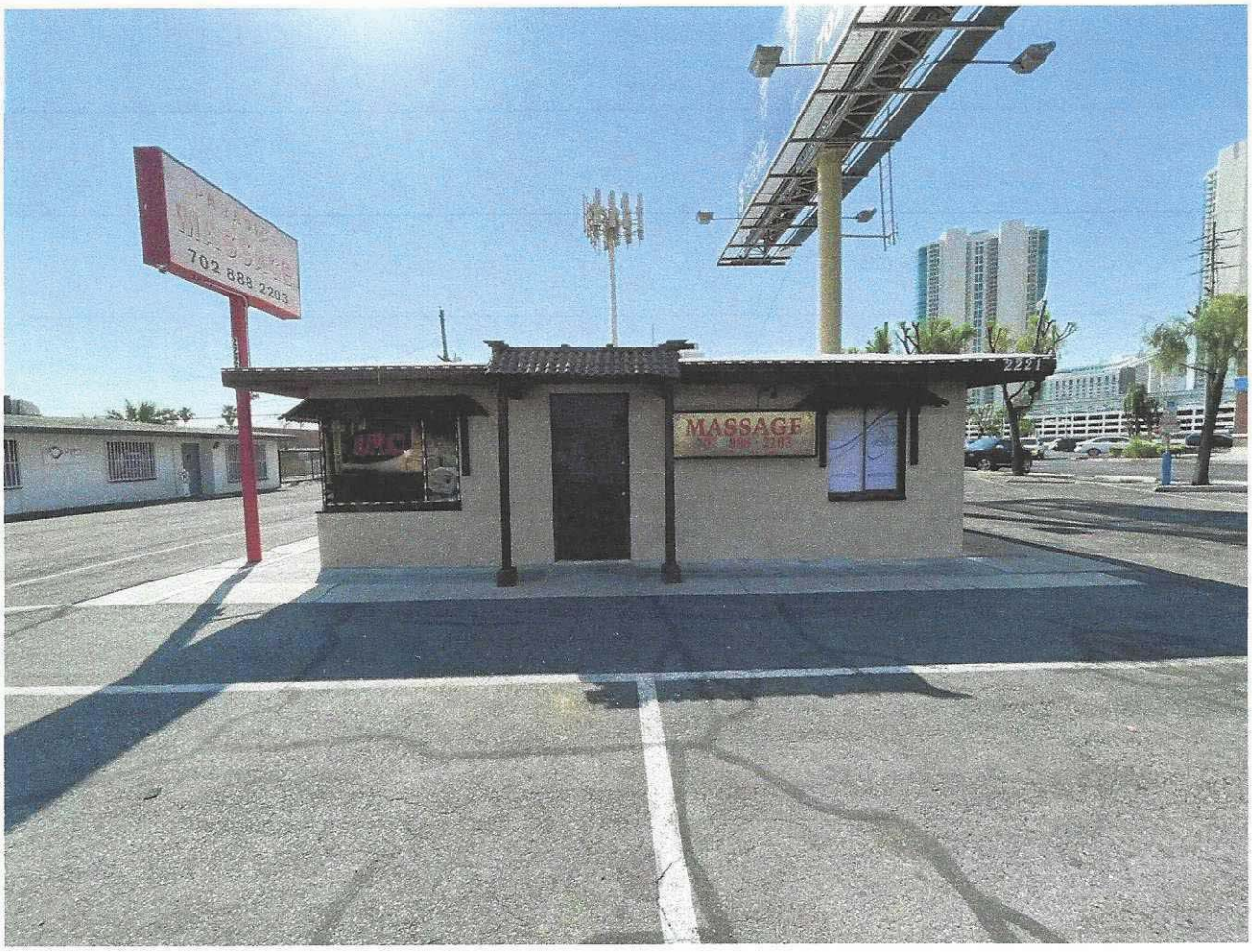


Total Square Foot 1640SF

Restroom 1	28 SF	Massage Room 3	78SF	Hallway/Aisle	208 SF
Restroom 2	34 SF	Massage Room 4	269 SF	Lobby	370 SF
Massage Room 1	175 SF	Massage Room 5	115SF	office	135 SF
Massage Room 2	70SF	Massage Room 6	158SF		

21-0416
07/22/21

FP001



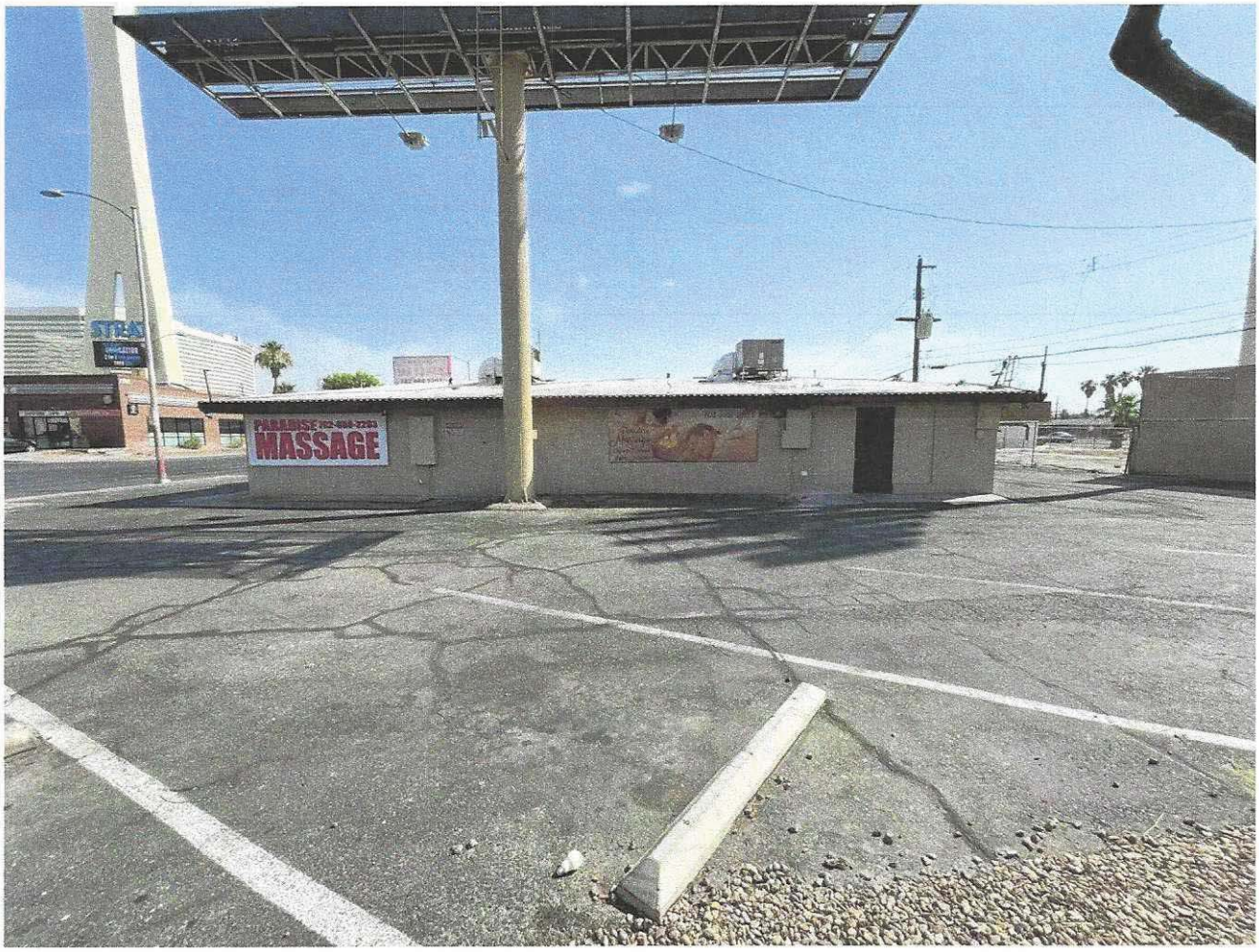
21-0416
07/22/2021



21-0416
07/22/2021



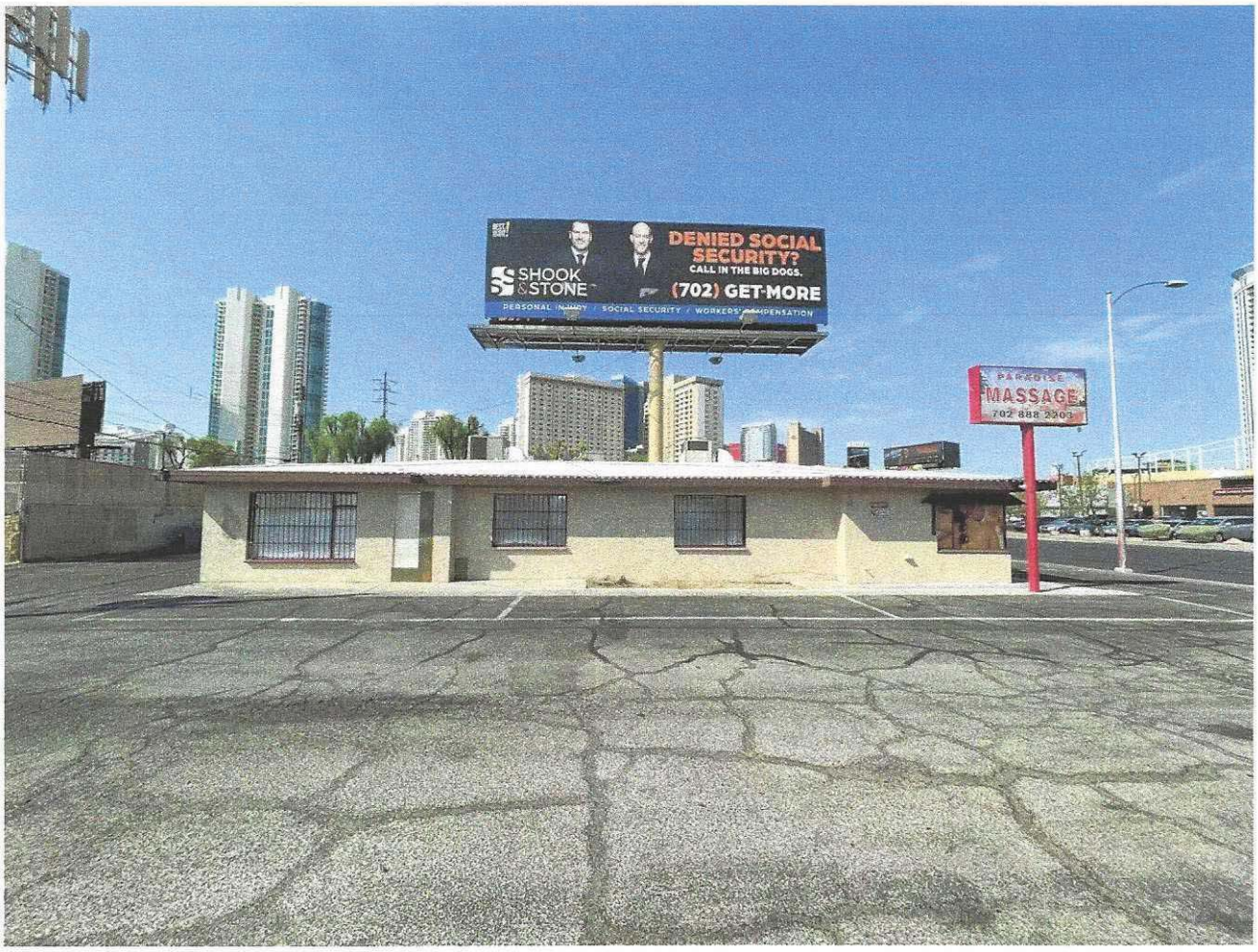
21-0416
07/22/2021



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 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

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
07/28/2021

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

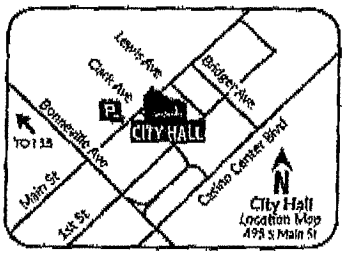
21-0416
07/22/2021

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

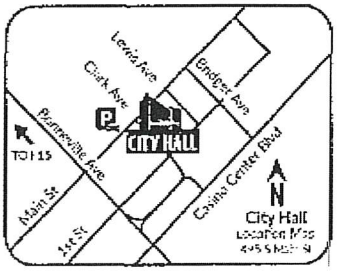
Oct 04 21 08:51a Stephen A. Gordon 702-893-2201 p.1

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**

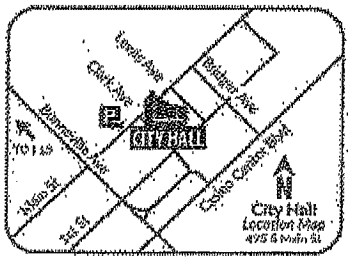
21-0416-SUP1
16210114441
GORDON STEPHEN A & GAIL M FAM TR
GORDON STEPHEN A TRS
PO BOX 11028
LAS VEGAS NV 89111-1028

32P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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.

21-0416-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

112 HRDFNP1 92808

32A

10/06/21 10:03:44 310.263.3058 -> City of Las Vegas Robert Wee Page 004

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.

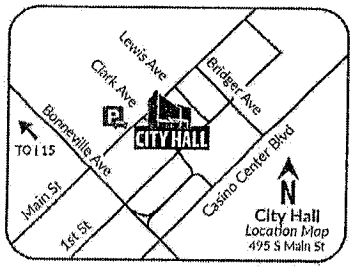
RECEIVED
10/05/2021
ITEM #32

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

RECEIVED
OCT 14 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.

21-0416-SUP1

Planning Commission Meeting of **10/12/2021**

21-0416-SUP1
16203411006
MOFFATT FAMILY TRUST
MOFFATT JOIANNE TRS
3101 PLAZA DE ERNESTO
LAS VEGAS NV 89102-4022

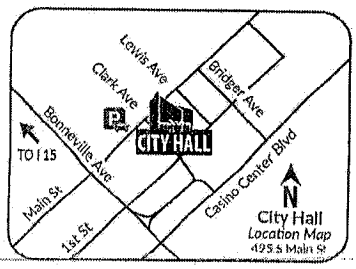
89 MRDFMP1 89102

Submitted after final agenda
19P

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 14 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.

21-0416-SUP1

Planning Commission Meeting of **10/12/2021**

21-0416-SUP1
16210114211
DEGHERI BERNARD J & PATRICIA A
322 KAREN AVE # 2903
LAS VEGAS NV 89109

101 HRDFMP1 89109

19p

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
20

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

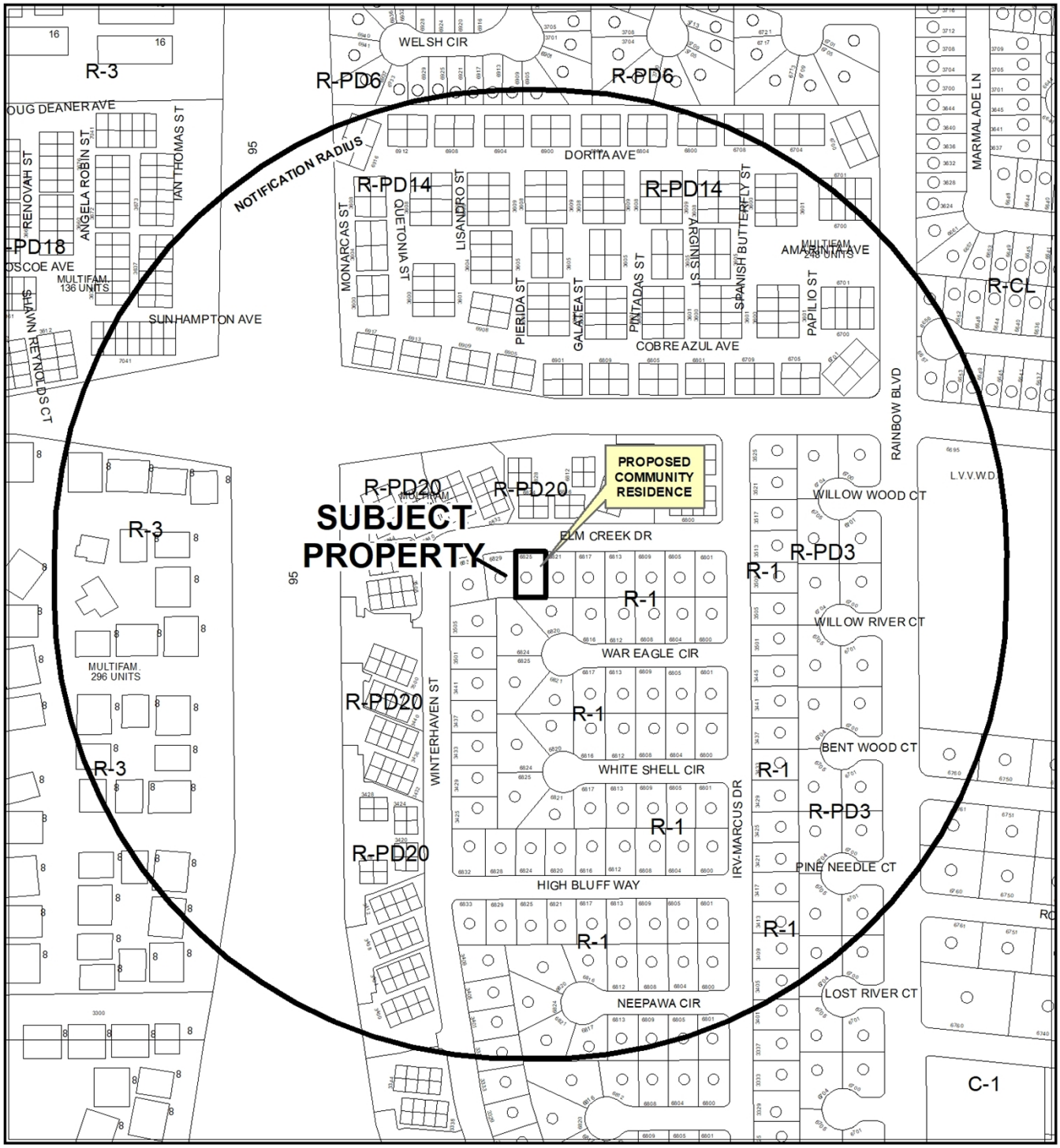
SUBJECT:
ABEYANCE - 21-0438-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE)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

C.C.: 12/15/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	18	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. Documentation Submitted for the October 12, 2021 Planning Commission Meeting
8. Submitted after Final Agenda - Protest Postcards



CASE: **21-0438-SUP1**

RADIUS: 1000 FEET

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



CASE: **21-0438-SUP1**

RADIUS: 1000 FEET

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



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: NOVEMBER 9, 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 10

APPROVALS 0

CS

**** 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

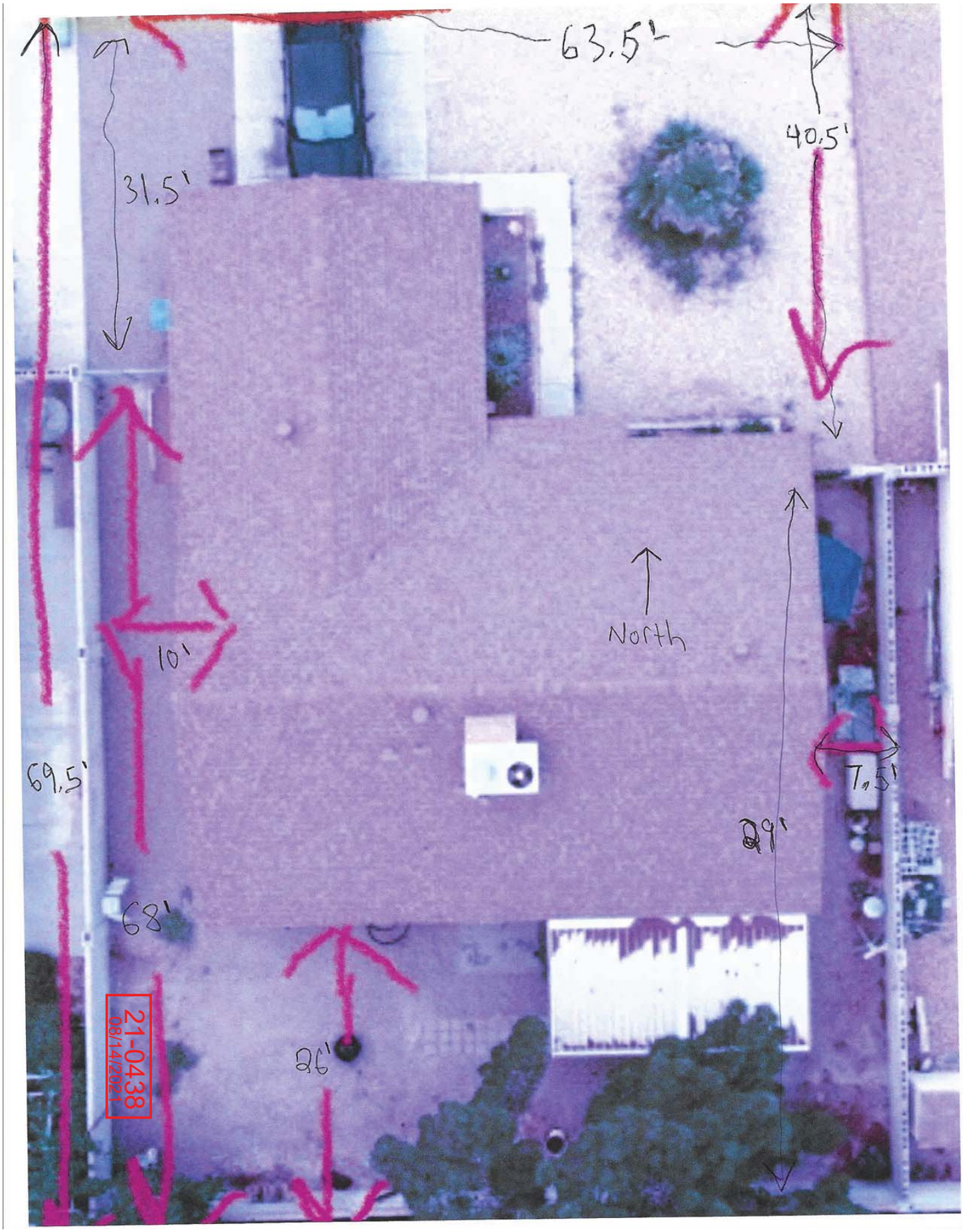
Subscribed and sworn before me

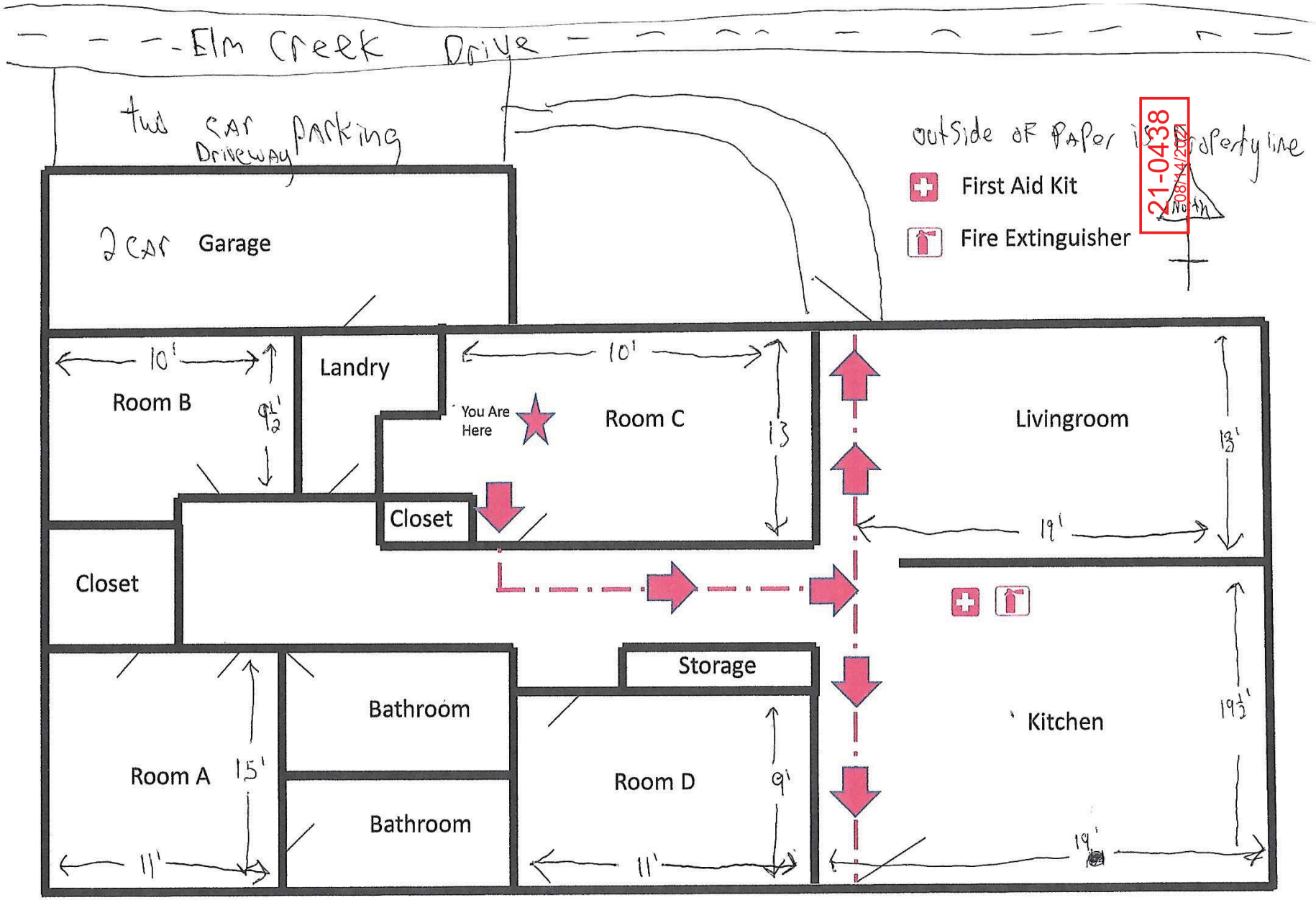
This 3rd day of August, 20 21

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
10'
Room B
9½'
Landry
10'
You Are Here
Room C
13'
Livingroom
13½'
19'
Closet
Closet
Storage
Bathroom
Room A
15'
11'
Bathroom
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.

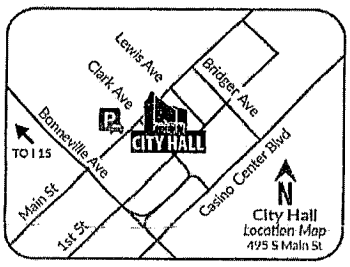
Thank You,

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

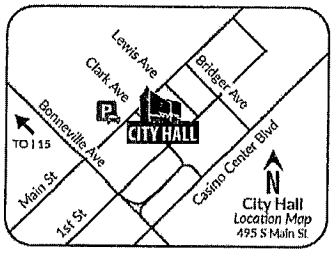
33P

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

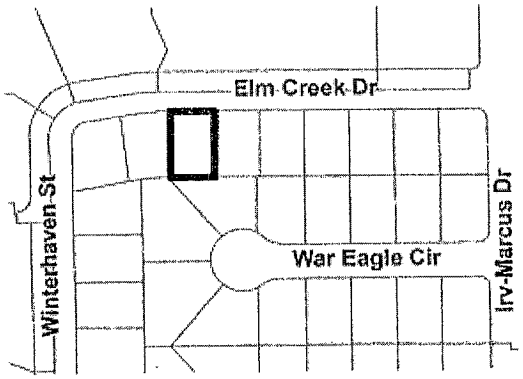
89 HRDFNP1 89108

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

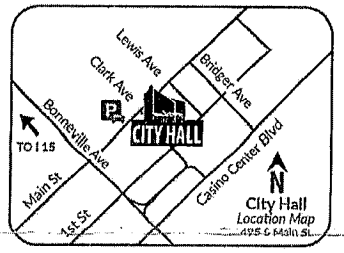
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

* 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

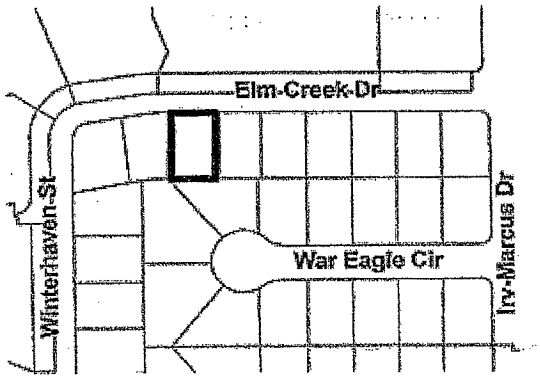
99 HRDFMP1 89108

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 full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

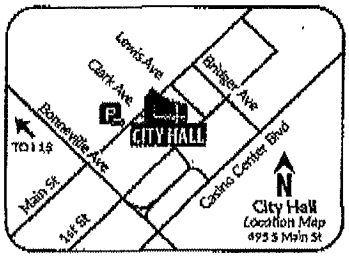
33P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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
5 OCT 2021 PM 5 L

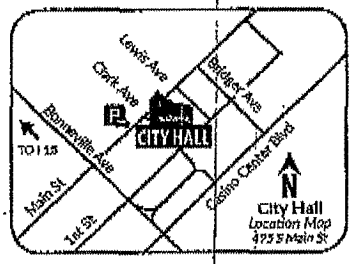
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

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.

21-0438-SUP1

Planning Commission Meeting of **10/12/2021**

21-0438-SUP1
13810715027
JOHNSON D L REVOCABLE LIVING TRUST
JOHNSON DAVID A & ISETTE M TRS
6821 HIGH BLUFF WAY
LAS VEGAS NV 89108-2020

33P

RECEIVED

OCT 12 2021

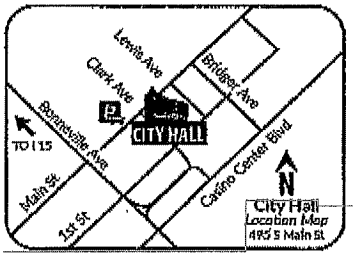
Dept of Planning
City of Las Vegas

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

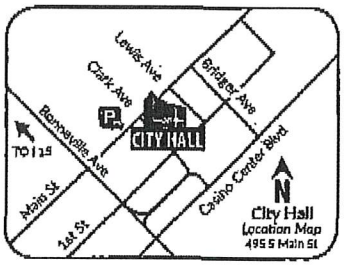
99 HRDFNP1 89108

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



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**

These are Single family only

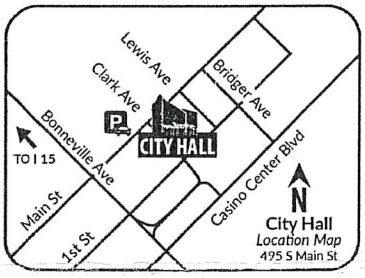
21-0438-SUP1
13810724011
STEVENS CHERYL A TRUST
STEVENS CHERYL A TRS
3408 WINTERHAVEN ST UNIT 102
LAS VEGAS NV 89108

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

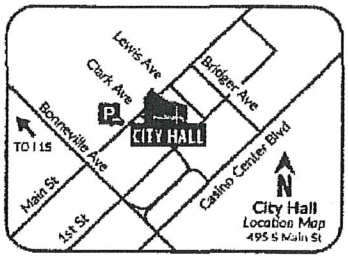
33P

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**

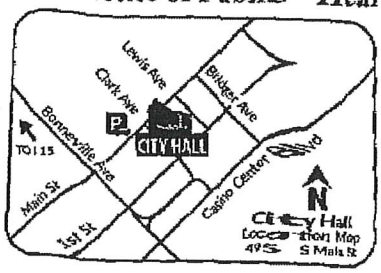
21-0438-SUP1
13810714028
GUEVARA YOLANDA
6809 WAR EAGLE CIR
LAS VEGAS NV 89108-5018

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

7024647499 Fax to Lynn Sterling 2 [illegible] 13:38

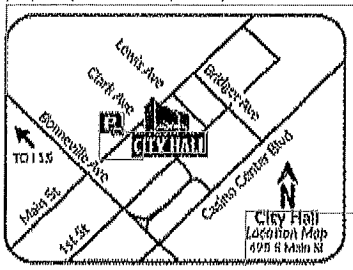
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

Since the definition of these residences can include halfway houses for drug addicts or felons this is a big NO!

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
13810723004
STERLING BEVERLY LYNN
3428 WINTERHAVEN ST # 201
LAS VEGAS NV 89108-5055

RECEIVED

NOV 08 2021

Dept of Planning
City of Las Vegas

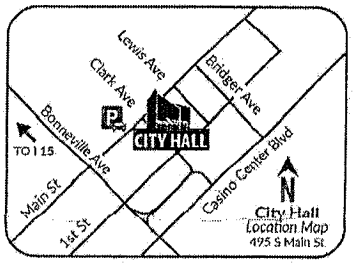
[illegible]

Submitted after final agenda

20P

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

RECEIVED
OCT 12 2021
Planning
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**

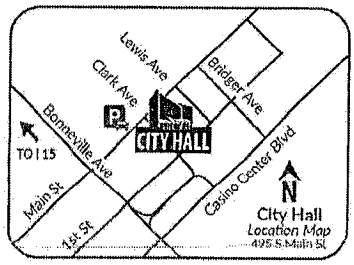
21-0438-SUP1
13810714017
EVANS IRENE LIVING TRUST
EVANS VERNA IRENE & DAN A TRS
17 SCOTT ST
SAN FRANCISCO CA 94117

125 HRDFMP1 8417

20P

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 12 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
13810614033
MACK ROBERT & PATRICIA
6900 DORITA AVE # 101
LAS VEGAS NV 89108-8700

89 MRDFMF1 8910B

20P

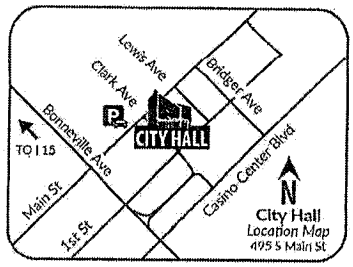
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
OCT 12 2021
Dept of Planning
City of Las Vegas

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
13810713003
PHILLIPS BARRY M & CAROLEE
6804 ELM CREEK DR # 101
LAS VEGAS NV 89108-5039

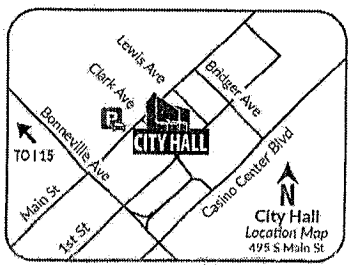
89 HRDFMP1 89103

20P

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 12 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**

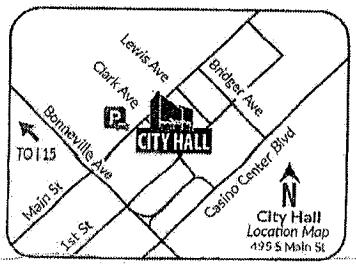
21-0438-SUP1
13810713011
WALLACE RHODERICK J
6800 ELM CREEK DR # 101
LAS VEGAS NV 89108

89 MRDFMP1 89108

20P

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 18 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
13810715003
MCINTOSH ROBERT WILLIAM JR
6808 WHITE SHELL CIR
LAS VEGAS NV 89108

89 HRDFNP1 89108

20P

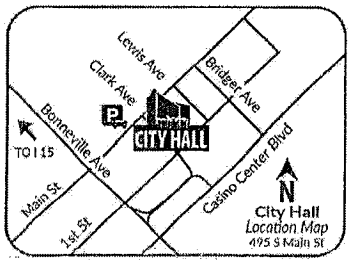
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
OCT 14 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**

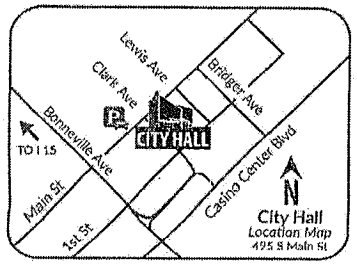
21-0438-SUP1
13810615095
JOSHYD L L C
11 GLENWOOD DR
GREAT NECK NY 11021

2 MRDFNP1 11021

20P

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 18 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
13810721004
KOLISH HEIDI
3500 WINTERHAVEN ST # 102
LAS VEGAS NV 89108-5051

89 MRDFMP1 89108

20P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
21

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

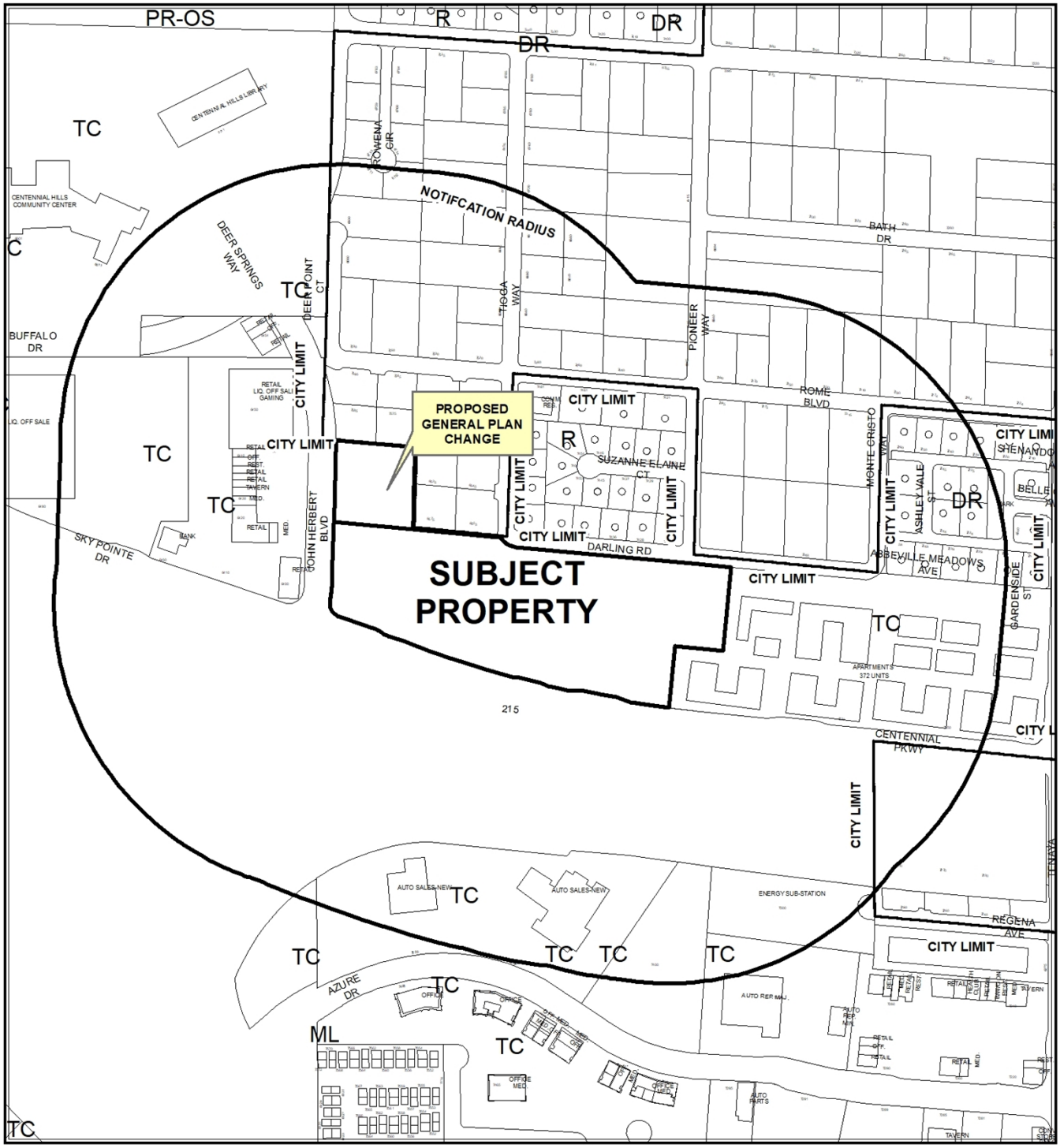
SUBJECT:
ABEYANCE - 21-0516 - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC - For possible action on the following Land Use Entitlement project requests on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 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.: 12/15/2021

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 Submitted for the October 12, 2021 Planning Commission Meeting



0 412.5 825

Feet

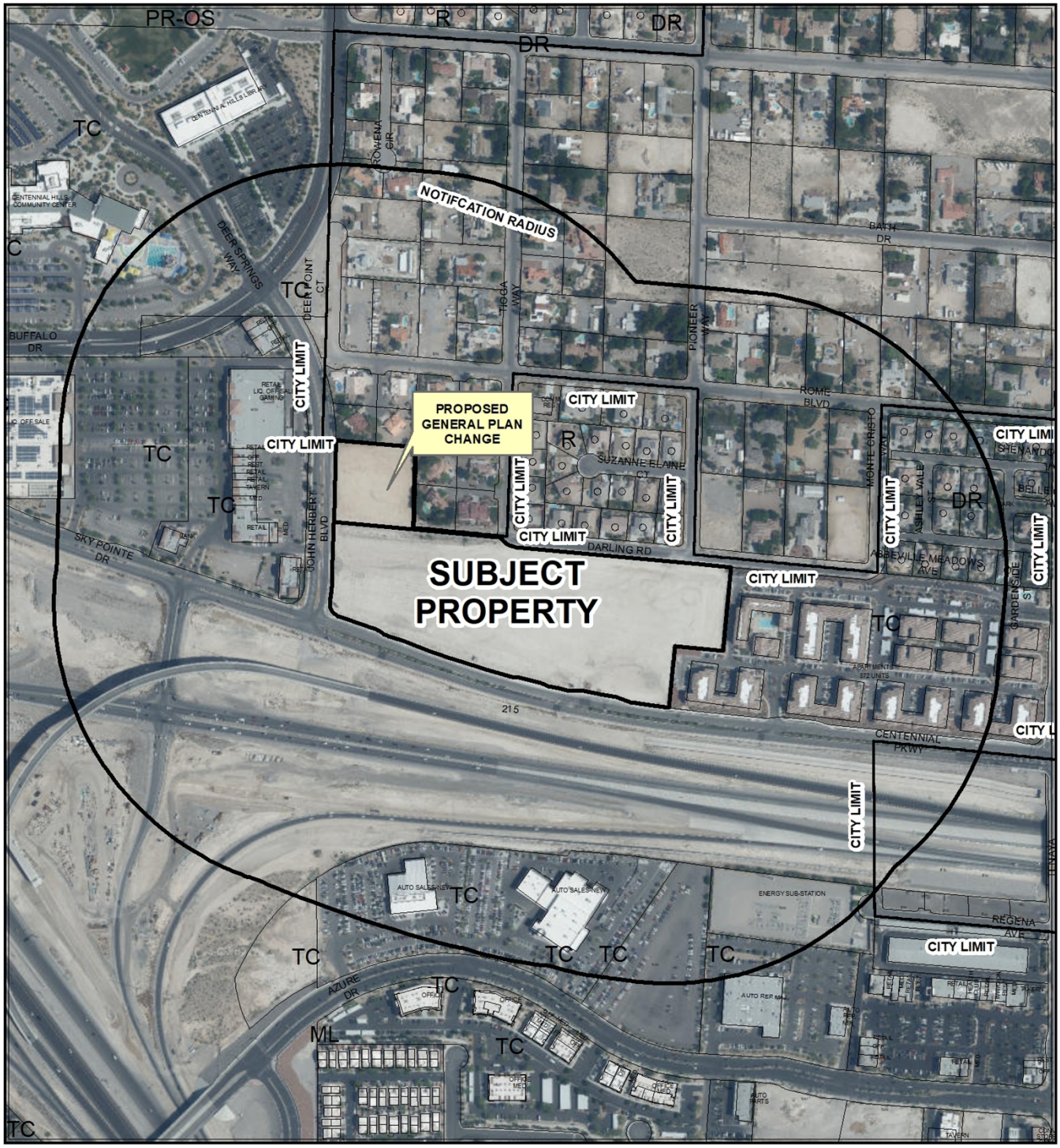
CASE: 21-0516-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: TC (TOWN CENTER)

N



0 412.5 825

Feet

CASE: 21-0516-GPA1

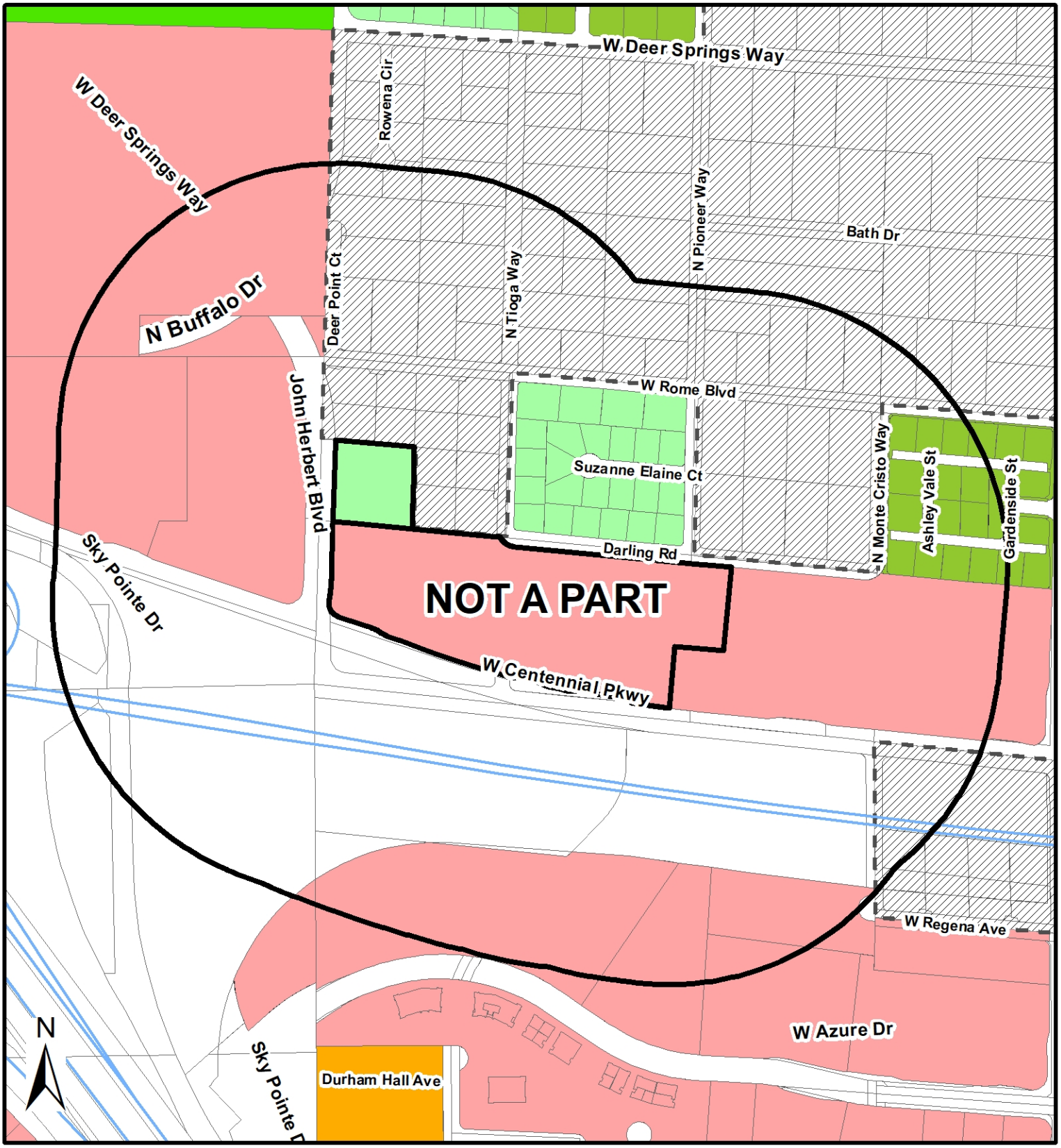
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: TC (TOWN CENTER)

N

21-0516-GPA1



General Plan

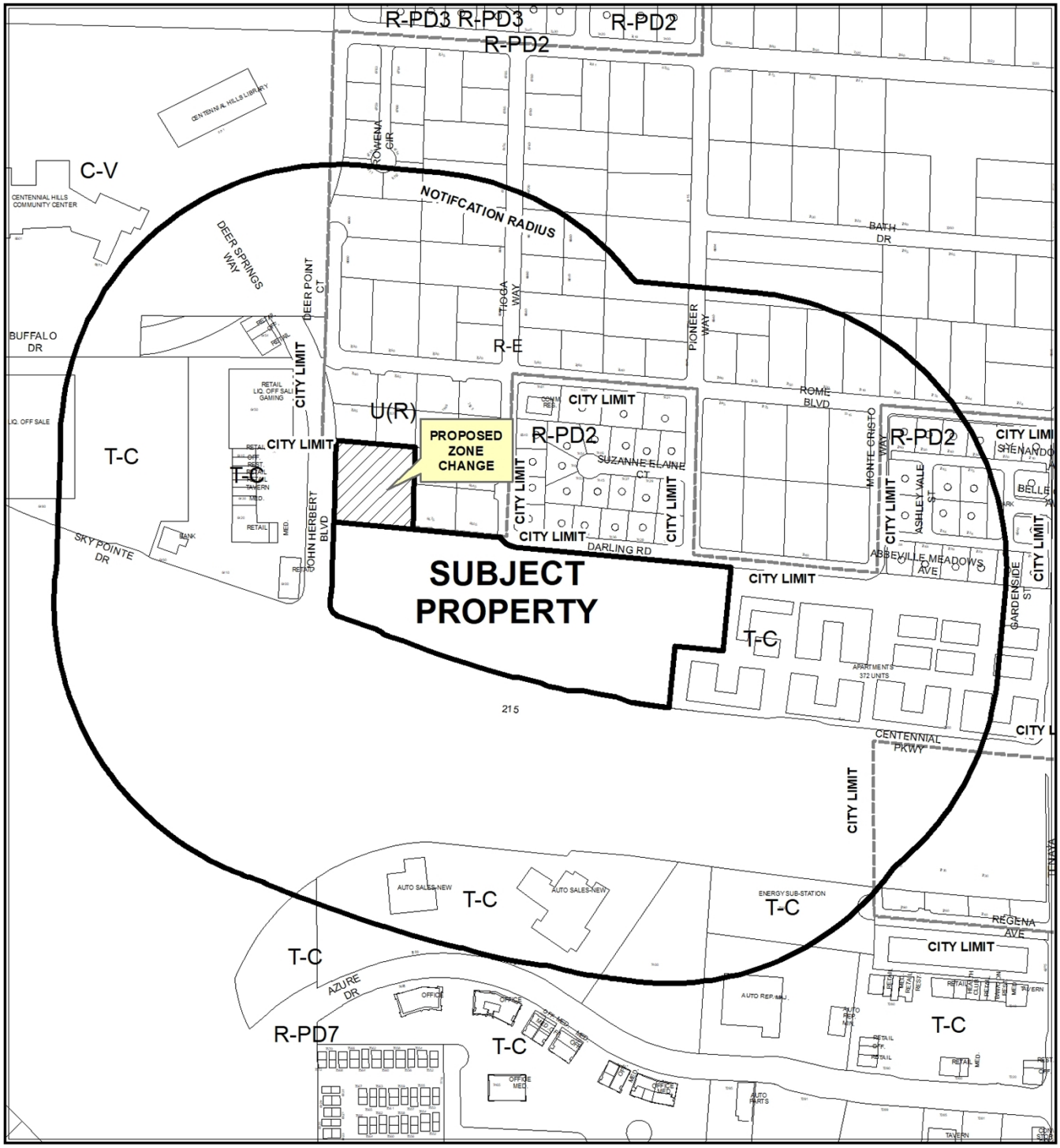
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 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
- 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



0 412.5 825

Feet

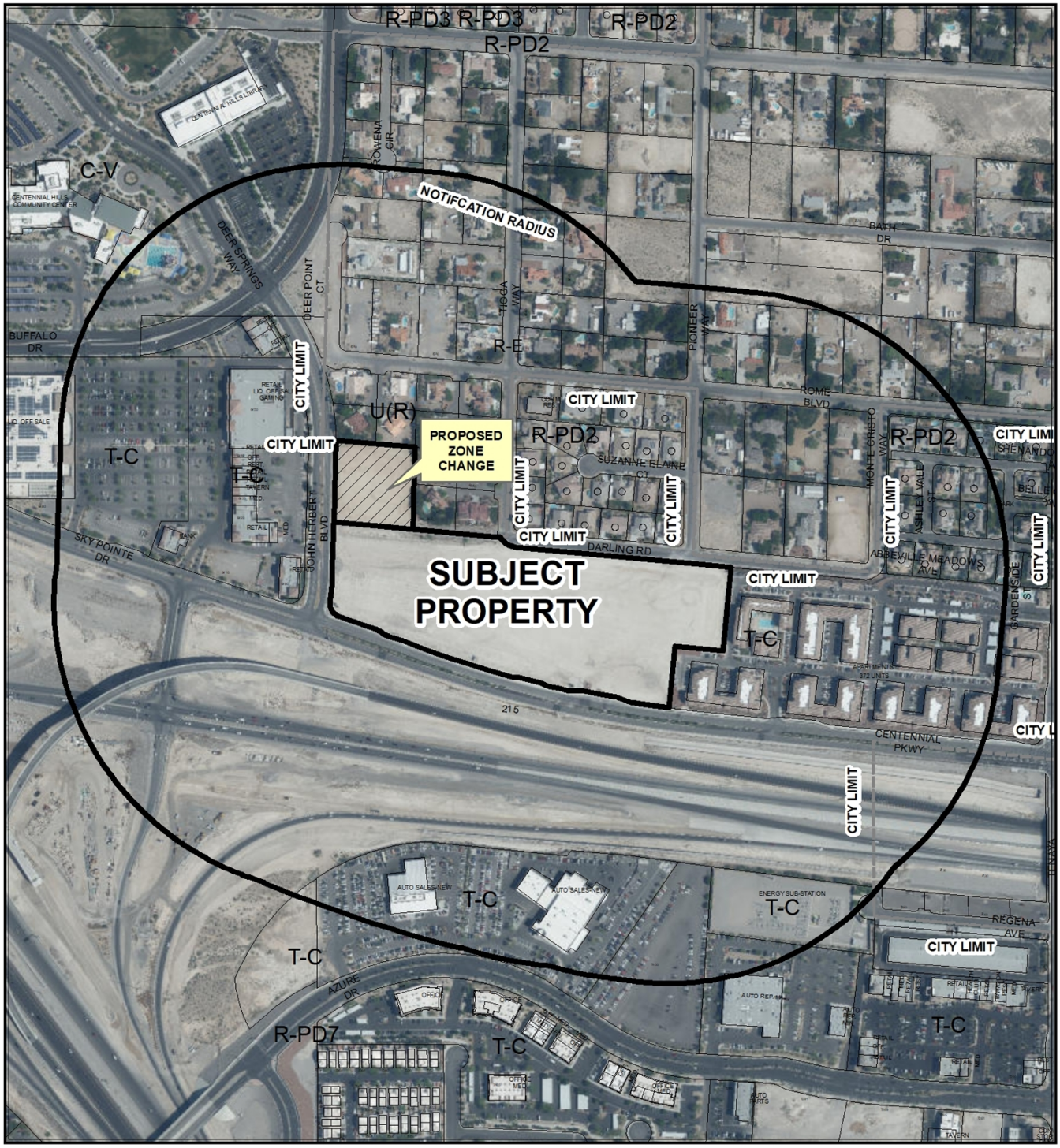
CASE: 21-0516

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



0 412.5 825
Feet

CASE: 21-0516

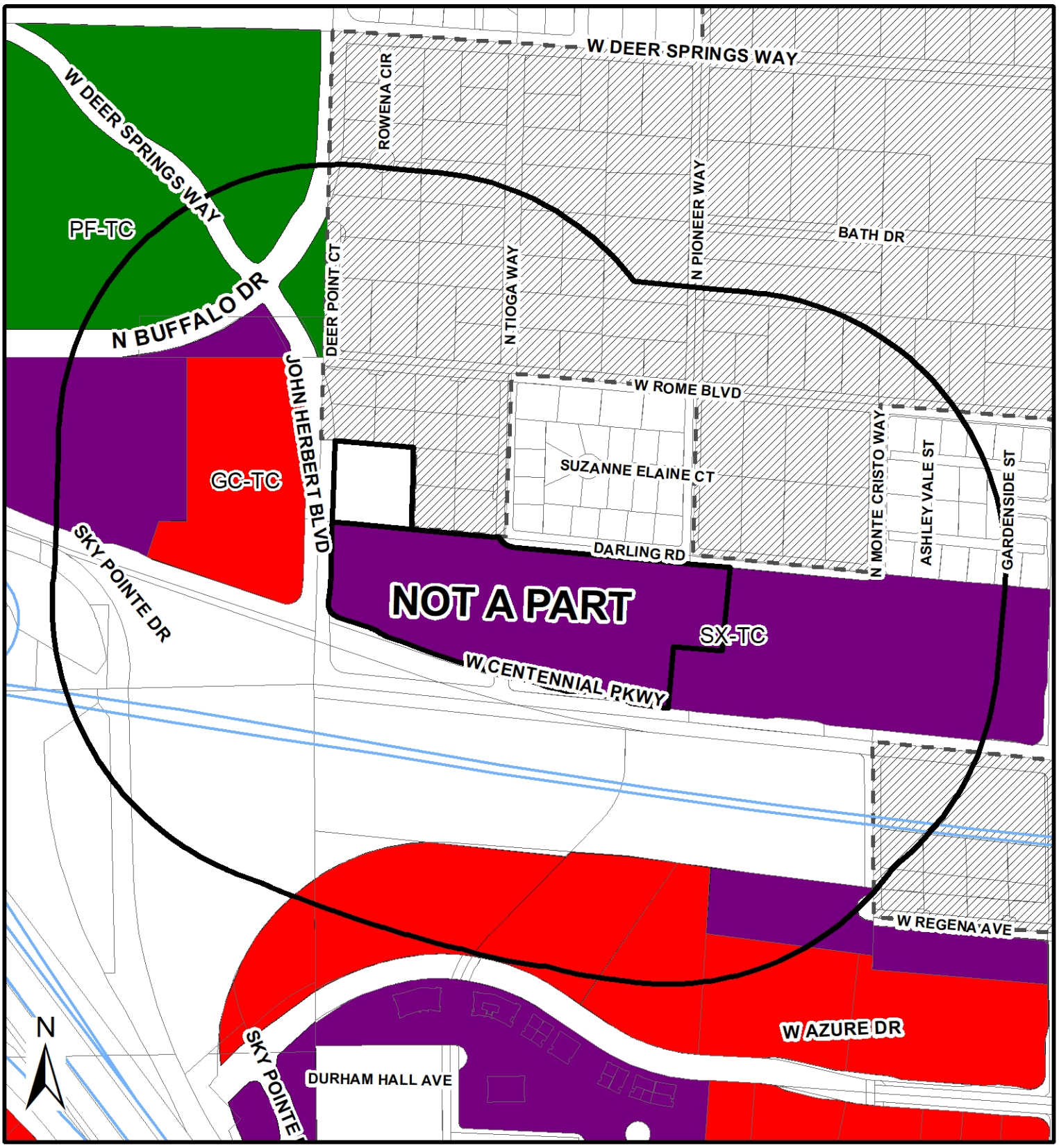
RADIUS: 1000 FEET

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)

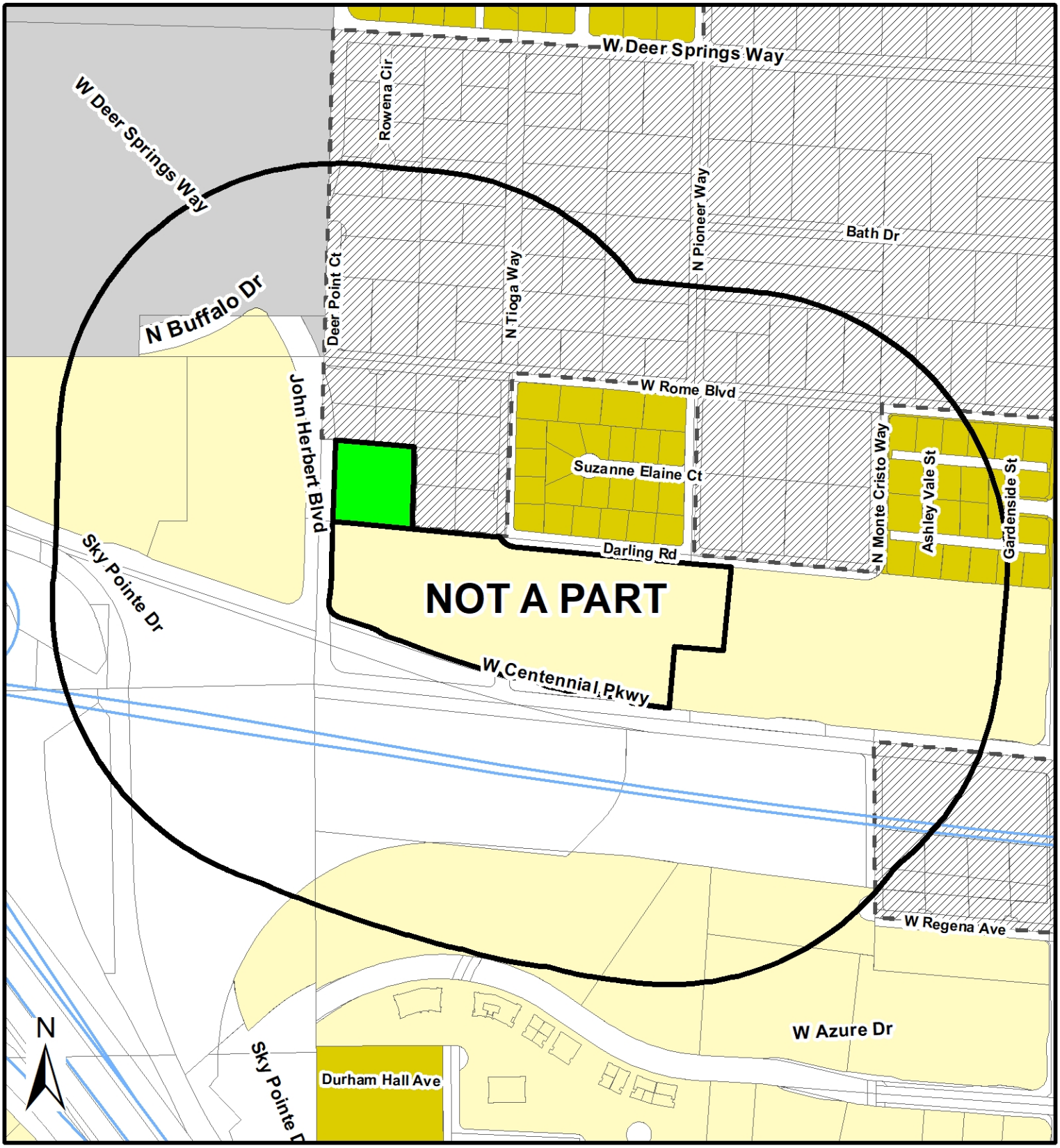
PROPOSED SX-TC

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: NOVEMBER 9, 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.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/12/21	The Planning Commission approved a request to hold applications for a Major Modification (21-0516-MOD1), General Plan Amendment (21-0516-GPA1), Rezoning (21-0516-ZON1) and Site Development Plan Review (21-0516-SDR1) in abeyance until the November 9, 2021 Planning Commission meeting.

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.

Related Building Permits/Business Licenses	
	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.

Neighborhood Meeting	
	• 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.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.

NE

Neighborhood Meeting	
	• 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." • 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)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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

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 November 9, 2021 - Page 541

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, 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	16.38 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	86,715 SF
RESTAURANT	2,186 SF
RETAIL	9,102 SF
Y	33,357 SF
Z	3,801 SF
TOTAL AREA:	159,798 SF

PARKING PROVIDED

TYPE	COUNT
9' X 18' - 90°	395
9' x 18' - 90° (COVERED)	203
ACCESSIBLE	16
GARAGE FOR RENT	48
PRIVATE GARAGE	76
TOTAL:	698

VICINITY MAP



LEGEND

1. 4 STORY, 104 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 (2,155 SF)
7. MIXED USE LOT 1 (16.38 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

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	2,100	PER 50 SF PUBLIC SEATING + 1 PER 200 SF PER REMAINING AREA	32
RETAIL	9,100 SF	1 PER 175 SF	52
TOTAL COMMERCIAL:	11,2000		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	9,100 SF	0%	0	100%	52	80%	42
RESTAURANT	2,100 SF	50%	16	70%	22	100%	32
RESIDENTIAL	388	100%	684	55%	376	85%	581
TOTAL:			700		450		655
WEEKENDS							
RETAIL	9,100 SF	0%	0	100%	52	60%	31
RESTAURANT	2,100 SF	45%	14	70%	22	100%	32
RESIDENTIAL	388	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	~1552 SF	22 | 6%
3BDRM / 2BATH TOWNHOMES	~1946 SF	54 | 14%
TOTAL:		388

COLOR LEGEND

- 3,3 BEDTOWNHOMES
- APARTMENTS
- CIRCULATION
- CLUBHOUSE
- PARKING GARAGE
- RESTAURANT
- RETAIL
- UTILITY

OPEN SPACE CALCULATION

20% MINIMUM REQUIRED

TOTAL PROPERTY AREA = 714,016 SF = 100%

TOTAL OPEN SPACE = 205,941 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



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

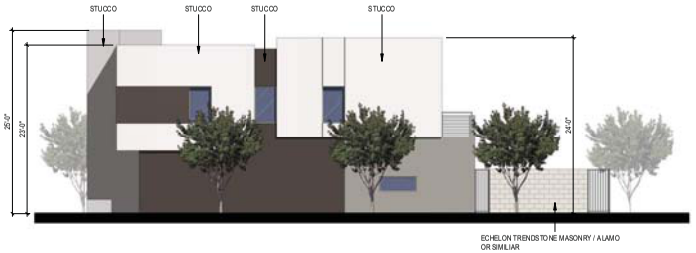
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE | **DR-3.2**

09/21/2021



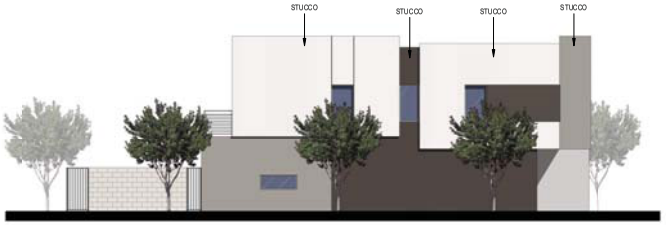
6 **TOWNHOMES - REAR ELEVATION**
1/8" = 1'-0"



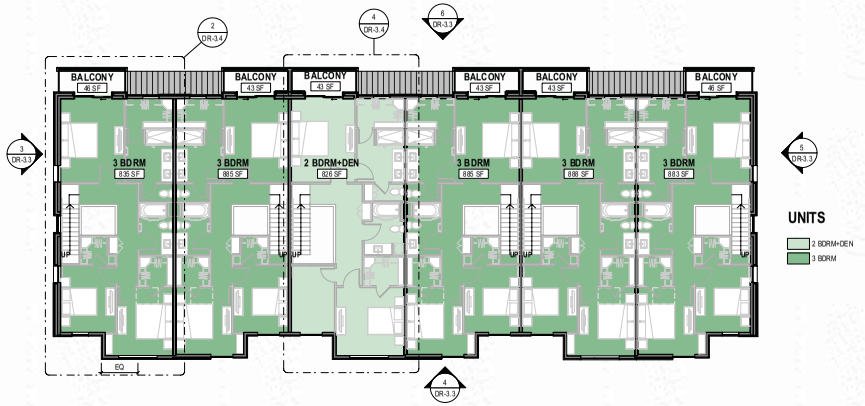
5 **TOWNHOMES - RIGHT SIDE ELEVATION**
1/8" = 1'-0"



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

Planning Commission - November 9, 2021 - Page 544

PROJECT NAME
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

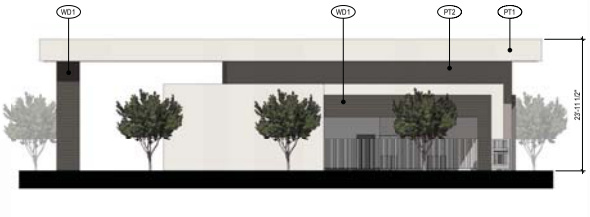
DR-3.3
09/21/2021

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



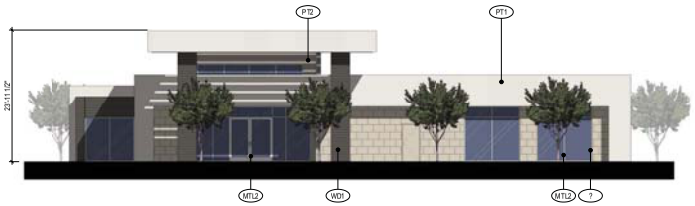
CLUBHOUSE EAST ELEVATION

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

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"



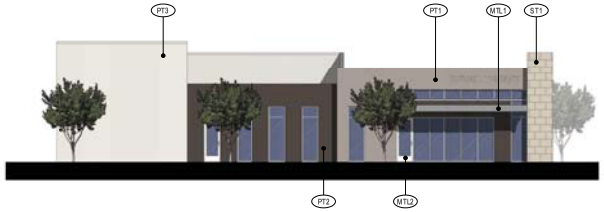
RETAIL BLDG 2 NORTH ELEVATION

3/32" = 1'-0"



RETAIL BLDG 2 SOUTH ELEVATION

3/32" = 1'-0"



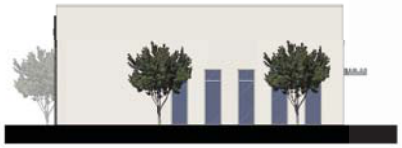
RETAIL BLDG 2 WEST ELEVATION

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 November 2021 - Page 547

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



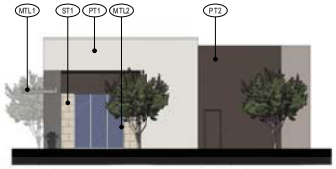
RESTAURANT NORTH ELEVATION

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"

21-0516
10/07/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

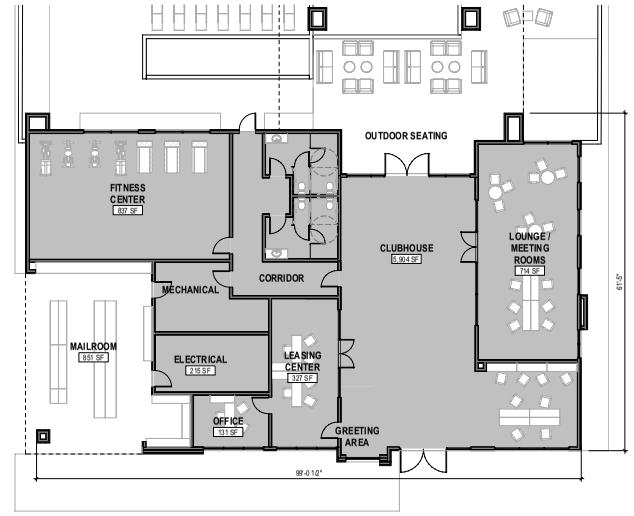
designcell ARCHITECTURE

DR-3.1

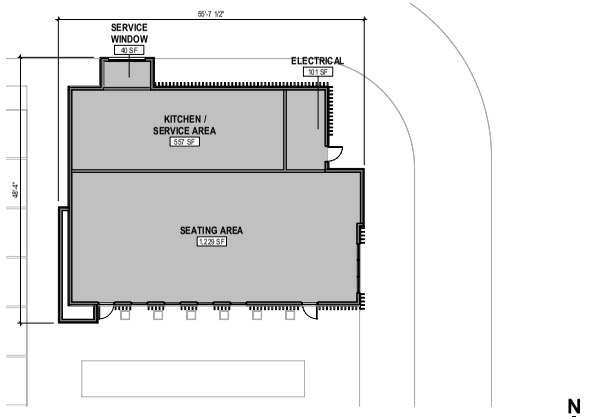
09/21/2021



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 November 9, 2021 - Page 549

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	2,184 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	3,198 SF
STUDIO	1,077 SF
	25,811 SF
TOTAL:	99,736 SF

0 16' 32' 48' 64'

Planning Commission November 9, 2021 - Page 550

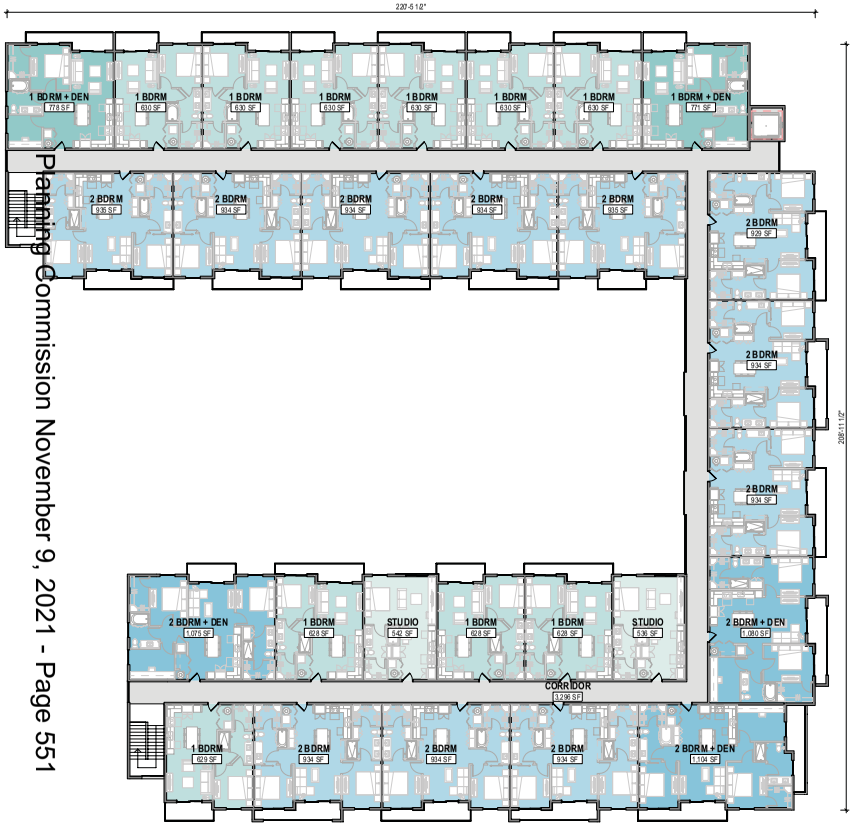
21-0516
08/19/2021

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	3,299 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	3,299 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	3,299 SF
CORRIDOR	3,349 SF
STUDIO	1,077 SF
	25,811 SF
TOTAL:	99,736 SF

Planning Commission November 9, 2021 - Page 551

21-0516
08/19/2021

0 16 32 48 64

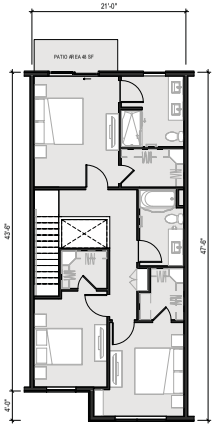
VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

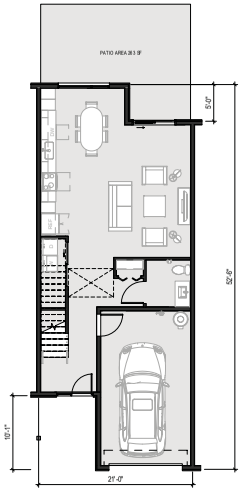
designcell ARCHITECTURE

DR-2.3
08/19/2021

B TYPE UNITS

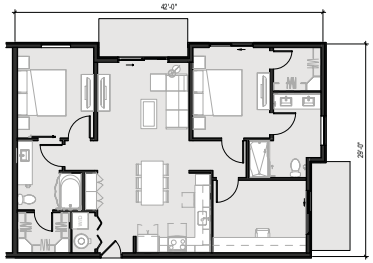


3BDRM TOWNHOME (883 SF Net / 966 SF Gross*) UPPER LEVEL

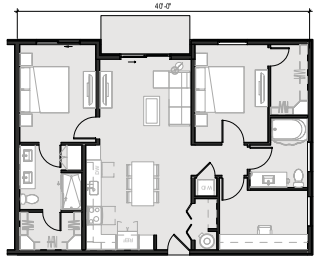


3BDRM TOWNHOME (652 SF Net / 980 SF Gross*) LOWER LEVEL

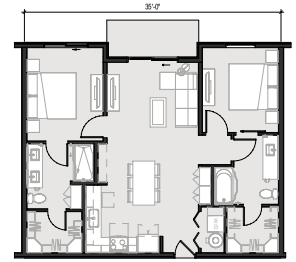
3BDRM TOWNHOME (1535 SF Net / 1946 SF Gross)



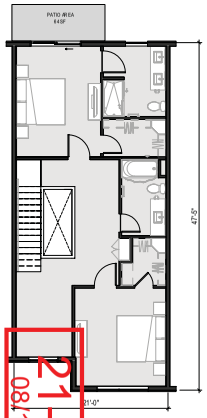
2 BDRM W/ DEN (1104 SF NET / 1198 SF Gross*)



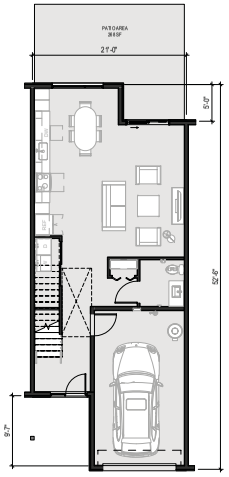
2BDRM W/ DEN (1070 SF Net / 1248 SF Gross*)



2BDRM (932 SF Net / 1005 SF Gross*)

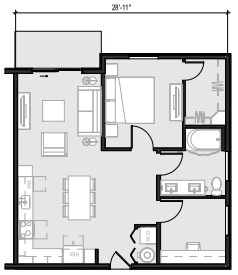


2BDRM TOWNHOME (652 SF Net / 692 SF Gross*) UPPER LEVEL

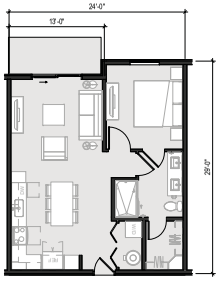


2BDRM TOWNHOME (652 SF Net / 860 SF Gross*) LOWER LEVEL

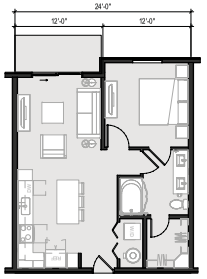
2BDRM TOWNHOME (1150 SF Net / 1552 SF Gross)



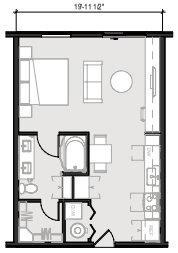
1BDRM W/ DEN (769 SF Net / 842 SF Gross*)



1BDRM (630 SF Net / 681 SF Gross*)



1BDRM (627 SF Net / 683 SF Gross*)



STUDIO (538 SF Net / 588 SF Gross*)



Planning Commission November 9, 2021 - Page 552

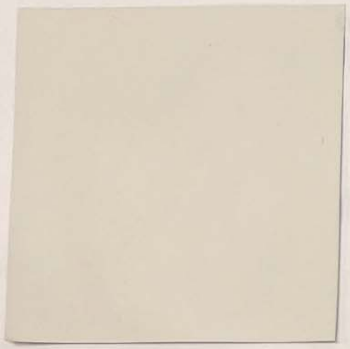
21-0516
08/19/2021

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



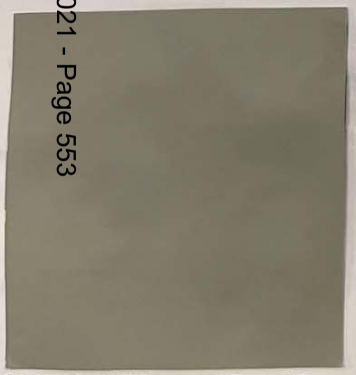
Sherwin Williams - Smokey Topaz



Sherwin Williams - Black Fox



Sherwin Williams - Sassy Green



Sherwin Williams - Rare Gray



Thin Brick - Pacific Clay - Maui Sands



Sherwin Williams - Downing Gray

Planning Commission November 9, 2021 - Page 553

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 *(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

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.

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

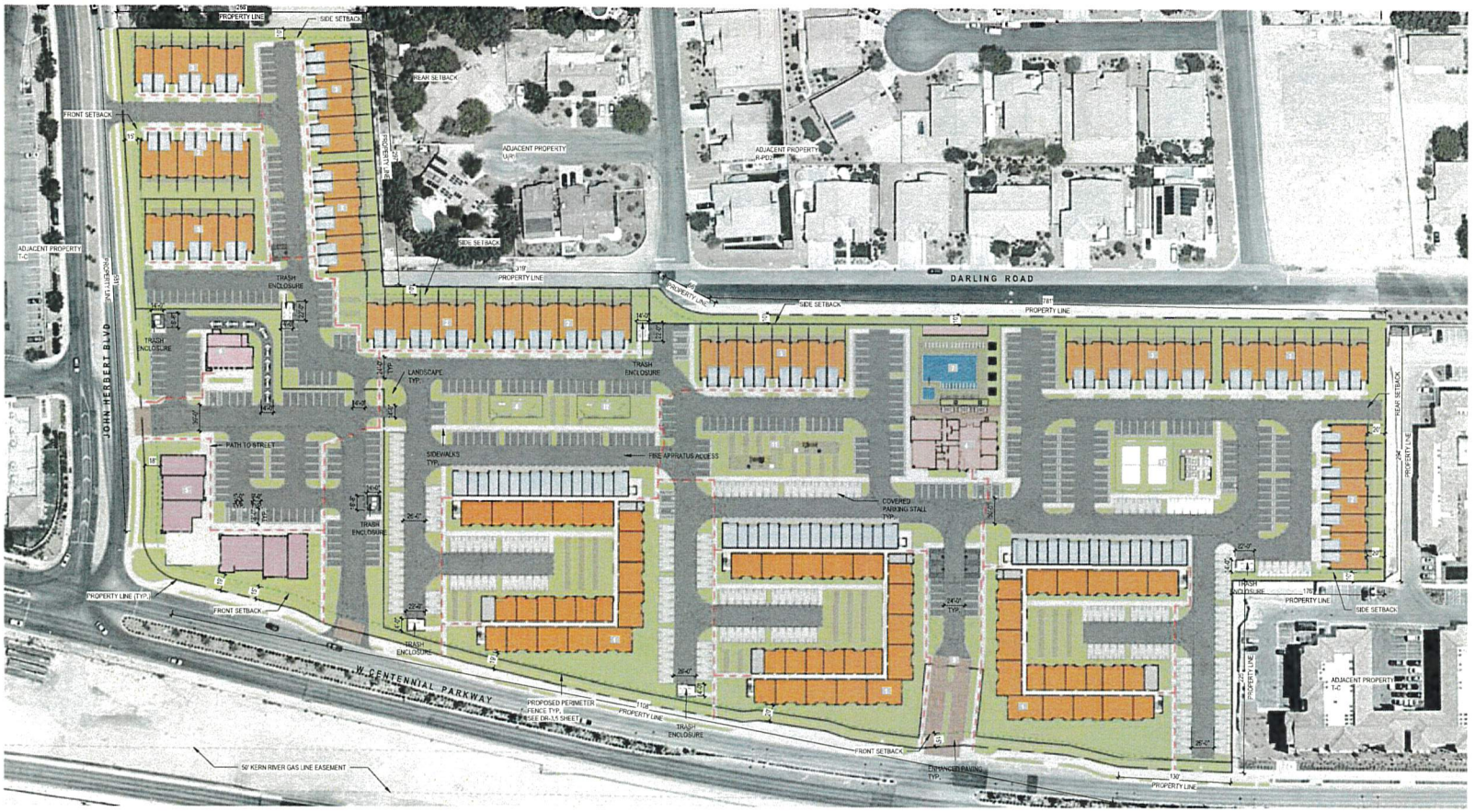
RJG/mlt

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 1-202-6 if you believe this is a valid file. Please reference this code, C2A9CE6D6D809.

Planning Commission November 9, 2021 - Page 573
ITEM 38a-d
Submitted after final agenda



1 SITE PLAN
1" = 60'-0"

N

0 60' 120' 180' 240'

LEGEND

1	4 STORY, 164 UNITS APARTMENT BUILDING WITH 16 GARAGES FOR RENT (111,713 SF GROSS AREA)	8	POOL AREA
2	26DRM / 2 BATH TOWNHOMES (22 UNITS) 2 STORY WITH PRIVATE GARAGE AND PATIO	9	ENTRY GATES
3	3BDRM / 2 BATH TOWNHOMES (54 UNITS) 2 STORY WITH PRIVATE GARAGE AND PATIO	10	PATIO FIRE-PIT AREA
4	1 - STORY 6,836 SF CLUBHOUSE	11	BBQ AREA
5	1 - STORY RETAIL BUILDINGS (9,102 SF)	12	KIDS PLAYGROUND
6	1 - STORY RESTAURANT BUILDING (2,155 SF)	13	DOG PARK
7	MIXED USE LOT 1 (16.38 ACRES): 490 UNITS; DENSITY 24.49 DU/AC. PARKING REQUIRED - 760, PARKING PROVIDED - 710.	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.

PROJECT SUMMARY

THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR 5 MULTI-FAMILY BUILDINGS (4 STORY, 164 UNITS), TOWNHOMES (2 STORY, 76 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 / 714,016 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

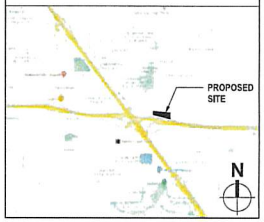
ACTUAL BUILDING AREA (GROSS)

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
Y	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



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

ITEM 38a-d



APARTMENT BUILDING - NORTH ELEVATION



APARTMENT BUILDING - EAST ELEVATION

21-0516
10/07/2021

VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

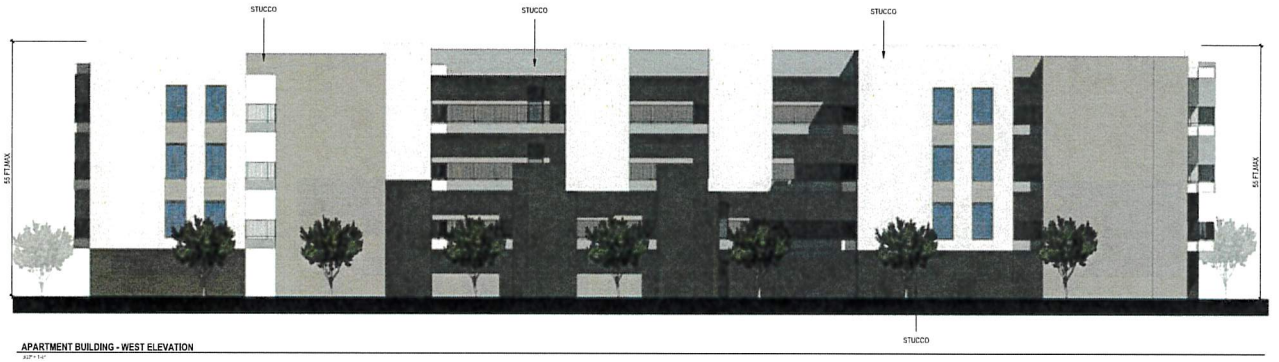
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-3.1
09/21/2021



APARTMENT BUILDING - SOUTH ELEVATION



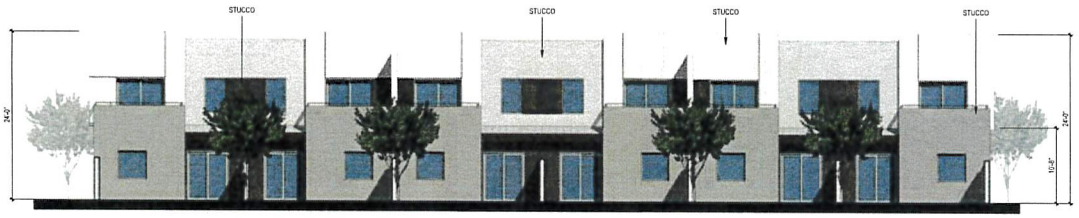
APARTMENT BUILDING - WEST ELEVATION

21-0516
10/07/2021

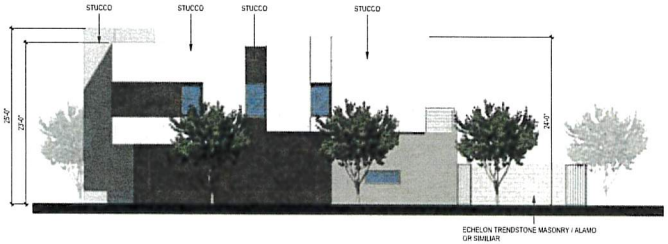
VUE APARTMENTS AT CENTENNIAL PHASE III - APARTMENT BUILDING

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

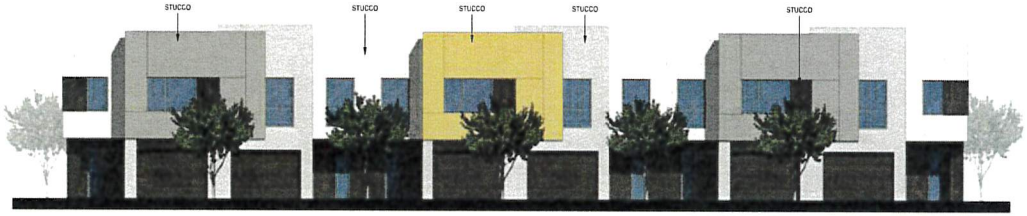
designcell ARCHITECTURE | DR-3.2 09/21/2021



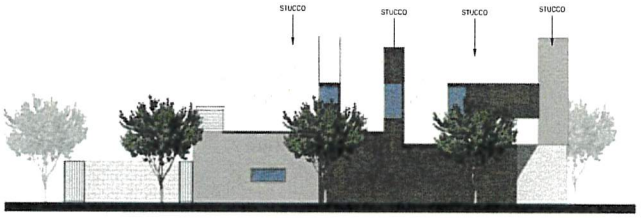
6 TOWNHOMES - REAR ELEVATION
1/8" = 1'-0"



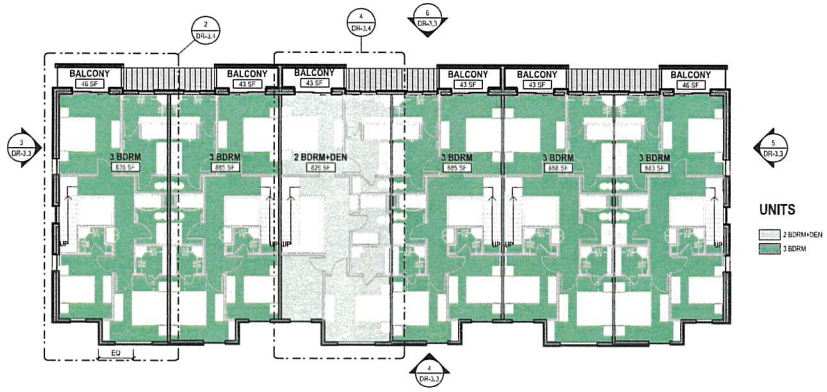
5 TOWNHOMES - RIGHT SIDE ELEVATION
1/8" = 1'-0"



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

Planning Commission November 9, 2021 - Page 576

ITEM 38a-d

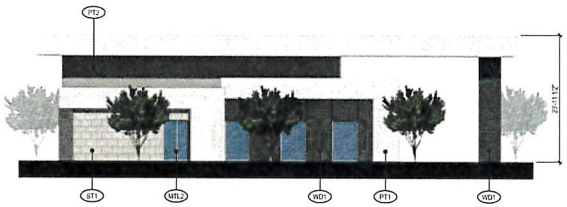
PROJECT NAME

7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE | DR-3.3
09/21/2021

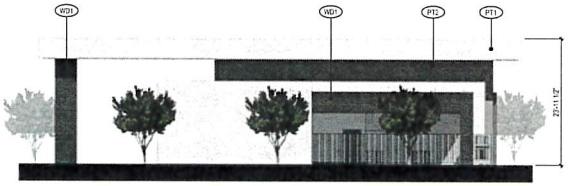
ITEM 38a-d

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

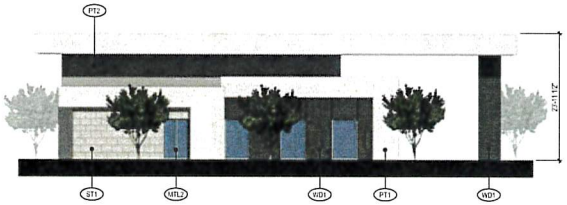
designcell ARCHITECTURE

DR-3.1

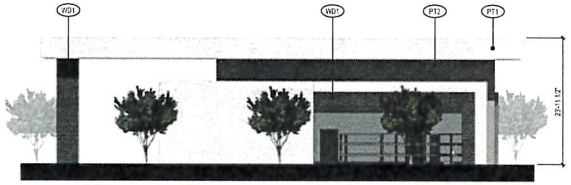
07/28/2021

ITEM 38a-d

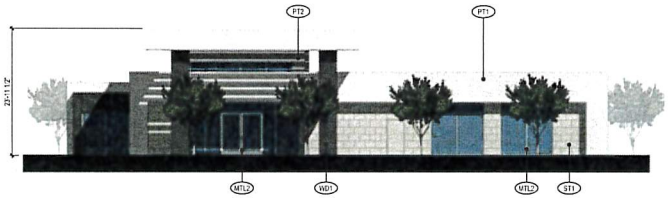
EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - EIDER WHITE		WD1	FIBER CEMENT BORAL - SIDING
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - RARE GRAY		MTL1	BREAK METAL W/ CLEAR ANODIZED FINISH
	ST1	STONE VENEER - 12x24" STONE		MTL2	STOREFRONT & WINDOW FRAMES ALUMINUM



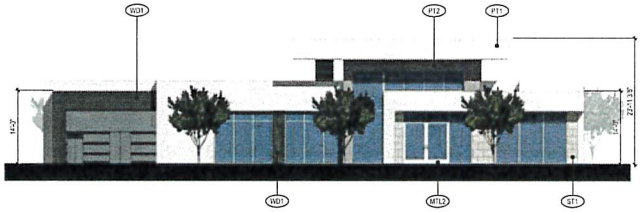
CLUBHOUSE EAST ELEVATION
3/32" = 1'-0"



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

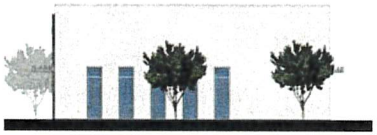
designcell ARCHITECTURE | DR-3.1
07/28/2021

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"



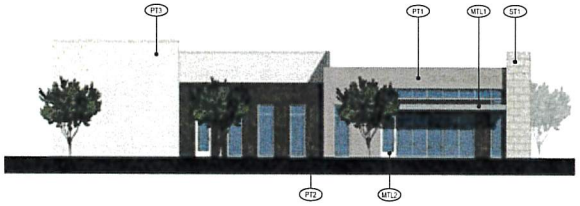
RETAIL BLDG 2 NORTH ELEVATION

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"

ITEM 38a-d

21-0516
10/07/2021

VUE APARTMENTS AT CENTENNIAL PHASE III

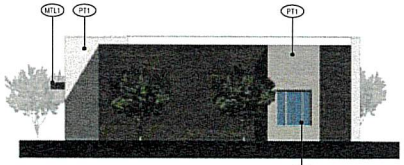
7000 W CENTENNIAL PARKWAY LAS VEGAS, NV 89131

designcell ARCHITECTURE

DR-3.1

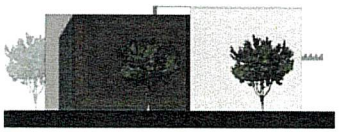
09/21/2021

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



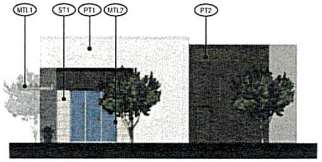
RESTAURANT NORTH ELEVATION

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 November 9, 2021 Page 50
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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
21a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 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.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
21b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 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.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
21c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 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.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
21d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 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.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
22

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

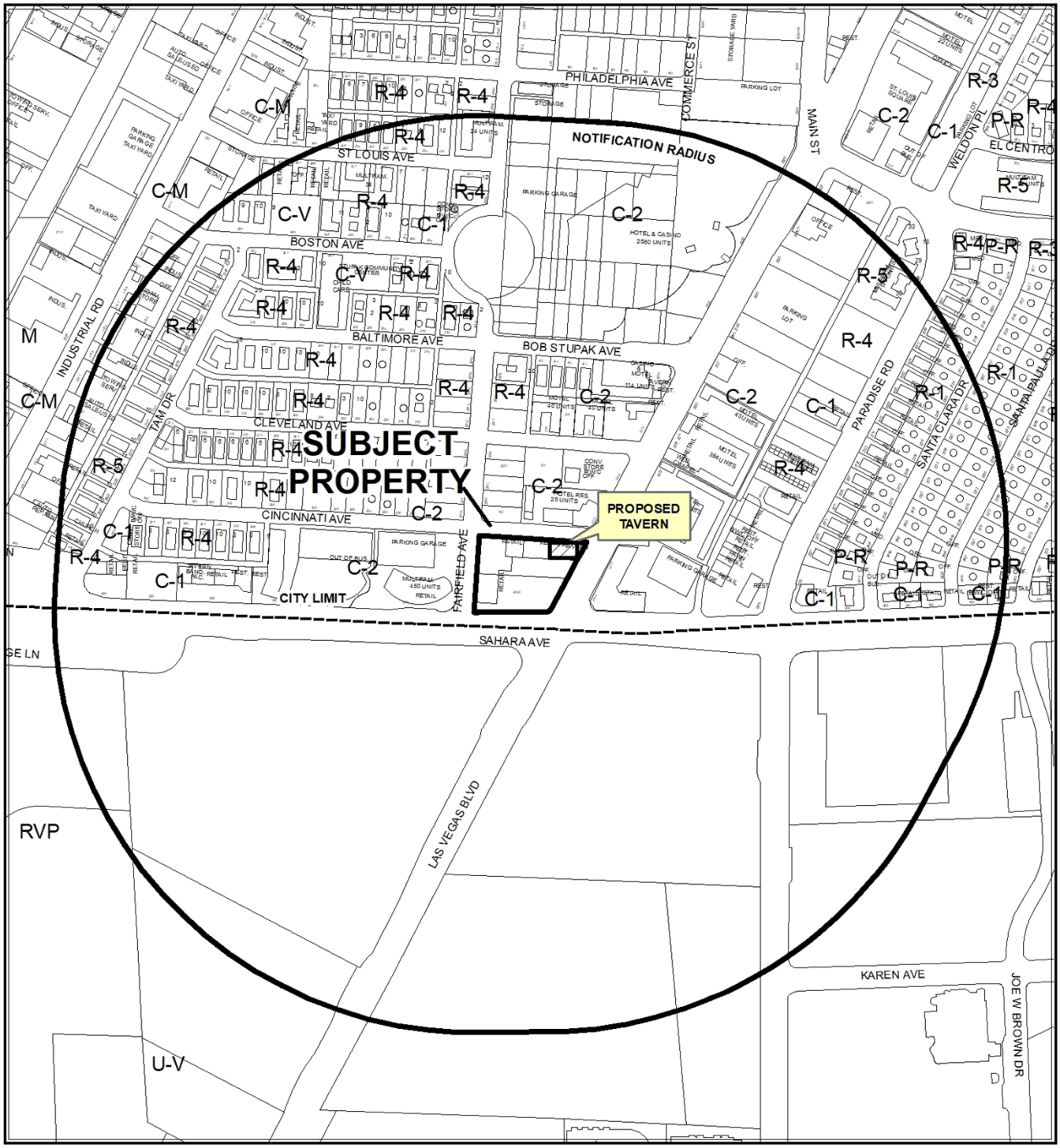
SUBJECT:
ABEYANCE - 21-0527-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 810 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 370-FOOT DISTANCE SEPARATION 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.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	6
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. Documentation Submitted for the October 12, 2021 Planning Commission Meeting
8. Submitted after Final Agenda - Protest-Support Postcards



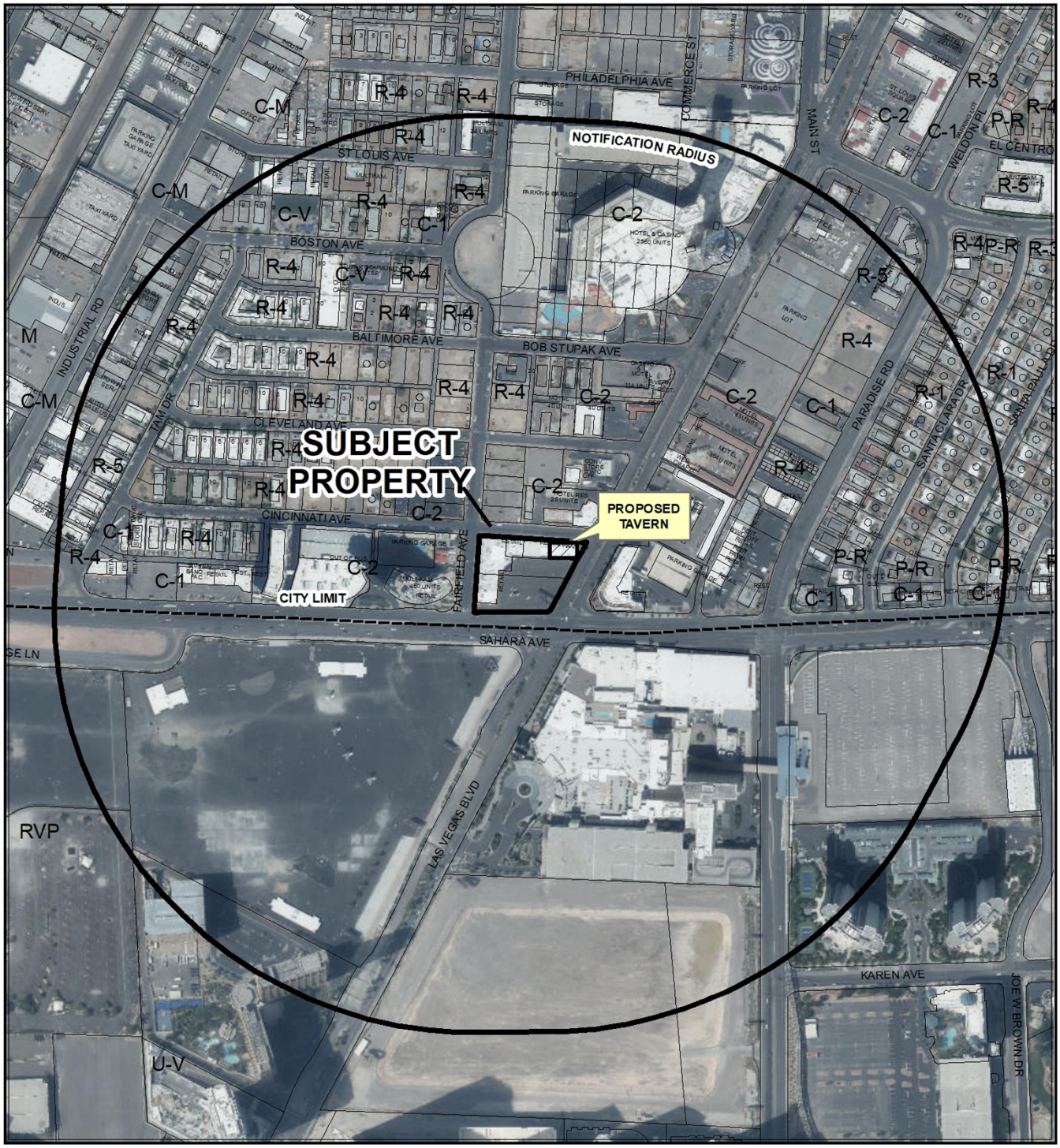
0 410 820 Feet

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: NOVEMBER 9, 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 APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 1422

PROTESTS 1

APPROVALS 5

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. 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 supports 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. Staff supports this request as the proposed addition of a daiquiri bar to the Gaming Enterprise Overlay District supports the intent and strategy of the district to integrate a variety of land uses.

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.

Staff finds the proposed Liquor Establishment (Tavern) supports the goals of not only the Gaming Enterprise Overlay District, it also supports the Vision 2045 Downtown Las Vegas Master Plan for the Gateway District by attracting more pedestrian activity to the existing retail development located at the northwest corner of Sahara Avenue and Las Vegas Boulevard. Therefore staff recommends approval with conditions.

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. Staff supports this request.

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. Staff supports this request.

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 can be conducted in a manner that is harmonious and compatible with existing surrounding land uses.

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

The subject site 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 within the Gateway District of the Vision 2045 Downtown Las Vegas Masterplan. The subject site is physically suitable for the type and intensity of the proposed Liquor Establishment (Tavern).

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.

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), which staff supports.

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.
10/12/21	The Planning Commission approved a request to hold Special Use Permit application number (21-0527-SUP1) in abeyance until the November 9, 2021 Planning Commission meeting.

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.	Approval

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. 05-85936
My Appt. Exp. Mar. 11, 2021

FOR DEPARTMENT USE ONLY

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

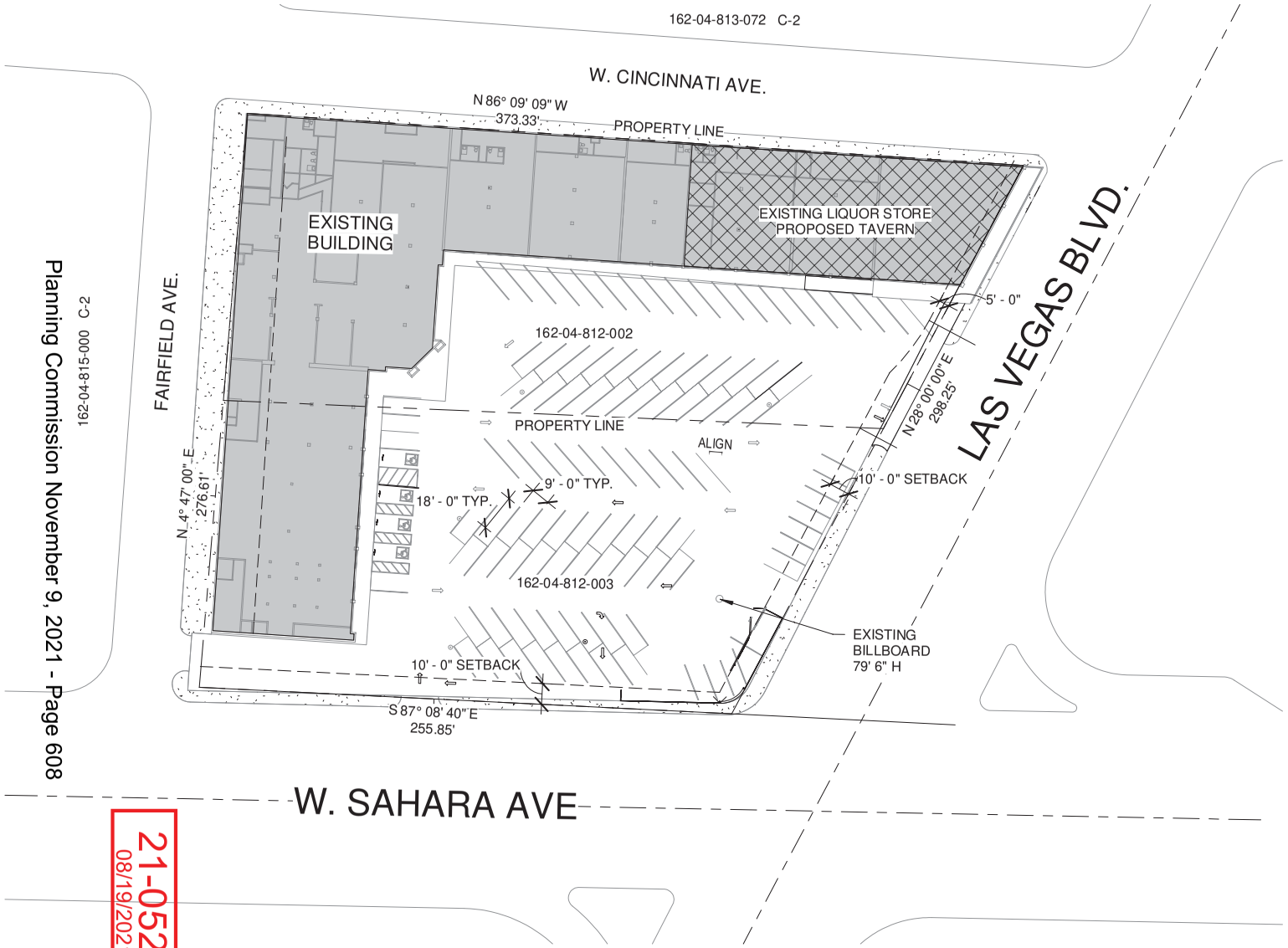
21-0527
08/19/2021

*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 November 9, 2021 - Page 608

21-0527
08/19/2021

SP001

OVERALL SITE PLAN

Bonanza Daiquiri

NEW BONANZA LLC

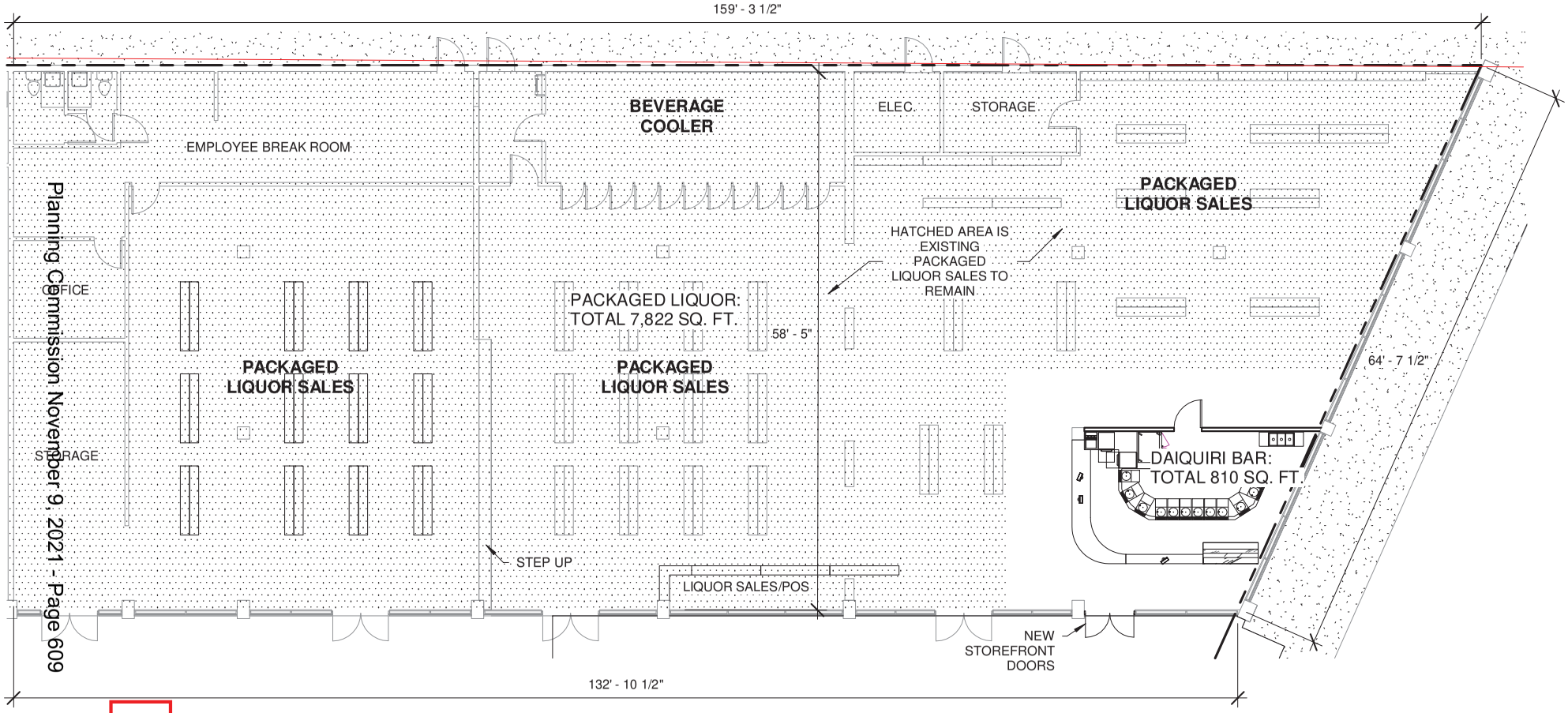
0 25' 50' 100'

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 November 9, 2021 - Page 609

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"

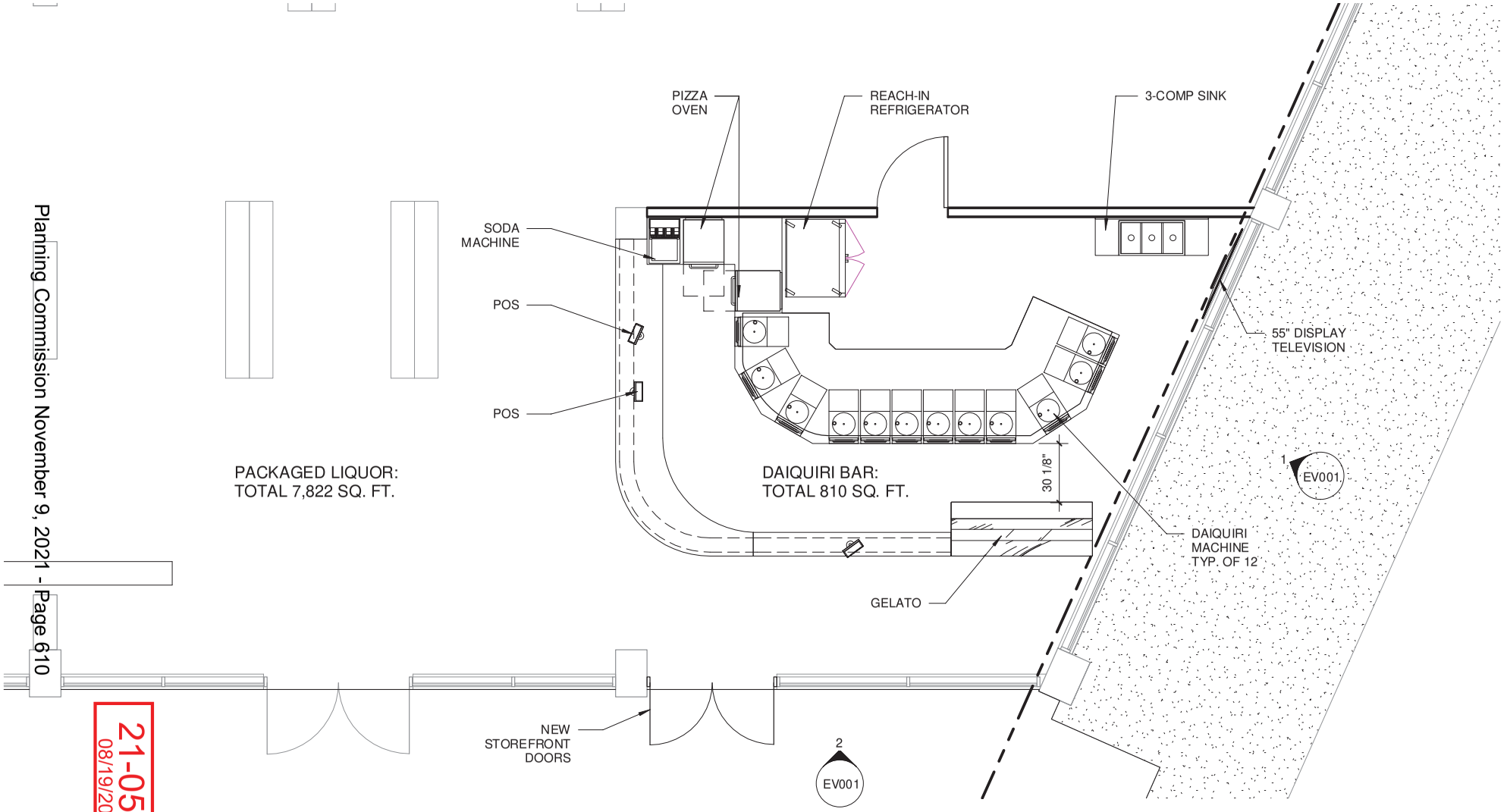
Date: 08/17/21

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

8/18/2021 8:06:00 AM

Planning Commission November 9, 2021 - Page 610



21-0527
08/19/2021

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

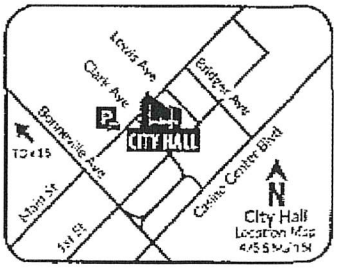
RECEIVED
10/11/2021
ITEM 42

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

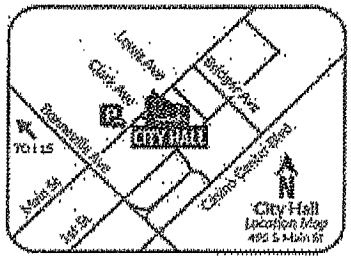
42P

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

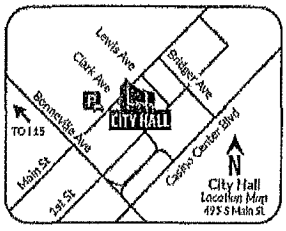
Official Notice of Public Hearing

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.

[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
16210114002
PHILLIPS JACQUELINE M
500 ALA MOANA BLVD STE 7400
HONOLULU HI 96813

Jacqueline M. Phillips
322 Karen Ave., Apt. 202,
Las Vegas, NV 89109

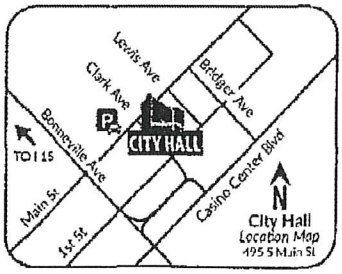
42A

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.

21-0527-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

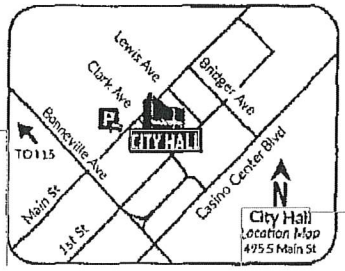
702-647-0579 RONO COMMERCIAL RE LLC Oct 04 21, 02:56p

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

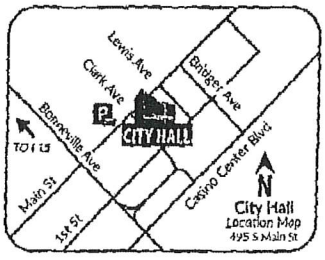
p.1

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

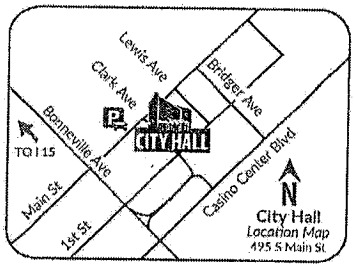
42A

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 14 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.

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

21-0527-SUP1
16203411006
MOFFATT FAMILY TRUST
MOFFATT JOIANNE TRS
3101 PLAZA DE ERNESTO
LAS VEGAS NV 89102-4022

89 MRDFNP1 89102

Submitted after final agenda

22P

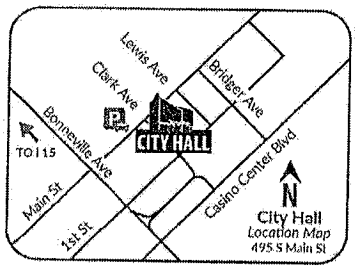
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
OCT 18 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.

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

21-0527-SUP1
16204815275
MCGOWAN ALEX
200 W SAHARA AVE # 2705
LAS VEGAS NV 89102-5083

It does not help the RESIDENTS of this area
ONLY THE DRUNKS
89102 HRDFNF1

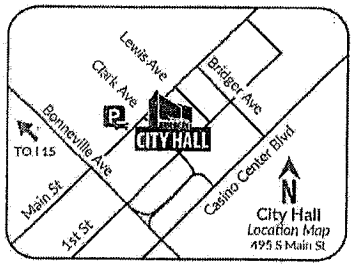
Signed A McGowan

22P

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.

21-0527-SUP1

Planning Commission Meeting of **10/12/2021**

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit 1630

RECEIVED

OCT 14 2021

Dept of Planning
City of Las Vegas

21-0527-SUP1
16204815111
DUNN WALLACE E
561 W DIVERSEY # 215
CHICAGO IL 60614-1682

28 HRDFMP1 60614

22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
23

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

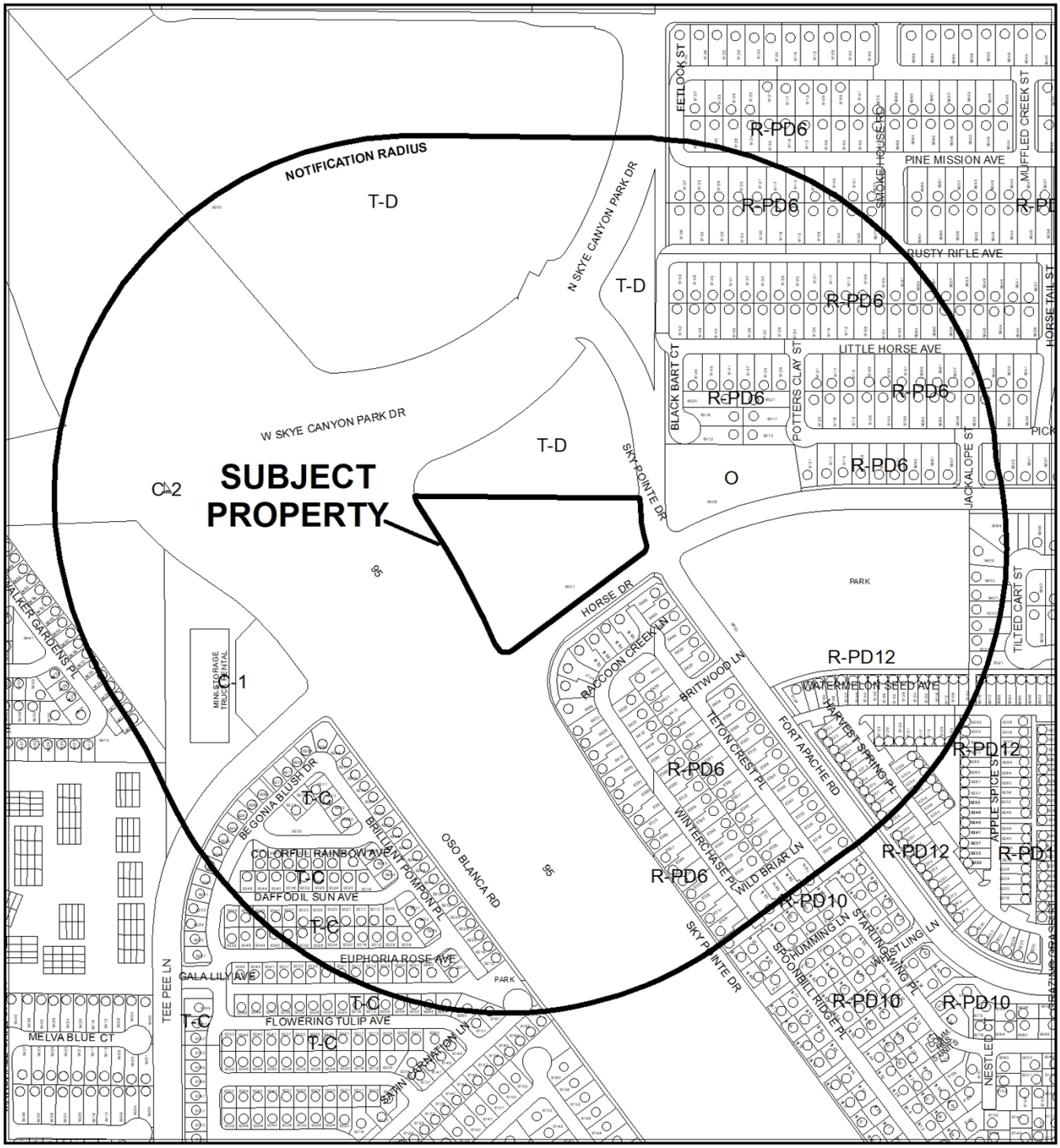
SUBJECT:
ABEYANCE - 21-0530 - PUBLIC HEARING - APPLICANT/OWNER: 95 STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 3.88 acres at the northwest corner of Sky Pointe Drive and Fort Apache Road (APN 125-07-710-001), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).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

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 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. Documentation Submitted for the October 12, 2021 Planning Commission Meeting
8. Submitted after Final Agenda - Protest Postcard



0 315 630 Feet

CASE:21-0530

RADIUS: 1000 FEET

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

N



0 315 630 Feet

CASE:21-0530

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 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 2

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.
10/12/21	The Planning Commission voted to abey these items (21-0530) to the 11/09/21 Planning Commission meeting at the applicant's request.

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

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.

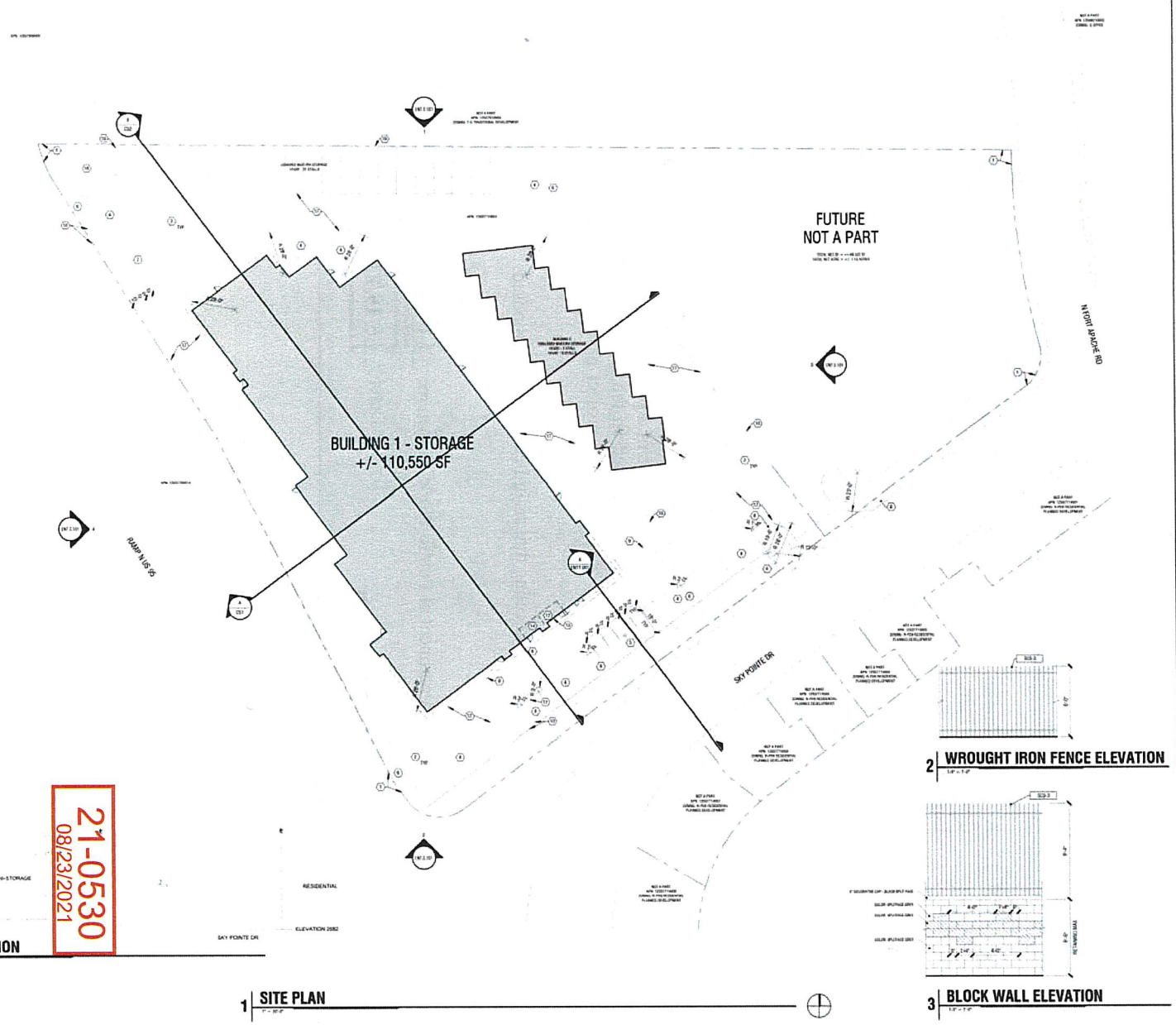
Department of Public Works Signature: Roger Bailey

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	+/- 3.88 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	19.5' BUILDING & LANDSCAPE SETBACKS TO NORTH. LANDSCAPE SETBACK TO THE WEST & A WAIVER FOR BUILDING HEIGHT
LOT COVERAGE	51,370 SF / 119,790 SF LOT = 42.89% LOT COVERAGE

PARKING ANALYSIS

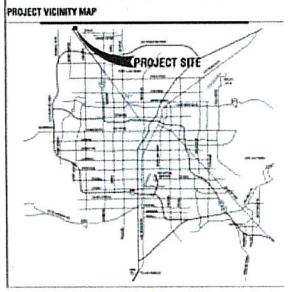
MINI STORAGE PARKING
STORAGE: 5 IN VICINITY OF OFFICE, 150 UNITS, 1 PER TRUCK RENTAL SPACE

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 AGA) + 5 TRUCK RENTAL SPACES
COVERED RV/BOAT PARKING	12'x30' = 22 STALLS 22 TOTAL STALLS
ENCLOSED RV/BOAT PARKING	10'x35' = 1 STALL 10'x30' = 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 APPROACH
6	LANDSCAPE AREA
7	TRASH ENCLOSURE
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 ROOM
15	LOADING ZONE
16	BICYCLE PARKING
17	3X FIRE LANE
18	EXISTING CELL TOWER
19	DECORATIVE BLOCK WALL W/ WROUGHT IRON CAP AND FENCE - REFER TO 3/ ENT 1.001

PROJECT VICINITY MAP



CARROLL DESIGN COLLABORATIVE

Consultant

Project Name

SKY POINTE & FORT APACHE MINI STORAGE

No.	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

Scale

Title: SITE PLAN

Project Number: 21-009

ENTITLEMENTS

ENT 1.001

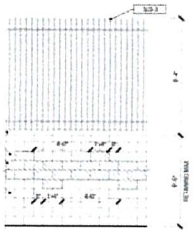
21-0530
08/23/2021



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	51,370 SF / 119,790 SF LOT = 42.88% LOT COVERAGE

PARKING ANALYSIS

MINI STORAGE PARKING
STORAGE: 5 IN 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'X30' = 22 STALLS 22 TOTAL STALLS
ENCLOSED RV/BOAT PARKING	15'X35' = 1 STALL 15'X30' = 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 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 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 3 / ENT 1.001

PROJECT VICINITY MAP



21-0530
08/23/2021

Planning Commission November 9, 2021 - Page 655

CARROLL DESIGN COLLABORATIVE

These drawings and specifications are the property of service and remain the property of the architect without restriction or limitation on their use. The ideas and designs incorporated in these drawings, whether implemented or not, are the property of the architect and may not be used in whole or part for any other project without the written permission of the 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 party to indemnify the architect against any loss, expense or liability that may result. Any party to whom these drawings are issued may not transfer, loan or copy these drawings or the information contained thereon in any form whatsoever to any other party without the written permission of the architect. These drawings must be returned promptly at the request of the architect. © Copyright 2021 CARROLL DESIGN COLLABORATIVE

Consultant

Project Name
SKY POINTE & FORT APACHE MINI STORAGE
NORTHWEST CORNER OF SKY POINTE DRIVE & N FORT APACHE ROAD

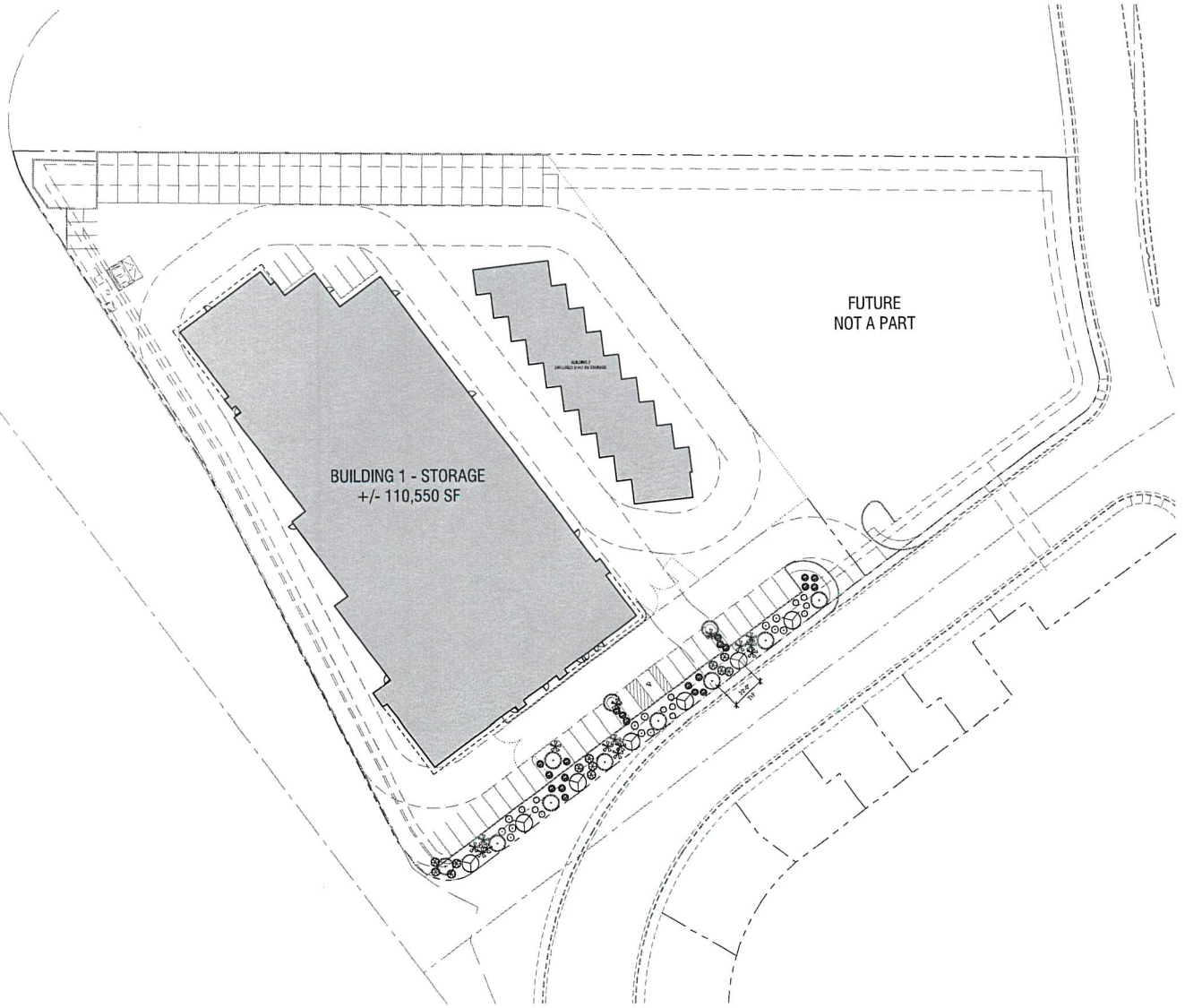
No	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

Seal

Title
SITE PLAN

Project Number
21-009

ENTITLEMENTS
ENT 1.001



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	CHUPARROSA	CHRYSACTINIA MEXICANA	13
	5 GALLON	RUELLIA BR	RUELLIA BRITTONIANA 'KATIE' PURPLE	17
	5 GALLON	TRAILING LANTANA YELLOW	LANTANA MONTEVIDENSIS	16
	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
100 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. Copies of drawings and specifications shall not be used by any person, firm or corporation for any purpose whatsoever. They are not to be prepared, and not for construction of any other project. They shall not be altered in any way. Visual contact with these documents shall constitute prima facie evidence of acceptance of these restrictions. Any unauthorized use, reuse or modification without written permission is prohibited and will be at user's sole risk and without liability to the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions. All construction shall conform to applicable codes and ordinances.
© 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

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

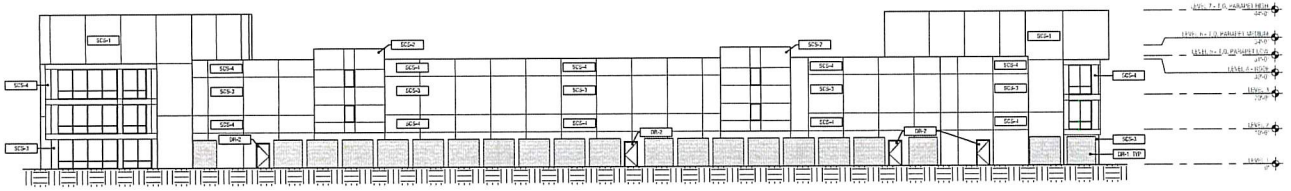
PROJECT SITE

FUTURE
NOT A PART

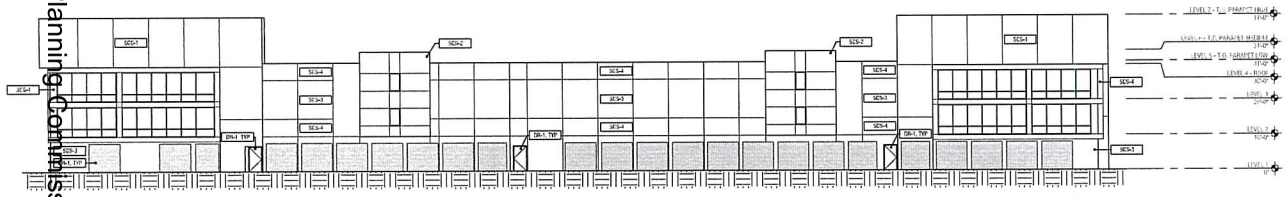
BUILDING 1 - STORAGE
+/- 110,550 SF

1 LANDSCAPE PLAN

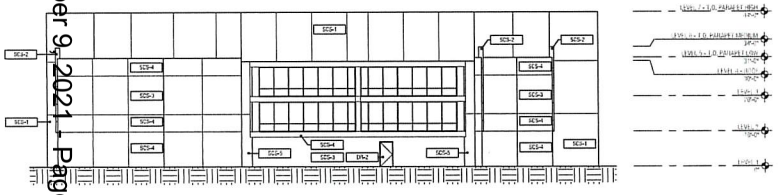
21-0530
08/23/2021



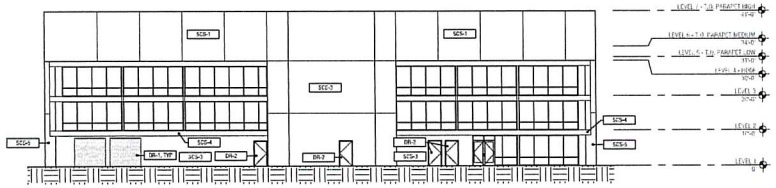
1 NORTHEAST ELEVATION - BUILDING 1



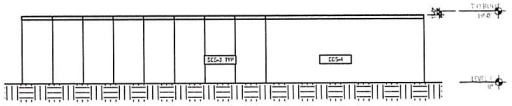
2 SOUTHWEST ELEVATION - BUILDING 1



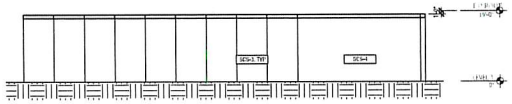
3 NORTHWEST ELEVATION - BUILDING 1



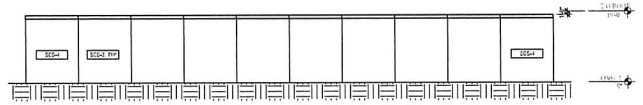
4 SOUTHEAST ELEVATION - BUILDING 1



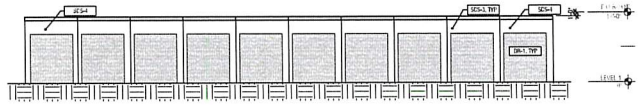
5 NORTH ELEVATION - BUILDING 2



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 / MEDIUM 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 ..... RICH 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 November 9, 2021 Page 58

CARROLL DESIGN COLLABORATIVE
1180 TROPICAL PALMS DRIVE, 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 shall not be used by any person, entity or corporation for any purpose unless prepared with the permission of and by the 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

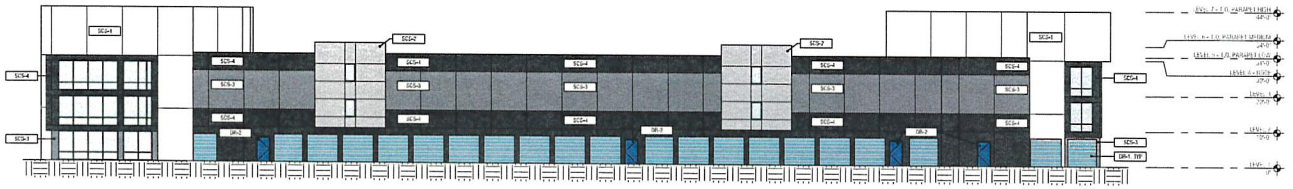
Seal

Title
EXTERIOR ELEVATIONS

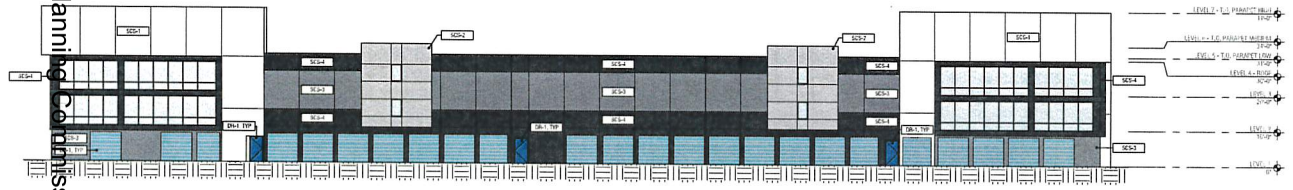
Project Number
21-009

8/23/2021 10:53:49 AM

ENTITLEMENTS
ENT 2.201



1 NORTHEAST ELEVATION - BUILDING 1



2 SOUTHWEST ELEVATION - BUILDING 1



3 NORTHWEST ELEVATION - BUILDING 1



4 SOUTHEAST ELEVATION - BUILDING 1



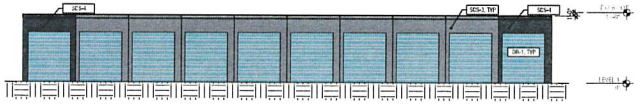
5 NORTH ELEVATION - BUILDING 2



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 SIZE: 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 SIZE: 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 SIZE: 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 SIZE: 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 SIZE: N/A FINISH / COLOR: STEEL TROWEL / FINE / GREY OR SIM
DR-1	ITEM NAME: METAL ROLL-UP DOOR MANUFACTURER: CLOPAY PRODUCT INFO: SIZE: VARIES FINISH / COLOR: BLUE
DR-2	ITEM NAME: METAL DOOR MANUFACTURER: PRODUCT INFO: SIZE: VARIES FINISH / COLOR:

EXTERIOR ELEVATION KEYNOTES

KEYNOTE	TEXT
1	

21-0530
08/23/2021

Planning Commission November 9, 2021 - Page 659

CARROLL DESIGN COLLABORATIVE

3180 TENTH PLACE, SUITE 4 BOULDER, CO 80305

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 or entity for any purpose without the written permission of Carroll Design Collaborative. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions. In the event of unauthorized reuse of these plans by any person or entity in any manner, such person or entity shall indemnify and hold harmless Carroll Design Collaborative from any and all claims arising from such unauthorized reuse. Any such reuse without the written permission is a violation of the design professional. All rights reserved under federal copyright laws. This plan set is protected by the Architectural Works Copyright Protection Act of 1990.
© Copyright 2020, CARROLL DESIGN COLLABORATIVE

Consultant

Project Name

SKY POINTE & FORT APACHE MINI STORAGE

NORTHWEST CORNER OF SKY POINT DRIVE & WEST APACHE ROAD

No.	Date	Description
	23 AUG 2021	ENTITLEMENT PACKAGE

Seal

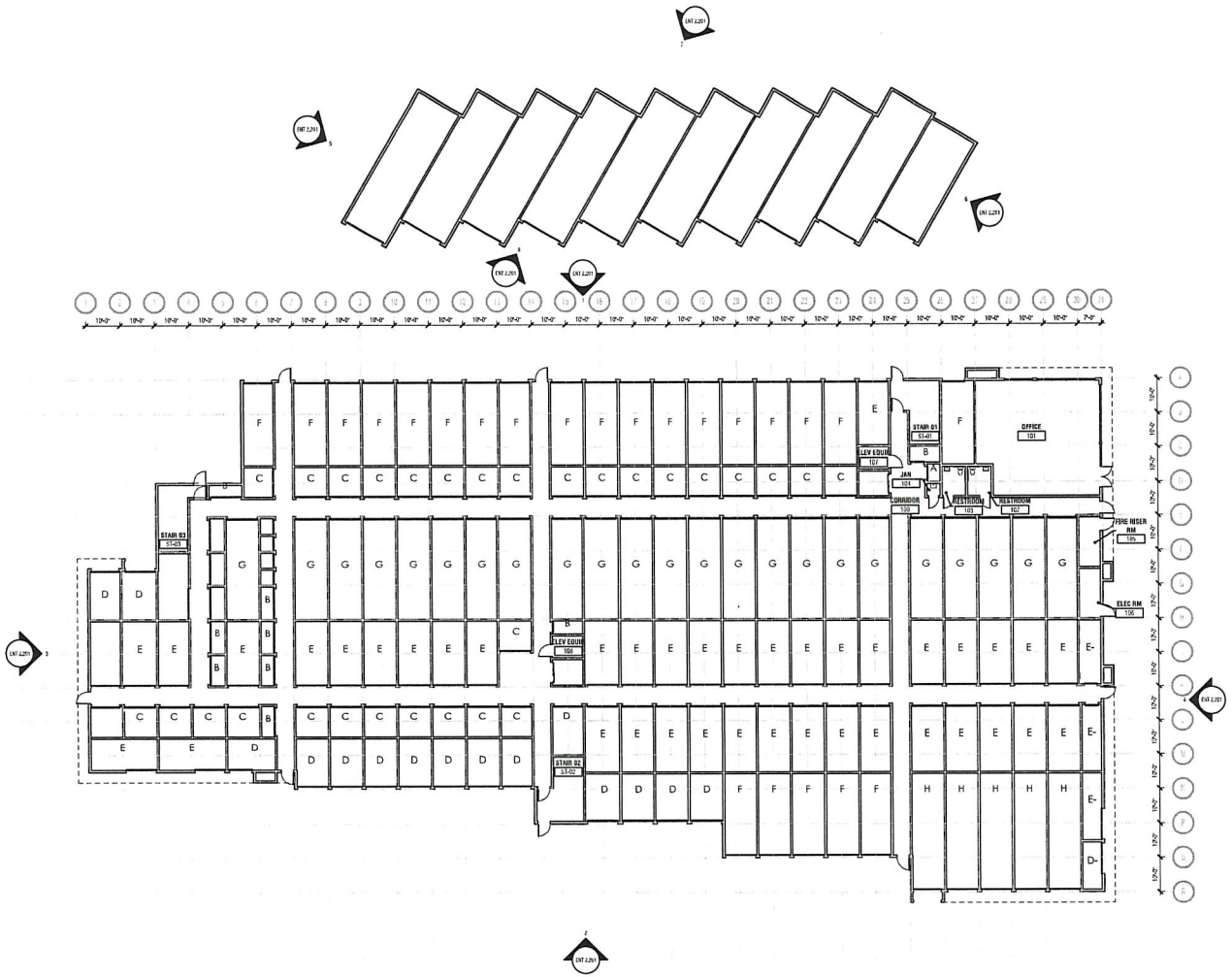
Title
EXTERIOR ELEVATIONS

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'x19'	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'x19'	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'x19'	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'x19'	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'x19'	7,471 SF	160	23.6%
C	10'x10'	16,890 SF	196	28.9%
D	10'x15'	14,057 SF	98	14.5%
F	10'x25'	13,384 SF	69	10.2%
E-	10'x20'	262 SF	2	0.3%
I	10'x25'	1,439 SF	6	0.9%
G	10'x30'	6,949 SF	22	3.2%
H	10'x35'	1,374 SF	4	0.6%
INDOOR SUBTOTAL:		65,779 SF	630	92.9%
OUTDOOR				
D	10'x15'	2,058 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%
I	10'x25'	3,992 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 DRIVE, SUITE 400 LAS VEGAS, NV 89115

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

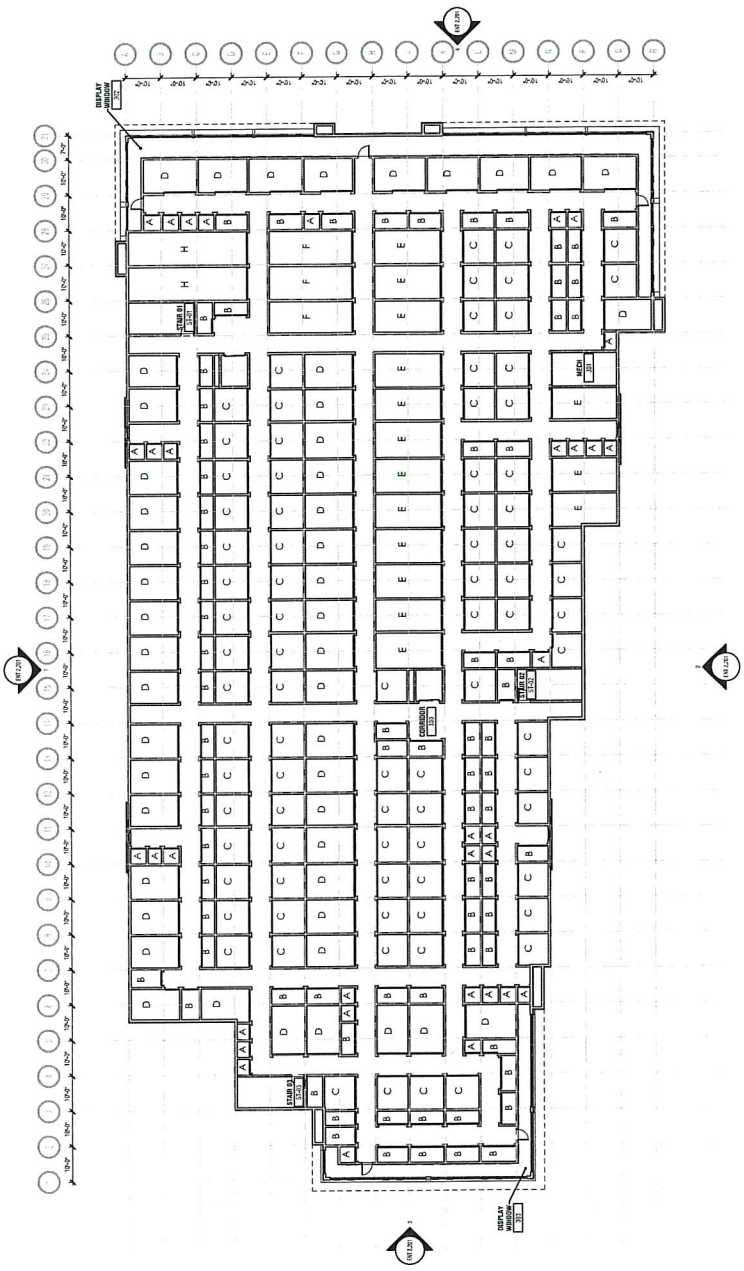
Project Number
21-009

8/23/2021 10:43:31 AM

ENTITLEMENTS
ENT 1.101

ENT 1.102
MASTER FLOOR PLAN - LEVEL 2
Title
21-009
Project Number
23 AUG 2021 ENTITLEMENT PACKAGE
No. Date Description
SKY POINTE & FORT APACHE MINI STORAGE
NORTHEAST CORNER OF SKY POINT DRIVE & WEST APACHE ROAD
CARROLL DESIGN COLLABORATIVE
1180 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135
21-0530
08/23/2021
1 FLOOR PLAN - LEVEL 2

21-0530
08/23/2021



1 FLOOR PLAN - LEVEL 3

Title: MASTER FLOOR PLAN - LEVEL 3

Project Number: 21-009

ENT 1.103

Seal

No. | Date | Description

23 AUG 2021 ENTITLEMENT PACKAGE

Project Name

SKY POINTE & FORT APACHE MINI STORAGE

Consultant

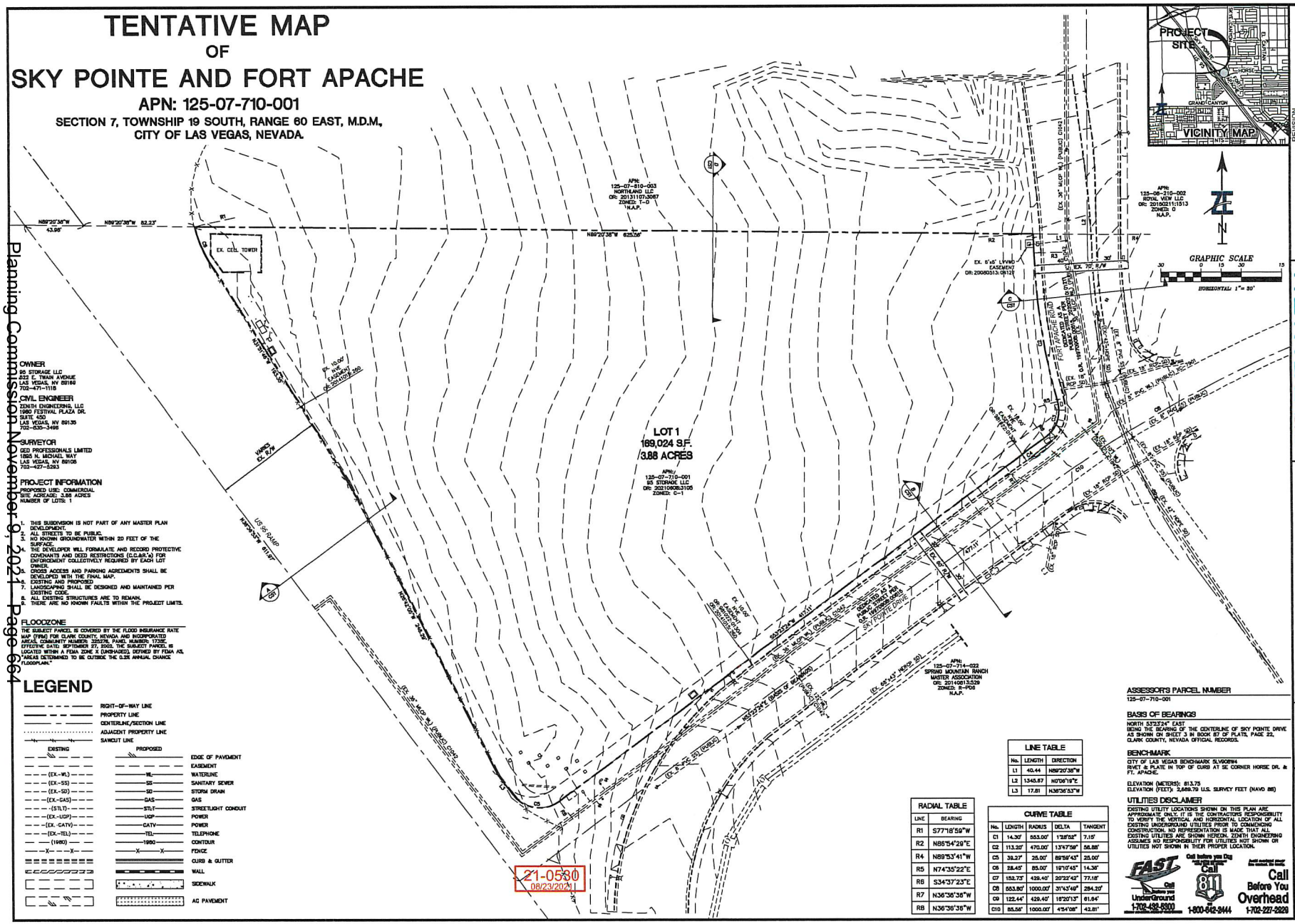
CARROLL DESIGN COLLABORATIVE

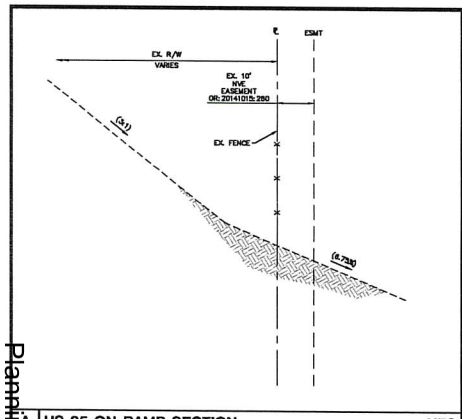
Planning Commission November 9, 2021 - Page 662

COLOR AND MATERIALS ARE LISTED ON EXTERIOR ELEVATIONS.

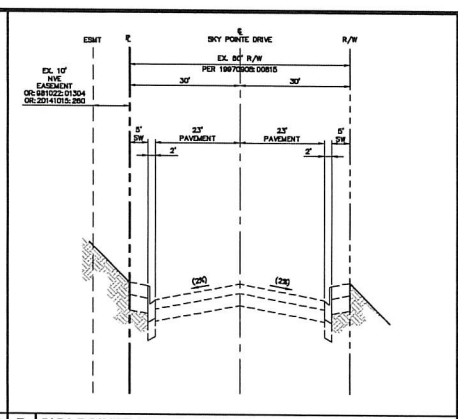
21-0530
08/23/2021

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.

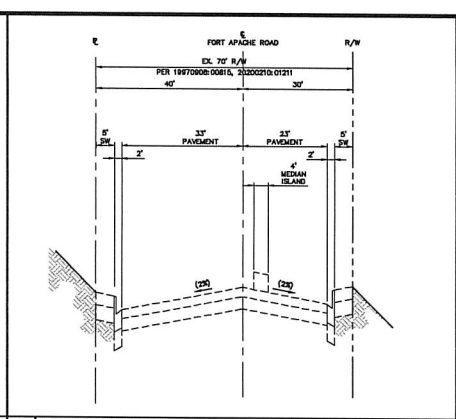

LOT 1
169,024 S.F.
/3.88 ACRES
APN: 125-07-710-001
95 STORAGE LLC
DR: 20210908:3105
ZONED: C-1
APN: 125-07-810-003
NORTH AND LP LLC
DR: 20131107:3087
ZONED: T-D
N.A.P.
APN: 125-08-210-002
ROYAL VIEW LLC
DR: 20160211:1513
ZONED: D
N.A.P.
APN: 125-07-714-022
SPRING MOUNTAIN RANCH MASTER ASSOCIATION
DR: 20140813:529
ZONED: P-F08
N.A.P.
EX. CELL TOWER
SKY POINTE DRIVE
FORT APACHE ROAD
GRAPHIC SCALE
HORIZONTAL: 1"= 30'
PROJECT SITE
VICINITY MAP
N89°20'38"W 43.96'
N89°20'38"W 82.23'
N89°20'38"W 625.56'
N00°39'22"W 724.29'
S53°23'24"E 417.11'
S36°36'36"W 91.47'
N00°39'22"W 724.29'
EX. 70' R/W
EX. 5'x5' LVWD EASEMENT DR:20080513:0912
EX. 10.00' PUE EASEMENT DR:20210908:3105
EX. 15.00' PUE EASEMENT DR:20210908:3105
EX. 30' MLCP WJ (PUBLIC) CH#2
EX. 36" MLCP WJ (PUBLIC) CH#2
EX. 18" RCP (PUBLIC)
EX. 24" RCP (PUBLIC)
EX. 48" RCP (PUBLIC)
EX. 18" MLCP WJ (PUBLIC)
EX. 24" MLCP WJ (PUBLIC)
EX. 30" MLCP WJ (PUBLIC)
EX. 42" MLCP WJ (PUBLIC)
EX. 54" MLCP WJ (PUBLIC)
EX. 60" MLCP WJ (PUBLIC)
EX. 72" MLCP WJ (PUBLIC)
EX. 96" MLCP WJ (PUBLIC)
EX. 60"x43" HDPE (PUBLIC)
EX. 96"x67" HDPE (PUBLIC)
EX. 30" MLCP WJ (PUBLIC) CH#2
EX. 36" MLCP WJ (PUBLIC) CH#2
EX. 42" MLCP WJ (PUBLIC) CH#2
EX. 54" MLCP WJ (PUBLIC) CH#2
EX. 60" MLCP WJ (PUBLIC) CH#2
EX. 72" MLCP WJ (PUBLIC) CH#2
EX. 96" MLCP WJ (PUBLIC) CH#2



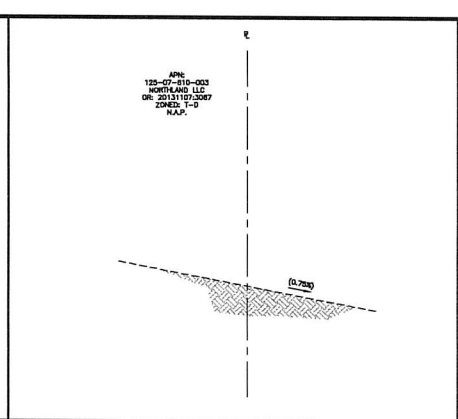
A US 95 ON RAMP SECTION NTS



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 5LV90B#4
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 "SILVER BLUE" Call 811 1-800-642-3444

Call Before You Overhead 1-702-227-2929

REV.	DESCRIPTION	BY	DATE	APPROVAL

REVISION

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

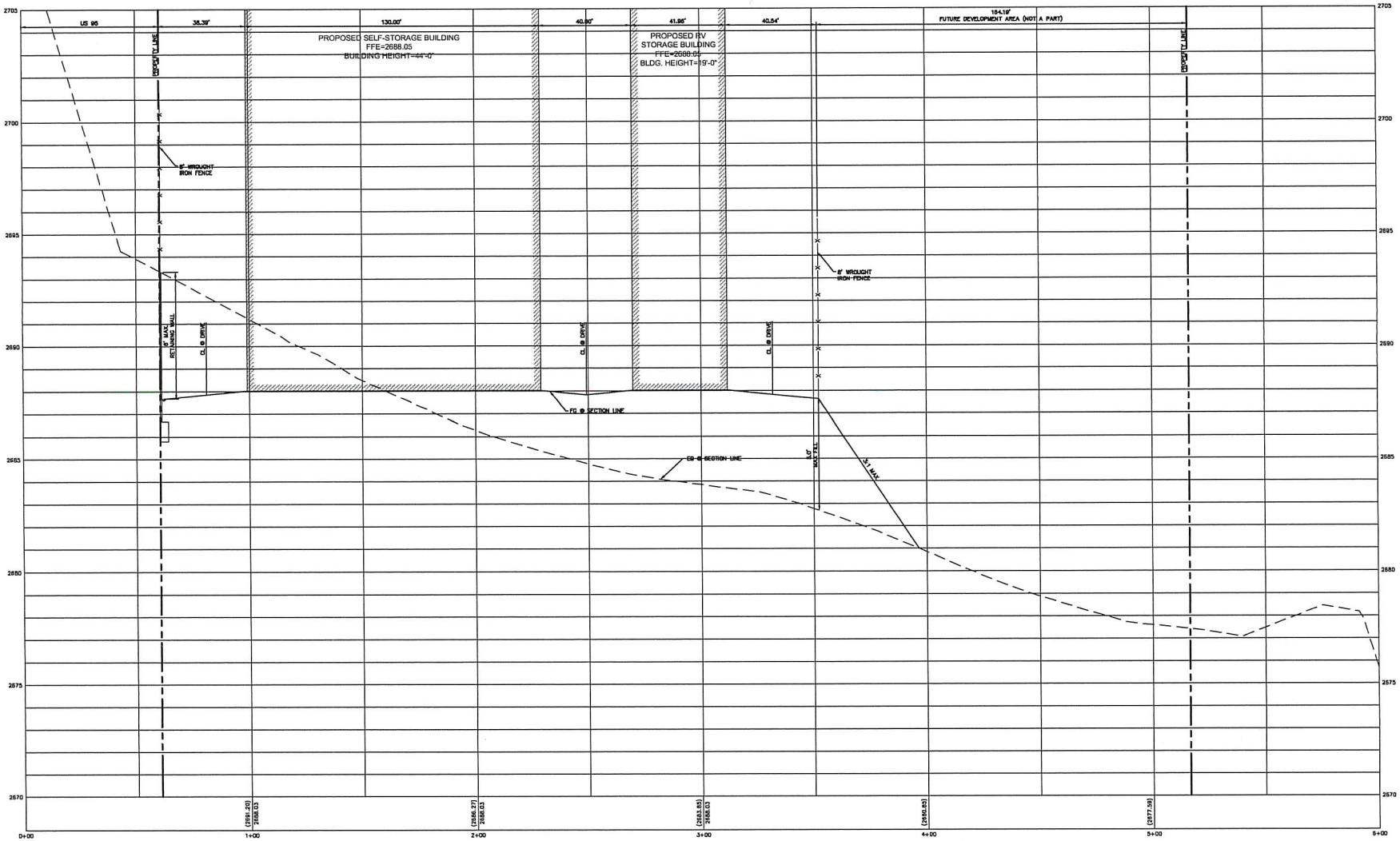
CROSS SECTIONS

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



EAST WEST CROSS SECTION A
SCALE (HORIZ.)=1"=20'
SCALE (VERT.)=1"=2'

21-0530
08/23/2021

REV.	DESCRIPTION	BY	DATE	APPROVAL

REVISION

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'

PROFESSIONAL ENGINEER - STATE OF NEVADA
JULIA L. IZZOLO
CIVIL

JOB No. 211021
DATE: AUGUST, 2021
DRAWING No. CS1
1/2

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



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.

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.

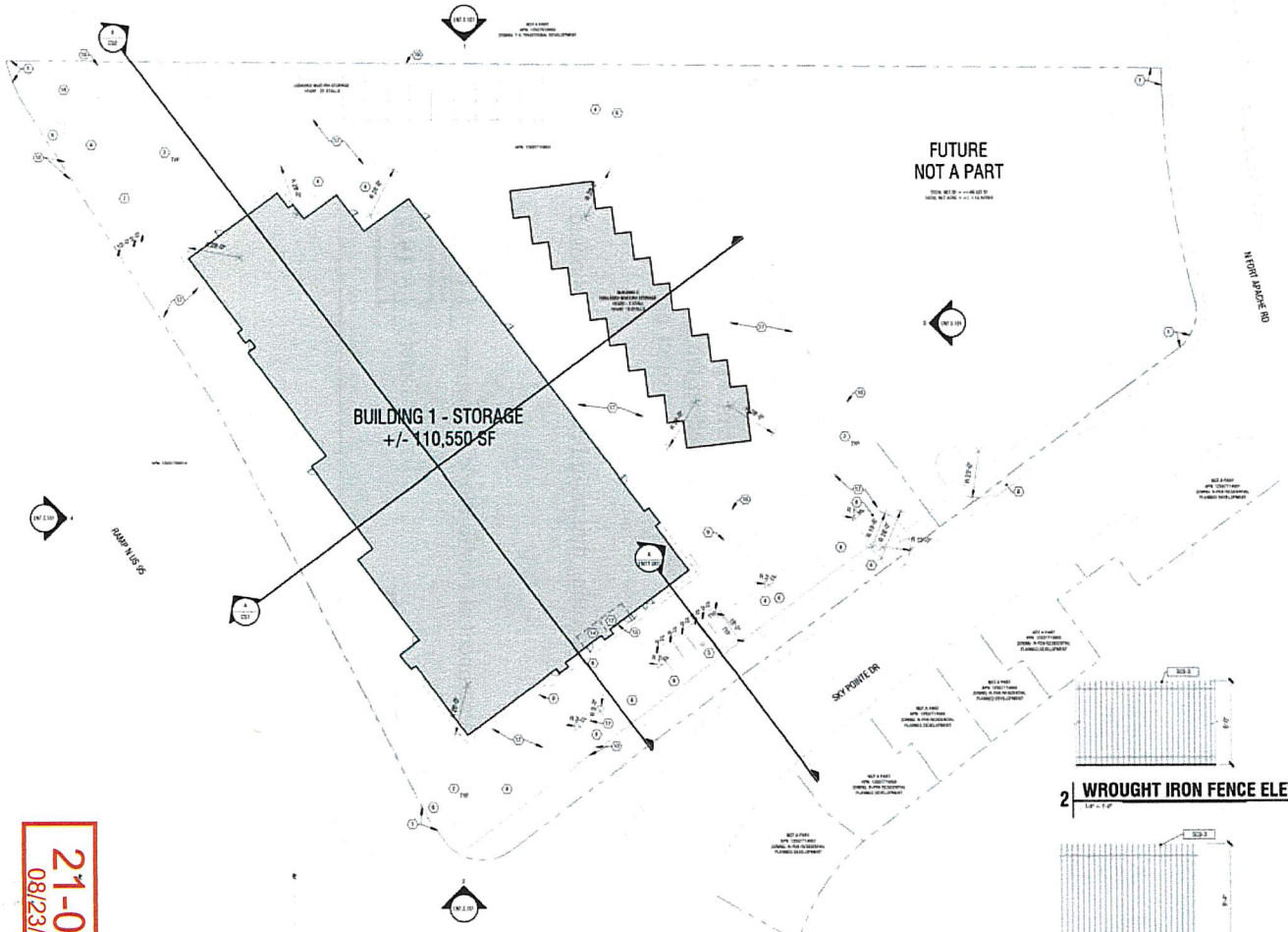
Department of Public Works Signature: Roger Bailey

Date: 8/19/21 8/19/21

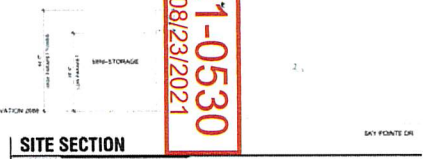
Please add a north/south and east/west cross section

21-0530
08/19/2021

Updated 7/26/2012

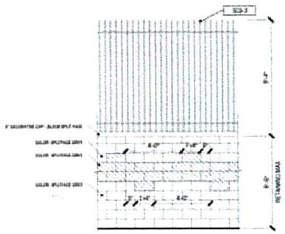


1 SITE PLAN



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 & 4 HOURS FOR BUILDING HEIGHT
LOT COVERAGE	51,370 SF / 199,790 SF LOT = 42.88% LOT COVERAGE

PARKING ANALYSIS

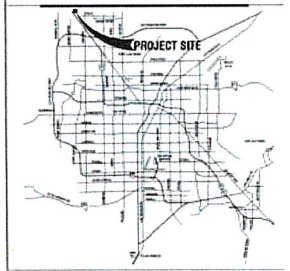
MINI-STORAGE PARKING
STORAGE: 5 PER VICINITY OF OFFICE, 1150 UNITS, 1 PER TRUCK RENTAL SPACE

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 November 9, 2021 - Page 676

CARROLL DESIGN COLLABORATIVE
5348 FESTIVAL PLAZA DRIVE, SUITE 100 LAS VEGAS, NV 89118

These drawings and specifications are the property of owners and contractors are to verify all dimensions and conditions of the 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 written permission and consent of the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© 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

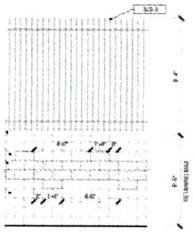
ENTITLEMENTS
ENT 1.001



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	51,370 SF / 119,790 SF LOT = 42.88% LOT COVERAGE

PARKING ANALYSIS

MINI STORAGE PARKING
STORAGE: 5 IN 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'X39' = 22 STALLS 22 TOTAL STALLS
ENCLOSED RV/BOAT PARKING	15'X35' = 1 STALL 15'X30' = 9 STALLS 10 TOTAL STALLS

SITE PLAN KEYNOTES

KEY	KEYNOTES
1	PROPERTY LINE
2	NEW ASPHALT PAVING
3	EXISTING ASPHALT PAVING
4	PUBLIC PARKING
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
5980 FIESTA PLAZA DRIVE, SUITE 400, LAS VEGAS, NV 89118

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 client on any other project. No changes or modifications are to be made in these drawings and specifications in writing and approved by the architect. The visual contents of these drawings are protected under the Architectural Works Copyright Protection Act of 1990. Any unauthorized use of these drawings and specifications will be considered a violation of such rights. Reproduction of these drawings and specifications without the written permission of the architect 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

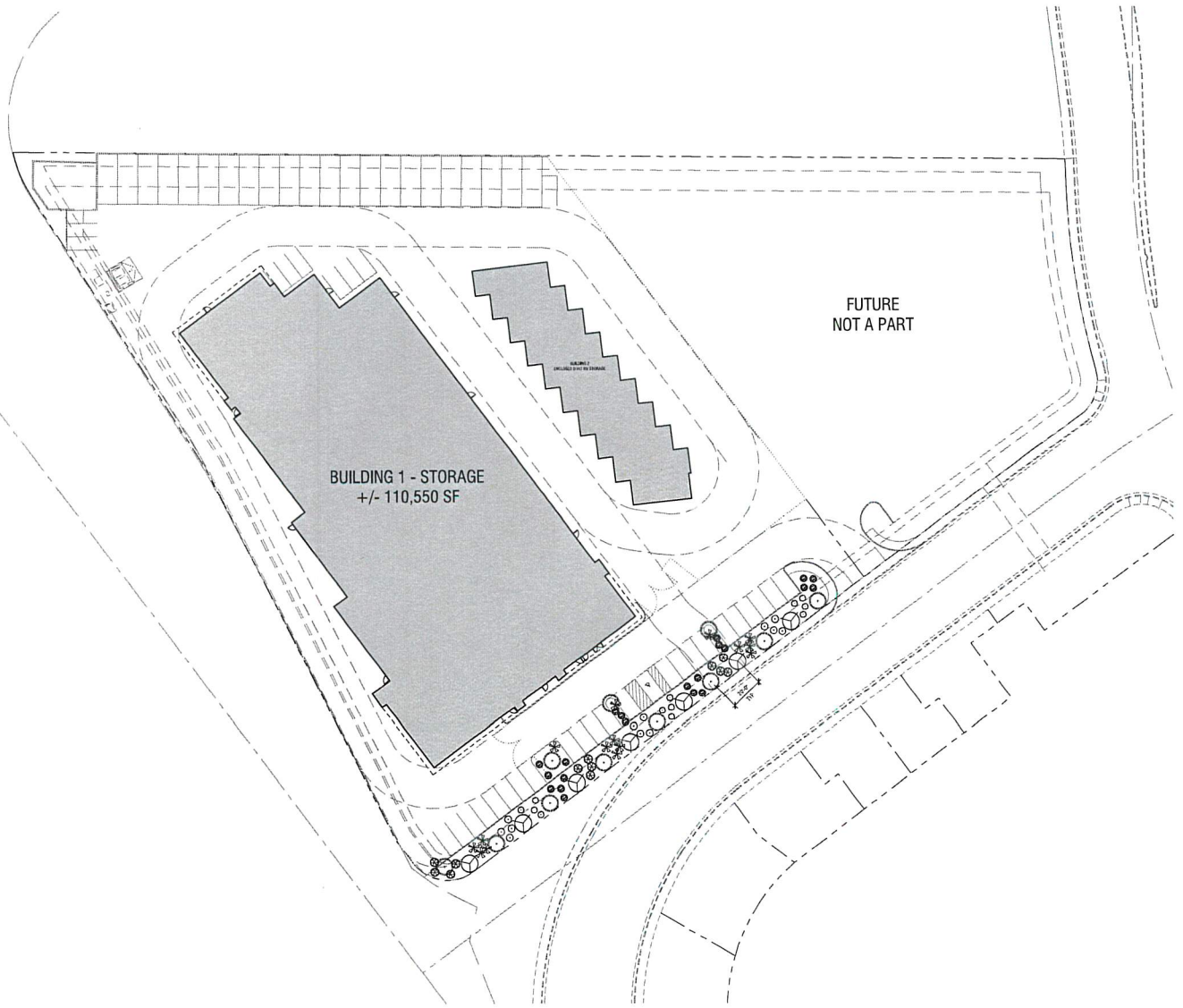
Seal

Title
SITE PLAN

Project Number
21-009

ENTITLEMENTS
ENT 1.001

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	CHAMISA	CHRYSACTHAMNUS NAUSEOSUS	13
	5 GALLON	MALLOW 55	SPHAERALCEA AMBIGUA 'GLOWING EMBERS' TM. SUNT	17
	5 GALLON	TRAILING LANTANA YELLOW	LANTANA MONTEVIDENSIS	19
	5 GALLON	JAPANESE BOXWOOD	BUXUS MICROPHYLLA JAPONICA	13

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. Copies of drawings and specifications shall not be used by any person, firm or corporation for any purpose whatsoever. They 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 the design professional. Visual contact with these drawings or 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 November 9, 2021 - Page 678

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

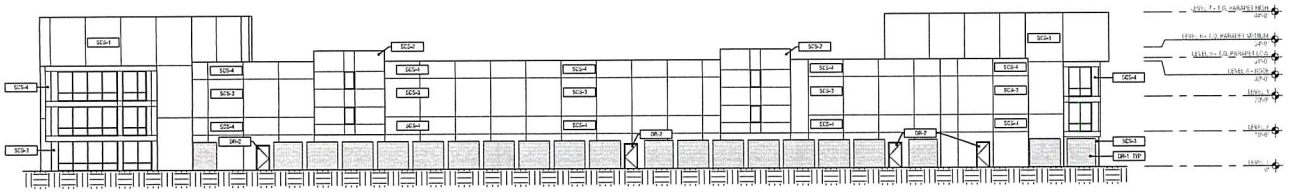
PROJECT SITE

FUTURE
NOT A PART

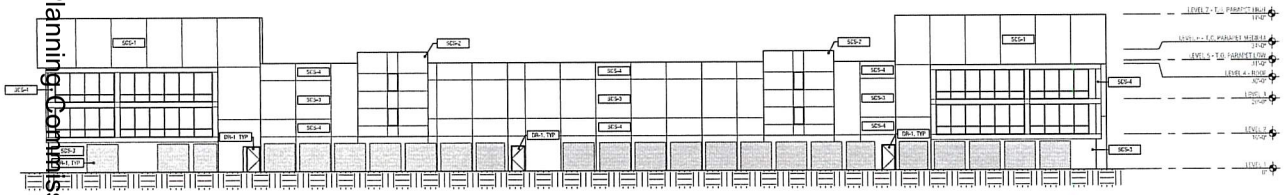
BUILDING 1 - STORAGE
+/- 110,550 SF

1 LANDSCAPE PLAN

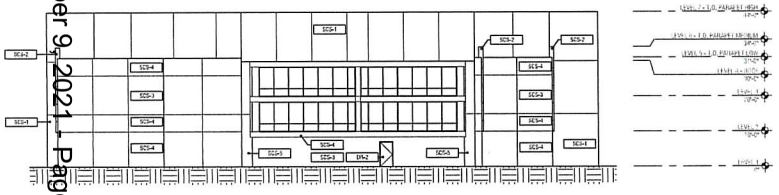
21-0530
08/23/2021



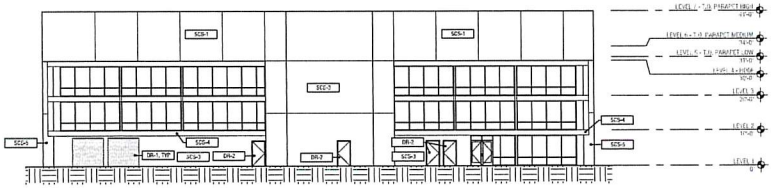
1 NORTHEAST ELEVATION - BUILDING 1



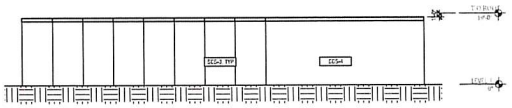
2 SOUTHWEST ELEVATION - BUILDING 1



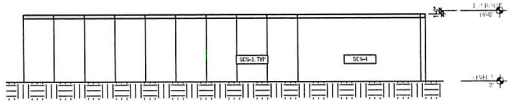
3 NORTHWEST ELEVATION - BUILDING 1



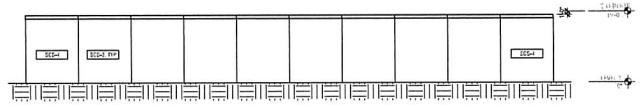
4 SOUTHEAST ELEVATION - BUILDING 1



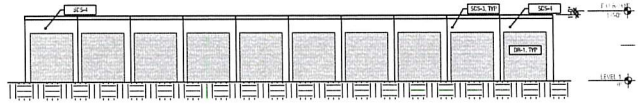
5 NORTH ELEVATION - BUILDING 2



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 / FINE / 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 / FINE / 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 / FINE / 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 / FINE / 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 / FINE / GREEN OR SIM
DR-1	ITEM NAME ..... METAL ROLL-UP DOOR MANUFACTURER ..... RICH 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 November 9, 2021 Page 80

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 furnished by Carroll Design Collaborative are to be used only with respect to the prepared and not for construction of any other project. Therefore, all rights to the use of the drawings and specifications shall remain with Carroll Design Collaborative and are not to be used by any person, entity, firm or corporation for any purpose whatsoever without the written permission of 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

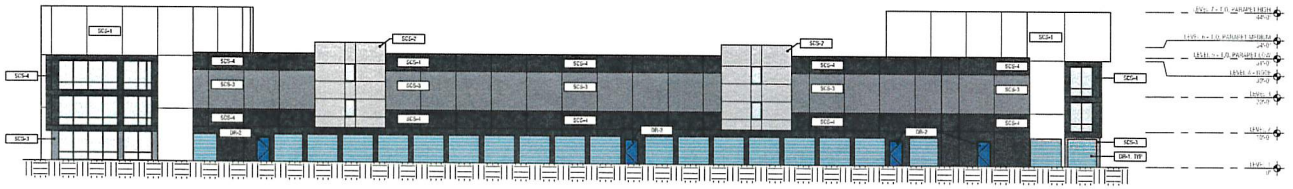
Seal

Title
EXTERIOR ELEVATIONS

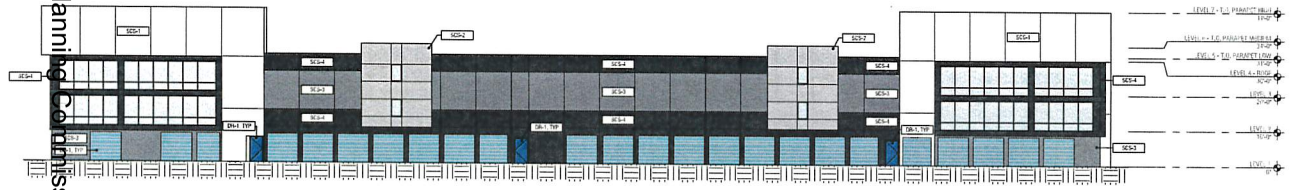
Project Number
21-009

8/23/2021 10:53:49 AM

ENTITLEMENTS
ENT 2.201



1 NORTHEAST ELEVATION - BUILDING 1



2 SOUTHWEST ELEVATION - BUILDING 1



3 NORTHWEST ELEVATION - BUILDING 1



4 SOUTHEAST ELEVATION - BUILDING 1



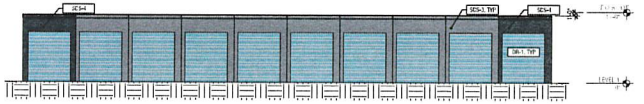
5 NORTH ELEVATION - BUILDING 2



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 November 9, 2021 - Page 681

CARROLL DESIGN COLLABORATIVE

3103 TECHNA PLAZA, SUITE 4 | FLAGSTAFF, AZ 86015

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 and sold for construction of any one project. These plans are not to be changed or copied in any form or manner whatsoever, nor are any rights to be conveyed whatsoever without the prior written permission and consent of the design professional. Written dimensions on these drawings shall have precedence over scaled dimensions.
© 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

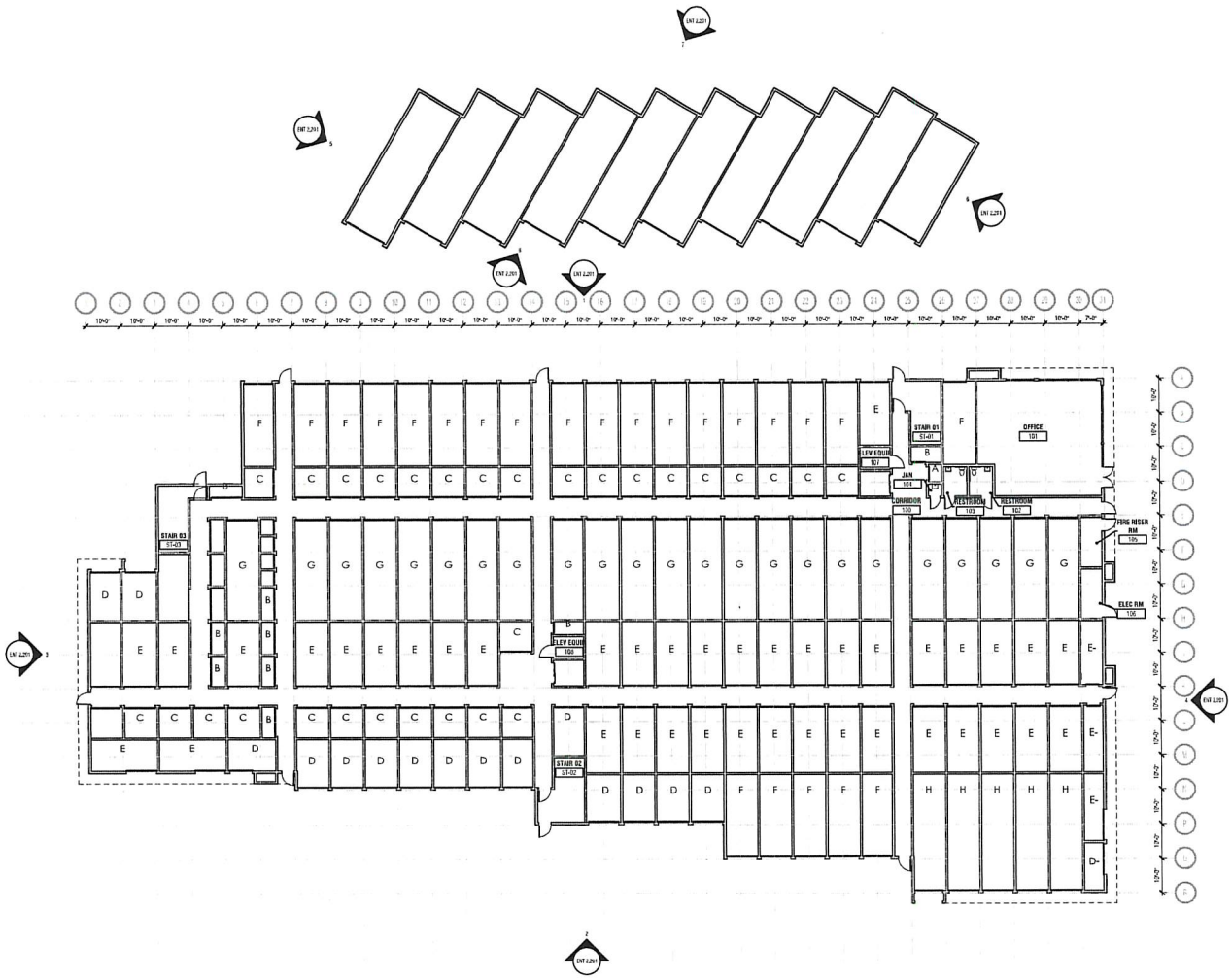
Title
EXTERIOR ELEVATIONS

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'	5,662 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:		75,709 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 shall not be used by any person, firm or corporation for any purpose whatsoever on any project not specifically prepared, and not for construction of 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. Visual contact with these drawings 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
MASTER FLOOR PLAN - LEVEL 1

Project Number
21-009

8/23/2021 10:43:31 AM

ENTITLEMENTS
ENT 1.101

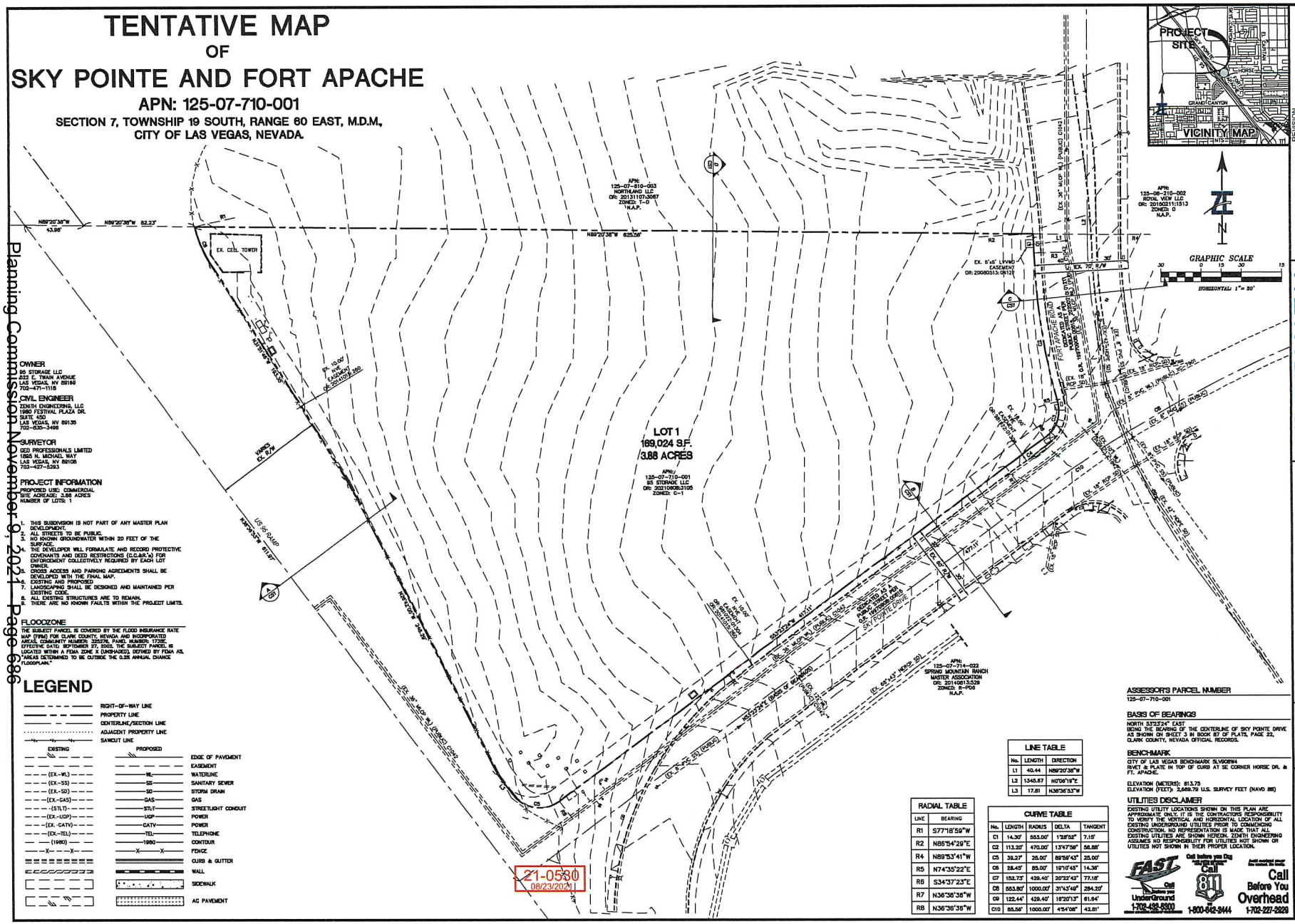
ENT 1.102
MASTER FLOOR PLAN - LEVEL 2
Title
21-009
Project Number
23 AUG 2021 ENTITLEMENT PACKAGE
No. Date Description
SKY POINTE & FORT APACHE MINI STORAGE
NORTHEAST CORNER OF SKY POINT DRIVE & WEST APACHE ROAD
Project Name
CARROLL DESIGN COLLABORATIVE
1180 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135
Consultant
21-0530
08/23/2021
1 FLOOR PLAN - LEVEL 2

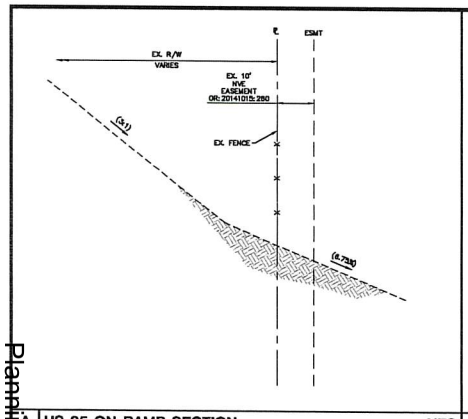
ENT 1.103
MASTER FLOOR PLAN - LEVEL 3
21-009
23 AUG 2021 ENTITLEMENT PACKAGE
SKY POINTE & FORT APACHE MINI STORAGE
CARROLL DESIGN COLLABORATIVE
21-0530
08/23/2021
1 FLOOR PLAN - LEVEL 3

COLOR AND MATERIALS ARE LISTED ON EXTERIOR ELEVATIONS.

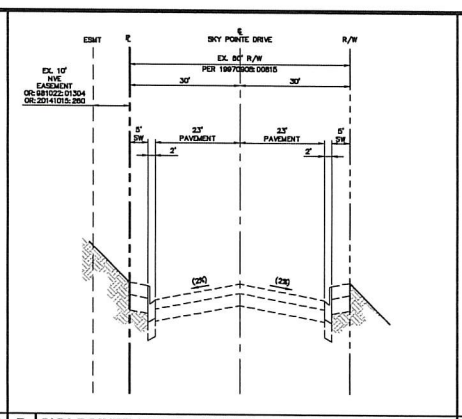
21-0530
08/23/2021

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.

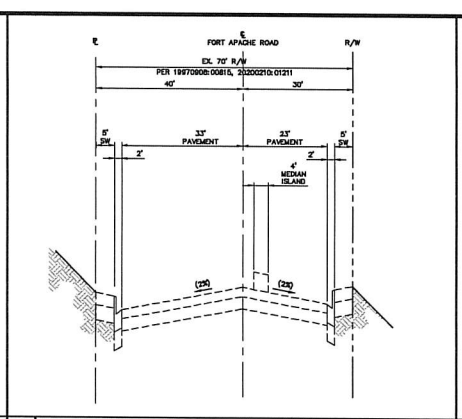

PROJECT SITE
VICINITY MAP
GRAND CANYON
GRAPHIC SCALE
HORIZONTAL: 1"= 30'
LOT 1
169,024 S.F.
/3.88 ACRES
APN: 125-07-710-001
95 STORAGE LLC
DR: 20210908:3105
ZONED: C-1
EX. CELL TOWER
SKY POINTE DRIVE
FORT APACHE ROAD
US 95 RAMP
APN: 125-07-810-003
NORTH 40 LLC
DR: 20131107:3087
ZONED: T-D
N.A.P.
APN: 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: P-POS
N.A.P.
N89°20'38"W 43.96'
N89°20'38"W 82.23'
N89°20'38"W 625.56'
N37°39'24"E 1028.26'
N52°20'36"E 811.47'
S52°20'36"W 724.29'
S37°39'24"E 417.11'
N37°39'24"W 417.11'
S37°39'24"E 417.11'
N52°20'36"E 30.00'
S52°20'36"W 30.00'
S37°39'24"E 30.00'
N37°39'24"W 30.00'
S37°39'24"E 30.00



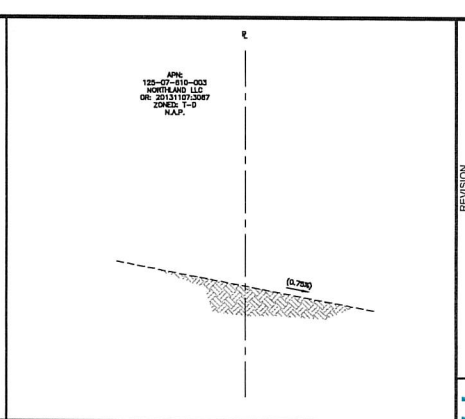
A US 95 ON RAMP SECTION NTS



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 5LV90B#4
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 "SILVER BLUE" Call 811 1-800-642-3444

Call Before You Overhead 1-702-227-2929

REV.	DESCRIPTION	BY	DATE	APPROVAL

REVISION

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

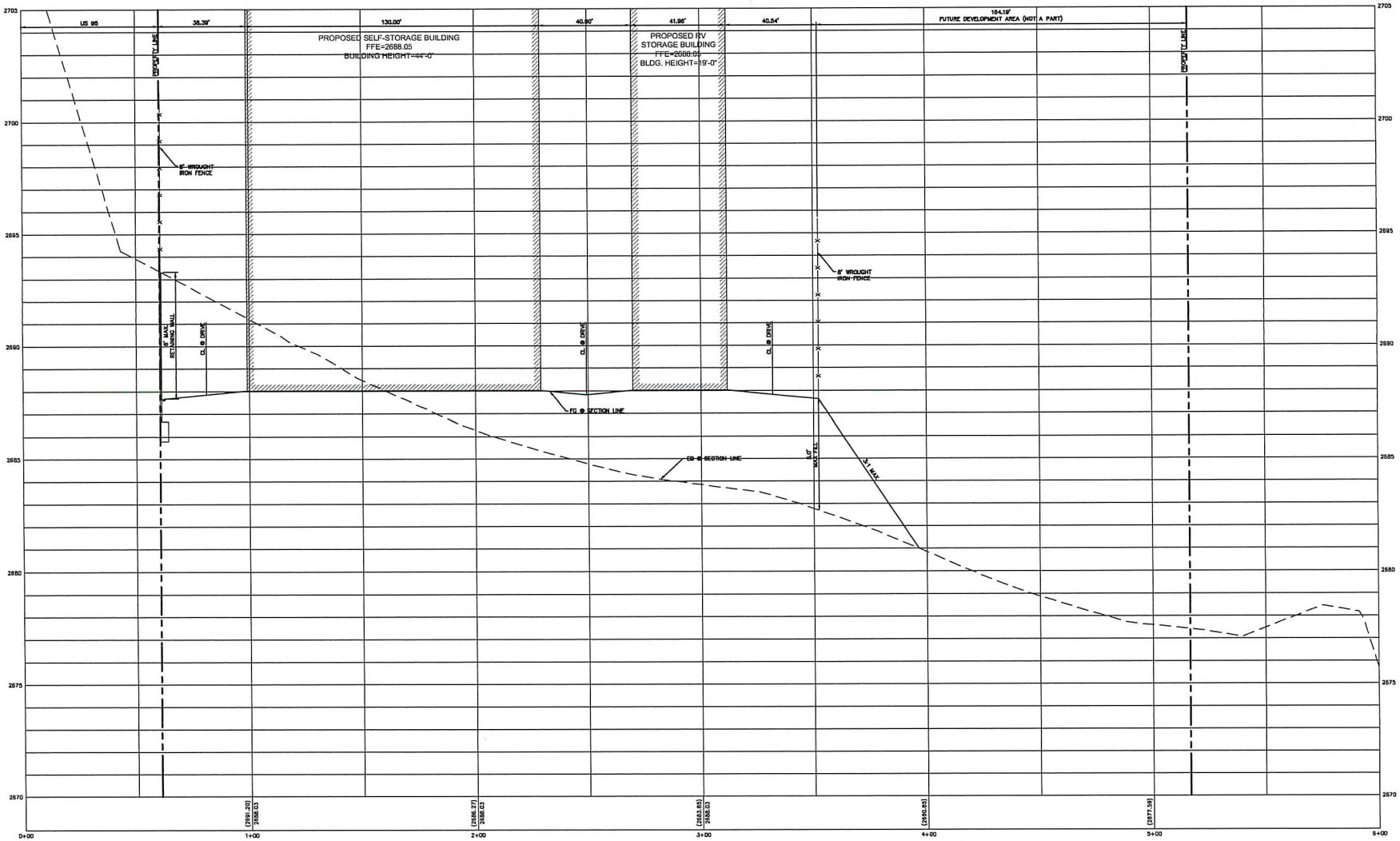
CROSS SECTIONS

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. 20528

JOB No. 211021
DATE: AUGUST, 2021
DRAWING No. TM2
2/2

21-0530
08/23/2021



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'

PROFESSIONAL ENGINEER - STATE OF NEVADA
JULIA L. IZZOLO
CIVIL

JOB No. 211021
DATE: AUGUST, 2021
DRAWING No. CS1
1/2

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

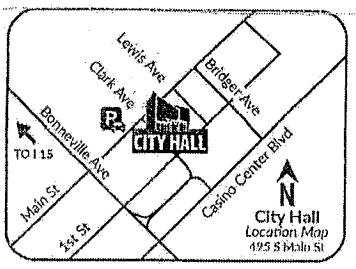
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
OCT 14 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.

21-0530 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
12508230019
TAMRAS ROBINETTE
GHIORZI MICHAEL J
9128 LITTLE HORSE AVE
LAS VEGAS NV 89143

35 HRDPMP1 89143

Submitted after final agenda

23a-d P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
23a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 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

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

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 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: November 9, 2021

Agenda Item No.:
23b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0530-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

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

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 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: November 9, 2021

Agenda Item No.:
23c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 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: 12/15/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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 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: November 9, 2021

Agenda Item No.:
23d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0530-TMP1 - TENTATIVE MAP - SKY POINTE AND FORT APACHE - FOR A ONE-LOT COMMERCIAL SUBDIVISION

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

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, 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: November 9, 2021

Agenda Item No.:
24

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

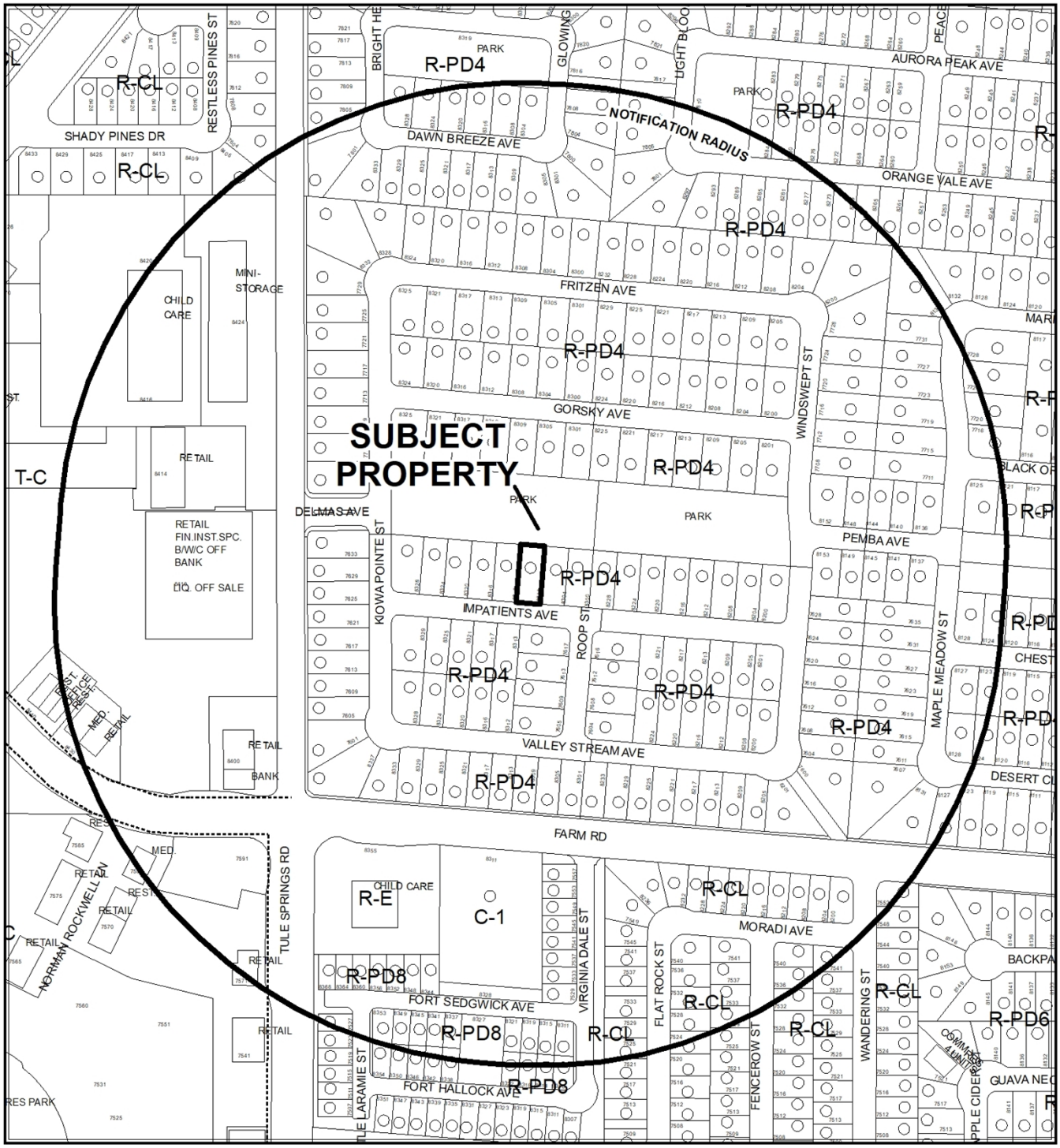
SUBJECT:
21-0490-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ - For possible action on a Land Use Entitlement project request for TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED SUNROOM ADDITION on 0.15 acres at 8308 Impatients Avenue (APN 125-16-211-039), R-PD4 (Residential Planned Development - 4 Units per Acre) 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.	2	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

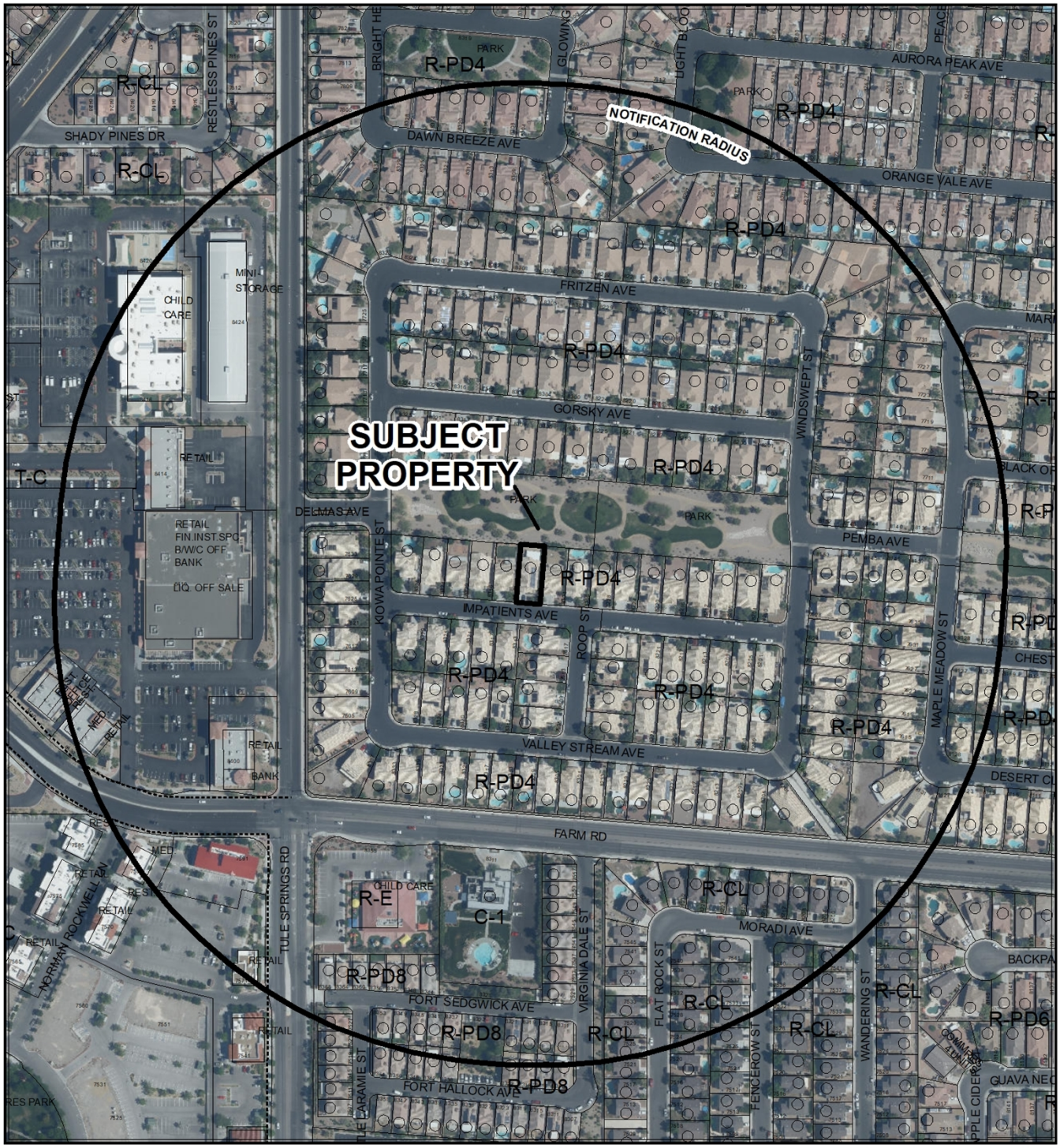
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest-Support Postcards



CASE: 21-0490-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



CASE: 21-0490-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0490-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 42

NOTICES MAILED 320

PROTESTS 0

APPROVALS 0

SK/EM

**** CONDITIONS ****

21-0490-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 proposing to construct a 609 square foot Sunroom in the backyard of their residence. As a multi-media contemporary artist who specializes in photography, hand-sculpting pottery, and other various artistic crafts, the utilization of the proposed Sunroom addition includes both productive and leisure purposes; from crafting and cultivating art to enjoying the outdoors while being sheltered from the desert elements.

The residence of the proposed Sunroom is located in The Appaloosa Canyon, a residential subdivision located in a Residential Planned Development (4 Units per Acre) zone within the City of Las Vegas Ward 6. The proposed Sunroom location does not currently comply with The Appaloosa Canyon rear setback requirement of 20 feet.

ISSUES

- A Variance is requested to allow a 15 foot rear yard setback where 20 feet is required in an R-PD4 (Residential Planned Development – 4 Units per Acre) zone.
- Denied Building Permit #R21-09012 at 125-16-211-039; R-PD4 for The proposed Sunroom is considered an addition to the house.
- The rear yard setback prescribed for parcels within the Appaloosa Canyon subdivision is 20 feet - the proposed rear setback for the addition is 15 feet and does not comply with development standards.

ANALYSIS

The primary residence has an existing patio cover to serve as the square footage for the proposed sun room addition. The existing patio cover was constructed with the support columns already within the rear setback area prior to the desire to enclose the space altogether. However, a self-imposed hardship exists due to the installation of a two-foot tall knee wall on the perimeter of the existing patio structure. When a patio cover is enclosed, the enclosure must meet primary structure setback requirements.

The staff recommends denial of the Variance request because the structure does not comply with the setback standards set forth in The Appaloosa Canyon R-PD4 (Z-0024-98) design standards. If the request is denied, then no building permits shall be issued to complete the patio enclosure.

FINDINGS (21-0490-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 completely enclose the existing patio structure within the required rear yard setback. 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. For this reason, staff recommends denial.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
1998	The City Council approved a Petition to Annex (A-0033-97) 78.67 acres of land generally located on the north side of Farm Road, between Durango Drive and Cimarron Road. The Planning Commission recommended approval.
06/08/98	The City Council approved a Rezoning (Z-0024-98) from: U (Undeveloped) to: R-PD4 (Residential Planned Development 4 Units per Acre) on property generally located on the northwest corner of Farm Road and Cimarron Road. The Planning Commission recommended approval.
08/13/98	The Planning Commission approved a Tentative Map (TM-0036-98) for Appaloosa Canyon, a 340 lot residential subdivision.

Most Recent Change of Ownership	
02/21/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/09/21	A Building Permit (R21-09012) is currently being processed for a 609 square foot sunroom building addition. The permit is pending the outcome of this Variance request.

Pre-Application Meeting	
08/04/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance pertaining to a proposed sunroom building addition.

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

Field Check	
09/30/21	A routine field check was conducted of the subject site; staff found a well-maintained single-family dwelling with nothing noted of concern.

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-PD4 (Residential Planned Development – 4 Units per Acre)
North	Private Park or Playground		
South	Single Family, Detached		
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Centennial Hills	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 Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Residential Planned Development Standards (established through Z-0024-98), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	5,250 SF	6,534 SF	Y
Min. Lot Width	50 Feet	52 Feet	Y
Min. Setbacks			
• Front	20 Feet	23 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	20 Feet	15 Feet	N*
Max. Lot Coverage	N/A	45%	Y

**The applicant is requesting a Variance to allow a 15-foot rear yard setback.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Impatients Avenue	Local Street	Title 13	47	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) 8308 Impatient Ave

Project Name Wulkan **Proposed Use**

Assessor's Parcel #(s) 125-16-211-039 **Ward #**

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

Additional Information

Property Owner Paul Wulkan Contact

Address 8308 Impatient Ave City Las Vegas State NV Zip 89131

E-mail Phone (702) 325-1465

Applicant Proficient Patios Contact Jessica Lane

Address 3310 s Valley View Blvd City Las Vegas State NV Zip 89102

E-mail Phone (702) 254-6179

Representative Jessica Lane Contact Jessica Lane

Address 3310 s Valley View Blvd City Las Vegas State NV Zip 89102

E-mail Phone (702) 254-6179

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 PAUL WULKAN

Subscribed and sworn before me

This 7th day of July, 20 21

CLARK, NEVADA

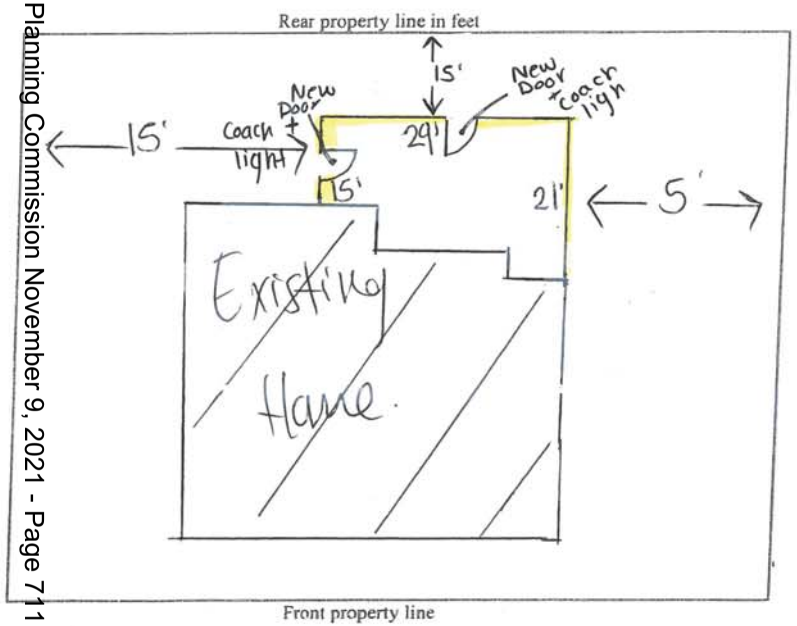
Notary Public in and for said County and State

DAKOTA JOHN VANGUNDY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-03-25
Certificate No: 21-1059-01

21-0490
09/16/2021

Proficient Patios & BACKYARD DESIGNS

Site Plan



Name: Nuilkan.
Address: 8308 Impatiens Ave

Description: Install a 21'x 29' Patio enclosure.

3310 S. Valley View Blvd. Las Vegas, NV 89102 (702) 254-6179 Fax (702) 255-7084 Lic #65168 #76122, #75851,#75850, #76157

#1002067570

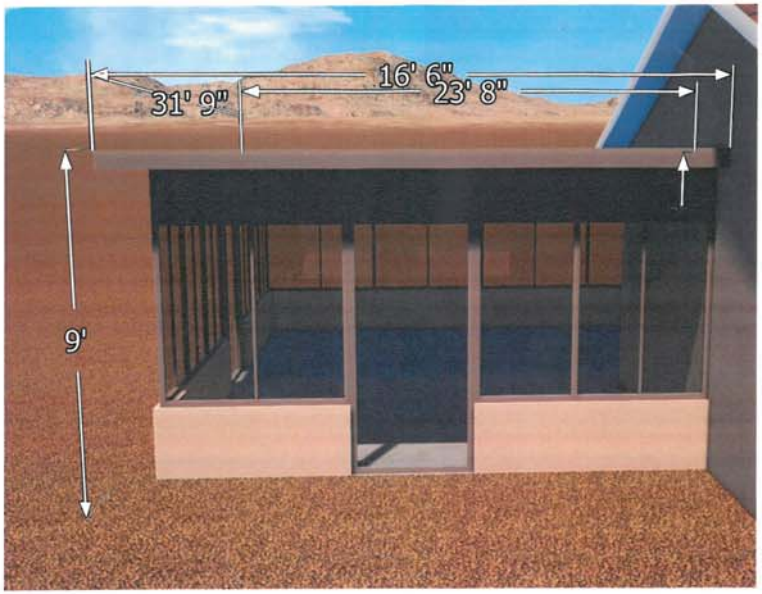
21-0490
09/16/2021

Planning Commission November 9, 2021 - Page 711

FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Owner: WULKAN, PAUL State: NV

Address: 8308 IMPATIENTS AVE. Zip: 89131

City: LAS VEGAS

Phone: (702) 325-1465

Designer: JESUS M. Date: 08/31/2021

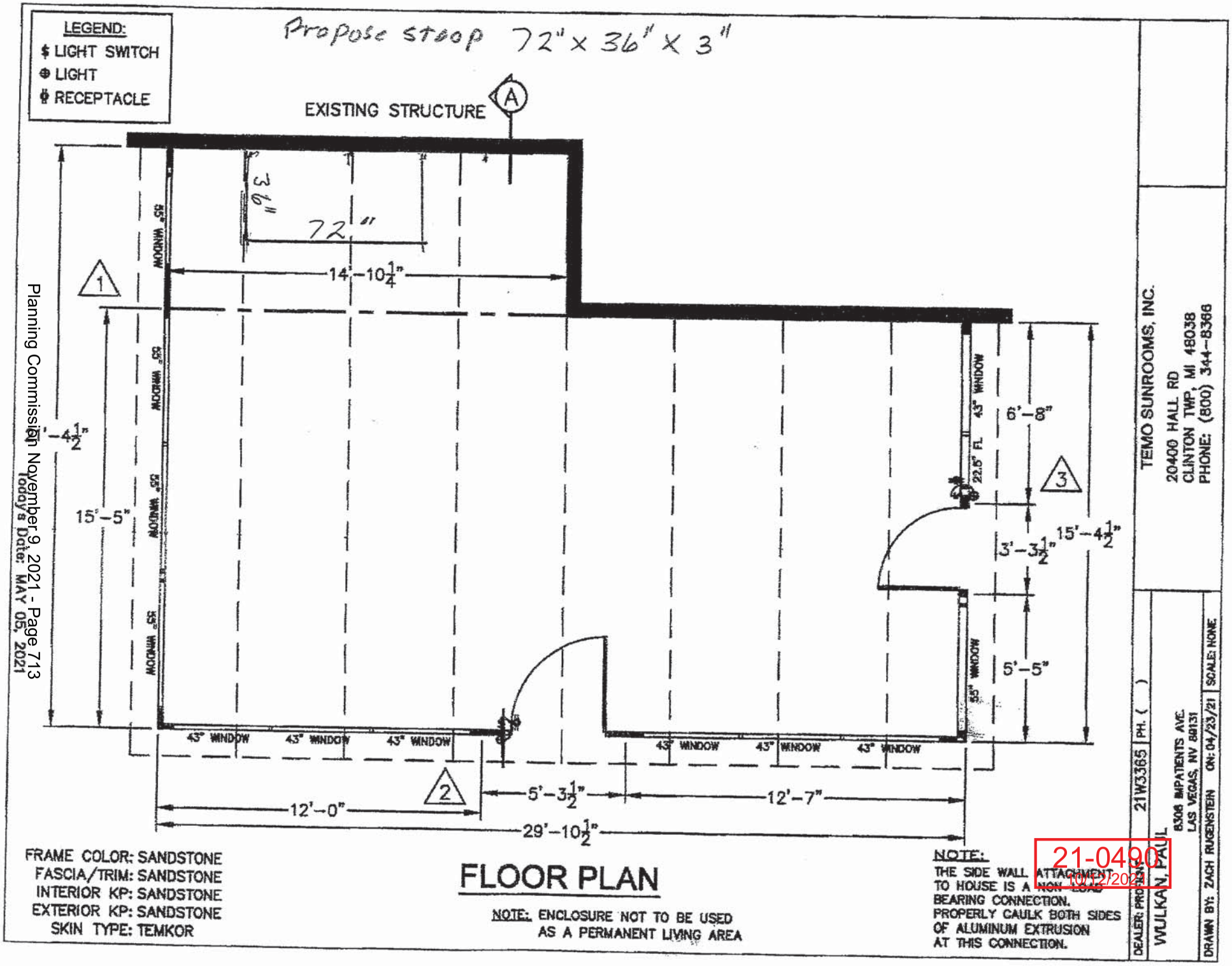
I have reviewed and I give my approval to proceed with the construction of this project. I understand that the plans shown are artistic conceptions and in no way intended to represent exactly what is being installed. Items may appear different in size or in color, just a conception.

x

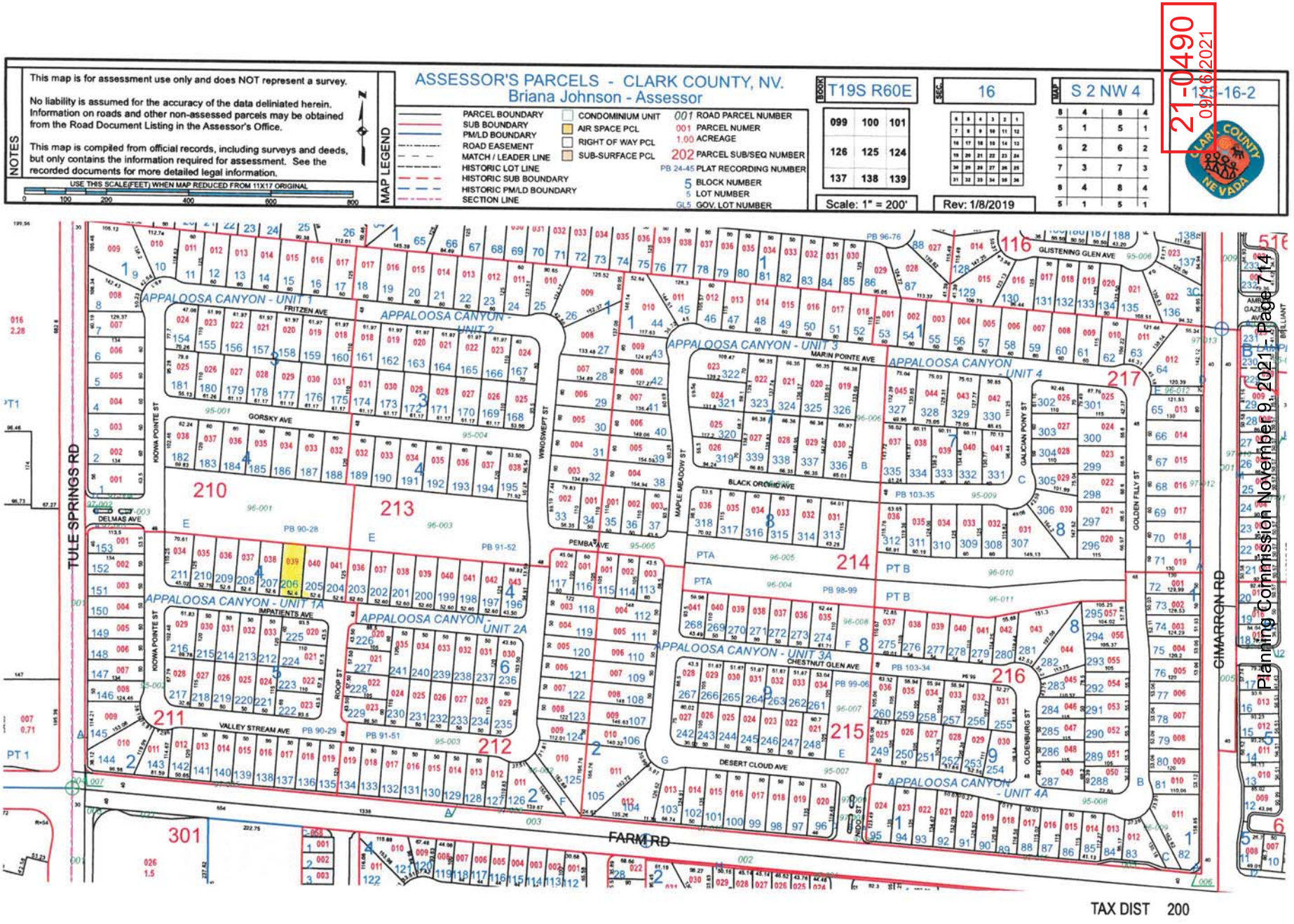
Customer Date

21-0490
09/16/2021

Proficient Patios & BACKYARD DESIGNS



Planning Commission November 9, 2021 - Page 713
Today's Date: MAY 05, 2021



Planning Commission November 9, 2021 Page 7 of 14



21-0490-VAR1 - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ
8308 IMPATIENTS AVENUE

09/30/2021



21-0490-VAR1 - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ
8308 IMPATIENTS AVENUE

09/30/2021



21-0490-VAR1 - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ
8308 IMPATIENTS AVENUE

09/30/2021



21-0490-VAR1 - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ
8308 IMPATIENTS AVENUE

09/30/2021



21-0490-VAR1 - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ
8308 IMPATIENTS AVENUE

09/30/2021

Paul D Wulkan, Psy. D., LCSW
Laura S. Birholtz, Ph. D.
8308 Impatients Av.
Las Vegas, NV. 89131
(702) 325-1465

October 5, 2021

Department of Planning
City of Las Vegas, NV.

Property Address:
8308 IMPATIENTS AV
LAS VEGAS, NV. 89131
APN 12516211039

Project number: 21-0490

Dear Sirs/Madam:

The Sunroom will be used for family leisure and personal sculpting space.
There are only two occupants in this property.

The contractor we will be arranging for installation of electrical and a concrete step per code.

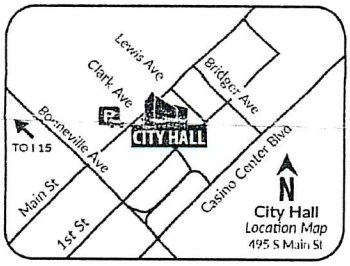
Sincerely

Paul D. Wulkan

21-0490
10/12/2021

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

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.

21-0490-VAR1

Planning Commission Meeting of **11/09/2021**

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas

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

21-0490-VAR1
12516212035
KJOS RONALD M
RICHTER ALEIT E
8221 IMPATIENTS AVE
LAS VEGAS NV 89131-4634

35 HRDFNP1 89131

Submitted after final agenda

24P

City of Las Vegas. Department of Planning
495 South Main Street
Las Vegas. Nevada 89101

Return Service Requested

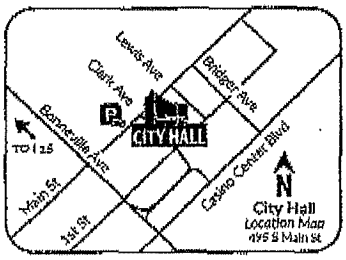
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1530

RECEIVED

NOV 08 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.

21-0490-VAR1

Planning Commission Meeting of **11/09/2021**

21-0490-VAR1
12516211031
TORRES JOSE A & ARACELI
8321 IMPATIENTS AVE
LAS VEGAS NV 89131-4618

89 HADFNF1 0931

24p

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

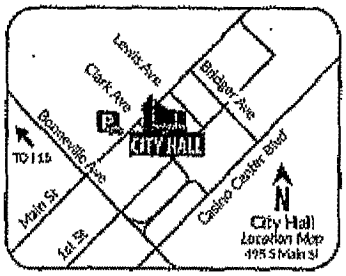
Official Notice of Public Hearing

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

RECEIVED

NOV 08 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.

21-0490-VAR1

Planning Commission Meeting of **11/09/2021**

21-0490-VAR1
12516211031
TORRES JOSE A & ARACELI
8321 IMPATIENTS AVE
LAS VEGAS NV 89131-4618

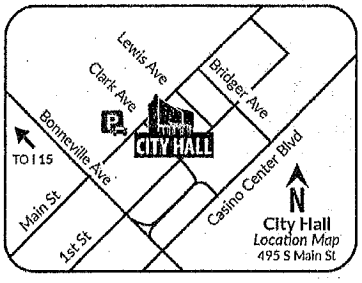
89 MRDFMF1 89131

Duplicate - Not Counted

24P

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.

21-0490-VAR1

Planning Commission Meeting of **11/09/2021**

RECEIVED
NOV 08 2021
Dept of Planning
City of Las Vegas

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

21-0490-VAR1
12516211034
CAMPBELL MICHAEL & KATHERINE
8328 IMPATIENTS AVE
LAS VEGAS NV 89131-4617

35 MRDFMP1 89131

24A

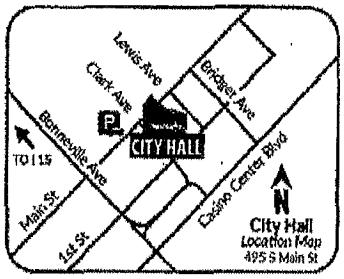
P.1
7026512099
Nov 02 2021 8:34AM Eyecare Center

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
NOV 08 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.

21-0490-VAR1

Planning Commission Meeting of **11/09/2021**

21-0490-VAR1
12516211033
DADEJ RHETT
8313 IMPATIENTS AVE
LAS VEGAS NV 89131-4618

35 HRDFNP1 89131

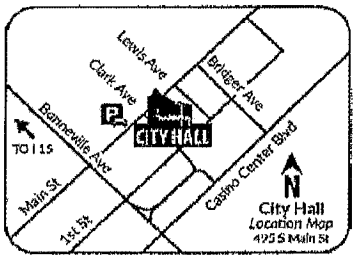
24A

Nov 02 21 04:01p unknown 1111111111 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
NOV 08 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.
21-0490-VAR1
Planning Commission Meeting of **11/09/2021**

21-0490-VAR1
12516311013
SARGENT FAMILY TRUST
SARGENT PHILIP J & REBECCA L TRS
52 SWEETWATER CT
DANVILLE CA 94506-1222

Rec'd 11/1/2021

24A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
25

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

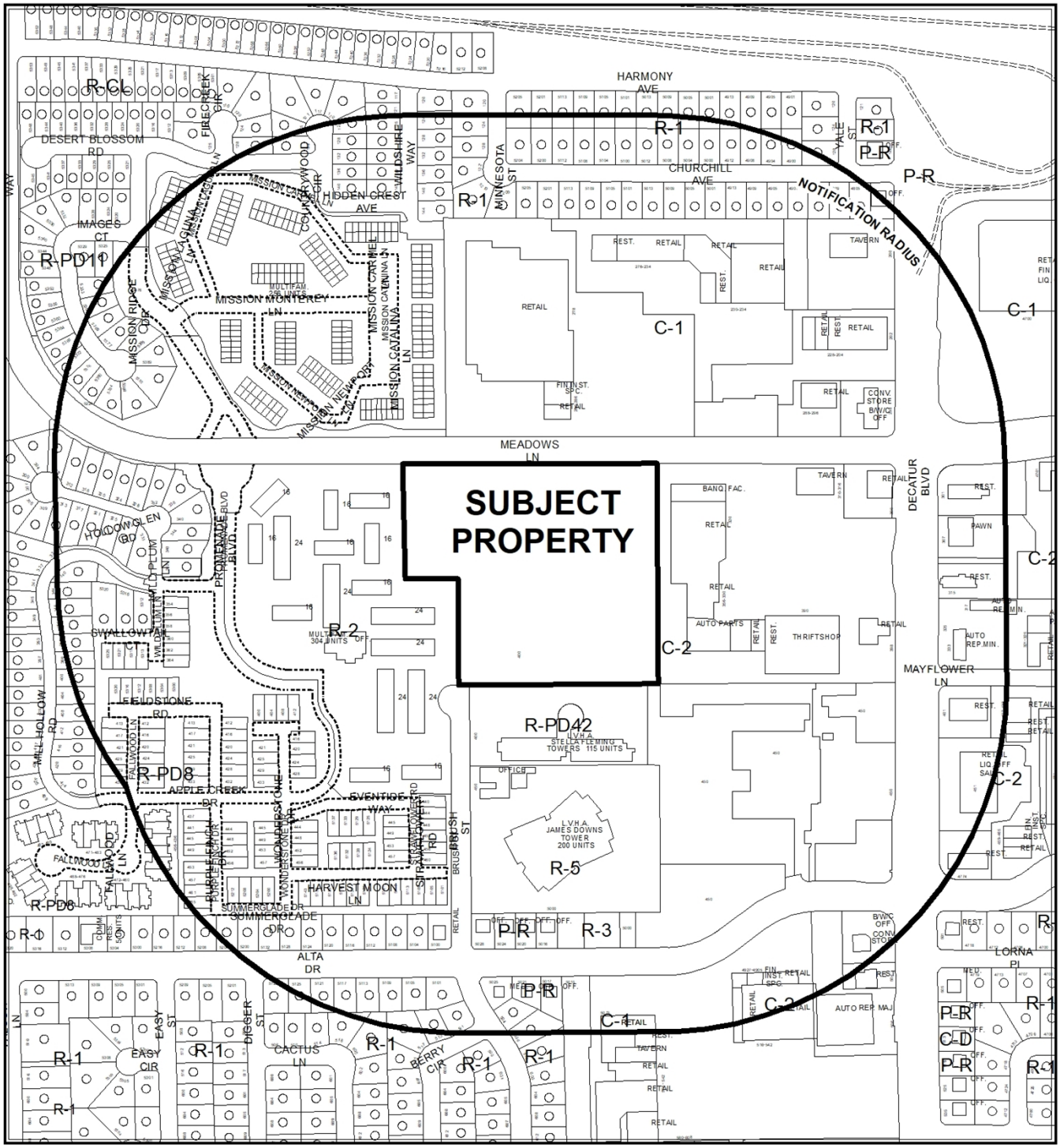
SUBJECT:
21-0508-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DECATUR & ALTA TAX EXEMPT BONDS - For possible action on a Land Use Entitlement project request TO ALLOW NO PERIMETER WALL BETWEEN A COMMERCIALLY ZONED PROPERTY AND RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM SIX-FOOT TALL PERIMETER WALL IS REQUIRED on 9.36 acres at 5151 Meadows Lane (APN 138-36-613-002), C-2 (General Commercial) 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.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

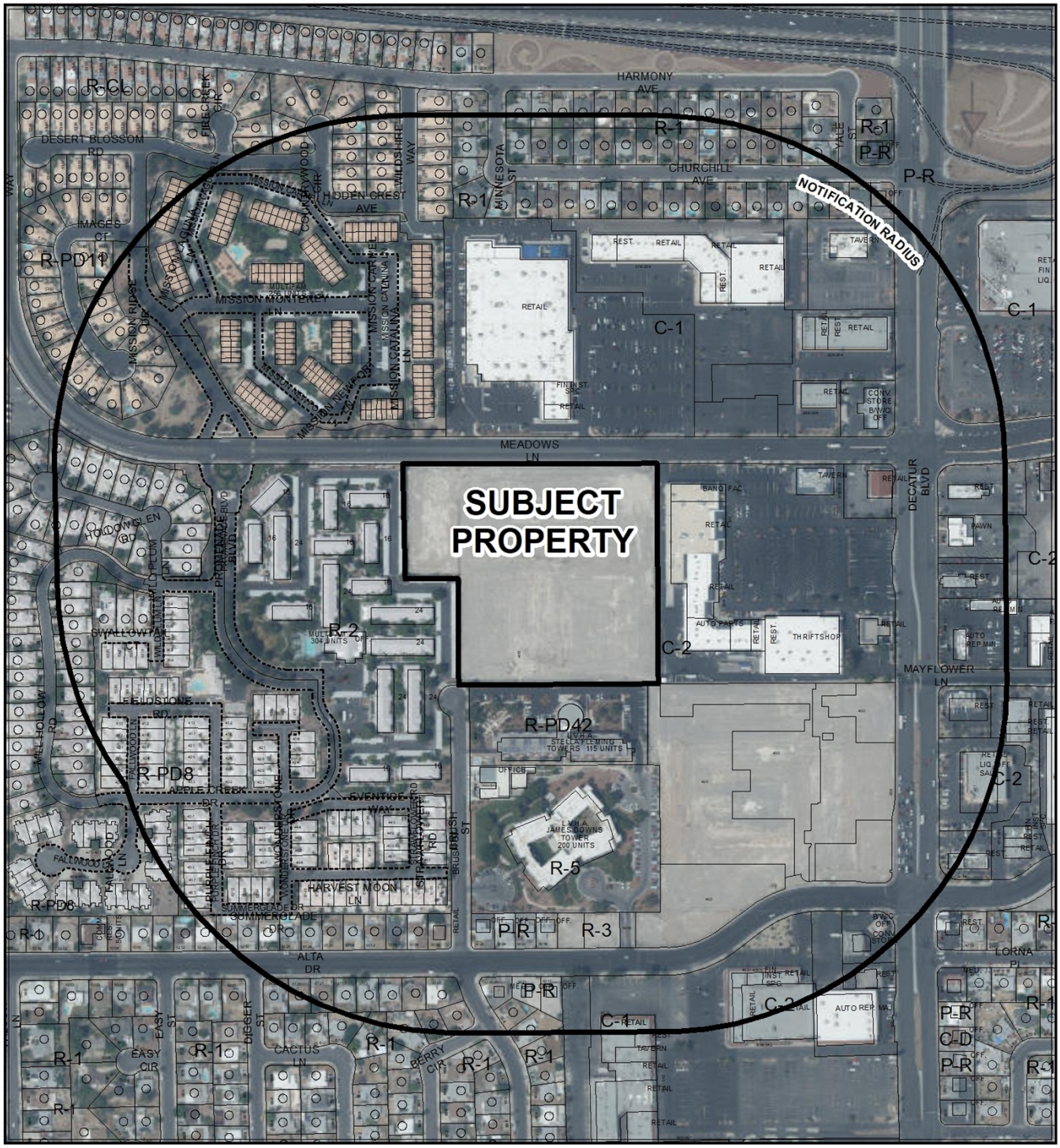
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SDR-78599 [PRJ-78573]
7. Submitted after Final Agenda - Protest-Support Postcards and Documentation Not Vetted - Support Comment Form



CASE: **21-0508-VAR1**

RADIUS: 1000 FEET

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



CASE: **21-0508-VAR1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DECATUR & ALTA TAX EXEMPT BONDS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0508-VAR1	Staff recommends DENIAL, if approved, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 580

PROTESTS 0

APPROVALS 0

SK/AS/EM

**** CONDITIONS ****

21-0508-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow to allow no perimeter wall between a commercially zoned property and a residentially zoned property where a minimum 6-foot perimeter wall is required.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-76704) and Site Development Plan Review (SDR-78599), except as amended herein.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to not construct an eight-foot perimeter wall where six-feet is required along the western boundary of the multi-family development at 400 South Decatur Boulevard.

ISSUES

- In September 2019, the City Council approved a Site Development Plan Review (SDR-76704) for a proposed three-story, 240-unit, multi-family development, and a four-story, 240 residential unit, mixed-use development and 27,500 square feet of commercial space.
    - A subsequent Major Amendment (SDR-78599) was approved by the Planning Commission on May 12, 2020 for a proposed parking lot and site reconfiguration with a 16,121 square-foot decrease in commercial space with four (4) waivers and one (1) exception relating to the perimeter landscape buffer requirements.
    - The Conditions of Approval for SDR-78599 included conformance with SDR-76704 except as amended.
- Condition Number Two (2) of Site Development Plan Review (SDR-76704) states, “Construct an eight-foot block wall along the western boundary of the multi-family development”. The applicant is requesting a Variance to not construct the wall, as required in the condition, with no alternative solutions.

ANALYSIS

In September 2019, the City Council approved a Site Development Plan Review (SDR-76704) for a proposed three-story, 240-unit, multi-family development, and a four-story mixed-use development consisting of 240 residential units and 27,500 square feet of commercial space at 400 South Decatur Boulevard. At the time of approval, the City Council imposed additional Conditions of Approval for SDR-76704 based on feedback from the general public. Condition Number Two (2) of Site Development Plan Review (SDR-76704) stated, “Construct an eight-foot block wall along the western boundary of the multi-family development.”

In the Justification Letter submitted on 09/01/21, the applicant states that the existing perimeter wall on the adjacent property sits at a higher grade compared to the subject property's grade posing inherent structural issues to the perimeter wall as stated in Condition Number Two (2) by the previously approved Site Development Plan Review (SDR-76704). The applicant claims that the grade differentials creates a problematic condition; making the perimeter wall unconstructable. In addition to the grade differentials, the structural footings required for the new perimeter wall will not allow for a six inch gap. The applicant claims that landscape setbacks would be reduced further than desired if they were to build to the larger standard of a 24 inch gap between the existing perimeter wall and the new perimeter wall. They do not propose any alternatives to accommodate the requirement stated in Condition Number Two (2) by the previously approved Site Development Plan Review (SDR-76704).

Since the approval of the Special Use Permit in September 2019, in May 2020 there has been an approved major amendment (SDR-78599) to the previously approved Site Development Plan Review (SDR-76704) for a proposed parking lot and site reconfiguration with a 16,121 square-foot decrease in commercial space with waivers of the perimeter landscape buffer requirements. Additionally in March 2021, there has been an approved minor amendment (21-0078-SDR1) to a previously approved Site Development Plan Review (SDR-78599) for a proposed four-story tall, 72-unit hotel development on 1.54 acres located on the noth side of Alta Drive, approximately 310 feet west of Decatur boulevard.

During a routine field check, staff found the existing wall on the western boundary of the multi-family development to be in need of repair to at least 5 broken or damaged CMU blocks. The existing site condtions do reflect the the grade differentials as referenced in the applicant's justification letter.

FINDINGS (21-0508-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Veriance 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 requirements 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 substantial evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a new multi-family residence that cannot accommodate the required perimeter wall. Alternative design of the new multi-family residence would allow conformance to the Title 19 requirements. As there are no 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.

Additionally, staff supports the previous conditions of approval placed upon Site Development Plan Review (SDR-76704) by the City Council and therefore recommends denial of the request. If approved, staff has included conditions of approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/01/74	The Board of City Commissioners considered and approved a Reclassification of Property (Z-30-74) located south of the westerly prolongation of Michael Way. The Planning Commission and staff recommended approval
11/03/76	The Board of City Commissioners considered and approved a Reclassification of Property (Z-30-74) located south of the westerly prolongation of Michael Way. The Planning Commission and staff recommended approval
05/03/78	The Board of City Commissioners approved a Reclassification of Property (Z0031-78) from R-1 (Single Family Residence) to C-2 (General Commercial), proposed use: shopping center at the southwest corner of Decatur Blvd and Meadows Lane. The Planning Commission recommended approval

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/16/84	The Board of City Commissioners approved a Reclassification of Property (Z0031-78) from R-1 (Single Family Residence) to C-2 (General Commercial), proposed use: shopping center at the southwest corner of Decatur Blvd and Meadows Lane. The Planning Commission recommended approval
03/20/85	The City Council approved a Plot Plan Review for the Meadows School Project on property located approximately 600 feet west of Decatur Blvd. The Planning Commission and staff recommended approval
04/16/86	The City Council approved a Plot Plan Review (Z-0030-74) for the Meadows School expansion located at 5001 Meadows Lane. The Planning Commission and staff recommended approval. The Meadows School ceased operations in June 1988.
06/06/07	The City Council approved a Special Use Permit (SUP-19129) for an Auto Paint & Body Repair Shop at 400 Decatur Blvd. The Planning Commission and Staff recommended denial.
	The City Council approved a Special Use Permit (SUP-19129) for an Auto Paint & Body Repair Shop at 400 Decatur Blvd. The Planning Commission and Staff recommended denial.
	The City Council approved a Rezoning (ZON-18208) from R-1 (Single Family Residential) to C-2 (General Commercial) at 400 Decatur Blvd. The Planning Commission and Staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-18206) for a 123,669 square-foot expansion of an existing automobile service facility at 400 Decatur Blvd. The Planning Commission and Staff recommended denial.
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) to establish redevelopment area 2 and change the future land use designation on various parcels within the redevelopment area to commercial or mixed-use. The Planning Commission and Staff recommended approval
09/04/19	The City Council approved a Variance (VAR-76702) to allow 846 parking spaces where 970 are required on 19.62 acres at 400 South Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-76703) for a multi-family residential use at 400 South Decatur Boulevard. The Planning Commission and 09/04/19 staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-76704) for a proposed three-story, 240-unit, multi-family development, and a four-story mixed-use development consisting of 240 residential units and 27,500 square feet of commercial space on 19.62 acres at 400 South Decatur Boulevard. The Planning Commission and staff recommended approval

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/20	The Planning Commission approved a Site Development Plan Review Major Amendment (SDR-78599) to a previously approved Site Development Plan Review (SDR-76704) for a proposed parking lot and site reconfiguration with a 16,121 square-foot decrease in commercial space with waivers of the perimeter landscape buffer requirements on 19.62 acres at 400 South Decatur Boulevard. Staff recommended approval.
03/15/21	Staff administratively approved a Minor Amendment (21-0078-SDR1) to a previously approved Site Development Plan Review (SDR-78599) for a proposed four-story tall, 72-unit hotel development on 1.54 acres located on the north side of Alta Drive, approximately 310 feet west of Decatur Boulevard.

Most Recent Change of Ownership	
11/30/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/02/21	A Building Permit (C20-02943) was issued for onsite work at 5151 Meadows Lane.
	A Building Permit (C20-02944) was issued a recreational building at 5151 Meadows Lane, #11.
	A Building Permit (C20-02945) was issued a maintenance building at 5151 Meadows Lane.
	A Building Permit (C20-02946) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #1.
	A Building Permit (C20-02947) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #2.
	A Building Permit (C20-02948) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #3.
	A Building Permit (C20-02949) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #4.
	A Building Permit (C20-02950) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #5.
	A Building Permit (C20-02951) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #6.
	A Building Permit (C20-02952) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #7.

Related Building Permits/Business Licenses	
02/02/21	A Building Permit (C20-02953) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #8.
	A Building Permit (C20-02954) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #9.
	A Building Permit (C20-02955) was issued a ten apartment buildings with 240 units at 5151 Meadows Lane, #10.

Pre-Application Meeting	
08/11/21	A pre-application meeting was held with the applicants to discuss the submittal requirements for a Review of Conditions of a previously approved Site Development Plan Review.

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

Field Check	
09/26/21	A routine field check was conducted by staff to examine the subject area. Located at the western boundary of the future multi-family development, there stands an existing perimeter wall designated for the adjacent residential properties to the west and south from the commercially-zoned subject property. The existing wall is made of CMU and topped with fence (not Barbed Wire). At the northern most portion of the wall, perpendicular to Meadow's Lane, there are visible holes and damage in the CMU. Construction and development has already occurred on the subject site, therefore accessibility to the remaining southern portion of the western boundary of the multi-family development was limited to access.

Details of Application Request	
Site Area	
Net Acres	9.36

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TOD-1 (Transit Oriented Development)	C-2 (General Commercial)
North	Shopping Center		C-1 (Limited Commercial)
South	Auto Repair Garage, Major	GC (General Commercial)	C-2 (General Commercial)
	General Retail Store, Other than Listed Beer/Wine/Cooler On-Sale Establishment		
East	Shopping Center	TOD-1 (Transit Oriented Development)	R-3 (Medium Density Residential)
West	Undeveloped		R-5 (Apartment)
	Multi-Family Residential		R-PD42 (Residential Planned Development – 42 Units Per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan Area 2050: Charleston	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)	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Site Development Plan Review (SDR-78599), the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A SF	854,674.2 SF	Y
Min. Lot Width	100 Feet	>500 Feet	Y
Min. Setbacks (Northern Side)			
• Front	10 Feet	22 Feet	Y
• Side	10 Feet	26 Feet	Y
• Corner	10 Feet	18 Feet	Y
• Rear	20 Feet	81 Feet	Y
Min. Setbacks (Southern Side			
• Front	10 Feet	42 Feet	Y
• Side	10 Feet	50 Feet	Y
• Corner	10 Feet	36 Feet	Y
• Rear	20 Feet	76 Feet	Y
Min. Distance Between Buildings	N/A	20 Feet	Y
Max. Lot Coverage	50 %	21.6 %	Y
Max. Building Height	140 Feet	50 Feet/ 4 Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

Pursuant to Site Development Plan Reviews (SDR-76704 and SDR-78599) and Title 19, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
North Section Buffer Trees:				
• North	1 Tree / 20 Linear Feet	33 Trees	16 Trees	Y**
• South	1 Tree / 20 Linear Feet	27 Trees	0 Trees	Y**
• East	1 Tree / 20 Linear Feet	32 Trees	4 Trees	Y**
• West	1 Tree / 20 Linear Feet	39 Trees	14 Trees	Y**
South Section Buffer Trees:				
• North	1 Tree / 20 Linear Feet	32 Trees	12 Trees	Y*
• South	1 Tree / 20 Linear Feet	34 Trees	27 Trees	Y**
• East	1 Tree / 20 Linear Feet	24 Trees	19 Trees	Y**
West	1 Tree / 20 Linear Feet	43 Trees	4 Trees	Y*
TOTAL PERIMETER TREES		**264 Trees**	**92 Trees**	**Y***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	48 Trees	51 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Northern Section				
• North	15 Feet		10 Feet	Y*
• South	15 Feet		6 Feet	Y**
• East	15 Feet		6 Feet	Y**
• West	8 Feet		6 Feet	Y**
Southern Section				
• North	8 Feet		6 Feet or to drainage flume	Y*
• South	15 Feet		6 Feet	Y*
• East	15 Feet		6 Feet	Y*
• West	8 Feet		6 Feet	Y*
Wall Height	6 to 8 Feet Adjacent to Residential		0 Feet	N***

** Waivers of the perimeter landscape buffer requirements were previously approved by Planning Commission through SDR-78599.*

***Waivers of the perimeter landscape buffer requirements were previously approved by City Council through SDR-76704.*

****Variance 21-0508-VAR1 requested to provide no wall along western perimeter.*

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
Alta Drive	Collector Street	Master Plan of Streets and Highways Map	80	Y
Meadows Lane	Collector Street	Master Plan of Streets and Highways Map	80	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) Removal of Condition of Approval

Project Address (Location) 5151 Meadows Lane

Project Name Decatur Commons Multi-family **Proposed Use** Multi-Family Residential

Assessor's Parcel #(s) 138-36-613-002 **Ward #** 1

General Plan: Existing Gen. Comm. Proposed Gen. Comm. **Zoning:** Existing C-2 Proposed C-2

Additional Information SDR-78599 and SDR-76704 – 21-0078-SDR1

Property Owner Decatur & Alta Tax Exempt Bonds Limited Partnership Contact Audra Hamernik
Address 295 E Warm Springs Rd., Ste. 101 City Las Vegas State NV Zip 89119
E-mail ahamernik@nevadahand.org Phone 702-410-2730

Applicant Nevada Hand Holding Company Contact Robert Feibleman
Address 295 E Warm Springs Rd., Ste. 101 City Las Vegas State NV Zip 89119
E-mail rfeibleman@nevadahand.org Phone 702-285-4501

Representative L.R. Nelson Consulting Engineers, LLC Contact Clayton Neilsen, P.E.
Address 6765 W. Russell Rd., Ste. 200 City Las Vegas State NV Zip 89118
E-mail clayton.neilsen@lrneng.com Phone 702-798-7978

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

Print Name Audra Hamernik

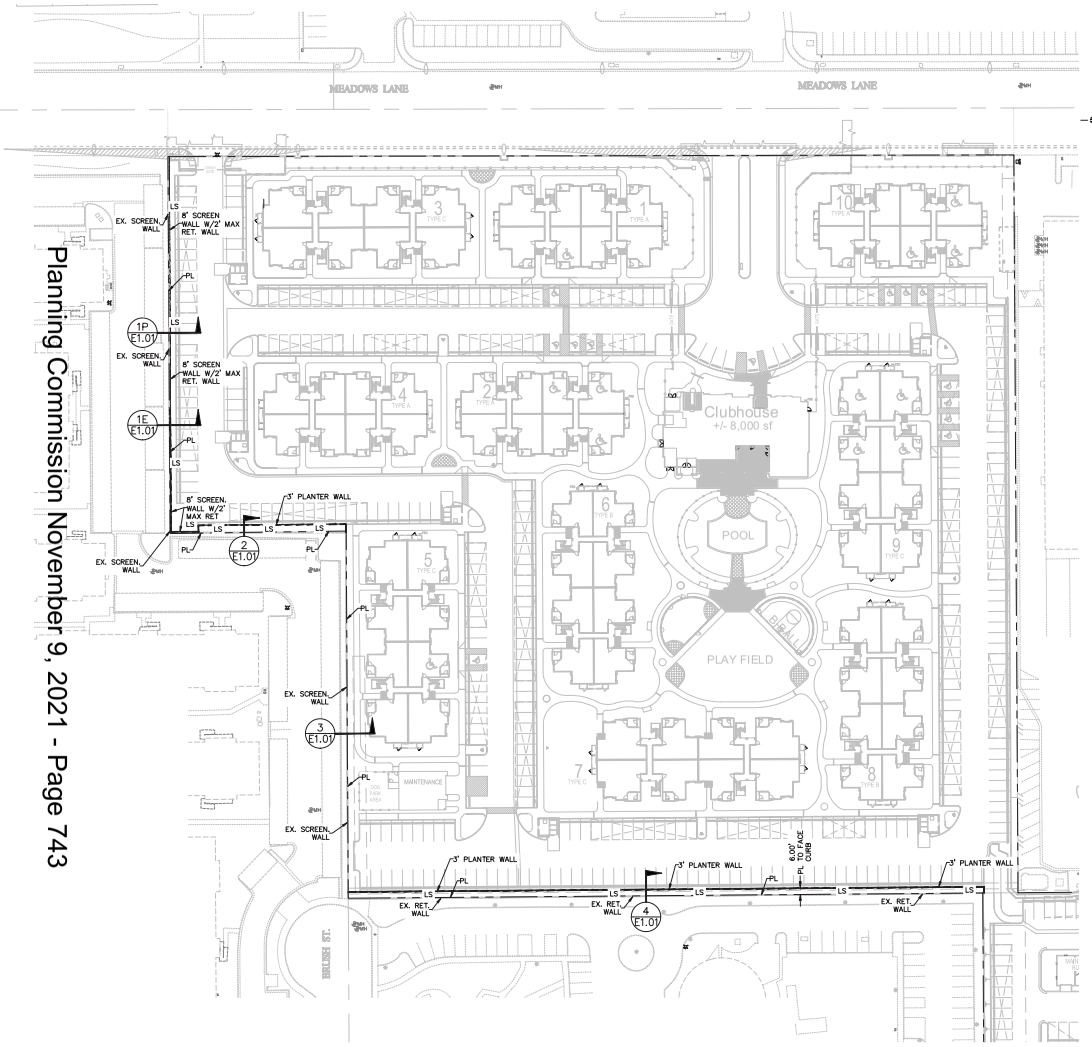
Subscribed and sworn before me

This 31 day of August, 20 21

Amanda Thorpe
Notary Public in and for said County and State

Notary Public - State Of Nevada
AMANDA THORPE
NO: 19-2634-1
My Appointment Expires
JULY 6, 2023

21-0508
09/01/2021



OVERALL PLAN VIEW

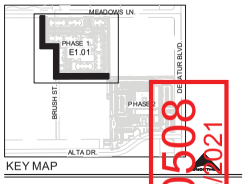
NORTH

GRAPHIC SCALE

−50 0 50 100

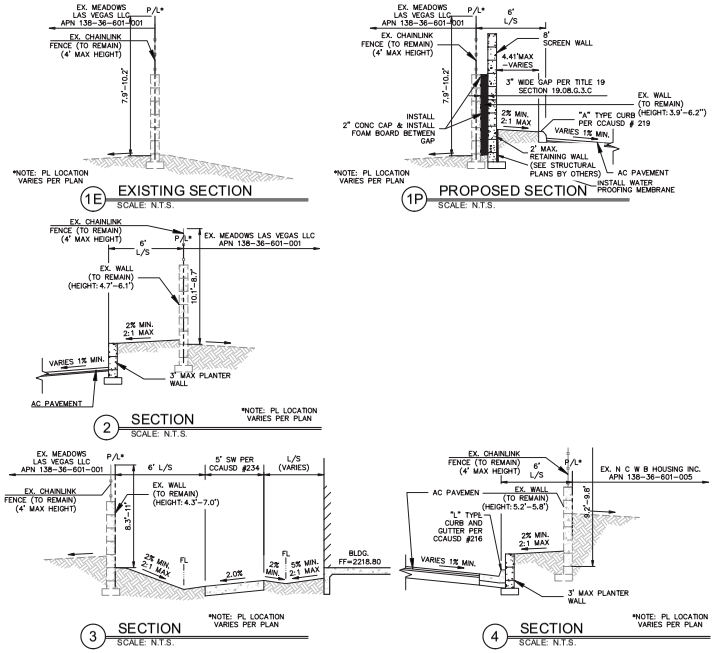
(IN FEET)

1 INCH= 50 FEET



KEY MAP

21-0508
10/18/2021



WALL SECTION DETAILS

DESIGNED BY: JEP, JA, EV | DRAWN BY: JA, EV | CHKD BY: JA, TSM
JOB NUMBER: 1075-012 | DATE: Oct-19
NO. | REVISION | DATE: | APPL:

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

DECATUR & ALTA
TAX EXEMPT
BONDS
LIMITED PTNRSHP

WALL PLAN & SECTIONS
MULTI-FAMILY
DECATUR AND ALTA
PHASE 1
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
E1.01
OF 1 SHEETS
CLV# L20-01663

Planning Commission November 9, 2021 - Page 743



21-0508-VAR1 - APPLICANT/OWNER: DECATUR & ALTA TAX EXEMPT BONDS
5151 MEADOWS LANE

09/26/2021



21-0508-VAR1 - APPLICANT/OWNER: DECATUR & ALTA TAX EXEMPT BONDS
5151 MEADOWS LANE

09/26/2021



21-0508-VAR1 - APPLICANT/OWNER: DECATUR & ALTA TAX EXEMPT BONDS
5151 MEADOWS LANE

09/26/2021

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

1075-012-196

October 13, 2021

City of Las Vegas
Department of Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

Reference: Variance for Condition #2 from Planning Per SDR-76704

Dear Staff:

We are requesting that a variance regarding condition #2 per SDR-76704 for an eight (8') foot block wall on the western property line be granted. When requested by the City Council we did not know that is it was not possible to construct. The existing walls and grade differentials between properties will not allow for its construction. Since the exiting walls are on the property line, new walls would need to be built in the landscape buffer, reducing its width substantially. Further complicating the matter is double wall criteria for wall gaps or separation. Wall footings will not along for the narrow gap of 6", and the wider gaps of 24" would consume most of the landscape buffer. There is no way to construct the wall as conditioned so a request to not construct a wall along the western property line is being requested.

At the northwest corner of the site on the submitted site plan a section 1E is provided that shows the existing CMU wall with chain link fencing with its height(s). Section 1P is provided to show what the section would look like if the actual 8' high CMU was constructed as intended. From that section it clear that a less than desirable situation would be created and that is that the space between the existing block wall/chain link fence and the proposed wall would serve as an area to collect trash. Maintenance would be difficult at best.

At the southwestern corner of the site along the western property line Section 3 depicts a variance to allow for no 8' CMU wall to be constructed which provides for the 6' landscape buffer.

Along the southern property boundaries of the multi-family with the adjacent multi-family it was never mentioned of the condition of the 8' high CMU wall but we have included Section 2 and 4 to exemplify how the condition between the 2 properties is being addressed.

21-0508
10/18/2021

Whereas the Council and developer both believed at the time that the condition was agreed to the construction of the 8' high CMU wall would be possible, it is not. There is no way to construct the wall as conditioned so a request for a variance to not construct a wall along the western property line is being requested.

Please free to call me at (702) 798-7978 with any questions you may have. We look forward to your approval

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

21-0508
10/18/2021

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
MICHELE FIORE
Mayor Pro Tem
STAVROS S. ANTHONY
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

May 13, 2020

Mr. George Gekakis
Decatur and Alta Limited Partnership
2655 S. Rainbow Blvd., Ste. 401
Las Vegas, Nevada 89146

RE: SDR-78599 [PRJ-78573] - SITE DEVELOPMENT PLAN REVIEW PLANNING COMMISSION MEETING OF MAY 12, 2020

Dear Applicant:

The Planning Commission at a regular meeting held on May 12, 2020 voted to ***APPROVE*** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-76704) FOR A PROPOSED PARKING LOT AND SITE RECONFIGURATION WITH A 16,121 SQUARE-FOOT DECREASE IN COMMERCIAL SPACE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-78573].

This approval is subject to the following conditions:

Planning

1. Prior approval of Site Development Plan Review (SDR-76704) is hereby expunged.

2. Conformance to the Conditions of Approval for Variance (VAR-76702) and Special Use Permit (SUP-76703) shall be required, if approved.

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

4. All development shall be in conformance with the site plan and landscape plan date stamped on 04/14/20 and building elevations, date stamped on 03/24/20, except as amended by conditions herein.

21-0508
09/01/2021

5. A Waiver from 19.08.080 is hereby approved, to allow six-foot-wide landscape buffers where 15 feet is required adjacent to right-of-way along Alta Drive and Decatur Boulevard.

6. A Waiver from 19.08.080 is hereby approved, to allow a ten-foot-wide landscape buffer where 15 feet is required adjacent to right-of-way along Meadows Lane.

7. A Waiver from 19.08.080 is hereby approved to allow six-foot-wide landscape buffers where eight feet is required adjacent to various portions of interior lot lines.

8. A Waiver from 19.08.080 is hereby approved to allow a zero-foot-wide landscape buffer where eight feet is required adjacent to interior lot lines along the northern property line of the southern portion.

9. An Exception from 19.08.080 is hereby approved to allow 24-inch box trees to be planted at 25 to 40 feet on center where 20 feet is required along various portions of interior and right-of-way lot lines.

10. 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.

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

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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

14. 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.

21-0508
09/01/2021

22. Comply with all previous conditions of approval for Site Development Plan Review SDR-76704, TMP-77350, and FMP-77782.

This action by the Planning Commission on **May 12, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status, or contact the Department of Planning and Development at 702.229.6301 after ***May 26, 2020***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

21-0508
09/01/2021

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

September 5, 2019

21-0508
09/01/2021

Mr. Dan Reed
D&A Property, LLC
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-76704 [PRJ-76508] – SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76702 AND SUP-76703 CITY COUNCIL MEETING OF SEPTEMBER 4, 2019

Dear Mr. Reed:

The City Council at a regular meeting held on September 4, 2019 voted to ***APPROVE*** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 220-UNIT, MULTI-FAMILY DEVELOPMENT, AND A FOUR-STORY MIXED-USE DEVELOPMENT CONSISTING OF 260 RESIDENTIAL UNITS AND 16,000 SQUARE FEET OF COMMERCIAL SPACE on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508].

This approval is subject to the following conditions:

Planning

1. Provide a 6-foot tall fence around the multi-family pool.

2. Construct an 8-foot block wall along the western boundary of the multi-family development.

3. Approval of and conformance to the Conditions of Approval for Variance (VAR-76702) and Special Use Permit (SUP-76703) 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 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.

6. A Waiver from Title 19.08.080 is hereby approved, to allow a six-foot landscape buffer where eight feet is required along various portions of the interior lot lines.

21-0508
09/01/2021

7. A Waiver from Title 19.08.040 is hereby approved, to allow 24-inch box trees to be planted at 25 to 40 feet on center where 20 feet is required along various portions of interior and rights-of-way lot lines.

8. An Exception from Title 19.08.110 is hereby approved, to allow zero landscaped parking islands where 28 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, 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.

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 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.

13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

14. 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.

15. 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 oposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

21-0508
09/01/2021

16. 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.

17. 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.

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

Public Works

19. Prior to the issuance of any permits, grant a traffic chord easement at the southwest corner of this site adjacent to Alta Drive.

20. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.

21. Concurrent with development of this site, construct a median island on Alta Drive at a location acceptable to the Traffic Engineer to prohibit left hand turns out of this site unless otherwise allowed in the approved Traffic Impact Analysis.

22. Concurrent with development, construct a right turn lane on Decatur Boulevard onto Alta Drive. Relocation of the existing traffic signal may also be required.

23. 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.

24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way

21-0508
09/01/2021

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.

25. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2019.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:clb

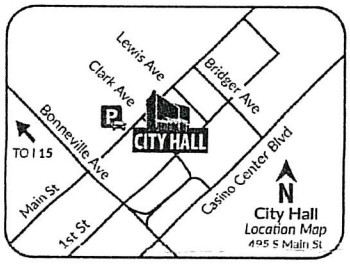
cc: Mr. George Gekakis
George Gekakis, Inc.
2655 South Rainbow Boulevard, Suite #401
Las Vegas, Nevada 89146

I live at the Promenade at the Meadows (a 55+ community) We need as much protection as possible to keep unwanted intruders coming onto our property.

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
NOV 09 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.

21-0508-VAR1
Planning Commission Meeting of **11/09/2021**

21-0508-VAR1
13836610038
JOECKLE FAMILY TRUST
JOECKLE KAREN TRS
333 WILD PLUM LN
LAS VEGAS NV 89107-2824

97 HRDFNP1 89107

Submitted after final agenda

25P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

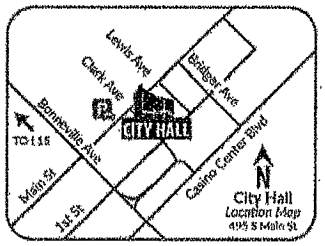
Official Notice of Public Hearing

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

RECEIVED

NOV 08 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.

21-0508-VAR1

Planning Commission Meeting of **11/09/2021**

21-0508-VAR1
13836713016
MONTERO RENE C & ROSEMINDA DECHAVEZ
9632 CAMINO CAPISTRANO LN
LAS VEGAS NV 89147

25A

47 HRDFMP1 89147

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

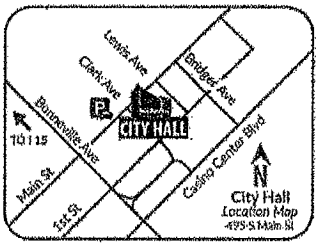
Official Notice of Public Hearing

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

RECEIVED

NOV 08 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.

21-0508-VAR1

Planning Commission Meeting of **11/09/2021**

21-0508-VAR1
13836713022
ELITE CARE HOME HEALTH L L C
9632 CAMINO CAPISTRANO LN
LAS VEGAS NV 89147

47 HRDFMP1 89147

25A
(x2)

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, November 3, 2021 12:15 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 11/03/21 12:14 PM

Meeting Date:	Tuesday, November 9, 2021
Project Number:	21-0508
Position:	I SUPPORT the project and all related applications.
Name:	Gabriela Campos living trust Scheffer
Residential or Business Address:	9630 Redstar st Las Vegas , NV 89123

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

25A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
26

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

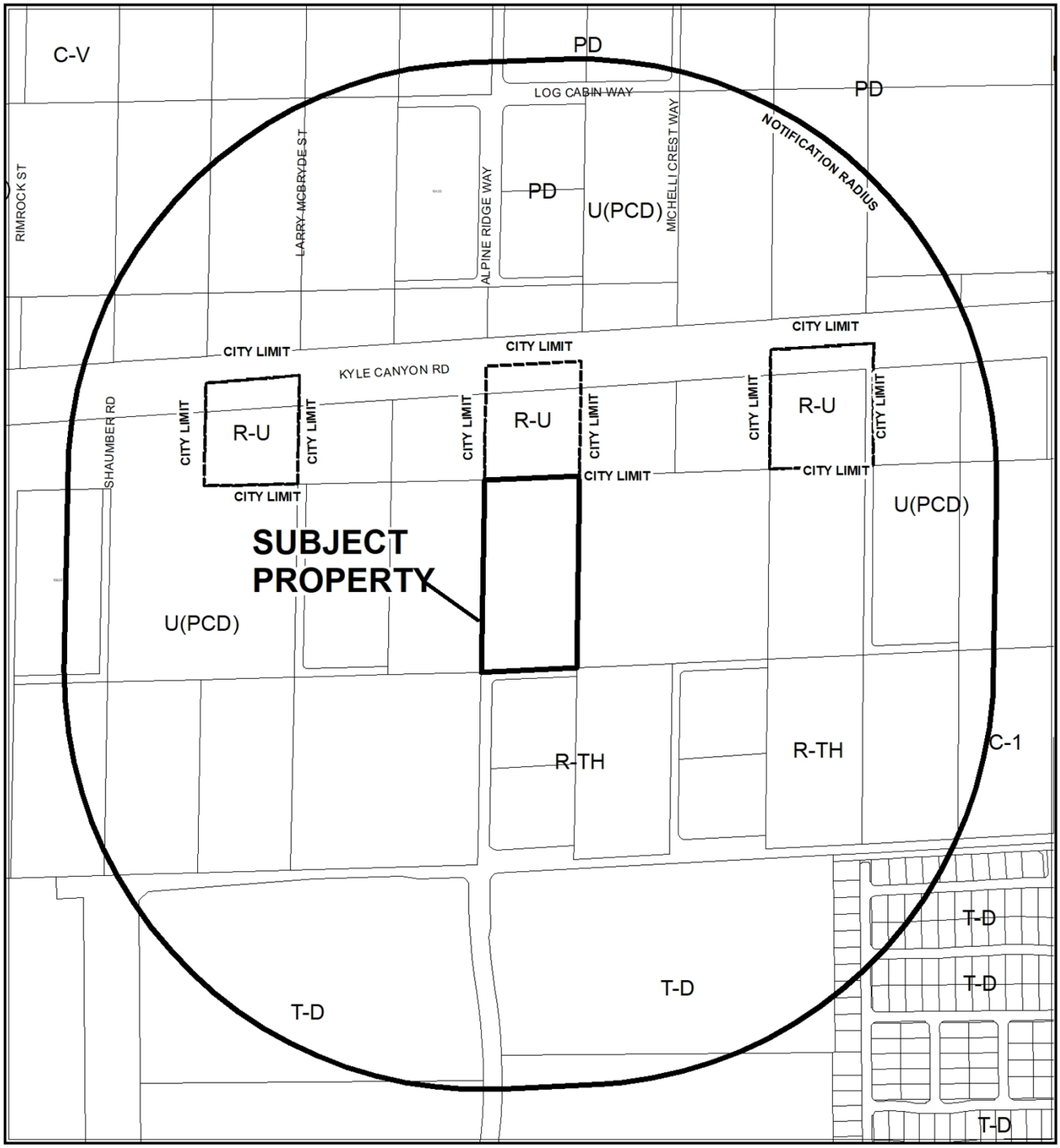
SUBJECT:
21-0520 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: SDE 70015 IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the east side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-801-001), R-TH (Single Family Attached) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on 21-0520-VAC1. Staff recommends DENIAL on 21-0520-VAR1, 21-0520-VAR2 and 21-0520-TMP1.

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 21-0520-VAC1. Staff recommends DENIAL on 21-0520-VAR1, 21-0520-VAR2 and 21-0520-TMP1.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Location and Aerial Maps for 21-0520-VAC1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Comments from Clark County School District for 21-0520-TMP1
8. Submitted after Final Agenda - Support Postcards



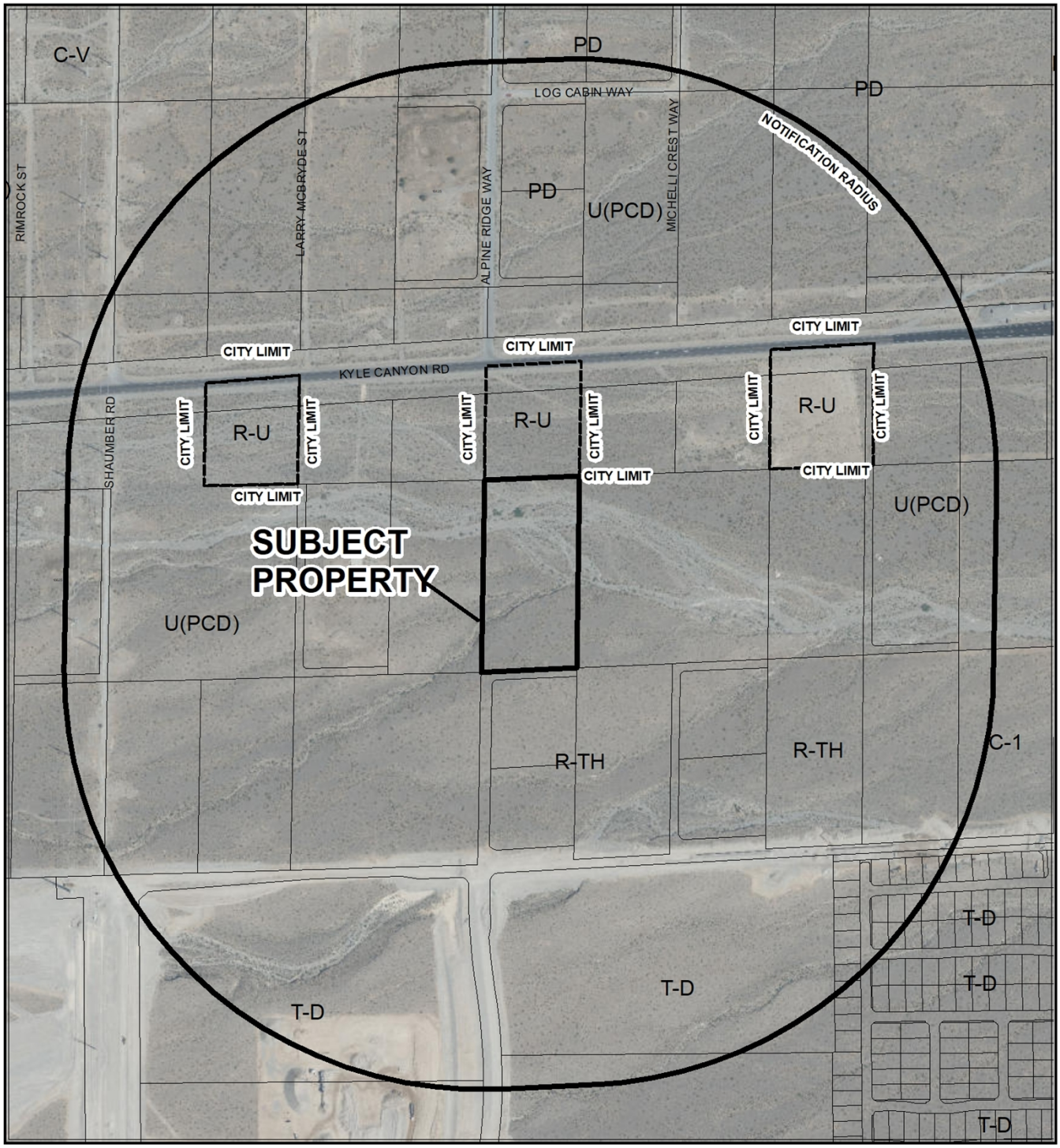
0 410 820 Feet

CASE: **21-0520**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

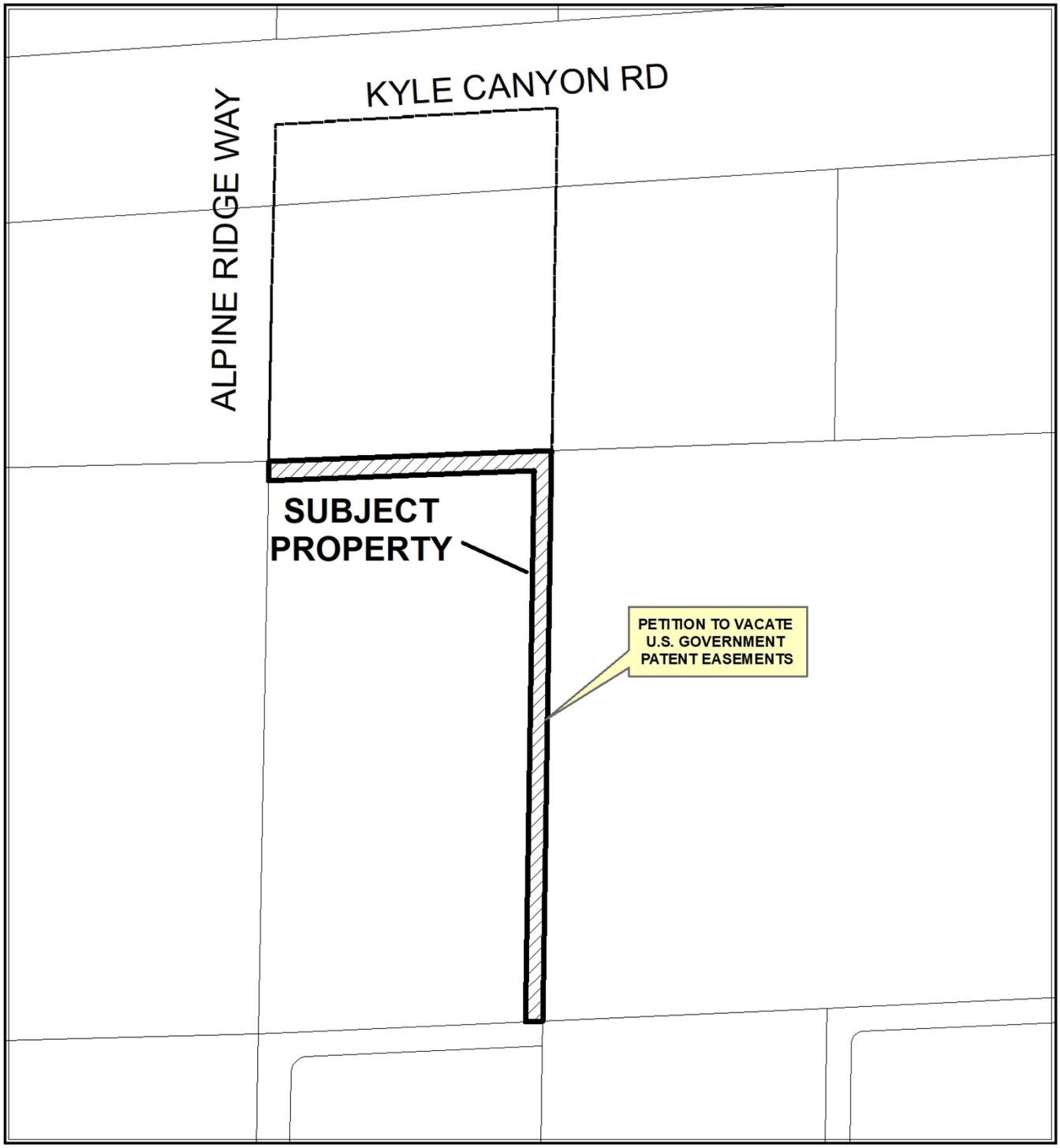
N



CASE: **21-0520**

RADIUS: 1500 FEET

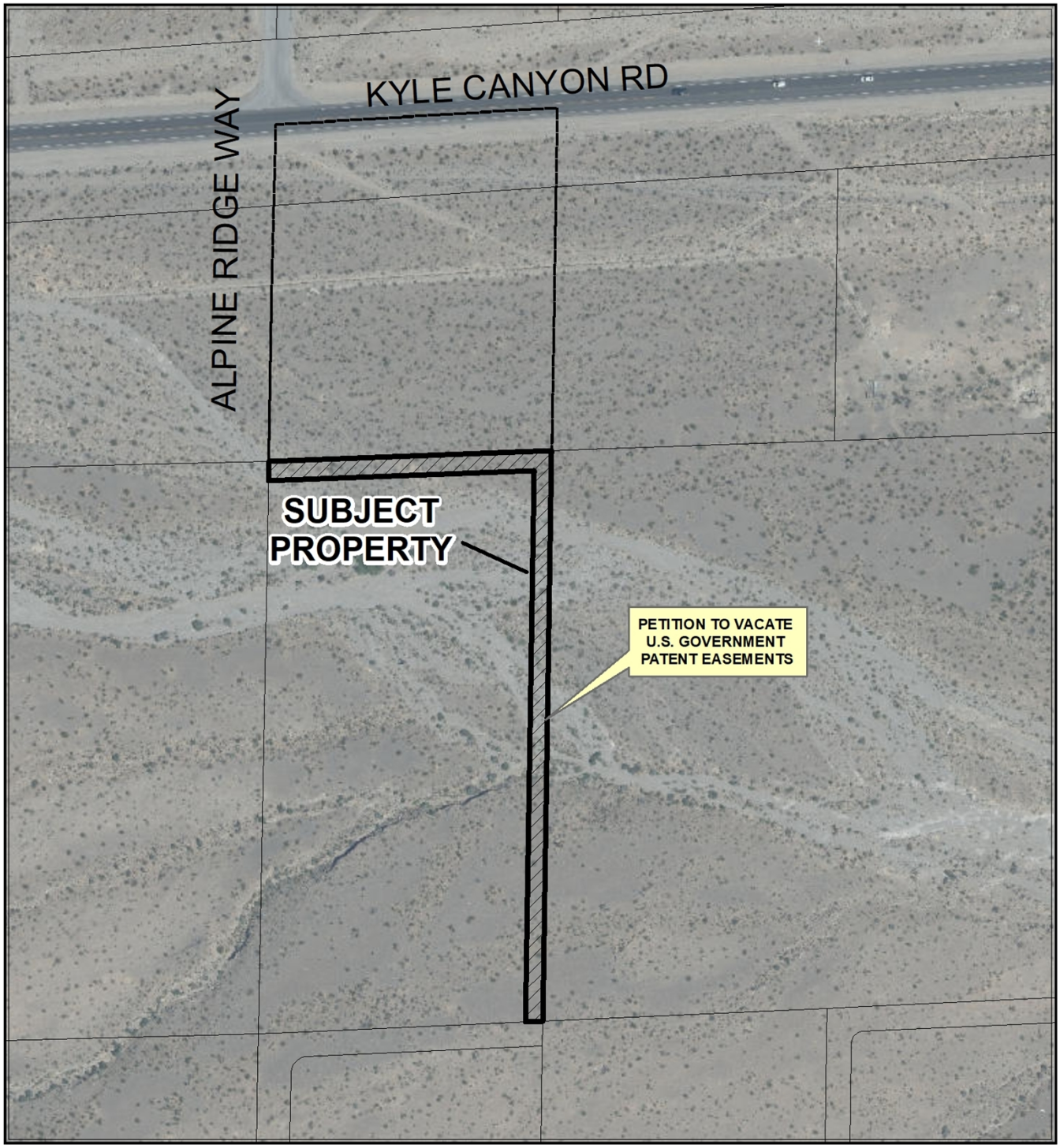
ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)



CASE: **21-0520-VAC1**

0 137.5 275
Feet

N



CASE: **21-0520-VAC1**

0 137.5 275
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES - OWNER: SDE 70015 IRREVOCABLE BUSINESS TRUST, ET AL

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0520-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0520-VAR2	Staff recommends DENIAL, if approved subject to conditions:	
21-0520-VAC1	Staff recommends APPROVAL, subject to conditions:	
21-0520-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0520-VAR1 21-0520-VAR2 21-0520-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 76

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0520-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow 10-foot tall retaining walls where six feet is the maximum allowed; and a maximum wall height of 16 feet where 12 feet is allowed.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0520-VAR2) and Tentative Map (21-0520-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.

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

21-0520-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow a Connectivity Ratio of 1.00 where 1.30 is required.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0520-VAR1) and Tentative Map (21-0520-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.

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

21-0520-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the 33-foot U.S. Government Patent Easements located along the northern and eastern boundaries and the 3-foot U.S. Government Patent Easement located along the southern boundary of assessor parcel number 126-01-801-001.

2. This Order of Relinquishment shall record concurrent with any mapping action or recording of rights-of-way or easements.

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 21-0520-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. All development shall be in conformance with code requirements and design standards of all City Departments.

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

7. If the Order of Relinquishment of Interest is not recorded within one (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.

21-0520-TMP1 CONDITIONS

Planning

1. A Waiver is hereby approved to allow no temporary turn-around for Radley Avenue.

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

3. Approval of Variance (21-0520-VAR1), Variance (21-0520-VAR2) and Petition to Vacate (21-0520-VAC1) shall be required, if approved.

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. 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 and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 20 0520-VAC1, shall be recorded to eliminate the patent easements in conflict with this proposed site.

9. Dedicate 40 feet of right-of-way adjacent to this site for Alpine Ridge Way and 30-feet on Radley Avenue along with a 20-foot radius for the northeast corner of Radley Avenue and Alpine Ridge 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, public drainage and public sewer) for the south side of Radley Avenue on Assessor's Parcel #138-08-101-030 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 #138-08-101-030 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.

11. Concurrent with development, construct half-street improvements meeting current City Standards on Alpine Ridge Way and Radley Avenue, with appropriate overpaving and transition paving.

12. Extend public sewer for the full frontage of all public streets adjacent to this Tentative Map. 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. 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 Radley Avenue 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. 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.

16. 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.

17. Prior to the submittal of construction drawings, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

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

19. 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.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 25-lot single-family residential subdivision on a 5.00-acre parcel located south of Kyle Canyon Road, on the east side of Alpine Ridge Way.

ISSUES

- A Waiver is requested to not provide a temporary turn-around for Radley Avenue. Staff does not support this request.
- A Variance is requested to allow 10-foot tall retaining walls where six feet is the maximum allowed and a total wall height of 16 feet where 12 feet is the maximum allowed.
- A Variance is requested to allow a 1.00 Connectivity Ratio where 1.30 is required. Staff does not support this request.

ANALYSIS

The applicant is proposing to develop a 25-lot single-family residential subdivision on a 5.00-acre consisting of two cul-de-sacs and one temporary stub street. The General Plan Designation of the subject site was amended to MLA (Medium-Low Attached Density Residential) and Rezoned to R-TH (Single Family Attached) on August 18, 2021 by the City Council. The MLA (Medium-Low Attached Density Residential) Land Use Designation allows a density up to 12.49 dwelling units per acre. The applicant is proposing a density of 5.00 dwelling units per acre, well below the maximum density allowed. The minimum lot size proposed is 4,800 square feet, with a maximum lot size of 9,004 square feet. The average lot size of the proposed residential subdivision is 5,692 square feet. The R-TH zoning district requires a minimum lot size of 1,600 feet, which the proposed lot sizes exceed. Both cul-de-sacs are proposed as public streets and to be built to public street standards. Five of the proposed 25 homes face a 60-foot wide public street (Radley Avenue) that terminates at the end of lot number 50 with no temporary turn around. A Waiver of this requirement has been requested, which staff does not support. The cul-de-sacs will not be gated.

Variance (21-0520-VAR1) Retaining and Perimeter Wall Height

When the overall slope of a lot exceeds two percent, Title 19.06.090 for the R-TH zoning district allows retaining walls up to six feet in height, and perimeter screen walls to be six to eight feet in height, with a maximum overall height of 12 feet. For example, if a development utilizes a six-foot tall retaining wall, then the perimeter screen wall would allowed to be six feet as well for a maximum height of 12 feet. When the slope is so great that the retaining exceeds the maximum allowed, then a series of "stepback" walls is required. In this instance, there would be a four-foot tall retaining wall, a five-foot wide spacing or "stepback" followed by a secondary retaining wall and/or the perimeter on top of that retaining wall or stepped back another five feet for a multiple tier wall system. This configuration allows for landscaping to be installed in between the retaining walls that soften the appearance of the retaining structures and avoids the "canyon" effect that is created when multiple layers of retaining are constructed as one singular wall instead of stepped back. As this is a self-imposed hardship, staff is unable to support the request and is recommending denial of the Variance request.

Variance (21-0520-VAR2) Connectivity

Connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. It is measured using a Connectivity Ratio. The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The Connectivity Ratio is calculated as the ratio of 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). For comparison purposes, a perfect street grid has a Connectivity Ratio of 2.0, while a subdivision with only culs-de-sac has a Connectivity Ratio of 1.0. The applicant has proposed a residential subdivision containing two cul-de-sacs resulting in a Connectivity Ratio of 1.0 where 1.30 is required. An alternative design that included through streets would allow conformance to Title 19.04.040 for Connectivity. As this is a self-imposed hardship, staff is unable to support the requested Variance and is recommending denial of the request.

Petition to Vacate

The subject site is encumbered with a 33-foot wide U.S. Government Patent Easement granted by Document Number 1198811. As stated by the applicant in the justification letter, the patent easement is no longer required as the proposed development will provide required easements and rights-of-way via a Final Map as necessary. Staff has no objection to the requested vacation of patent easements and is recommending approval of the request.

Tentative Map

The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than two percent, is allowed a maximum six-foot tall retaining wall. A maximum three-foot tall retaining wall is shown on the west perimeter and a maximum 10-foot tall retaining wall is shown on the east property line. The applicant is requesting a Variance (21-0520-VAR1) to allow the 10-foot tall retaining wall, which staff is not supporting.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than two percent, is allowed a maximum four-foot tall retaining wall. A maximum of two-foot tall retaining wall is shown along the north property line and a maximum four-foot tall retaining wall is shown on the south property line, meeting the minimum requirements of Title 19.06.

Due to the applicant electing to utilize retaining walls that exceed the maximum height allowed by code in lieu of the allowed "step back" design for the retaining walls, which would allow conformance to Title 19.06, staff is not able to support the proposed Tentative Map and is recommending denial of the application.

FINDINGS (21-0520-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 utilizing cul-de-sacs and not stepping back the retaining walls. Through streets and stepped retaining walls 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.	
08/18/21	The City Council approved a request for a General Plan Amendment (21-0315-GPA1) from PCD (Planned Community Development) to MLA (Medium-Low Attached Density Residential). The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (21-0315-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached). The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/2011	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 conducted a pre-application meeting to discuss the proposed residential subdivision.

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

Field Check	
09/30/21	Staff observed the undeveloped subject site during a routine field check. Nothing of concern was noted by staff 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	MLA (Medium-Low Attached Density Residential)	R-TH (Single Family Attached)
North	Undeveloped	RN (Rural Neighborhood) Clark County	R-U (Rural Open Land District) Clark County
South	Undeveloped	MLA (Medium-Low Attached Density Residential)	R-TH (Single Family Attached)
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
West	Undeveloped	PCD (Planned Community Development) [Proposed MLA (Medium-Low Attached Density Residential)]	U (Undeveloped) [Proposed R-TH (Single Family Attached)]

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

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the 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 10 Feet 5 Feet
Max. Lot Coverage	95 %
Max. Building Height	3 Stories / 45 Feet

**Driveways must be either 18 feet or greater, or five feet or less.*

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • West	1 Tree / 30 Linear Feet	18 Trees	16 Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • West	6 Feet		6 Feet	Y

**Compliance with the Site Visibility Zone will determine final number of trees.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alpine Ridge Way	Local Street	Title 13	80	N*

**Street facilities are required as part of the proposed residential subdivision.*

NE

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		2	
Cul-de-sac/Non-Standard Terminus			2
Total		2	2
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**	

**Radley Avenue did not receive credit as a link as a temporary stub-out street proposed for connection to a future phase or adjacent property shall provide a temporary turnaround per Title 19.04 .040 for Connectivity. The temporary turn-around would give the proposed residential development a 1.25 Connectivity Ratio.*

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

Use	***Gross Floor Area or Number of Units***	***Required***		
		Parking Ratio	*Parking*	
			Regular	Handi-capped
Single Family, Detached*	25	2 Spaces Per Dwelling Unit	50	
TOTAL SPACES REQUIRED				

**For any use approved for this district other than Single-Family Attached or Townhouse the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*

Proposed 25 Single-Family Lots:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (25)	25 x 0.166	25 x 0.093	25 x 0.131
Total Additional Students	4	2	3

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 Junior High 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 program capacity.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Temporary stub-out streets proposed for connection to a future phase or adjacent property shall provide a temporary turnaround. The additional right-of-way needed to accommodate a temporary turn around shall be provided through a temporary easement which must be clearly labeled on the Final Map.	To not provide a temporary turn-around for Radley Avenue.	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) VAC, TMP, VAR

Project Address (Location) Kyle Canyon & Shaumber

Project Name Alpine Ridge East **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-01-801-001 **Ward #** 6

General Plan: Existing MLA Proposed MLA **Zoning:** Existing R-TH Proposed R-TH

Additional Information

Property Owner S D E 70015 IRR BUS TR 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 James Zurbriggen Trustee

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

Print Name James ZURBRIGGEN

Subscribed and sworn before me

This 26th day of July, 20 21

Notary Public in and for said County and State

BELINDA PARKER
Notary Public, State of Nevada
No. 07-4160-1
My Appt. Exp. Oct. 15, 2023

21-0520
08/24/2021

Inst #: 201106280001670
Fees: $18.00 N/C Fee: $0.00
RPTT: $1096.50 Ex: #
06/28/2011 11:06:58 AM
Receipt #: 826671
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: MSH Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 126-01-801-001

RETURN/MAIL TAX STATEMENTS TO:

SEE EXHIBIT "B" ATTACHED
% 536 E. ST. LOUIS AVE
LAS VEGAS, NV. 89104

TRUSTEE'S DEED UPON SALE

FCL NO. B0-12-0016 FCL R.P.T.T $ 1,096.50

THIS INDENTURE, made JUNE 24, 2011 between NEVADA TITLE COMPANY a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and

SEE EXHIBIT "B" ATTACHED
herein called Grantee, WITNESSETH:

WHEREAS, SOUTHWEST DESERT EQUITIES, LLC, A NEVADA LIMITED LIABILITY COMPANY , by Deed of Trust dated APRIL 23, 2007, and recorded on MAY 14, 2007, in Book 20070514, as Document No. 0002470, in the Office of the County Recorder of CLARK County, State of Nevada as modified or amended, if applicable (the "Deed of Trust"), did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Breach and Election to Sell Under Deed of Trust hereinafter referred to, to which reference is hereby made; and,

WHEREAS, the Beneficiary or holder of said note did execute and deliver to the Trustee written Declaration of Default and made demand for sale and thereafter there was filed for record on FEBRUARY 22, 2011 in the Office of the County Recorder of CLARK County, Nevada, a Notice of Breach and Election to Sell Under Deed of Trust to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which said Notice was recorded as Instrument No. 201102220001654 in the Office of the County Recorder of CLARK County, Nevada; and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published three (3) times, once each week

21-0520
08/24/2021

PUBLIC RECORD

for three (3) consecutive weeks, before the date of sale therein fixed in a newspaper of general circulation in the county and state in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on JUNE 24, 2011, at the hour of 9:30 AM of said day, at the front entrance to Nevada Legal News, 930 S. Fourth Street, in the city of Las Vegas, County of Clark, State of Nevada; and,

WHEREAS, three (3) true and correct copies of said Notice of Sale were posted in three (3) public places in the township or city where the property is situated and where the property is to be sold, for not less than twenty (20) days successively before the date of sale therein fixed; and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Servicemembers Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), said Trustee, at such time and place did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($215,000.00), said Grantee being the highest and best bidder therefore.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum herein mentioned bid and paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, express or implied, unto said Grantee all right and interest under said Deed of Trust in that certain property situated in the County of CLARK, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Assessor's Copy

21-0520
08/24/2021

EXHIBIT "B"

Foreclosure No.: B0-12-0016-FCL

SDE 70015 IRREVOCABLE BUSINESS TRUST, AS TO AN UNDIVIDED 93.72% BENEFICIAL INTEREST;

LYNN E. BEHRENS, AN UNMARRIED WOMAN AND CLARKE P. PAXTON, AN UNMARRIED MAN, JTWROS, AS TO AN UNDIVIDED 3.69% BENEFICIAL INTEREST;

FIRST SAVINGS BANK AS CUSTODIAN FOR KATHLEEN LEAVITT SEP IRA #9903243, AS TO AN UNDIVIDED 2.59% BENEFICIAL INTEREST

ASSESSOR'S COPY

21-0520
08/24/2021

Escrow No.: B0-12-0016-FCL

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

ASSESSOR'S COPY

21-0520
08/24/2021

Together with any and all singular improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF the said NEVADA TITLE COMPANY, has this day, caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officers.

DATED: JUNE 24, 2011

NEVADA TITLE COMPANY, Trustee

BY: _____
SUE DUDZINSKI, SR VICE PRESIDENT

BY _____
EILEEN BECHTOL, SR VICE PRESIDENT

ASSESSOR'S COPY

STATE OF: NEVADA

COUNTY OF: CLARK

This instrument was acknowledged before me on JUNE 24, 2011 by SUE DUDZINSKI AND EILEEN BECHTOL, SR VICE PRESIDENTS OF NEVADA TITLE COMPANY

Signature: _____
(Notary Public)

DEBORAH PAGE
Notary Public State of Nevada
No. 06-107124-1
My appt. exp. May 15, 2014

Deborah Page
No. 06-107124-1
EXP. 5-15-14

21-0520
08/24/2021

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
   a) 126-01-801-001
   b) _____
   c) _____
   d) _____

FOR RECORDERS'S OPTIONAL USE ONLY
Book: _____ Page _____
Date of Recording: _____
Notes:

2. Type of Property:
   a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence
   ☐ 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 $215,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) _____
   c. Transfer Tax Value: $215,000.00
   d. Real Property Transfer Tax Due $1,096.50

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: _____
   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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: Assistant Trustee Sale Officer

Signature: _____ Capacity: Foreclosing Beneficiary

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Nevada Title Company	Print Name:	See Exhibit 'B' attached
Address:	2500 N. Buffalo Drive, Suite 150	Address:	% 536 E. St. Louis Avenue
City:	Las Vegas,	City :	Las Vegas
State:	NV Zip: 89128	State :	NV Zip: 89104

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: B0-12-0016-FCL
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

21-0520
08/24/2021

ASSESSOR'S COPY

EXHIBIT "B"

Foreclosure No.: B0-12-0016-FCL

SDE 70015 IRREVOCABLE BUSINESS TRUST, AS TO AN UNDIVIDED 93.72% BENEFICIAL INTEREST;

LYNN E. BEHRENS, AN UNMARRIED WOMAN AND CLARKE P. PAXTON, AN UNMARRIED MAN, JTWROS, AS TO AN UNDIVIDED 3.69% BENEFICIAL INTEREST;

FIRST SAVINGS BANK AS CUSTODIAN FOR KATHLEEN LEAVITT SEP IRA #9903243, AS TO AN UNDIVIDED 2.59% BENEFICIAL INTEREST

ASSESSOR'S COPY

21-0520
08/24/2021

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003, All rights reserved.

20010426
.01620

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) [illegible]
   b) _____
   c) _____
   d) _____

Documentation Reviewed by _____
Type of Documentation _____
Assessor's Tag: _____

2. Type of Property
   a) [ ] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property $ _____

Deduct Assumed Liens and/or Encumbrances (_____)
(Recording information on assumed amounts. Book/Instrument # _____ / _____

4. Taxable Value (per NRS 375.010, Section 2) $ _____

Real Property Transfer Tax Due $ _____

If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 2

b. Explain Reason for Exemption Govt Entity

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Seller Signature _____	Buyer Signature _____
Print Name _____	Print Name _____
Address _____	Address _____
City _____	City _____
State _____ Zip _____	State _____ Zip _____
Telephone _____	Telephone _____
Capacity _____	Capacity _____

1620

COMPANY REQUESTING RECORDING

Co. Name _____ Escrow # _____
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

21-0520
08/24/2021

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003, All rights reserved.

Nevada 029954

The United States of America,

2001042601620

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 **Raymond G. Rita and Hulda F. Rita,** 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 claimants and to the heirs of the said claimants 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 claimants 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.**

Accommodation - Without Liability

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 **[redacted]** day of **[redacted]** in the year of our Lord one thousand nine hundred and **FIFTY-[redacted]** and of the Independence of the United States the one hundred and **EIGHTY-FOURTH.**

[SEAL]

For the Director, Bureau of Land Management.

By Rose M. Beall
Chief, Patents Section.

Patent Number 1198811

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

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
CERTIFYING OFFICER

21-0520
08/24/2021

Documents provided by DataTree LLC via it's proprietary imaging and delivery system. Copyright 2003, All rights reserved.

20010426
.01620

CLARIFICATION EXHIBIT

TO CLARIFY INFORMATION APPEARING ON GOVERNMENT PATENT:

GRANTEE(S): Raymond G. Hite and Nelda F Hite

LEGAL DESCRIPTION: W ½ NW ¼ SW ¼ SE ¼ Section 21
[illegible] 59 East

I declare that the above information is the same as on the attached document.

Signature: [illegible]

Name (Please print): [illegible]

Company: [illegible]

Grantee's Address: [illegible]
[illegible] Lake City UT 84121

Assessor Parcel No: [illegible]

When recorded, mail to: Terry Frick
[illegible] Vinecrest
[illegible] Lake City UT 84121

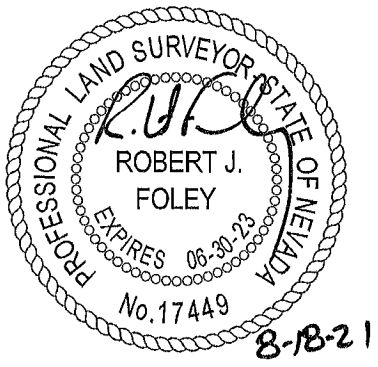
3055 (08/90)

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE OF NEVADA
04-26-2001 13:49 DBX
OFFICIAL RECORDS
BOOK: 20010426 INST: 01620
FEE: 8.00 RPTT: EX#002

21-0520
08/24/2021

A.P.N. 126-01-801-001
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08021.0005\lgl_vac Patent 801-001.doc
By: RF
Date: August 18, 2021
Page 1 of 2

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED NORTH OF IRON MOUNTAIN ROAD AND EAST OF ALPINE RIDGE WAY FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT No. 1198811
THE NORTH 33.00 FEET; THE EAST 33.00 FEET AND THE NORTH 3.00 FEET OF THE SOUTH 33.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 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 AND SAID NORTH 3.00 FEET OF THE SOUTH 33.00 FEET FOR ALPINE RIDGE WAY;

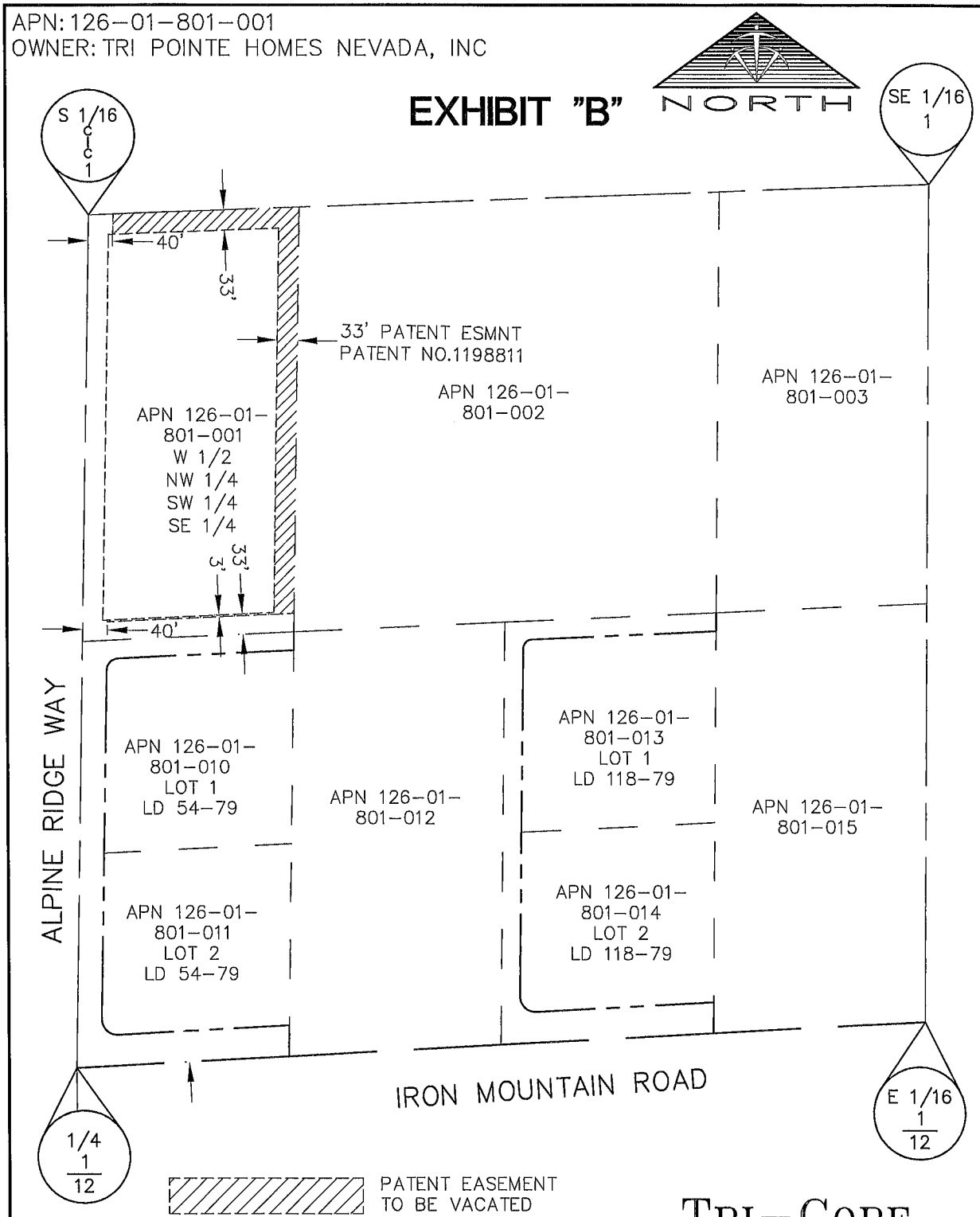
FURTHER EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF SAID EAST 33.00 FEET;

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

21-0520
08/24/2021

APN: 126-01-801-001
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

PAGE 2 OF 2
08021.0005\lgl_vac
Patent 801-001.dwg

21-0520 08/24/2021

Alpine Ridge 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.

21-0520
08/24/2021

- ☐ 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

21-0520
08/24/2021

DEPARTMENT OF PLANNING

21-0520
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** Alpine Ridge East , 21-0520
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)

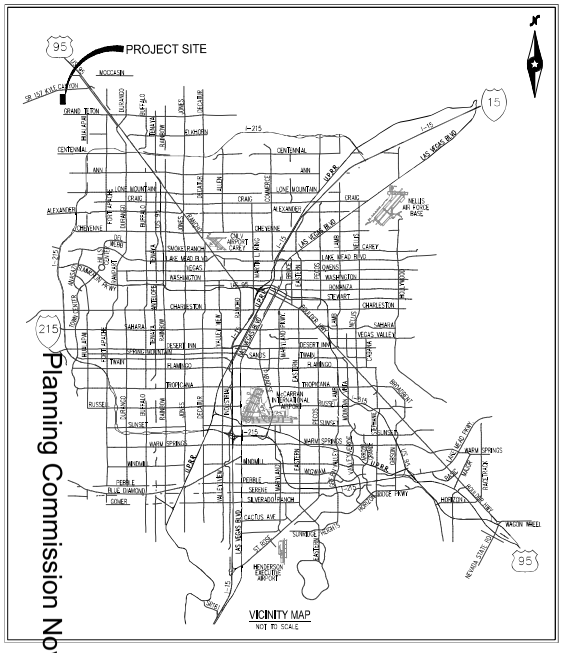
Subscribed and sworn before me

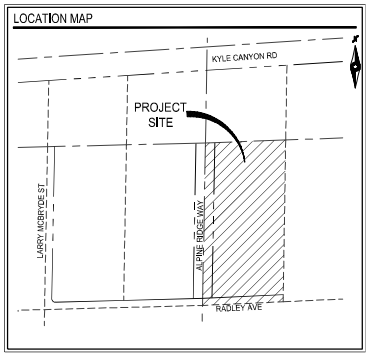
This 19 day of August, 2021.

KATHLEEN FALLON
Notary Public State of Nevada
No. 98-49629-1
My Appt. Exp. September 7, 2022

Kathleen Fallon
Notary Public in and for said County and State

SITE MAP
FOR
ALPINE RIDGE EAST
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 126-01-801-001





DEVIATIONS FROM STANDARD
1. ALLOW 10' PERIMETER RETAINING WALL WITH ADDITIONAL 6' CMU/VIEW FENCE.

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

PARKING ANALYSIS
REQUIRED PARKING

RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.5* SPACE/LOT
REQUIRED PARKING	= 50* SPACES/PI

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

PARKING PROVIDED:

GARAGE PARKING	= 2*25
	= 50
ON-STREET PARKING	= 17
TOTAL PARKING PROVIDED	= 67

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
25 UNITS X 250 GPD/UNITS = 6250 GPD
TOTAL AVERAGE CONTRIBUTION = 6250 GPD = 0.00625 MGD
TOTAL PEAK FLOW = 0.00625 MGD X 4.254 (PEAK FACTOR) = 0.0266 MGD

DEVELOPER INFORMATION
TRI POINTE HOMES NEVADA, INC.
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 873-6888
CONTACT: DAN HALE

SETBACK

FRONT (LIVING):	10'
GARAGE:	20'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	5'

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

OWNER INFORMATION
SDE 70035 IRR BUS TR AND BEHRENS LYNN E
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118

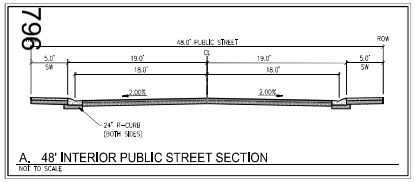
SITE DATA

APN NUMBERS:	126-01-801-001
GROSS AREA:	5.04 ACRES
CURRENT LAND USE:	PCD
PROPOSED LAND USE:	MLA
CURRENT ZONING:	UNDEVELOPED
PROPOSED ZONING:	R-TH
TOTAL LOT COUNT:	25
TOTAL DENSITY:	5.0 DU/AC
NO. OF COMMON ELEMENTS:	5
OPEN SPACE PROVIDED:	8,322 SF
MINIMUM LOT SIZE:	4,800 SF (LOT 10)
MAXIMUM LOT SIZE:	9,004 SF (LOT 41)
AVERAGE LOT SIZE:	5,692 SF

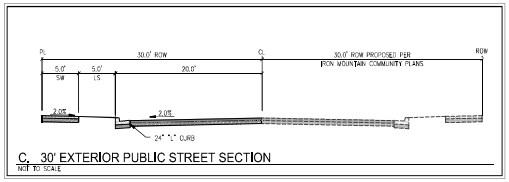
LEGAL DESCRIPTION
THE WEST HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

THE WEST HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

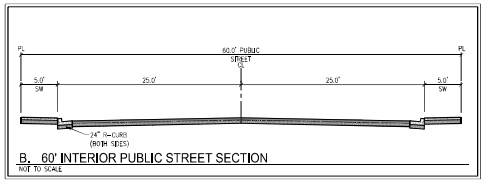
TYPICAL STREET SECTIONS



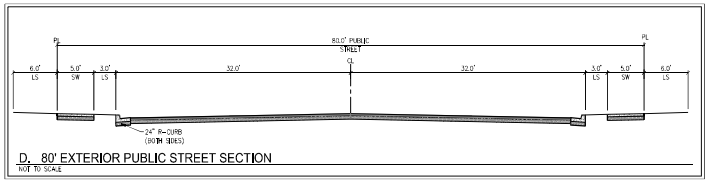
A. 48' INTERIOR PUBLIC STREET SECTION
NOT TO SCALE



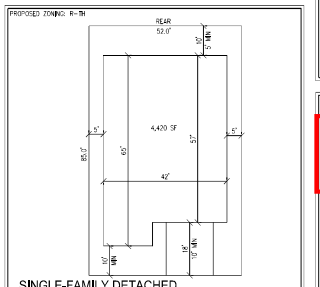
C. 30' EXTERIOR PUBLIC STREET SECTION
NOT TO SCALE



B. 60' INTERIOR PUBLIC STREET SECTION
NOT TO SCALE



D. 80' EXTERIOR PUBLIC STREET SECTION
NOT TO SCALE



NOTES
1. THERE ARE NO KNOWN FAULTS LOCATED
2. THERE ARE NO KNOWN GEOLOGICAL HAZARDS WITHIN [illegible] FEET OF THE SUBJECT PROPERTY.
3. THE SITE WILL BE A GATED COMMUNITY WITH PRIVATE STREETS.
4. APPROPRIATE EASEMENTS FOR COMMON ELEMENTS WILL BE MAINTAINED BY THE HOA.
5. THE SITE WILL BE GRADED TO MEET EXISTING GRADES WILL TYPICAL GRADING WILL BE [illegible]
6. EASEMENTS NECESSARY FOR [illegible] SANITARY SEWER, AND PUBLIC WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO A 10" WATER MAIN PROPOSED PER SEPERATE PLAN, LOCATED IN ALPINE RIDGE WAY.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE A 21" MAIN PROPOSED PER SEPERATE PLAN, LOCATED IN KYLE CANYON ROAD AT ALPINE RIDGE WAY.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.
11. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

21-0520
08/24/2021

Planning Commission November 9, 2021 - Page 796

Westwood
5725 W. Badura Ave. Suite 100 Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com
Westwood Professional Services, Inc.

NO	DESCRIPTION	DATE	BY	APP.

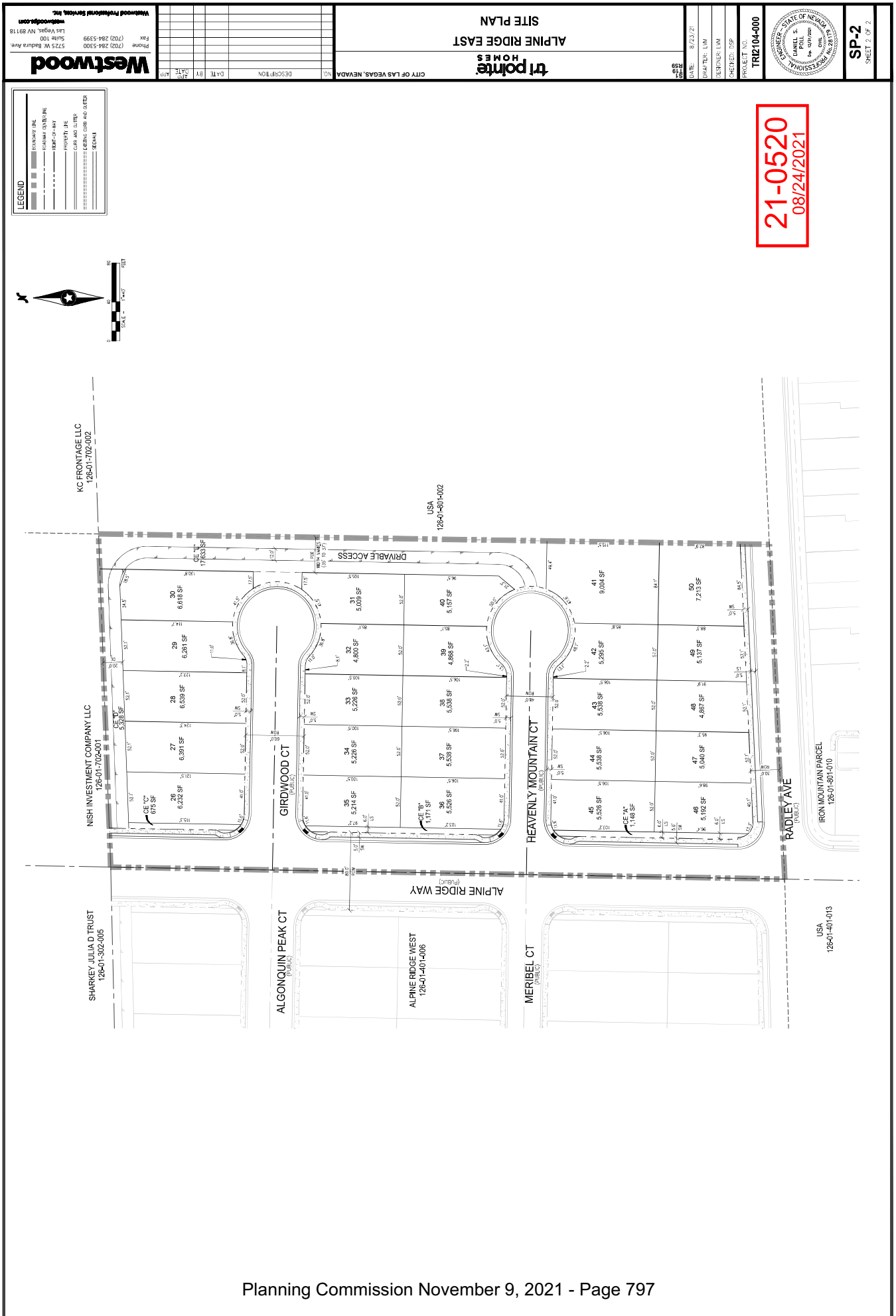
CITY OF LAS VEGAS, NEVADA
tri pointe HOMES
ALPINE RIDGE EAST
SITE PLAN
S19 R59E

DATE: 8/23/21
DRAFTER: LVM
DESIGNER: LVM
CHECKED: DSP
PROJECT NO.
TRI2104-000

PROFESSIONAL ENGINEER STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2021
CIVIL
No. 28179

SP-1
SHEET 1 OF 2

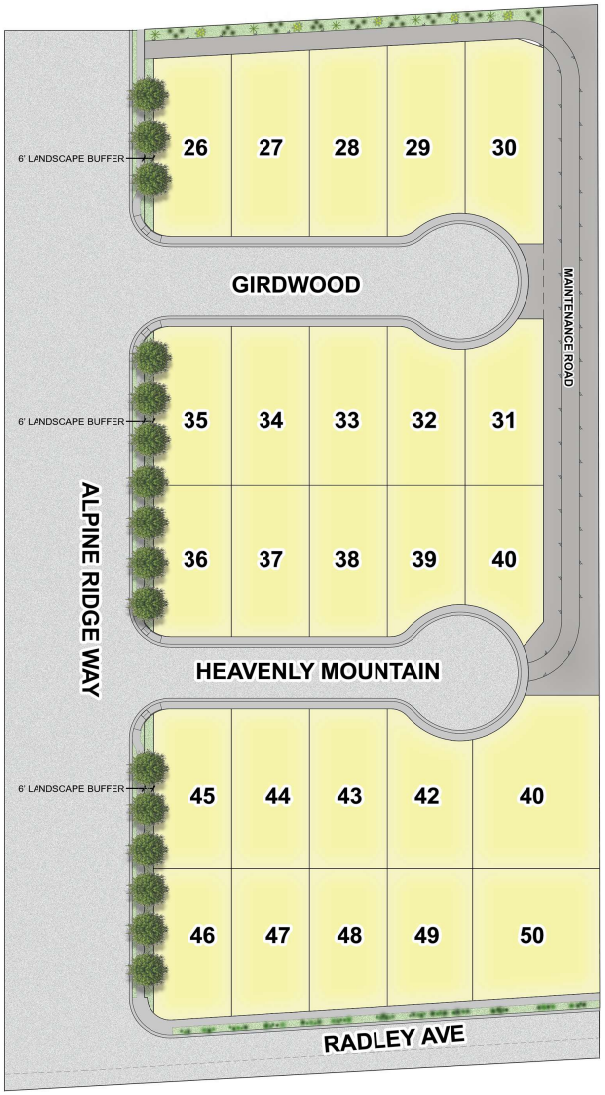
J:\tri2104-000 alpine ridge east\dwg\entitlements\site plan\sp1-210823 tri2104 alpine ridge east site.dwg 8/23/2021 4:15 PM Lilia Montes



Westwood
Phone (702) 284-5300
Fax (702) 284-5399
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
tri pointe HOMES
ALPINE RIDGE EAST
SITE PLAN
S1 T19 R59
DATE: 8/23/21
DRAFTER: LVM
DESIGNER: LVM
CHECKED: DSP
PROJECT NO.
TRI2104-000
DANIEL S. POLL
SP-2
SHEET 2 OF 2
LEGEND
BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
PROPERTY LINE
CURB AND GUTTER
EXISTING CURB AND GUTTER
SIDEWALK
SCALE 1"=40'
FEET
21-0520
08/24/2021
KC FRONTAGE LLC
126-01-702-002
USA
126-01-801-002
DRIVABLE ACCESS
NISH INVESTMENT COMPANY LLC
126-01-702-001
GIRDWOOD CT
(PUBLIC)
HEAVENLY MOUNTAIN CT
(PUBLIC)
RADLEY AVE
(PUBLIC)
IRON MOUNTAIN PARCEL
126-01-801-010
ALPINE RIDGE WAY
(PUBLIC)
SHARKEY JULIA D TRUST
126-01-302-005
ALGONQUIN PEAK CT
(PUBLIC)
ALPINE RIDGE WEST
126-01-401-006
MERIBEL CT
(PUBLIC)
USA
126-01-401-013

ALPINE RIDGE EAST

CITY OF LAS VEGAS, NV



PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	ACACIA STENOPHYLLA / SHOESTRING ACACA	36" BOX
	CHILOPSIS LINEARIS / DESERT WILLOW	36" BOX
	CHITALPA TASHKENTENSIS / CHITALPA	36" BOX
	GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	36" BOX
	PINUS ELDARICA / MONDEL PINE	36" BOX
	VITEX AGNUS-CASTUS / CHASTE TREE	36" BOX

ALL PLANT MATERIAL TO BE PER CITY OF LAS VEGAS TITLE 19 REQUIREMENTS FOR SIZE, SPACING, AND QUANTITIES

SHRUBS	BOTANICAL / COMMON NAME	CONT
	AGAVE AMERICANA / CENTURY PLANT 6'HX8'W	5 GAL
	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE 5'HX5'W	5 GAL
	DALEA CAPITATA 'SIERRA GOLD' TM / SIERRA GOLD DALEA 18"HX4'H	5 GAL
	ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS 2'HX2'W	5 GAL
	FESTUCA OVINA GLAUCA / BLUE SHEEP FESCUE 18"HX18'W	5 GAL
	JUSTICIA SPICIGERA / MEXICAN HONEYSUCKLE 4'HX5'W	5 GAL
	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA 18"HX5'W	5 GAL
	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER 3'HX3'W	5 GAL
	LIRIOPE GIGANTEA / GIANT LIRIOPE 3'HX3'W	5 GAL
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM 1"HX6'W	1 GAL
	PENSTEMON EATONII / FIRECRACKER PENSTEMON 2'HX2'W	1 GAL
	PENSTEMON PARRYI / PARRY'S BEARDTONGUE 2'HX2'W	5 GAL
	SALVIA CLEVELANDII / CLEVELAND SAGE 5'HX6'W	5 GAL
	SALVIA GREGGII / AUTUMN SAGE 2'HX2'W	3 GAL
	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE 2'HX5'W	1 GAL
	YUCCA RECURVIFOLIA / SPINELESS YUCCA 7'HX5'W	5 GAL

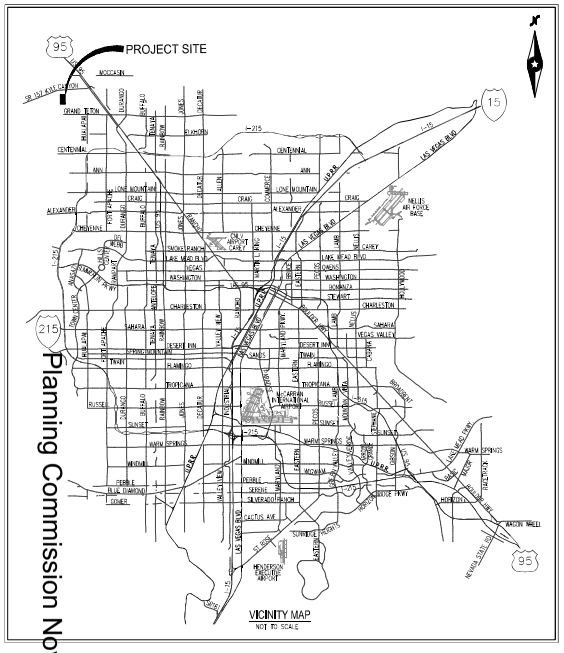
21-0520
08/24/2021

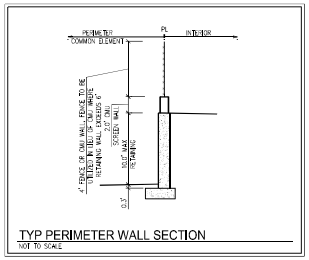
Westwood
Phone (702) 284-5300 5740 S. Arville Street Suite 216
Toll Free (888) 937-5150 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

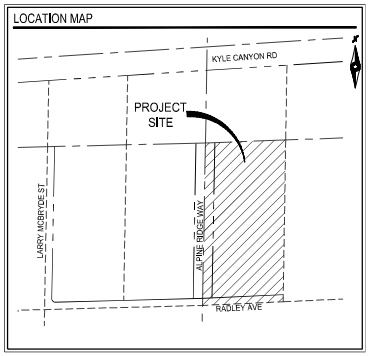
LANDSCAPE EXHIBIT

DATE:8/4/21
SCALE: NTS
PROJECT #: TR12104

TENTATIVE MAP
FOR
ALPINE RIDGE EAST
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 126-01-801-001







DEVIATIONS FROM STANDARD
1. ALLOW 10' PERIMETER RETAINING WALL WITH ADDITIONAL 6' CMU/VIEW FENCE.

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

PARKING ANALYSIS
REQUIRED PARKING

RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.5 SPACE/LOT
REQUIRED PARKING	= 50 SPACES/LOT

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

PARKING PROVIDED:

GARAGE PARKING	= 2X25 = 50
ON-STREET PARKING	= 17
TOTAL PARKING PROVIDED	= 67

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
25 UNITS X 250 GPD/UNITS = 6250 GPD
TOTAL AVERAGE CONTRIBUTION = 6250 GPD = 0.00625 MGD
TOTAL PEAK FLOW = 0.00625 MGD X 4.254 (PEAK FACTOR) = 0.0266 MGD

DEVELOPER INFORMATION
TRI POINTE HOMES NEVADA, INC.
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH: (702) 614-1400
FX: (702) 873-6888
CONTACT: DAN HALE

SETBACK

FRONT (LIVING):	10'
GARAGE:	20'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	5'

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

SITE DATA

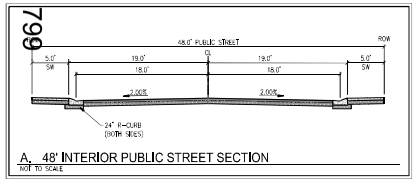
APN NUMBERS:	126-01-801-001
GROSS AREA:	5.04 ACRES
CURRENT LAND USE:	PCD
PROPOSED LAND USE:	MLA
CURRENT ZONING:	UNDEVELOPED
PROPOSED ZONING:	R-TH
TOTAL LOT COUNT:	25
TOTAL DENSITY:	5.0 DU/AC
NO. OF COMMON ELEMENTS:	5
OPEN SPACE PROVIDED:	8,322 SF
MINIMUM LOT SIZE:	4,800 SF (LOT 10)
MAXIMUM LOT SIZE:	9,004 SF (LOT 41)
AVERAGE LOT SIZE:	5,692 SF

OWNER INFORMATION
SDE 70035 IRR BUS TR AND BEHRENS LYNN E
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118

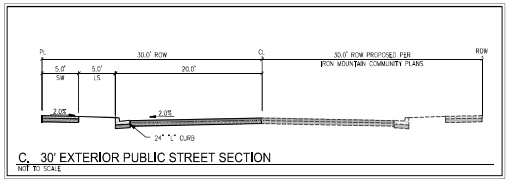
LEGAL DESCRIPTION
THE WEST HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

THE WEST HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

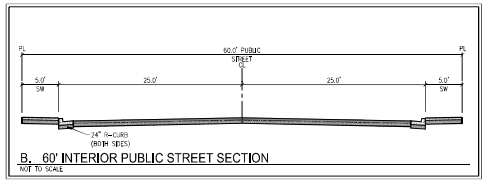
TYPICAL STREET SECTIONS



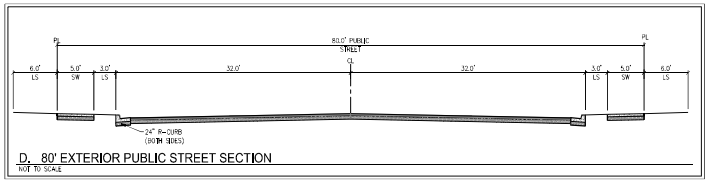
A. 48' INTERIOR PUBLIC STREET SECTION
NOT TO SCALE



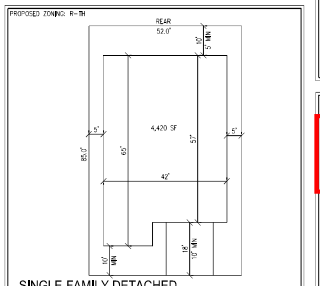
C. 30' EXTERIOR PUBLIC STREET SECTION
NOT TO SCALE



B. 60' INTERIOR PUBLIC STREET SECTION
NOT TO SCALE



D. 80' EXTERIOR PUBLIC STREET SECTION
NOT TO SCALE



SINGLE-FAMILY DETACHED

NOTES
1. THERE ARE NO KNOWN FAULTS LOCATED WITHIN THE PROJECT BOUNDARY.
2. THERE ARE NO KNOWN FLOOD HAZARDS LOCATED WITHIN THE PROJECT BOUNDARY.
3. THE PROJECT WILL BE DEVELOPED WITH 25 SINGLE FAMILY DETACHED UNITS ON 5.04 GROSS ACRES.
4. LANDSCAPE EASEMENTS OF COMMON ELEMENTS WILL BE MAINTAINED BY THE HOA.
5. THE SITE IS RELATIVELY FLAT WITH GRADES WILL TYPICALLY RANGE FROM 1% TO 3%.
6. EASEMENTS AND/OR DEDICATIONS FOR PUBLIC UTILITIES, SANITARY SEWER, AND PUBLIC WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO A 10" WATER MAIN PROPOSED PER SEPERATE PLAN, LOCATED IN ALPINE RIDGE WAY.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE A 21" MAIN PROPOSED PER SEPERATE PLAN, LOCATED IN KYLE CANYON ROAD AT ALPINE RIDGE WAY.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.
11. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

21-0520
08/24/2021

Planning Commission November 9, 2021 - Page 799

Westwood
5725 W. Badura Ave. Suite 100 Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com
Westwood Professional Services, Inc.

NO	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NEVADA

tri pointe HOMES

ALPINE RIDGE EAST
TENTATIVE MAP

S19 R59E

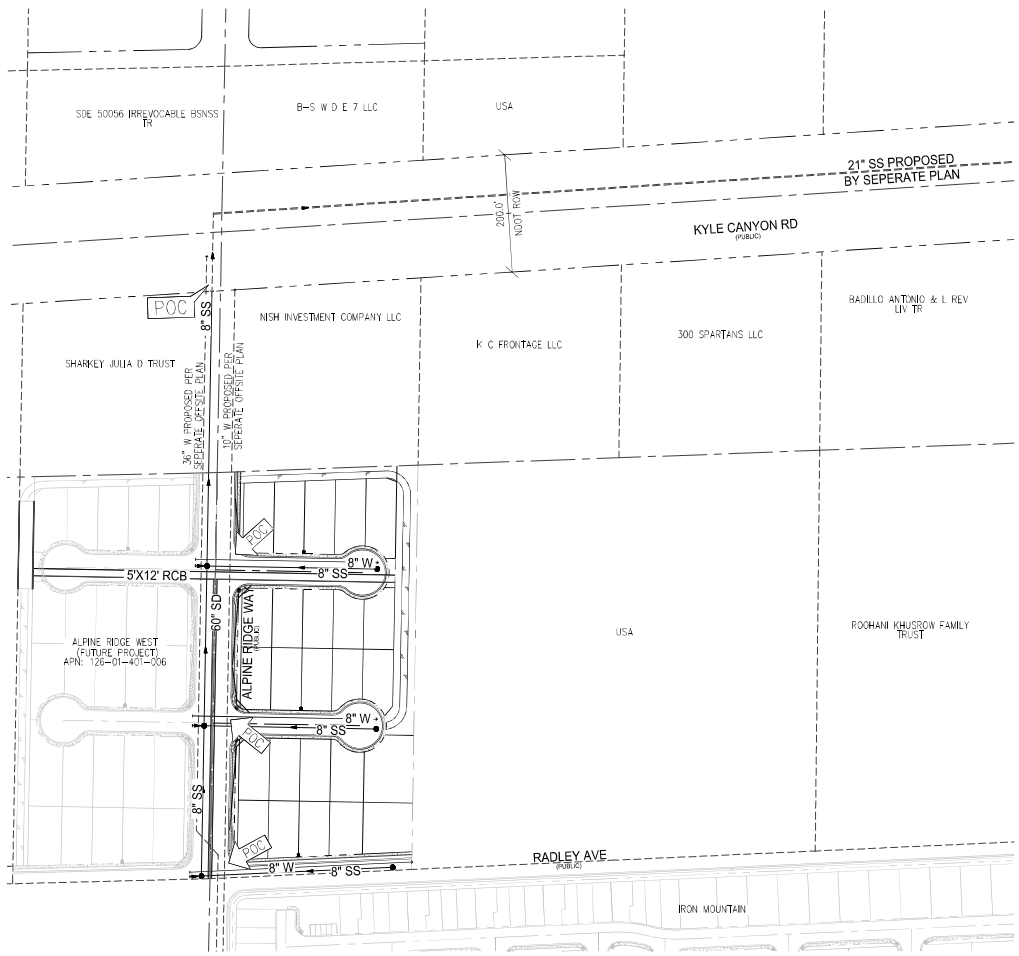
DATE: 8/23/21
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
PROJECT NO.
TRI2104-000

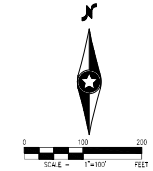
PROFESSIONAL ENGINEER — DANIEL S. POLL — Exp. 12/31/2021 — CIVIL — No. 28179 — STATE OF NEVADA

TM-1
SHEET 1 OF 5

J:\tri2104-000 alpine ridge east\dwg\entitlements\tm\tri2104 alpine ridge east tm.dwg, 8/23/2021 3:39:54 PM, julio morales

J:\tri2104-000 alpine ridge east\dwg\entitlements\tm\210706 tri2104 alpine ridge east tm.dwg 8/23/2021 4:05 PM Lidia Montes





LEGEND

- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 00.00 TC — PROPOSED ELEVATION
- (00.00) TC — EXISTING ELEVATION
- 15.0135 — PROPOSED GRADE & ARROW
- (2800) — EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- 8" SS — PROPOSED SEWER LINE
- EX SS — EXISTING SEWER LINE
- 8" W — PROPOSED WATER LINE
- EX WAT — 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

21-0520
08/24/2021

Westwood
Phone (702) 284-5300
Fax (702) 284-5399
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

tri pointe HOMES

ALPINE RIDGE EAST
TENTATIVE MAP - OFFSITE UTILITIES

S1 T19 R59

DATE: 8/23/21
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
PROJECT NO. TRI2104-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2021
CIVIL
No. 28179

TM-3
SHEET 3 OF 5

Planning Commission November 9, 2021 - Page 801

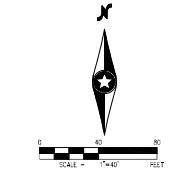
j:\tri2104-000 alpine ridge east\dwg\entitlements\tm\210706 tri2104 alpine ridge east tm.dwg 8/23/2021 3:59 PM Lidia Morales

TYP WALL SECTION
NOT TO SCALE
TYP WALL SECTION
NOT TO SCALE
TYP PERIMETER WALL SECTION
NOT TO SCALE
TYP PERIMETER WALL SECTION
NOT TO SCALE
TYP PERIMETER WALL SECTION
NOT TO SCALE
21-0520
08/24/2021

SOUTH TO NORTH SECTION VIEW
HORIZ SCALE 1"=40'
VERT SCALE 1"=4'
RADLEY AVE
LOT 48
LOT 43
LOT 38
LOT 33
LOT 28
HEAVENLY MOUNTAIN CT
GIRDWOOD CT
ROW
60.0'
2' RETAINING WALL
4' RETAINING WALL
5' RETAINING WALL

WEST TO EAST SECTION VIEW
HORIZ SCALE 1"=40'
VERT SCALE 1"=4'
ALPINE RIDGE WAY
ROW
80.0'
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
BIDY
3' RETAINING WALL
5' RETAINING WALL
10' RETAINING WALL





CONNECTIVITY

L LINK = 3

NODE = 2

$\frac{3}{2}$ = 1.5 CONNECTIVITY RATIO

LEGEND

ROADWAY CENTER LINE

BOUNDARY LINE

RIGHT-OF-WAY LINE

LOT LINE

PEDESTRIAN WALKWAY

21-0520
08/24/2021

Westwood
5725 W Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS, NEVADA

trí pointe HOMES

ALPINE RIDGE EAST

TENTATIVE MAP - PEDESTRAIN ACCESS & CONNECTION EXHIBIT

S19
R59

DATE: 8/23/21
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP

PROJECT NO.
TRI2104-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2021
CIVIL
No. 28179

TM-5
SHEET 5 OF 5



21-0520-VAR1, 21-0520-VAR2, 21-0520-VAC1 AND 21-0520-TMP1 - APPLICANT: TRI POINTE HOMES - OWNER: SDE 70015 IRREVOCABLE BUSINESS TRUST, ET AL
EAST SIDE OF THE ALPINE RIDGE WAY ALIGNMENT, APPROXIMATELY 310 FEET SOUTH OF KYLE CANYON ROAD

09/30/2021

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

main (952) 937-5150
fax (952) 937-5822

TRI2104

August 23, 2021

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

RE: Alpine Ridge East - Justification Letter for a Vacation, Variance and Tentative Map

Assessor's Parcel Number: 126-01-801-001

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of a Vacation, 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 4,800 square feet.

A General Plan Amendment (21-0315-GPA1) and Zone Change (21-0315-ZON1) were approved at the August 18, 2021 City Council meeting for the subject parcel. The approved land use is MLA and the zoning is R-TH. These approved applications were submitted with the Iron Mountain community by Westwood Professional Services, on behalf of the applicant. The land use and zoning were selected for this community to ensure continuity of community character and setbacks with the Iron Mountain community to the south. Approved applications for Iron Mountain also include vacations, a tentative map and variances, all under the same application number (21-0315).

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.

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, we are proposing a large RCB storm drain. The preliminary sizing of the storm drain box is 12'x5'. There is approximately 35' along the property boundary reserved for a drainage easement to allow storm flows to return to the historic path.

A retaining wall of up to 10 feet in height is being requested to ensure adequate cover over the box, positive drainage to the existing grade at the property boundary and to allow flows to spread out before discharging to the BLM parcel. 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

21-0520
08/24/2021

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 a single phase. All community streets are public and 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 8,322 square feet.

The community incorporates retaining walls up to 6' high, with exception to the wall 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

21-0520
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 09/29/2021 **Application Number** 21-0520-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 Alpine Ridge East

Project Description 25 Single-family lots

APN's 126-01-801-00

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

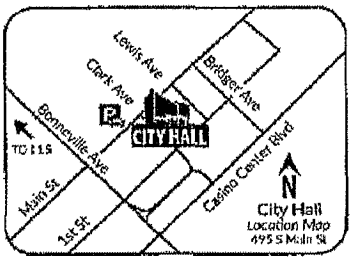
*** CCSD Comments** Divich ES and Arbor View HS were over capacity for the 2020-2021 school year. Divich ES was at 102.78% and Arbor View HS was at 127.93% of program capacity.

☐ 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
NOV 08 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.

21-0520 and 21-0520-VAR1 and 21-0520-VAR2 and 21-0520-VAC1 and 21-0520-TMP1

Planning Commission Meeting of **11/09/2021**

21-0520
12601201013
MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

125 HRDFMP1 89129

Submitted after final agenda

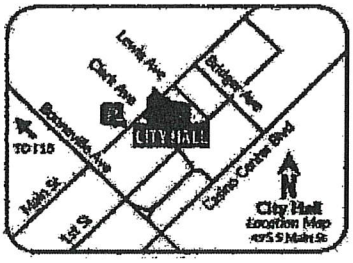
26a-d A

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. 1690



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 08 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.

21-0520 and 21-0520-VAR1 and 21-0520-VAR2 and 21-0520-VAC1 and 21-0520-TMP1

Planning Commission Meeting of 11/09/2021

115 HRDFMP1 89118

21-0520
12601801001
S D E 70015 IRR BUS TR
BEHRENS LYNN E
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

Not Counted
2Cea-d A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
26a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0520-VAR1 - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. 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: November 9, 2021

Agenda Item No.:
26b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0520-VAR2 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. 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: November 9, 2021

Agenda Item No.:
26c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0520-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED ON THE EAST SIDE OF ALPINE RIDGE WAY, APPROXIMATELY 310 FEET SOUTH OF KYLE CANYON ROAD

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. 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: November 9, 2021

Agenda Item No.:
26d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0520-TMP1 - TENTATIVE MAP - ALPINE RIDGE EAST - FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. 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: November 9, 2021

Agenda Item No.:
27

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

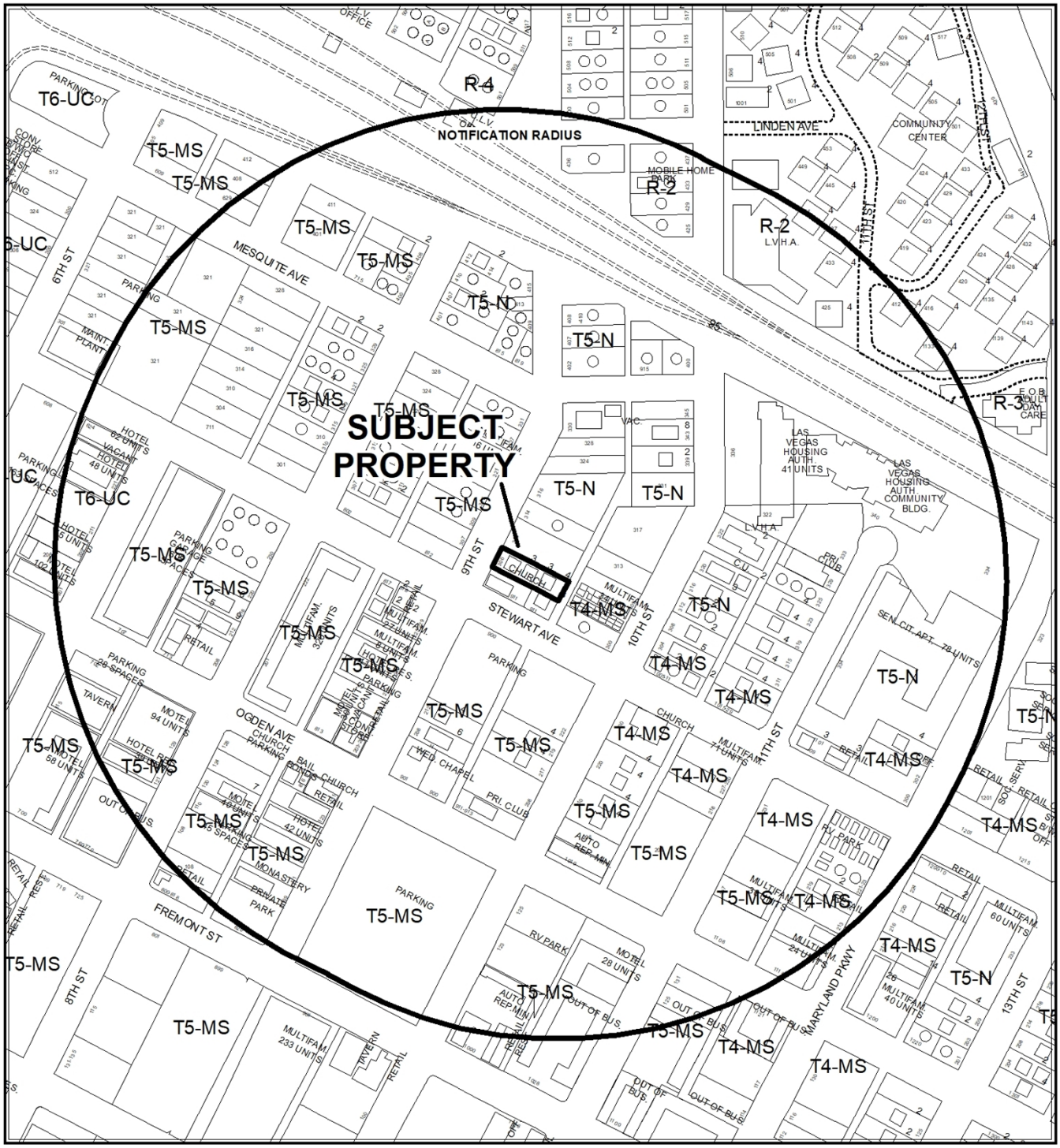
SUBJECT:
21-0540-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-UNIT ADDITION, CHANGES TO EXTERIOR ELEVATIONS AND ONSITE IMPROVEMENTS TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear). Staff recommends DENIAL.

May go to City Council on: 12/15/2021 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, if approved, subject to conditions:

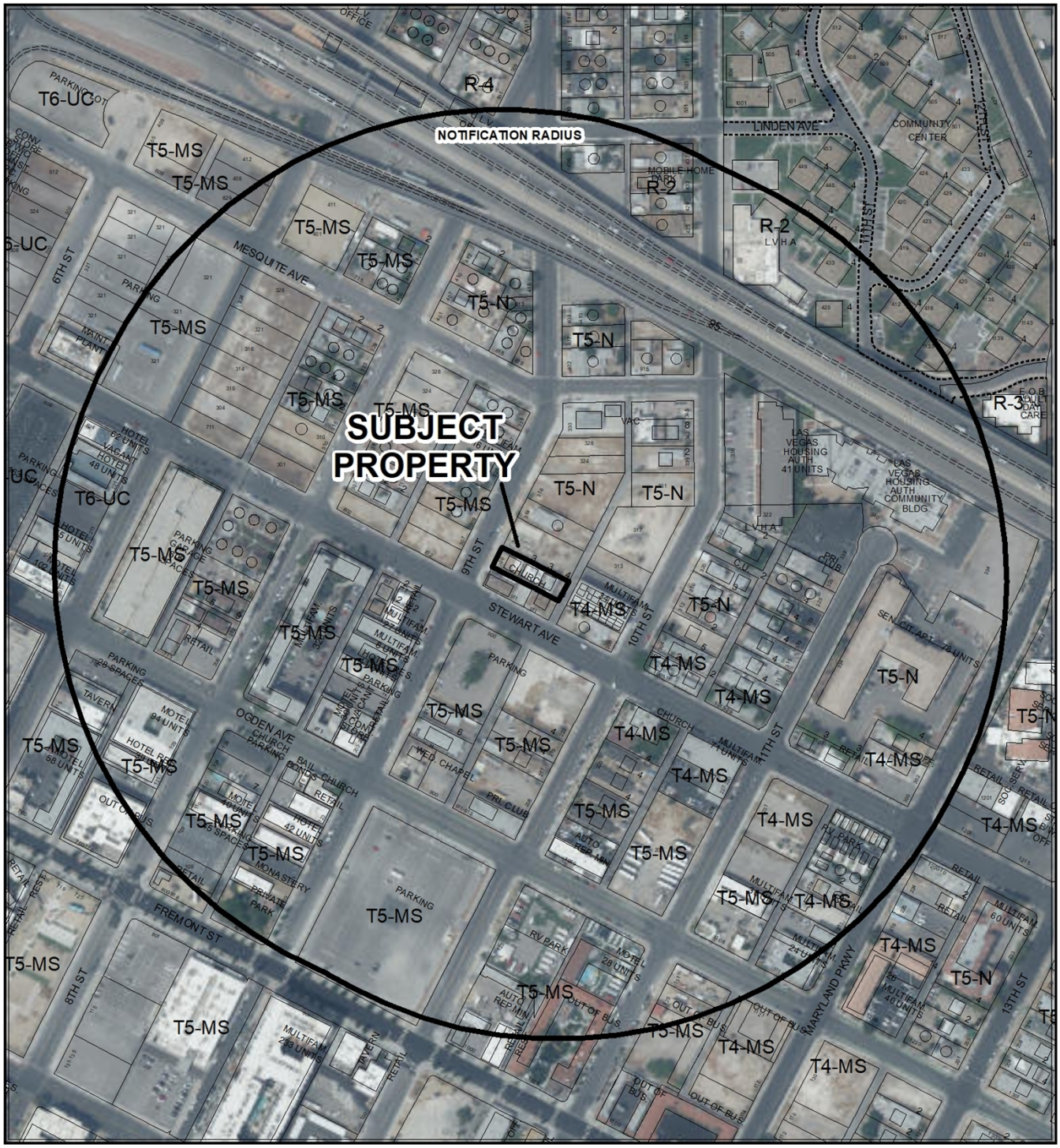
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments from Clark County School District for 21-0540-SDR1



CASE: **21-0540-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T5-MS (Main Street)



CASE: **21-0540-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T5-MS (Main Street)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0540-SDR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 227

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

21-0540-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 09/20/21, except as amended by conditions herein.

3. A Waiver from Title 19.09.050.E.020.E is hereby approved, to allow a two-foot rear yard setback where a minimum of five feet is required.

4. A Waiver from Title 19.09.100.G is hereby approved, to allow one unimpeded parking space where 11 to 19 unimpeded parking spaces are required.

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

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

7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

10. 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.

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

Public Works

12. The sidewalks along Ninth Street adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Prior to issuance of any building or grading permits, a Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works to demonstrate parking cycle times for the proposed parking structure will not adversely impact the public alley right-of-way. Comply with the recommendation of the City Traffic Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to rehabilitate the exterior building facades and remodel the interior floor plans for an existing two-story multi-family residential development consisting of 18 studio and one bedroom apartments within three buildings at 306 North 9th Street. The three buildings currently contain 11 multi-family units. The building floor areas will not be expanding, but the full interiors would be remodeled to add seven units.

The proposed plan indicates one handicapped surface parking space and a 68-foot tall automated parking structure that can accommodate 20 vehicles.

ISSUES

- A Waiver of Title 19.09 parking requirements is requested for this project, as one onsite space would be provided where 11 to 19 unimpeded spaces are required. The applicant is proposing to mitigate the lack of onsite parking by proposing an automated rotary vehicle parking structure. Staff recommends denial of the Waiver.
- A Waiver of Title 19.09 Building Placement standards is requested to allow a two-foot rear yard setback where five feet is required. Staff recommends denial.
- The proposed automated vehicle parking structure is prefabricated and not fully enclosed. The applicant is not proposing to provide any additional screening of the structure.
- A mapping action is required to consolidate existing platted lots on the parcel that makes up this site prior to issuance of any building permits. If approved, a condition of approval addresses this requirement.

ANALYSIS

The site is adjacent to a multi-family residential complex on the east, a church on the south and vacant property on the west and north. A roof deck is planned for one of the buildings, which is considered a third story for building code purposes. A summary of the buildings includes the following:

- Building 1: two stories, eight units (one bedroom and studio)
- Building 2: two stories, four units (one bedroom), new roof deck with cover
- Building 3: two stories, six units (one bedroom and studio)

The site is located within the T5-MS (T5-Main Street) zoning district which is intended to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. Buildings should be placed at or near the edge of right-of-way, be between two to seven stories in height on large width lots in which the buildings cover most if not all of the lot area.

Adherence to Form-Based Code (Title 19.09) requirements is restricted for this project, as there is no expansion of the existing apartment buildings (reference Title 19.09.020.D). There is, however, new construction proposed along the alley and a façade rehabilitation along 9th Street that are subject to Title 19.09. New streetscape along 9th Street is encouraged, but may be deferred, as there is less than 50% block coverage. The "Downtown Residential" use, which includes multi-family residential, is a permitted use, as are accessory structures. Any new perimeter walls are subject to Title 19.08 requirements. Additional parking generated by the new units is required to be provided onsite or through an alternative means as provided for through Title 19.

To accommodate parking that would not otherwise be available onsite, a 68-foot tall mechanized rotary drive vehicle parking structure is proposed with alley access. This particular model features an arching roof. The structure takes up about as much surface area as a handicapped parking space but stacks up to 20 sedan-sized vehicles using a rotary lift system. According to the applicant, the typical average waiting time for a user to retrieve a vehicle is 70 seconds. Literature provide for the specific product allows for a maximum wait time of two minutes, 20 seconds for retrieval. Screening of vehicles is minimal, and the vehicles would be visible from the alley and other views, as the next tallest building on this site (Building 2) is about 39 feet with a proposed roof deck cover. The T5-MS zoning district allows new buildings of between two and seven stories. Using the T5-MS minimum floor-to-ceiling requirements, the parking structure height equates to seven stories. There is no planned mitigation of noise effects or possible traffic conflicts in the adjacent alley due to vehicle queueing.

In order to approve this Site Development Plan Review, Waivers must be approved for the following:

- One unimpeded parking space where 11-19 spaces are required
- Two-foot rear yard setback for new parking structure where a minimum of five feet is required

Title 19 requires unimpeded parking spaces in order to be counted as onsite parking; that is, spaces cannot be designed in tandem or stacked on top of each other, but must be situated so that the moving of any vehicle in order to enter or leave another space is not necessary. In this case, only one unimpeded space is available at all times, which is the provided handicapped space. A Waiver is therefore necessary, which staff does not support.

The vehicle parking structure is proposed to be situated approximately two feet from the rear (east) property line where five feet is required by the T5-MS zoning district building placement standards. The applicant has chosen to locate the proposed building within the setback area, as there does not appear to be enough space between Building 3 and rear property line otherwise. This indicates that the applicant is attempting to overbuild the site, which is a self-imposed hardship. Staff therefore recommends denial of the required Waiver.

The submitted elevations indicate the facades will be rehabilitated to repaint stucco exteriors to create visual interest, resize windows, add window trimming and to add a roof deck on Building 2. The changes are appropriate and compatible with development in this area.

A section line runs through the site, separating lots within different subdivisions. A condition of approval will require remapping to combine the lots.

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 approximately two additional primary and secondary school students would be generated by the newly proposed multi-family residential units on this site. According to CCSD, Rancho High School was about 33 percent over program capacity for the 2020-21 school year; Hollingsworth Elementary School and Fremont Middle School were both under capacity.

The multi-family residential use is greatly intensified by the additional units and the automated vehicle parking structure, which is out of character for buildings in this area. Staff recommends denial of the Site Development Plan Review request with conditions if approved.

FINDINGS (21-0540-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 façade rehabilitation of the existing buildings is compatible with other development in this area; however, the automatic parking structure is not aesthetically compatible, is not adequately screened and the height far exceeds any 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 changes mostly consists in exterior rehabilitation of existing building facades, which is not subject to Title 19.09 standards but generally meets Title 19.08 commercial design standards. New construction consisting of a proposed automated vehicle parking structure does not meet applicable Title 19.09 standards. Staff recommends denial of the requested waivers.

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

Access to the site is from a 20-foot alley along the east property line. Due to existing building placement, there is no onsite circulation; instead, vehicles will utilize an automatic vehicle parking structure that may result in queueing in the alley as another vehicle is loaded or retrieved.

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

Building materials, including stucco, aluminum and stainless steel are typical for this area. Additional drought-tolerant landscape materials will enhance the pedestrian environment.

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

The submitted building elevations for the rehabilitated facades create a pleasing environment and are compatible with the area. However, the vehicle parking structure is aesthetically incompatible with other buildings.

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 safeguarding the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/15/16	The City Council adopted a Resolution (R-25-2016) adopted the Vision 2045 Downtown Las Vegas Master Plan and granted authority to the Department of Planning to implement the Plan.
10/17/18	The City Council adopted Ordinance #6649, which amended Title 19 to add a new chapter (19.09) related to form-based code and transect zones.
07/03/19	The City Council adopted Ordinance #6693, which amended Title 19 to include development standards for the Fremont East District.
10/16/19	The City Council approved a request for a General Plan Amendment (GPA-75814) to amend portions of the Southeast Sector Land Use Map from: C (Commercial) and MXU (Mixed Use) to FBC (Form-Based Code) on approximately 226 acres in the Fremont East District generally location south of Interstate 515, west of Eastern Avenue, north of Carson Avenue, and east of Las Vegas Boulevard. The Planning Commission and staff recommended approval.
10/16/19	The City Council approved a request for a Rezoning from: C-1 (Limited Commercial), C-2 (General Commercial), R-5 (Apartment) R-4 (High Density Residential), R-3 (Medium Density Residential) and R-2 (Medium-Low Density Residential) to: T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T5-N (T5 Neighborhood), T5-MS (T5 Main Street) and T6-UC (T6 Urban Core) on approximately 226.00 acres in the Fremont East District generally located south of U.S. Highway 515, east of Las Vegas Boulevard, north of Carson Avenue, and west of Eastern Avenue. The Planning Commission and staff recommended approval.
05/24/21	Code Enforcement processed a Case (CE21-02135) to investigate a complaint regarding a homeless camp on vacant lot at 310 North 9th Street. The case was resolved 06/14/21.

Most Recent Change of Ownership	
12/18/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1952	Multi-family dwellings were constructed at 306 North 9th Street.
6/21/61	A building permit (#4952) was issued for a three-unit multi-family residential dwelling at 306 North 9th Street. A final inspection was completed 12/11/61.

Pre-Application Meeting	
08/26/21	A pre-application meeting was held with the applicant to discuss a Site Development Plan Review application for changes proposed to an existing multi-family residential development. Staff discussed the applicable Form Based Code requirements.

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

Field Check	
09/27/21	The site contains three, two-story apartment buildings in fair condition. Parking is located in the rear, but the spaces are not striped and a portion of the lot has been blocked off. There is no rooftop screening of mechanical equipment.

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	FBC (Form Based Code)	T5-N (T5 Neighborhood)
North	Vacant	FBC (Form Based Code)	T5-N (T5 Neighborhood)
South	Church/House of Worship	FBC (Form Based Code)	T5-MS (T5 Main Street)
East	Multi-Family Residential (condominiums)	FBC (Form Based Code)	T4-MS (T4 Main Street)
	Vacant		T5-N (T5 Neighborhood)
West	Vacant	FBC (Form Based Code)	T5-MS (T5 Main Street)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan Area – Fremont East District	N
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 3	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
D. Building Types			
Flex Low-Rise (allowed in T5-MS)			
E. Building Placement			
Setback - Rear	min 5’ / max N/A	2 feet	N*
F. Building Form			
Building Height (primary)	2 to 7 stories	7 stories/68 feet (existing 2-story buildings)	Y
Max Lot Coverage	90%	44%	Y
G. Frontages			
N/A to this project			N/A
H. Encroachments into Façade Zone			
N/A to this project	10 feet	3 feet	N/A
K. Required Street Trees			
< 50% block coverage: requirements not mandatory			N/A
L. Open Space			
Width			N/A

*Waivers of Title 19.09 Form-Based Code Standards are requested. See table below.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
9th Street	Minor Collector	Title 13	72	Y

Pursuant to Title 19.04 and 19.09, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
9th Street (Commercial Neighborhood Street)			
Sidewalk	6-10 feet	5 feet existing	N/A
Amenity Zone	5 feet	8 feet existing	Y
Tree wells/planters	5-foot by 5-foot wells	None	N/A
Tree spacing	20 feet on center	None	N/A
Tree species	Per 19.09.040.C Table 1	None	N/A

Pursuant to Title 19.08, 19.09 and 19.12, the following parking standards apply:

J. Parking Requirements							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Downtown Residential – 1BR or studio	18 units	1.25 spaces per unit	22.5				
Guest Parking	18 units	1 space per 6 units	3				
TOTAL SPACES REQUIRED (weighted requirement, see below)			11-19		1		N*
Regular and Handicap Spaces Required			10-18	1	0	1	Y

Downtown Form Based Code Parking Standards - Title 19.09.100.G			
Weighted Parking Standards Low Load – Zone 3 (high load)	Between 40% and 70% of 26 parking spaces	1 parking space (4%)	N*
Bicycle Parking Requirements	N/A (< 20 units)	0 spaces	N/A

*Waivers of Title 19.09 Form-Based Code Standards are requested. See table below.

Waivers		
Requirement	***Request***	***Staff Recommendation***
19.09 Form-Based Code parking requirement: 40-70% of the Title 19.12 parking calculation for the Multi-Family Residential use (26 spaces)	To allow one unimpeded parking space where 11-19 unimpeded parking spaces are required	Denial
19.09 T5-MS Rear Yard Setback requirement: Min. 5'/no max.	To allow the vehicle parking structure to be set back 2 feet where 5 feet is 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) Common Area Open Space

Project Address (Location) 306 N. 9th St Las Vegas, NV 89101

Project Name 9th Street Apartments **Proposed Use** Apartment Project

Assessor's Parcel #(s) 13934612069 **Ward #** _____

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

Additional Information _____

Property Owner RAMDA PROPERTIES NEVADA, LLC Contact Alex Guevara

Address 13012 Crenshaw Blvd` City Gardena State CA Zip 90249

E-mail alex@ramda.com Phone 310-538-2136

Applicant RAMDA PROPERTIES NEVADA, LLC Contact Alex Guevara

Address 13012 Crenshaw Blvd` City Gardena State CA Zip 90249

E-mail alex@ramda.com Phone 310-538-2136

Representative LD Group, LLC Contact Bruce Langson

Address 7475 W. Sahara Ave. #100 City Las Vegas State NV Zip 89117

E-mail blangson@gmail.com Phone 702-265-1735

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 DANIEL GUEVARA

Subscribed and sworn before me

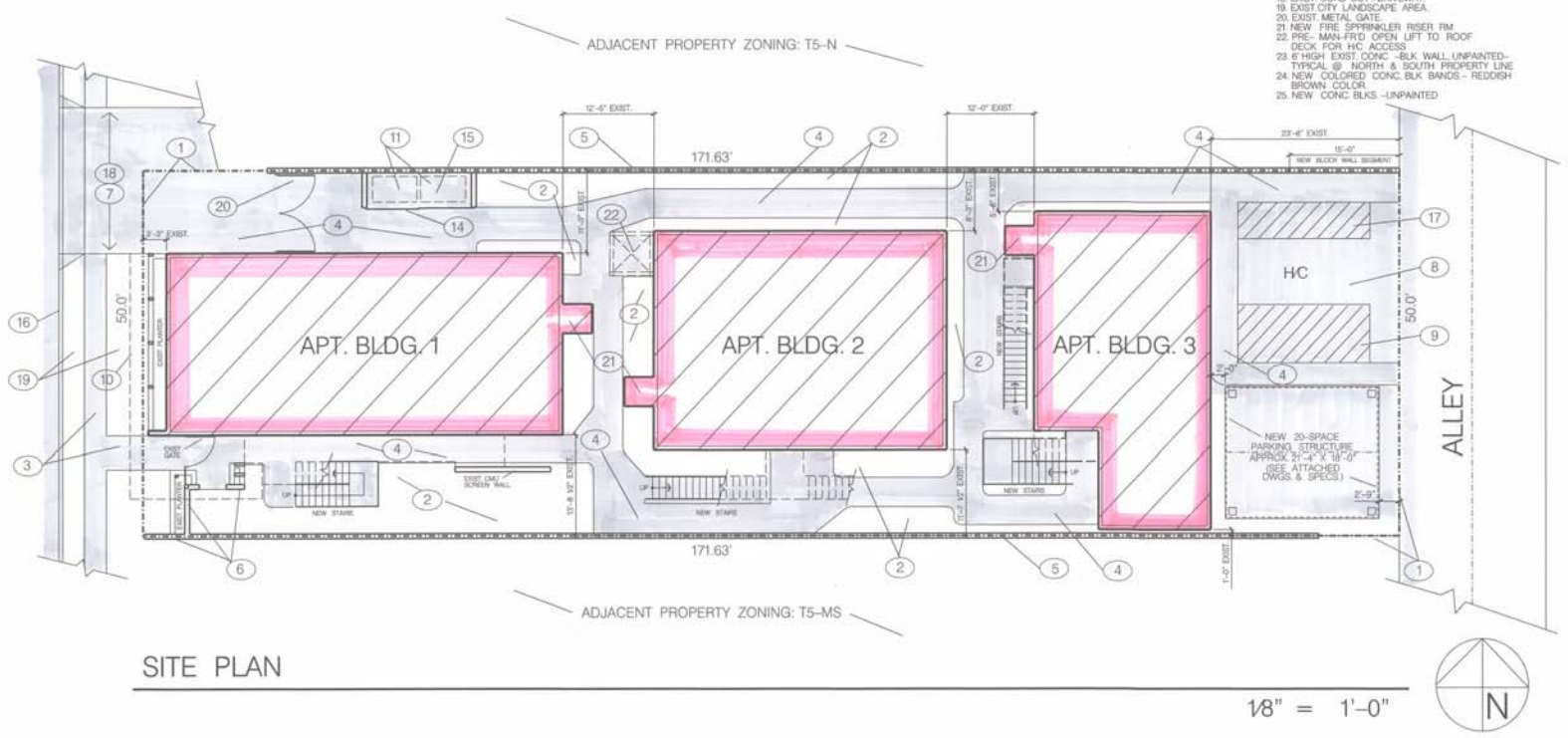
This 18th day of September, 20 21

_____

Notary Public in and for said County and State

21-0540
09/20/2021

JOEL PORTILLO
Notary Public - California
Los Angeles County
Commission # 2367924
My Comm. Expires Jul 27, 2025

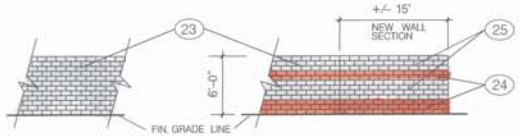


SITE PLAN

1/8" = 1'-0"

KEYNOTES

1. PROPERTY LINES
2. LANDSCAPE AREA
3. EXIST. CONC. SIDEWALK
4. NEW CONC. SIDEWALK
5. EX.IST. 6' HIGH CONC. BLK. WALL
6. EXIST. ACCENT WALL, SEE ELEVATIONS.
7. EXIST. ASPHALT DRIVEWAY
8. NEW H/C PARKING SPACE
9. NEW 8' WIDE H/C ACCESS AISLE
10. EXIST. LINE OF DECK OR STRUCTURE ABOVE
11. NEW (2) TRASH BINS.
12. EX.IST.STUCCOED FIN WALLS
13. NEW 5' WIDE CONC. WALK -H/C ACCESSIBLE
14. NEW W.I. GATE @ TRASH ENCLOSURE
15. NEW TRASH ENCLOSURE W/MTL GATE.-W/MTL TRELLIS ON TOP W/MTL TRELLIS ABOVE.
16. EXIST. CONCRETE CURB.
17. NEW 5'-0" W. H/C/ACCESS AISLE.
18. EXIST. CURB-CUT / DRIVEWAY.
19. EXIST.CITY LANDSCAPE AREA.
20. EXIST. METAL GATE.
21. NEW FIRE SPRRINKLER RISER RM.
22. PRE- MAN-FR'D OPEN LIFT TO ROOF DECK FOR H/C ACCESS
23. 6' HIGH EXIST. CONC. -BLK. WALL, UNPAINTED- TYPICAL @ NORTH & SOUTH PROPERTY LINE
24. NEW COLORED CONC. BLK BANDS.- REDDISH BROWN COLOR.
25. NEW CONC. BLKS. -UNPAINTED



PERIMETER CONC. BLK. WALL ELEVATIONS

1/8" = 1'-0"



VICINITY MAP

NO SCALE

TABULATION

APN# 139-34-612-069
ZONING: MAIN STREET (T5-MS)
LOT SIZE: .20 ACRE
TOTAL NUMBER OF APARTMENTS: 15
UNITS PER ACRE: 60
PARKING SPACES REQUIRED: 26 (1.25 SPACES PER UNIT and 16 GUEST PARKING)
PARKING SPACES PROVIDED: 21 (ON-SITE ACCESS IN GARAGE, ELEVATOR AND STAIRS)

REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-9952
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

SITE PLAN

Date: 08-13-2021
Scale: 1/8" = 1'-0"
Drawn: T.O./J.K.
Job:
Sheet: A-1

21-0540
09/20/2021



LANDSCAPE PLAN

1/8" = 1'-0"

N

PLANT LEGEND

SYMBOL	COMMON NAME
	TEXAS MOUNTAIN LAURAL TREE 24" BOX SIZE
	BLUE PALO VERDE TREE (CERCIDIUM FLORIDUM)–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

21-0540
09/20/2021

REVISIONS | BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

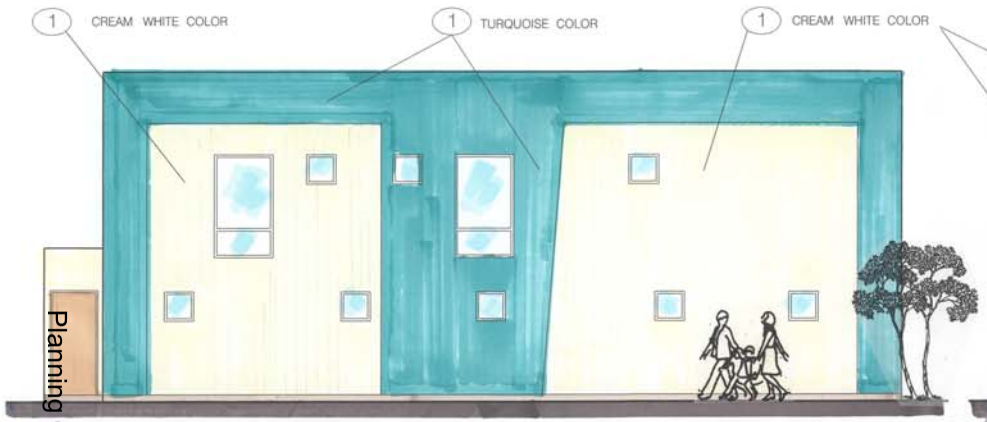
ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

2980 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

LANDSCAPE PLAN

Date 09-09-2021
Scale 1/8" = 1'-0"
Drawn T.O./J.K.
Job
Sheet A–2



BLDG. 1 NORTH ELEVATION

1/4" = 1'–0"

KEYNOTES SAME AS SOUTH ELEV., U.N.O.



BLDG. 1 WEST ELEVATION

1/4" = 1'–0"

KEYNOTES SAME AS SOUTH ELEV., U.N.O.

KEYNOTES

1. STUCCO–SAND FINISH, COLOR INDICATED
2. GALV. MTL. STAIR RAILING W/ PERFORATED HOLE DESIGN–UNPAINTED
3. ALUM. WINDOWS–UNFINISHED ALUM. COLOR
4. MTL. PANEL DOOR–LIGHT TAN COLOR
5. STUCCOED POP–OUT WALL PLANE AREAS– STUCCO OVER 1" THICK STYROFOAM
6. SAME AS NOTE # 2 EXCEPT BALCONY WALKWAY RAILING
7. EXIST. WOOD POSTS
8. EXIST. 2' HIGH CMU PLANTER WALL
9. EXIST. 5'8" HIGH CMU FIN WALL
10. EXIST. STUCCOED FIN WALL BETOND
11. DECK LINE BEYOND
12. GALV. STL. STAIR STRINGER– UNPAINTED



BLDG. 1 SOUTH ELEVATION

1/4" = 1'–0"



BLDG. 1 EAST ELEVATION

1/4" = 1'–0"

KEYNOTES SAME AS SOUTH ELEV., U.N.O.

0' 5' 15' 25'

21-0540
09/20/2021

REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-9952
2180 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

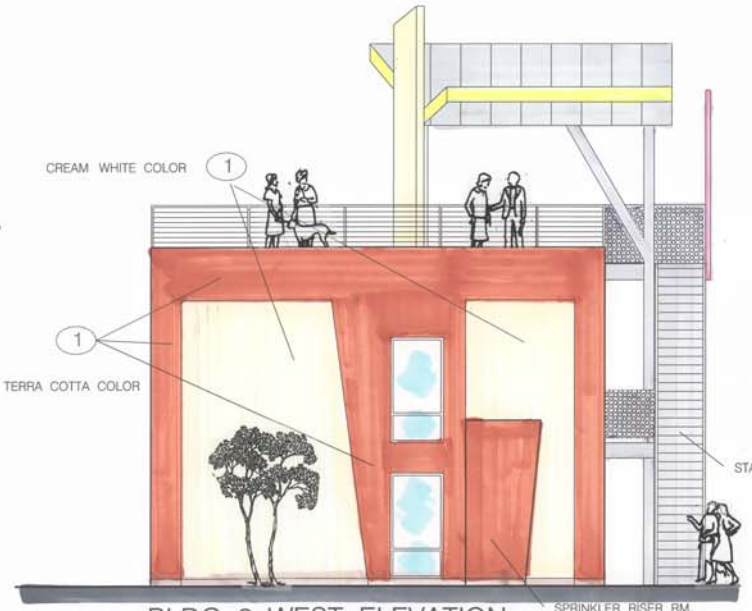
BLDG. 1 EXTERIOR ELEVATIONS

Date: 08-14-2021
Scale: 1/4" = 1'-0"
Drawn: T.O./J.K.
Job:
Sheet: A–7

Planning Commission November 9, 2021 – Page 836

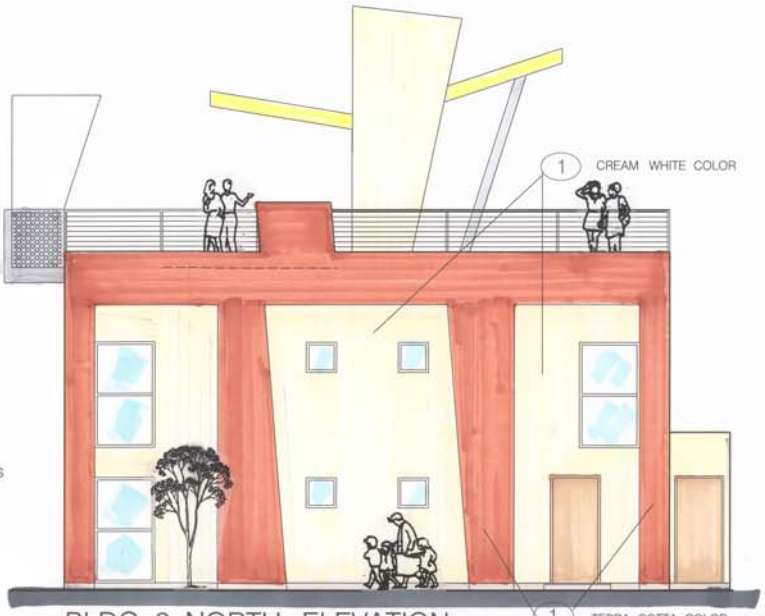
KEYNOTES

1. STUCCO–SAND FINISH, COLOR INDICATED
2. GALV. MTL. STAIR RAILING W/ PERFORATED HOLE DESIGN–UNPAINTED
3. ALUM. WINDOWS–UNFINISHED ALUM. COLOR
4. MTL. PANEL DOOR–LIGHT TAN COLOR
5. STUCCOED POP–OUT WALL PLANE AREAS–STUCCO OVER 1" THICK STYROFOAM
6. 8" DIAM. GALV. STL. PIPE COL. (UNPAINTED)
7. STUCCOED FIN WALL BEYOND
8. STL. FASCIA – PAINTED W/"CHROME YELLOW" AUTO PAINT
9. SILVER STANDING SEAM MTL. ROOF
10. 2" SQ. GALV. STL. RAILING MEMBERS–UNPAINTED
11. STAINLESS STL. CABLE RAILING
12. MULTI–COLORED NEON MARTINI GLASS LOGO
13. "KALWALL" TYPE PLASTIC/STYROFOAM SANDWICH PANEL TRANSLUCENT FIN WALL
14. DECK BEYOND
15. GALV. STL. STAIR STRINGER–UNPAINTED



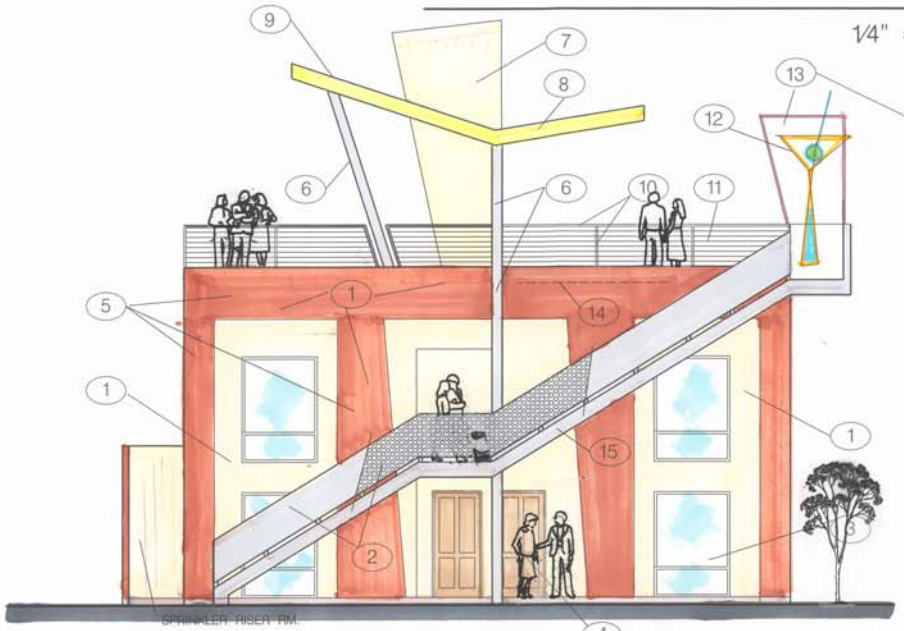
BLDG. 2 WEST ELEVATION

1/4" = 1'–0"



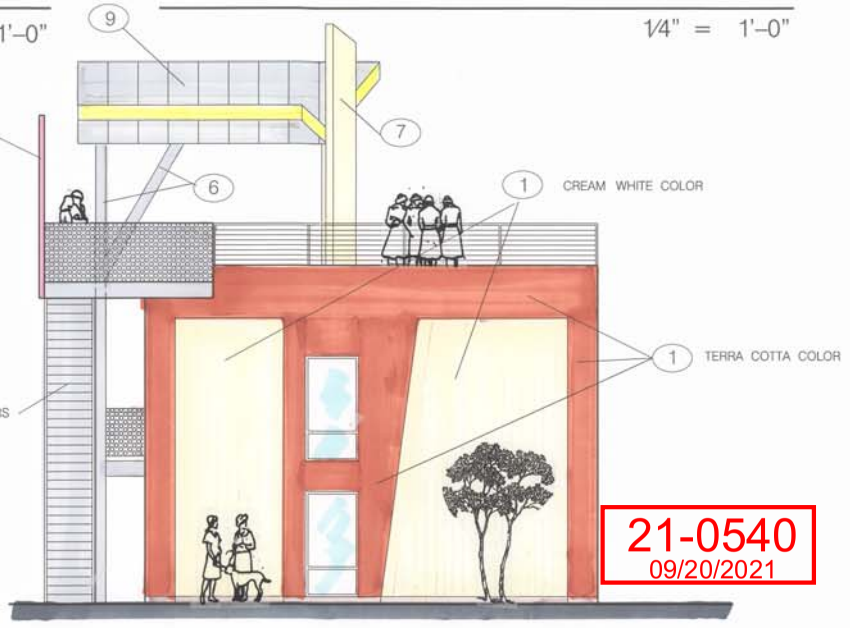
BLDG. 2 NORTH ELEVATION

1/4" = 1'–0"



BLDG. 2 SOUTH ELEVATION

1/4" = 1'–0"



BLDG. 2 EAST ELEVATION

KEYNOTES SAME AS SOUTH ELEV., U.N.O. 1/4" = 1'–0"

21-0540
09/20/2021

REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

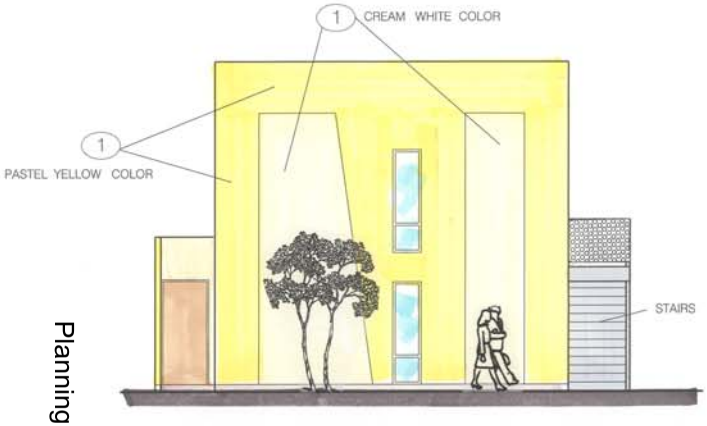
702-382-0427
fax. 382-9952

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BLDG. 2 EXTERIOR ELEVATIONS

Date: 08-14-2021
Scale: 1/4" = 1'-0"
Drawn: T.O./J.K.
Job:
Sheet: A–8

Planning Commission November 9, 2021 - Page 837

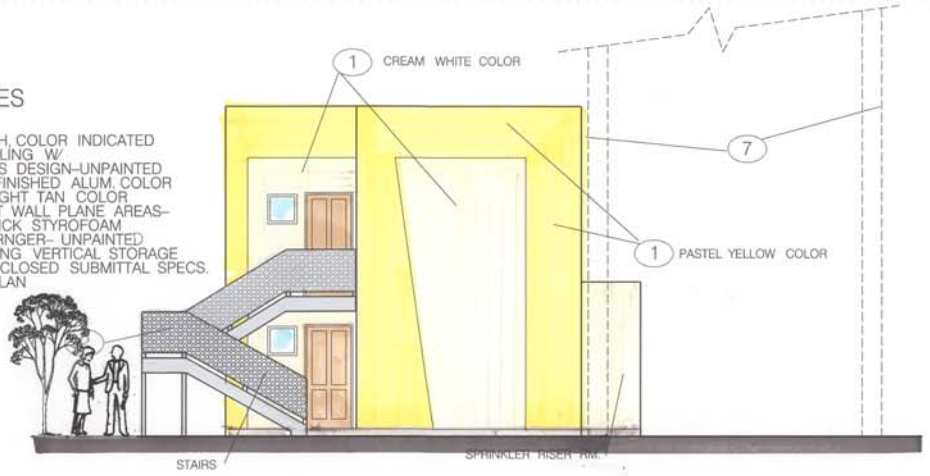


BLDG. 3 NORTH ELEVATION

1/4" = 1'-0"

KEYNOTES

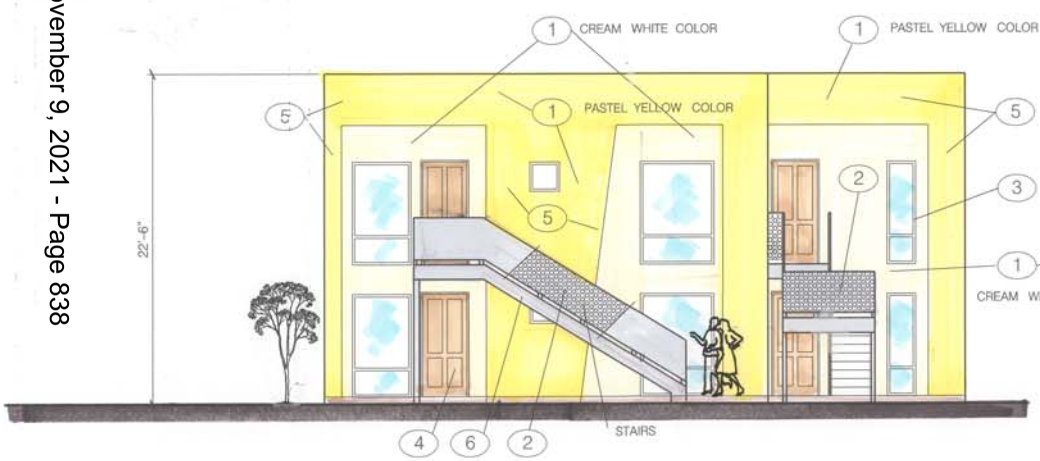
1. STUCCO-SAND FINISH, COLOR INDICATED
2. GALV. MTL. STAIR RAILING W/ PERFORATED CIRCLES DESIGN-UNPAINTED
3. ALUM. WINDOWS-UNFINISHED ALUM. COLOR
4. MTL. PANEL DOOR-LIGHT TAN COLOR
5. STUCCOED POP-OUT WALL PLANE AREAS-STUCCO OVER 1" THICK STYROFOAM
6. GALV. STL. STAIR STRINGER- UNPAINTED
7. PRE-FAB CAR PARKING VERTICAL STORAGE STRUCTURE -SEE ENCLOSED SUBMITTAL SPECS. FOR ELEVATION & PLAN



BLDG. 3 SOUTH ELEVATION

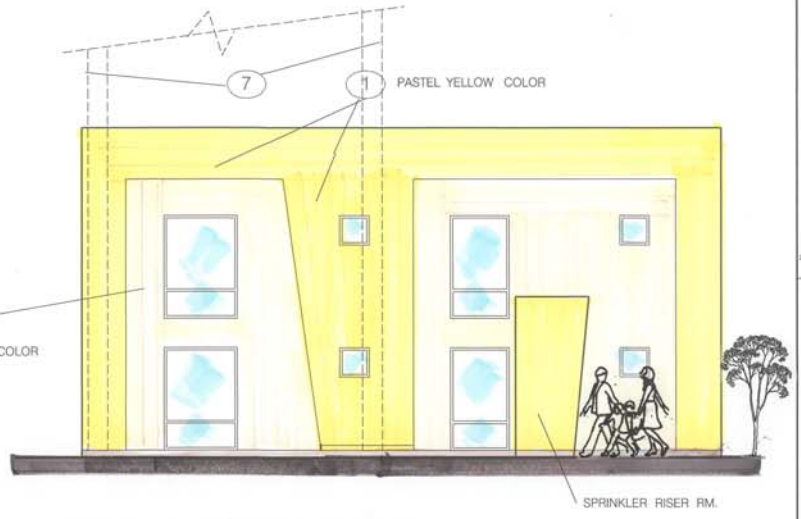
1/4" = 1'-0"

KEYNOTES SAME AS WEST ELEV., U.N.O.



BLDG. 3 WEST ELEVATION

1/4" = 1'-0"



BLDG. 3 EAST ELEVATION

1/4" = 1'-0"

KEYNOTES SAME AS WEST ELEV., U.N.O.

0' 5' 15' 25'

21-0540
09/20/2021

REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

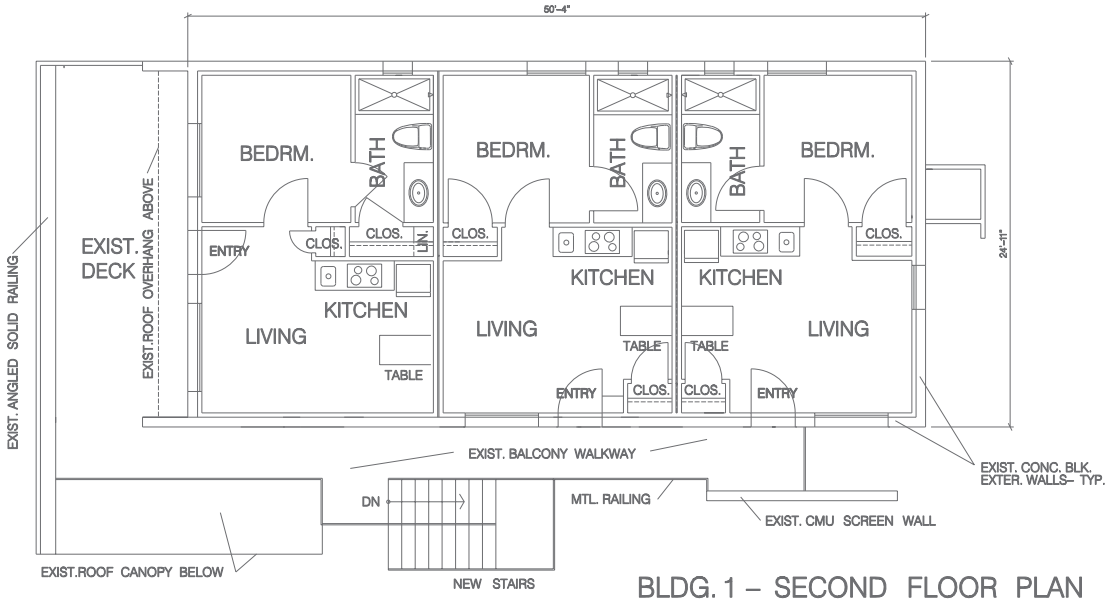
702-382-0427
fax. 382-9952

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BUILDING 3 EXTERIRO ELEVATIONS

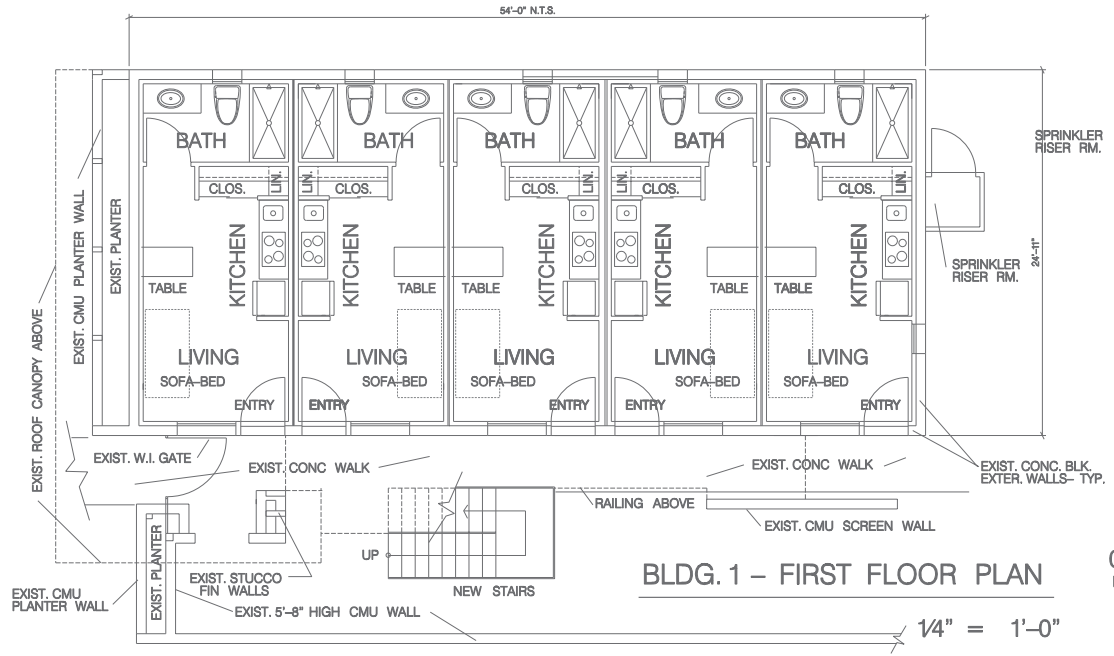
Date: 08-14-2021
Scale: 1/4" = 1'-0"
Drawn: T.O./J.K.
Job:
Sheet: A-9

Planning Commission November 9, 2021 - Page 838



BLDG. 1 – SECOND FLOOR PLAN

1/4" = 1'-0"



BLDG. 1 – FIRST FLOOR PLAN

1/4" = 1'-0"

NOTE: ALL APT. UNIT FLOOR PLANS & INTERIOR WALLS ARE NEW

21-0540
09/20/2021

0' 5' 15' 25'

N

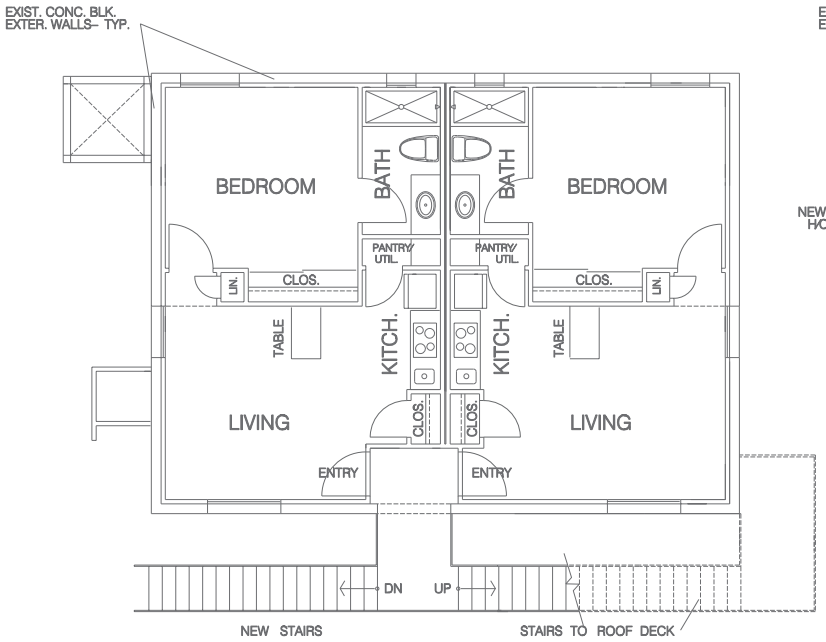
REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-6862
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

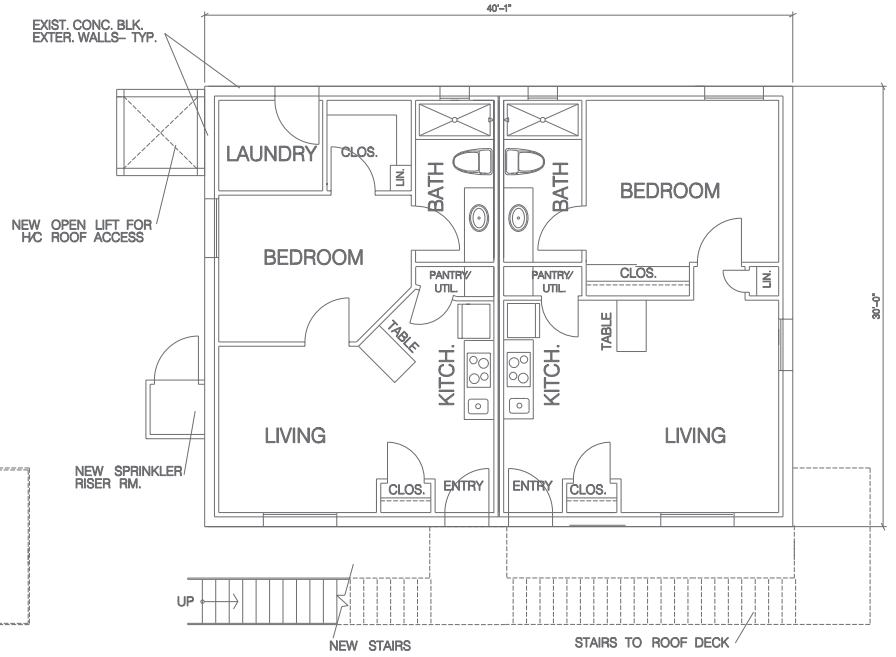
BLDG. 1 FLOOR PLANS

Date: 06-14-2021
Scale: 1/4" = 1'-0"
Drawn: T.O./J.K.
Job:
Sheet: A-3



BLDG. 2–SECOND FLOOR PLAN

1/4" = 1'–0"



BLDG. 2–FIRST FLOOR PLAN

1/4" = 1'–0"

NOTE: ALL APT. UNIT FLOOR PLANS & INTERIOR WALLS ARE NEW

21-0540
09/20/2021

0' 5' 15' 25'

N

REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-6862
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

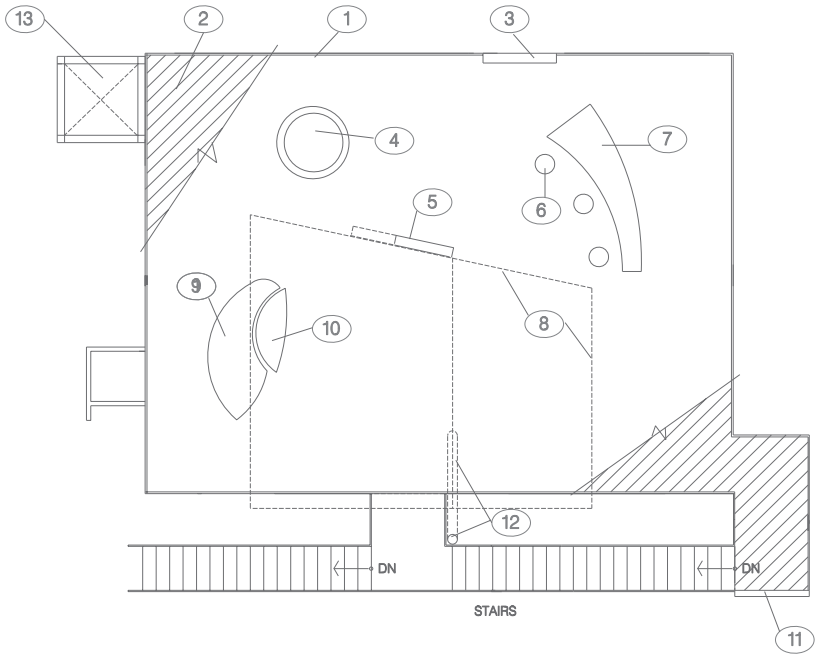
BLDG. 2 FLOOR PLANS

Date: 06-14-2021
Scale: 1/4" = 1'-0"
Drawn: T.O./J.K.
Job:
Sheet: A–4

KEYNOTES

(ALL KEYNOTES ARE NEW CONSTRUCTION)

1. CABLE RAILING– SEE ELEVATIONS
2. REDWOOD DECKING
3. STUCCOED RAIL WALL SEGMENT– SEE ELEVATIONS
4. RAISED MTL. FIREPIT ON CONC. SLAB BASE BELOW
5. STUCCOED ANGLED FIN WALL–SEE ELEVATIONS
6. BAR STOOLS
7. COLORED CONC. BAR COUNTER ON REDWOOD SLAT BASE
8. LINE OF MTL. ROOF CANOPY ABOVE– SEE ELEVATIONS
9. 18" DEEP "FOOT WADING" POOL AREA
10. COLORED PADDED SEAT CUSHION
11. TRANSLUCENT DECORATIVE FIN WALL W/ NEON LOGO– SEE ELEVATIONS
12. GALV. STL. PIPE COLUMN & ANGLED BRACE ELEMENT– SEE ELEVATIONS
13. PRE–MAN–FR'D OPEN LIFT FOR H/C ROOF ACCESS



BLDG. 2–ROOF DECK PLAN

1/4" = 1'–0"

NOTE: ROOF DECK IS ALL NEW CONSTRUCTION

21-0540
09/20/2021

0' 5' 15' 25'

N

REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

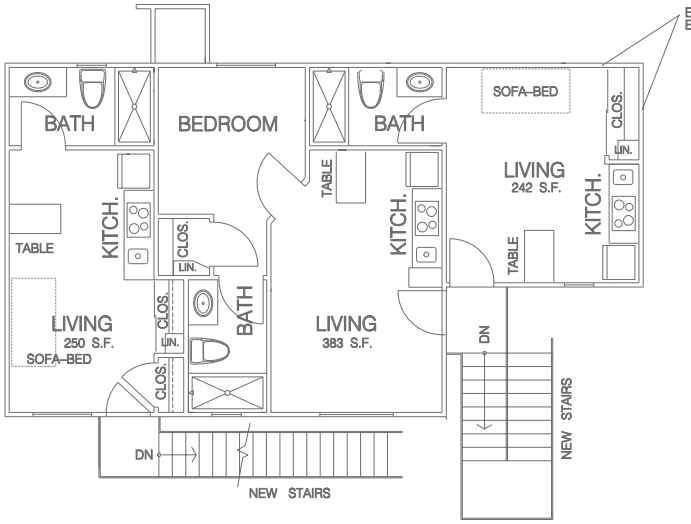
ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-6862

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

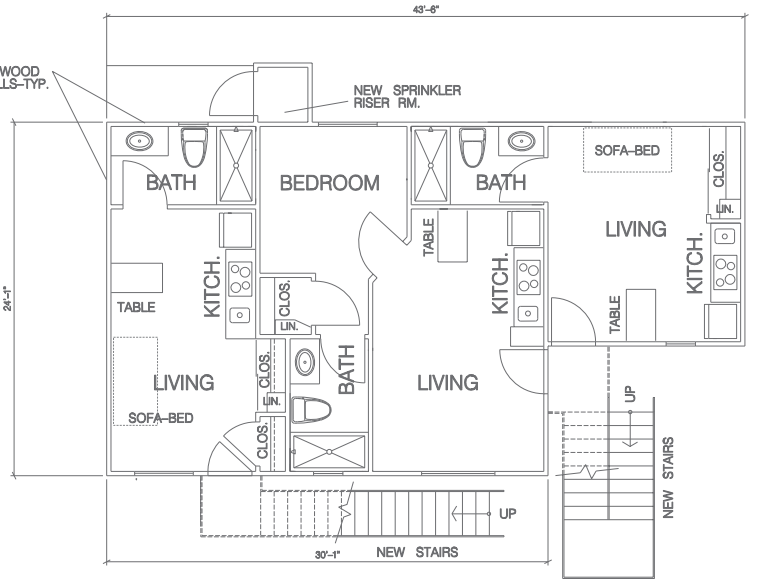
BLDG. 2 ROOF DECK PLAN

Date: 06-14-2021
Scale: 1/4" = 1'-0"
Drawn: T.O./J.K.
Job:
Sheet: A–5



BLDG. 3–SECOND FLOOR PLAN

1/4" = 1'–0"



BLDG. 3–FIRST FLOOR PLAN

1/4" = 1'–0"

NOTE: ALL APT. UNIT FLOOR PLANS & INTERIOR WALLS ARE NEW

21-0540
09/20/2021

0' 5' 15' 25'

N

REVISIONS	BY

9TH STREET APARTMENTS
REMODEL OF EXISTING APTS.
9TH ST. NEAR STEWART ST., LAS VEGAS

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-6862

2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

BUILDING 3 FLOOR PLANS

Date: 06-14-2021
Scale: 1/4" = 1'-0"
Drawn: T.O./J.K.
Job:
Sheet: A-6

9TH ST. APARTMENTS COLOR & MATERIALS BOARD



TYPICAL WALLS: SAND FINISH STUCCO

CW023W Lis Creme

BASE BLDG. COLOR–
ALL BLDGS. BLDG.



STAIR RAILING:
"McNICHOLS" CO.
MTL. PANELS
–PERPORATED



GALV. MTL.

MTL. STAIR RAILING & STRINGER
& ROOF CANOPY STRUCT. ROOFING
UNPAINTED GALV. MTL.



POP–OUT WALL PLANE
COLOR–BLDG. 1



POP–OUT WALL PLANE
COLOR–BLDG. 2



POP–OUT WALL PLANE
COLOR–BLDG. 3

NOTE: ALL PAINT COLORS ARE "FRAZEE" PAINT

21-0540
09/20/2021



21-0540-SDR1 - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC
306 NORTH 9TH STREET

09/27/2021



21-0540-SDR1 - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC
306 NORTH 9TH STREET

09/27/2021



21-0540-SDR1 - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC
306 NORTH 9TH STREET

09/27/2021



21-0540-SDR1 - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC
306 NORTH 9TH STREET

09/27/2021



21-0540-SDR1 - APPLICANT/OWNER: - RAMDA PROPERTIES NEVADA, LLC
306 NORTH 9TH STREET

09/27/2021

AUG.14, 21

9TH STREET APARTMENTS PROJECT
JUSTIFICATION LETTER

THE PROJECT ACCOMPLISHES TWO HIGHLY BENEFICIAL THINGS FOR THE LAS VEGAS DOWNTOWN AREA:
1). IT REHABS THREE RUNDOWN EXISTING APARTMENT BUILDINGS BUILT IN THE MID 1950'S AND IN 1939, CHANGING BOTH ALL THE BUILDING ELEVATIONS AS WELL AS THE INTERIOR FLOOR PLANS. THE ELEVATIONS ARE DONE IN THE "MID CENTURY MODERN" DESIGN STYLE AND COLOR PALETTE. THERE IS A VACANT LOT ADJOINING THE SITE TO THE NORTH, AND AN ADANDONED DERELICT BUILDING NEXT TO THAT, SO THIS PROJECT SERVES TO START THE REDEVELOPMENT OF AN AREA OF DOWNTOWN, GREATLY IN NEED OF NEW DEVELOPMENT, 2).THE PROJECT PROVIDES MUCH NEEDED WALK-UP STYLE (TWO STORY) DOWNTOWN HOUSING, WITH UNITS BEING EITHER AFFORDABLE STUDIO OR ONE BEDROOM TYPE, WITH A VARIETY OF FLOOR PLANS (18 UNITS TOTAL). SOME OF THE UNITS COULD ALSO BE RENTED AS AIRBNB TYPE TOURIST RENTALS, WITH MARKETING STUDY INDICATING A NEED FOR SUCH UNITS DOWNTOWN, ESPECIALLY SMALL STUDIOS. THE PROJECT ALSO INCLUDES A ROOF DECK AREA ON BUILDING TWO, A GREAT AMMENITY FOR USE BY RESIDENTS OR TOURIST RENTERS- WITH VIEWS TO THE DOWNTOWN AREA AND OF THE MOUNTAINS. THE PROJECT INCLUDES A UNIQUE CAR STACKING/ELEVATOR PARKING STRUCTURE, WHICH ALLOWS FOR THE SITE TO BE MORE FULLY UTILIZED, PROVIDING MORE MODERN APARTMENTS FOR THE DOWNTOWN AREA. THE PARKING STRUCTURE DESIGN IS IN KEEPING WITH THE URBAN NATURE OF THE DOWNTOWN AREA. THE PARKING STRUCTURE IS LOCATED AT THE BACK OF THE PROJECT AND SO NOT OBTRUSIVE FROM 9TH STRRET OR NEARBY STEWART STREET.

IN ADDITION, SOME OF THE HISTORICAL ARCHITECTURAL NATURE OF THE SITE HAS BEEN PRESERVED-ALONG 9TH STREET THE "MID CENTURY MODERN" DESIGN FEATURES OF BUILDING ONE, CIRCA THE MID 1950'S AND INSPIRED BY FRANK LLOYD WRIGHT, HAVE BEEN KEPT, SUCH AS:THE SLOPED DECK RAIL WALL, INTERLOCKING LOW PLANTERS, PAIRED STUCCOED FIN WALLS & WOOD COLUMNS-PRESERVING A PIECE OF THE HISTORICAL CHARACTER OF THE DOWNTOWN AREA.

IN SUM, THE PROJECT ADDS GREATLY TO THE DOWNTOWN AREA IN TERMS OF HOUSING, REHABILITATION AND DESIGN STYLE-SERVING THE NEEDS OF BOTH PREMANENT RESIDENTS AND POTENTIALLY VISITORS AS WELL, INCLUDING AN OUTDOOR LIVNG SPACE ROOF DECK AMMENITY NOT OFTEN FOUND, ESPECIALLY IN A SMALLER PROJECT SUCH AS THIS.

Architecture
Design and
Development

702•382•0427

Fax: 382•9952
2160 West Charleston
Suite J
Las Vegas, Nevada
89102

21-0540
RECEIVED
09/20/2021

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 09/29/2021 **Application Number** 21-0540-SDR1 **Entity** LV

Company Name LD Group

Contact Name

Contact Mailing Address

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

Phone (702) 265-1735 **Mobile** **Fax** **Email**

Project Name 9th Street Apartments

Project Description 7 Multi-family units (added to existing 11-unit Multi-family)

APN's 139-34-612-069

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)	7	x 0.139 = 1	x 0.065 = 0	x 0.074 = 1
Resort Condo Units (3)				
Total		1	0	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
Hollingsworth ES	1776 E. Ogden Rd	K-5	711	548	3/1/2021
Fremont MS	1100 E. St. Louis Ave	6-8	1286	819	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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
28

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

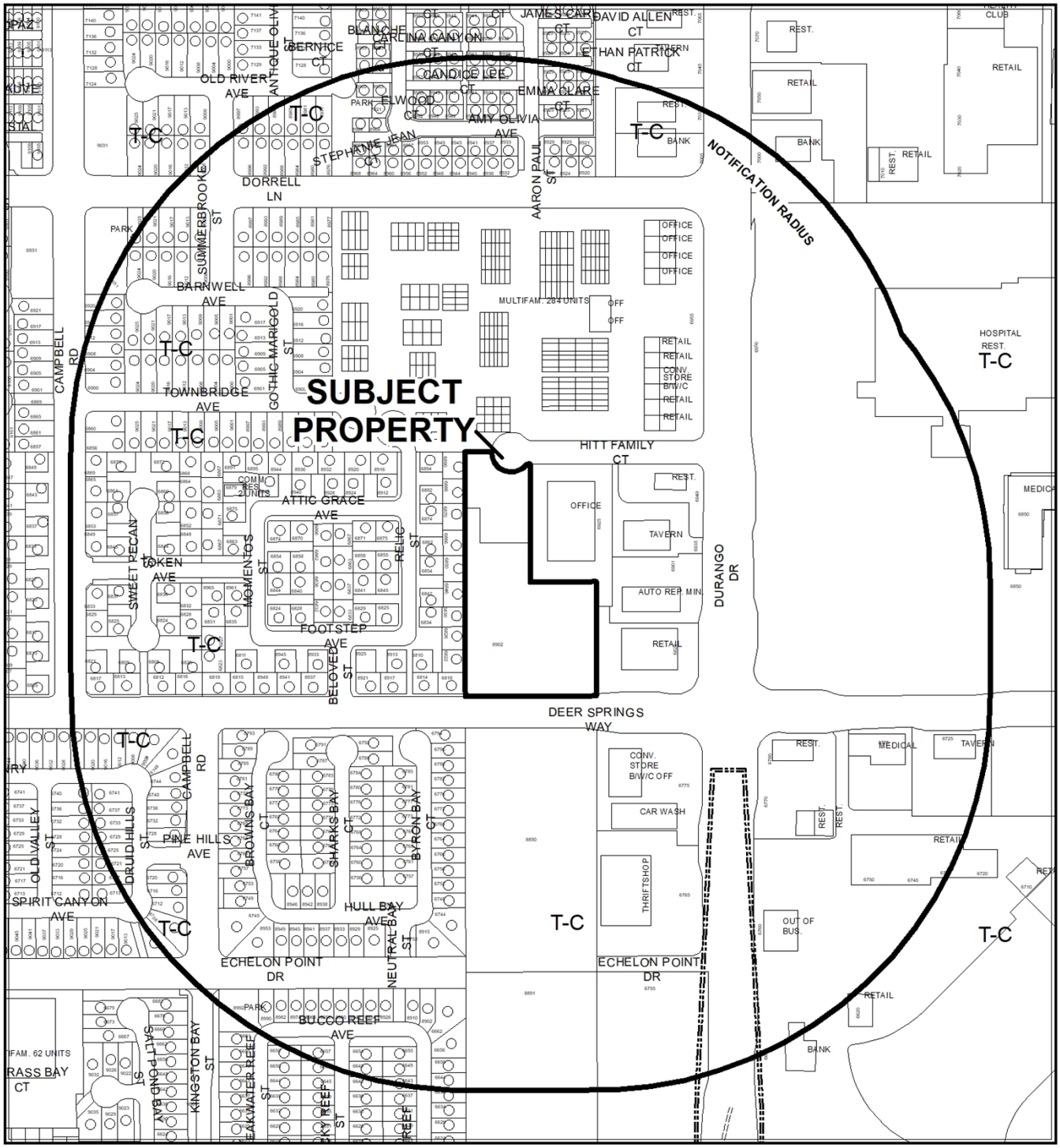
SUBJECT:
21-0543-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: SUN WEST COMMERCIAL, LLC - OWNER: DEERSPRINGS H6, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED WALL SIGNS ABOVE THE BOTTOM OF THE SECOND FLOOR WINDOW LINE WHERE SUCH IS PROHIBITED on 3.60 acres generally located at the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APNs 125-20-217-002 and 003), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

May go to City Council on: 12/15/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

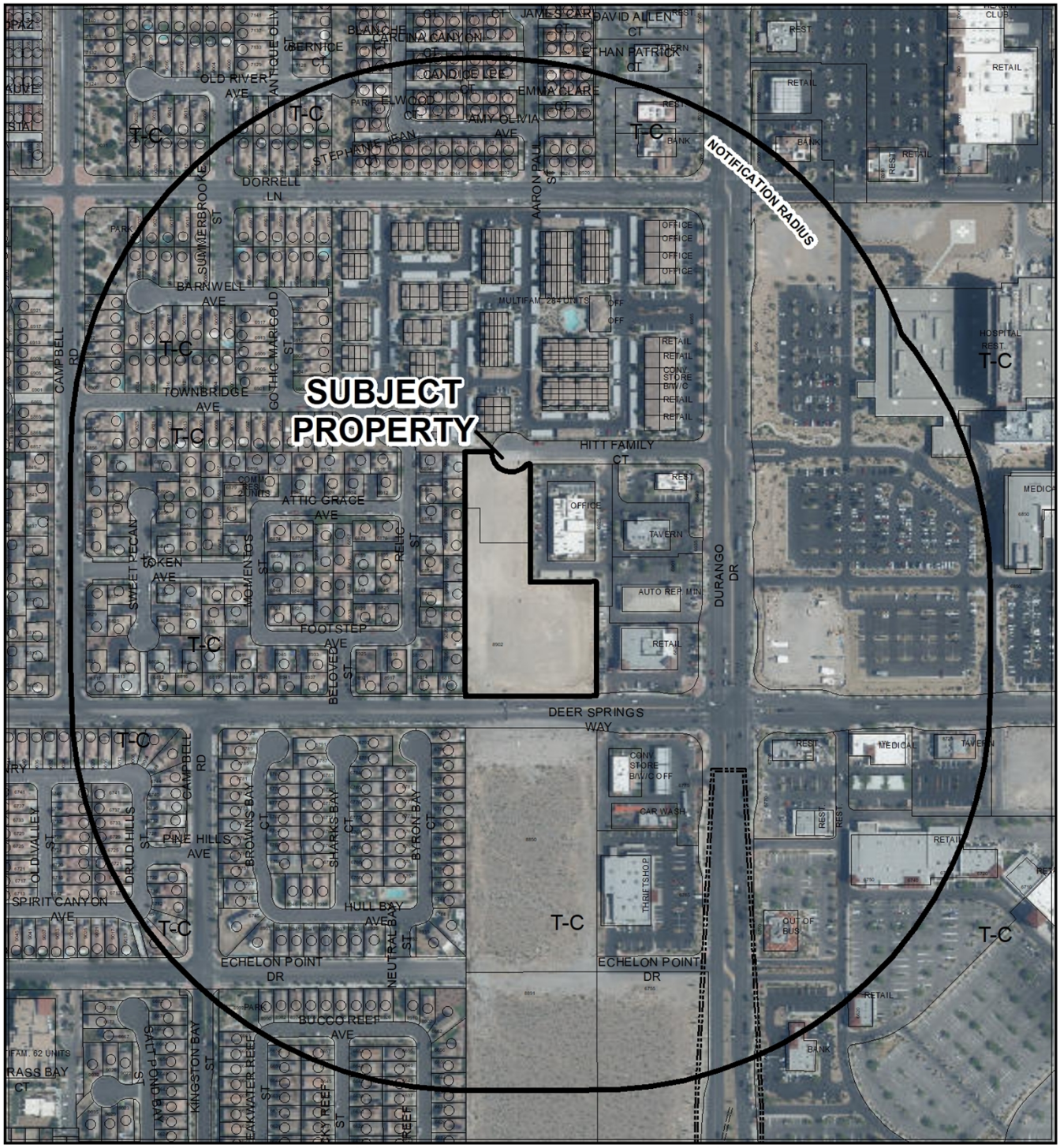
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest-Support Postcards



CASE: **21-0543-WVR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone
[UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation]



CASE: **21-0543-WVR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone
[UC-TC (Urban Center Mixed Use - Town Center)
Special Land Use Designation]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SUN WEST COMMERCIAL, LLC - OWNER: DEERSPRINGS H6, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0543-WVR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 702

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0543-WVR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-75644), 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 of the Town Center Development Standards Manual is hereby approved to allow two wall signs above the bottom of the second floor window line where such is not allowed.

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Waiver request for two wall signs of a proposed hotel development that don't meet minimum Town Center development standards generally located at south side of Hitt Family Court, approximately 455 feet west of Durango Drive.

ISSUES

- A Waiver is requested to allow two wall signs above the bottom of the second floor window line where such is not allowed. Staff does not support the request.

ANALYSIS

The subject site is zoned T-C (Town Center) with a UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation and is subject to the Town Center development standards. It is currently under construction of a 128-unit hotel development. The applicant requests Waivers to allow two proposed Wall Signs that fail to meet minimum Town Center Development Standards. Per the Town Center Development Standards Manual, "Exterior wall and building signs shall not be permitted above the bottom of the second floor window line except for hotels and high-rise buildings with 12 stories or more which may have a sign panel just below the roof line of the sole purpose of identification." The subject hotel is not a high-rise building with 12 or more stories.

The submitted elevation plans depict two wall signs above the bottom of the second floor window line. The signs total approximately 335 square feet and are located near the top of the four-story hotel, facing east. Per the submitted justification letter, "Limiting the visibility of the wall signs will hinder the ability of guests to locate the hotel, guests who are presumably already unfamiliar with the area. The proposed signs are not flashy neon or bulb filled letters. These are tasteful illuminated channel letters which are designed to be architecturally compatible with the design of the building while maintaining the corporate branding standards."

FINDINGS (21-0543-WVR1)

The proposed signage does not adhere to the Town Center Development Standards Manual and Staff finds the Waiver request to be a self-imposed hardship. Therefore, Staff recommends denial of the request. If approved, it will be subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/17/01	The City Council approved a Petition for Annexation (A-0003-99) property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres. The Planning Commission and staff recommended approval of the request.
05/07/03	The City Council approved a request for a Rezoning (ZON-1913) from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] to T-C (Town Center) on 1.25 acres adjacent to southeast corner of Haley Avenue and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-1914) for a fifteen-story Office/Retail building with parking garage adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards to allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.
03/16/05	The City Council approved a request for an Extension of Time (EOT-6007) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for an Extension of Time (EOT-6008) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-6009) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
09/06/06	The City Council approved a request for a Petition to Vacate (VAC-14268) U.S. Government Patent Easements generally located west of Durango Drive, north of Deer Springs Way. The Planning Commission and staff recommended approval of the request.
09/21/06	The Planning Commission approved a Tentative Map (TMP-15639) for a one-lot commercial subdivision on 3.08 acres on the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval. This Tentative Map was approved with a two-year approval which expired on 09/21/08.
04/18/07	The City Council approved a request for an Extension of Time (EOT-20199) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-20203) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-20206) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/18/08	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28034) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28035) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28036) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
03/18/09	The City Council approved a request for a Petition to Vacate (VAC-32645) U.S. Government Patent Easements generally located adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Commission and staff recommended approval of the request.
03/06/18	A Code Enforcement case (#186471) was processed for dumping on a vacant lot (APN 125-20-201-015). The case was resolved on 04/23/18.
03/12/19	The Planning Commission approved a request for a Special Use Permit (SUP-75643) for a proposed 128-unit Hotel, Motel or Hotel Suites use with waivers to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required and to allow the use to be located more than 1,000 feet from a freeway interchange in town center on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-75644) for a proposed commercial development including a 6,500 square-foot office building and 128-unit hotel building with a waiver of town center interior parking lot landscaping, building exterior feature and building height development standards on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive.

Most Recent Change of Ownership	
05/06/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/16/19	A building permit (L19-02738) was issued for an exploratory 24" x 5' x 80' trench for water line to determine distances between existing utilities and proposed water line at 8908 West Deer Springs. The permit has not been finalized.
03/05/20	A building permit (C20-01054) was issued for temporary power for construction at 8908 West Deer Springs. The permit has not been finalized.
08/13/20	A building permit (PRC19-00152) was issued for an office building at 8908 West Deer Springs. The permit was finalized on 08/13/20.
08/19/20	A building permit (C19-03866) was issued for an office building at 8908 West Deer Springs. The permit has not been finalized.
	A building permit (C19-03867) was issued for onsite improvements for an office building at 8908 West Deer Springs. The permit has not been finalized.
09/17/20	A building permit (PRC19-00152-D001) was issued for deferred roofing trusses calculations at 8908 West Deer Springs. The permit was finalized on 09/17/20.

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 Waiver request.

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

Field Check	
09/29/21	Staff conducted a routine field check and found an existing hotel under construction. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	3.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
North	Mixed Use Development	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	U (Undeveloped) [TC (Town Center) General Plan Designation]
East	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
West	Single Family Residential	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)

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

DEVELOPMENT STANDARDS

Monument Signs: M-1		
Standards	***Allowed***	***Provided***
Maximum Area	75 SF	44 SF
Maximum Height	8 Feet	6 Feet
Maximum Quantity	One sign per 400 lineal feet of street frontage. Parcels less than 400 lineal feet of street frontage are permitted one (1) sign per street frontage.	1 Sign
Minimum Setback	5 Feet	5 Feet
Illumination	Must be designed so as to avoid any fugitive light. No exposed neon is permitted.	No exposed neon
Other	Must be compatible with the architecture and scale of on-site building(s).	Compatible

Wall Signs: S-1 and S-2		
Standards	***Allowed***	***Provided***
Maximum Height	Shall not extend above roofline of building unless it is an architectural feature.	Below Roofline
Maximum Area	The total area of all signs per building elevation shall not exceed 15 percent of the total square footage of each elevation.	Aprox. Three Percent Coverage
Illumination	Prefer internal. External illumination is allowed provided it is integrated architecturally within the design of the building. No exposed neon is permitted.	No exposed neon is proposed

Wall Signs: S-1 and S-2		
Standards	***Allowed***	***Provided***
Other	Exterior wall and building signs shall not be permitted above the bottom of the second floor window line except for hotels and high-rise buildings with 12 stories or more which may have a sign panel just below the roof line of the sole purpose of identification.	Above the bottom of the second floor window line
	Sign colors shall be compatible with all other signs on the same building and all other signs on the parcel. Cabinet signs may be used when a wall sign is 50 square feet or less. For wall signs over 50 square feet, the signs shall consist of channel letters.	Compatible

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Town Center Arterial	Town Center Development Standards Manual	80	Y
Hitt Family Court	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

21-0543 09/13/2021

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

Project Address (Location) 8908 W. Deer Springs Way, Las Vegas, NV 89149

Project Name Home 2 Suites **Proposed Use** _____

Assessor's Parcel #(s) 125202010 34 **Ward #** 6

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

Additional Information _____

Property Owner Deer Springs H6 LLC **Contact** Shawn Delaney

Address 6675 S. Cimarron Rd. #100 City Las Vegas State NV Zip 89113

E-mail sdelaney@nhmhotels.com Phone 702-363-8060 ext. 125

Applicant Sun West Commercial LLC **Contact** Ashlie Harper

Address 6675 S. Cimarron Rd. #100 City Las Vegas State NV Zip 89113

E-mail ashlie@sunwestcustomhomes.com Phone 702-363-8060 ext. 112

Representative Hartlauer Signs **Contact** Jake Hosmer

Address 3900 W. Dewey Dr. City Las Vegas State NV Zip 89118

E-mail Jacob@Hartlauersigns.com Phone 702-880-4328

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 DANIEL S. COLETTI

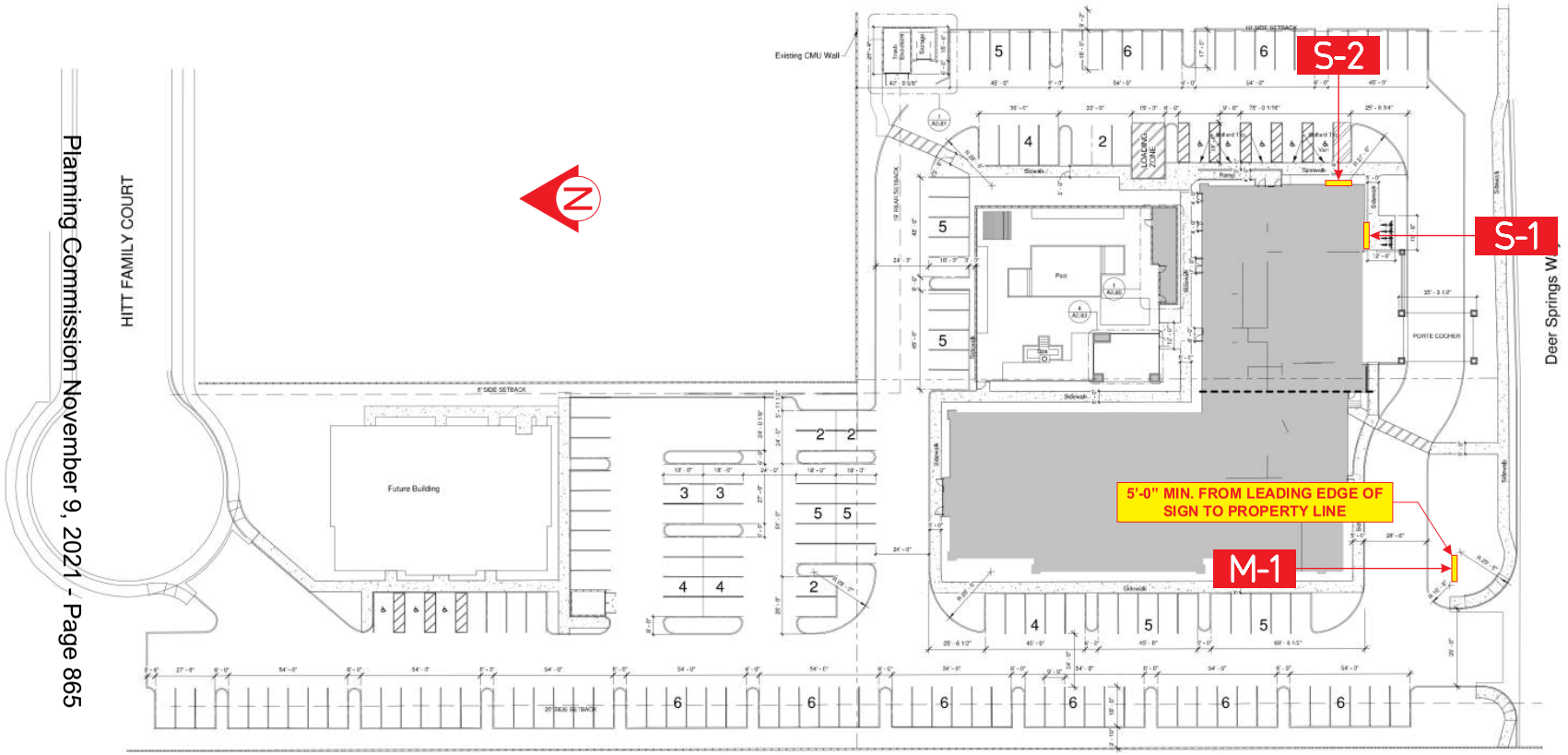
Subscribed and sworn before me

This 1ST day of SEPTEMBER, 20 21

Christine A. Alaimo

Notary Public in and for said County and State

CHRISTINE A. ALAIMO
Notary Public State of Nevada
No. 03-84988-1
My appt. exp. Dec. 20, 2021



A SITE PLAN

G-1.02 *scale: N.T.S.*

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM
3900 W. DEWEY DR.
LAS VEGAS, NEVADA 89118
NV LIC#0072762 C-6 $2,000,000 BOND LIMIT

HOME 2 SUITES BY HILTON

Project Name:	Home 2 - Deer Springs
Project Address:	8908 W Deer Springs Way Las Vegas, NV 89149
Parcel Number:	125-20-201-034
Parcel Owner:	DEERSPRINGS H6 LLC
Date:	6/24/2021
Designer:	Kenny Hartlauer
Sales Associate:	Jake Hosmer
Design Number:	21328
Job Number:	0000
Contractor:	
Sheet:	G-1.02

21-[illegible]
09/[illegible]

THIS DESIGN IS FOR CONCEPTUAL USE ONLY. FINISHED PRODUCT MAY DIFFER SLIGHTLY IN DIMENSION AND COLOR.
THIS DESIGN IS PROPERTY OF HARTLAUER SIGNS AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARTLAUER SIGNS. IF FOR ANY REASON OUR DESIGNS ARE USED IN THE MANUFACTURING OF A SIGN BY ANOTHER SIGN CONTRACTOR, YOU WILL BE BILLED FOR THE DESIGNS HARTLAUER SIGNS HAS CREATED.
PLEASE VISIT US AT:
WWW.HARTLAUERSIGNS.COM
HARTLAUER MANUFACTURING LLC.
ALL RIGHTS RESERVED.

Elevation Wall area: 9,360.00 Sqft.
Proposed wall Sign area: 334.17 Sqft.



A SOUTH ELEVATION - PROPOSED SIGNAGE

G-1.03 *scale: N.T.S.*

Elevation Wall area: 9,984.00 Sqft.
Proposed wall Sign area: 334.17 Sqft.



B EAST ELEVATION - PROPOSED SIGNAGE

G-1.03 *scale: N.T.S.*

Planning Commission November 9, 2021 - Page 866

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM
3900 W. DEWEY DR.
LAS VEGAS, NEVADA 89118
NV LIC#0072762 C-6 $2,000,000 BOND LIMIT

HOME 2 SUITES BY HILTON

Project Name:	Home 2 - Deer Springs
Project Address:	8908 W Deer Springs Way Las Vegas, NV 89149
Parcel Number:	125-20-201-034
Parcel Owner:	DEERSPRINGS H6 LLC
Date:	6/24/2021
Designer:	Kenny Hartlauer
Sales Associate:	Jake Hosmer
Design Number:	21328
Job Number:	0000
Contractor:	
Sheet:	G-1.03

21-2328
09/13/21

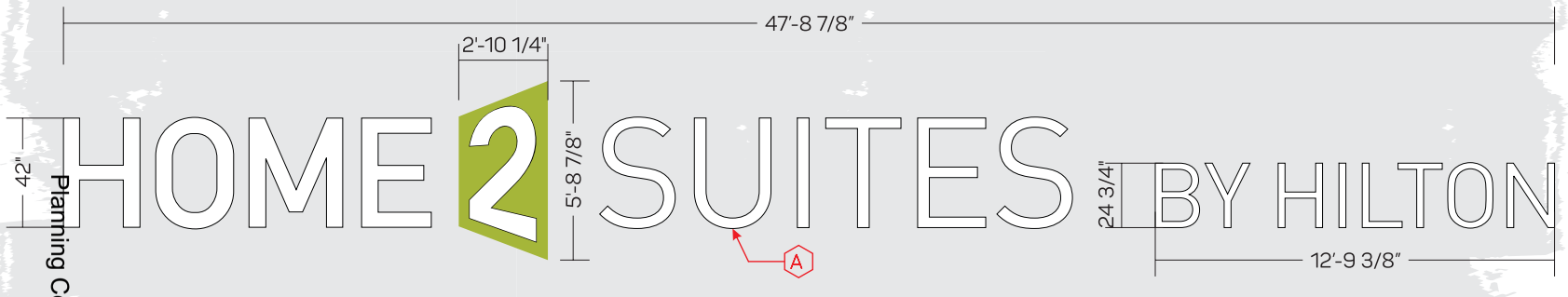
THIS DESIGN IS FOR CONCEPTUAL USE ONLY. FINISHED PRODUCT MAY DIFFER SLIGHTLY IN DIMENSION AND COLOR.
THIS DESIGN IS PROPERTY OF HARTLAUER SIGNS AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARTLAUER SIGNS. IF FOR ANY REASON OUR DESIGNS ARE USED IN THE MANUFACTURING OF A SIGN BY ANOTHER SIGN CONTRACTOR, YOU WILL BE BILLED FOR THE DESIGNS HARTLAUER SIGNS HAS CREATED.

PLEASE VISIT US AT:
WWW.HARTLAUERSIGNS.COM

HARTLAUER MANUFACTURING LLC.
ALL RIGHTS RESERVED.

S-1 S-2

167.08 SQUARE FEET OF SIGNAGE PER SET; 334.17 SQUARE FEET TOTAL



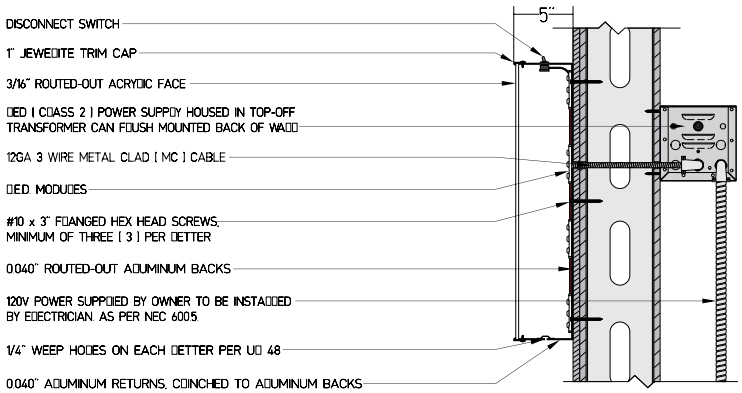
A ILLUMINATED CHANNEL LETTERS - DIMENSIONS

S-1.0 *scale: N.T.S.*

SCOPE OF WORK
MANUFACTURE AND INSTALL (2) SETS OF ILLUMINATED CHANNEL LETTERS - LETTER FACES TO BE ROUTED-OUT 3/16" WHITE ACRYLIC WITH 1" BLACK TRIM CAP - LETTER FACES TO HAVE FIRST SURFACE TRANSLUCENT VINYL GRAPHICS (VYL-1) - LETTER RETURNS TO BE 5" DEEP ALUMINUM PAINTED PT-1 - LETTERS TO BE INTERNALLY ILLUMINATED USING WHITE LED MODULES

FINISH SCHEDULE	
VYL-1	3M TRANSLUCENT - 3630-5030 GREEN (CUSTOM COLOR)
PT-1	ALUMET SUPPLY GLOSS BLACK

GENERAL NOTES
- ALL SIGNAGE TO BE MOUNTED FLUSH TO BUILDING WALL USING APPROPRIATE FASTENERS AND METHODS, EXACT MOUNTING TO BE VERIFIED IN FIELD. - ANY EXISTING SIGNAGE TO BE REMOVED AND WALL REPAIRED BEFORE INSTALLATION OF ALL NEW SIGNAGE



B ILLUMINATED CHANNEL LETTERS - TYPICAL DETAIL

S-1.01 *scale: N.T.S.*

ELECTRICAL TO BE U.L. APPROVED AND SHALL MEET N.E.C. STANDARDS
Underwriters Laboratories Inc.
ELECTRIC SIGN

ADEQUATE POWER AS DESIGNATED. TO SIGN LOCATION(S) TO BE PROVIDED BY OTHERS

Planning Commission November 9, 2021 - Page 867

A

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM
3900 W. DEWEY DR.
LAS VEGAS, NEVADA 89118
NV LIC#0072762 C-6 $2,000,000 BOND LIMIT

HOME 2 SUITES BY HILTON

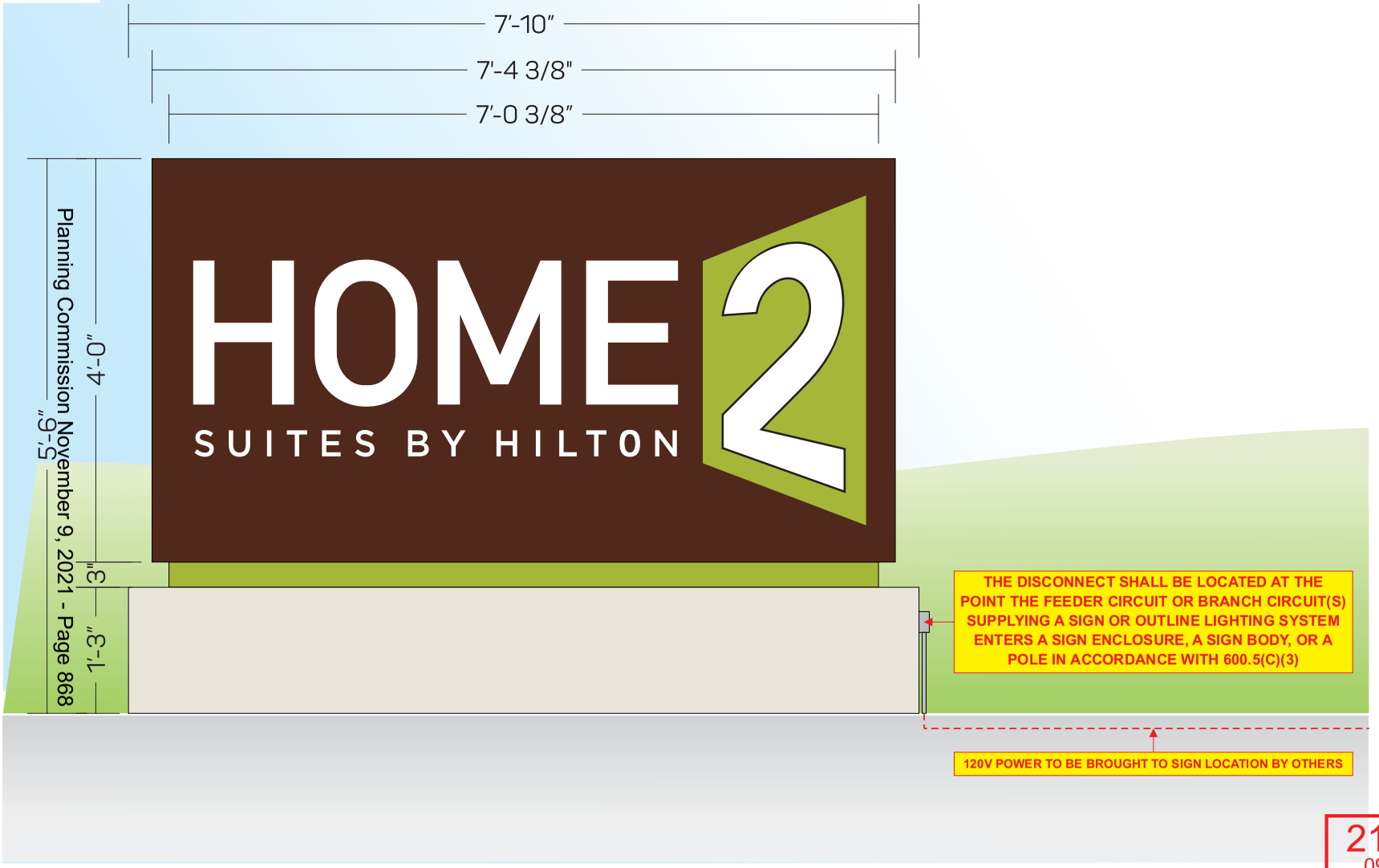
Project Name:	Home 2 - Deer Springs
Project Address:	8908 W Deer Springs Way Las Vegas, NV 89149
Parcel Number:	125-20-201-034
Parcel Owner:	DEERSPRINGS H6 LLC
Date:	6/24/2021
Designer:	Kenny Hartlauer
Sales Associate:	Jake Hosmer
Design Number:	21328
Job Number:	0000
Contractor:	
Sheet:	S-1.01

21-0213
09/13/21

THIS DESIGN IS FOR CONCEPTUAL USE ONLY. FINISHED PRODUCT MAY DIFFER SLIGHTLY IN DIMENSION AND COLOR.
THIS DESIGN IS PROPERTY OF HARTLAUER SIGNS AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARTLAUER SIGNS. IF FOR ANY REASON OUR DESIGNS ARE USED IN THE MANUFACTURING OF A SIGN BY ANOTHER SIGN CONTRACTOR, YOU WILL BE BILLED FOR THE DESIGNS HARTLAUER SIGNS HAS CREATED.

PLEASE VISIT US AT:
WWW.HARTLAUERSIGNS.COM

HARTLAUER MANUFACTURING LLC.
ALL RIGHTS RESERVED.



Planning Commission November 9, 2021 - Page 868

A	ILLUMINATED DOUBLE-FACED MONUMENT SIGN - DIMENSIONS
M-1.01	*scale: N.T.S.*

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM
3900 W. DEWEY DR.
LAS VEGAS, NEVADA 89118
NV LIC#0072762 C-6 $2,000,000 BOND LIMIT

HOME 2 SUITES BY HILTON

Project Name:	Home 2 - Deer Springs
Project Address:	8908 W Deer Springs Way Las Vegas, NV 89149
Parcel Number:	125-20-201-034
Parcel Owner:	DEERSPRINGS H6 LLC
Date:	6/24/2021
Designer:	Kenny Hartlauer
Sales Associate:	Jake Hosmer
Design Number:	21328
Job Number:	0000
Contractor:	
Sheet:	M-1.01

21-0518
09/13/21

THIS DESIGN IS FOR CONCEPTUAL USE ONLY, FINISHED PRODUCT MAY DIFFER SLIGHTLY IN DIMENSION AND COLOR.
THIS DESIGN IS PROPERTY OF HARTLAUER SIGNS AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARTLAUER SIGNS. IF FOR ANY REASON OUR DESIGNS ARE USED IN THE MANUFACTURING OF A SIGN BY ANOTHER SIGN CONTRACTOR, YOU WILL BE BILLED FOR THE DESIGNS HARTLAUER SIGNS HAS CREATED.

PLEASE VISIT US AT:
WWW.HARTLAUERSIGNS.COM

HARTLAUER MANUFACTURING LLC.
ALL RIGHTS RESERVED.



21-0543-WVR1 - APPLICANT: SUN WEST COMMERCIAL, LLC - OWNER: DEERSPRINGS H6, LLC
SOUTH SIDE OF HITT FAMILY COURT, APPROXIMATELY 455 FEET WEST OF DURANGO DRIVE

09/29/2021



21-0543-WVR1 - APPLICANT: SUN WEST COMMERCIAL, LLC - OWNER: DEERSPRINGS H6, LLC
SOUTH SIDE OF HITT FAMILY COURT, APPROXIMATELY 455 FEET WEST OF DURANGO DRIVE

09/29/2021

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM

NV Contractor's License Number 0072762 C-6
3900 W. Dewey Dr. Las Vegas, NV 89118
(702) 880-4328 Fax (702) 880-4329

Home 2 Suites
C21-02715 - Commercial Building Permit
8908 W. Deer Springs Way
Las Vegas, NV 89149
APN: 12520201034

To whom it may concern,

It has been brought to our attention that these signs are not permittable as presented as they are to be installed above the second story of the building. Our client would like to proceed with applying for a waiver of this standard as this limitation will greatly reduce visibility of of the corporate branding. This building is set back from the nearest major street which is Durango Dr.. Limiting the visibility of the wall signs will hinder the ability of guests to locate the hotel, guests who are presumably already uinfamiliar with the area. The proposed signs are not flashy neon or bulb filled letters. These are tasteful illuminated channel letters which are designed to be architecturally compatible with the design of the building while maintaining the corporate branding standards. We humbly request your review of this appolication and welcome any questions or concerns you may have.

Regards,

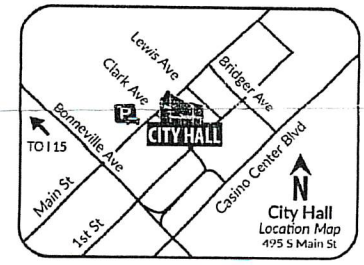
Jacob Hosmer.

21-0543
09/13/2021

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

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.

21-0543-WVR1

Planning Commission Meeting of **11/09/2021**

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas

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

21-0543-WVR1
12520210039
FABSIK MILAN & ARLENE
6870 RELIC ST
LAS VEGAS NV 89149-3004

39 HRDFNP1 89149

Submitted after final agenda

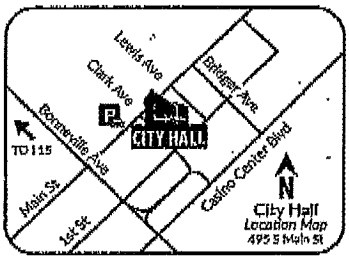
28P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 08 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.

21-0543-WVR1

Planning Commission Meeting of **11/09/2021**

21-0543-WVR1
12520210026
B H CREATIONS L L C
8117 MOONSTONE CIR
LAS VEGAS NV 89128

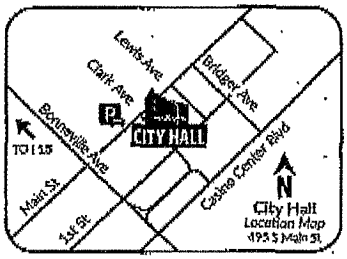
28P

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
NOV 08 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.

21-0543-WVR1

Planning Commission Meeting of **11/09/2021**

21-0543-WVR1
12520210042
B H CREATIONS L L C
8117 MOONSTONE CIR
LAS VEGAS NV 89128

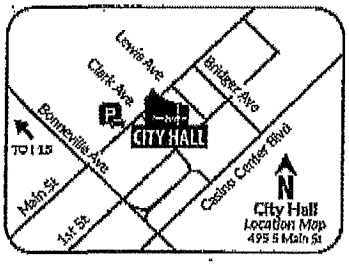
20P

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
NOV 08 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.

21-0543-WVR1

Planning Commission Meeting of **11/09/2021**

21-0543-WVR1
12520114005
DURANGO VISTA L L C
21104 N 76TH AVE
GLENDALE AZ 85308

28A

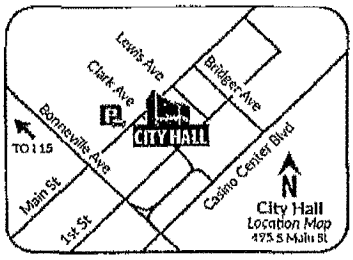
Nov 03 2021 12:42am Labib Mikhail 661-273-2458 p.1

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
NOV 08 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.

21-0543-WVR1

Planning Commission Meeting of **11/09/2021**

21-0543-WVR1
12520215227
MIKHAIL FAMILY TRUST
MIKHAIL LABIB I TRS
157 MOUNTAINSIDE DR
PALMDALE CA 93550

120 HRDFNP1 93550

28A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
29

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

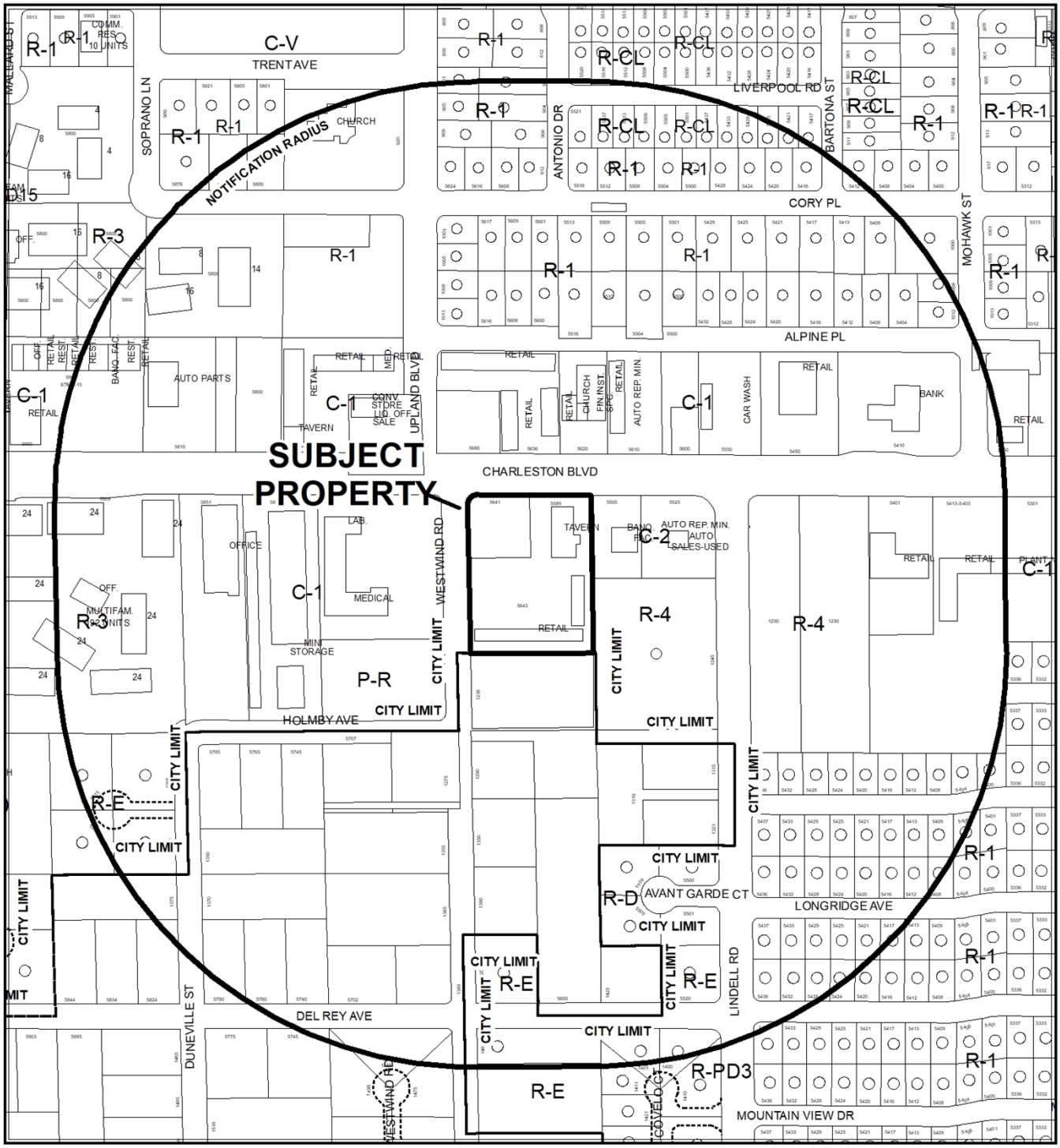
SUBJECT:
21-0562-ROC1 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a Land Use Entitlement project request for a REVIEW OF CONDITION OF APPROVAL NUMBER FIVE (5) OF SITE DEVELOPMENT PLAN REVIEW (SDR-78460) WHICH STATES, "THE EXISTING SCREEN WALLS ON THE EAST AND SOUTH PROPERTY LINES SHALL BE DEMOLISHED AND CONSTRUCTED IN ACCORDANCE WITH TITLE 19" on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Road (APNs 163-01-103-001 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 12/15/2021

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. Action Letter for SDR-78460 [PRJ-78379]



CASE: **21-0562-ROC1**

RADIUS: 1000 FEET

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



0 275 550 Feet

CASE: **21-0562-ROC1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LDR PARTNERS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0562-ROC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 436

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0562-ROC1 CONDITIONS

Planning

1. Condition of Approval number five (5) of SDR-78460 shall be removed.

2. Conformance to all other approved conditions for Site Development Plan Review (SDR-78460), Variance (20-023-VAR1) and all other site-related actions as required by the Department of Planning and Department of Public Works, except as amended herein.

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. Site development to comply with all other applicable previous conditions of approval for SDR-78460 and all other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting for Condition of Approval Number Five (5) of Site Development Plan Review (SDR-78460) to be removed in association with the redevelopment of the southeast corner of Charleston Boulevard and Westwind Road.

ISSUES

- Condition of Approval number five (5) of Site Development Plan Review (SDR-78460) states, “the existing screen walls on the east and south property lines shall be demolished and constructed in accordance with Title 19.”
- On October 13, 2020 the Planning Commission approved a request for a Variance (20-0023-VAR1) to allow an existing 10-foot tall perimeter wall adjacent to the south property line where eight feet is the maximum allowed at the southeast corner of Charleston Boulevard and Westwind Road.
- During a routine field check performed on 09/30/21 staff observed exposed rebar on the top of the subject wall.

ANALYSIS

On May 20, 2020 the City Council approved a Site Development Plan Review (SDR-78460) or a proposed 10,010 square-foot retail development with Waivers of the perimeter landscape buffer requirements and to allow the south façade to not be designed and treated coherently where all sides of the building are required on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Drive. During this application process, staff observed a perimeter wall adjacent to the south property line of the proposed development that exceeded the maximum allowed height of eight feet. In addition to the excessive height, staff also observed the wall appeared to be heightened in various phases and may not be structurally sound. The perimeter wall adjacent to the east property line was also in disrepair with missing block and areas of damage visible to the naked eye. Due to the staff concerns of the structural soundness of the existing perimeter walls, staff added Condition of Approval number five (5) to Site Development Plan Review (SDR-78460) that stated, “the existing screen walls on the east and south property lines shall be demolished and constructed in accordance with Title 19.”

As a result of this condition, the applicant submitted for a Variance (20-0023-VAR1) to allow an existing 10-foot tall perimeter wall where eight feet is the maximum allowed to be heard by the Planning Commission on October 13, 2020. As part of that application submittal, the applicant submitted a justification letter date stamped 07/24/20 which stated "a structural engineer has noted that if this existing wall is fortified with brick pilasters every ten feet, he could certify the wall is structurally sound." The justification letter also noted the adjoining property to the south is utilizing the subject wall as one of the walls for their garage. The demolition of this wall would negatively impact the adjoining property by partially demolishing their garage as well. As a result, the Planning Commission approved the requested Variance with Condition of Approval number five (5) that states, "any existing visible steel rebar shall be removed."

With the overall height of the existing wall approved via a Variance (20-0023-VAR1), the applicant is now requesting a Review of Condition to have Condition of Approval number five (5) of Site Development Plan Review (SDR-78460) to be removed. Due to the approved Conditions of Approval for Variance (20-0023-VAR1) which include to remove the existing exposed rebar, and for all necessary building permits to be obtained for the subject wall, staff is able to support the requested Review of Condition.

FINDINGS

Staff finds the requested Review of Condition to be justified as the Planning Commission has approved a Variance for the existing wall height to remain as constructed; therefore, staff is recommending approval of the requested Review of Condition.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/06/97	The City Council approved a request for a Special Use Permit (U-0107-97) for a Secondhand Dealer at 5643 West Charleston Boulevard. The Planning Commission recommended approval.
01/06/98	The Board of Zoning Adjustment approved a request for a Variance (V-0109-97) to allow 110 parking spaces where 168 are required.
03/22/99	The City Council approved a request for a Special Use Permit (U-0003-99) for a Secondhand Dealer at 5643 West Charleston Boulevard. The Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/20/20	The City Council approved a request for a Rezoning (ZON-78454) from U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] to C-1 (Limited Commercial) on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Variance (VAR-78455) to allow 74 parking spaces where 128 are required on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Variance (VAR-78456) to allow an eight-foot Residential Adjacency Setback for a trash receptacle where 50 feet is required and a 21-foot Residential Adjacency Setback for a building where 63 feet is required on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-78460) for a proposed 10,010 square-foot Retail Development with Waivers of the perimeter landscape buffer requirements and to allow the south facade to not be designed and treated coherently where all sides of the building are required on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Drive. The Planning Commission recommended approval.
03/09/21	The Planning Commission approved a request for a Tentative Map (20-0381-TMP1) for a one-lot commercial subdivision on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Road.
10/13/20	The Planning Commission approved a request for a Variance (20-0023-VAR1) to allow an existing 10-foot tall perimeter wall where eight feet is the maximum allowed on 2.06 acres at the southeast corner of Charleston Boulevard and Westwind Road. Staff recommended denial.

Most Recent Change of Ownership	
03/01/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
PRE 1988	A business license (L16-00184) was issued for liquor at 5589 West Charleston Boulevard. The license is active as of 09/29/21.
	A business license (G01-01123) was issued for gaming at 5589 West Charleston Boulevard. The license is active as of 09/29/21.
	A business license (C08-01212) was issued for a coin operated machine at 5589 West Charleston Boulevard. The license is active as of 09/29/21.
	A business license (R09-00237) was issued for a restaurant at 5589 West Charleston Boulevard. The license is active as of 09/29/21.
05/30/01	A business license (C05-02106) was issued for cigarette sales at 5589 West Charleston Boulevard. The license is active as of 09/29/21.
12/30/14	A business license (G62-10320) was issued for a bakery at 5643 West Charleston Boulevard, Suite 11. The license is active as of 09/29/21.
06/09/15	A business license (G63-03894) was issued for appliance repair at 5643 West Charleston Boulevard, Suite 2. The license is active as of 09/29/21.
03/03/16	A business license (G64-01212) was issued for a convenience store at 5643 West Charleston Boulevard, Suite 14. The license is delinquent as of 09/29/21.
	A business license (G64-01214) was issued for tobacco sales at 5643 West Charleston Boulevard, Suite 14. The license is active as of 09/29/21.
06/22/16	A business license (G64-04321) was issued for an ATM at 5589 West Charleston Boulevard. The license is active as of 09/29/21.
06/03/20	A business license (G68-03219) was issued for an automated teller machine (ATM) at 5643 West Charleston Boulevard, Suite 11. The license is active as of 09/29/21.
06/09/21	A building permit application (L21-01115) was submitted for offsite civils including remove existing dustpan driveways, construct new curb and gutter, sidewalk, commercial driveways as well as onsite construction of a new retail building and onsite parking and drive isles at the southeast corner of Charleston Boulevard and Westwind Road. The application is in the review stage as of 10/20/21and no building permits have been issued.
06/30/21	A master building permit application (PRC21-00093) was submitted for a new retail store, new trash enclosure, site lighting and site improvements at 5643 West Charleston Boulevard. The application is in the review stage as of 10/20/21 and no building permits have been issued.
09/24/21	A building permit (C21-03780) to demolish an entire building (suites 1 through 15) at 5643 West Charleston Boulevard. The permit is active as of 09/29/21.

Pre-Application Meeting	
09/01/21	Staff provided the applicant a submittal checklist for the requested Review of Condition application.

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

Field Check	
09/30/21	Staff performed a routine field check to observe the subject walls. Staff noted the wall adjacent to the eastern property line was repaired, but the portion of the perimeter wall adjacent to the southern property line still contained the exposed rebar noted during the site visit performed in association with Site Development Plan Review (SDR-78460) in 2020.

Details of Application Request	
Site Area	
Net Acres	2.58

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Liquor Establishment (Tavern) General Retail Store, Other Than Listed	TOC-1 (Transit Oriented Corridor – 1)	C-1 (Limited Commercial)
North	Undeveloped Land General Retail Store, Other Than Listed	TOC-1 (Transit Oriented Corridor – 1)	C-1 (Limited Commercial)
South	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Undeveloped Land	TOC-1 (Transit Oriented Corridor – 1)	C-2 (General Commercial) / R-E (Residence Estates)
	Banquet Facility		
West	Office, Medical or Dental	TOD-1 (Transit Oriented development – 1)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5643 W Charleston

Project Name Charleston Westwind Review of Conditions **Proposed Use** _____

Assessor's Parcel #(s) 163-01-103-004 **Ward #** 1

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

Additional Information _____

Property Owner LDR Partners Contact Macie Hertoghe

Address 3775 N Freeway Suite 101 City Sacramento State CA Zip 95834

E-mail mhertoghe@rcpfuel.com Phone 916-371-4960 x1027

Applicant Dapper Development Contact John Curran

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail john@dapperdevelopment.com Phone 702-733-3622 x59

Representative same as applicant Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature L P Robinson

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

Print Name Len Robinson, Managing Member

21-0562
09/15/2021

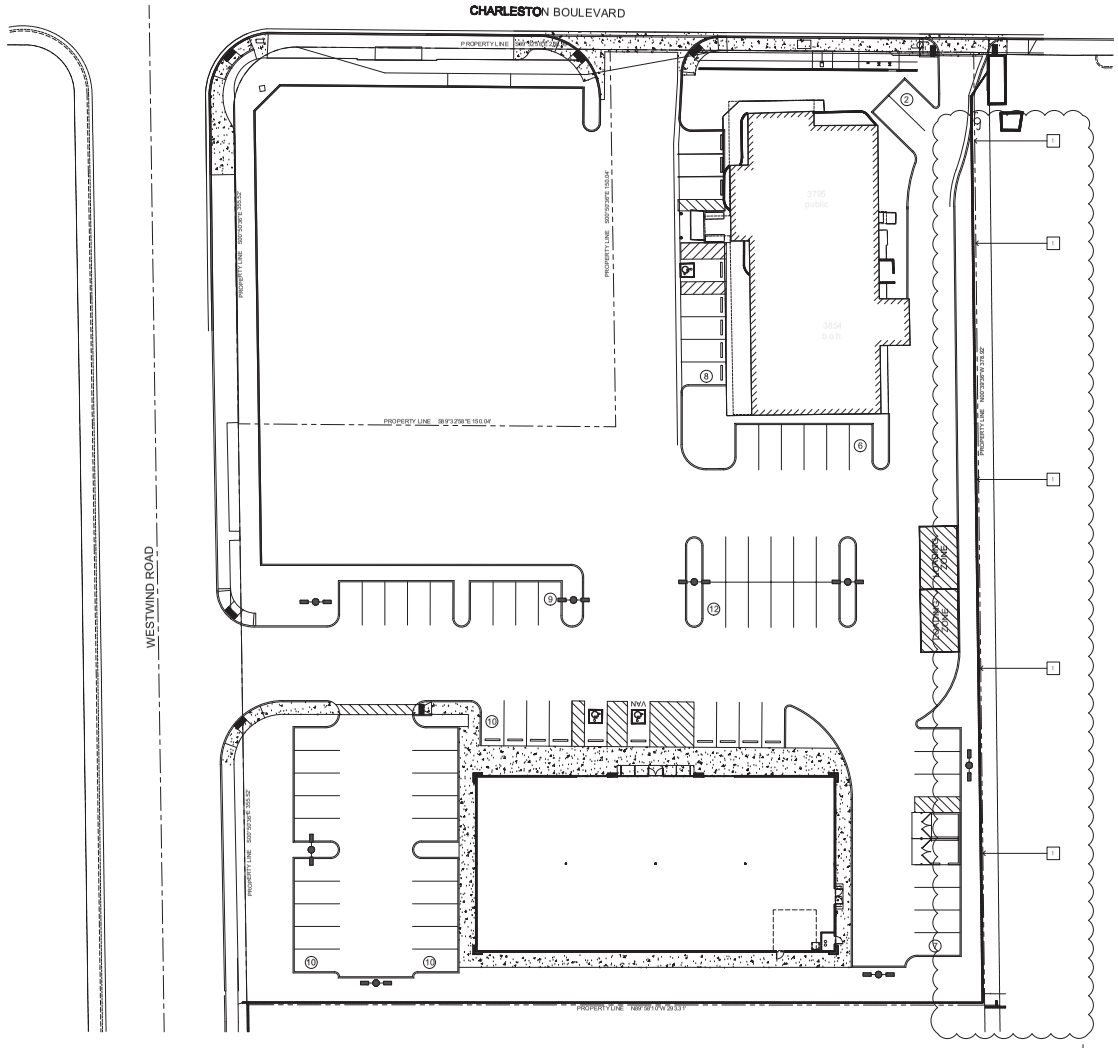
Subscribed and sworn before me

This 8th day of September 20 21

Elizabeth Wielatz Sacramento County, Calif.

Notary Public in and for said County and State

ELIZABETH WIELATZ
COMM. #2330285
Notary Public - California
Sacramento County
My Comm. Expires July 12, 2024



1 CENTER OVERALL SITE PLAN

SCALE: 1" = 20'-0"

KEYNOTES

1 EXISTING SITE WALL TO REMAIN +/- 2 FEET HIGH

21-0562
09/15/2021

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO. 84672
985 WHITE DRIVE # 100
LV NV 89119
dapperdevelopment.com
PH 702.733.3622

consultant:

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the minds of Dapper Development Company. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Dapper Development.

REV	DESCRIPTION	BY	DATE

STATUS:
PERMIT SET

PROJECT:
DOLLAR TREE
CHAR/WESTWIND
APN: 163-01-103-004
5643 W CHARLESTON BLVD
LAS VEGAS NV 89146

SCALE:	DATE:
AS NOTED	05.25.21
DRAWN BY:	CHECKED BY:
PABjr	JD
PROJECT NO:	SCOPE:
02021.WN	DEVELOPMENT

CONTRACTOR:
These plans are prepared by the Contractor as an exemption to N.R.S.62300 for the work under the Contractors license category authorized under N.R.S. 624

DAPPER BUILDING COMPANY, LLC
Company Name

J. DAPPER
Contractor Representative

84672
Contractor License No.

Piere A Burton Jr.
Plans Prepared by

Signature

sheet no:

SP1

SITE DETAILS


21-0562
09/15/2021


21-0562
09/15/2021
Google



21-0562-ROC1 - APPLICANT/OWNER: LDR PARTNERS
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND WESTWIND ROAD

09/30/2021





21-0562-ROC1 - APPLICANT/OWNER: LDR PARTNERS
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND WESTWIND ROAD

09/30/2021



21-0562-ROC1 - APPLICANT/OWNER: LDR PARTNERS
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND WESTWIND ROAD

09/30/2021



21-0562-ROC1 - APPLICANT/OWNER: LDR PARTNERS
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND WESTWIND ROAD

09/30/2021

DAPPER COMPANIES

September 15, 2021

Seth Floyd

City of Las Vegas - Planning

495 S Main Street

Las Vegas, NV 89101

Re: JUSTIFICATION LETTER FOR A VARIANCE- 5643 W Charleston Blvd (APN 163-01-103-004)

Dear Mr. Floyd:

Please accept this as an official justification letter regarding a Variance for an nonconforming perimeter wall in a retail center at 5643 W Charleston Blvd/Las Vegas, NV 89146, (Ward 1, Knudsen). The 2.06 acre parcel is zoned C-1 (APN 163-01-103-004).

Corresponding PRJ-78379 included an SDR, VAR and ZON for a redevelopment project which was approved at City Council on May 20, 2020. The Conditions of Approval for SDR-78460 required the demolition and construction of a new wall on the eastern perimeter. This existing retail center has operated with the existing perimeter wall to the east for several decades, bordering a vacant residentially zoned lot and existing commercial property. Upon further investigation and construction budgeting, it has become evident that this condition places a major financial burden on the infill redevelopment project, and we do not understand the value in the requirement. We intend to paint the existing wall to match the aesthetic of the rest of the project and respectfully request this condition be reconsidered.

If you have any questions, please do not hesitate to contact me.

Sincerely,



John Curran, SVP of Development

21-0562
09/15/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
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

May 21, 2020

Ms. Macie Hertoghe
LDR Partners
3775 North Freeway, Suite #101
Sacramento, California 95834

RE: SDR-78460 [PRJ-78379] - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-78454, VAR-78455 AND VAR-78456 CITY COUNCIL MEETING OF MAY 20, 2020

Dear Ms. Hertoghe:

The City Council at a regular meeting held on May 20, 2020 voted to ***APPROVE*** a request for a Site Development Plan Review FOR A PROPOSED 10,010 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW THE SOUTH FACADE TO NOT BE DESIGNED AND TREATED COHERENTLY WHERE ALL SIDES OF THE BUILDING ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379].

This approval is subject to the following amended conditions:

Planning

1. Approval of Rezoning (ZON-78454); and approval of and conformance to the Conditions of Approval for Variance (VAR-78455) and Variance (VAR-78456) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped 04/27/20, and building elevations, date stamped 02/24/20, except as amended by conditions herein.

4. Three handicap parking stalls shall be provided in accordance with Title 19.

21-0562
09/01/2021

5. The existing screen walls on the east and south property lines shall be demolished and constructed in accordance with Title 19.

6. The shipping container located at the rear of the tavern building at 5589 West Charleston Boulevard shall be removed 90 days after final approval.

7. A Waiver from Title 19.08 is hereby approved, to allow an eight-foot wide landscape buffer adjacent to the western property line where 15 feet is required.

8. A Waiver from Title 19.08 is hereby approved, to allow a nine-foot wide landscape buffer adjacent to the northern property line where 15 feet is required.

9. A Waiver from Title 19.08 is hereby approved, to allow the southern façade to not be designed and treated coherently.

10. An Exception from Title 19.08 is hereby approved, to allow 17 parking lot landscape islands where 20 is required.

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

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

13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - A minimum or three different shrub species shall be utilized within the landscape plan.
    - A minimum of two different shade tree species shall be utilized within the landscape plan.

21-0562
09/01/2021

- Seven, 24-inch box shade trees shall be planted in the perimeter landscape buffer adjacent to the north property line.
- 16, 24-inch box shade trees shall be planted in the perimeter landscape buffer adjacent to the east property line.
- All trees within the southern landscape buffer shall be a minumum of 36" box in size.

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

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

Public Works

17. Concurrent with development, dedicate a bus turnout and deceleration lane meeting the intent of Clark County Standard Drawing #234.4 for the existing bus stop on Charleston Boulevard unless otherwise allowed by the City Traffic Engineer.

18. The sidewalk along Charleston Boulevard and Westwind Drive adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Revise existing onsite parking so as to eliminate conflicts with public rights-of-way.

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

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

21-0562
09/01/2021

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. John Curran
Dapper Development
985 White Drive, Suite #100
Las Vegas, Nevada 89119

21-0562
09/01/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
30

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

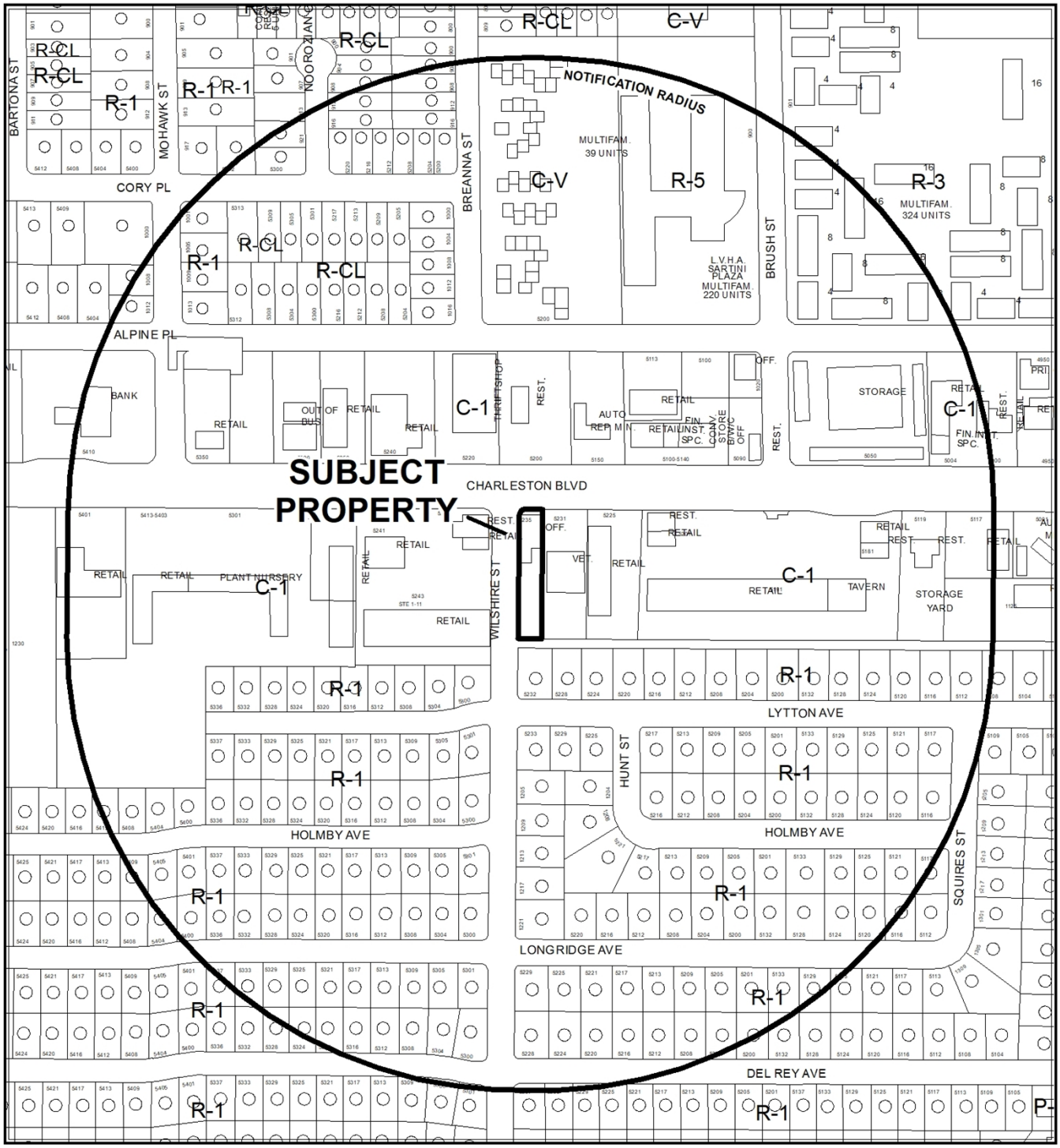
SUBJECT:
21-0564 - PUBLIC HEARING - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC - For possible action on the following Land Use Entitlement project requests on 0.33 acres at 5235 West Charleston Boulevard (APN 163-01-502-001), Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 12/15/2021

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. Location and Aerial Maps for 21-0564-ZON1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Protest Postcards

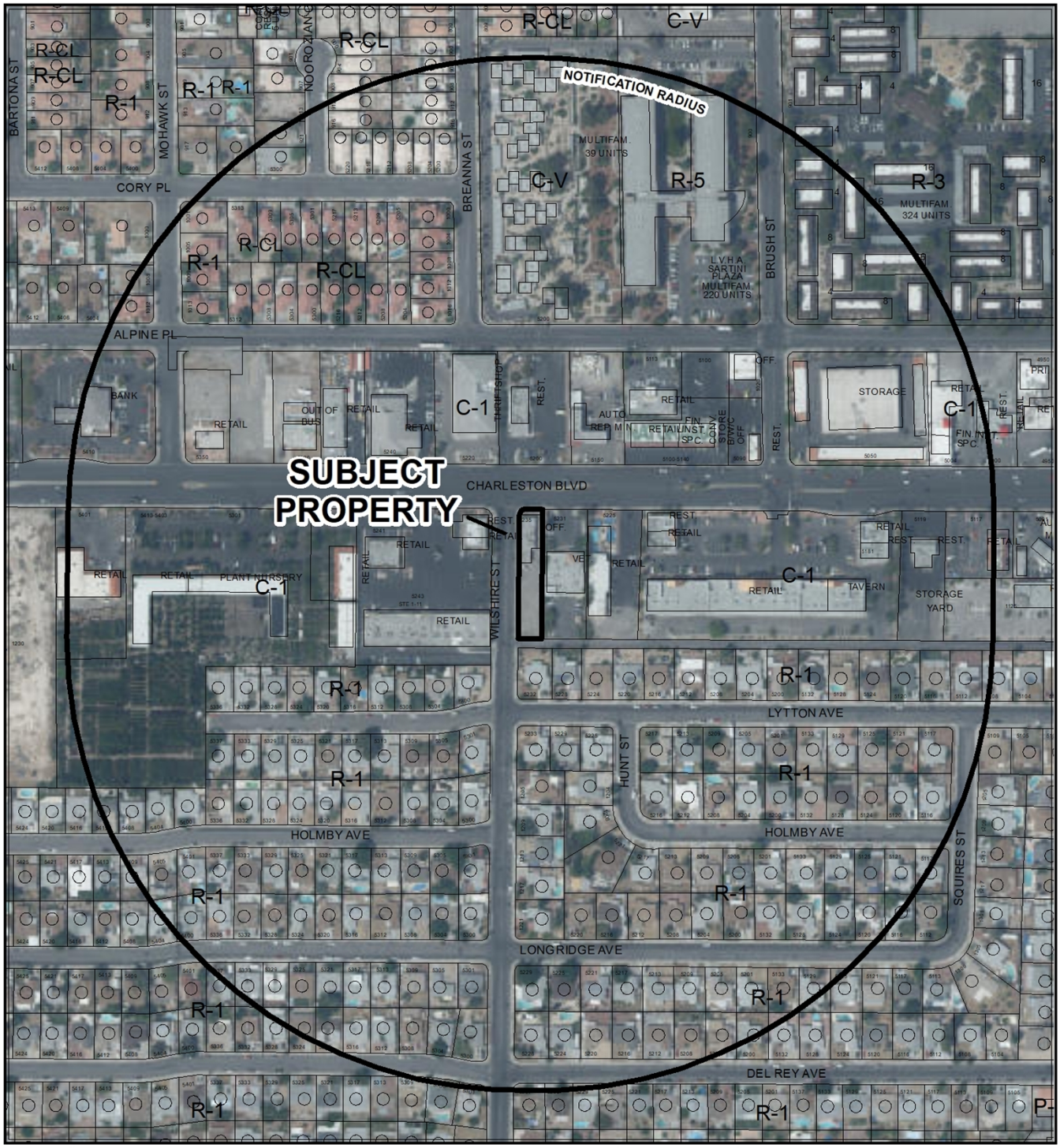


CASE: **21-0564**

RADIUS: 1000 FEET

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

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



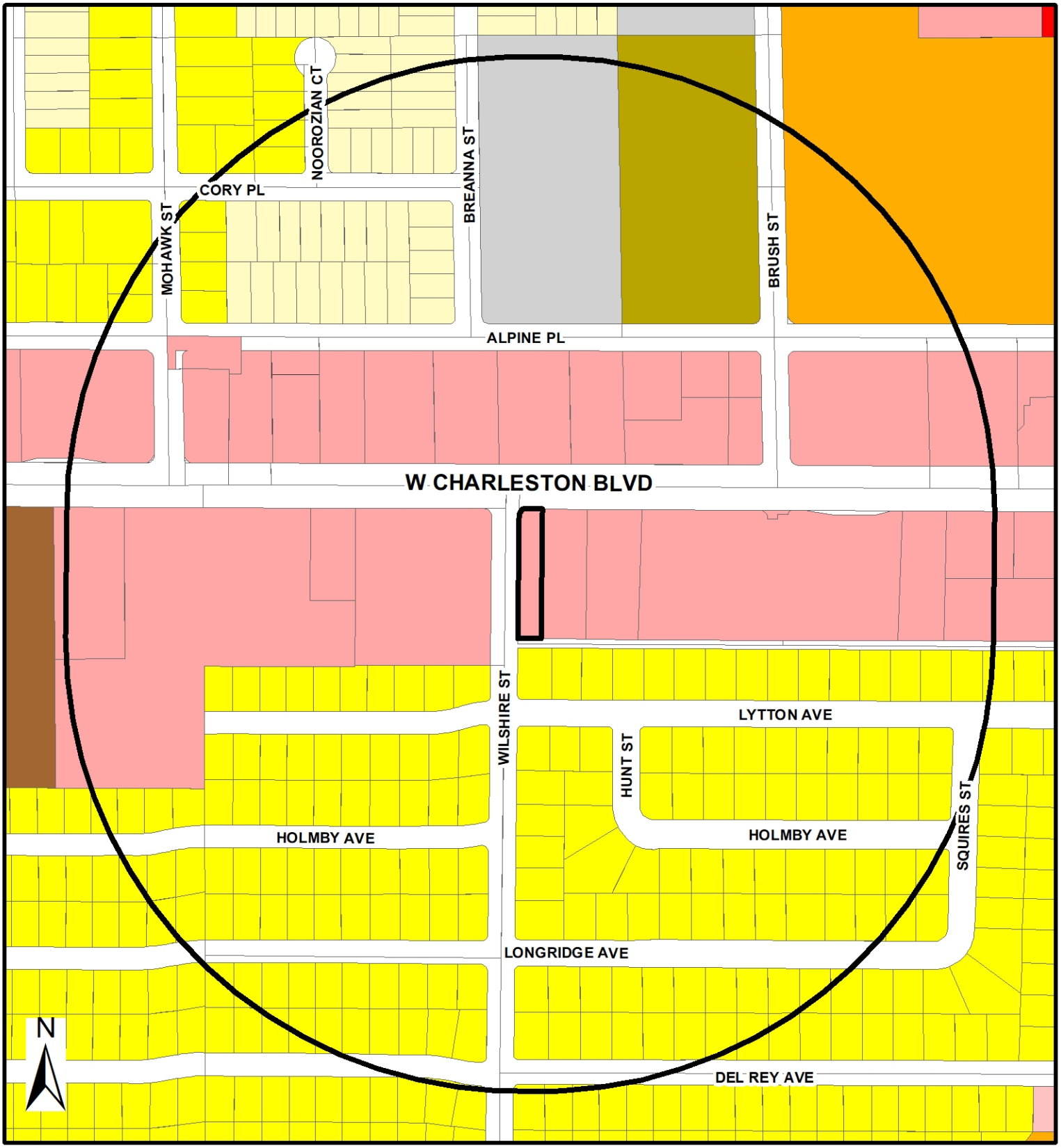
CASE: 21-0564

RADIUS: 1000 FEET

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

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

21-0564-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
- 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.
702-229-6301

Date: Thursday, September 23, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0564-ZON1	Staff recommends DENIAL.	
21-0564-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0564-ZON1
21-0564-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0564-ZON1 21-0564-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 252

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

21-0564-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0564-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0564-SUP1) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (Z-0100-62).

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.

21-0564-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use.

2. Approval of a Rezoning (21-0564-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0564-VAR1) shall be required, if approved.

3. Conformance to the approved conditions for Rezoning (Z-0100-62).

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 14,374 square-foot site where 25,000 square feet is required.

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

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

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

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

Public Works

10. The driveway fronting on Charleston Boulevard shall be exit only and signed accordingly.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning, Variance and Special Use Permit for a proposed Motor Vehicle Sales (Used) use within an existing 2,300 square-foot commercial building at 5235 West Charleston Boulevard.

ISSUES

- The applicant has requested a Rezoning (21-0564-ZON1) from C-1 (Limited Commercial) to C-2 (General Commercial). Staff does not support this request.
- The Motor Vehicle Sales (Used) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit (21-0564-SUP1). Staff does not support this request.
- The applicant has requested a Waiver from Title 19.12 minimum Special Use Permit requirements to allow 14,374 square feet of area dedicated to the use where 25,000 square feet is the minimum required. Staff does not support this request.
- The applicant has requested a Variance (21-0564-VAR1) from Title 19.08.080 development standards to allow a 50-foot wide lot where 100 feet is the minimum required and to allow a five-foot corner side yard setback where 10 feet is required. Staff does not support this request.

ANALYSIS

The subject 0.33 acre site is located within a C-1 (Limited Commercial) zoning district with a TOD-1 (Transit Oriented Development – 1) General Plan designation and is subject to Title 19 development standards. The applicant has proposed to utilize the existing 2,300 square-foot commercial building on the site as a Motor Vehicle Sales (Used) use.

The applicant has requested a Rezoning (21-0564-ZON1) from C-1 (Limited Commercial) to C-2 (General Commercial), which is consistent with the existing TOD-1 (Transit Oriented Development – 1) General Plan designation. The TOD-1 (Transit Oriented Development – 1) designation is intended to be utilized for higher intensity, mixed use, transit oriented development, suitable for future light rail transit corridors. The C-2 (General Commercial) zoning district would allow the proposed Motor Vehicle Sales (Used) use with an approved Special Use Permit (21-0564-SUP1).

The proposed C-2 (General Commercial) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. However, the site is located in an area with surrounding commercial developments of varying size located to the west, north and east, that are zoned C-1 (Limited Commercial). On the southern perimeter the site is separated by a 20-foot wide alleyway from existing single-family detached dwellings, which are zoned R-1 (Single Family Residential). Staff has determined that the proposed rezoning request will create a scenario of spot zoning and the more intense allowable land uses are not consistent with the adjacent C-1 (Limited Commercial) and R-1 (Single Family Residential) existing developments surrounding the subject site; therefore, staff recommends denial of the proposed Rezoning (21-0564-ZON1).

A Motor Vehicle Sales (Used) use is described in Title 19.12 as: “A facility or area, other than an auto sales showroom, used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters, but excluding mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use.”

Minimum Special Use Permit Requirements:

1. The minimum site area designated for this use shall be 25,000 square feet.

The subject site is 0.33 net acres, which is approximately 14,374 square feet in size. The applicant has requested a Waiver from Title 19.12 to allow 14,374 square feet of area dedicated to the use where 25,000 square feet is the minimum required.

2. The installation and use of an outside public address or bell system is prohibited.

The applicant has indicated that no public address or bell system will be used with the proposed development.

3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

The applicant has indicated that all exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

4. Accessory automobile rental is permitted.

The applicant has acknowledged that accessory automobile rental is permitted; however no accessory automobile rental has been proposed at this time.

However, the proposed site design does not comply with applicable Title19.08.080 site design requirements pertaining to building setbacks, which requires a 10-foot distance separation from the front, side and corner property lines and a 20-foot distance separation from the rear property line. Currently, the existing structure does not comply with the required 10-foot side yard setback as the structure is located approximately four feet from the western property line. Also, the subject site does not comply with Title19.08.080 100-foot minimum lot width requirements as the subject site is only 50 feet wide. The applicant has requested a Variance (21-0564-VAR1) from Title 19.08.080 development standards to allow a 50-foot wide lot where 100 feet is the minimum required and to allow a five-foot corner side yard setback where 10 feet is required. Staff does not support this request.

The existing building and carport cover approximately 20% of the 0.33 acres site, which is below the 50% lot coverage maximum allowed by code. The proposed building is 11 feet in height measured to the top of the parapet. The submitted building elevations indicate the building façade is accented with a light beige stucco finish with a flat roof line on the structure. The site will provide 20 total parking spaces with two ADA accessible handicapped parking spaces, which exceeds the five parking spaces required by Title 19.12.010 for a 2,300 square-foot Motor Vehicle Sales (Used) land use. The site plan indicates 14 parking spaces will be utilized to display vehicles that are available for sale.

Staff has determined the proposed Motor Vehicle Sales (Used) land use and size of the subject site will not be harmonious with the surrounding C-1 (Limited Commercial) and R-1 (Single Family Residential) land uses. Staff recommends denial of the requested Rezoning, Variance and Special Use Permit for the Motor Vehicle Sales (Used) land use.

FINDINGS (21-0564-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 application from C-1 (Limited Commercial) to C-2 (General Commercial) on the subject site is consistent with the existing TOD-1 (Transit Oriented Development – 1) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   Staff has determined that the proposed rezoning request will create a scenario of spot zoning and the more intense allowable land uses are not consistent with the adjacent C-1 (Limited Commercial) and R-1 (Single Family Residential) existing developments surrounding the subject site.

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 more intense commercial zoning encroaching into the residential properties located on Wilshire Street.

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 Charleston Boulevard, which is a 100-foot wide Primary Arterial street as designated by the Master Plan of Streets and Highways and Wilshire Street a 60-foot wide Local street as designated by Title 13. This street is sufficient in size to accommodate the needs of the proposed use.

FINDINGS (21-0564-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 rezone the property to the C-2 (General Commercial) zoning district. The applicant could allow the site to remain in the C-1 (Limited Commercial) zoning district, which 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 (21-0564-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 Motor Vehicle Sales (Used) cannot be conducted in a manner that is harmonious and compatible with the surrounding commercial and single family residential land uses in the area. Furthermore, staff has determined the associated waivers and variances reinforce unsuitability of the proposed Motor Vehicle Sales (Used) land use on the subject site.

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

The subject site is a regularly shaped rectangular lot and is 0.33 net acres, which is approximately 14,374 square feet in size. The applicant has requested a Waiver from Title 19.12 to allow 14,374 square feet of area dedicated to the use where 25,000 square feet is the minimum required. Staff has determined that the subject site cannot physically accommodate the proposed Motor Vehicle Sales (Used) use and is in close proximity with existing single family residential development, which may be negatively impacted by the development.

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 Charleston Boulevard, which is a 100-foot wide Primary Arterial street as designated by the Master Plan of Streets and Highways and Wilshire Street a 60-foot wide Local street as designated by Title 13. This street is 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.

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

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

The proposed Motor Vehicle Sales (Used) use does not meet Condition #1 listed in Title 19.12; which requires a minimum area of 25,000 square feet dedicated to the proposed use. The subject site is 0.33 net acres, which is approximately 14,374 square feet in size. The applicant has requested a Waiver from Title 19.12 to allow 14,374 square feet of area dedicated to the use where 25,000 square feet is the minimum required. Staff has determined that the subject site cannot physically accommodate the proposed Motor Vehicle Sales (Used) use. In addition, the subject site is located 20 feet away from existing single family residential development, which may be negatively impacted by the development.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/08/60	The City Planning Commission accepted a request to withdraw without prejudice a Rezoning (Z-0041-60) from R-E (Residence Estates) to C-1 (Limited or Neighborhood Commercial) on property generally located on the south side of West Charleston Boulevard between Decatur Boulevard and Wilshire Street.
10/24/62	The City Planning Commission approved a request for a Rezoning (Z-0100-62) from R-1 (Single Family Residence) to C-1 (Limited or Neighborhood Commercial) on property generally located on the south side of West Charleston Boulevard between Montclair Street and Wilshire Street.
09/27/11	A Code Enforcement case (#CE-106241) was processed for weeds and refuse in the landscape at 5235 West Charleston Boulevard. The case was resolved on 10/19/11.
04/18/12	The City Council approved a request for a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and change the future land use designation on various parcels within the Redevelopment Area to Commercial or Mixed Use. The Planning Commission recommended approval of the request.
07/19/18	A Code Enforcement case (#CE-191351) was processed for junk in the alleyway at 5235 West Charleston Boulevard. The case was resolved on 07/19/18.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission recommended approval of the request.

Most Recent Change of Ownership	
08/12/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/08/93	A business license (#G50-00181) was issued for General Retail Sales (Quality Services Co.) at 5235 West Charleston Boulevard. The license was marked inactive on 06/15/21.

Pre-Application Meeting	
09/02/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Rezoning, Variance and Special Use Permit for a proposed Motor Vehicle Sales (Used) use with associated Waivers of Title 19 development standards.

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

Field Check	
09/23/21	Staff conducted a routine site visit a found the subject site to be an existing commercial development with high weeds and overgrown shrubs in the landscape buffer adjacent to Charleston Boulevard. All landscape planting materials located on the western perimeter of the building have been cut down to the stump and removed. The rear yard of the lot is used for onsite parking and is surrounded by a chain link fence.

Details of Application Request	
Site Area	
Net Acres	0.33

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	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
North	Restaurant With Drive Through	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
South	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office, Other than Listed	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
West	Shopping Center	TOC-1 (Transit Oriented Corridor – 1)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Charleston	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 2)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	50 Feet	N*
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Corner Side (west)	10 Feet	4 Feet	N*
• Side (east)	10 Feet	18 Feet	Y
• Rear	20 Feet	170 Feet	Y
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height	N/A	11 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

*The applicant has requested a Variance (21-0564-VAR1) to allow a 50-foot wide lot where 100 feet is the minimum required and to allow a four-foot corner side yard setback where 10 feet is required.

Existing Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (General Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
TOD-1 (Transit Oriented Development – 1)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
N/A	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Wilshire Street	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (Used)	2,300 SF	1 space per 500 SF GFA	5				
TOTAL SPACES REQUIRED			5		20		Y
Regular and Handicap Spaces Required			4	1	19	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.12, a minimum area of 25,000 square feet dedicated to the proposed Motor Vehicle Sales (Used) use.	To allow 14,374 square feet of site area dedicated to the use.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0564
Meeting Date	09/15/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 5235 W. Charestone Blvd, Las Vegas, NV 89146

Project Name Ogy's Auto Sales **Proposed Use** Auto Sales (C-2)

Assessor's Parcel #(s) 163-01-502-001 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-2

Additional Information _____

Property Owner MG Engineering & Construction **Contact** John Grujicic
Address 4750 Desert Plains Road City Las Vegas State NV Zip 89147
E-mail mladjangrujicic@gmail.com Phone 702-630-3957

Applicant John Grujicic **Contact** John Grujicic
Address 4750 Desert Plains Road City Las Vegs State NV Zip 89147
E-mail mladjangrujicic@gmail.com Phone 702-630-3957

Representative John Grujicic **Contact** John Grujicic
Address 4750 Desert Plains Road City Las Vegs State NV Zip 89147
E-mail mladjangrujicic@gmail.com Phone 702-630-3957

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

Print Name MLADJAN John GRUJICIC

JILL KLELES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1800-1
My Appt. Expires January 18, 2023

Subscribed and sworn before me

This 14th day of Sept., 20 21

Jill Kleles - Clark County, Nevada
Notary Public in and for said County and State

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

21-0564 09/15/2021

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

Project Address (Location) 5235 W. Charestone Blvd, Las Vegas, NV 89146

Project Name Ogy's Auto Sales **Proposed Use** Autu Sales (C-2)

Assessor's Parcel #(s) 163-01-502-001 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing G-1 Proposed C-2

Additional Information _____

Property Owner MG Engineering & Construction **Contact** John Grujicic

Address 4750 Desert Plains Road City Las Vegas State NV Zip 89147

E-mail mladjangrujicic@gmail.com Phone 702-630-3957

Applicant John Grujicic **Contact** John Grujicic

Address 4750 Desert Plains Road City Las Vgs State NV Zip 89147

E-mail mladjangrujicic@gmail.com Phone 702-630-3957

Representative John Grujicic **Contact** John Grujicic

Address 4750 Desert Plains Road City Las Vgs State NV Zip 89147

E-mail mladjangrujicic@gmail.com Phone 702-630-3957

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 Svetlana Grujic

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

Print Name Svetlana Grujic

Subscribed and sworn before me

This 8th day of September, 20 21

Darian J. Campagna

Notary Public in and for said County and State

Darian J. Campagna
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-7646-01
My Appt. Expires: July 14, 2025

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0564
Meeting Date	09/15/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 5235 W. Charleston Blvd., Las Vegas, NV, 89146

Project Name Ogy's Auto Sales **Proposed Use** Auto Sales C-2

Assessor's Parcel #(s) 163-01-502-001 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-2

Additional Information _____

Property Owner NG, LLC Contact Ognjen Grujicic

Address 4750 Desert Plains Rd City Las Vegas State NV Zip 89147

E-mail ogylv@yahoo.com Phone 702-335-0867

Applicant John Grujicic Contact John Grujicic

Address 4750 Desert Plains Rd City Las Vegas State NV Zip 89147

E-mail mladjangrujicic@gmail.com Phone 702-630-3957

Representative John Grujicic Contact John Grujicic

Address 4750 Desert Plains Rd City Las Vegas State NV Zip 89147

E-mail mladjangrujicic@gmail.com Phone 702-630-3957

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 Ognjen Grujicic

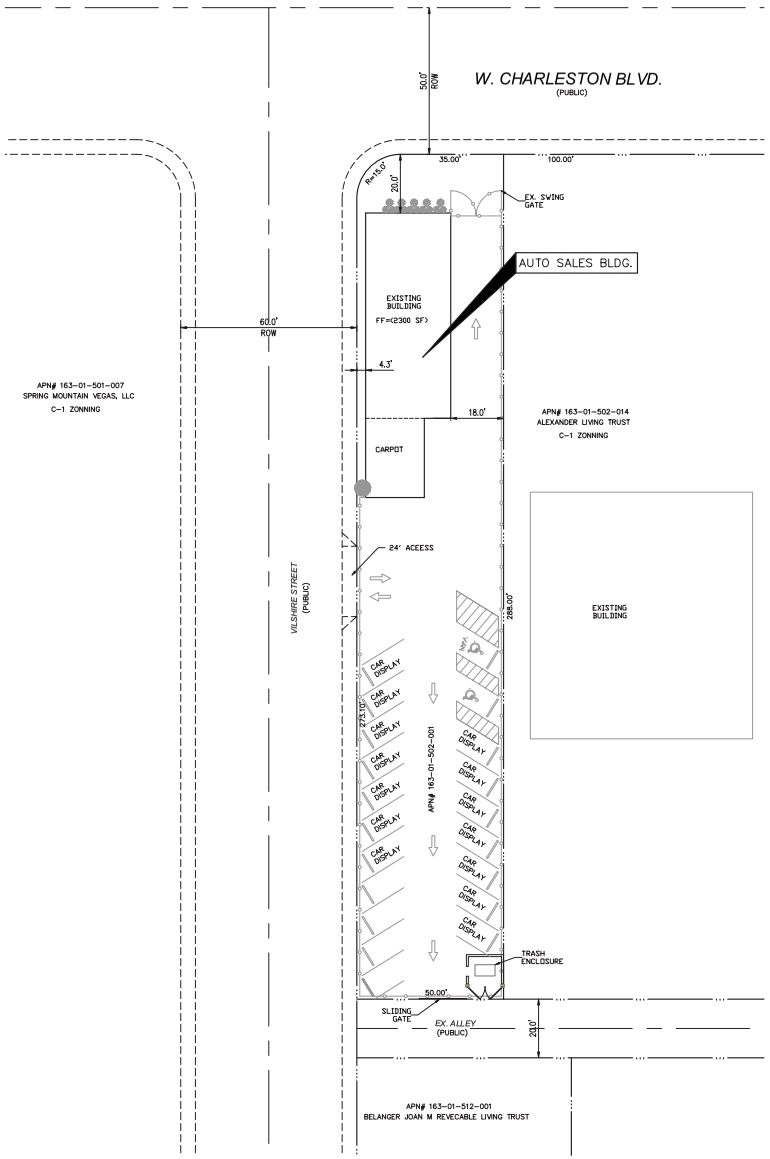
Subscribed and sworn before me

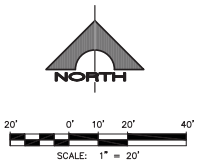
This 10th day of September, 20 21

_____

Notary Public in and for said County and State

ANTONIO ARPON
Notary Public - State of Nevada
County of Clark
APPT. NO. 14-13114-1
My App. Expires March 12, 2022







VICINITY MAP
N.T.S.

APN: 163-01-502-001

PROJECT DATA:

GROSS SITE AREA: 0.33 AC

PROJECT PARCEL NUMBER: 163-01-502-001
TOTAL BUILDING AREA: 2,300 SF
EX. OFFICE: 966 S.F.
EX. STORAGE: 1,126 S.F.

PARKING REQUIRED: 5
PARKING PROVIDED: 4
HANDICAP PARKING: 2

DISPLAY CAR PARKING: 14

21-0564
09/30/2021

REVISIONS
NO. DATE DESCRIPTION

SCALE: As indicated

OGY'S AUTO SALES
5235 W. CHARLESTON BLVD
LAS VEGAS, NV 89146

EXISTING SITE AND LANDSCAPING PLAN

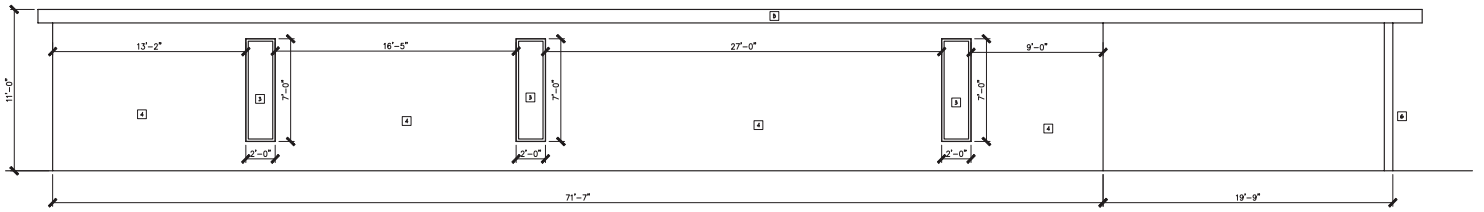
MG Engineering & Construction,
4750 Desert Palms Rd.
Las Vegas, NV 89147
Tel. (702) 630-3957
Fax. (702) 873-4166

PROJECT
1985

SHEET
SP-1
08/30/2021

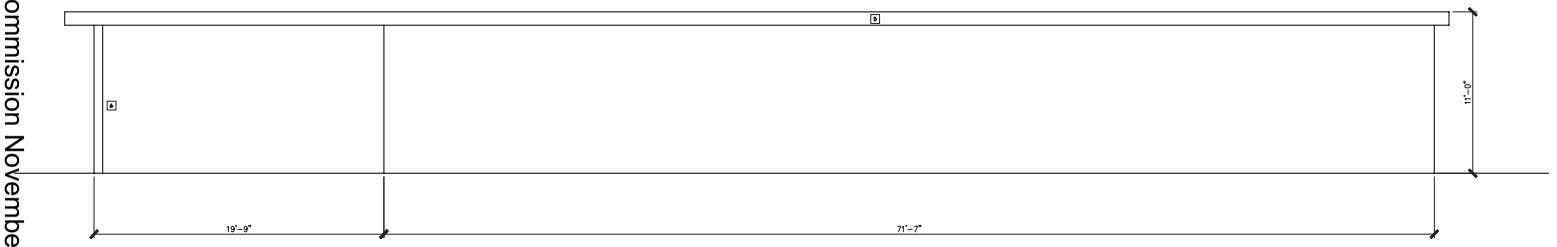
NOTES:

1. 36" DOOR
2. ROLL DOOR
3. WINDOW
4. STUCCO SIDING
5. FLAT ROOF
6. 7"x 7" COLUMNS



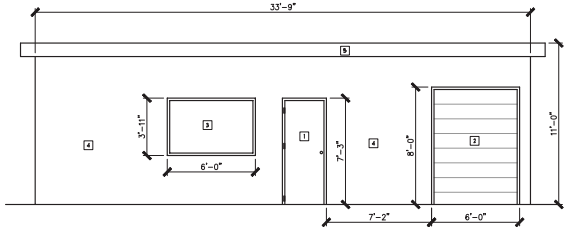
EX. WEST SIDE ELEVATION

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



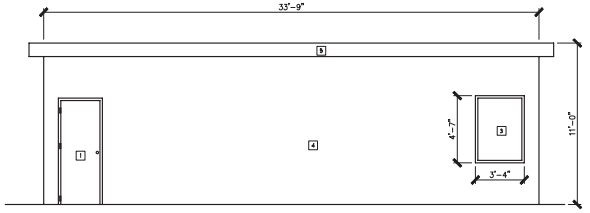
EXISTING EAST SIDE ELEVATION

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



EXISTING SOUTH SIDE ELEVATION

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



EXISTING NORTH SIDE ELEVATION

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

21-0564
09/15/2021

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: As indicated

OGY'S AUTO SALES
5235 W. CHARLESTON BLVD
LAS VEGAS, NV 89146

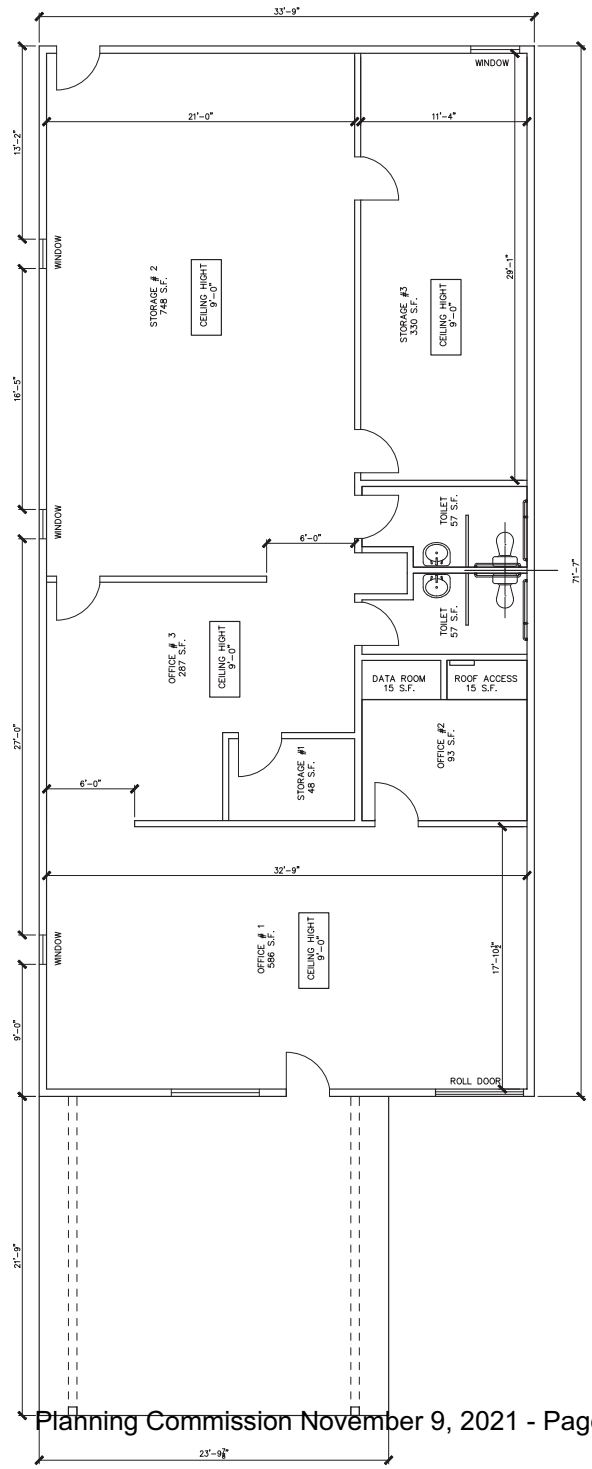
WEST SIDE ELEVATION

MG EGNINEERING & CONSTRUCTION
4750 DESERT PLAINS RD
Las Vegas, NV 89147
Tel: (702) 630-3967

PROJECT
1985

SHEET
A2.0

21-0564
09/15/2021



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN

MG ENGINEERING & CONSTRUCTION
4750 DESERT PLAINS RD
Las Vegas, NV 89147
Tel. (702) 630-3987

OGY'S AUTO SALES
5235 W. CHARLESTON BLVD
LAS VEGAS, NV 89146

SCALE: As indicated

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT 1985
SHEET A1.0



21-0564-ZON1, 21-0564-VAR1 AND 21-0564-SUP1 - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC
5235 WEST CHARLESTON BOULEVARD

09/23/2021



21-0564-ZON1, 21-0564-VAR1 AND 21-0564-SUP1 - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC
5235 WEST CHARLESTON BOULEVARD

09/23/2021



21-0564-ZON1, 21-0564-VAR1 AND 21-0564-SUP1 - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC
5235 WEST CHARLESTON BOULEVARD

09/23/2021



21-0564-ZON1, 21-0564-VAR1 AND 21-0564-SUP1 - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC
5235 WEST CHARLESTON BOULEVARD

09/23/2021



21-0564-ZON1, 21-0564-VAR1 AND 21-0564-SUP1 - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC
5235 WEST CHARLESTON BOULEVARD

09/23/2021



21-0564-ZON1, 21-0564-VAR1 AND 21-0564-SUP1 - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC
5235 WEST CHARLESTON BOULEVARD

09/23/2021



21-0564-ZON1, 21-0564-VAR1 AND 21-0564-SUP1 - APPLICANT: JOHN GRUJCIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC
5235 WEST CHARLESTON BOULEVARD

09/23/2021

September 14, 2021

JUSTIFICATION LETTER
FOR ZONE CHANGE
FROM C1 TO C2
VARIANCES &
WAIVER
FOR OGY'S AUTO SALES
APN 163-01-502-001

Mr. Ognjen Grujicic (NG, LLC) owner of subject commercial property would like to apply for following:

1. Zone change from C-1 (Limited Commercial) to C-2 (General Commercial) for this property as he would like to start a small auto sales business for used cars.

2. Variance – To allow a 50-foot wide lot where 100 feet is the minimum required and to allow a 4.3 ft. corner side yard setback where 10 feet is required.

3. Special use permit for a proposed 2,300 sf motor vehicle sale (used) use with a waiver to allow a 14,374 sq. ft. site where 25,000 sq. ft. is the minimum allowed.

Address of the property is 5235 W. Charleston Blvd, Las Vegas, NV 89146 (APN# 163-01-502-001)

Currently this site has an existing commercial building (2,300 Sf), Total lot size is approximately 0.33 AC.

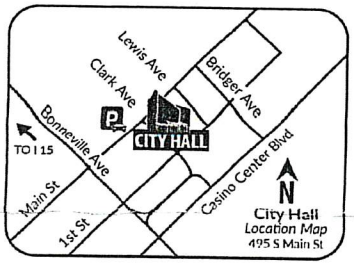
The parking area will have 14 parking spaces for car sale (display) and a total of 6 parking spaces for employees and visitors (2 handicap spaces).

Note: This auto sale office will not have any service, it will be sales only.

21-0564
09/15/2021

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

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.

21-0564 and 21-0564-ZON1 and 21-0564-VAR1 and 21-0564-SUP1

Planning Commission Meeting of **11/09/2021**

ST HRDFNP1 89107

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas

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

21-0564
13836810013
HAASE KURT W LIVING TRUST
HAASE KURT W TRS
1012 BREANNA ST
LAS VEGAS NV 89107-3779

Submitted after final agenda

30a-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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 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.

21-0564 and 21-0564-ZON1 and 21-0564-VAR1 and 21-0564-SUP1

Planning Commission Meeting of **11/09/2021**

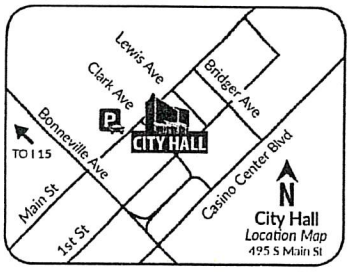
21-0564
16301512008
HOLLY HELEN A & JOHN
5204 LYTTON AVE
LAS VEGAS NV 89146-1425

97 HRDFNP1 89146

30a-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



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.

21-0564 and 21-0564-ZON1 and 21-0564-VAR1 and 21-0564-SUP1

Planning Commission Meeting of **11/09/2021**

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas

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

21-0564
16301511018
PITTAN DONALD E
5309 LYTTON AVE
LAS VEGAS NV 89146

97 HRDFNP1 89146

30a-c P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
30a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0564-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

C.C.: 12/15/2021

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 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: November 9, 2021

Agenda Item No.:
30b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0564-VAR1 - VARIANCE - TO ALLOW A 50-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FOUR-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

C.C.: 12/15/2021

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 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: November 9, 2021

Agenda Item No.:
30c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0564-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,300 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW A 14,374 SQUARE-FOOT SITE WHERE 25,000 SQUARE FEET IS THE MINIMUM ALLOWED

C.C.: 12/15/2021

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 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: November 9, 2021

Agenda Item No.:
31

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

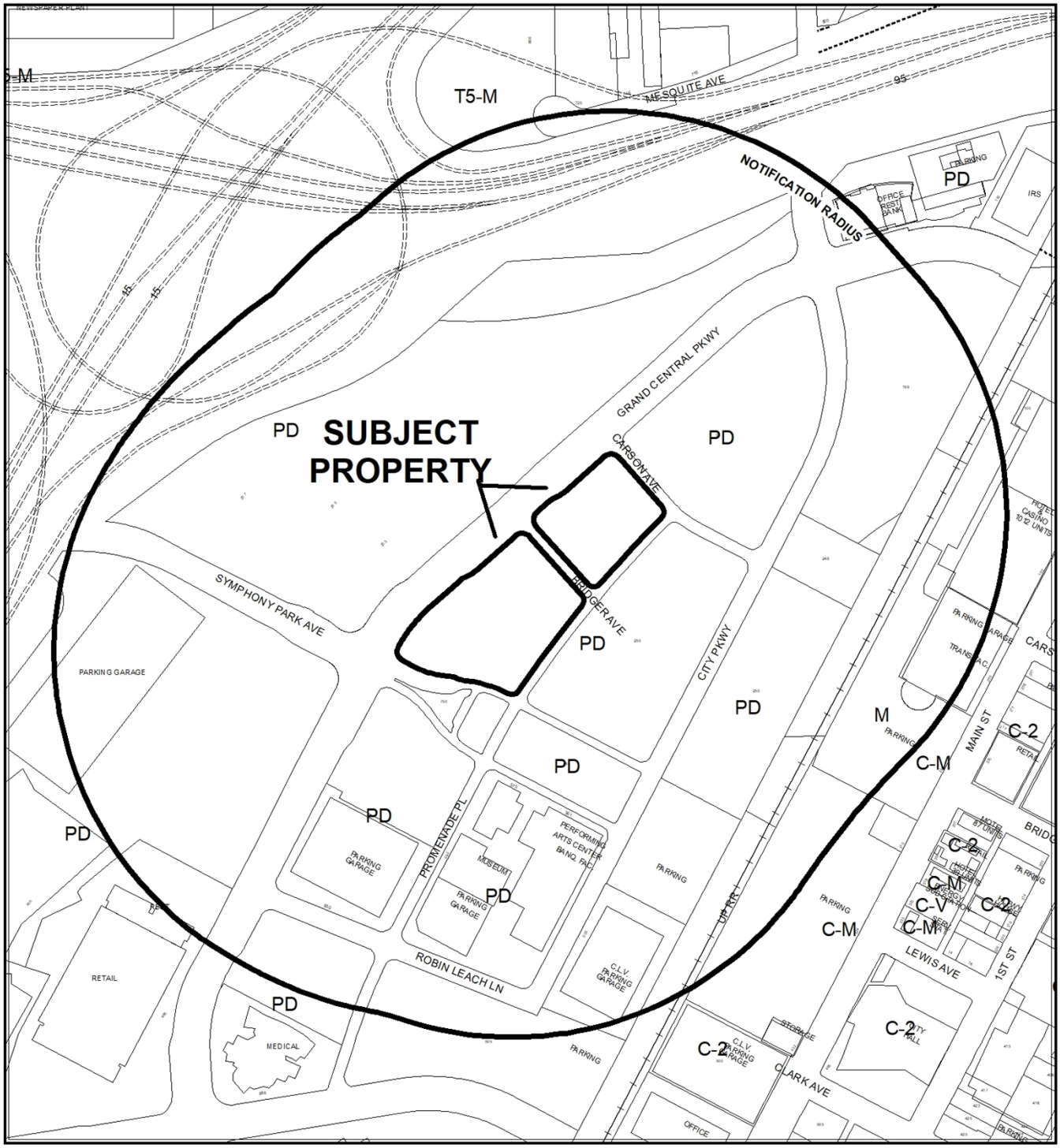
SUBJECT:
21-0573 - PUBLIC HEARING - APPLICANT: SLC DEVELOPMENT, LLC - OWNER: CITY PARKWAY V, INC, ET AL - For possible action on the following Land Use Entitlement project requests on 5.14 acres at the northeast corner of Grand Central Parkway and Symphony Park Avenue (APNs 139-33-511-008 and 139-34-110-008), PD (Planned Development) Zone, Ward 5 (Crear). 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.

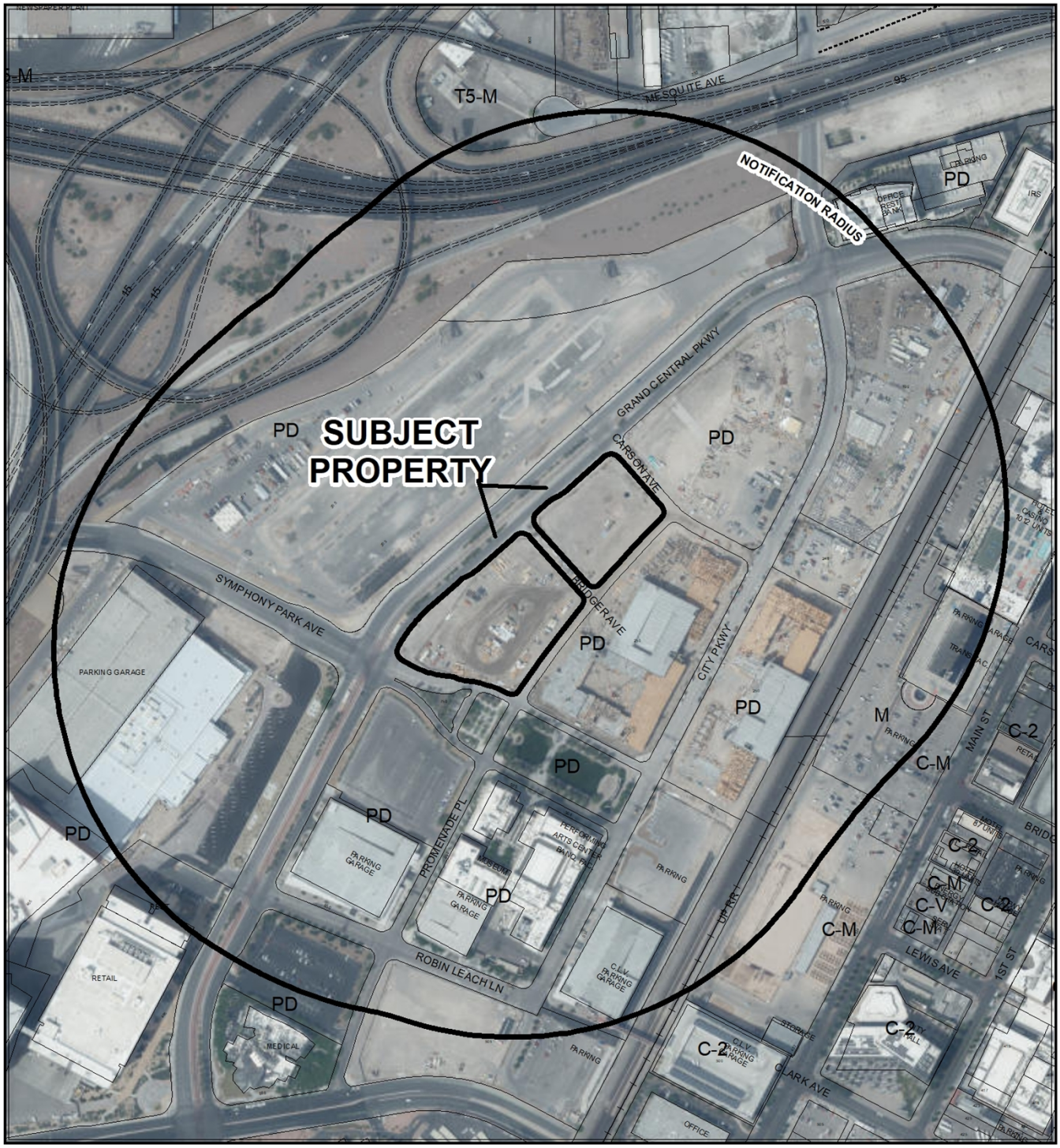
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Symphony Park Approval Letter
7. Comments from Clark County Department of Aviation for 21-0573-SDR1
8. Comments from Clark County School District for 21-0573-SDR1



CASE: **21-0573**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 335 670 Feet

CASE: 21-0573

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SLC DEVELOPMENT, LLC - OWNER: CITY PARKWAY V, INC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0573-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0573-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0573-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 49

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0573-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (21-0014-SDR1).

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. 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.

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

21-0573-SDR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review 21-0014-SDR1 shall be required, if approved.

2. Approval of and conformance to the conditions of approval for 21-0573-SUP1.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 10/26/21 except as amended by conditions herein.

5. Waivers from the Symphony Park Development Standards are hereby approved, to allow the following in addition to the previously approved waivers associated with 21-0014-SDR1:

6. Allow a 35-foot setback from the 15-foot build-to-line along Promenade Place where no setback is permitted.

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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

12. The elevations depict minor aesthetic changes from the previously approved plan such as new architectural features and building materials. All new building materials and architectural features shall be subject to review by the SPDRC prior to the issuance of building permits.

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. 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.

15. 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.

16. 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.

17. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R’s if applicable.

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

Public Works

19. Comply with all previous conditions of approval for 21-0014-SDR1 and all other site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a major amendment to an approved Special Use Permit (21-0014-SUP1) and Site Development Plan Review (21-0014-SDR1) to increase building height from 235 to 265 feet within the Airport Overlay District and to increase the number of residential units from 526 to 545 on Symphony Park Parcel C at the northeast corner of Grand Central Parkway and Symphony Park Avenue.

ISSUES

- A major amendment to an approved Special Use Permit (21-0014-SUP1) has been requested to allow a 265-foot tall building within the 175-foot Airport Overlay District where a 235-foot tall building was previously approved. Staff recommends approval of the request.
- A major amendment to an approved Site Development Plan Review (21-0014-SDR1) has been requested to increase the amount of residential units from 526 to 545, modify the ground floor commercial space, and to increase a previously granted setback waiver along Promenade Place. Staff recommends approval of the Site Development Plan Review and associated waivers.
- The Symphony Park Design Review Committee (SPDRC) conditionally approved the proposed amendments to the previously approved plan on 09/20/21.

ANALYSIS

On April 21, 2021, the City Council approved a Special Use Permit (21-0014-SUP1) and Site Development Plan Review (21-0014-SDR1) for a mixed-use development consisting of 16,426 square feet of commercial space and 526 multi-family residential units on Symphony Park Parcels C and D at the northeast corner of Grand Central Parkway and Symphony Park Avenue. All changes associated with this amendment are proposed within the high-rise portion of the project (Symphony Park Parcel C), and the remainder of the project (Symphony Park Parcel D) will remain as previously approved through 21-0014-SDR1.

This request is for a major amendment to the approved Special Use Permit (21-0014-SUP1) and Site Development Plan Review (21-0014-SDR1) to increase building height from 235 to 265 feet within the Airport Overlay District, increase the number of residential units from 526 to 545, and modify portions of the building footprint. The increase in building height will utilized to accommodate two additional residential floors within the high-rise portion of the building and 19 additional residential units.

The proposed changes to the building footprint include dividing what was previously approved as one commercial space into two standalone spaces separated by a pedestrian plaza/paseo. The previously approved 11,000 square-foot commercial space at the southeast corner of the site is now depicted as a 4,800 square-foot leasing office and a 6,300 square-foot commercial tenant space. Please note that all above building square-footages are approximate. This change requires the increase of a previously granted setback waiver from 23 feet to 35 feet from the 15-foot build-to-line along Promenade Place.

In addition to the increased building height and footprint changes, the elevations also depict minor aesthetic changes from the previously approved plan such as new architectural features and building materials. All new building materials and architectural features will be subject to review by the SPDRC prior to the issuance of building permits.

The Special Use Permit request is for a 265-foot tall building located within the 175-foot Airport Overlay District. The previous approval (21-0014-SUP1) was for a 235-foot tall building, and approval of this request will result in a building height increase of 30 feet to accommodate two additional floors. Comments received from the Clark County Department of Aviation include the following:

- Applicant is required to file FAA form 7460-1, “Notice of Proposed Construction or Alteration” with the FAA,
- Applicant is advised that FAA’s airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA’s airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- No building permits should be issued until applicant provides evidence that a “Determination of No Hazard to Air Navigation” has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

The proposed amendments to the approved Special Use Permit and Site Development Plan Review are consistent with the objectives of the Symphony Park plan area and Staff recommends approval of the request.

FINDINGS (21-0573-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 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

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

   The subject site is 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.**

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

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

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.

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

   The site will comply with all associated Airport Overlay District, Federal Aviation Administration, and Clark County Department of Aviation requirements.

FINDINGS (21-0573-SDR1)

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

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

   The proposed mixed-use development is compatible with adjacent development and 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;**

   With conformance to the included conditions of approval, the proposed development will be generally consistent with the General Plan, Title 19, the Downtown Las Vegas Overlay and the Symphony Park Design Standards Manual.

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

   Primary access to the site is provided from Grand Central Parkway, Symphony Park Avenue and Promenade Place. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic

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

   The building and landscape materials have been reviewed by the SPDRC and are appropriate for Symphony Park and the City. The final design will continue to be refined in coordination with the SPDRC prior to building permit issuance

4. **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 elevations depict visually interesting buildings with numerous recesses, pop-outs, balconies and other architectural features. The ground level storefronts are well integrated with the proposed streetscape, which provides a pleasing pedestrian environment. The final design will continue to be refined in coordination with the SPDRC prior to building permit issuance.

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

   The proposed development will be subject to permit review and inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. Staff and the Planning Commission had recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102. The subject site was labeled as Parcel C and D in this document.
04/02/14	The City Council adopted Ordinance #6311, which updated the Symphony Park Development Standards Manual and introduced additional permissible land uses.
04/21/21	The City Council approved a Special Use Permit (21-0014-SUP1) to allow a mixed-use development with ground floor residential. Staff and the Planning Commission recommended approval on 03/09/21.
04/21/21	The City Council approved a Special Use Permit (21-0014-SUP2) to allow a 235-foot tall building within the 175-foot Airport Overlay District. Staff and the Planning Commission recommended approval on 03/09/21.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/21/21	The City Council approved a Site Development Plan Review (21-0014-SDR1) to allow a 526-unit mixed-use development with 16,426 square feet of commercial space. Staff and the Planning Commission recommended approval on 03/09/21.
04/21/21	The City Council approved a Vacation (21-0020-VAC1) for West Bridger Avenue between Promenade Place and Grand Central Parkway. Staff and the Planning Commission recommended approval on 03/09/21.
10/01/21	The Symphony Park Design Committee conditionally approved the proposed revisions to the submitted entitlement package.

Most Recent Change of Ownership	
11/29/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/11/21	A Master Building Permit Package (PRC21-00107) was submitted for the low-rise portion of the overall project and is currently in technical review.

Pre-Application Meeting	
09/09/21	A pre-application meeting was held and issues discussed included the Symphony Park approval process and general Special Use Permit and Site Development Review submittal requirements.

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

Field Check	
10/07/21	The subject site is undeveloped.

Details of Application Request	
Site Area	
Gross Acres	5.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
East	Mixed-Use Residential/Commercial	MXU (Mixed Use)	PD (Planned Development)
West	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)

Master and Neighborhood Plan Areas	***Compliance***
Symphony Park	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y*
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 3	Y
LW-O (Live/Work Overlay) District	Y
PD (Planned Development) 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

*With approval of companion item 21-0573-SUP1

DEVELOPMENT STANDARDS

Pursuant to the Symphony Park Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Building Height	N/A	265 ft.	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Carson Avenue	Collector (60')	Planned Streets and Highways Map	35'	N/A
Symphony Park Avenue	Collector (60')	Planned Streets and Highways Map	25'	N/A
Grand Central Parkway	Primary Arterial (120')	Planned Streets and Highways Map	110'	N/A
Promenade Place	Collector (60')	Planned Streets and Highways Map	30'	N/A

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

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	
Studio	161	1.25 per unit	202				
One Bedroom	267	1.25 per unit	334				
Two Bedroom	103	1.75 per unit	206				
Three Bedroom	14	2 per unit	28				
Retail	16,426 SF	1 per 175 SF	94				

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	
TOTAL SPACES REQUIRED			864				N
Regular and Handicap Spaces Required			846	18	676	8	N
Loading Spaces			2		2		Y

Projects located within Symphony Park 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) SUP/SDR

Project Address (Location) NWC Promenade Place and Symphony Park Ave

Project Name Symphony Park Parcel C&D **Proposed Use** Mixed Use

Assessor's Parcel #(s) 13934110008 **Ward #** 5

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

Additional Information Amend approved A-O height and add 2 floors to high rise portion of the project

Property Owner City Parkway V, INC **Contact** Jorge Cervantes

Address 495 S. Main Street City Las Vegas State NV Zip 89101

E-mail sgarcia@lasvegasnevda.gov Phone 702.229.5917

Applicant Southern Land, LLC **Contact** Alex Woodin

Address 1225 17th Street #2420 City Nashville State TN Zip _____

E-mail alex.woodin@southernlandcompanies.com Phone 615.778.2184

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 Jorge Cervantes

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

Print Name JORGE CERVANTES

SARA GARCIA
Notary Public, State of Nevada
No. 97-2870-1
My Appt. Exp. Jan. 5, 2022

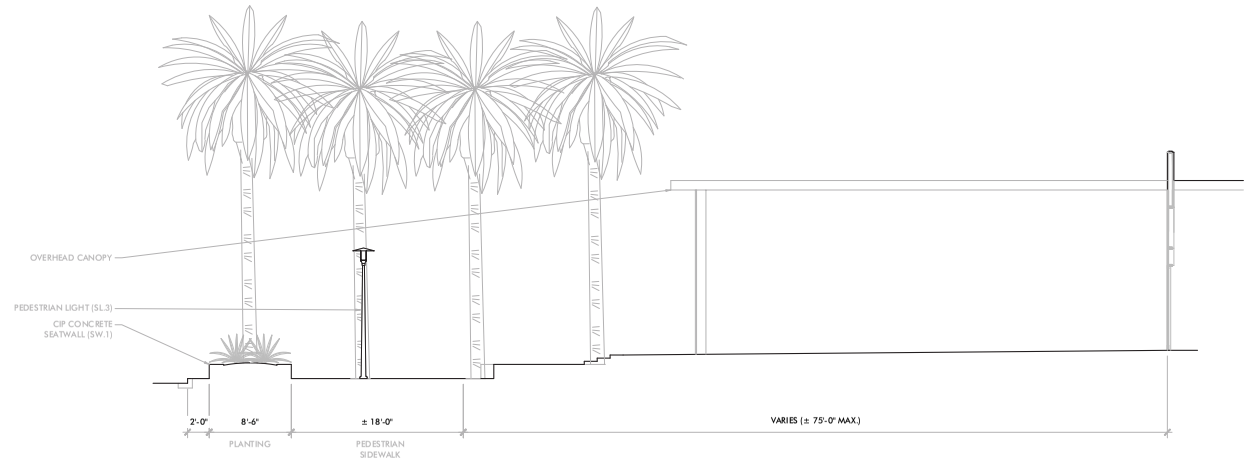
21-0573
09/21/2021

Subscribed and sworn before me

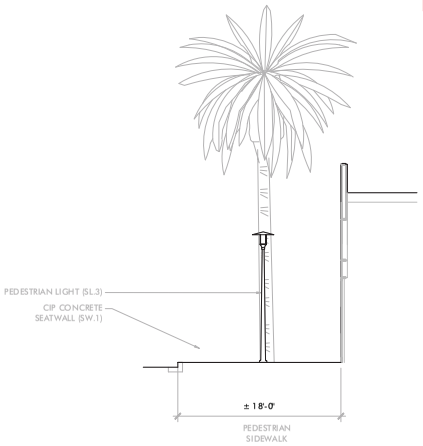
This 20th day of September, 2021

Sara Garcia

Notary Public in and for said County and State



1 SECTION: SYMPHONY PARK AVENUE
Scale: 3/16" = 1'-0"



2 SECTION: SYMPHONY PARK AVENUE
Scale: 3/16" = 1'-0"

21-0573
10/26/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 5553

Design Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PIKE, SUITE 400 NASHVILLE, TN 37215 TEL: (615) 297-2161 CONTACT: DANNY LANE DANNY.LANE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC. 3960 HILLSBORO PIKE, SUITE 400 DALLAS, TX 75219 TEL: (214) 871-1407 CONTACT: CHRISTOPHER EMERSON CHRISTOPHER.EMERSON@GDAARCH.COM
CIVIL ENGINEER	ASHLEY HORN 6357 S. LAS VEGAS BLVD. SUITE 120 LAS VEGAS, NV 89119 TEL: (702) 796-9292 CONTACT: MATT MCAULEY MATT.MCAULEY@ASHLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PIKE, SUITE 400 NASHVILLE, TN 37215 TEL: (615) 297-2161 CONTACT: CHRISTOPHER WHITE CHRISWHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2300 CORPORATE CENTRAL EXPRESSWAY, SUITE 700 DALLAS, TX 75231 TEL: (214) 220-2300 CONTACT: JOEL BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	PEA CONSULTING 2300 PASEO VILLAGE PKWY #200 HENDERSON, NV 89012 TEL: (702) 616-6040 CONTACT: RYAN CALAHAN RC@ALAHANGREALADVISORS.COM
LEED	KLEINFELDER 8350 S. VALLEY VIEW BLVD #120, LAS VEGAS, NV 89178 TEL: (702) 933-9000 CONTACT: KARRIN KLAN

Issue Package

No.	Date	Description
A	07/09/2021	PDA SUBMITTAL
B	08/19/2021	70% CD

Job No.

00000.00

Sheet Title

OVERALL ELEVATIONS/ SECTIONS

Sheet Number

L4.000

COPYRIGHT © 2021

PLOTTED ON



SYMPHONY PARK HIGH RISE BLOCK C

LAS VEGAS, NV

PRJ SUBMITTAL

OCTOBER 21, 2021

21-0573
10/21/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HOWARD HUGHES PKWY. SUITE 400 LAS VEGAS, NV 89169 TEL: (702) 784-6700 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC 3960 HOWARD HUGHES PKWY. SUITE 400 LAS VEGAS, NV 89169 TEL: (214) 871-4676 CONTACT: GEORGE MORGENSTERN GEORGE@GDAASSOCIATES.COM
CIVIL ENGINEER	KIMLEY-HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-5181 CONTACT: MATT SCALLY MATTJAE.HUSEBY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HOWARD HUGHES PKWY. SUITE 400 LAS VEGAS, NV 89169 TEL: (702) 784-6700 CONTACT: CHRIS LUTES CHRIS.LUTES@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 325 N. ST. PAUL CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75201 TEL: (972) 789-4700 CONTACT: CHRIS CARSON CARSON@THORNTONTOMASETTI.COM
MEP ENGINEER	PGA CONSULTING 2501 W HORIZON RIDGE PKWY #200 HENDERSON, NV 89052 TEL: (702) 990-3900 CONTACT: RYAN CALAHAN RCALAHAN@PGADESIGN.COM
LEED	US GOOD LOOP 1675 FLORIST PARK CIRCLE, SUITE 4203 LAFAYETTE, CO 80026 CONTACT: ERIN REIBSOME ERIN@USGOODLOOP.COM
3RD PARTY CODE CONSULTANT	JENSEN HUGHES 6725 E. MIRABELL RIVER RD., SUITE 210 LAS VEGAS, NV 89118 TEL: (702) 990-2101	(702) 990-2099 BEN MURPHY BMURPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/10/2021	RDA SUBMITTAL
B	10/21/2021	PRJ SUBMITTAL

Job No.
20020.00

Sheet Title
COVER V1

Sheet Number
A0.000

COPYRIGHT © 2021

PLOTTED ON: 10/21/2021 7:49:49 PM
Autodesk Docs://SYMPHONY HIGH RISE/SYMPHONY HIGH RISE_Revit_CentralSymphony2020.rvt

GDA

SYMPHONY PARK HIGH-RISE | BLOCK C | 22-STORY

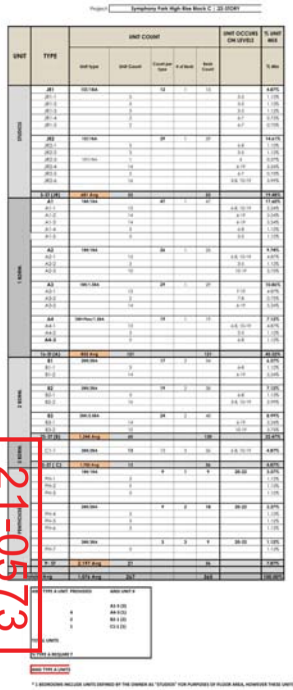
		height	A Total GSF(1)	B NRSF	C common (corr + circ)	D units	E balcony sf	F mep	G amenity (2)	H Bandrm + BOH	I office / retail	J parking s	c	hc	hcv	ev	fev	t	area
Mechanical Pent / Overrun	MECHANICAL	14	572							572									
level 22	RESIDENTIAL / PH	12.67	18,820	15,379	1,333	7	1,090	721		297									
level 21	RESIDENTIAL / PH	12.67	18,820	15,379	1,333	7	1,090	721		297									
level 20	RESIDENTIAL / PH	12.67	18,820	15,379	1,333	7	1,090	721		297									
level 19	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 18	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 17	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 16	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 15	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 14	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 13	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 12	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 11	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 10	RESIDENTIAL	10.67	18,977	15,338	1,410	15	802	721		706									
level 09	RESIDENTIAL/POOL/AMENITY	14.00	27,827	6,712	1,926	7	583	894	17,234	476									
level 08	RESIDENTIAL	12.67	26,296	18,963	2,125	19	1,469	888		2,851									
level 07	RESIDENTIAL	10.67	26,296	20,996	2,137	22	1,962	888		373									
level 06	RESIDENTIAL/DOG AMENITY	12.67	43,219	19,824	2,521	21	1,246	888	9,851	9,089									
level 05	RESIDENTIAL / PARKING	10.67	10,955	7,153	1,261	9	770	966		855		19	4	1	0	0	0	24	32,354
level 04	RESIDENTIAL / PARKING	10.67	10,609	7,153	1,261	9	770	966		458		103	12	0	1	2	2	120	32,354
level 03	RESIDENTIAL / PARKING	10.67	12,395	7,153	1,261	9	770	966		2,245		70	8	1	0	2	2	83	31,703
level 02	PARKING	10.67	1,227		401	-	-	826		-		49	10	1	0	2	2	64	22,474
level 01	OFFICE / RETAIL / LEASING	10.67	30,368	-	-	-	-	-	4,786	9,327	16,255	29	15	3	1	1	0	49	13,974
loading dock	STORAGE	8.00	3,832	-	-	-	0												
TOWER TOTAL		*270.07*	*439,825 sf*	*287,411 sf*	*30,994 sf*	*267 un*	*18,960 sf*	*16,655 sf*	*31,871 sf*	*33,575 sf*	*16,255 sf*	*270*	*49*	*6*				*340*	*132,859*
												79%	*14%*	*2%*					

Parking Tabulations

SUGGESTED (GDA, No parking requirements by Las Vegas)		
Multi-family	1 space per bedroom	365
Office	4/1000	44
Retail	1/75	76
Total		**485**
PROVIDED		
level 05 Garage		25
level 04 Garage		119
level 03 Garage		85
level 02 Garage		64
level 01 Garage		45
total provided in garage		338
On Street (parallel parking)		10
TOTAL PROVIDED		**348**

(1) Column A excludes parking areas in GSF, see Column I for parking areas

(2) Column G includes interior & exterior spaces such as dog park, dog spa, pool deck, amenity terraces, fitness, lounge and leasing office.



21-0573
10/26/2021

Planning Commission November 9, 2021 - Page 962

PLOTTED ON: 10/20/2021 10:37:47 PM
FILE: C:\Users\jmyers\Documents\20020.00_SYMPHONY PARK HIGH RISE_HH_jmyers.rvt

GDA & ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HOWARD HUGHES PKWY, SUITE 400 LAS VEGAS, NV 89169 TEL: (917) 796-1200 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC 3300 W ROYAL LN #240 IRVING, TX 75063 TEL: (214) 871-4676 CONTACT: HOWARD HOPKINS GEORGINA@GDAASSOCIATES.COM
CIVIL ENGINEER	KIMLEY-HORN 6671 S LAS VEGAS BLVD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-5151 CONTACT: MATT MCCALLY MATT.MCCALLY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HOWARD HUGHES PKWY, SUITE 400 LAS VEGAS, NV 89169 TEL: (917) 796-1200 CONTACT: CHRIS WHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 3993 HOWARD HUGHES PARKWAY, SUITE 700 LAS VEGAS, NV 89169 TEL: (702) 784-4700 CONTACT: JAMES CAMERON JAMERON@THORNTONTOMASETTI.COM
MEP ENGINEER	RDA CONSULTING 2301 W HORIZON RIDGE PKWY #200 HENDERSON, NV 89052 TEL: (702) 990-2017 CONTACT: RYAN CALAHAN RCALAHAN@TEAMRDA.COM
LEED	US GOLD CORP 10TH FOREST PARK CIRCLE, SUITE 620 LAFAYETTE, CO 80026 CONTACT: ARNY REDEMPTE ARNOLD@TEAMUSGOLD.COM
3RD-PARTY CODE CONSULTANT	JENSEN HUGHES 2270 CORPORATE CIRCLE RD, SUITE 210 LAS VEGAS, NV 89074 TEL: (702) 990-2017 | (702) 600-4989 KEVIN HUMPHRY KEVIN.HUMPHRY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL

Job No.

20020.00

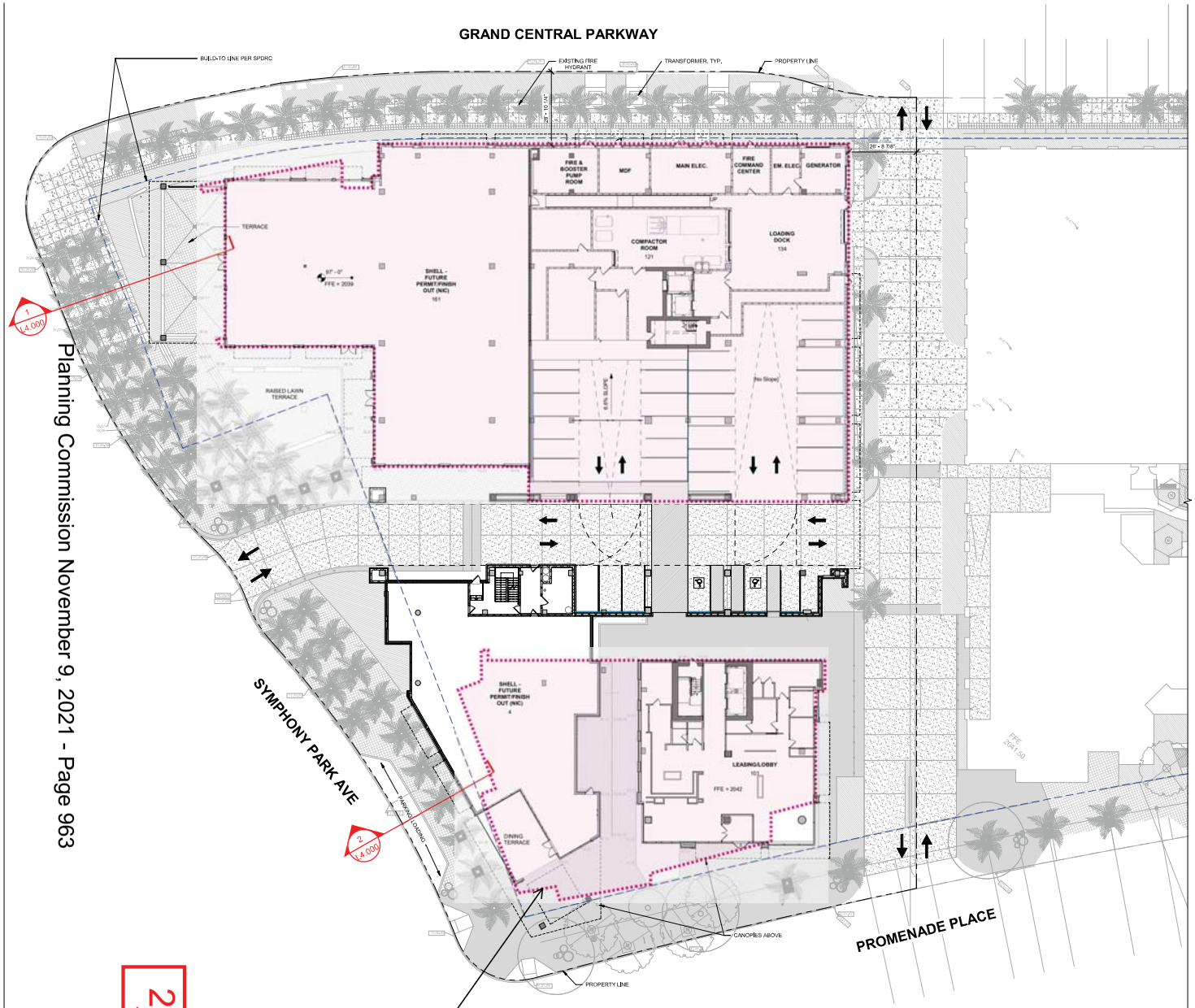
Sheet Title

TABULATIONS

Sheet Number

A0.201

COPYRIGHT © 2021



Planning Commission November 9, 2021 - Page 963

21-0573
10/26/2021

Building Footprint at RDA/PRJ Submittal and approved by SPRDRC/Council

ARCHITECTURAL SITE PLAN / GROUND FLOOR OVERLAY
SCALE: 1/16" = 1'-0"

SITE PLAN GENRAL NOTES

1. INFORMATION CONTAINED ON THE ARCHITECTURAL SITE DRAWING(S) HAS BEEN TAKEN FROM SURVEYS, CIVIL AND LANDSCAPE DRAWINGS PROVIDED TO THE ARCHITECT. THE INTENT OF THE ARCHITECTURAL SITE DRAWING(S) IS TO INDICATE THE GENERAL OVERALL RELATIONSHIP OF THE BUILDING, PAVING & OTHER SITE FEATURES, RE: CIVIL DRAWINGS, SURVEYS, LANDSCAPE DRAWINGS, AND OTHER DRAWINGS FOR CONSTRUCTION PURPOSES.
2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARING ANY WORK INCLUDING INFORMATION SHOWN ON OTHER CONSULTANT'S DOCUMENTS. COMPARE EXISTING CONDITIONS WITH THE PROPOSED WORK, RESOLVE ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. SLOPE/LANDING REQUIREMENTS
   - DO NOT EXCEED 1:20 (5%) SLOPE ON SIDEWALKS IN THE DIRECTION OF TRAVEL UNO.
   - DO NOT EXCEED 1:50 (2%) SLOPE IN ALL DIRECTIONS AT LANDINGS, BUILDING ENTRANCES, GATES, DOORS AND THE LIKE & CROSS SLOPE ON SIDEWALKS & RAMPS.
   - THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR, SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2%. PROVIDE A 5'X5' MINIMUM THAT LANDING AT ALL DOOR ENTRANCES EXTENDS AT LEAST 18" BEYOND PULL SIDE OF DOOR.
4. SLOPE ALL SURFACES, FINISHED GRADES, ETC FOR POSITIVE DRAINAGE AWAY FROM BUILDING.

PARKING

Type	Count
ACCESSIBLE	5
ACCESSIBLE - EV	1
ACCESSIBLE - EV FUTURE	1
ACCESSIBLE - VAN	2
COMPACT	56
ELECTRIC VEHICLE (EV)	6
FUTURE ELECTRIC VEHICLE	6
STANDARD	262
	338

GDA & ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER — SOUTHERN LAND COMPANY, 3993 HOWARD HWZ., SUITE 430, HENDERSON, NV 89014, TEL: (917) 796-1552, CONTACT: KEVIN HOUSE, KEVIN.HOUSE@SOUTHERNLAND.COM

ARCHITECT — GDA & ASSOCIATES NEVADA, LLC, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135, TEL: (214) 871-4676, CONTACT: GEORGINA RODRIGUEZ, GEORGINA.RODRIGUEZ@GDA-ARCHITECTS.COM

CIVIL ENGINEER — KIMLEY-HORN, 6671 S. LAS VEGAS BLVD., SUITE 315, LAS VEGAS, NV 89119, TEL: (702) 796-7551, CONTACT: MATTHEW SCALLY, MATTHEW.SCALLY@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT — SOUTHERN LAND COMPANY, 3993 HOWARD HWZ., SUITE 430, HENDERSON, NV 89014, TEL: (702) 796-7551, CONTACT: CHRIS WHITE, CHRIS.WHITE@SOUTHERNLAND.COM

STRUCTURAL ENGINEER — THORNTON TOMASETTI, 3993 HOWARD HUGHES PARKWAY, SUITE 700, LAS VEGAS, NV 89169, TEL: (702) 784-4700, CONTACT: JAMES CAMERON, JAMES.CAMERON@THORNTONTOMASETTI.COM

MEP ENGINEER — RDA CONSULTING, 2501 W HORIZON RIDGE PKWY #200, HENDERSON, NV 89052, TEL: (702) 384-4012, CONTACT: RYAN GALAHAN, RGALAHAN@RDACONSULTING.COM

LEED — US ECO LOGIC, 1573 FOREST PARK CIRCLE, SUITE 200, LAFAYETTE, CO 80026, CONTACT: ANNE REISERER, ANNE.REISERER@US-ECOLOGIC.COM

2015 SAFETY CODE CONSULTANT — JENSEN HUGHES, 2330 CORPORATE AVE, SUITE 210, LAS VEGAS, NV 89119, TEL: (702) 938-1301 | (702) 938-1699, KEITH MURPHY, KMURPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/10/2021	RDA SUBMITTAL
B	10/21/2021	PRJ SUBMITTAL

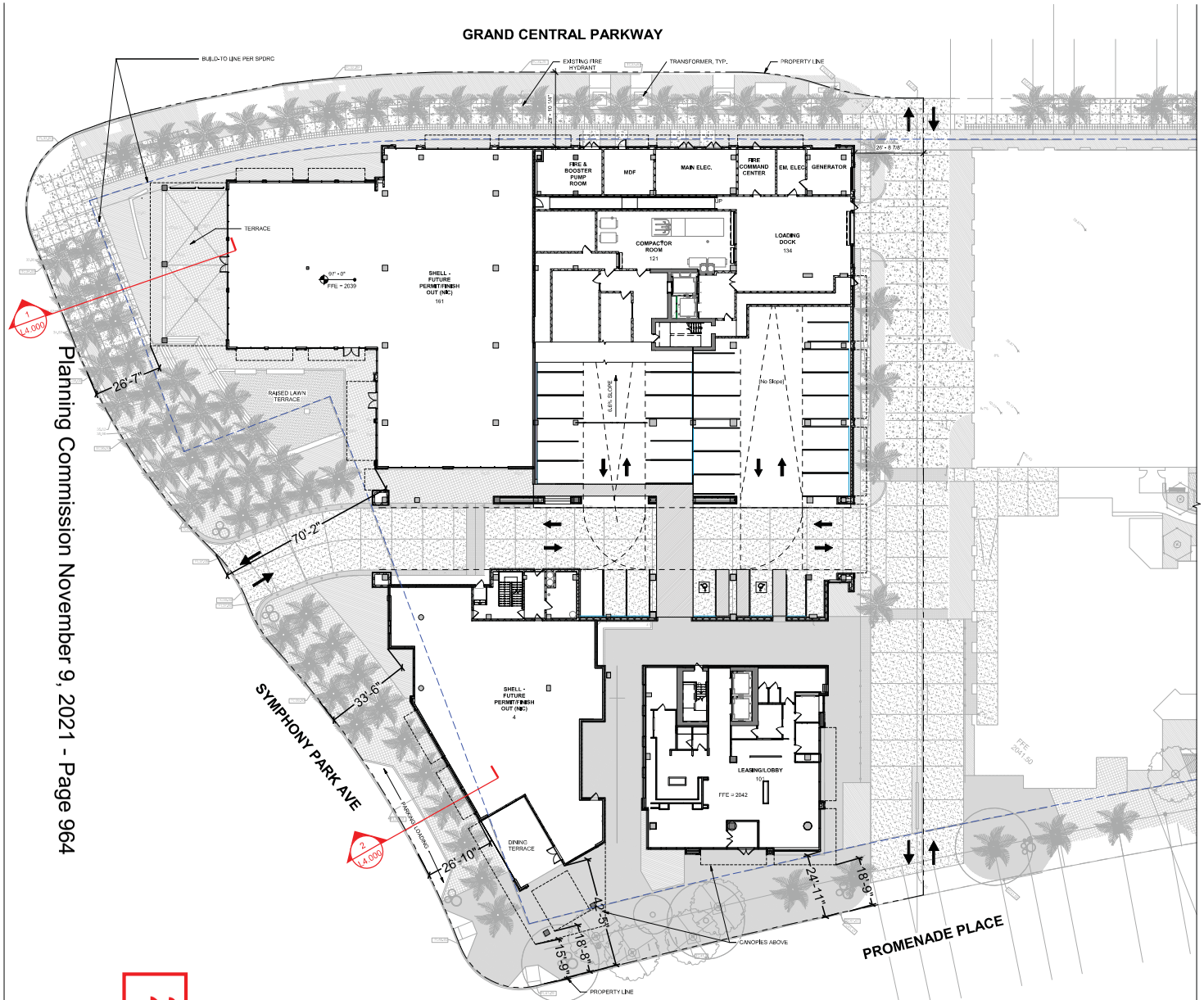
Job No.
20020.00

Sheet Title
ARCHITECTURAL SITE PLAN
GROUND FLOOR OVERLAY

Sheet Number
A1.101

COPYRIGHT © 2021

PLOTTED ON: 10/26/2021 10:10:19 AM
PLOTTED BY: Georgina Rodriguez
FILE NAME: C:\Users\georgina.rodriguez\Documents\20020.00_SYMPHONY PARK HIGH RISE_BLOCK C_georgina.rodriguez.rvt



Planning Commission November 9, 2021 - Page 964

21-0573
10/26/2021

ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN GENRAL NOTES

1. INFORMATION CONTAINED ON THE ARCHITECTURAL SITE DRAWING(S) HAS BEEN TAKEN FROM SURVEYS, CIVIL AND LANDSCAPE DRAWINGS PROVIDED TO THE ARCHITECT, THE INTENT OF THE ARCHITECTURAL SITE DRAWING(S) IS TO INDICATE THE GENERAL OVERALL RELATIONSHIP OF THE BUILDING, PAVING & OTHER SITE FEATURES. RE: CIVIL DRAWINGS, SURVEYS, LANDSCAPE DRAWINGS, AND OTHER DRAWINGS FOR CONSTRUCTION PURPOSES.
2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARING ANY WORK INCLUDING INFORMATION SHOWN ON OTHER CONSULTANT'S DOCUMENTS. COMPARE EXISTING CONDITIONS WITH THE PROPOSED WORK, RESOLVE ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. SLOPE/LANDING REQUIREMENTS
   - DO NOT EXCEED 1:20 (5%) SLOPE ON SIDEWALKS IN THE DIRECTION OF TRAVEL UNO.
   - DO NOT EXCEED 1:50 (2%) SLOPE IN ALL DIRECTIONS AT LANDINGS, BUILDING ENTRANCES, GATES, DOORS AND THE LIKE & CROSS SLOPE ON SIDEWALKS & RAMPS.
   - THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR, SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2%. PROVIDE A 5'X5' MINIMUM THAT LANDING AT ALL DOOR ENTRANCES EXTENDS AT LEAST 18" BEYOND PULL SIDE OF DOOR.
4. SLOPE ALL SURFACES, FINISHED GRADES, ETC FOR POSITIVE DRAINAGE AWAY FROM BUILDING.

PARKING

Type	Count
ACCESSIBLE	5
ACCESSIBLE - EV	1
ACCESSIBLE - EV FUTURE	1
ACCESSIBLE - VAN	2
COMPACT	56
ELECTRIC VEHICLE (EV)	6
FUTURE ELECTRIC VEHICLE	6
STANDARD	262
	338

GDA & ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER — SOUTHERN LAND COMPANY
9590 W. GILMORE PKG.
SUITE 400
RAMAH, LE. 74127-0
TEL: (972) 774-7700
CONTACT: KEVIN HOUSE
KEVIN.HOUSE@SOUTHERNLAND.COM

ARCHITECT — GDA & ASSOCIATES NEVADA, LLC
9950 W. CHEYENNE AVE.
SUITE 210
DALLAS, TX 75219
TEL: (214) 871-4814
CONTACT: GEORGE MORGENSTERN
GEORGEMORGENSTERN@GDA-ARCHITECTS.COM

CIVIL ENGINEER — KIMLEY-HORN
6671 S. LAS VEGAS BLVD.
SUITE 200
LAS VEGAS, NV 89119
TEL: (702) 796-7310
CONTACT: MATT SCALLY
MATT.SCALLY@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT — SOUTHERN LAND COMPANY
9590 W. GILMORE PKG.
SUITE 400
RAMAH, LE. 74127-0
TEL: (972) 774-7700
CONTACT: CHRIS WHITE
CHRIS.WHITE@SOUTHERNLAND.COM

STRUCTURAL ENGINEER — THORNTON TOMASETTI
325 N. LAS COLINAS BLVD., EXPRESSWAY,
SUITE 100
DALLAS, TX 75201
TEL: (972) 383-4700
CONTACT: JAMES CAMERON
JAMESCAMERON@THORNTONTOMASETTI.COM

MEP ENGINEER — RDA CONSULTING
2501 W. HORIZON RIDGE PKWY #200
HENDERSON, NV 89052
TEL: (702) 990-3900
CONTACT: RYAN GALAHAN
RGALAHAN@RDACONSULTING.COM

LEED — US ECO LOGIC
6376 FOREST PARK CIRCLE, SUITE 200
LAFAYETTE, CO 80026
CONTACT: ANNE REISERER
ANNE.REISERER@US-ECOLOGIC.COM

2018 SAFETY CODE CONSULTANT — JENSEN HUGHES
2015 E. RUSSELL ROAD, SUITE 210
LAS VEGAS, NV 89119
TEL: (702) 938-1931 | (702) 938-1939
KEITH MURPHY
KMURPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/10/2021	RDA SUBMITTAL
B	10/21/2021	PRJ SUBMITTAL

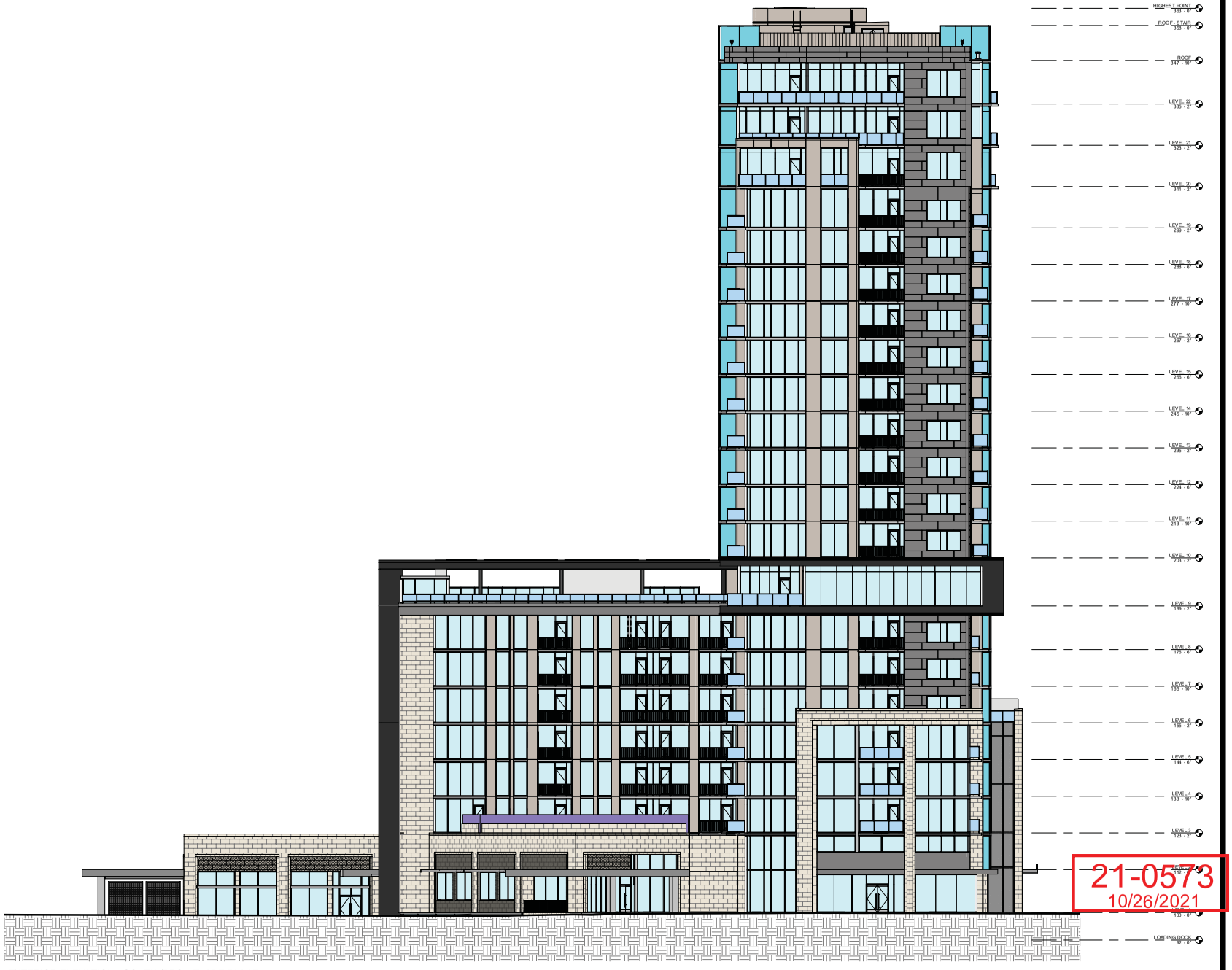
Job No.
20020.00

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet Number
A1.101

COPYRIGHT © 2021

PLOTTED ON: 10/26/2021 10:10:19 AM
BY: Ryan Galahan
FILE: 20020.00 - SYMPHONY PARK HIGH RISE - ARCH.rvt



1 EXTERIOR ELEVATION - SOUTH (PROMENADE PLACE)
SCALE: 3/32" = 1'-0"

21-0573
10/26/2021

Planning Commission November 9, 2021 - Page 965

PLOTTED ON: 10/21/2021 7:51:53 PM
BM: BIM/Symphony Park/MSP_HR_-ARCH R19.rvt

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 37015 TEL: (615) 739-1900 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HOWARD HW AY, SUITE 600 DALLAS, TX 75235 TEL: (214) 871-9610 CONTACT: JORGE MORGENSTERN JMORGENSTERN@GDA-ARCHITECTS.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS,NV 89119 TEL: (702) 796-1810 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 37015 TEL: (615) 739-1900 CONTACT: CHRISWHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 NORTH HASKELL EXPRESSWAY, SUITE 1700 DALLAS, TX 75201 TEL: (214) 220-3911 CONTACT: JOEL BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2620 REGATTA DRIVE PKWY 600 HENDERSON, NV 89052 TEL: (702) 269-6900 CONTACT: RYAN CALAHAN RONALAHAN@FEALASVEGAS.COM
LEED	U.S.GEO LOGIC 1373 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 CONTACT: KIMBERLY BOYE KIMB.WESTBYE@USGEOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BE E. HORIZON SPRINGS RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-0671 / (702) 605-5499 KEVIN.HUR@JENSENHUGHES.COM KIMBERLY@JENSENHUGHES.COM

Issue Package

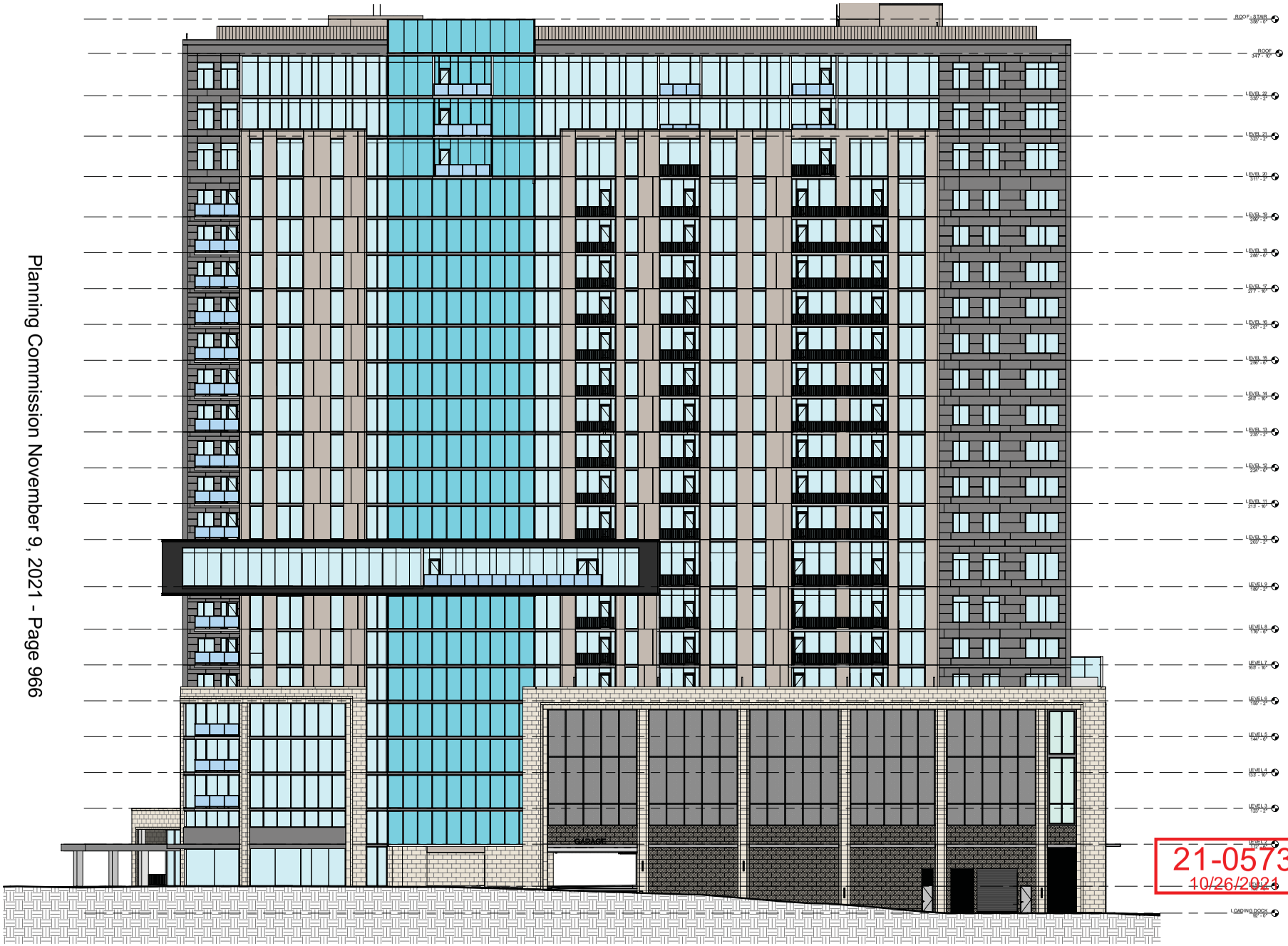
No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	10/21/2021	PRJ SUBMITTAL

Job No.
20020.00

Sheet Title
EXTERIOR ELEVATIONS SOUTH

Sheet Number
A4.111

COPYRIGHT © 2021



1 EXTERIOR ELEVATION - EAST (PRIVATE DRIVE)
SCALE: 3/32" = 1'-0"

Planning Commission November 9, 2021 - Page 966

21-0573
10/26/2021

PLOTTED ON: 10/21/2021 7:51:47 PM
BM: BIM/Symphony Park HR/SP HR - ARCH R19.rvt

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PIKE, SUITE 430 NASHVILLE, TN 37215 TEL: (615) 776-1910 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HOWARD HW AY, SUITE 207 DALLAS, TX 75215 TEL: (214) 351-9610 CONTACT: GREG BORGEMENICK GMORGEMENICK@GDA-ARCHITECTS.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1910 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PIKE, SUITE 430 NASHVILLE, TN 37215 TEL: (615) 776-1910 CON TACT: CHRISTOPHER CHRIS.WHITTS@SOUTHERNLD.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 NORTH HASKELL EXPRESSWAY, SUITE 700 DALLAS, TX 75201 TEL: (214) 220-3500 CONTACT: JOEL BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2620 REGATTA DRIVE SUITE 102 LAS VEGAS, NV 89128 TEL: (702) casa-6060 CONTACT: RYAN GALAHAN RYAN.GALAHAN@FEAADVISORS.COM
LEED	U.S.GBC.ORG 1331 FORESTPARK CIRCLE, SUITE 4035 LAFAYETTE, CO 80026 TEL: (303) 587-4700 EXT 0 KIRK WESTPHAL@USGBC.ORG
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HERON SPRINGS RD, SUITE 210 LAS VEGAS, NV 89135 TEL: (702) 938-0391 / (702) 625-5389 KEVIN HUR PHY KHURPHY@JENSENHUGHES.COM

Issue Package

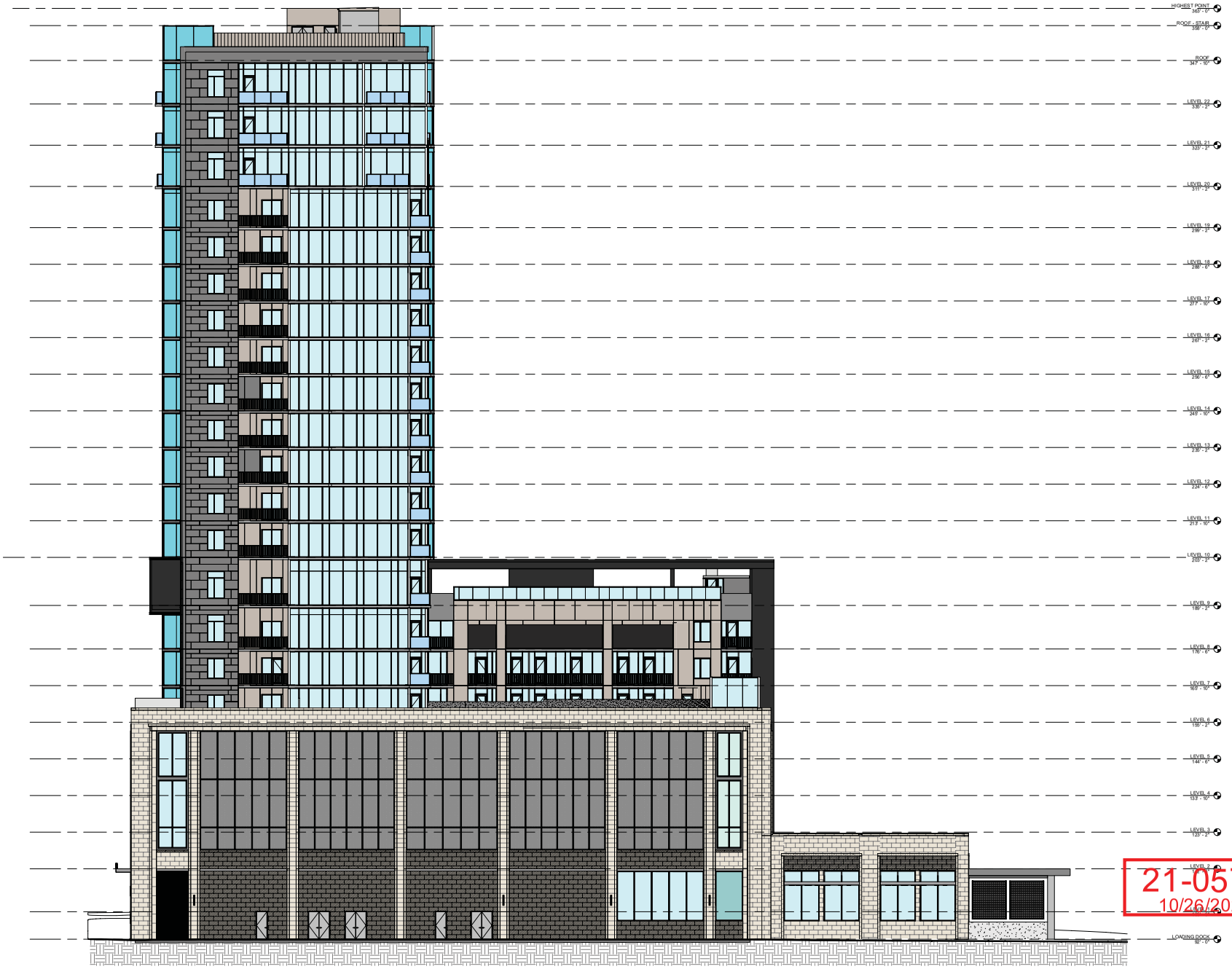
No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	10/21/2021	PRJ SUBMITTAL

Job No.
20020.00

Sheet Title
EXTERIOR ELEVATIONS EAST

Sheet Number
A4.112

COPYRIGHT © 2021



1 EXTERIOR ELEVATION - NORTH (GRAND CENTRAL PARKWAY)
SCALE: 3/32" = 1'-0"

21-0573
10/26/2021

Planning Commission November 9, 2021 - Page 967

PLOTTED ON: 10/21/2021 7:51:58 PM
BM: BIM/Symphony Park/A4.113_-ARCH R19.rvt

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 37015 TEL: (615) 736-5151 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HOWARD HWAY, SUITE 207 DALLAS, TX 75219 TEL: (214) 871-8616 CONTACT: JOSH BERGERHEIDE JBERGERHEIDE@GDA-ARCHITECTS.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-5812 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 37015 TEL: (615) 736-5151 CONTACT: CHRISTOPHER WHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 CENTERVILLE ROAD EXPRESSWAY, SUITE 210 DALLAS, TX 75201 TEL: (214) 220-2500 CONTACT: JESS. BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	PEA CONSULTING 2300 PASEO VERDE PKWY 400 HENDERSON, NV 89052 TEL: (702) 269-6900 CONTACT: RYAN GALAHAN RYAN.GALAHAN@PEALASVEGAS.COM
LEED	U.S.ECO LOGIC 1373 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 CONTACT: KIRK WESTBY KIRK.WESTBY@USECOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 N. E. MAIN OPEN QUE RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-8781 / (702) 835-5189 KEVIN HURPHY KMURPHY@JENSENHUGHES.COM

Issue Package

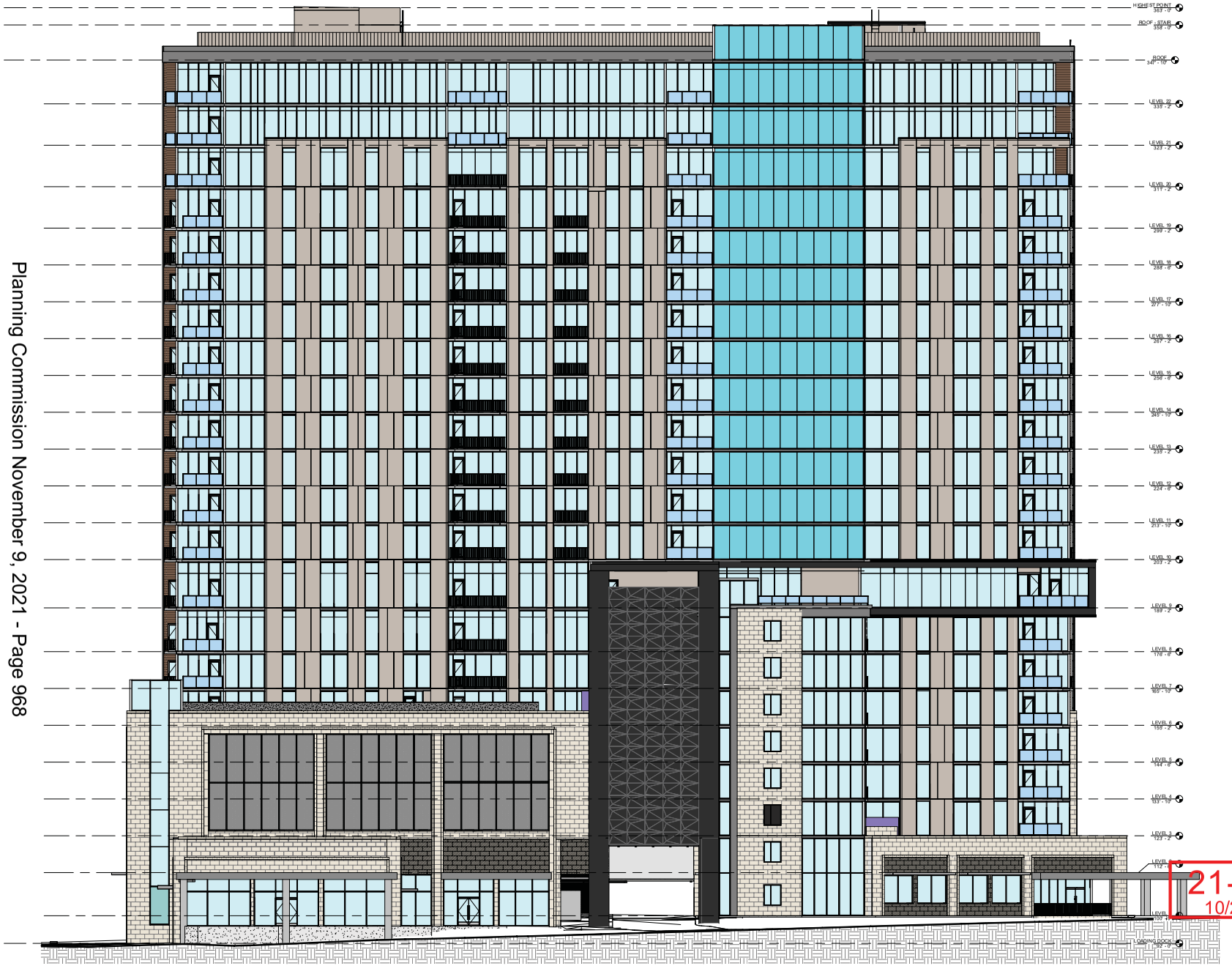
No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	10/21/2021	PRJ SUBMITTAL

Job No.
20020.00

Sheet Title
EXTERIOR ELEVATIONS NORTH

Sheet Number
A4.113

COPYRIGHT © 2021



1 EXTERIOR ELEVATION - WEST (SYMPHONY PARK AVENUE)
SCALE: 3/32" = 1'-0"

Planning Commission November 9, 2021 - Page 968

21-0573
10/26/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 37015 TEL: (424) 278-1163 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HOWARD HAY, SUITE 207 DALLAS, TX 75219 TEL: (214) 871-9610 CONTACT: JOHN MORGENWECK JOHN@RKMGDA-ARCHITECTS.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS,NV 89119 TEL: (702) 796-1812 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 37015 TEL: (424) 278-1163 CONTACT: CHRISTIE WITTE CHRISWITTE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 N HASKELL AVE EXPRESSWAY, SUITE 700 DALLAS, TX 75201 TEL: (214) 220-2300 CONTACT: JOEL BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2620 REGATTA DR DE PKWY #200 HENDERSON, NV 89052 TEL: (702) 248-6060 CONTACT: RYAN CALAHAN RYAN.CALAHAN@FEALASVEGAS.COM
LEED	U.S.GEO LOGIC 1313 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-1000 EXT 2 KIRK WESTPHAL@USGEOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HERON SPRINGS RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-0841 / (702) 605-5489 KEVIN.MURPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	10/21/2021	PRJ SUBMITTAL

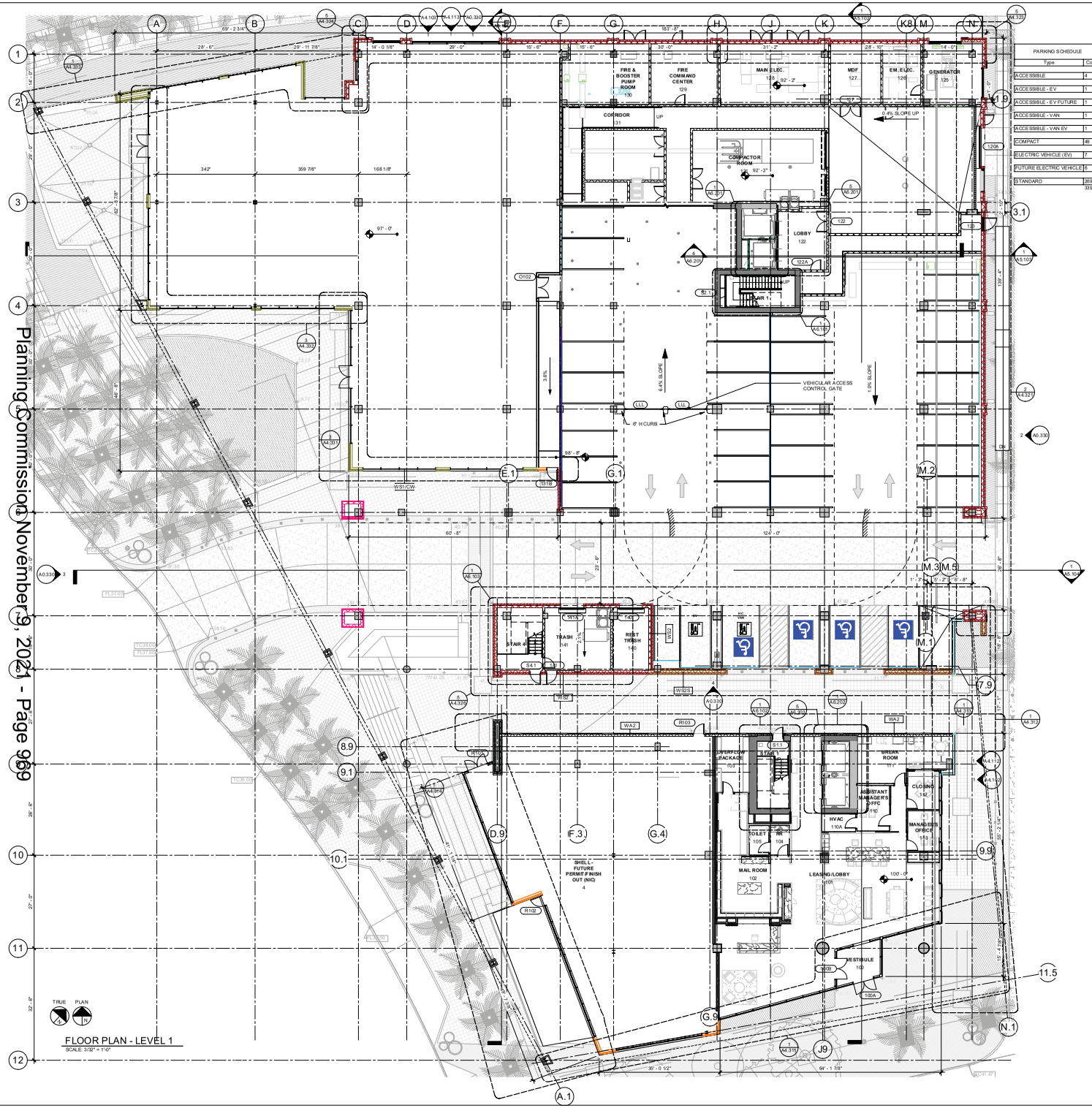
Job No.
20020.00

Sheet Title
EXTERIOR ELEVATION WEST

Sheet Number
A4.114

COPYRIGHT © 2021

PLOTTED ON: 10/21/2021 7:52:12 PM
BIM 360://symphony Ave ARCHIP AR - ARCH R19.rvt



FLOOR PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"

PARKING SCHEDULE	
Type	Count
ACCESSIBLE	4
ACCESSIBLE - EV	1
ACCESSIBLE - EV FUTURE	1
ACCESSIBLE - VAN	1
ACCESSIBLE - VAN EV	1
COMPACT	49
ELECTRIC VEHICLE (EV)	7
FUTURE ELECTRIC VEHICLE	6
STANDARD	269
	339

FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 3042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/FURNISHINGS/FIXTURE/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEPF AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A8.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B3-1S @ L1 & 2
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S), & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (8" U.N.O.). GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS &AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP (2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A - (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (4 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 2-5, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 400 NASHVILLE, TN 37215 TEL: (615) 678-7915 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC. 1980 FESTIVAL PLAZA DR, SUITE 650 LAS VEGAS, NV 89135 TEL: (702) 851-8610 CONTACT: GREG BORGERDING GBORGERDING@GDANET.COM
CIVIL ENGINEER	KIMLEY-HORN 6671 S. LAS VEGAS BLVD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-9161 CONTACT: MATT DEAILEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 400 NASHVILLE, TN 37215 TEL: (615) 678-7915 CONTACT: CHRISTIE WITTS CHRISTIE.WITTS@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 CENTERVILLE EXPRESSWAY, SUITE 100 DALLAS, TX 75211 TEL: (214) 220-3300 CONTACT: JOEL BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2250 CORPORATE CIRCLE, SUITE 400 HENDERSON, NV 89074 TEL: (702) 938-0000 CONTACT: RYAN GALAHAN RGALAHAN@FEAGLOBAL.COM
LEED	U.S. EGO LOGIC 1373 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-1000 KIRK WESTERFIELD@USEGOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BELL HUGHES SPRINGS RD, SUITE 310 LAS VEGAS, NV 89119 TEL: (702) 938-0391 / (702) 630-5489 KEVIN.HUR@JENSENHUGHES.COM KHERRYHUR@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

LEVEL 1 FLOOR PLAN (OVERALL)

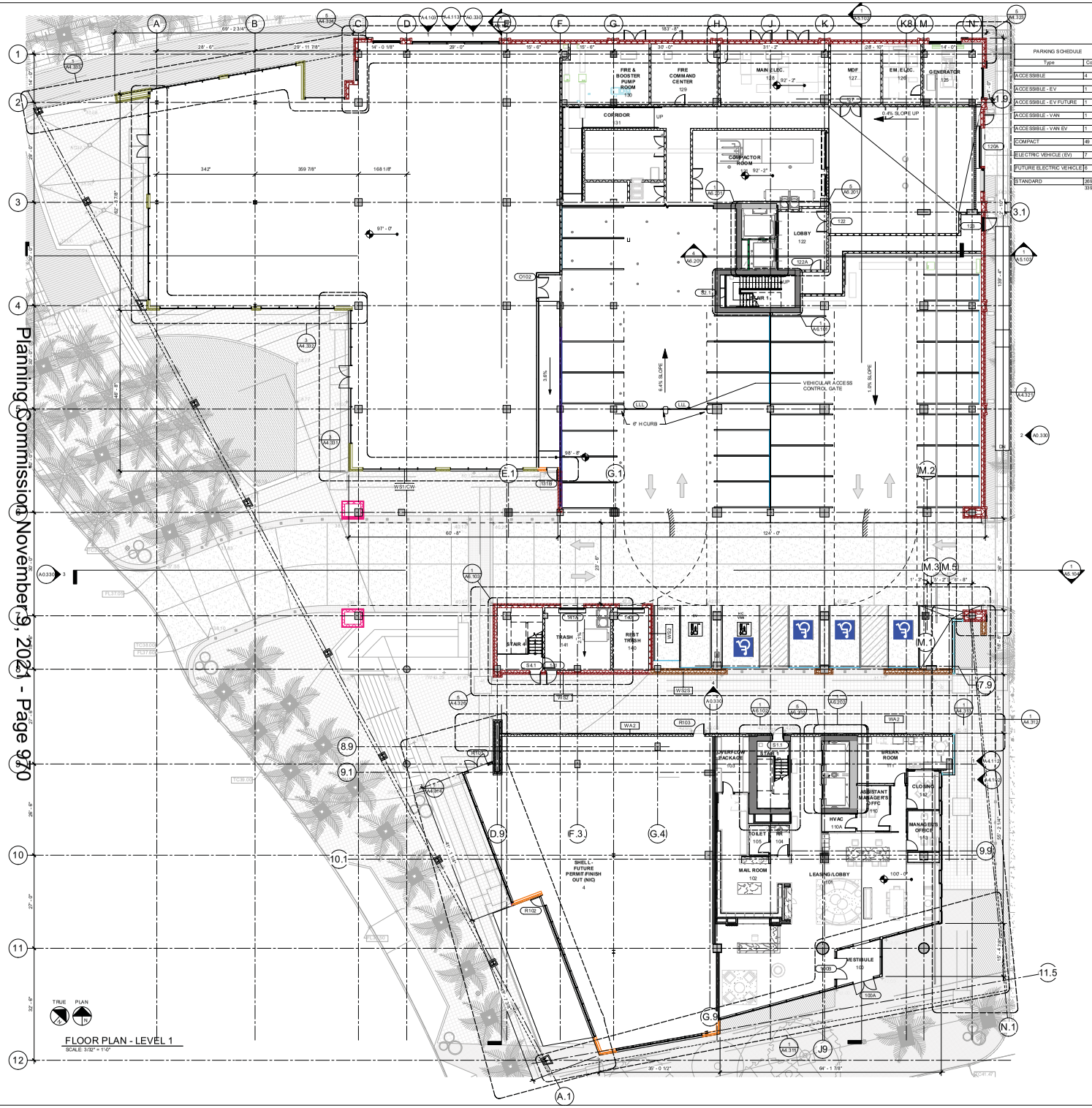
Sheet Number

A2.101

COPYRIGHT © 2021

Planning Commission November 9, 2021 - Page 969

PLOTTED ON: 9/16/2021 12:38:50 PM
BIM 360://symphony/Arch_Archicad/A101 - ARCH R19.mvt



FLOOR PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"

Planning Commission November 9, 2021 - Page 9 of 10

PARKING SCHEDULE	
Type	Count
ACCESSIBLE	4
ACCESSIBLE - EV	1
ACCESSIBLE - EV FUTURE	1
ACCESSIBLE - VAN	1
ACCESSIBLE - VAN EV	1
COMPACT	49
ELECTRIC VEHICLE (EV)	7
FUTURE ELECTRIC VEHICLE	6
STANDARD	269
	339

FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 3042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEPF AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A8.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B3-1S @ L1 & 2
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S), & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (8" U.N.O.), GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS &AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP (2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A - (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (4 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 2-5, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 400 NASHVILLE, TN 37215 TEL: (615) 678-7810 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC. 1980 FESTIVAL PLAZA DRIVE, SUITE 650 LAS VEGAS, NV 89135 TEL: (702) 851-8610 CONTACT: JEFF BERGERHOUSE JBERGERHOUSE@GDANET.COM
CIVIL ENGINEER	KIMLEY-HORN 6671 S. LAS VEGAS BLVD., SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1810 CONTACT: MATT DEAGLE Y MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 400 NASHVILLE, TN 37215 TEL: (615) 678-7810 CONTACT: CHRISTIE WITTS CHRISWITTS@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2600 CENTENNIAL PARKWAY, SUITE 150 DALLAS, TX 75231 TEL: (214) 220-3300 CONTACT: JOEL BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2620 REGATTA DRIVE, SUITE 102 HENDERSON, NV 89052 TEL: (702) 938-0800 CONTACT: RYAN GALAHAN RGALAHAN@FEALASVEGAS.COM
LEED	U.S.GBCI, LOGIC 1313 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 997-9700 X 3 KIRK.WESTERFIELD@USE.COLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HUMMINGBIRD CIR. RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-0391 / (702) 635-5489 KEVIN.HUR.PHY KHERPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

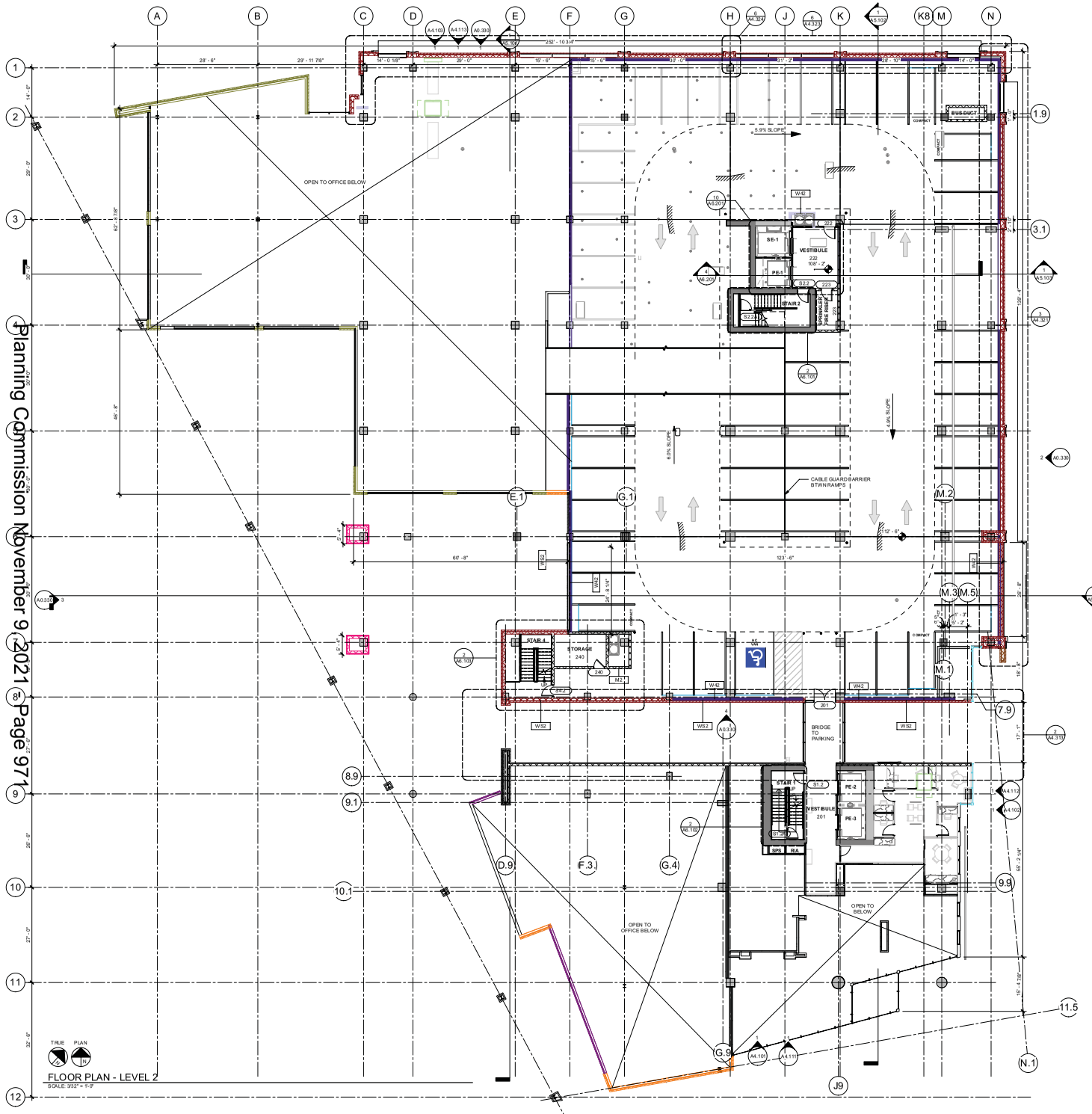
Job No.
20020.00

Sheet Title
LEVEL 1 FLOOR PLAN (OVERALL)

Sheet Number
A2.101

COPYRIGHT © 2021

PLOTTED ON: 8/19/2021 10:38:50 PM
BIM 360://symphony-Park-HIGH-RIS -ARCH R19.rvt



FLOOR PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"

FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 3042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE SEQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LINE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEPF AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A8.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B3-1S @ L18.20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S)EL & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (8" U.N.O.) GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS &AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP
(2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (6 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-9, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER — SOUTHERN LAND COMPANY, 3960 HILLSBORO PIKE, SUITE 430, NASHVILLE, TN 37215, TEL: (615) 778-1915, CONTACT: KEVIN HOUSE, KEVIN.HOUSE@SOUTHERNLAND.COM

ARCHITECT — GDA & ASSOCIATES NEVADA LLC, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135, TEL: (702) 851-8810, CONTACT: JOSEPH BERGENWICK, JOSEPH.BERGENWICK@GDAINTL.COM

CIVIL ENGINEER — KIMLEY-HORN, 6671 S. LAS VEGAS BLVD., SUITE 210, LAS VEGAS, NV 89119, TEL: (702) 796-1810, CONTACT: MATT DEAGLE, MATT.MCAULEY@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT — SOUTHERN LAND COMPANY, 3960 HILLSBORO PIKE, SUITE 430, NASHVILLE, TN 37215, TEL: (615) 778-1915, CONTACT: CHRIS WHITTEN, CHRIS.WHITTEN@SOUTHERNLAND.COM

STRUCTURAL ENGINEER — THORNTON TOMASETTI, 3993 HOWARD HUGHES PARKWAY, SUITE 700, LAS VEGAS, NV 89169, TEL: (702) 784-4850, CONTACT: JOEL BARRON, JBARRON@THORNTONTOMASETTI.COM

MEP ENGINEER — PEGA CONSULTING, 2300 W. SAHARA AVENUE, 4TH WEST, SUITE 400, LAS VEGAS, NV 89102, TEL: (702) 258-0800, CONTACT: RYAN GALAHAN, RYAN.GALAHAN@PEGALASVEGAS.COM

LEED — U.S.GBCI, LOGIC, 1313 FOREST PARK CIRCLE, SUITE 403, LAFAYETTE, CO 80026, CONTACT: JOSEPH GUYE, KRIM, WESTERN@USGBC.ORG/KC.COM

LIFE SAFETY CODE CONSULTANT — JENSEN HUGHES, 3 BLUE HERON SPRINGS DR. RD., SUITE 210, LAS VEGAS, NV 89119, TEL: (702) 938-5581 / (702) 630-5489, KEVIN.BURPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

LEVEL 2 FLOOR PLAN (OVERALL)

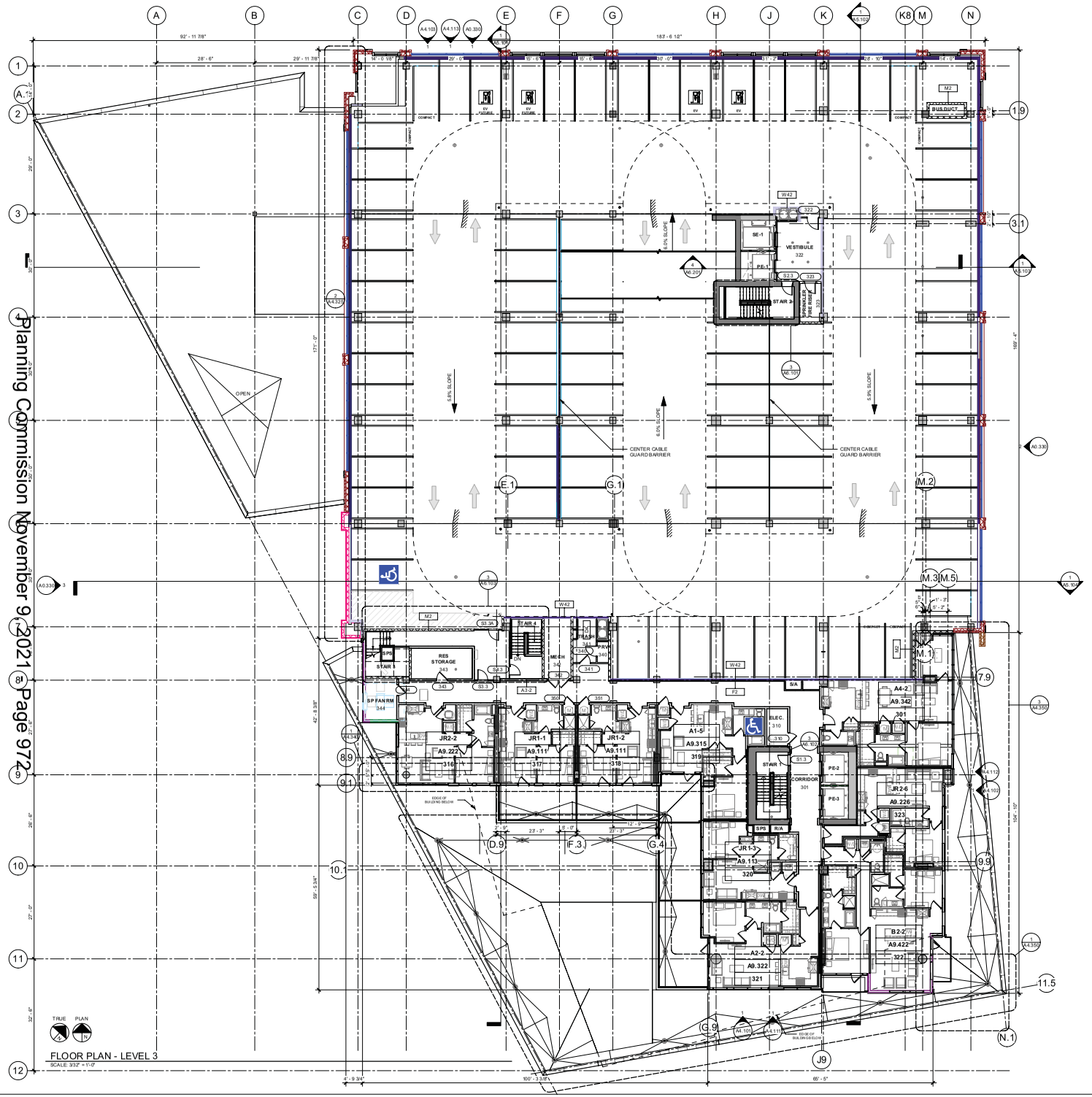
Sheet Number

A2.102

COPYRIGHT © 2021

Planning Commission November 9, 2021 Page 971

PLOTTED ON: 9/16/2021 12:38:56 PM
BIM 360://symphony Park HIGHRISE MR - ARCH R19.rvt



FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 3042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE S/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEP/F AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A8.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B3-1S @ L18.20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S)B1, & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (8" U.N.O.). GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP
(2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (4 UNIT S)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-8. SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY. SUITE 430 NASHVILLE, TN 37215 TEL: (615) 778-1915 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HOWARD HWY. SUITE 100 DALLAS, TX 75235 TEL: (214) 871-9610 CONTACT: JEFF BERGENBECK GWORKMEMBER@GDANET.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1810 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY. SUITE 430 NASHVILLE, TN 37215 TEL: (615) 778-1915 CONTACT: CHRISTIE WHITTS CHRIS.WHITTS@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 1301 E. LAS COLINAS BLVD. EXPRESSWAY, SUITE 700 DALLAS, TX 75201 TEL: (214) 220-3500 CONTACT: JESS. BARRON J.BARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2300 W. SAHARA AVE. 8TH WY. 4000 HENDERSON, NV. 89052 TEL: (702) 938-4900 CONTACT: RYAN GALAHAN RGALAHAN@FEAVEGAS.COM
LEED	U.S.EDCO, LOGIC 1373 FORGET PARK CIR CLE., SUITE 4013 LAFAYETTE, CO 80026 TEL: (303) 926-1000 EXT. KIRK.WESTERFIELD@USE CO LOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HERON SPRINGS RD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-0391 / (702) 630-0489 KEVIN HUR/PHY KHERPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

LEVEL 3 FLOOR PLAN (OVERALL)

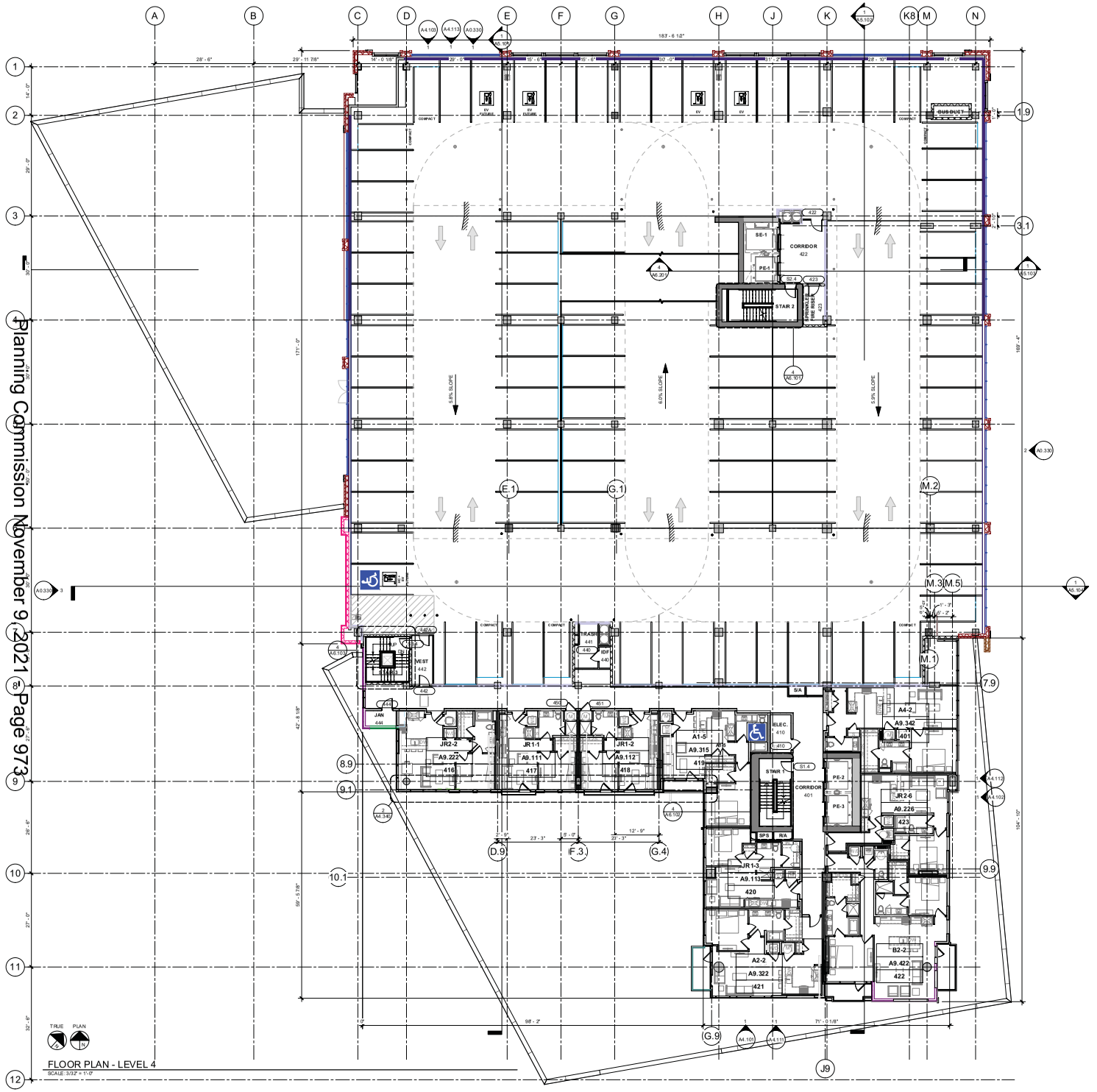
Sheet Number

A2.103

COPYRIGHT © 2021

Planning Commission November 9, 2021 Page 972

PLOTTED ON: 9/16/2021 10:36:16 PM
BM: BIM/Symphony Park HR/SP HR - ARCH R19.rvt



FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O..
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 3042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE S/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEPF AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A8.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S B3-1S @ L18.20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S R1, & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (IF UNO). GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP
(2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (4 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-8, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY. SUITE 430 HENDERSON, TN 3915 TEL: (615) 776-1915 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 5300 ALPHA ZION WAY, SUITE 107 DALLAS, TX 75215 TEL: (214) 871-3618 CONTACT: GREG BERGENBECK GREGORY.BECK@GDAINTL.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1910 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 37215 TEL: (615) 776-1915 CONTACT: CHRIS WHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 CENTERVILLE ROAD, EXPRESSWAY, SUITE 100 DALLAS, TX 75201 TEL: (214) 220-2300 CONTACT: JESS BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2620 REGATTA DRIVE, PKWY 600 HENDERSON, NV 89052 TEL: (702) 268-0080 CONTACT: RYAN GALAHAN RYAN.GALAHAN@FEAVEGAS.COM
LEED	U.S.EGO LOGIC 1373 FOREST PARK CIRCLE, SUITE 103 LAFAYETTE, CO 80026 TEL: (303) 926-1000 EXT. KRIM.WESTERFIELD@USEGOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HEARN SPRINGS RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-0391 / (702) 635-5489 KEVIN.HUR@JENSENHUGHES.COM KIMBERLY.WESTERFIELD@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

LEVEL 4 FLOOR PLAN (OVERALL)

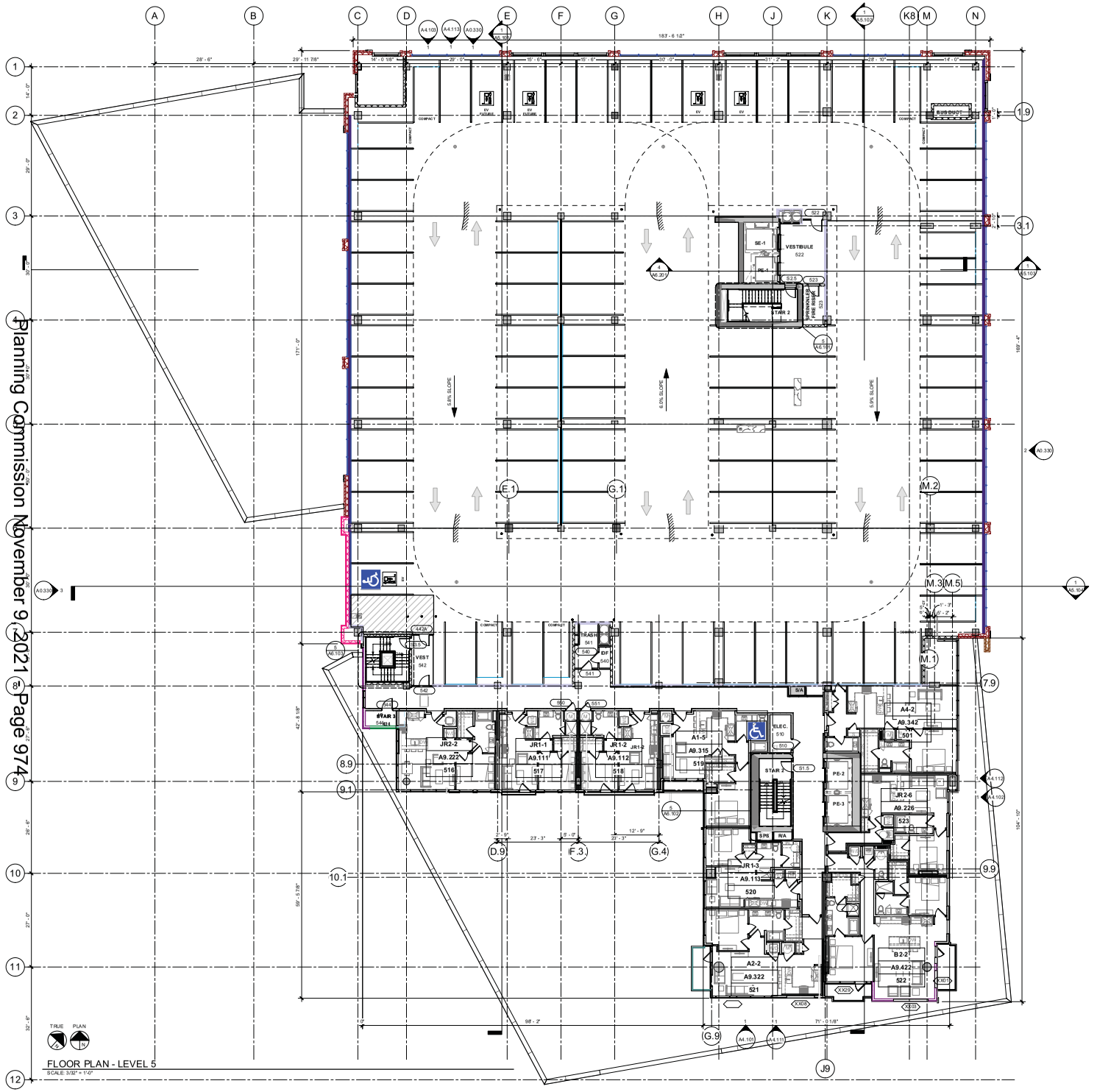
Sheet Number

A2.104

COPYRIGHT © 2021

Planning Commission November 9, 2021 Page 973

PLOTTED ON: 8/19/2021 12:36:27 PM
BIM 360://symphony Park HIGH RISE - ARCH R19.rvt



FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 3042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LINE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEP/F AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A8.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S B3-1S @ L18.20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S R1, & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (8" U.N.O.) GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP (2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (4 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-8, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 3015 TEL: (615) 778-1915 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 5380 ARVILLE WAY, SUITE 107 DALLAS, TX 75235 TEL: (214) 871-3618 CONTACT: GREG BERGENBECK GREGBERGENBECK@GDAINET.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1810 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, TN 3015 TEL: (615) 778-1915 CONTACT: CHRIS WHITTEN CHRIS.WHITTEN@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 CENTERVILLE ROAD, EXPRESSWAY, SUITE 100 DALLAS, TX 75201 TEL: (214) 220-2211 CONTACT: JESS BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	PEA CONSULTING 2300 PASEO VERDE PKWY, #200 HENDERSON, NV 89052 TEL: (702) 269-6900 CONTACT: RYAN GALAHAN RYAN.GALAHAN@PEALASVEGAS.COM
LEED	U.S.GBC LOGIC 1313 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 661-1834 EXT. KIRK.WESTERFIELD@USGBC.ORG
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HERON SPRINGS RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-0391 / (702) 635-5489 KEVIN.HUNT@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

LEVEL 5 FLOOR PLAN (OVERALL)

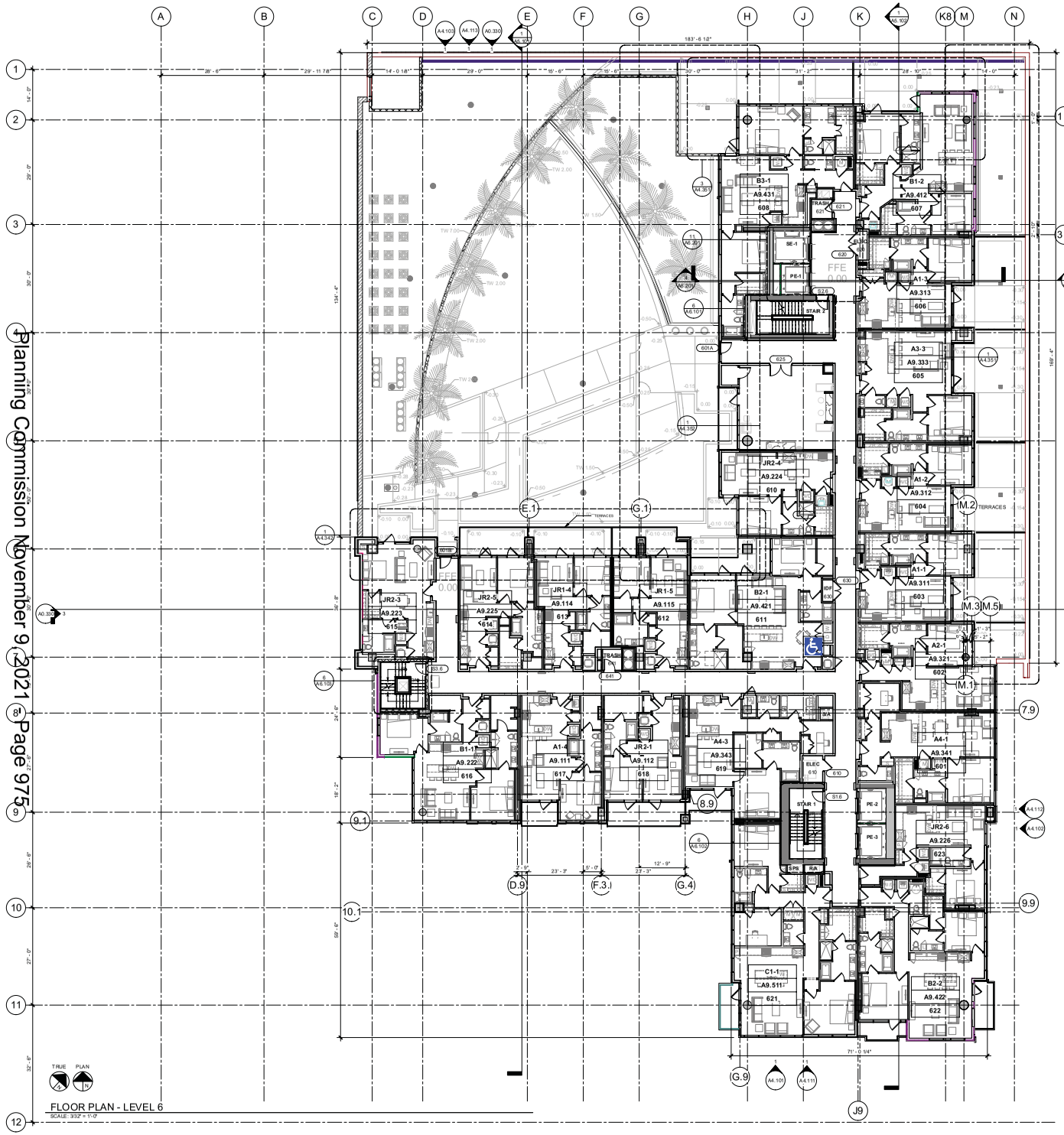
Sheet Number

A2.105

COPYRIGHT © 2021

Planning Commission November 9, 2021 Page 974

PLOTTED ON: 8/19/2021 12:38:41 PM
BIM 360://symphony Park HIGHRISE MK - ARCH R19.rvt



FLOOR PLAN - LEVEL 6

SCALE : 3/32" = 1'-0"

Planning Commission November 9, 2021 Page 975

FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 2042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEP/F AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A6.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B2-1S @ L18-20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S/B1), & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A6.101

CMU WALL (8" U.N.O.), GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP
(2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A - (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (6 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-8, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY. SUITE 430 NASHVILLE, TN 37215 TEL: (615) 778-1910 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC. 1980 FESTIVAL PLAZA DR. SUITE 650 LAS VEGAS, NV 89135 TEL: (214) 871-8618 CONTACT: DAVID BERGENBLICK DAVID@GDANEVADA.COM
CIVIL ENGINEER	KIMLEY-HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1810 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY. SUITE 430 NASHVILLE, TN 37215 TEL: (615) 778-1910 CONTACT: CHRISTIE WHITE CHRISWHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 CENTERVILLE TRAIL EXPRESSWAY, SUITE 150 DALLAS, TX 75211 TEL: (214) 220-3911 CONTACT: JESS. BARRON J.BARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2620 REGATTA BLVD SE PKWY #200 RICHMOND, VA 85252 TEL: (702) 258-6060 CONTACT: RYAN GALAHAN RYAN.AHAN@FEAVEGAS.COM
LEED	U.S.ECO LOGIC 1373 FORESTPARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-1000 EXT. KIRK.WESTERN@USECOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HERON SPRINGS RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-0841 / (702) 630-5989 KEVIN.HUNT@JENSENHUGHES.COM KIMBERYN@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

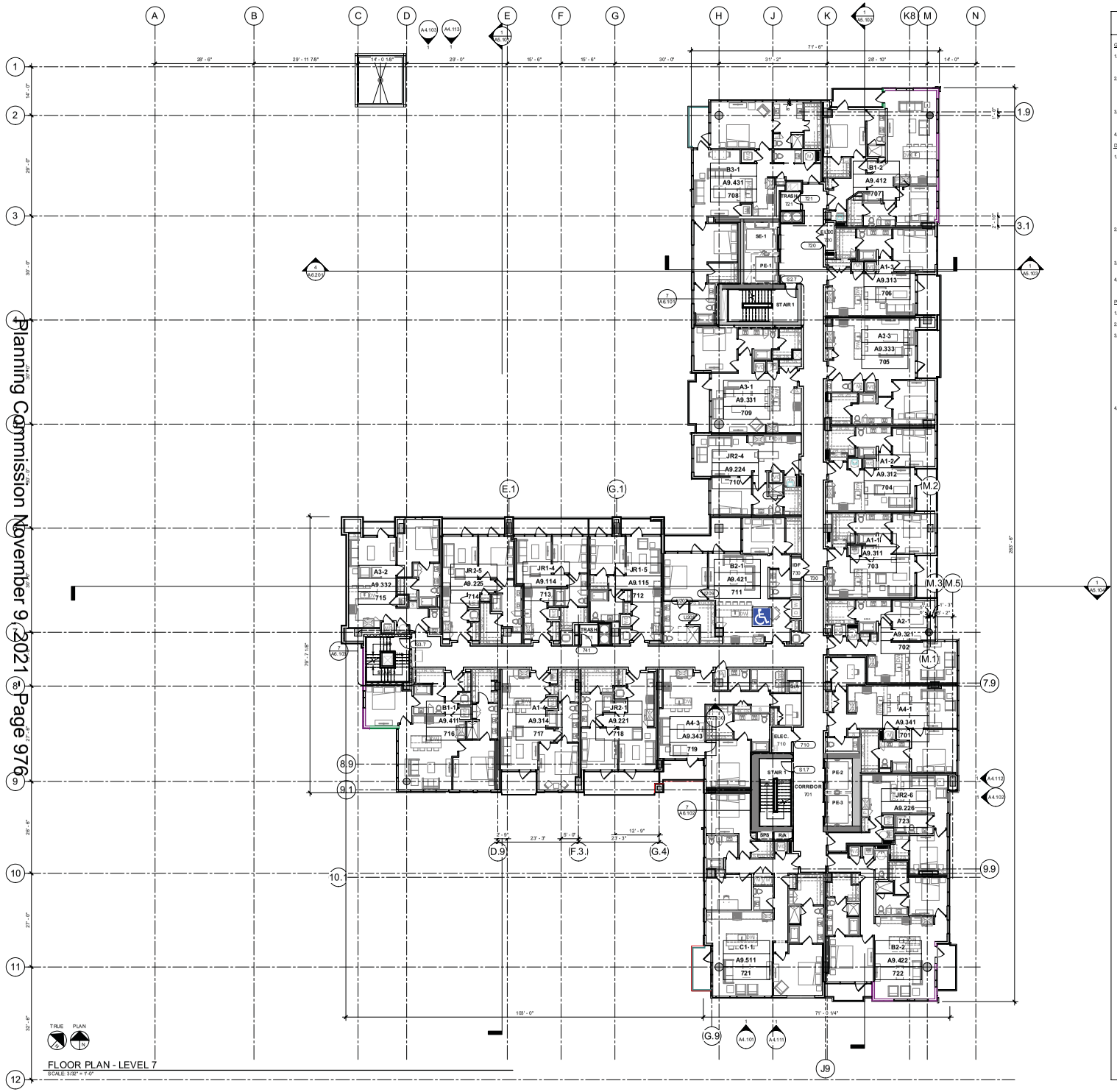
LEVEL 6 FLOOR PLAN (OVERALL)

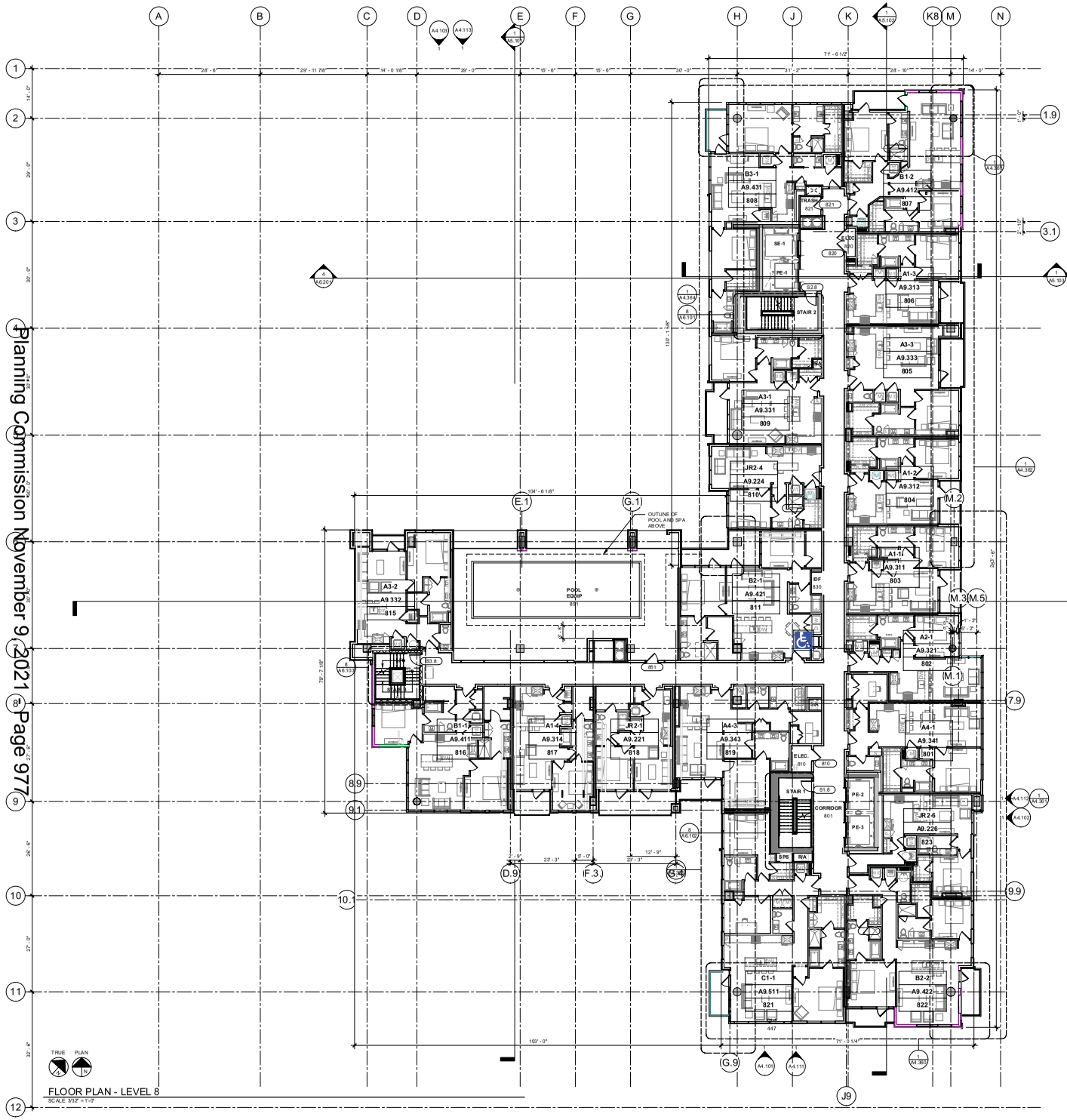
Sheet Number

A2.106

COPYRIGHT © 2021

PLOTTED ON: 8/19/2021 12:37:51 PM
BIM 360://symphony Park HRS/BP.RVT - ARCH R19.rvt


A
B
C
D
E
F
G
H
J
K
K8
M
N
1
2
3
4
5
6
7
8
9
10
11
12
1.9
3.1
7.9
9.9
E.1
G.1
M.1
M.2
M.3
M.5
D.9
F.3
G.4
G.9
J9
8.9
9.1
10.1
28' - 6"
29' - 11 7/8"
29' - 0"
15' - 6"
15' - 6"
30' - 0"
31' - 2"
28' - 10"
14' - 0"
282' - 6"
79' - 7 1/8"
103' - 0"
71' - 0 1/4"
STAIR 1
STAIR 2
CORRIDOR
TRASH
ELEC.
SPS
R/A
B3-1
A9.431
708
B1-2
A9.412
707
SE-1
PE-1
A1-3
A9.313
706
A3-3
A9.333
705
A3-1
A9.331
709
JR2-4
A9.224
710
A1-2
A9.312
704
A1-1
A9.311
703
A3-2
A9.332
715
JR2-5
A9.225
714
JR1-4
A9.114
713
JR1-5
A9.115
712
B2-1
A9.421
711
A2-1
A9.321
702
B1-1
A9.411
716
A1-4
A9.314
717
JR2-3
A9.221
718
A4-3
A9.343
719
A4-1
A9.341
701
JR2-6
A9.226
723
C1-1
A9.511
721
B2-2
A9.422
722
PE-2
PE-3
S2.1
S1.7
S1.7
S1.7



Planning Commission November 9, 2021 Page 977

FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 2042.0'
3. SYMBOLS: REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LINE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEPF AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A8.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B3-1S @ L1 8.20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S R1, & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (8" U.N.O.). GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP
(2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (4 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 2-8, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY. SUITE 400 NASHVILLE, TN 37215 TEL: (615) 776-1100 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC. 5300 W PATRICK HWY. SUITE 207 DALLAS, TX 75211 TEL: (214) 871-9616 CONTACT: GREG BERGERWICK GREGBERGERWICK@GDAINTL.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1810 CONTACT: MATT NEALEY MATT.NEALEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY. SUITE 400 NASHVILLE, TN 37215 TEL: (615) 776-1100 CONTACT: CHRIS WHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 CENTERVILLE EXPRESSWAY, SUITE 150 DALLAS, TX 75211 TEL: (214) 220-1111 CONTACT: JESS. BARRON J.BARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2300 W. SAHARA AVENUE PKWY 400 HENDERSON, NV 89052 TEL: (702) 258-6900 CONTACT: RYAN GALAHAN RYAN.AHAN@FEALASVEGAS.COM
LEED	U.S.EGO LOGIC 1373 FOREST PARK CIR CLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-0772 EXT. KIRK WESTERFIELD@USEGOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HERON SPRINGS RD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-0391 / (702) 630-5489 KEVIN BURPHY KMBURPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

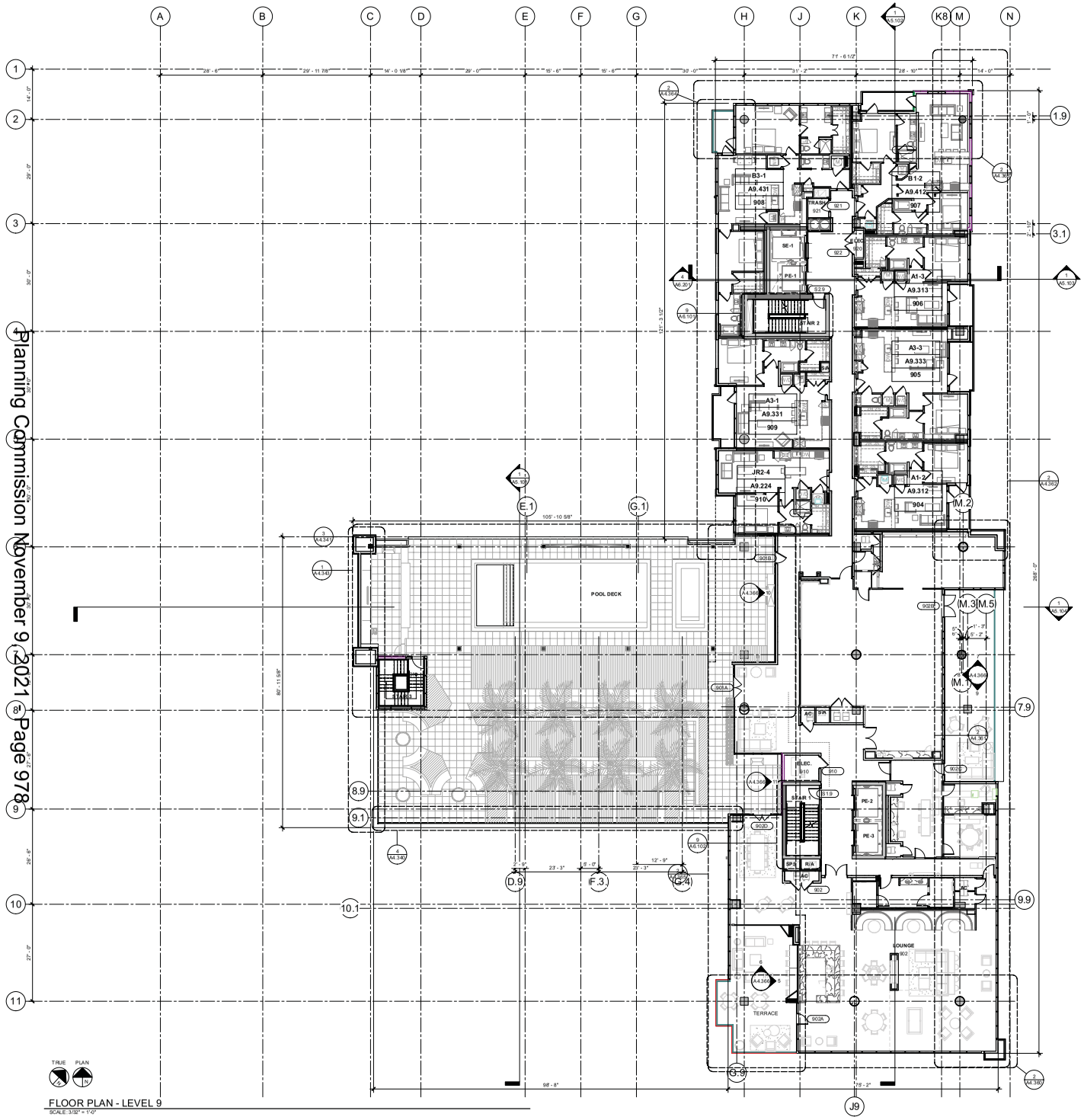
LEVEL 8 FLOOR PLAN (OVERALL)

Sheet Number

A2.108

COPYRIGHT © 2021

PLOTTED ON: 8/19/2021 12:37:36 PM
BM: BIM/Symphony Park HR/SP HR - ARCH R19.rvt



Planning Commission November 9, 2021 Page 978

FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 2042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/FURNISHINGS/FIXTURE/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEP/F AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A6.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B2-1S @ L18-20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S)B1, & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A6.101

CMU WALL (8" U.N.O.) GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP (2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A - (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (6 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-8, SEE PLAN FOR LOCATIONS

72" HIGH ALUMINUM-FRAMED WITH LAMINATED DIFFUSE/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 NASHVILLE, TN 37215 TEL: (615) 778-1910 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HILLSBORO PKWY, SUITE 430 NASHVILLE, TN 37215 TEL: (214) 871-9616 CONTACT: JEFFREY BERGENBECK GWORKMAN@GDAARCHITECTS.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1810 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 NASHVILLE, TN 37215 TEL: (615) 778-1910 CONTACT: CHRIS WHITTS CHRIS.WHITTS@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 CENTERVILLE ROAD, EXPRESSWAY, SUITE 120 DALLAS, TX 75201 TEL: (214) 220-3300 CONTACT: JESS BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	PEA CONSULTING 2580 SUNRISE RIDGE PKWY, #200 HENDERSON, NV 89052 TEL: (702) 269-6060 CONTACT: RYAN GALAHAN RGALAHAN@PEALASVEGAS.COM
LEED	U.S.EGO LOGIC 1373 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-1000 KRINE.WESTERN@USEGOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BELL HUMMINGBIRD DR. RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-5391 / (702) 630-5489 KEVIN.HUR@JHPH.COM KIMBERLY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

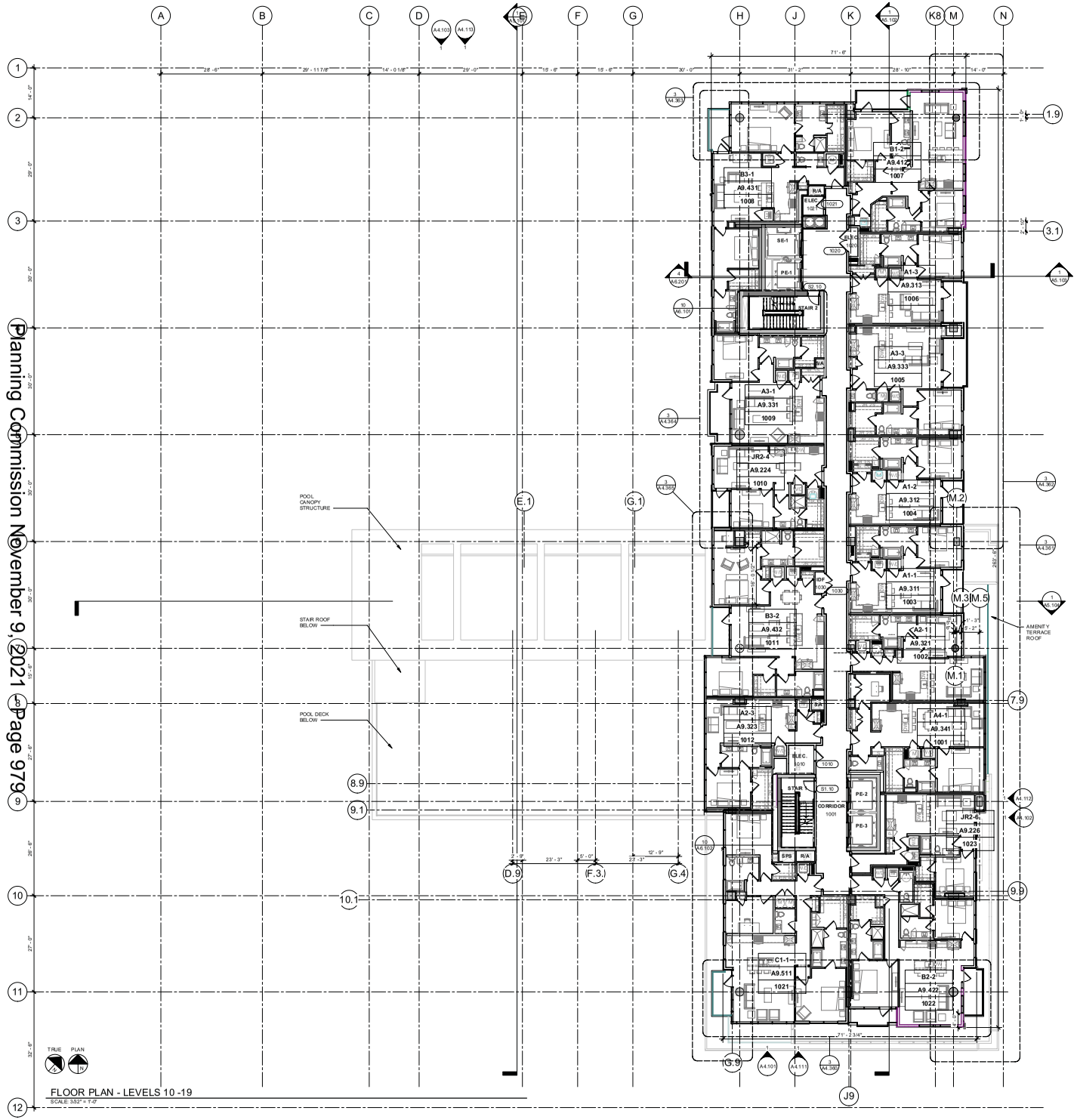
Job No.
20020.00

Sheet Title
LEVEL 9 FLOOR PLAN (OVERALL)

Sheet Number
A2.109

COPYRIGHT © 2021

PLOTTED ON: 8/19/2021 12:37:46 PM
BIM 360://symphony Park HR/SP HR - ARCH R19.rvt



FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION U.N.O.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK U.N.O.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 2042.0'
3. SYMBOLS - REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE S/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEP/F AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS U.N.O. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A6.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B3-1S @ L18-20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2S/B1) & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A6.101

CMU WALL (8" U.N.O.), GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP (2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A - (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A 117.1 TYPE A UNIT
2% OF TOTAL UNIT (4 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING U.N.O.

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-8, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 NASHVILLE, TN 37215 TEL: (615) 776-7100 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HILLSBORO PKWY, SUITE 430 NASHVILLE, TN 37215 TEL: (214) 871-3618 CONTACT: JOSH BERGENBLICK JOSHBERGENBLICK@GDAINET.COM
CIVIL ENGINEER	KIMLEY-HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-9182 CONTACT: MATT NEALEY MATT.NEALEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 NASHVILLE, TN 37215 TEL: (615) 776-7100 CONTACT: CHRISTIE WHITTS CHRISWHITTS@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 N HASKELL AVE, EXPRESSWAY, SUITE 700 DALLAS, TX 75201 TEL: (214) 220-2300 CONTACT: JESS BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2620 REGATTA BLVD E PKWY #200 HENDERSON, NV 89052 TEL: (702) 269-6900 CONTACT: RYAN CALAHAN RYAN.CALAHAN@FEALASVEGAS.COM
LEED	U.S.ECO LOGIC 1373 FORESTPARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-1000 EXT 1012 KIRK.WESTPHAL@USECOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HERON SPRINGS RD, SUITE 310 LAS VEGAS, NV 89119 TEL: (702) 938-0391 / (702) 630-5489 KEVIN HUR PHY KHURPHY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

LEVEL 10-19 FLOOR PLAN (OVERALL)

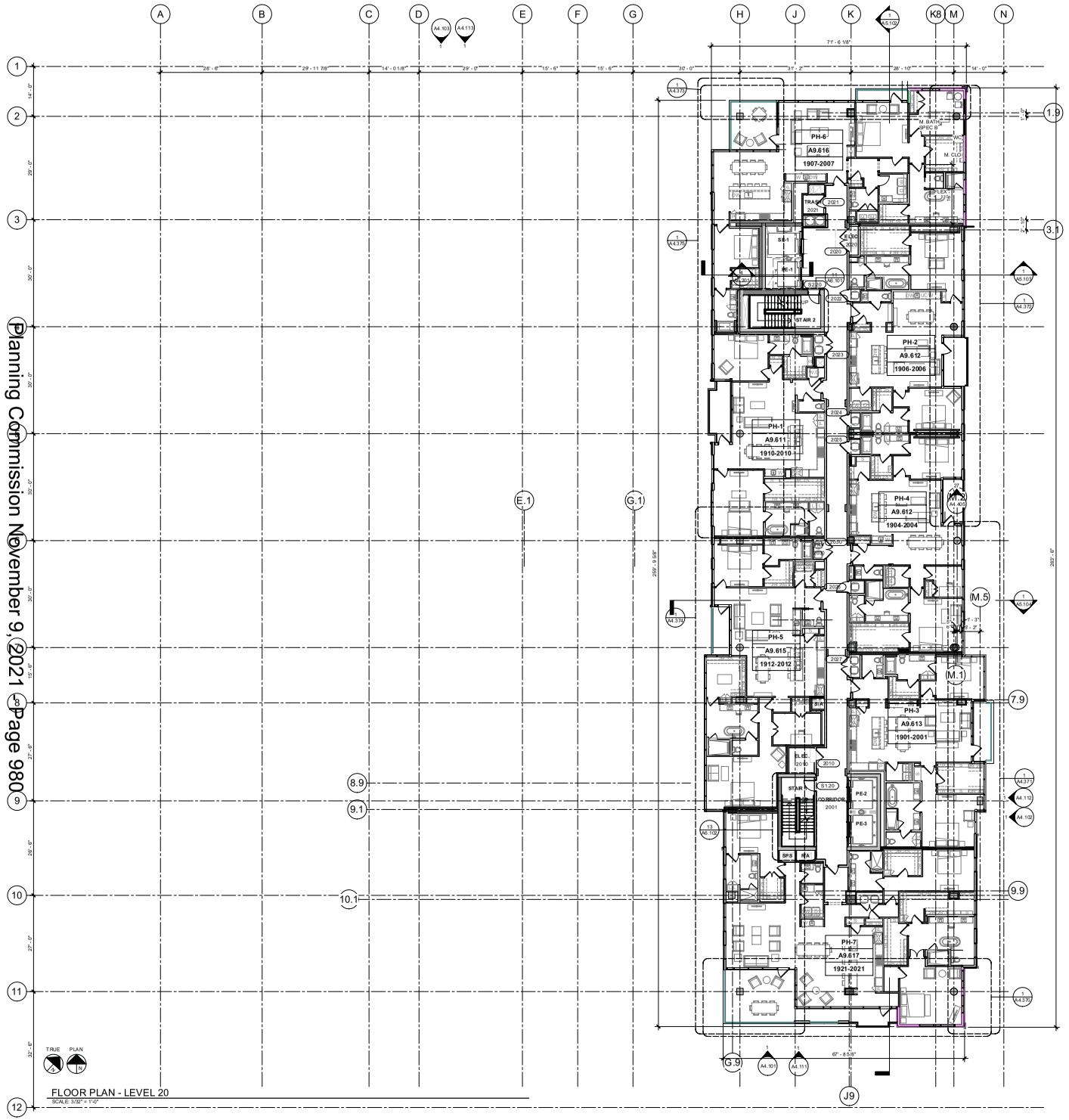
Sheet Number

A2.110

COPYRIGHT © 2021

Planning Commission November 9, 2021 Page 979

PLOTTED ON: 8/19/2021 12:37:54 PM
BIM 360://symphony Park AR/R&P.RVT - ARCH R19.rvt



Planning Commission November 9, 2021 - Page 9800

FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION UNO.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK UNO.
   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 2042.0'
3. SYMBOLS: REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9 - SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF: UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURES/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEPF AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS UNO. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A8.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR FIRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S B3-1S @ L18-20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2SR) & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (8" UNO.), GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOOR, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP (2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM, CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD, GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A117.1 TYPE A UNIT
2% OF TOTAL UNIT (6 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING UNO

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 25% OF LINEAR AMENITY DECK

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-8, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

GDA & ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, NV 89015 TEL: (424) 278-3115 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC. 3960 HOWARD HUGHES PKWY, SUITE 500 LAS VEGAS, NV 89169 TEL: (214) 871-3618 CONTACT: CHRIS BERGENWICK CHRISBERGENWICK@GDAINET.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1812 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, NV 89015 TEL: (424) 278-3115 CONTACT: CHRIS WHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 N HASKELL AVE, EXPRESSWAY, SUITE 700 DALLAS, TX 75201 TEL: (214) 220-2000 CONTACT: JOEL BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 3960 HOWARD HUGHES PKWY 400 HENDERSON, NV 89052 TEL: (702) 269-6900 CONTACT: RYAN GALAHAN RYAN.GALAHAN@FEAVEGAS.COM
LEED	U.S.EGO LOGIC 1373 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-1000 KIRK WESTERVELT@USEGOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BELL HUGHES SPRINGS RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-5391	(702) 635-5489 KEN.INSKEEP@JENSENHUGHES.COM KIMBERLY.WESTERVELT@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

21-0573
09/17/2021

Job No.

20020.00

Sheet Title

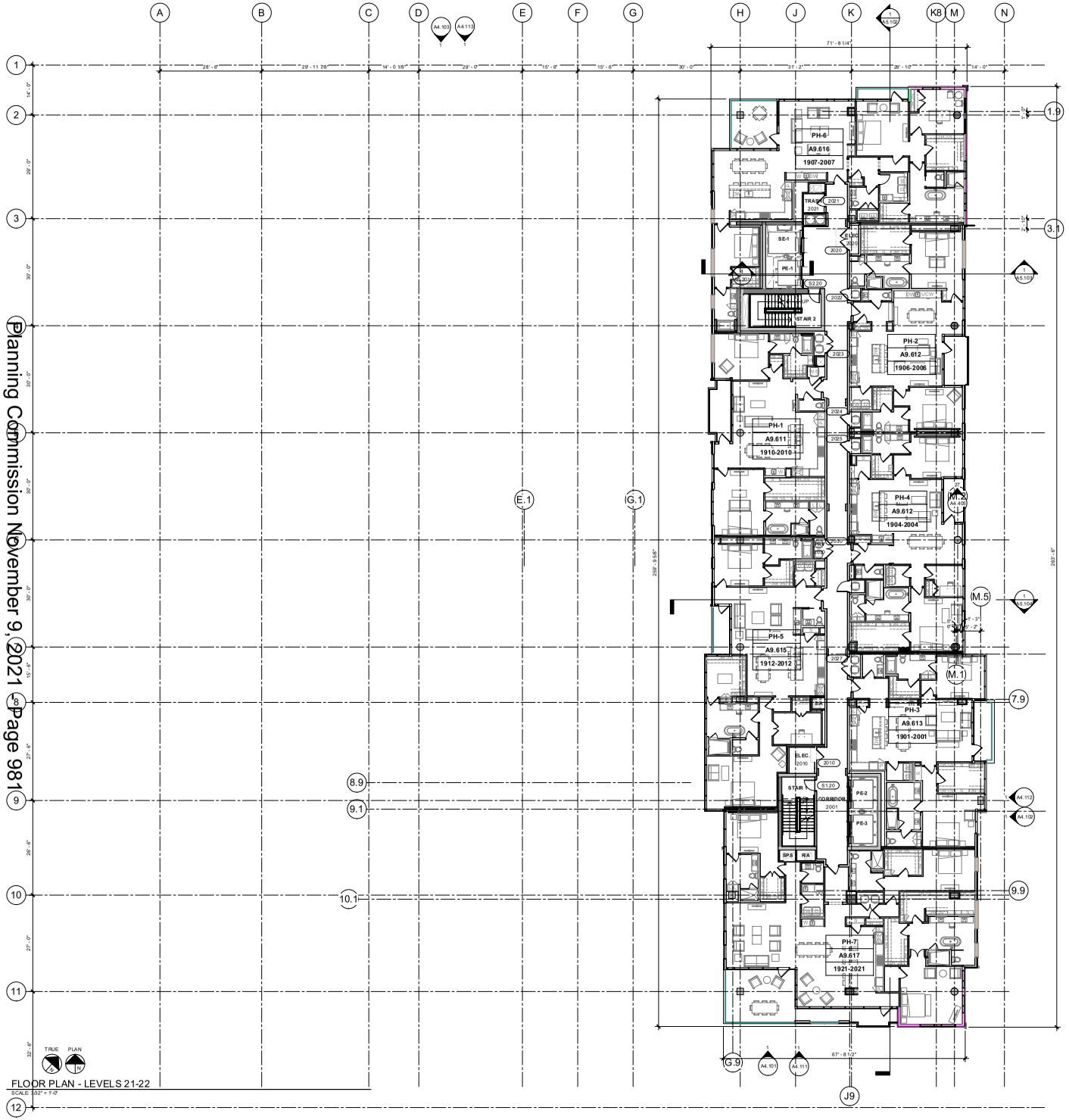
LEVEL 20 FLOOR PLAN (OVERALL)

Sheet Number

A2.120

COPYRIGHT © 2021

PLOTTED ON: 9/16/2021 12:38:51 PM
BIM 360://symphony Park ARCH/SP ARK - ARCH R19.rvt



FLOOR PLAN - LEVELS 21-22

SCALE: 1/32" = 1'-0"

Planning Commission November 9, 2021 - Page 981

FLOOR PLAN NOTES & LEGEND

GENERAL NOTES

1. ALL DOORS TO BE LOCATED 4" FROM INSIDE EDGE OF FRAME OR 8" AT CMU PARTITIONS TO FINISH FACE OF BISECTING SURFACE OR CENTERED IN PARTITION UNO.
2. FLOOR ELEVATIONS INDICATED ON FLOOR PLANS ARE TOP OF CONCRETE DECK UNO.

   REFERENCE LEVEL 1 BASE ELEVATION 100'-0"
   EQUIVALENT CIVIL ELEVATION 2042.0'
3. SYMBOLS: REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS NOT INDICATED HEREIN
4. REFER A9.- SERIES FOR RESIDENTIAL DWELLING UNIT INFORMATION

DIMENSIONS

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN FROM / TO:
   - FINISHED FACE OF SCHEDULED PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES (CERAMIC TILE, PANELING AND THE LIKE)
   - CENTERLINE OF: UNIT DEMISING PARTITIONS/AIR SPACE, PARKING SPACES, STRUCTURAL COLUMN/GRID LINE, PLUMBING FIXTURES/ FURNISHINGS/FIXTURE/EQUIPMENT AND WHERE SPECIFICALLY NOTED AS SUCH
   - ROUGH OPENINGS (DOOR, WINDOW, GLAZING AND THE LIKE)
   - FACE OF EXTERIOR CONSTRUCTION SUCH AS EXPOSED CONCRETE AND MASONRY STRUCTURAL ITEMS, EXTERIOR FINISH MATERIALS SUCH AS BRICK, STONE, STUCCO, MASONRY, METAL PANELS, AND GLAZING FRAMING
2. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS INCLUDING ANY APPLIED FINISHES. CONTRACTOR TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES ARE MAINTAINED AS REQUIRED BY APPLICABLE REGULATORY CODES AND ORDINANCES INCLUDING ACCOUNTING FOR CONSTRUCTION TOLERANCES.
3. REFER TO SLAB PLANS, ENLARGED PLANS, PLAN DETAILS, AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. AT MEP/FP AND ELEVATOR SHAFTS, ALIGN INSIDE FINISHED FACE OF PARTITION ASSEMBLY WITH EDGE OF SLAB OPENINGS UNO. PROVIDE CLEAR DIMENSIONS FOR SHAFT COMPONENTS.

PARTITION TYPES

1. SEE A6.1- SERIES FOR PARTITION TYPES
2. SEE A0.4- FOR RRE-RATED WALL LOCATIONS
3. PARTITION TYPES ARE AS FOLLOWS UNLESS NOTED OTHERWISE
   - BETWEEN CORRIDOR / RESIDENTIAL UNIT — C2-1S
   - BETWEEN RESIDENTIAL UNITS (DEMISING WALL) — B1-1S, B2-1S @ L18-20
   - CMU PARTITION (NON-RATED) — M1
   - CMU PARTITION (FIRE-RATED) — M2
   - TRASH CHUTE, ELEVATOR (D4-2SR), & MECH SHAFTS — D4-2S
4. FOR TERMINATION OF INTERIOR WALLS AT EXTERIOR AND GLAZING WINDOW WALLS REFER TO TYPICAL DETAILS ON A8.101

CMU WALL (8" UNO), GROUT WALL ASSEMBLY COMPLETELY SOLID AT THE FOLLOWING LOCATIONS IN ADDITION TO STRUCTURAL REQUIREMENTS

LEVEL 1 ROOMS/AREAS
- LOADING DOCK, TRASH DISCHARGE, COMPACTOR, EMERGENCY GENERATOR, ELECTRICAL, FIRE PUMP, BOOSTER PUMP

LEVELS 2-5 ROOMS/AREAS
- ALL TRASH ROOMS, TRASH CHUTE ENCLOSURE

CONCRETE (WALL / COLUMN / STRUCTURE)

CONCRETE CRASH BARRIER

ALUMINUM FRAMING / GLAZING SYSTEMS

ALUMINUM FRAMING / GLAZING SYSTEMS - BUTT GLAZED

WE1G - EIFS, METAL STUD, GYP

WE2 - EIFS, CMU

WA1G - ACM, METAL STUD, GYP (2 PREMIUM COLORS - SEE ELEVATIONS)

WA2 - ACM,CMU

WL1G - PREFINISHED FAUX WOOD LINEAR METAL PANEL, METAL STUD, GYP

WS2S - STONE, CMU, STONE

WS2 - STONE, CMU

WS1 & CW - STONE, METAL STUD & CURTAINWALL AT LEASING AREAS

WS1G - STONE, METAL STUD,GYP

GARAGE SCREENS

LOUVER - POOL EQUIPMENT

BOLLARD TYPE A (TYPICAL AT PT SLAB LOCATIONS)

BOLLARD TYPE B - (TYPICAL AT SLAB ON GRADE)

ANSI A117.1 TYPE A UNIT
2% OF TOTAL UNIT (6 UNITS)

R1 - BALCONY RAILING

TYPICAL BALCONY RAILING UNO

42" HIGH CLEAR LAMINATED GLASS GUARDRAIL

R2 - AMENITY DECK RAILING

TYPICAL AT AMENITY DECK (ASSUME 25% OF LINEAR AMENITY DECK)

48" HIGH CLEAR LAMINATED GLASS GUARDRAIL

WS - WIND SCREEN

TYPICAL AT AMENITY DECK (ASSUME 75% OF LINEAR AMENITY DECK)

72" HIGH CLEAR LAMINATED GLASS WIND SCREEN

BD-1 BALCONY DIVIDER

AT LEVELS 3-8, SEE PLAN FOR LOCATIONS

72" HIGH, ALUMINUM-FRAMED WITH LAMINATED DIFFUSED/FROSTED INFILL GLASS

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKE. SUITE 400 NASHVILLE, TN 3715 TEL: (615) 778-1915 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC. 1900 AVENTURA WAY, SUITE 100 DALLAS, TX 75215 TEL: (214) 871-9616 CONTACT: JOHN BERGENBRICK GWORKMEN@GDAINET.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S LAS VEGAS BLVD. SUITE 210 LAS VEGAS,NV 89119 TEL: (702) 796-1810 CONTACT: MATT MCKALEY MATT.MCKALEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKE. SUITE 400 NASHVILLE, TN 3715 TEL: (615) 778-1915 CONTACT: CHRISWHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 2711 N HASKELL AVE, EXPRESSWAY, SUITE 700 DALLAS, TX 75201 TEL: (214) 220-2500 CONTACT: JESS BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2620 REGATTA DRIVE PKWY 600 HENDERSON, NV 89052 TEL: (702) 248-6060 CONTACT: RYAN CALAHAN RCALAHAN@FEALASVEGAS.COM
LEED	U.S.EGO LOGIC 1373 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-1000 KIRBI.WESTERN@USEGOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HEARN SPRINGS RD, SUITE 310 LAS VEGAS, NV 89119 TEL: (702) 938-8781 / (702) 630-5189 KEVIN.HUR@JHPH.COM KIMBERLY@JENSENHUGHES.COM

Issue Package

No.	Date	Description
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

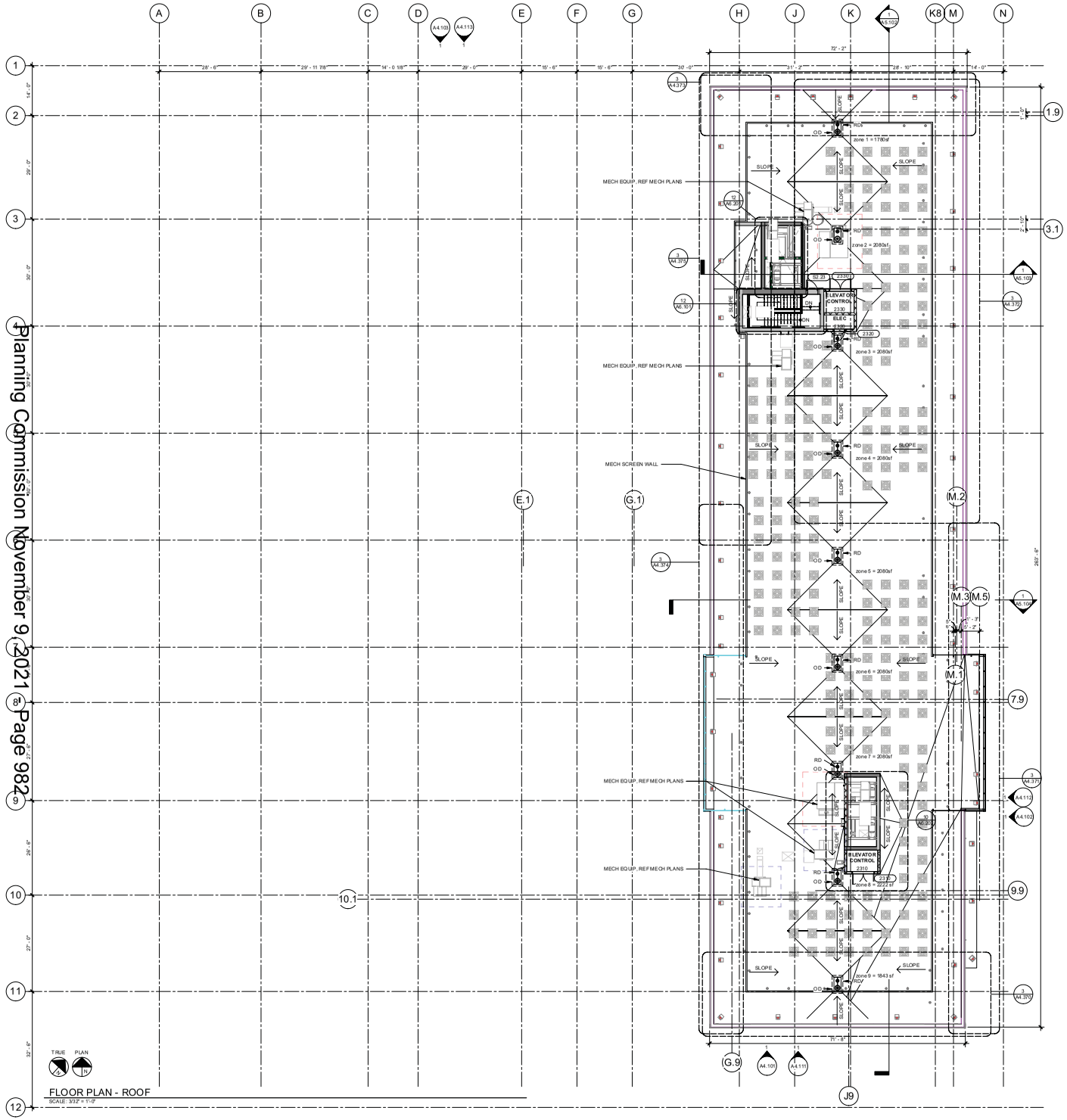
LEVEL 21-22 FLOOR PLAN (OVERALL)

Sheet Number

A2.121

COPYRIGHT © 2021

PLOTTED ON: 9/16/2021 12:38:13 PM
BIM 360://symphony Park HRS/SP HR - ARCH R19.rvt



FLOOR PLAN - ROOF
SCALE: 3/32" = 1'-0"

TRUE NORTH
PLAN NORTH

Planning Commission November 9, 2021 Page 982

PLOTTED ON: 8/19/2021 12:38:18 PM
BIM 360://symphony Park ARCH.rvt - ARCH R19.rvt

GENERAL ROOF NOTES

1. ALL ROOF SLOPES TO HAVE A FINISHED POSITIVE SLOPE OF 1/4" : 12" (2%) MINIMUM.
2. ALL CRICKETS AND SADDLES TO HAVE A FINISHED POSITIVE SLOPE OF 1/2" : 12" MINIMUM.
3. ROOF SLOPE AT SINGLE-PLY MEMBRANE CONDITIONS IS GENERALLY ACCOMPLISHED VIA TAPERED INSULATION IN ADDITION TO THE MINIMUM BASE INSULATION TO FORM SLOPE.
   SEE A0.321 FOR INSULATION VALUES

   AT LEVEL 9 EXTERIOR CONCRETE ROOF DECK WITH GRAVEL BALLAST TAPERED INSULATION IS ONLY REQUIRED TO FORM CRICKETS SINCE CONCRETE DECK IS SLOPED. NO MINIMUM BASE INSULATION IS REQUIRED AT LEVEL 9 ROOF. AT CONTRACTOR'S OPTION, PROVIDE COVER BOARD OR 3/4" INSULATION. UNDER GRAVEL LOCATIONS, INSTALL SECOND MEMBRANE LAYER ADHERED OVER PRIMARY LAYER

   AT LEVELS 24/25 EXTERIOR CONCRETE DECKS WITH TOPPING/OVER-BURDEN, TOP OF CONCRETE DECK TO FORM POSITIVE SLOPE FOR WATERPROOFING (DRAINAGE MAT/ INSULATION WITH UNDERSIDE OF CONCRETE DECK FLAT. COORDINATE ROOFING SCOPE OF WORK WITH CONCEALED WATERPROOFING SYSTEM SCOPE OF WORK.
4. ROOF ELEVATIONS

   ALL ROOF ELEVATIONS ARE FINISHED ELEVATIONS UNO

   +0" INDICATES THE MINIMUM BASE INSULATION THICKNESS TO COMPLY WITH CODE REQUIRED R-VALUE AT ROOF MINIMUM R-VALUE = SEE A0.321

   +X" INDICATES THE MINIMUM BASE INSULATION THICKNESS TO COMPLY WITH CODE REQUIRED R-VALUE PLUS TAPERED INSULATION TO ACHIEVE THE REQUIRED SLOPE.
   I.E. IF THE MINIMUM INSULATION REQUIRED IS 4" AND +2" IS INDICATED, SUCH LOCATION HAS A TOTAL OF 6" OF INSULATION.

   AT PRIMARY ROOF DRAINS, PROVIDE A SUMP BY REDUCING THE ROOFING INSULATION THICKNESS A MAXIMUM OF 1" EXTENDING 12" BEYOND DRAIN.
5. CRICKET THE UP SLOPE SIDE AT ALL CURBS & PROJECTIONS PERPENDICULAR OR LESS THAN A 30° ANGLE TO ROOF SLOPE.
6. ADHERED ROOF FLEXIBLE WALKWAY
   - IN ADDITION TO THE LOCATIONS INDICATED, PROVIDE ROOF WALKWAY PADS AT ALL OF THE FOLLOWING LOCATIONS:
     - ALL SIDES OF ROOF HATCHES
     - LANDING S AT DOORS, ROOF ACCESS LADDERS, OTHER ROOF STAIRS/ACCESS POINTS (FULL WIDTH +12")
     - ROOFTOP EQUIPMENT SERVICE SIDE(S), 8'-0" DEEP MINIMUM (I.E. HVAC UNITS, ELEC PANELS, EXHAUST FANS, ETC) EXTEND 18" BEYOND END OF SERVICE ACCESS AREAS
     - BUILDING FACADE MAINTENANCE EQUIPMENT COMPONENTS

   A MINIMUM OF AT LEAST ONE PATH CONNECTING ALL ROOF EQUIPMENT TO THE ROOF ACCESS POINT
7. ALL TOP OF STEEL ELEVATIONS SHOWN ON THE ARCHITECTURAL ARE FOR CONVENIENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL TOP OF STEEL ELEVATIONS.
8. DIMENSIONS ARE TO FINISHED FACE OF PARAPET, EXTERIOR WALL OR CENTER LINE OF GRID UNO.
9. THE ARCHITECTURAL ROOF PLAN MAY NOT SHOW ALL EQUIPMENT, PENETRATIONS AND OTHER ROOF RELATED COMPONENTS. SEE OTHER DOCUMENTS AND SUPPLEMENTAL INFORMATION INCLUDING SHOP DRAWINGS FOR ADDITIONAL ROOF ASSOCIATED COMPONENTS
10. LOCATE ALL SERVICEABLE EQUIPMENT MINIMUM 10'-0" FROM BACK OF PARAPET UNLESS PARAPET IS A MINIMUM OF 42" HIGH ABOVE ADJACENT EQUIPMENT OR APPROPRIATE OSHA COMPLIANT FALL PROTECTION IS PROVIDED.
11. PERMANENT FACADE ACCESS EQUIPMENT (FAE) SYSTEM

    THE CONTRACT DOCUMENTS INDICATE THE DESIGN INTENT FOR A PERMANENT FAE INFRASTRUCTURE SYSTEM (WINDOW WASHING, FALL PROTECTION, AND THE LIKE) THAT CAN BE UTILIZED TO FACILITATE BUILDING FACADE AND MAINTENANCE WORK. HOWEVER, SUCH INFORMATION SHALL NOT BE CONSTRUED AS A COMPLETE SYSTEM IN COMPLIANCE WITH ALL REGULATORY REQUIREMENTS OR ENCOMPASSES ALL NECESSARY COMPONENTS FOR PROPER EXECUTION OF THE WORK OR AN ENGINEERED DESIGN OF ANY KIND.

    DELEGATED DESIGN: THE CONTRACTOR/MANUFACTURER/ SUPPLIER IS RESPONSIBLE FOR AND SHALL DESIGN, ENGINEER, AND PROVIDE A COMPLETE FAE INFRASTRUCTURE SYSTEM. COORDINATE THE SYSTEM ACCORDINGLY WITHIN THE PHYSICAL AND AESTHETIC REQUIREMENTS ESTABLISHED.
12. WHERE SCUPPERS ARE THE SOLE DRAINAGE MEANS, PROVIDE A SECONDARY MATCHING OVERFLOW SCUPPER ADJACENT TO PRIMARY WITH BOTTOM OF OVERFLOW SCUPPER 2" ABOVE BOTTOM OF PRIMARY SCUPPER.
13. AT ROOFTOP EQUIPMENT, ENSURE SUPPORT CURBS ARE A MINIMUM OF 8" ABOVE THE FINISHED ROOF SURFACE CONFIGURED TO SUIT APPLICATION.

SEE A7.30 SERIES FOR TYPICAL ROOF DETAILS.

ROOF SYSTEM:

UNLESS INDICATED OTHERWISE, THE ROOF ASSEMBLY CONSISTS OF A 60 MIL FULLY ADHERED SINGLE PLY MEMBRANE OVER RIGID INSULATION WITH THICKNESS AS REQUIRED TO ACHIEVE MINIMUM BASE R-VALUE USING A MINIMUM OF (2) LAYERS WITH JOINTS STAGGERED PLUS TAPERED WHERE INDICATED OR REQUIRED TO FORM SLOPE OVER CONCRETE DECK TO DRAIN.

ROOF PLAN SYMBOLS

- RD — ROOF DRAIN (IN 1° SUMP)
- OD — OVERFLOW DRAIN, MIN. 2" ABOVE PRIMARY. 3" IF APPROVED BY STRUCTURAL E.O.R.
- DAVIT BASE
- RECESSED DAVIT BASE
- SAFETY TIE-BACK ANCHOR, RECESSED AT PEDESTAL PAVER LOCATIONS
- ROOF WALKWAY MEMBRANE SEE ALSO GENERAL NOTE 6 ABOVE
- TIE-BACK LIFELINE SYSTEMS (NOT USED)
- FAA OBSTRUCTION LIGHTING - MOUNT TO VERTICAL SURFACE
- FINISHED ROOF ELEVATIONS. SEE NOTE #4 ABOVE FOR DEFINITION
- RIVER WASHED ROUND STONE BALLAST WHERE SHOWN AT LEVEL 9, DEPTH AS REQUIRED TO COMPLETELY COVER MEMBRANE OR TRAFFIC COATING FROM VIEW, 2-INCH MIN. SEE LANDSCAPE FOR STONE TYPE
- APPROXIMATE LOCATION OF BLAST RESISTANT COATING ON ROOF WALLS (OMIT WHERE OCCURS)
- CONDENSING UNIT, REFER MECHANICAL PLANS

NOT ALL SYMBOLS SHOWN MAY BE APPLICABLE TO THIS PLAN

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKE. SUITE 430 NASHVILLE, TN 37215 TEL: (615) 712-1910 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HOWARD HWY. SUITE 200 DALLAS, TX 75235 TEL: (214) 871-9610 CONTACT: GREG BORGENICK GBORGENICK@GDAINET.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1910 CONTACT: MATT NEAGLE Y MATT.NEAGLE@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PIKE, SUITE 430 NASHVILLE, TN 37215 TEL: (615) 712-1910 CONTACT: CHRIS WHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 3993 HOWARD HUGHES PARKWAY, SUITE 700 LAS VEGAS, NV 89169 TEL: (702) 784-4850 CONTACT: JESS. BARRON J.BARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	FEA CONSULTING 2300 W. SAHARA AVENUE #K 600 HENDERSON, NV 89052 TEL: (702) 239-0900 CONTACT: RYAN GALAHAN RYAN.GALAHAN@FEALASVEGAS.COM
LEED	U.S.GOLD LOGIC 1373 FOREST PARK CIRCLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 926-1000 KIRK WESTERFIELD@USGOLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HUGHES PARK DR. RD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-5391 / (702) 630-5489 KEN NIMURA KNIMURA@JENSENHUGHES.COM

Issue Package

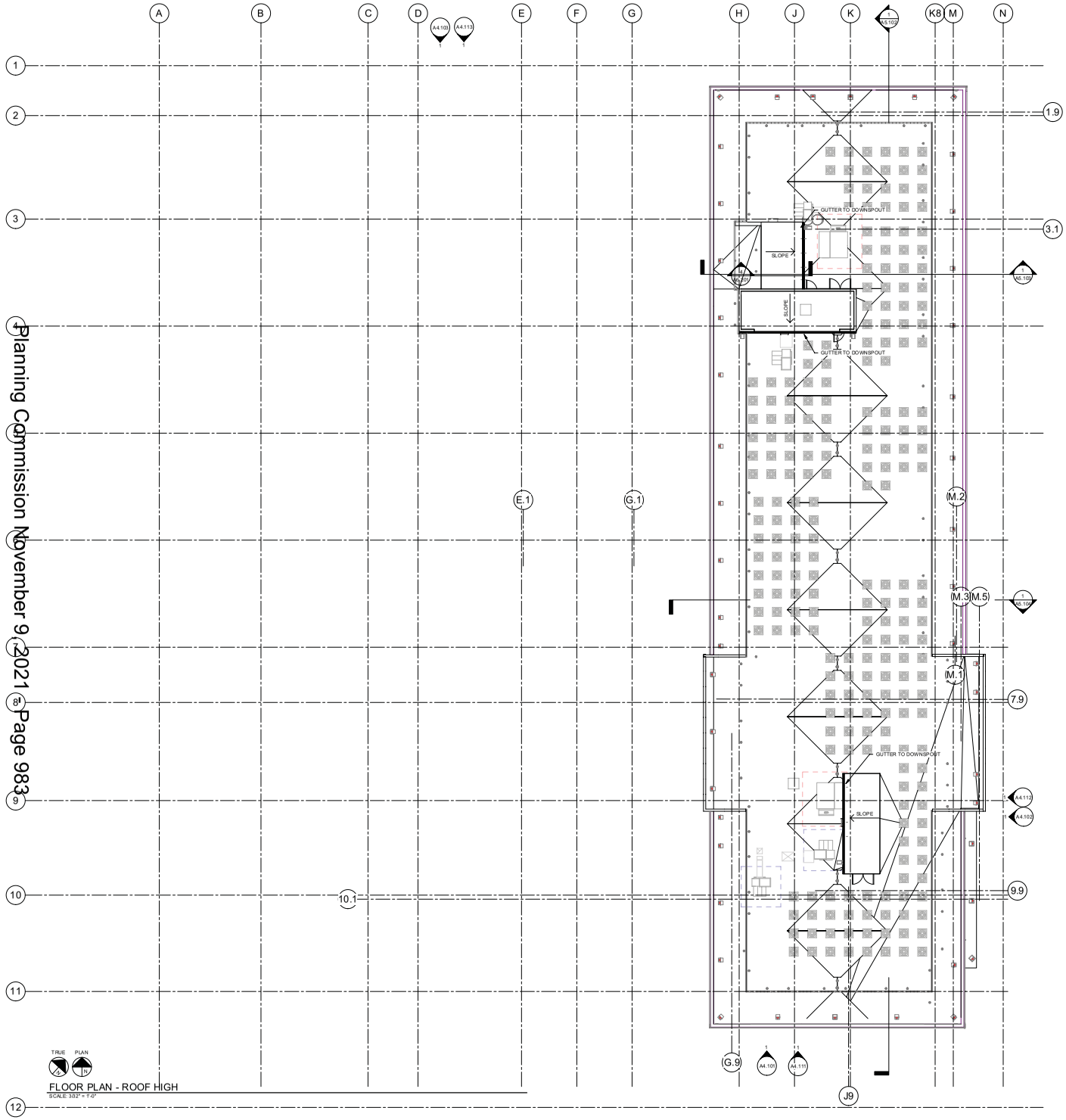
No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.
20020.00

Sheet Title
OVERALL - ROOF LEVEL

Sheet Number
A2.123

COPYRIGHT © 2021



FLOOR PLAN - ROOF HIGH

SCALE: 3/32" = 1'-0"

TRUE NORTH PLAN NORTH

Planning Commission November 9, 2021 Page 983

GENERAL ROOF NOTES

1. ALL ROOF SLOPES TO HAVE A FINISHED POSITIVE SLOPE OF 1/4" : 12" (2%) MINIMUM.
2. ALL CRICKETS AND SADDLES TO HAVE A FINISHED POSITIVE SLOPE OF 1/2" : 12" MINIMUM.
3. ROOF SLOPE AT SINGLE-PLY MEMBRANE CONDITIONS IS GENERALLY ACCOMPLISHED VIA TAPERED INSULATION IN ADDITION TO THE MINIMUM BASE INSULATION TO FORM SLOPE.
   SEE A0.321 FOR INSULATION VALUES

   AT LEVEL 9 EXTERIOR CONCRETE ROOF DECK WITH GRAVEL BALLAST TAPERED INSULATION IS ONLY REQUIRED TO FORM CRICKETS SINCE CONCRETE DECK IS SLOPED. NO MINIMUM BASE INSULATION IS REQUIRED AT LEVEL 9 ROOF. AT CONTRACTOR'S OPTION, PROVIDE COVER BOARD OR 3/4" INSULATION UNDER GRAVEL LOCATIONS, INSTALL SECOND MEMBRANE LAYER ADHERED OVER PRIMARY LAYER

   AT LEVELS 24/25 EXTERIOR CONCRETE DECKS WITH TOPPING/OVER-BURDEN, TOP OF CONCRETE DECK TO FORM POSITIVE SLOPE FOR WATERPROOFING (DRAINAGE MAT/ INSULATION WITH UNDERSIDE OF CONCRETE DECK FLAT. COORDINATE ROOFING SCOPE OF WORK WITH CONCEALED WATERPROOFING SYSTEM SCOPE OF WORK.
4. ROOF ELEVATIONS

   ALL ROOF ELEVATIONS ARE FINISHED ELEVATIONS UNO

   +0" INDICATES THE MINIMUM BASE INSULATION THICKNESS TO COMPLY WITH CODE REQUIRED R-VALUE AT ROOF MINIMUM R-VALUE = SEE A0.321

   +X" INDICATES THE MINIMUM BASE INSULATION THICKNESS TO COMPLY WITH CODE REQUIRED R-VALUE PLUS TAPERED INSULATION TO ACHIEVE THE REQUIRED SLOPE. I.E. IF THE MINIMUM INSULATION REQUIRED IS 4" AND +2" IS INDICATED, SUCH LOCATION HAS A TOTAL OF 6" OF INSULATION.

   AT PRIMARY ROOF DRAINS, PROVIDE A SUMP BY REDUCING THE ROOFING INSULATION THICKNESS A MAXIMUM OF 1" EXTENDING 12" BEYOND DRAIN.
5. CRICKET TIE UP SLOPE SIDE AT ALL CURBS & PROJECTIONS PERPENDICULAR OR LESS THAN A 30° ANGLE TO ROOF SLOPE.
6. ADHERED ROOF FLEXIBLE WALKWAY
   - IN ADDITION TO THE LOCATIONS INDICATED, PROVIDE ROOF WALKWAY PADS AT ALL OF THE FOLLOWING LOCATIONS:
     - ALL SIDES OF ROOF HATCHES
     - LANDING S AT DOORS, ROOF ACCESS LADDERS, OTHER ROOF STAIRS/ACCESS POINTS (FULL WIDTH +12")
     - ROOFTOP EQUIPMENT SERVICE SIDE(S), 5'-0" DEEP MINIMUM (I.E. HVAC UNITS, ELEC PANELS, EXHAUST FANS, ETC) EXTEND 18" BEYOND END OF SERVICE ACCESS AREAS
     - BUILDING FACADE MAINTENANCE EQUIPMENT COMPONENTS

   A MINIMUM OF ATLEAST ONE PATH CONNECTING ALL ROOF EQUIPMENT TO THE ROOF ACCESS POINT
7. ALL TOP OF STEEL ELEVATIONS SHOWN ON THE ARCHITECTURAL ARE FOR CONVENIENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL TOP OF STEEL ELEVATIONS.
8. DIMENSIONS ARE TO FINISHED FACE OF PARAPET, EXTERIOR WALL OR CENTER LINE OF GRID UNO.
9. THE ARCHITECTURAL ROOF PLAN MAY NOT SHOW ALL EQUIPMENT, PENETRATIONS AND OTHER ROOF RELATED COMPONENTS. SEE OTHER DOCUMENTS AND SUPPLEMENTAL INFORMATION INCLUDING SHOP DRAWINGS FOR ADDITIONAL ROOF ASSOCIATED COMPONENTS
10. LOCATE ALL SERVICABLE EQUIPMENT MINIMUM 10'-0" FROM BACK OF PARAPET UNLESS PARAPET IS A MINIMUM OF 42" HIGH ABOVE ADJACENT EQUIPMENT OR APPROPRIATE OSHA COMPLIANT FALL PROTECTION IS PROVIDED.
11. PERMANENT FACADE ACCESS EQUIPMENT (FAE) SYSTEM

    THE CONTRACT DOCUMENTS INDICATE THE DESIGN INTENT FOR A PERMANENT FAE INFRASTRUCTURE SYSTEM (WINDOW WASHING, FALL PROTECTION, AND THE LIKE) THAT CAN BE UTILIZED TO FACILITATE BUILDING FACADE AND MAINTENANCE WORK. HOWEVER, SUCH INFORMATION SHALL NOT BE CONSTRUED AS A COMPLETE SYSTEM IN COMPLIANCE WITH ALL REGULATORY REQUIREMENTS OR ENCOMPASSES ALL NECESSARY COMPONENTS FOR PROPER EXECUTION OF THE WORK OR AN ENGINEERED DESIGN OF ANY KIND.

    DELEGATED DESIGN: THE CONTRACTOR/MANUFACTURER/ SUPPLIER IS RESPONSIBLE FOR AND SHALL DESIGN, ENGINEER, AND PROVIDE A COMPLETE FAE INFRASTRUCTURE SYSTEM. COORDINATE THE SYSTEM ACCORDINGLY WITHIN THE PHYSICAL AND AESTHETIC REQUIREMENTS ESTABLISHED.
12. WHERE SCUPPERS ARE THE SOLE DRAINAGE MEANS, PROVIDE A SECONDARY MATCHING OVERFLOW SCUPPER ADJACENT TO PRIMARY WITH BOTTOM OF OVERFLOW SCUPPER 2" ABOVE BOTTOM OF PRIMARY SCUPPER.
13. AT ROOFTOP EQUIPMENT, ENSURE SUPPORT CURBS ARE A MINIMUM OF 8" ABOVE THE FINISHED ROOF SURFACE CONFIGURED TO SUIT APPLICATION.

SEE A7.30 SERIES FOR TYPICAL ROOF DETAILS.

ROOF SYSTEM:

UNLESS INDICATED OTHERWISE, THE ROOF ASSEMBLY CONSISTS OF A 60 MIL FULLY ADHERED SINGLE PLY MEMBRANE OVER RIGID INSULATION WITH THICKNESS AS REQUIRED TO ACHIEVE MINIMUM BASE R-VALUE USING A MINIMUM OF (2) LAYERS WITH JOINTS STAGGERED PLUS TAPERED WHERE INDICATED OR REQUIRED TO FORM SLOPE OVER CONCRETE DECK TO DRAIN.

ROOF PLAN SYMBOLS

RD	ROOF DRAIN (IN 1" SUMP)
OD	OVERFLOW DRAIN, MIN. 2" ABOVE PRIMARY. 3" IF APPROVED BY STRUCTURAL E.O.R.
	DAVIT BASE
	RECESSED DAVIT BASE
	SAFETY TIE-BACK ANCHOR, RECESSED AT PEDESTAL PAVER LOCATIONS
	ROOF WALKWAY MEMBRANE SEE ALSO GENERAL NOTE 6 ABOVE
	TIE-BACK LIFELINE SYSTEMS (NOT USED)
FAA	FAA OBSTRUCTION LIGHTING - MOUNT TO VERTICAL SURFACE
0"	FINISHED ROOF ELEVATIONS. SEE NOTE #4 ABOVE FOR DEFINITION
	RIVER WASHED ROUND STONE BALLAST WHERE SHOWN AT LEVEL 9, DEPTH AS REQUIRED TO COMPLETELY COVER MEMBRANE OR TRAFFIC COATING FROM VIEW, 2-INCH MIN. SEE LANDSCAPE FOR STONE TYPE
	APPROXIMATE LIMIT OF BLAST RESISTANT COATING ON ROOF WALLS (CMU/CONC)
	CONDENSING UNIT, REFER MECHANICAL PLANS

NOT ALL SYMBOLS SHOWN MAY BE APPLICABLE TO THIS PLAN

21-0573
09/17/2021

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV

SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKE. SUITE 430 NASHVILLE, TN 37215 TEL: (615) 776-1765 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA, LLC. 3960 HOWARD HWY. SUITE 207 DALLAS, TX 75215 TEL: (214) 871-9610 CONTACT: GREG BERGENWICK GWORGEN-NEC@GDAINET.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1810 CONTACT: MATT NEAGLE Y MATT.NEAGLE@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKE. SUITE 430 NASHVILLE, TN 37215 TEL: (615) 776-1765 CONTACT: CHRISWHITE CHRIS.WHITE@SOUTHERNLAND.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 3993 HOWARD HUGHES PKWY, SUITE 700 LAS VEGAS, NV 89169 TEL: (702) 589-1900 CONTACT: JOHN BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	PEA CONSULTING 2300 PASEO VERDE PKWY, #200 HENDERSON, NV 89052 TEL: (702) 269-6900 CONTACT: RYAN GALAHAN RYAN.GALAHAN@PEALASVEGAS.COM
LEED	U.S.GBC LOGIC 1313 FOREST PARK CIR CLE, SUITE 403 LAFAYETTE, CO 80026 TEL: (303) 587-4700 X 4 KRNE.WESTERN@USGBC.COLOGIC.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BLUE HUMMINGBIRD RD, SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-5871 / (702) 635-5489 KBYNUM@JHPH KIMBERLY@JENSENHUGHES.COM

Issue Package		
No.	Date	Description
A	08/19/2021	RDA SUBMITTAL
B	09/16/2021	PBJ SUBMITTAL

Job No.

20020.00

Sheet Title

ROOF HIGH

Sheet Number

A2.124

COPYRIGHT © 2021

PLOTTED ON: 9/16/2021 12:38:23 PM
BIM 360://symphony Plus ARCH.RVT - ARCH R19.rvt

EXTERIOR ELEVATION LEGEND

GLASS (SEE WINDOW SCHEDULE, A4.40- SERIES)

GL-1 (LOW-IRON) GL-2	LEVEL 1 FIELD, TYPICAL	
GL-3	PRIMARY VERTICAL GLASS ELEMENT (EAST/WEST)	
SPANDREL GLASS	SEE WINDOW SCHEDULE, A.830- SERIES	

RAILINGS

R1	GLASS RAIL (BALCONY/POOL DECK)
R2	METAL BALCONY RAIL (VERTICAL PICKETS) "KANE" OR "GRECO" OR SIMILAR
R3	PRIVACY SCREEN WALL (TRANSLUCENT PANELS) "HANSEN" OR SIMILAR

ACM-1	COLOR 1 SEALANT	ALUMINUM COMPOSITE MATERIAL TO BE SELECTED TO MATCH ACM COLOR
ACM-2	COLOR 1 COLOR 2 (ROOF LINE) SEALANT	ALUMINUM COMPOSITE MATERIAL CLASSIC BRONZE (COLOR WELD 500) TO BE SELECTED TO MATCH ACM COLOR
ACM-3	COLOR 1 COLOR 2 (SOFFIT) SEALANT	PREFINISHED FAUX WOOD LINEAR TO BE SELECTED TO BE SELECTED TO MATCH ACM COLOR
ACM-4	COLOR 1	ALUMINUM COMPOSITE MATERIAL @ LEVEL 01 FASCIA AND CANOPY COLUMNS
ACM-5	COLOR 1	ALUMINUM COMPOSITE MATERIAL @ LEVEL 01 CANOPY SOFFIT
EIFS-1	COLOR 1 SEALANT	PANELIZED EIFS CLADDING SYSTEM TO BE SELECTED TO MATCH EIFS COLOR
EIFS-2 (TO MATCH EIFS-1)	(ONLY AT): - LEVEL 1 LEASING EAST WALL - LEVEL 9 EXTERIOR WALL NEAR GRID LINE "J"	FIELD APPLIED EIFS SYSTEM
L-1 (GARAGE) L-2 (WEST WING)		MECHANICAL LOUVERS AT ACM OR SPANDREL IN GLAZING: MATCH SPANDREL OR ACM (FACTORY FINISH) COLOR TO BE SELECTED AT MASONRY: MATCH SPANDREL OR ACM (FACTORY FINISH) COLOR TO BE SELECTED
MS1		GARAGE METAL MESH SCREEN IN CAPTURED ALUMINUM GLAZING FRAME SYSTEM FRAME COLOR: MATCH WINDOW FRAMING. HIGH PERFORMANCE COATING ON FRAME
MS2		TOWER ROOF FORMED METAL WALL PANEL COLOR: T.B.D. (PREFINISHED) HIGH PERFORMANCE COATING ON FRAME
SC-1 FINISH		ALUMINUM SLAB EDGE COVER MATCH GLAZING FRAMING COLOR
SC-2 FINISH		ALUMINUM SLAB EDGE COVER @ EIFS MATCH EIFS
ST-1 COURSING COLOR FINISH MORTAR		STONE VENEER, 4" NOMINAL TO BE SELECTED TO BE SELECTED TO BE SELECTED COLOR PER APPROVED MOCK-UP
STU-1		STUCCO LANDSCAPE WALL (DEFS) COLOR PER APPROVED MOCK-UP
T.B.D.		PASEO WALLS (FACETED GEOMETRY)

OTHER EXTERIOR COMPONENT FINISH/COLOR SCHEDULE

TRAFFIC COATING

UNIT BALCONIES (TOP) AND EXPOSED SLAB EDGES	TC2	COLOR TO BE SELECTED
UNIT BALCONIES (TOP) OVER CONDITIONED SPACE	TC3	COLOR TO BE SELECTED

EXPOSED CONCRETE SLAB EDGES THAT ARE NOT OTHERWISE COVERED OR CONCEALED FROM VIEW (SEE SC-1 LEGEND ABOVE FOR LOCATIONS CONCEALED BY ALUMINUM SLAB EDGE COVERS)

PAINTED COLOR TO BE SELECTED. COORDINATE TRANSITION AT BALCONIES WHERE TRAFFIC COATING IS SCHEDULED TO ENSURE ADHESION AND PROVIDE SUITABLE PRIMER IF REQUIRED. PROVIDE FIELD MOCK-UP.

UNDERSIDE OF RESIDENTIAL DWELLING UNIT BALCONIES (CONCRETE TYPICAL)
PAINTED - COLOR TO BE SELECTED

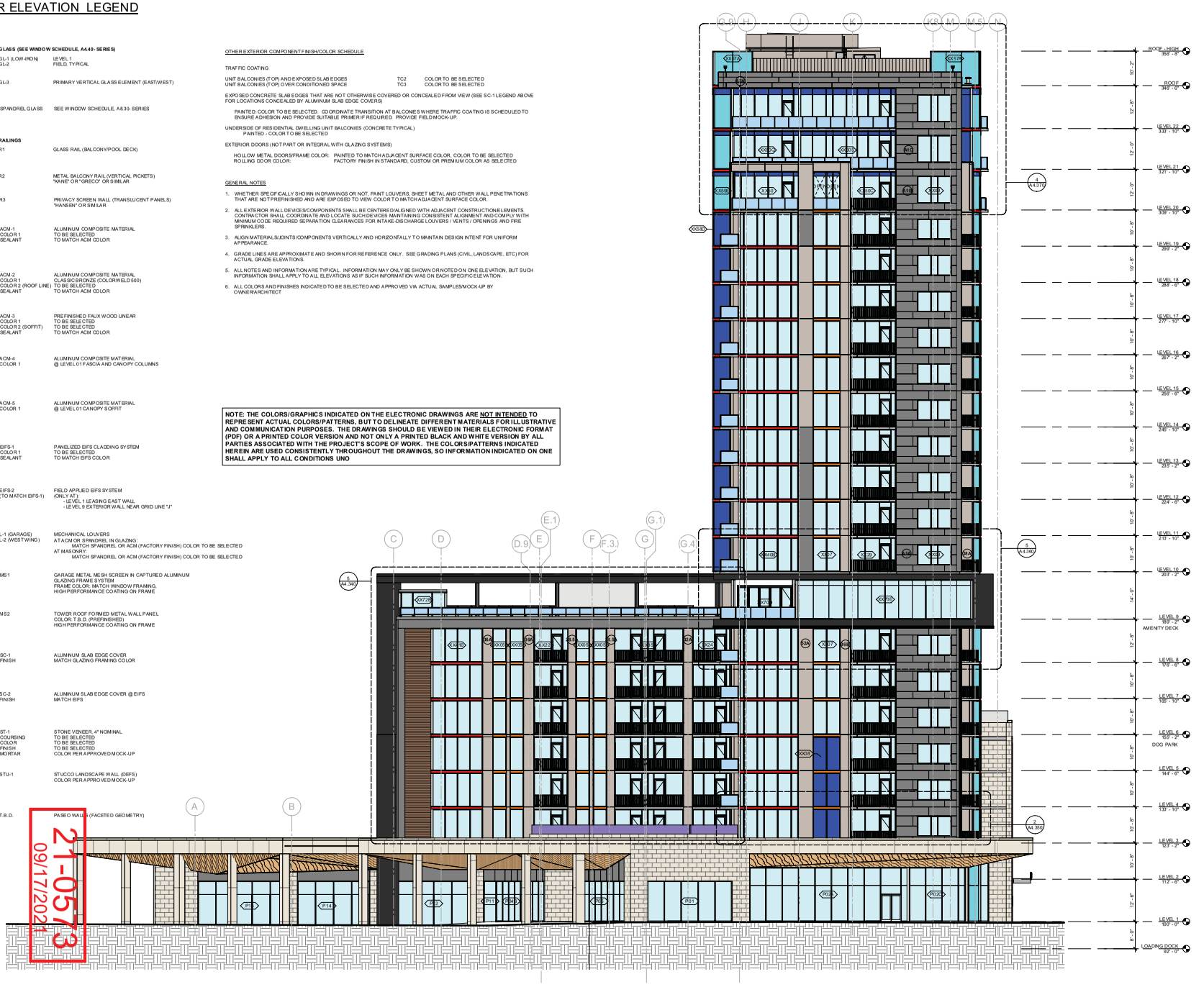
EXTERIOR DOORS (NOT PART OR INTEGRAL WITH GLAZING SYSTEMS)

HOLLOW METAL DOORS/FRAME COLOR:	PAINTED TO MATCH ADJACENT SURFACE COLOR, COLOR TO BE SELECTED
ROLLING DOOR COLOR:	FACTORY FINISH IN STANDARD, CUSTOM OR PREMIUM COLOR AS SELECTED

GENERAL NOTES

1. WHETHER SPECIFICALLY SHOWN IN DRAWINGS OR NOT, PAINT LOUVERS, SHEET METAL AND OTHER WALL PENETRATIONS THAT ARE NOT PREFINISHED AND ARE EXPOSED TO VIEW COLOR TO MATCH ADJACENT SURFACE COLOR.
2. ALL EXTERIOR WALL DEVICES/COMPONENTS SHALL BE CENTERED/ALIGNED WITH ADJACENT CONSTRUCTION/ELEMENTS. CONTRACTOR SHALL COORDINATE AND LOCATE SUCH DEVICES MAINTAINING CONSISTENT ALIGNMENT AND COMPLY WITH MINIMUM CODE REQUIRED SEPARATION CLEARANCES FOR INTAKE-DISCHARGE LOUVERS / VENTS / OPENINGS AND FIRE SPRINKLERS.
3. ALIGN MATERIALS/JOINTS/COMPONENTS VERTICALLY AND HORIZONTALLY TO MAINTAIN DESIGN INTENT FOR UNIFORM APPEARANCE.
4. GRADE LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE GRADING PLANS (CIVIL, LANDSCAPE, ETC) FOR ACTUAL GRADE ELEVATIONS.
5. ALL NOTES AND INFORMATION ARE TYPICAL. INFORMATION MAY ONLY BE SHOWN OR NOTED ON ONE ELEVATION, BUT SUCH INFORMATION SHALL APPLY TO ALL ELEVATIONS AS IF SUCH INFORMATION WAS ON EACH SPECIFIC ELEVATION.
6. ALL COLORS AND FINISHES INDICATED TO BE SELECTED AND APPROVED VIA ACTUAL SAMPLES/MOCK-UP BY OWNER/ARCHITECT

NOTE: THE COLORS/GRAPHICS INDICATED ON THE ELECTRONIC DRAWINGS ARE NOT INTENDED TO REPRESENT ACTUAL COLORS/PATTERNS, BUT TO DELINEATE DIFFERENT MATERIALS FOR ILLUSTRATIVE AND COMMUNICATION PURPOSES. THE DRAWINGS SHOULD BE VIEWED IN THEIR ELECTRONIC FORMAT (PDF) OR A PRINTED COLOR VERSION AND NOT ONLY A PRINTED BLACK AND WHITE VERSION BY ALL PARTIES ASSOCIATED WITH THE PROJECT'S SCOPE OF WORK. THE COLORS/PATTERNS INDICATED HEREIN ARE USED CONSISTENTLY THROUGHOUT THE DRAWINGS, SO INFORMATION INDICATED ON ONE SHALL APPLY TO ALL CONDITIONS UNO



EXTERIOR ELEVATION - SOUTH (PROMENADE PLACE)
SCALE: 3/32" = 1'-0"

21-0573
09/17/2021

Planning Commission November 9, 2021 - Page 984

PLOTTED ON: 8/19/2021 11:38:22 AM
BM: BIM/symphony/Arch/REVIT/R21_ARCH.rvt

GDA
& ASSOCIATES NEVADA LLC

Project

SYMPHONY PARK HIGH RISE

BLOCK C

LAS VEGAS, NV
SOUTHERN LAND COMPANY

Authorization

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

LIC # 8578

Project Team

OWNER	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, NV 89015 TEL: (424) 278-3165 CONTACT: KEVIN HOUSE KEVIN.HOUSE@SOUTHERNLAND.COM
ARCHITECT	GDA & ASSOCIATES NEVADA LLC. 3960 HOWARD HUGHES PKWY, SUITE 500 DALLAS, TX 75219 TEL: (214) 871-9610 CONTACT: GREG BORGENICHT GBORGENICHT@GDAINET.COM
CIVIL ENGINEER	KIMLEY HORN 6671 S. LAS VEGAS BLVD. SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 796-1812 CONTACT: MATT MCAULEY MATT.MCAULEY@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT	SOUTHERN LAND COMPANY 3960 HILLSBORO PKWY, SUITE 430 HENDERSON, NV 89015 CONTACT: CHRIS WHITE CHRIS.WHITE@SOUTHERNLD.COM
STRUCTURAL ENGINEER	THORNTON TOMASETTI 325 N. LAS COLINAS BLVD. EXPRESSWAY, SUITE 700 DALLAS, TX 75201 TEL: (214) 220-2300 CONTACT: JOEL BARRON JBARRON@THORNTONTOMASETTI.COM
MEP ENGINEER	PEA CONSULTING 2300 PASEO VILLAGE DR. PKWY. #200 HENDERSON, NV 89052 TEL: (702) 239-0900 CONTACT: RYAN CALAHAN RCALAHAN@PEAADVISORS.COM
LEED	U.S.GBC LOGIC 1313 FOREST PARK CIR. CLE, SUITE 1033 LAFAYETTE, CO 80026 TEL: (303) 997-0104 EXT 2 KIRBI WESTPHAL@USGBC.ORG.COM
LIFE SAFETY CODE CONSULTANT	JENSEN HUGHES 3 BE E. HIGHLAND PARK CIR. RD., SUITE 210 LAS VEGAS, NV 89119 TEL: (702) 938-5391 / (702) 605-5489 KEVIN.MUIR@JENSENHUGHES.COM KIMBERLY.PHILLIEN@JENSENHUGHES.COM

Issue Package

No.	Date	Description
A	08/19/2021	RDA SUBMITTAL

Job No.
20020.00

Sheet Title
EXTERIOR ELEVATIONS SOUTH

Sheet Number
A4.101

COPYRIGHT © 2021



21-0573-SUP1 AND 21-0573-SDR1 - APPLICANT: SLC DEVELOPMENT, LLC - OWNER: CITY PARKWAY V, INC, ET AL
NORTHEAST CORNER OF GRAND CENTRAL PARKWAY AND SYMPHONY PARK AVENUE

10/13/2021



21-0573-SUP1 AND 21-0573-SDR1 - APPLICANT: SLC DEVELOPMENT, LLC - OWNER: CITY PARKWAY V, INC, ET AL
NORTHEAST CORNER OF GRAND CENTRAL PARKWAY AND SYMPHONY PARK AVENUE

10/13/2021

SOUTHERN LAND COMPANY

3990 HILLSBORO PIKE, SUITE 400
OFFICE: 615.778.3150
FAX: 615.778.2875
WWW.SOUTHERNLAND.COM

Setember 17th, 2021

Planning & Zoning Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106
702.229.6301

RE: 21-0014-SUP1, 21-0014-SUP2, 21-0014-SDR1, Zoning Revision Submittal

To Whom it May Concern:

This application is a request a pre-app meeting to amend an Airport Overlay Special Use Permit for the approved entitlements of project 21-0014. Southern Land Company is requesting the following revisions to the previously approved zoning submittal. The revisions as illustrated by the enclosed exhibit include the following

1. Increase the total number of stories from 20 to 22
2. Increase the total building height from 235-feet to 265-feet
3. Increase the total dwelling units (Blocks C + D) from 526 to 542.

All other items per previous approvals to remain as stated. Thank you for your consideration. Southern Land believes that the additional units added to the project with the addition of the two stories will further enhance the city's goal of bringing high-quality residential to downtown Las Vegas. Please do not hesitate to contact us if you have any questions or need anything further.

Sincerely,

By: _____
Name: Alex Woodin
Title: Director of Acquisitions - West

Enc.

21-0573
09/17/2021

SYMPHONY PARK℠

September 20, 2021

Alex Woodin
Southern Land Company
1225 17th Street Ste 2420
Denver, CO 80202

Re: SDR SUP Amendment Submittal for Parcels C & D

Dear Alex,

The Symphony Park Design Review Committee (SPDRC) met to review the Planning submission requesting an amendment for 21-0014-SUP1, 21-0014-SUP2, and 21-0014-SDR1. The Committee has reviewed the amendment request which adds two additional floors, increases the height of the tower to 265 feet and adds an additional 16 residential units. SPDRC approves these changes to 21-0014-SUP1, 21-0014-SUP2, and 21-0014-SDR1. Any additional changes reflected in the submitted documents are not addressed.

Sincerely,

Tracy Reich, Chairwoman
The Symphony Park Design Review Committee

cc. Kevin House, Southern Land Company
Ben Crenshaw, Southern Land Company
Ray Tse, GDA
Glen Morgenweck, GDA
Michael Howe, CLV Planning Dept.
Steven Ford, CLV Public Works Dept.
Jim McRae, Design Workshop
Fred Solis, CLV Planning Dept.

21-0573
09/21/2021

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**21-0573-SDR1**
PROJECT:	**SYMPHONY PARK HIGH RISE, 265'**
LOCATION:	**139-33-511-008, 139-34-110-008**
MEETING DATES:	**NOVEMBER 9, 2021, PLANNING COMMISSION & DECEMBER 15, 2021, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

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** 21-0573-SDR1 **Entity** LV

Company Name SLC Development

Contact Name

Contact Mailing Address

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

Phone (615) 778-2184 **Mobile** **Fax** **Email**

Project Name Symphony Park C & D

Project Description 16 Multi-family units (526 Multi-family units increased to 542 units)

APN's 139-33-511-008 and 139-34-110-008

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)	16	x 0.139 = 2	x 0.065 = 1	x 0.074 = 1
Resort Condo Units (3)				
Total		2	1	1

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Wasden ES	2831 Palomino Lane	K-5	771	511	3/1/2021
Hyde Park MS	900 Hinson St	6-8	1459	1587	3/1/2021
Rancho HS	1900 Searles Ave	9-12	2403	3191	3/1/2021

*** CCSD Comments** Hyde Park MS and Rancho HS were over capacity for the 2020-2021 school year. Hyde Park MS was at 108.77% and Rancho HS was at 132.79% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
31a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0573-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (21-0014-SUP2) FOR A 265-FOOT TALL BUILDING WITHIN THE AIRPORT OVERLAY DISTRICT WHERE A 235-FOOT TALL BUILDING WAS PREVIOUSLY APPROVED

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: November 9, 2021

Agenda Item No.:
31b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0573-SDR1 - SITE DEVELOPMENT PLAND REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0014-SDR1) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 526 TO 542, TO INCREASE THE OVERALL BUILDING HEIGHT FROM 235 FEET TO 265 FEET, AND ADD WAIVERS FROM THE SYMPHONY PARK DESIGN STANDARDS

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: November 9, 2021

Agenda Item No.:
32

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

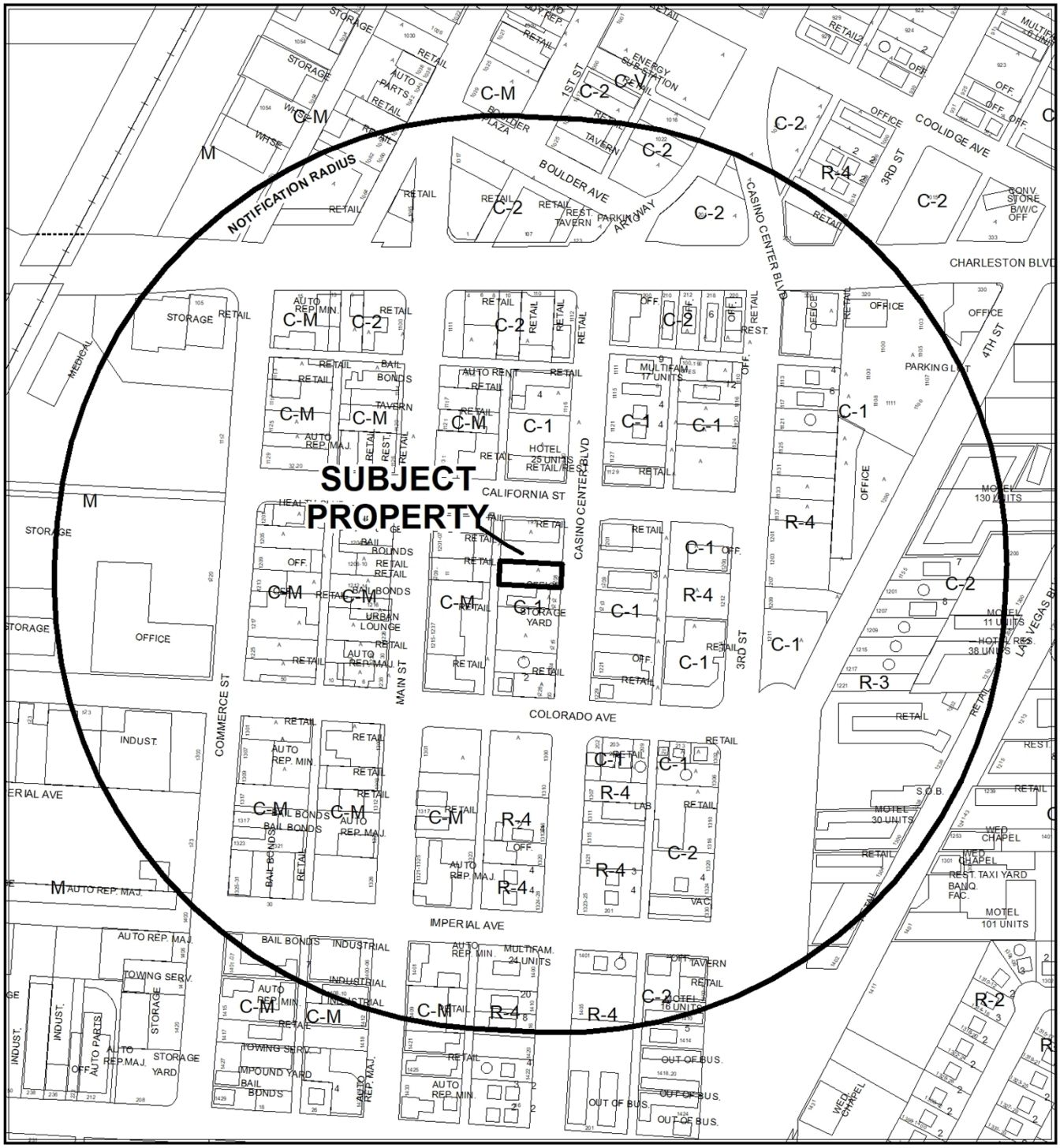
SUBJECT:
21-0581 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 1208 South Casino Center Boulevard (APN 162-03-110-067), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 12/15/2021 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 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. Submitted after Final Agenda - Support Postcards



CASE: **21-0581**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **21-0581**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0581-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0581-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0581-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 172

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0581-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0310-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.

21-0581-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0581-VAR1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/17/21, except as amended by conditions herein.

4. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow no ornamental parking lot screening, where such is required.

5. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow zero 24-inch box trees and zero shrubs where four 15-gallon trees with four one gallon shrubs are required.

6. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow zero square feet of landscaping surface area where 210 square feet is the minimum required.

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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, 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 sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

14. The proposed driveway shall comply with Downtown Master Plan Standards. The driveway shall meet current City standards for width unless otherwise allowed by approval of 21-0581-VAR1.

15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Casino Center" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (21-0581-SDR1) for a proposed 21 space permanent parking lot development on 0.17 acres at 1208 South Casino Center Boulevard.

ISSUES

- Per Appendix F Interim Downtown Las Vegas development standards, "Applications for permanent parking lots shall be reviewed and processed in accordance with the process and standards for a Major Review of Site Development Plan under LVMC Title 19."
- The applicant has requested a Variance (21-0581-VAR1) to allow an 11-foot wide one way access aisle where 13 feet is the minimum allowed for 55 degree parking spaces. Staff does not support this request.
- The applicant has requested a Waiver from Appendix F Interim Downtown Las Vegas development standards, to allow no ornamental parking lot screening where such is required. Staff does not support this request.
- The applicant has requested a Waiver from Appendix F Interim Downtown Las Vegas development standards, to allow zero 24-inch box trees and zero shrubs where four 15-gallon trees with four one gallon shrubs are required. Staff does not support this request.
- The applicant has requested a Waiver from Appendix F Interim Downtown Las Vegas development standards, to allow zero square feet of landscaping surface area where 210 square feet is the minimum required. Staff does not support this request.

ANALYSIS

The applicant is requesting to develop a 21 space permanent parking lot on a 0.17 acre parcel at 1208 South Casino Center Boulevard, which is zoned C-1 (Limited Commercial). The proposed project is located within the Downtown Las Vegas Overlay, 18b Las Vegas Arts District and Area 1.

According to the Appendix F Interim Downtown Las Vegas, Area 1 permanent parking lot development standards, "Applications for permanent parking lots shall be reviewed and processed in accordance with the process and standards for a Major Review of Site Development Plan under LVMC Title 19." The submitted site plan indicates that vehicles are intended to enter the site via a one-way vehicular access aisle from Casino Center Boulevard and exit into the alleyway on the western perimeter of the site. The applicant has requested a Variance (21-0581-VAR1) to allow an 11-foot, two-inch wide one way access aisle where 13 feet is the minimum allowed for 55 degree parking spaces. Staff notes that the established access aisle widths have been developed to provide accessible, attractive, secure, properly lighted and well-maintained off-street parking facilities and assure adequate maneuverability for emergency vehicles. Staff has determined that the requested variance is a self-imposed hardship. Furthermore, staff has determined that the reduction of the one-way access aisle below the 13-foot wide minimum will create a negative impact to vehicular circulation on the subject site, which can impact the health, safety and welfare of individuals that use the parking facility.

The applicant has requested Waivers of Appendix F Interim Downtown Las Vegas, Area 1 permanent parking lot development standards to allow no ornamental parking lot screening where such is required, to allow zero 24-inch box trees and zero shrubs where four 15-gallon trees with four one gallon shrubs are required and to allow zero square feet of landscaping surface area where 210 square feet is the minimum required. Staff does not support the requested Waivers as the proposed permanent parking lot development will not be harmonious with surrounding commercial land uses. Therefore, staff recommends denial of this project subject to conditions.

FINDINGS (21-0581-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 designing the proposed parking lot access aisles to not meet the minimum requirements for a one-way access vehicular drive aisle. Alternative design of the parking lot 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 (21-0581-SDR1)

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

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

   As evidenced by the requested Variance (21-0581-VAR1) and associated Waivers, staff has determined that the proposed development is not compatible with surrounding commercial development and will not have a negative impact to the existing developments 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 applicant has requested a Variance (21-0581-VAR1) to allow an 11-foot wide one way access aisle where 13 feet is the minimum allowed for 55 degree parking spaces. Also, the applicant has requested Waivers of Appendix F Interim Downtown Las Vegas, Area 1 permanent parking lot development standards, to allow no ornamental parking lot screening where such is required, to allow zero 24-inch box trees and zero shrubs where four 15-gallon trees with four one gallon shrubs are required and to allow zero square feet of landscaping surface area where 210 square feet is the minimum required. Staff has determined the proposed project is not compatible with surrounding commercial development, and will not have a negative impact to the existing commercial development in the area.

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

Site access is provided from Casino Center Boulevard, an 80-foot Major Collector Street as indicated on 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;

There are no proposed structures or landscape planting materials associated with the subject site.

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 structures proposed with this development project. As evidenced by the requested Variance (21-0581-VAR1) and associated Waivers, staff has determined that the proposed development is not desirable in appearance or aesthetically pleasing and will have a negative impact to the existing developments in the area.

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

The proposed development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/03/21	The City Council denied a request for a Site Development Plan Review (20-0092-SDR1) for a proposed outdoor food court and dining area with waivers of Appendix F Interim Downtown Las Vegas Development Standards at 1208 South Casino Center Boulevard. The Planning Commission approved the request as a Final Action on 12/08/20, but the application was appealed to the City Council on 01/20/21.
	The City Council denied a request for a Special Use Permit (20-0092-SUP1) for an Open Air Vending use at1208 South Casino Center Boulevard. The Planning Commission approved the request as a Final Action on 12/08/20, but the application was appealed to the City Council on 01/20/21.

Most Recent Change of Ownership	
08/12/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses for the subject site (APN 162-03-110-067).

Pre-Application Meeting	
09/13/21	A meeting was held with the applicant to discuss the submittal process and procedures for a Site Development Plan Review for a proposed permanent parking lot development at 1208 South Casino Center Boulevard.

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

Field Check	
09/23/21	During a routine site inspection staff observed an undeveloped site that is surrounded by a chain link fence. The site was clean and free of trash and debris. Staff noted that a green temporary restroom (porta-potty) was located on the southwest corner of the site.

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	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Office, Other than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
East	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
	Multi-Family Residential		
	Undeveloped		
West	General Retail	C (Commercial)	C-M (Commercial/Industrial)

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) 18b Las Vegas Arts District – Area 1	N*
LW-O (Live/Work Overlay) District	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

*The applicant has requested waivers of Appendix F Interim Downtown Las Vegas, Area 1 permanent parking lot development standards.

DEVELOPMENT STANDARDS

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area Trees	One 15-gallon Tree / 6 Uncovered Spaces	4 Trees	0 Trees	N*
LANDSCAPE AREAS				
A minimum of ten square feet of landscaped surface area must be provided for each parking space	210 SF		0 SF	N*
Wall Height	A 42-inch ornamental screening fence is required adjacent to the right-of-way		Not Indicated	N*

*The applicant has requested Waivers of Appendix F Interim Downtown Las Vegas Permanent Parking Lot screening and landscaping development standards.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Casino Center Boulevard	Major Collector	Master Plan of 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	
Parking Facility	N/A	N/A	N/A				
TOTAL SPACES REQUIRED			N/A		21		Y*
Regular and Handicap Spaces Required			N/A	1	20	1	Y*

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

Waivers		
Requirement	***Request***	***Staff Recommendation***
When parking lots face public streets, an ornamental screen and landscaping shall be incorporated, as approved by Staff.	To allow no ornamental parking lot screening where such is required.	Denial
Surface parking lots shall provide a minimum of one, 15-gallon sized shade tree for every six parking spaces with four, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot.	To allow zero 24-inch box trees and zero shrubs where four 15-gallon trees with four one gallon shrubs are required.	Denial
A minimum of ten square feet of landscaped surface area must be provided for each parking space.	To allow zero square feet of landscaping surface area where 210 square feet is the minimum 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) SDR, VAR

Project Address (Location) 1208 South Casino Center Boulevard

Project Name 1208 South Casino Center Blvd - Permanent Parking Lot **Proposed Use** Permanent Parking Lot Facility

Assessor's Parcel #(s) 16203110067 **Ward #** 3 - DIAZ

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

Additional Information Proposing to develop a 21-space parking lot facility on 0.17 acres on existing dirt lot at 1208 South Casino Center Boulevard

Property Owner MAIN STREET INVESTMENTS II LLC Contact David LeGrand

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89169

E-mail MainStreetCRE@gmail.com Phone 702-450-2343

Applicant MAIN STREET INVESTMENTS II LLC Contact David LeGrand

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89169

E-mail MainStreetCRE@gmail.com Phone 702-450-2343

Representative Corom Creative Contact David Garcia

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89169

E-mail garcia@Coromcreative.com Phone 619-354-9433

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 Mgr.

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

Print Name DDG LLC by David G. LeGrand, Manager

Subscribed and sworn before me

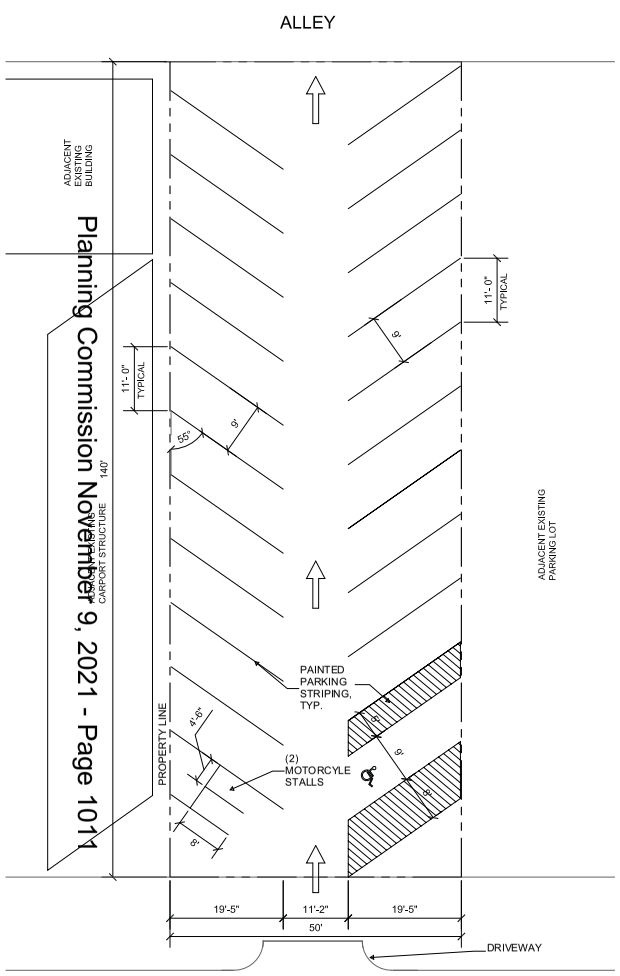
This 15th day of September, 20 21

_____

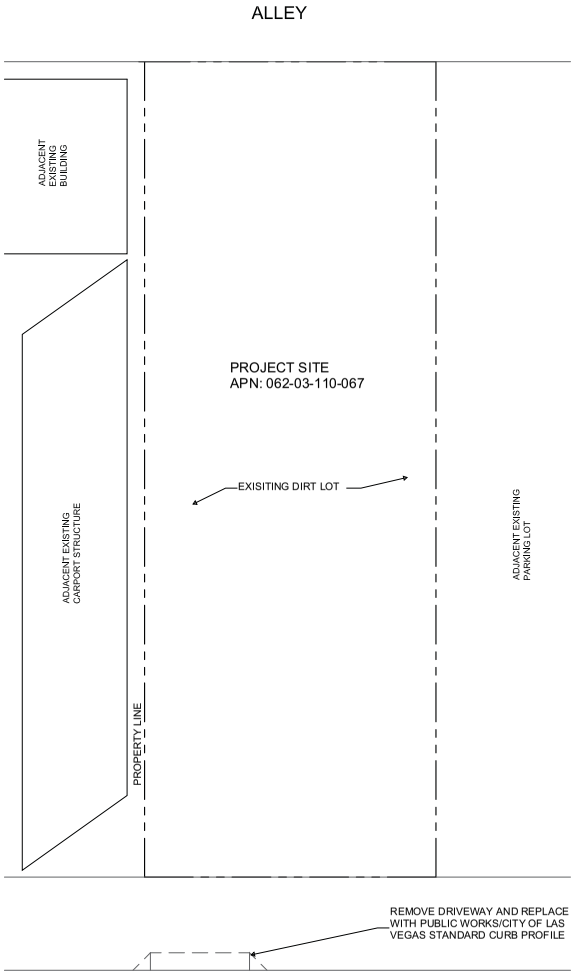
Notary Public in and for said County and State

BRITTANY TESSER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-26-2023
Certificate No: 15-3199-1

21-0581
09/17/2021



2 PROPOSED SITE PLAN
SCALE: 3:32



1 EXISTING SITE PLAN
SCALE: 3:32

PROJECT SUMMARY:

PROJECT TYPE:	PARKING LOT
PROJECT ADDRESS:	1208 S. CASINO CENTER DR.
APN:	062-03-110-067
ZONING:	C-1 LIMITED COMMERCIAL

21-0581
10/12/2021

PARKING ANALYSIS:

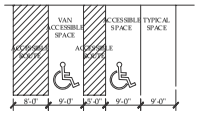
ADA TABLE 208.2

TOTAL PARKING PROVIDED:	22 SPACES (19) STANDARD STALLS (1) ACCESSIBLE STALL (2) MOTORCYCLE STALLS
REQUIRED ACCESSIBLE SPACES PER TABLE 208.2:	1 SPACE

PARKING LAYOUT FOLLOWS THE ARCHITECTURAL GRAPHICS STANDARDS-TWELFTH EDITION, STALL AND MODULE DIMENSIONS 16 62. (PG 943)

ANGLE:	55 DEG.
CAR TYPE:	MIX
TURNOVER:	D
STALL WIDTH:	9'-0"
STALL DEPTH PARALLEL TO ISLE:	TO WALL: 18'-7"
AISLE WIDTH:	11'-2" MIN.
MODULE MINIMUM:	MIN. WALL TO WALL: 48'-7"

ADA PARKING LAYOUT BASED ON PARKING DIMENSIONS 19.08.110



GENERAL NOTES:

1. ALL DEMOLITION SHALL COMPLY WITH 2018 IBC, CHAPTER 33 SECTION 3303 & LOCAL AUTHORITY HAVING JURISDICTION.

2. PAVING SECTIONS, CONCRETE CURBS & GUTTERS WILL REFER TO CIVIL DRAWINGS.

3. ALL LIGHTING SHALL BE PLACED WITHOUT DIRECT LIGHT SHINING ON ADJACENT PROPERTIES OR PRODUCE GLARE FOR STREET TRAFFIC.

Planning Commission November 9, 2021 - Page 1011

COROM DESIGN

PARKING LOT AT S.CASINO CENTER BLVD.
1208 SOUTH CASINO CENTER BLVD.
LAS VEGAS NEVADA

SITE DEVELOPMENT PLAN REVIEW

Revisions

No.	Description	Date
-	-	-

Sheet Name
SITE PLAN

1707

Date	10-11-21
Drawn by	DG
Checked by	
Sheet Number	AS-1.0
Sheet	of Sheets

These documents are the property of COROM Design, and are not to be reproduced, changed or copied without the expressed written permission.



21-0581-VAR1 AND 21-0581-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1208 SOUTH CASINO CENTER BOULEVARD

09/23/2021



21-0581-VAR1 AND 21-0581-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1208 SOUTH CASINO CENTER BOULEVARD

09/23/2021



21-0581-VAR1 AND 21-0581-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1208 SOUTH CASINO CENTER BOULEVARD

09/23/2021

MAIN STREET INVESTMENTS
3773 Howard Hughes Parkway, Suite 500S
Las Vegas, Nevada 89169
MainStreetCRE@gmail.com

JUSTIFICATION LETTER

Date: September 15, 2021

To: Department of Planning

From: Main Street Investments II, LLC

Subject: **SDR, VAR – 1208 South Casino Center Boulevard – Permanent Parking Lot**

To Whom It May Concern:

We are writing this letter regarding the Site Development Plan Review and Variance Request to develop a 21-space parking lot facility on 0.17 acres at 1208 South Casino Center Boulevard. This property is located in the Downtown Las Vegas Arts District (Area 1) and zoned C-1 (Limited Commercial). We wish to develop it as a permanent parking lot until future higher density development may be appropriate for the site.

A Site Development Plan Review is required to develop the property as a Parking Lot Facility with waivers of Appendix F Parking Lot Screening and Permanent Parking Lot Development Standards pertaining to landscaping.

A Variance will be required for not meeting Title 19.08.110 commercial and industrial parking design development standards. Pursuant to Title 19.08.110, 55 degree parking spaces require a minimum 13-foot wide one way access aisle. Currently the site plan depicts a 11’ 2” one way drive aisle, which will require approval of a Variance. This is consistent with other dense urban areas and provides a good solution for parking scarcity.

We plan to bring a well-designed and maintained parking lot not only to improve the visual appeal of this dirt lot to the surrounding establishments, but also to be mindful and caring towards the growing number of customers of the businesses in this area of Downtown. More parking spaces will allow for more customers to support these small businesses who provide vital employment opportunities in the area.

We appreciate your help and support of this project by granting an approval of our request for Site Development Plan Review and necessary variances.

Sincerely,

David LeGrand

21-0581
09/17/2021

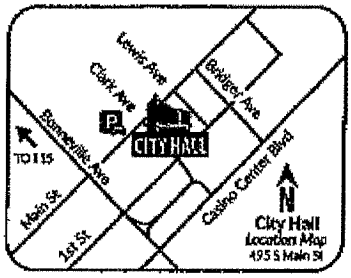
P.003/004

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

NOV 08 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.

21-0581 and 21-0581-VAR1 and 21-0581-SDR1

Planning Commission Meeting of **11/09/2021**

21-0581
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 HRDFNP1 89102

11/01/2021 13:22

Submitted after final agenda

32a-b A

P.001/004

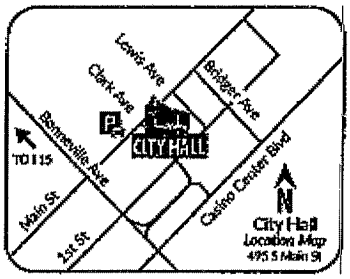
(FAX)

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

NOV 08 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.

21-0581 and 21-0581-VAR1 and 21-0581-SDR1

Planning Commission Meeting of **11/09/2021**

21-0581
16203110108
BAILEY KAREN M & PRATO T LIV TR
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 MRDFNP1 89102

11/01/2021 13:22

32a-b A

P.004/004

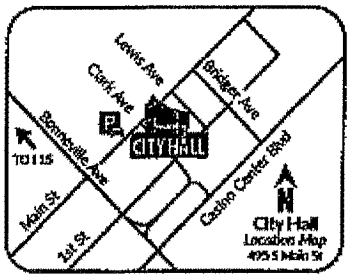
(FAX)

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
NOV 08 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.

21-0581
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0581 and 21-0581-VAR1 and 21-0581-SDR1

Planning Commission Meeting of **11/09/2021**

89 HRDFNP1 89102

11/01/2021 13:22

32a-b A

Application Information

21-0581 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 1208 South Casino Center Boulevard (APN 162-03-110-067), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

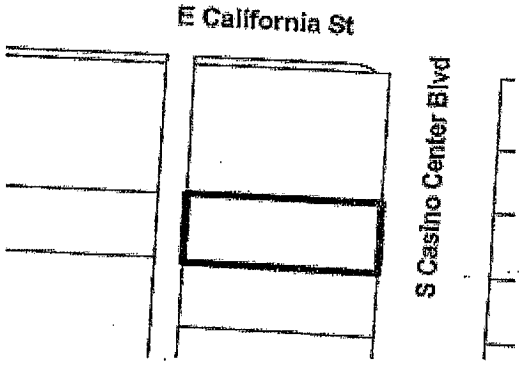
21-0581-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED

21-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 20 SPACE PARKING LOT FACILITY WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

☒ yes I support this application

Signature 197 E California Street LLC

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***11/09/2021***
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

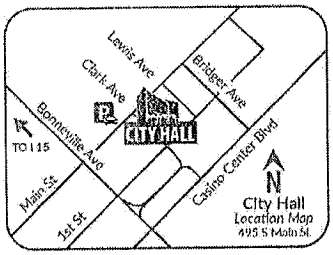
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 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.

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
NOV 09 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.

21-0581 and 21-0581-VAR1 and 21-0581-SDR1
Planning Commission Meeting of **11/09/2021**

21-0581
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

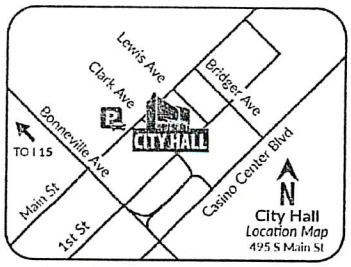
32a-b A

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
NOV 09 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.

21-0581 and 21-0581-VAR1 and 21-0581-SDR1

Planning Commission Meeting of **11/09/2021**

21-0581
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

93 HRDFNP1 89104

Duplicate - Not Counted

32a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
32a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0581-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED

May go to City Council on: 12/15/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, 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: November 9, 2021

Agenda Item No.:
32b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 20 SPACE PARKING LOT FACILITY WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

May go to City Council on: 12/15/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, 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: November 9, 2021

Agenda Item No.:
33

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

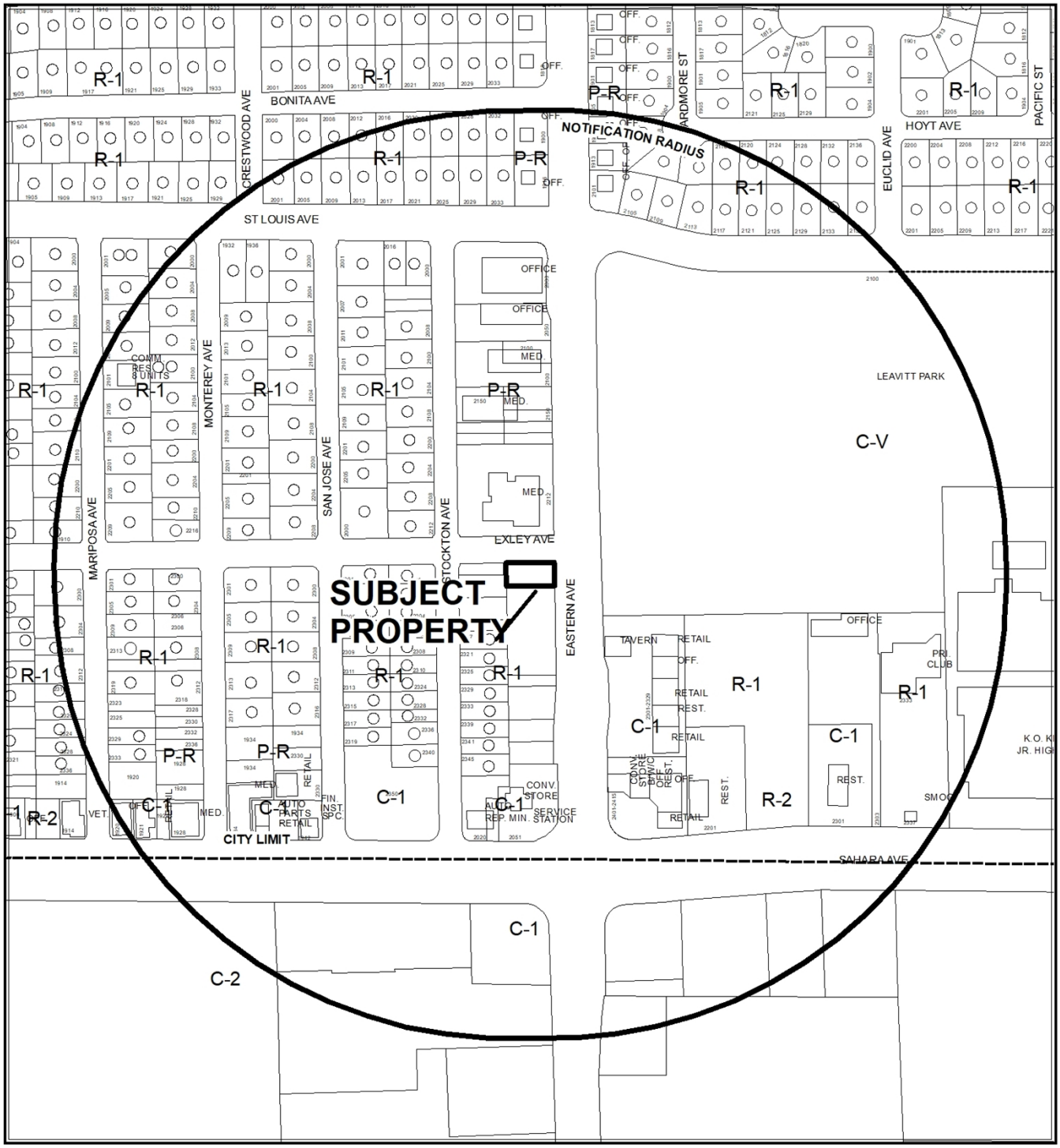
SUBJECT:
21-0582-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIC STRAIN - For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW A 10-FOOT TALL WALL/FENCE IN THE FRONT YARD SETBACK WHERE FIVE FEET WITH TWO-FOOT BLOCK AND THREE-FOOT WROUGHT IRON IS THE MAXIMUM ALLOWED on 0.13 acres on property located on the southwest corner of Exley Avenue and Eastern Avenue (APN 162-02-811-215), R-1 (Single Family Residential) 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.	3	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments from Clark County Department of Aviation
7. Submitted after Final Agenda - Protest-Support Postcards



CASE: **21-0582-VAR1**

RADIUS: 1000 FEET

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



0 250 500 Feet

CASE: **21-0582-VAR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ERIC STRAIN

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0582-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 233

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0582-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 construction of a new single-family detached dwelling that does not comply with Title 19.06.070 development standards pertaining to building setbacks and front yard wall height on property located on the southwest Exley Avenue and Eastern Avenue.

ISSUES

- A Variance is required to allow a new single family residence that does not comply with Title 19.06.070 development standards pertaining to building setbacks and front yard wall height. Staff does not support the request.
- A Variance is required to allow a front yard wall/fence that exceeds the maximum five-foot height requirement outlined in Title 19.06.070. Staff does not support the request.

ANALYSIS

The subject site is located in an R-1 (Single Family Residential) zoning district and is subject to Title 19 development standards. The applicant is requesting a Variance to allow construction of a new single-family detached dwelling that does not comply with Title 19.06.070 development standards pertaining to building setbacks and front yard wall height.

The Clark County Department of Aviation has submitted the following comments regarding the subject site: “The proposed development lies just outside the adopted AE-60 (60-65 DNL) noise contour for McCarran International Airport (LAS), 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 McCarran International Airport facilities to meet future air traffic demand.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential 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 Planning staff has forwarded the following comments to the applicant for review.

Pursuant to Title 19.06.070 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 10-foot tall solid wall within the 20-foot front yard setback area on the eastern perimeter of the subject site adjacent to Eastern Avenue. The proposed 10-foot wall is located approximately 12 feet back from the eastern property line and extends north towards Exley Avenue. The overall wall height then drops down to a six-foot tall wall/fence once behind the front building façade of the dwelling to provide screening for the side and rear yard areas.

In addition, pursuant to Title 19.06.070 a single-family residential dwelling must maintain a minimum 20-foot front yard, five-foot side yard, 15-foot corner side and 15-foot rear yard building setback. The submitted site plan indicates the proposed dwelling will have an 11-foot front yard, four-foot side yard, eight-foot corner side and ten-foot rear yard building setback. Staff notes the subject site is an existing lot with nonconforming lot width and size. The subject site has a 50-foot lot width and is approximately 5,663 square feet in area, where a 60-foot lot width and 6,500 square-foot lot size are typically the minimum requirements within the R-1 (Single Family Residential) zoning district. However, since this is new construction the proposed new residence can be redesigned to comply with current Title 19.06.070 setback and wall height development standards. No evidence of unique or extraordinary circumstance has been presented to warrant the requested Variance. As such, the hardship is self-imposed and therefore, staff recommends denial of this request.

FINDINGS (21-0582-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 designing a new residence for the subject site that does not comply with current Title 19.06.070 building setback and front yard wall height development standards. Alternative design of the new residence 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.	
08/28/69	The Board of Zoning Adjustment denied a request for a Variance (V-0026-69) to allow the construction and maintenance of an off-premise sign (12' x 25') on property located on the southwest corner of Exley Avenue and Eastern Avenue.
07/22/71	The Board of Zoning Adjustment denied a request for a Variance (V-0029-71) to allow the construction and maintenance of an off-premise sign (12' x 25') on property located on the southwest corner of Exley Avenue and Eastern Avenue.
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.

Most Recent Change of Ownership	
04/22/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
09/13/21	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Variance of the setback and wall height development standards for a proposed single family detached dwelling.

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

Field Check	
09/23/21	A field check was conducted on the subject property and revealed a well maintained undeveloped parcel of land.

Details of Application Request	
Site Area	
Net Acres	0.13

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TOD-2 (Transit Oriented Development – 2)	R-1 (Single Family Residential)
North	Medical Office	TOC-2 (Transit Oriented Corridor – 2)	P-R (Professional Office and Parking)
South	Undeveloped	TOD-2 (Transit Oriented Development – 2)	R-1 (Single Family Residential)
East	City Park (Leavitt Park)	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Undeveloped	TOD-2 (Transit Oriented Development – 2)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown South	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	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	5,663 SF	N*
Min. Lot Width	60 Feet	50 Feet	N*
Min. Setbacks			
• Front (east)	20 Feet	11 Feet	N**
• Corner Side (north)	15 Feet	8 Feet	N**
• Side (south)	5 Feet	4 Feet	N**
• Rear (west)	15 Feet	10 Feet	N**
Max. Lot Coverage	50 %	34 %	Y
Max. Building Height	Two Stories or 35 Feet	Two Stories and 28 Feet	Y
Max. Front Yard Wall/Fence Height	5 Feet (2' block w/ 3' wrought iron	10 Feet	N**

*The subject site has been deemed an existing legal nonconforming lot pertaining to current Title 19.06.070 lot size and lot width development standards.
**The applicant has requested a Variance (21-0582-VAR1) to allow deviations to minimum setbacks and to exceed the five-foot maximum front yard wall/fence height allowed.

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
Exley Avenue	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Detached	1	2 unimpeded spaces per 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) variance

Project Address (Location) Sw corner of Exley and Eastern

Project Name Strain Residence **Proposed Use** Single Family

Assessor's Parcel #(s) 162-02-811-215 **Ward #** 3

General Plan: Existing T.O.D. 2 Proposed NA **Zoning:** Existing `R-1 Proposed NA

Additional Information seeking set back variances

Property Owner Eric Strain Contact Eric Strain

Address 817 S. Main St, Suite 200 City Las Vegas State NV Zip 89101

E-mail eric@assemblagestudio.com Phone 702.592.7602

Applicant same Contact

Address City State Zip

E-mail Phone

Representative same Contact

Address City State Zip

E-mail Phone

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

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

Property Owner Signature

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

Print Name ERIC STRAIN

Subscribed and sworn before me

This 14th day of September, 2021

Brenda C

Notary Public in and for said County and State

21-0582
09/15/2021

BRENDA CRUZ
Notary Public, State of Nevada
No. 16-4183-1
My Appt. Exp. Nov. 8, 2024



Planning Commission November 9, 2021 - Page 1038

vicinity map

apn:	162-02-811-215
zoning:	single family resident district (R-1)

lot size

minimum area:	6,500 sf
actual area:	5660 sf (0.13 acres)
minimum width:	60'
actual width:	50'
levels:	2
max lot coverage:	50%
building area	
level 1	1430 sf
level 2	1670 sf
level 2 deck	140 sf
total building area	**3,240 sf**
percentage of lot coverage:	25.3%

building heights

max:	35'
actual:	28'

setbacks

	min.	actual
front	20'	11'
rear	15'	10'
side	5'	4'
corner side	15'	23'-8"

parking

required:	2
provided:	2



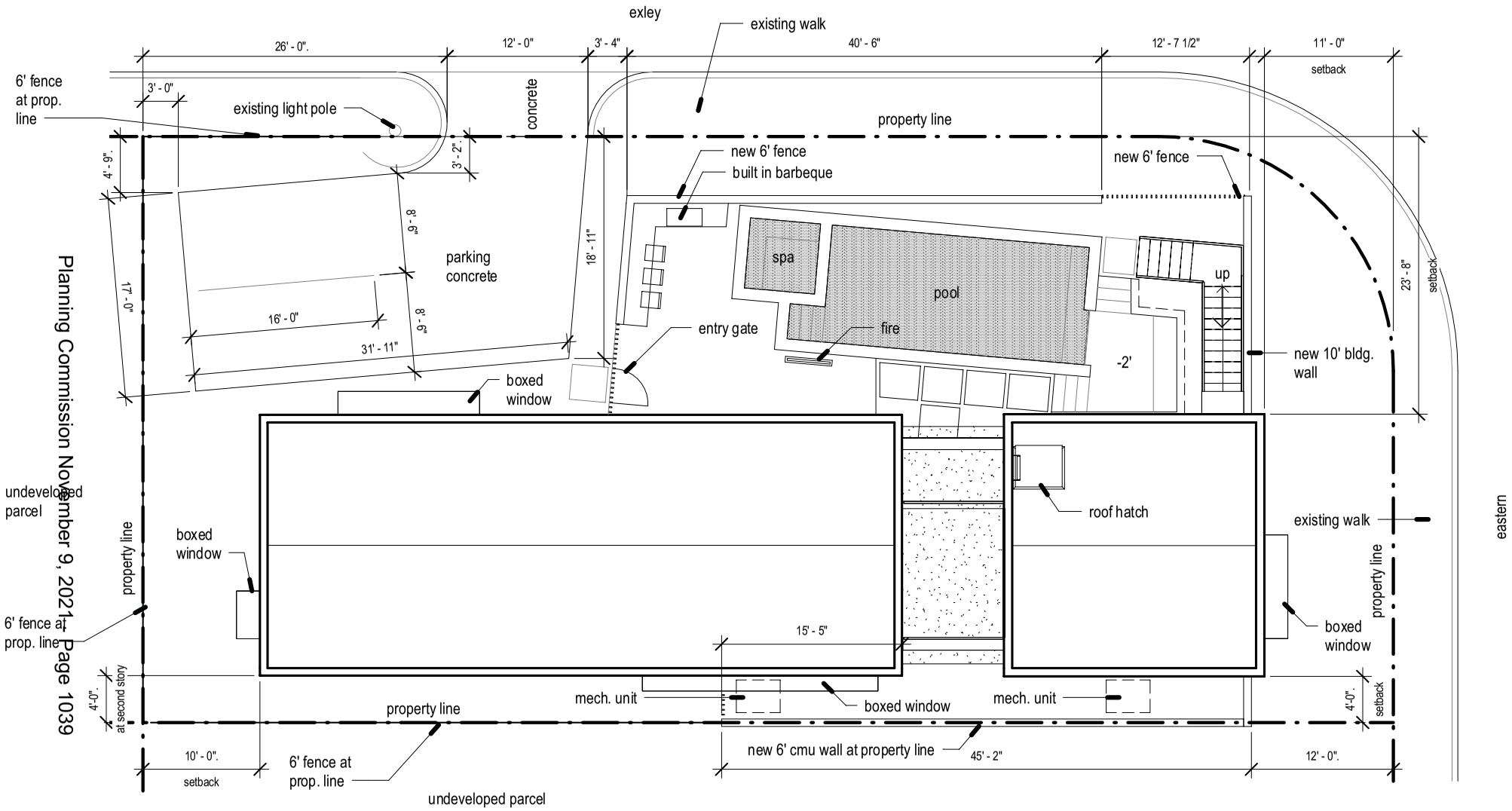
21-0582
09/15/2021

project:
Strain House
E Sahara Ave. &
Exley Ave.

architect:
assemblageSTUDIO
817 south main ste 200
las vegas, nv 89101
702.756.9428

drawing:
vicinity map
093 :job number
05/18/21 :date
:scale

sheet number:
_a0.1



site
1/8" = 1'-0"

1

21-0582
10/06/2021

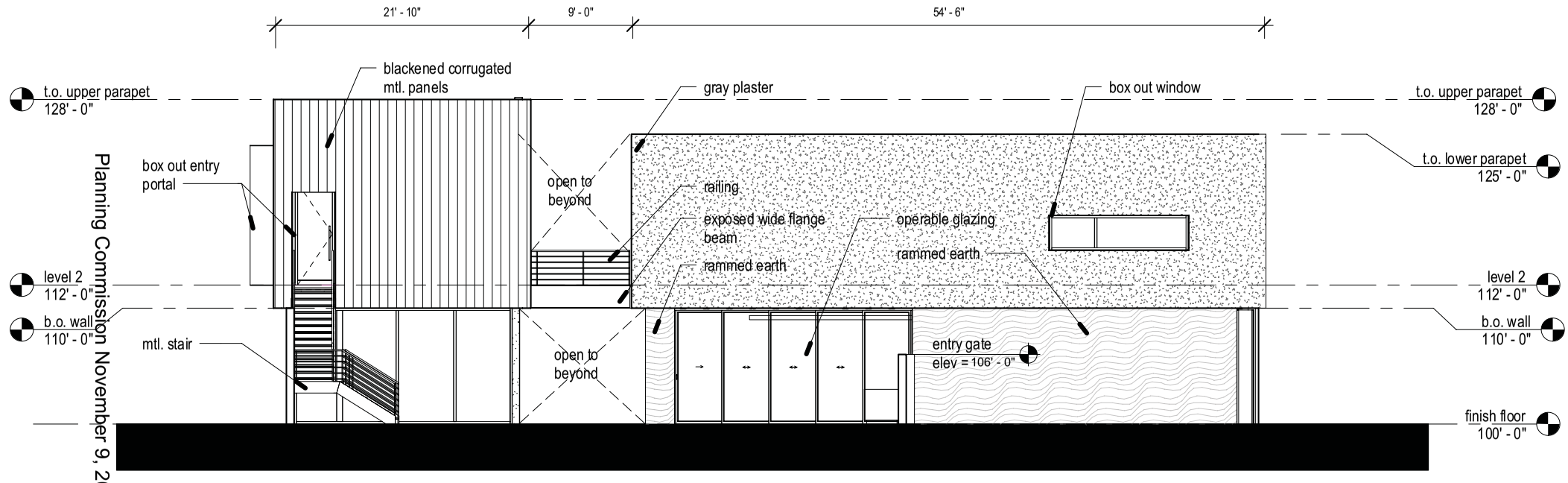
Planning Commission November 9, 2021 Page 1039

project:
Strain House
E Sahara Ave. &
Exley Ave.

architect:
assemblageSTUDIO
817 south main ste 200
las vegas, nv 89101
702.756.9428

drawing:
site plan
093 :job number
05/11/21 :date
1/8" = 1'-0" :scale

sheet number:
_a1.0



north elevation
1/8" = 1'-0"

1

Planning Commission November 9, 2021 - Page 1040

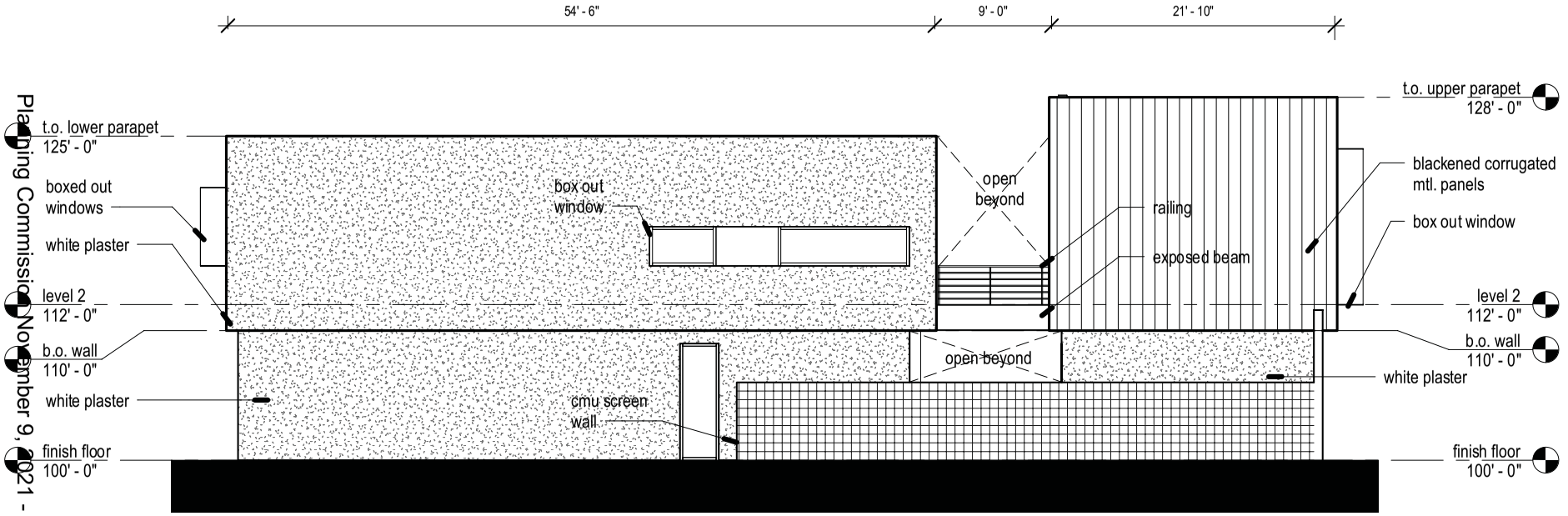
21-0582
09/15/2021

project:
Strain House
E Sahara Ave. &
Exley Ave.

architect:
assemblageSTUDIO
817 south main ste 200
las vegas, nv 89101
702.756.9428

drawing:
exterior elevations
093 :job number
05/11/21 :date
1/8" = 1'-0" :scale

sheet number:
_a5.0



south elevation (1)
1/8" = 1'-0"

Planning Commission November 9, 2021 - Page 1041

21-0582
09/15/2021

project:
Strain House
E Sahara Ave. &
Exley Ave.

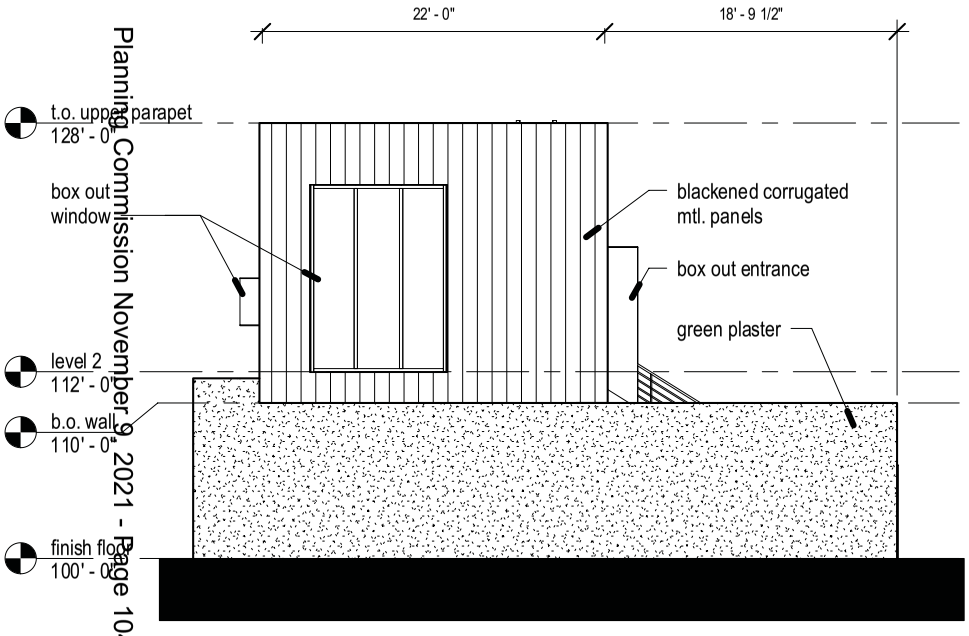
architect:
assemblageSTUDIO
817 south main ste 200
las vegas, nv 89101
702.756.9428

drawing:
exterior elevations

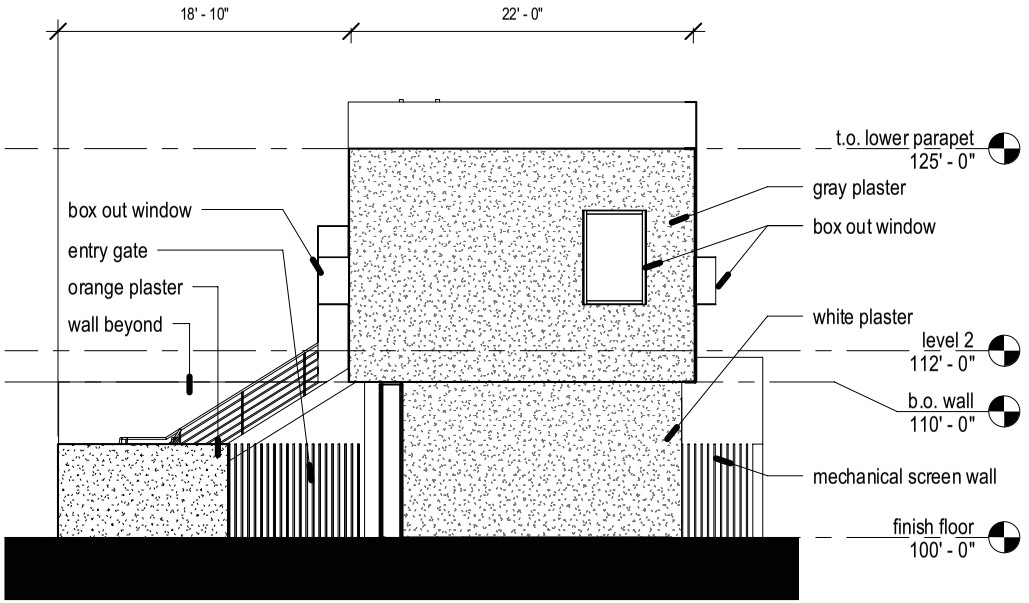
sheet number:
_a5.1

093 :job number
05/11/21 :date
1/8" = 1'-0" :scale

Planning Commission November 9, 2021 - Page 1042



east elevation
1/8" = 1'-0" (1)



west elevation
1/8" = 1'-0" (2)

21-0582
09/15/2021

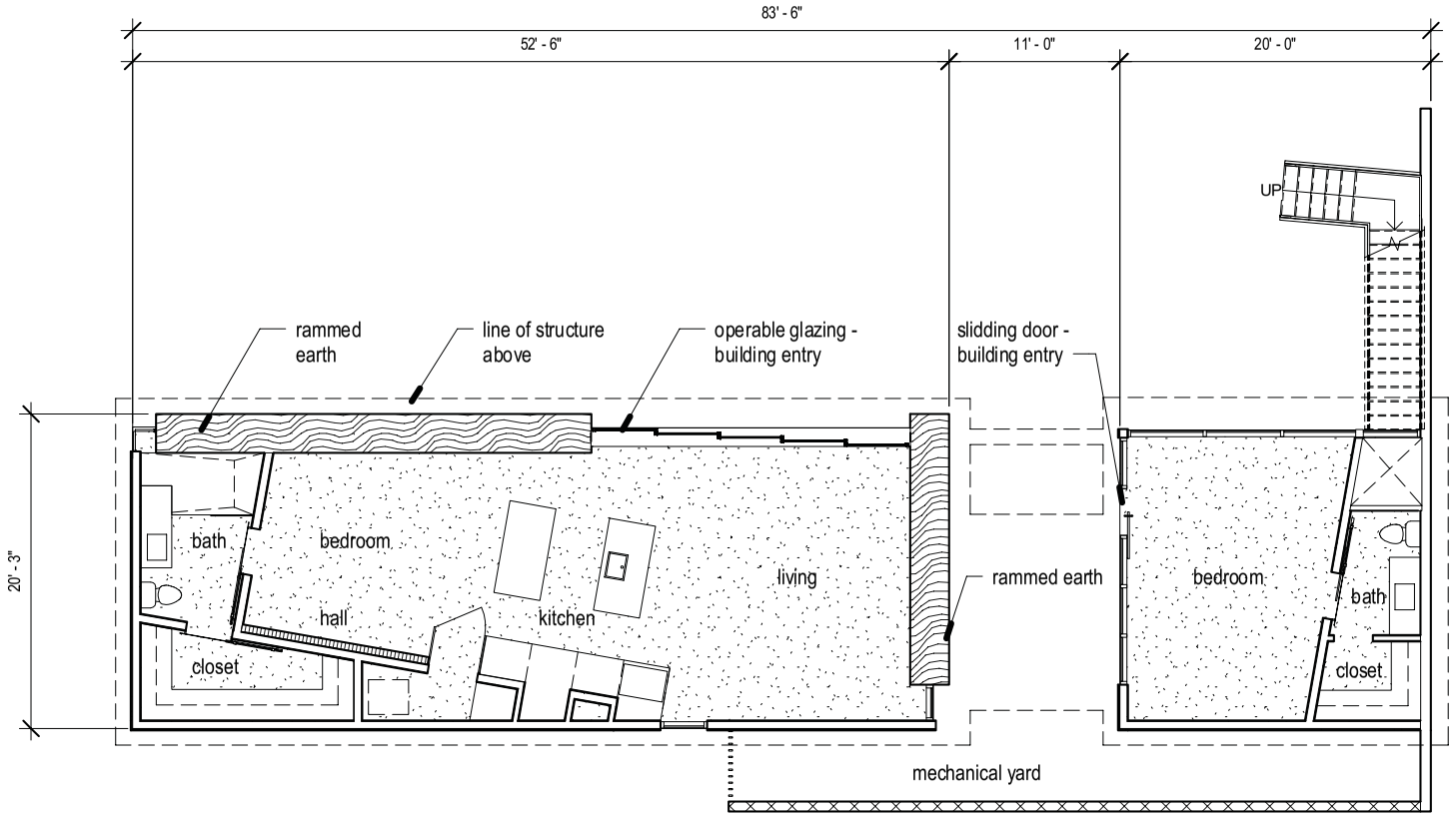
project:
Strain House
E Sahara Ave. &
Exley Ave.

architect:
assemblageSTUDIO
817 south main ste 200
las vegas, nv 89101
702.756.9428

drawing:
exterior elevations

sheet number:
_a5.2

093 :job number
05/17/21 :date
1/8" = 1'-0" :scale



level 1 occupancy factor
level 1 gross area - 1430 sf
residential max. floor area allowances per occ: 200 gross
level 1 occupancy - 8

2' 4' 8' 16'

level 1 plan
1/8" = 1'-0"

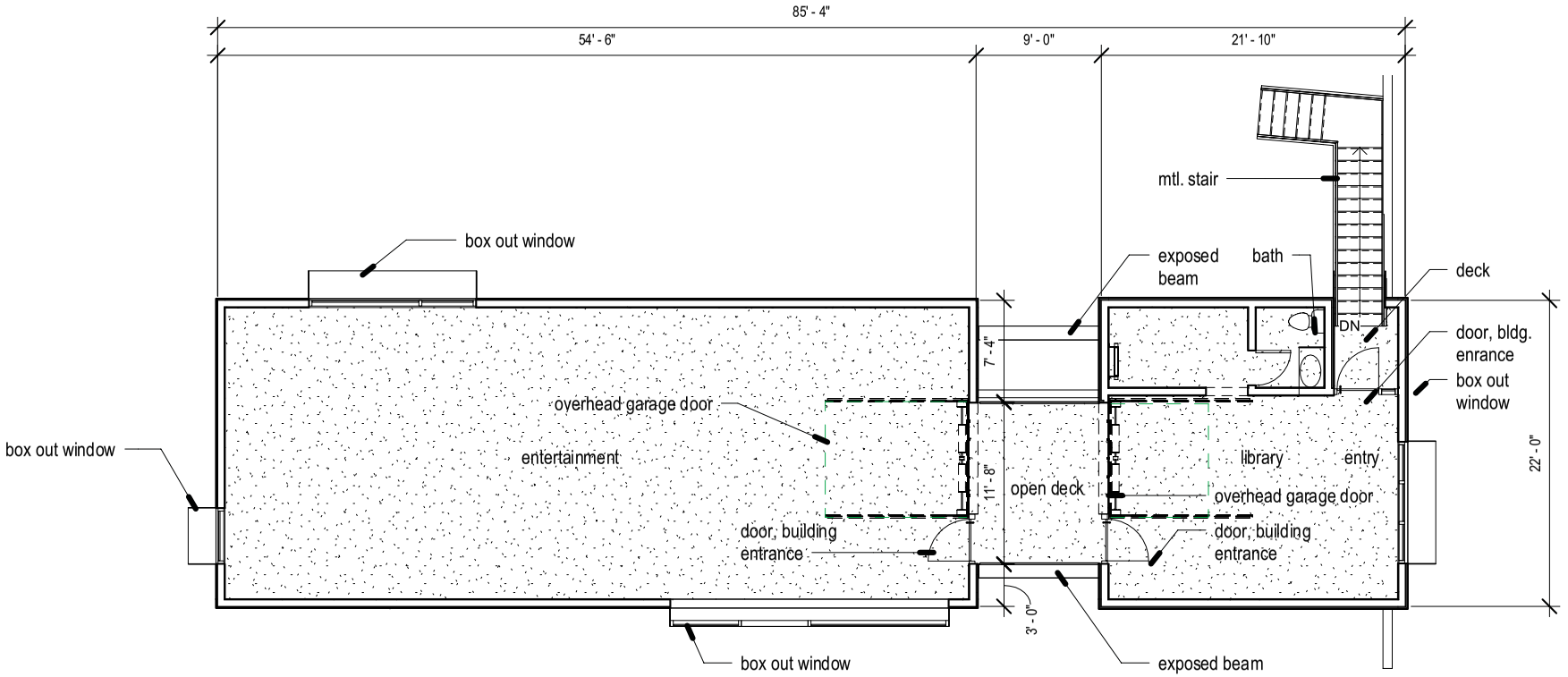
21-0582
09/15/2021

project:
Strain House
E Sahara Ave. &
Exley Ave.

architect:
assemblageSTUDIO
817 south main ste 200
las vegas, nv 89101
702.756.9428

drawing:
level 1 plan
093 :job number
05/11/21 :date
1/8" = 1'-0" :scale

sheet number:
_a2.0



level 2 plan
1/8" = 1'-0"

1

level 2 occupancy factor
level 2 gross area - 1670 sf
residential max. floor area allowances per occ: 200 gross
level 2 occupancy - 9

21-0582
09/15/2021

project:
Strain House
E Sahara Ave. &
Exley Ave.

architect:
assemblageSTUDIO
817 south main ste 200
las vegas, nv 89101
702.756.9428

drawing:
second level floor plan
093 :job number
05/11/21 :date
1/8" = 1'-0" :scale

sheet number:
_a2.1

21-0582
10/04/2021



Planning Commission November 9, 2021 - Page 1046

21-0582
10/04/2021



21-0582-VAR1 - APPLICANT/OWNER: ERIC STRAIN
SOUTHWEST CORNER OF EXLEY AVENUE AND EASTERN AVENUE

09/23/2021



21-0582-VAR1 - APPLICANT/OWNER: ERIC STRAIN
SOUTHWEST CORNER OF EXLEY AVENUE AND EASTERN AVENUE

09/23/2021



21-0582-VAR1 - APPLICANT/OWNER: ERIC STRAIN
SOUTHWEST CORNER OF EXLEY AVENUE AND EASTERN AVENUE

09/23/2021

3 September 2021

assemblage
STUDIO
817 s. main ste 200
las vegas, nevada 89101
702.756.9428p

www.assemblagestudio.com

Planning and Zoning
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

We are requesting Setback Variances on parcel #162-02-811-215 a R1- Single Family Residential Parcel located on the Southwest corner of Exley and Eastern.. The overall dimensions of the parcel (50' x 106') inhibit the parcel from being developed to meet the required setbacks in R1. We are requesting consideration of variances based on the exceptional narrowness of the parcel. The variances would cause no future hardships on adjacent parcel development. We are requesting consideration of:

Front Required	20'-0"	Provided	11'-0"
Rear Required	15'-0"	Provided	10'-0"
Side Required	5'-0"	Provided	5'-0" at grade, 4'-0" at second level
Corner Required	15'-0"	Provided	23'-8"

The design provides for a continuation of frontage along a commercial/ residential street where the proximity to the street edge is not a deterant. We have also placed the parking at the rear of the project to limit the requirement of a front setback.

We are also requesting consideration of the front wall to be 10' along the Eastern frontage.

Project will be a 2 story single family residence, similiar to adjacent development/zoning.
There are no state license required for the residence.
Hours of operation: NA
No similiar operations are owned.

We are eager to begin construction of the project and look forward to working with the City of Las Vegas to see it move forward.

Sincerely,



Eric Strain, FAIA
assemblageSTUDIO
Associate Professor, University of Nevada Las Vegas School of Architecture

21-0582
09/15/2021

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**21-0582-VAR1**
PROJECT:	**STRAIN RESIDENCE, 1 SFU**
LOCATION:	**162-02-811-215**
MEETING DATE:	**NOVEMBER 9, 2021, PLANNING COMMISSION AND DECEMBER 15, 2021, CITY COUNCIL**

COMMENTS:

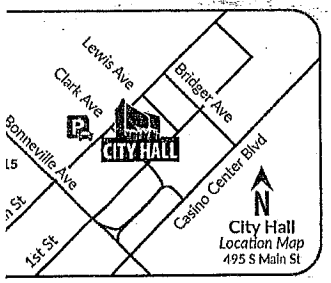
The proposed development lies just outside the adopted AE-60 (60-65 DNL) noise contour for McCarran International Airport (LAS), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential 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.

as Vegas, Department of Planning
h Main Street
as, Nevada 89101
turn Service Requested
al Notice of Public Hearing

RECEIVED
NOV 0 9 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

itional information, scan the QR Code, select the meeting date shown
nd then find the referenced project. To file your protest or support on
uest, check one box below and return this card in an envelope with
to the Department of Planning at the above address, fax this side of this
(702) 464-7499 or make your comments at www.lasvegasnevada.gov.
act your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☑ I OPPOSE this Request

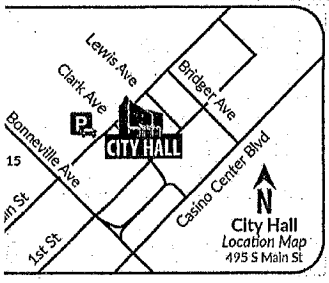
use available blank space on card for your comments.

32-VAR1
ng Commission Meeting of **11/09/2021**

21-0582-VAR1
16202811068
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

33P

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 0 9 2021
Dept of Planning
City of Las Vegas

litional information, scan the QR Code, select the meeting date shown
nd then find the referenced project. To file your protest or support on
uest, check one box below and return this card in an envelope with
to the Department of Planning at the above address, fax this side of this
(702) 464-7499 or make your comments at www.lasvegasnevada.gov.
act your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☑ I OPPOSE this Request

use available blank space on card for your comments.

32-VAR1
ng Commission Meeting of **11/09/2021**

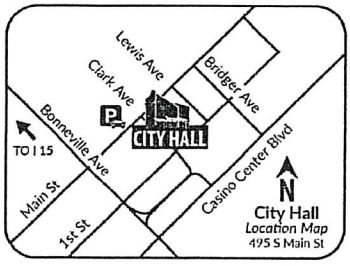
21-0582-VAR1
16202811069
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

Submitted after final agenda

33P
(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
NOV 09 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.

21-0582-VAR1
Planning Commission Meeting of **11/09/2021**

21-0582-VAR1
16202811057
HOLMES KAREN SUE
2305 MARIPOSA AVE
LAS VEGAS NV 89104-3847

93 HRDFNP1 89104

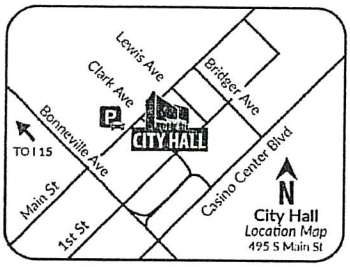
33P

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

RECEIVED
NOV 0 9 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.

21-0582-VAR1
Planning Commission Meeting of **11/09/2021**

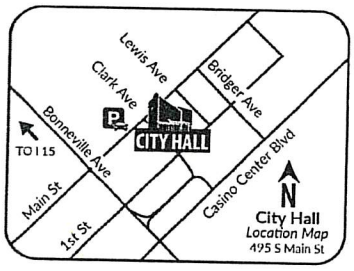
21-0582-VAR1
16202811119
SAHARA-MONTEREY L L C
3898 PLACITA DEL LAZO
LAS VEGAS NV 89120-2621

105 HRDFNP1 89120

33A

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
NOV 09 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.

21-0582-VAR1

Planning Commission Meeting of **11/09/2021**

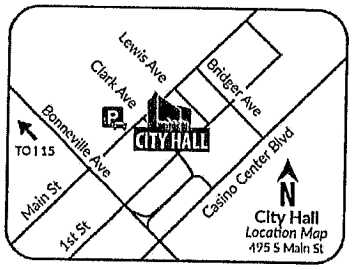
21-0582-VAR1
16202811112
SAHARA-MONTEREY L L C
3898 PLACITA DEL LAZO
LAS VEGAS NV 89120-2621

105 HRDFNP1 89120

33A

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.

21-0582-VAR1

Planning Commission Meeting of **11/09/2021**

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas

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

21-0582-VAR1
16202811114
SAHARA-MONTEREY L L C
3898 PLACITA DEL LAZO
LAS VEGAS NV 89120-2621

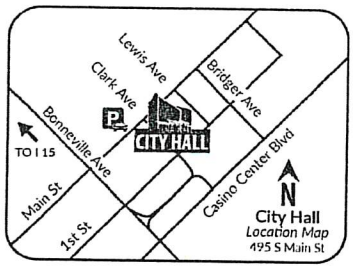
105 MRDFMP1 89120

33A

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
NOV 09 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.

21-0582-VAR1

Planning Commission Meeting of **11/09/2021**

21-0582-VAR1
16202811113
SAHARA-MONTEREY L L C
3898 PLACITA DEL LAZO
LAS VEGAS NV 89120-2621

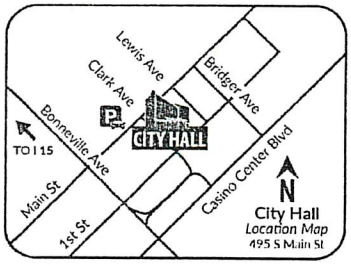
105 HRDFNP1 89120

33A

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
NOV 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.

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

Please use available blank space on card for your comments.

21-0582-VAR1

Planning Commission Meeting of **11/09/2021**

21-0582-VAR1
16201310180
ROCCA HECTOR S & MONICA S
2125 E ST LOUIS ST
LAS VEGAS NV 89104

93 HRDFNP1 89104

33A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
34

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

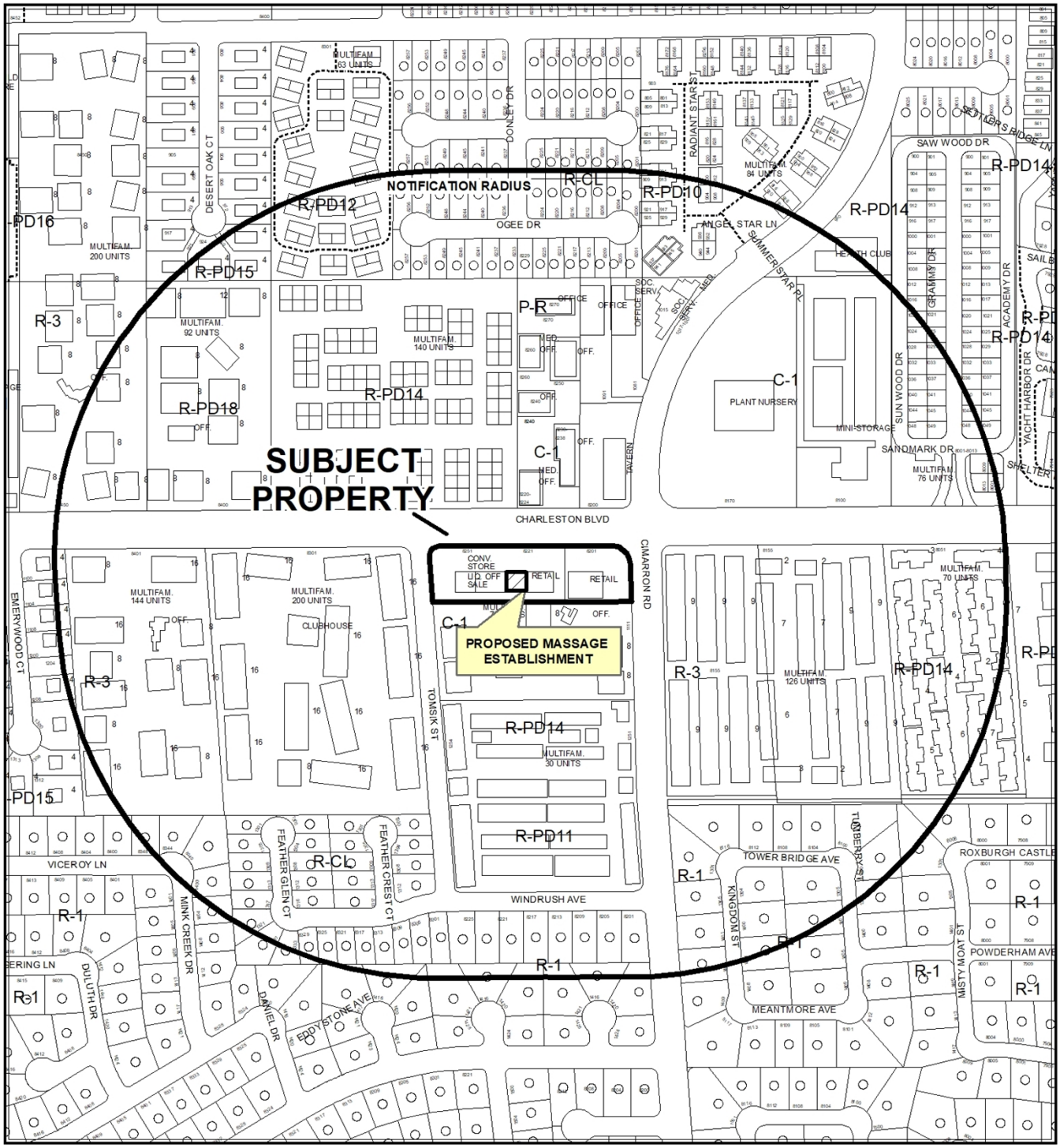
SUBJECT:
21-0587-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIJIA JIANG - OWNER: 4865 E FLAMINGO RD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 8221 West Charleston Boulevard, Suite #104 (APN 163-04-117-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

C.C.: 12/15/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	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. Documentation Not Vetted - Support Comment Form
8. Submitted after Final Agenda - Protest Postcards



0 305 610 Feet

CASE: **21-0587-SUP1**

RADIUS: 1000 FEET

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

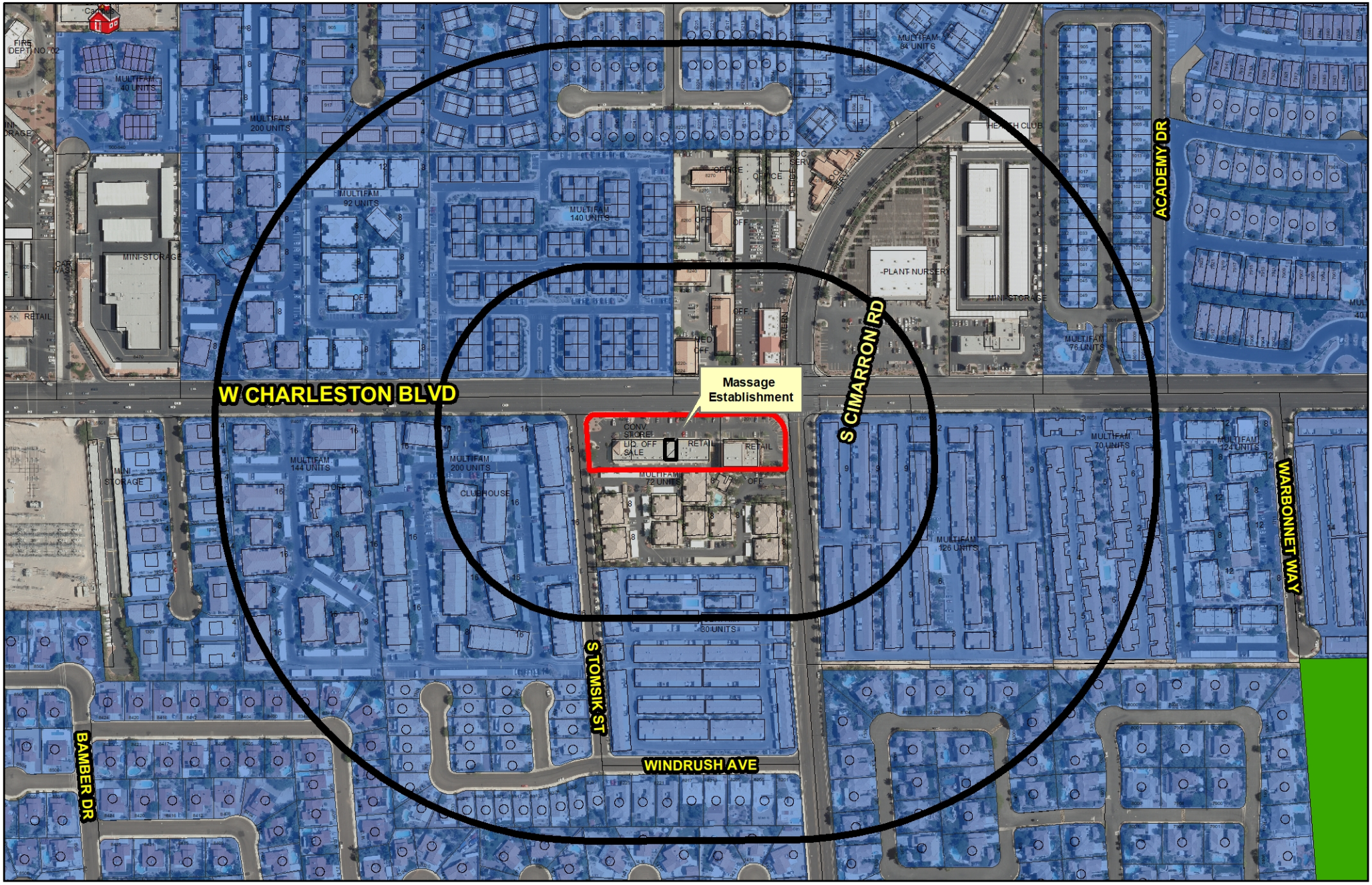
N



CASE: **21-0587-SUP1**

RADIUS: 1000 FEET

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



21-0587-SUP1

Massage Establishment

Business Licenses

- Massage Establishment

Entitlements

- APPROVED
- SCHEDULED

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: Thursday, September 23, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LIJIA JIANG - OWNER: 4865 E FLAMINGO RD, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0587-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 492

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0587-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use, 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 a 50-foot separation from a residentially zoned property where 400 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. 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 Massage Establishment use at 8221 West Charleston Boulevard, Suite 104.

ISSUES

- The Massage Establishment use is permitted in the C-1 (Limited Commercial) zoning district via the approval of a Special Use Permit.
- A Waiver is requested to allow a 50-foot distance separation from a parcel zoned for residential use where 400 feet is required. Staff does not support the request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It is home to an existing shopping center. The applicant requests a Special Use Permit to operate a Massage Establishment use within a vacant tenant space. Per Title 19, The Massage Establishment use is defined as “A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the “accessory massage,” as defined in this Title.”

The Minimum Special Use Permit Requirements for this use include:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   The proposed use will be required to comply with all applicable requirements of LVMC Title 6 as a condition of their business license once issued. The proposed use will be subject to regular inspections by the Department of Planning, Licensing Division to ensure compliance.

2. The use must be located on secondary thoroughfare or larger.

   The proposed use meets this requirement, as Charleston Boulevard is classified as a Primary Arterial, as classified by the city’s Master Streets and Highway Plan.

3. The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

   The applicant does not meet this requirement as the subject site is located within 50 feet of a residentially zoned property.

4. The use may not be located within 1000 feet of any other massage establishment.

   This requirement is met as there is no other massage establishment located within the required distance separation area.

5. 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 proposed use meets this requirement as stated in the applicant's justification letter that the business would operate between 9:00 a.m. and 10:00 p.m.

Due to the proposed distance separation Waiver, staff has concluded the subject site is not appropriate for a Massage Establishment use and recommends denial of the Special Use Permit. If approved, it will be subject to conditions.

FINDINGS (21-0587-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 the requested distance separation waiver from property zoned for residential uses.

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

   The subject site is not physically suitable for the type and intensity of land use proposed due to the existing protected land use located within the required distance separation 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 by Charleston 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 approval of the Special Use Permit would be subject to Conditions of Approval and regular inspections conducted by the Business Licensing Division of the Planning Department 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 applicant has requested a distance separation waiver to allow a 50-foot distance separation from a a residentially zoned property where 400 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
10/18/06	The City Council approved a request for a Special Use Permit (SUP-13271) for a retail establishment with accessory package liquor off-sale on 1.22 acres at 8251 West Charleston Boulevard. The Planning Commission and staff recommended approval.
06/06/07	The City Council approved a request for a Required Review (RQR-21914) of a previously approved Special Use Permit (SUP-13271) for a retail establishment with accessory package liquor off-sale at 8251 West Charleston Boulevard. Staff recommended denial.
04/06/11	The City Council approved a request for a Review of Condition (ROC-41050) to delete conditions 'A' and 6 of a previously approved Special Use Permit (SUP-13271) which restricted the hours of operation from 6:00 a.m. to midnight, seven days a week, and prohibited the sale of individual containers of any size beer, wine coolers or screw cap wine at 8251 West Charleston Boulevard. Staff recommended denial.

Most Recent Change of Ownership	
07/30/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/27/10	Business License (#R60-03680) was issued for a Shoe/Clothing Repair use at 8221 West Charleston Boulevard, Suite 104. The license is listed as inactive.
11/18/16	Business License (#G64-08091) was issued for a Convenience Store use at 8521 West Charleston Boulevard. The license remains active.
07/23/17	Business License (#P65-00182) was issued for a Martial Arts Instruction use at 8521 West Charleston Boulevard, Suite 101. The license remains active.
07/25/17	Business License (#G65-05500) was issued for a Nail Salon use at 8521 West Charleston Boulevard, Suite 105. The license remains active.
09/05/18	Business License (#G66-05580) was issued for a Pet Grooming use at 8521 West Charleston Boulevard, Suite 108. The license remains active.
04/25/19	Business License (#G67-02465) was issued for a Sport Goods Retail use at 8521 West Charleston Boulevard, Suite 102. The license remains active.

Pre-Application Meeting	
09/14/21	Staff conducted a pre-application meeting 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	
09/29/21	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	TOC-1 (Transit Oriented Corridor – 1)	C-1 (Limited Commercial)
	Multi-Family Residential	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units per Acre)
South	Multi-Family Residential	M (Medium Density Residential)	C-1 (Limited Commercial)
East	Multi-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density 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	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***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Cimarron Road	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	14,836 SF	1:250 SF	60				
TOTAL SPACES REQUIRED			60		61		Y
Regular and Handicap Spaces Required			57	3	57	4	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
The use may not be located within 400 feet of any parcel zoned for residential use.	To allow a 50-foot distance separation from a parcel zoned for residential use.	Denial

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) 8221 W. Charleston Blvd. #104

Project Name Golden Thai Spa **Proposed Use** Massage Establishment

Assessor's Parcel #(s) 16304117003 **Ward #** 1-Knudsen

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

Additional Information Proposed Massage Establishment ("Golden Thai Spa") in existing vacant commercial space.

Property Owner 4865 E. FLAMINGO RD., LLC Contact Michael Mahbobian-Fard, Esq.

Address 18011 Karen Dr. City Encino State CA Zip 91316

E-mail Michael@unionwestholdings.com Phone 818-402-4533

Applicant Lijia Jiang Contact Don McGee

Address 1544 Silandro Blvd City Las Vegas State NV Zip 89117

E-mail dmcgee70@yahoo.com Phone 916-541-7299

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 _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

See Jurat Attachment Maria Valle, Notary Public

Notary Public in and for said County and State

21-0587
09/16/2021

CALIFORNIA JURAT

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 15 (Date) day of September (Month), 2021 (Year)

by Michael Mahlobian-Fard

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____
Signature of Notary Public

MARIA VALLE
Notary Public - California
Los Angeles County
Commission # 2353127
My Comm. Expires Mar 27, 2025

Seal
Place Notary Seal Above

---------- OPTIONAL ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Application / Petition Form & Statement of Financial Interest

Document Date: 09/15/2021

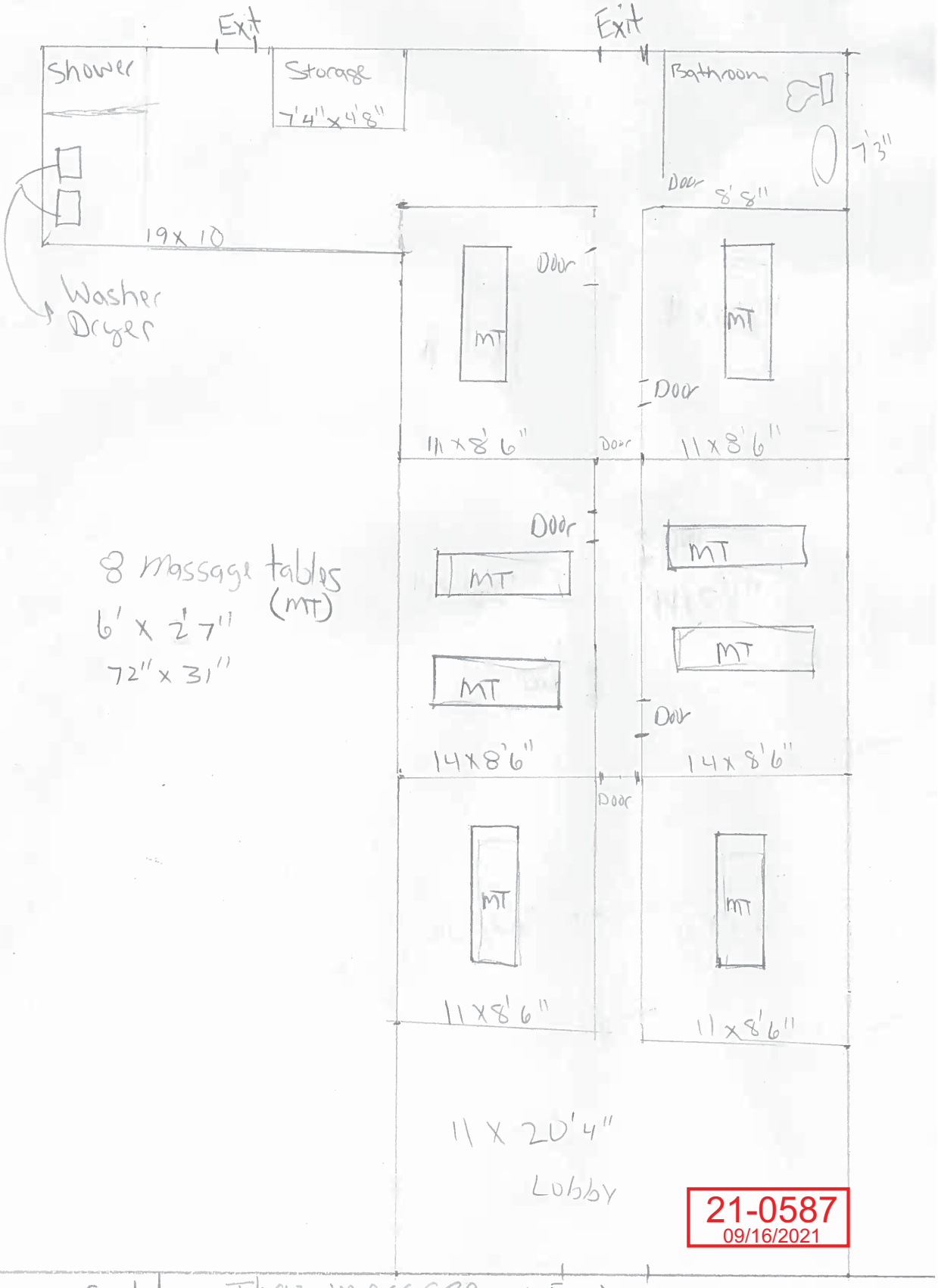
Number of Pages: 1

Signer(s) Other Than Named Above: N/A

21-0587
09/16/2021



21-0587
09/27/2021



21-0587
09/16/2021

Golden Thai massage
PROPOSAL
8221 W Charleston BLVD Suite 104



21-0587-SUP1 - APPLICANT: LIJIA JIANG - OWNER: 4865 E FLAMINGO RD, LLC
8221 WEST CHARLESTON BOULEVARD, SUITE #104

09/30/2021

DEPARTMENT OF PLANNING

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; *multiple related applications shall be addressed in a single comprehensive letter*. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

Sustainability (if applicable – if yes, please explain)	***Yes***	***No***
Will this project participate in the City of Las Vegas Green Building Program?		✓
Will this project be constructed to LEED or other equivalent standards?		✓
Will this project utilize alternative energy sources or water savings measures?		✓
Is there connectivity to adjacent parcels?		✓
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)?		✓
Is the project using any means of sustainable construction?		✓
Will this project meet the intent of the Urban Forestry Initiative?		✓
Will the project provide any bicycle parking?		✓
Will the project provide any electric vehicle recharging stations?		✓

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18)**

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

21-0587
09/16/2021

Justification Lettler

Proposed Massage Establishment to service people with pain and to relieve stress, reduced muscle tension, increased joint mobility and flexibility.
Employees we hope to hire 5 people, hours of operation will be from 9 am to 10 pm.
All employee will have Nevada State Board Massage Therapy licenses and City of Las Vegas Special License

Thank You Lijia Jiang



21-0587
09/16/2021

Nora Lares

From: noreply@formstack.com
Sent: Monday, November 1, 2021 9:46 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 11/01/21 9:46 AM

Meeting Date:	Tuesday, November 9, 2021
Project Number:	21-0587
Position:	I SUPPORT the project and all related applications.
Name:	Michael Mahbobian-Fard
Residential or Business Address:	18011 Karen Dr, Encino, CA 91316
Phone:	(818) 402-4533
Email:	michael@unionwestholdings.com

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

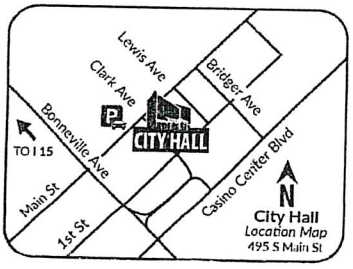
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

34 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
NOV 09 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.

21-0587-SUP1

Planning Commission Meeting of **11/09/2021**

21-0587-SUP1
13833410054
MAKSIMIK FAMILY TRUST
MAKSIMIK JOHN A JR & PAMELA LOUISE TRS
8301 BOSECK DR UNIT 236
LAS VEGAS NV 89145

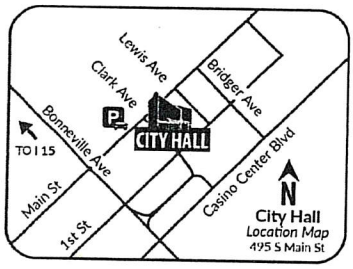
59 HRDFNP1 89145

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 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.

21-0587-SUP1

Planning Commission Meeting of **11/09/2021**

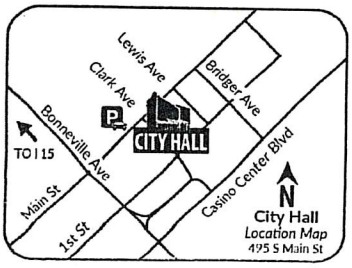
21-0587-SUP1
13833411027
KORANDA DARCIANN
8249 OGEE DR
LAS VEGAS NV 89145-4546

59 HRDFNP1 89145

34 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
NOV 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.

21-0587-SUP1

Planning Commission Meeting of **11/09/2021**

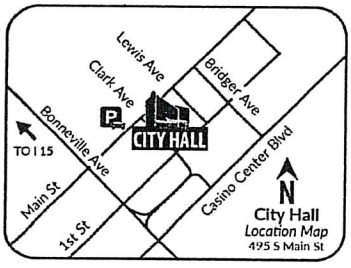
21-0587-SUP1
13833817041
ARFUSO KATHLEEN M
1033 GRAMMY DR
LAS VEGAS NV 89145

59 HRDFNP1 89145

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

RECEIVED
NOV 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 — Edward H. Kim

Please use available blank space on card for your comments.

21-0587-SUP1

Planning Commission Meeting of **11/09/2021**

21-0587-SUP1
13833418018
KIM EDWARD H & XIAOHONG
8324 W CHARLESTON BLVD # 2008
LAS VEGAS NV 89117-9205

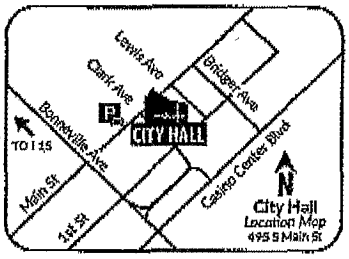
143 MRDFNP1 89117

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. 1830



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 08 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.

21-0587-SUP1
Planning Commission Meeting of **11/09/2021**

21-0587-SUP1
13833401021
RIDGES II PROPERTIES L L C
9008 GREENSBORO LN
LAS VEGAS NV 89134-0500

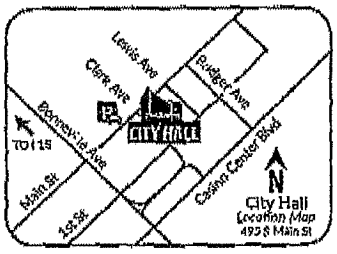
34P

Fax: 702.464.7499

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
NOV 08 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.

21-0587-SUP1
Planning Commission Meeting of **11/09/2021**

21-0587-SUP1
13833418055
LOWELL AMY LIVING TRUST
LOWELL AMY TRS
10651 SUFFOLK HILLS AVE
LAS VEGAS NV 89129-3246

I oppose this request. Our neighborhood DOES NOT NEED a massage parlor.

Amy Lowell - Owner
8324 W. Charleston Blvd. #202-7
Las Vegas, NV 89117
702. 521

34p

Fax: 702.464.7499

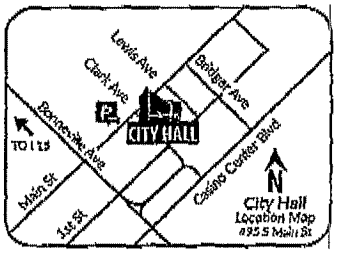
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
NOV 08 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.

21-0587-SUP1

Planning Commission Meeting of **11/09/2021**

21-0587-SUP1
13833418064
LOWELL COREL L FAMILY TRUST
LOWELL AMY LIVING TRUST
10651 SUFFOLK HILLS AVE
LAS VEGAS NV 89129

I oppose this request. Our neighborhood DOES NOT NEED a massage parlor.

Amy Lowell – Owner
8324 W. Charleston Blvd. #2022
Las Vegas, NV 89117
702.521.4435

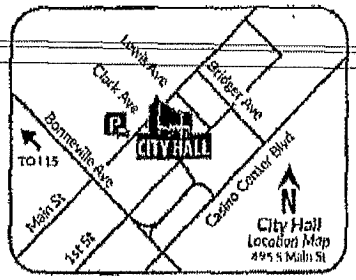
34P

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

NOV 08 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.

21-0587-SUP1

Planning Commission Meeting of **11/09/2021**

21-0587-SUP1
13833418009
SANTAMARIA CYNTHIA
CARLIN STEVEN L
4015 CHESTNUT DR W
UNIVERSITY PLACE WA 98466-1521

2 HRDFMP1 98466

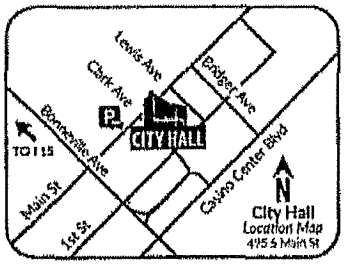
34P

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
NOV 08 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.

21-0587-SUP1

Planning Commission Meeting of **11/09/2021**

21-0587-SUP1
13833418136
MARTIN JOHN A & ASSOC NV INC
4560 S DECATUR BLVD # 200
LAS VEGAS NV 89103

91 HRDFNP1 89103

34P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
35

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

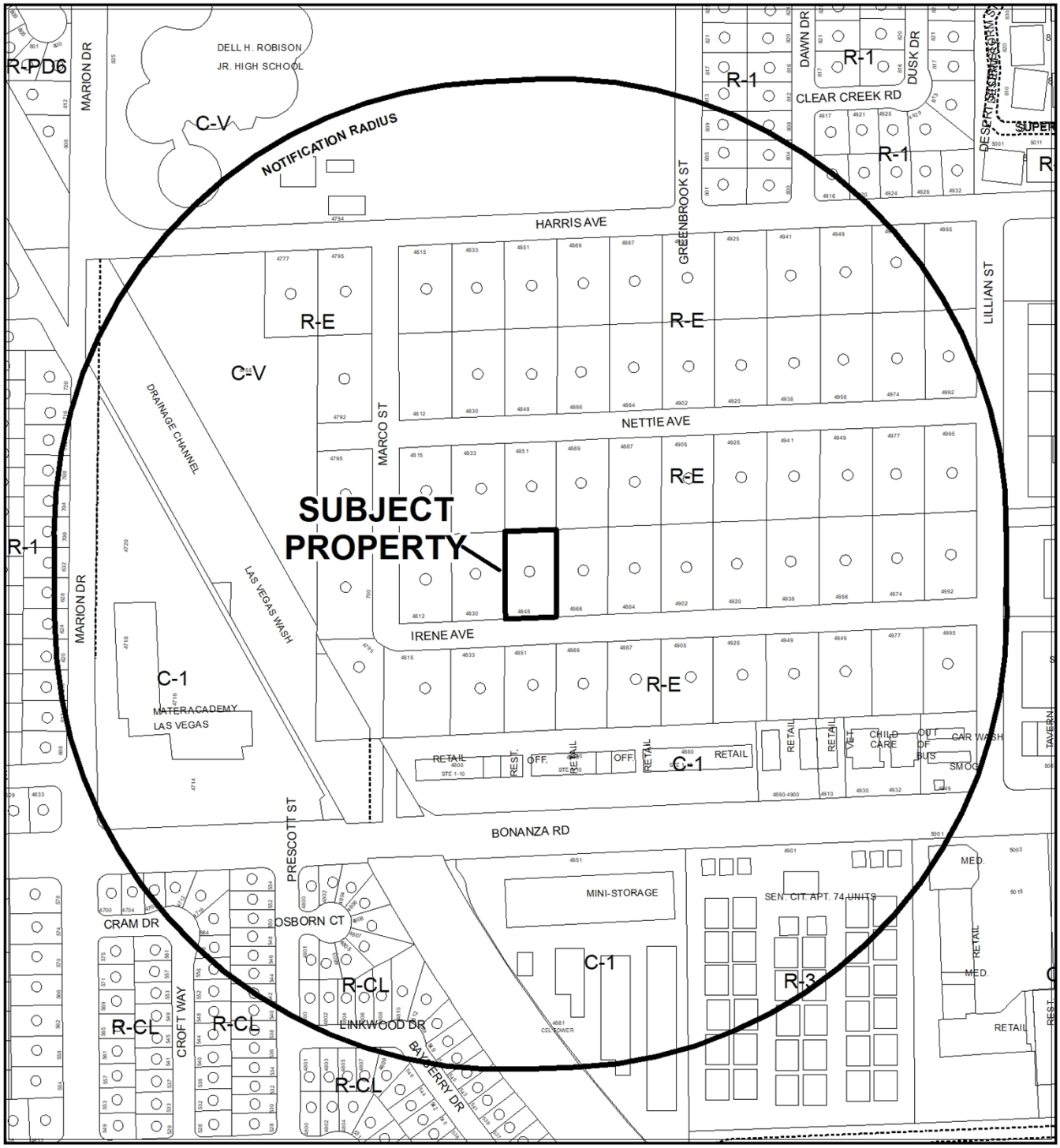
SUBJECT:
21-0588 - PUBLIC HEARING - APPLICANT/OWNER: SULEMA C. GUZMAN - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4848 Irene Avenue (APN 140-29-810-027), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 12/15/2021 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 recommend 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. Documentation Not Vetted - Protest Comment Form
7. Submitted after Final Agenda - Protest-Support Postcards



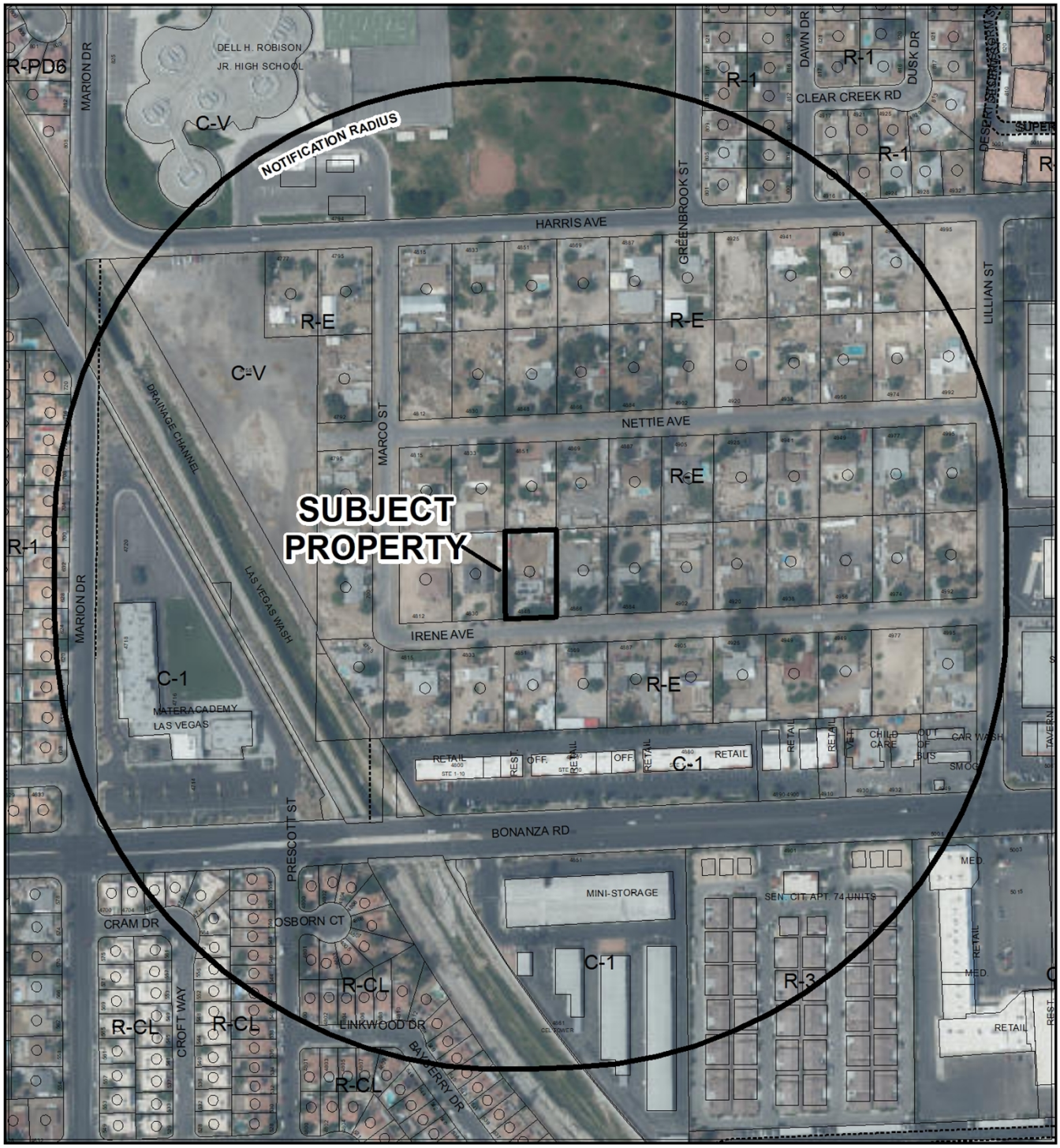
0 255 510 Feet

CASE: 21-0588

RADIUS: 1000 FEET

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

N



CASE: **21-0588**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SULEMA C. GUZMAN

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0588-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0588-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0588-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 133

PROTESTS 0

APPROVALS 0

AT

**** CONDITIONS ****

21-0588-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a zero-foot rear and side yard setback for an existing Accessory Structure (Class II) [Stable] along the west property line.

2. A Variance is hereby approved to allow a three-foot side yard setback for an existing Accessory Structure (Class II) [Storage Shed] along the east property line.

3. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0588-SUP1) 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.

21-0588-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping and Husbandry use.

2. A Special Use Permit is hereby approved for ten (10) horses where two horses are the maximum allowed.

3. Approval of and conformance to the Conditions of Approval for Variance (21-0588-VAR1) 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing horse stable to be located at the property line with zero-foot side and rear yard setback where five feet is required; an existing storage shed to be located at the property line with a three-foot setback where five feet is required and a Special Use Permit to allow ten horses where two is the maximum allowed on 0.51 acres at 4848 Irene Avenue.

ISSUES

- Title 19.12 permits one horse per every7,500 square feet of area. The subject property is approximately 22,017square feet, which would allow two horses. The applicant is requesting a Special Use Permit (21-0588-SUP1) to be allowed to maintain ten (10) horses on the 0.51 acre site.
- The applicant is requesting a Variance (21-0588-VAR1) to allow a zero foot side and rear yard setback where five feet is required for an existing accessory structure (Class II) [Stable] and a three-foot setback where five feet is required for an existing accessory structure (Class II) [Storage Shed].

ANALYSIS

Subject property is a detached single-family residence located within the R-E (Residential Estates) zoning district with five horse stables on the northwest corner of the property with zero-foot rear and side yard setback.

Title 19.12 categorizes a horse stable as an “Accessory Structure (Class II),”which is described as an accessory structure which is located in the same lot as the principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an “Accessory Structure (Class I).” This land use is a Conditional Use within the R-E (Residential Estates? zoning district.

The Conditional Use Regulations include the following:

1. The use shall comply with all provisions of Section 19.06.040 applicable to accessory structures.
2. Any use that does not comply may be permitted only by means of a variance.

The Title 19.06 requires an Accessory Structure (Class II) in the R-E (Residence Estates) zoning district to have a five-foot rear and side yard setback. The subject accessory structure is not able to meet this regulation and a Variance is requested to allow the existing horse stable and storage shed to remain as constructed.

Variance applications are a mechanism to relieve a hardship that is the result of a site's physical characteristic such as exceptional topographic conditions, or an irregular shape.

No evidence of a unique or extraordinary circumstance has been presented, as the subject site is a rectangular shaped residential lot with no exceptional topography; therefore, staff is not able to support the requested Variance and is recommending denial. If approved, staff has added recommended Conditions of Approval.

Special Use Permit

The existing horse stable currently has the capacity to maintain twelve (12) horses. Title 19.12 categorizes the raising, keeping and breeding of domestic or non-domestic animals as 'Animal Keeping & Husbandry.' The use must be ancillary to the principal use, and includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets or the breeding of domestic dogs and cats. The Animal Keeping & Husbandry land use is a Conditional Use in the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. With respect to domestic animals:
    a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
    b. No more than three sheep or goats may be kept for each 20,000 square feet of land included in the building site.
    c. All operations and activities shall be in accordance with LVMC Title 7.
    d. No more than one horse or cow is permitted for each 7,500 square feet of lot area
    e. In the R-D Zoning District, no more than two horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.
    f. No cattle may be kept at any location south of Cheyenne Avenue.
    g. Crowing roosters are prohibited
    h. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements:

i. The lot must be developed with a single family residence
ii. No more than ten chickens (hens) may be kept, and they must be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated, and large enough to provide for the free movement of the chickens.
iv. Coop structures shall not be located closer than 20 feet to any primary structure on an adjacent lot.
v. Except as otherwise approved by means of a variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirements of aesthetic compatibility.
vi. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.

The Applicant has submitted a request for a Special Use Permit to keep ten horses where two (2) is the maximum allowed.

2. With respect to non-domestic animals:
    a. Animals shall be confined at all times within a secured, enclosed or fenced area.
    b. For animals kept outdoors, the secured, enclosed or fenced area must be located at least 1500 feet from any residential dwelling, school, individual care center licensed for more than 12 children or public park.
    c. The site must have a minimum area of two acres.
    d. All operations and activities shall be in accordance with LVMC Title 7.
    e. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.

A condition of approval has been added requiring compliance with LVMC Title 7

3. Whether animals are domestic or non-domestic:
    a. All structures must comply with applicable building and fire code requirements.
    b. In the C-PB, C-M and M Zoning Districts, the use shall be conducted entirely within an enclosed space, except that up to one quarter of the area containing the use may be located in the open air for ancillary educational purposes.

A condition of approval has been added requiring all structures to be compliant with all applicable building and fire codes.

FINDINGS (21-0588-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a horse stable and storage shed without a building permit that would have ensured conformance to Title 19 requirements for setbacks. 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 (21-0588-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.**

   Staff finds the intensity of the proposed use makes it not able to be conducted in a manner that is harmonious or compatible with the neighboring properties.

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

   The subject site is not physically suitable for the intensity of ten horses where two is conditionally allowed. Title 19.12 allows one horse for every 7,500 square feet of lot area. If approved, this Special Use Permit would allow one horse for every 4,434 square feet instead of 7,500 square feet of lot 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.**

   Irene Avenue is a 30-foot wide (rural) residential street with no curb, gutter or sidewalk. It is adequate in size to meet the requirements of a residential use as the Animal Keeping & Husbandry' use is ancillary to the principal residential 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.**

   Ten horses on a one-half acre residential lot could pose a public health safety issue if not properly maintained and animal waste is not disposed of on a regular basis.

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

   The proposed use does not meet Minimum Special Use Requirement Number Two (2), as the existing horse stable is located zero-foot from the side and rear yard property lines where five feet is required. The applicant is requesting a Variance to allow the horse stable to remain as constructed. If the companion Variance is approved, the applicant would be able to meet the Minimum Special Use Requirements for the Animal Keeping & Husbandry land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/26/19	A code enforcement case (CE-196385) was issued and is still open pending approval of this request

Most Recent Change of Ownership	
04/18/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/01/20	A building permit (L20-02523) was issued by Las Vegas Valley Water District (LVVWD) to move service

Pre-Application Meeting	
09/14/2021	Staff conducted a pre-application meeting with the applicant via Webex where the submittal requirements and deadlines were reviewed for the proposed Variance and Special Use Permit

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

Field Check	
09/30/21	Staff conducted a site visit and was not able to get access to the backyard where the unpermitted structure was located, however, staff was able to take partial views over the fence. Crowing roosters were also noted during the site visit.

Details of Application Request	
Site Area	
Net Acres	0.51

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	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (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 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*
Min. Lot Size	18,000 SF	22,017 SF	Y
Min. Lot Width	100 Feet	114 Feet	Y
Min. Setbacks – Accessory Structure			
• Separation from Dwelling	6 Feet	15 Feet	Y
• Side	5 Feet	0 Feet	N*
• Rear	5 Feet	0 Feet	N*
Max. Lot Coverage	50 %	20 %	Y
Max. Accessory Structure Height	One Story	One Story	Y

*The applicant has requested a Variance (21-0588-VAR1) to allow a zero-foot rear and side yard setback where five feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Irene Avenue	Collector	Master Plan of Streets & Highways	60 FT	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, Special Use Permit

Project Address (Location) 4848 Irene Ave

Project Name Guzman Residence **Proposed Use** Animal keeping and husbandry

Assessor's Parcel #(s) 140-29-810-027 **Ward #** 3 - Diaz

General Plan: Existing R Proposed R **Zoning:** Existing R-E Proposed R-E

Additional Information

Property Owner Sulema Guzman Contact

Address 4848 Irene Ave City Las Vegas State NV Zip 89110

E-mail sulemacguzman@gmail.com Phone 702-324-2396

Applicant Sulema Guzman Contact

Address 4848 Irene Ave City Las Vegas State NV Zip 89110

E-mail sulemacguzman@gmail.com Phone 702-324-2396

Representative Luis Guzman Contact

Address 11105 Verismo St City Las Vegas State NV Zip 89141

E-mail lguzman7@cox.net Phone 702-210-4195

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 Sulema Guzman

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

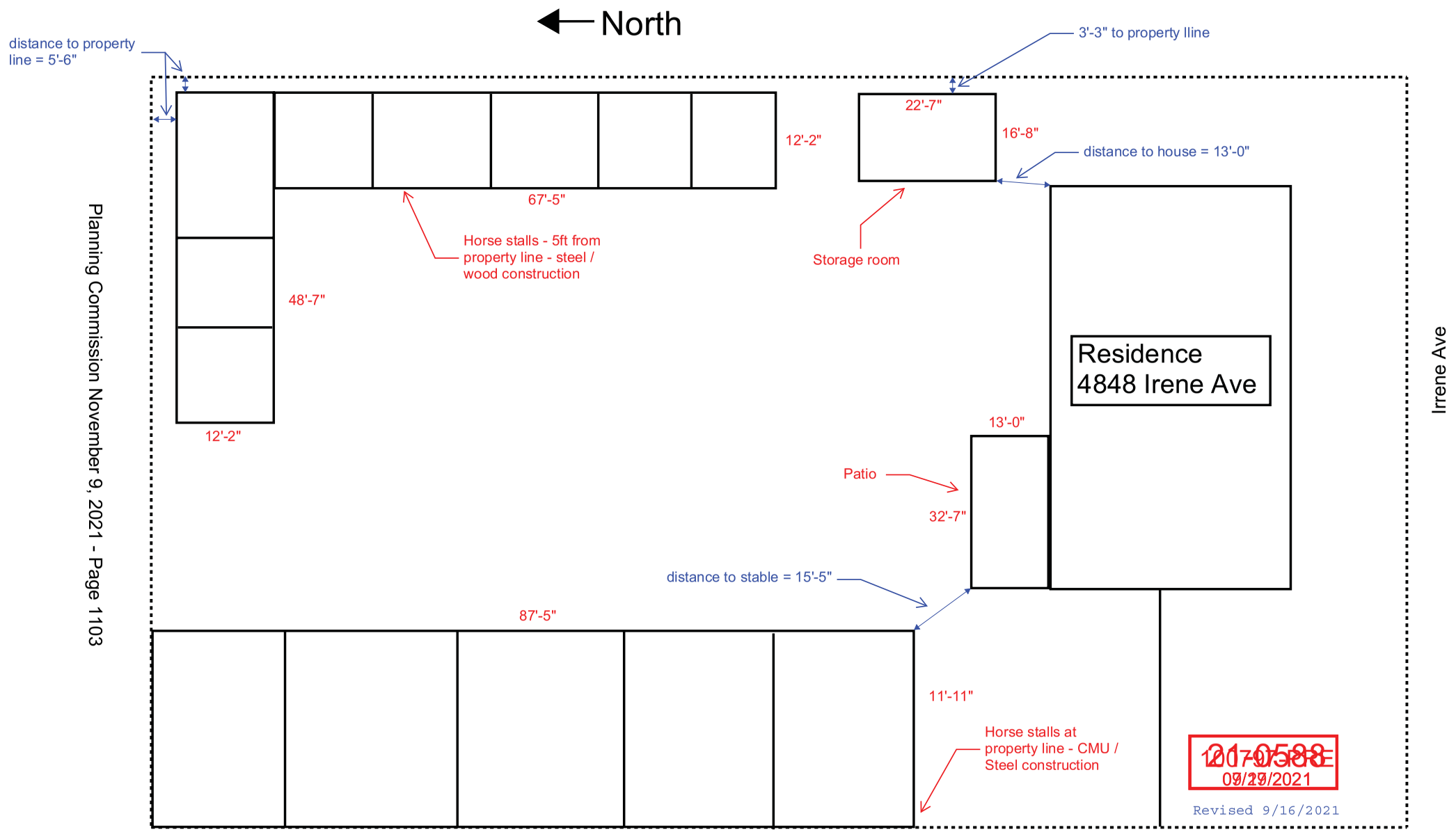
Print Name Sulema Guzman

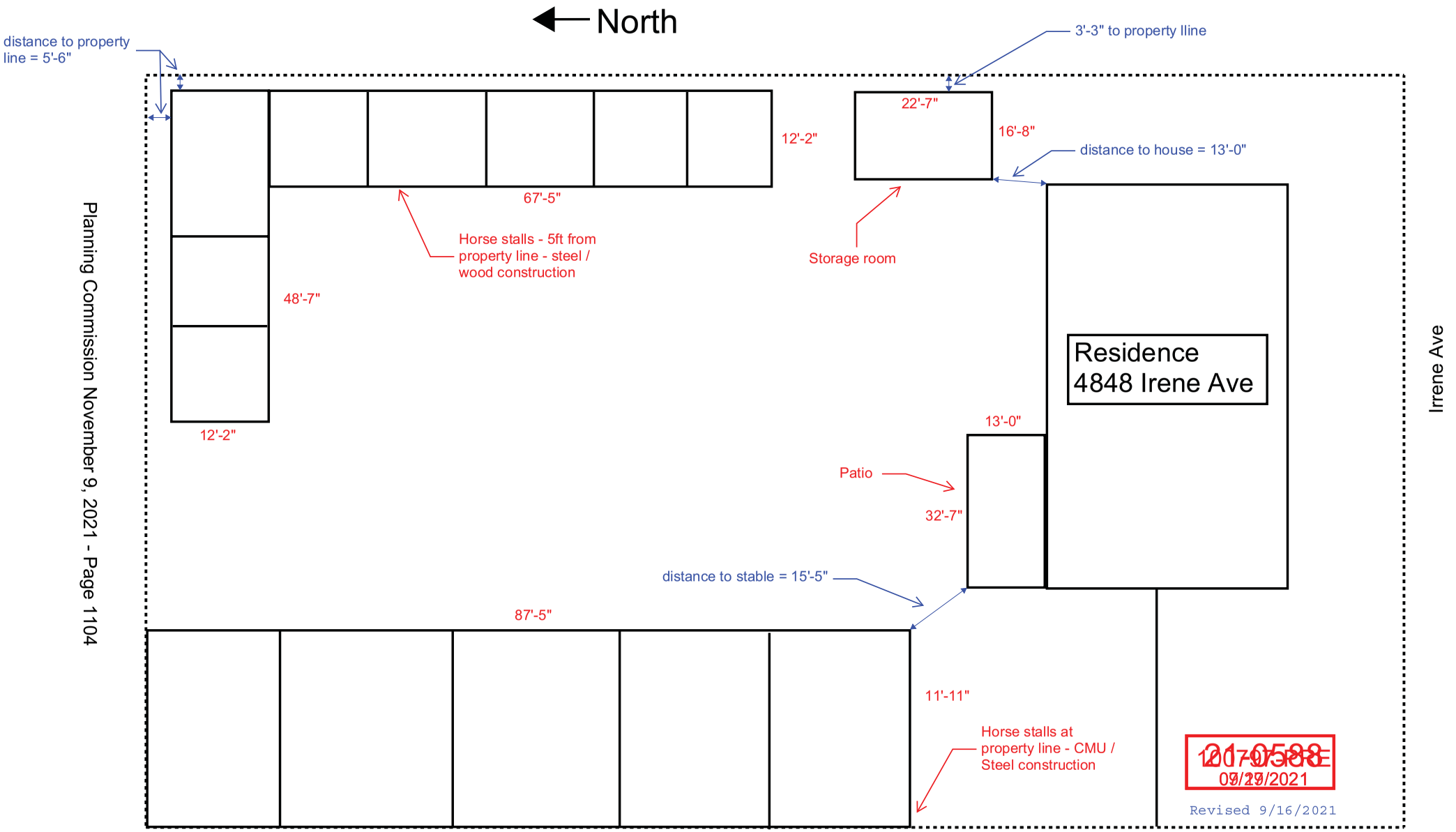
JHONNATAN MANUEL LOPEZ REYNOSO
Notary Public, State of Nevada
No. 20-2439-01
My Appt. Exp. Oct. 5, 2024
21-0588
09/17/2021

Subscribed and sworn before me

This 17th day of September, 20 21

Notary Public in and for said County and State


North
distance to property line = 5'-6"
3'-3" to property lline
22'-7"
16'-8"
12'-2"
67'-5"
distance to house = 13'-0"
Horse stalls - 5ft from property line - steel / wood construction
Storage room
48'-7"
Residence
4848 Irene Ave
12'-2"
13'-0"
Patio
32'-7"
distance to stable = 15'-5"
87'-5"
11'-11"
Horse stalls at property line - CMU / Steel construction
21-0588
09/29/2021
Revised 9/16/2021
Irrene Ave


North
distance to property line = 5'-6"
3'-3" to property lline
22'-7"
16'-8"
12'-2"
67'-5"
distance to house = 13'-0"
Horse stalls - 5ft from property line - steel / wood construction
Storage room
48'-7"
Residence
4848 Irene Ave
12'-2"
13'-0"
Patio
32'-7"
distance to stable = 15'-5"
87'-5"
11'-11"
Horse stalls at property line - CMU / Steel construction
21-0588
09/29/2021
Revised 9/16/2021
Irrene Ave


Storage room
21-0588
09/17/2021


Backyard patio
21-0588
09/17/2021


East horse stalls
21-0588
09/17/2021


East horse stalls (cont.)
21-0588
09/17/2021


South horse stalls
21-0588
09/17/2021


West horse stalls
21-0588
09/17/2021


West horse stalls (cont.)
21-0588
09/17/2021



21-0588-VAR1 AND 21-0588-SUP1 - APPLICANT/OWNER: SULEMA C. GUZMAN
4848 IRENE AVENUE

09/23/2021



21-0588-VAR1 AND 21-0588-SUP1 - APPLICANT/OWNER: SULEMA C. GUZMAN
4848 IRENE AVENUE

09/23/2021



21-0588-VAR1 AND 21-0588-SUP1 - APPLICANT/OWNER: SULEMA C. GUZMAN
4848 IRENE AVENUE

09/23/2021



21-0588-VAR1 AND 21-0588-SUP1 - APPLICANT/OWNER: SULEMA C. GUZMAN
4848 IRENE AVENUE

09/23/2021

9/4/2021

RE: 100797-PRE Variance Request

4848 Irene Ave, Las Vegas, NV 89110

To whom it may concern,

This letter is to request that the existing accessory structures at my property be allowed to remain as is. When I purchased my home in 2007, my husband spend our retirement money into fixing up the home to our liking. I had no idea what the process was or that it was not done following county processes at that time. My husband has since passed away in 2016 and I do not have money to make serious alterations or modifications.

At our property, I have enough horse stalls to maintain 12 horses, however, I only wish to be allowed to maintain 10 horses. I am requesting a special use permit to be allowed to do so since we are now under city requirements and I am finding out we can only have 2.

Additionally, we have 10 chickens that I wish to keep for the fresh organic eggs. I wish to request a special use permit to keep them as well as I am finding out they are not allowed in the city without a special use permit.

This past 18 months have been particularly difficult on me and my family with the pandemic and I am requesting help to keep my home and lifestyle as is please.

Thank you,

Sulema C. Guzman

Property Owner

21-0588
09/17/2021

Nora Lares

From: noreply@formstack.com
Sent: Monday, November 1, 2021 11:49 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 11/01/21 11:48 AM

Meeting Date:	Tuesday, November 9, 2021
Project Number:	21-0588
Position:	I OPPOSE the project and all related applications.
Name:	SANDRA WRIGHT
Residential or Business Address:	4930 E. BONANZA RD. LAS VEGAS, NV 89110
Phone:	(702) 498-5673
Email:	sandyparis@aol.com
Comments:	I oppose this action to change or modify land use on this .51 acre at 4848 Irene Ave. zoned zoned R-E Residence Estates. I also oppose the related applications 21-0588-VAR1 VARIANCE and 21-0588-SUP1 SPECIAL USE PERMIT This property is located in a developed neighborhood near schools, major streets

35a-b P
Pg 1 of 2

and commercial development. Setbacks changes allow closer proximity to neighboring properties which may result in damage to fences, noise, odors, dust and flies or other pests. Setbacks promote good relations with neighbors.

I Oppose the use permit to allow more than two houses on the property. Ten horses causes ten times the amount of odor, dust, flies and rodents. Flies and rodents are health hazards, and many people, particularly children, are allergic to horses and dust.

Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

35 a-b
pg 2 of 2

Application Information

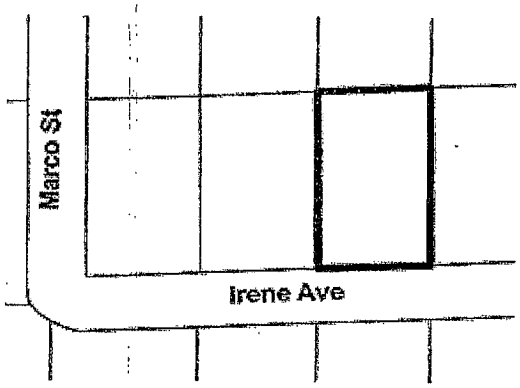
21-0588 - PUBLIC HEARING - APPLICANT/OWNER: SULEMA C. GUZMAN - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4848 Irene Avenue (APN 140-29-810-027), R-E (Residence Estates) Zone, Ward 3 (Diaz).

21-0588-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE] AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE SHED]

21-0588-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES WHERE TWO IS THE MAXIMUM ALLOWED

Ten Horses on ½ Acre, is Not humane.

Application Location



The proposed project may not pertain to the entire highlighted project site.

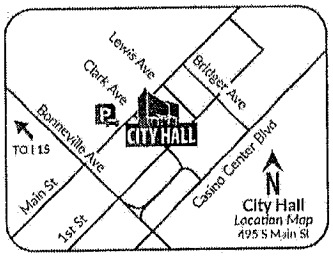
Public Hearing Information

Meeting:	Planning Commission
Date:	*11/09/2021*
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.

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
NOV 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.

21-0588 and 21-0588-VAR1 and 21-0588-SUP1
Planning Commission Meeting of **11/09/2021**

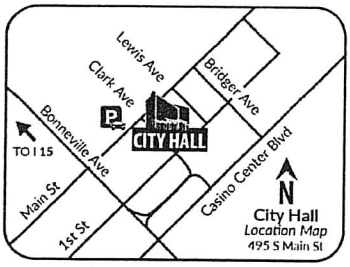
21-0588
14029810043
COSPER SUSAN EDITH REVOCABLE LIVING TRUST
COSPER SUSAN EDITH TRS
4956 NETTIE AVE
LAS VEGAS NV 89110-2414

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.

21-0588 and 21-0588-VAR1 and 21-0588-SUP1
Planning Commission Meeting of **11/09/2021**

RECEIVED
NOV 09 2021
Dept of Planning
City of Las Vegas

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

21-0588
14029810043
COSPER SUSAN EDITH REVOCABLE
LIVING TRUST
COSPER SUSAN EDITH TRS
4956 NETTIE AVE
LAS VEGAS NV 89110-2414

13 HRDFNP1 89110

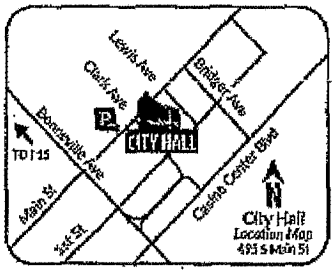
Duplicate - Not Counted

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

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 08 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.
21-0588 and 21-0588-VAR1 and 21-0588-SUP1
Planning Commission Meeting of **11/09/2021**

21-0588
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

13 HRDFNP1 89110

Application Information

21-0588 - PUBLIC HEARING - APPLICANT/OWNER: SULEMA C. GUZMAN - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4848 Irene Avenue (APN 140-29-810-027), R-E (Residence Estates) Zone, Ward 3 (Diaz).

Health code Fire code

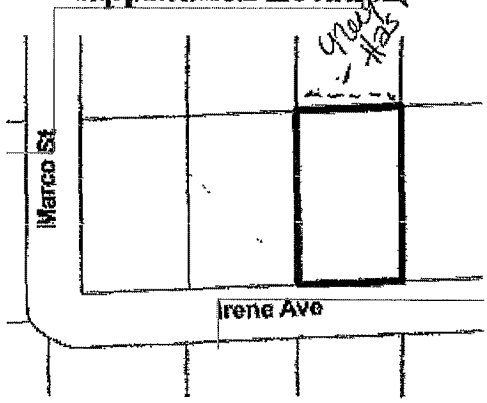
21-0588-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE] AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE SHED]

SPCA

21-0588-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES WHERE TWO IS THE MAXIMUM ALLOWED

OBJECT As I have stated many times, to many City officials. 2-Horses, per Quarter backyard acerage is the limit. Excess of two horses is not healthy for the neighborhood, or city. Increased waste, [illegible] rodents, Water Usage, a Concern

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*11/09/2021*
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.

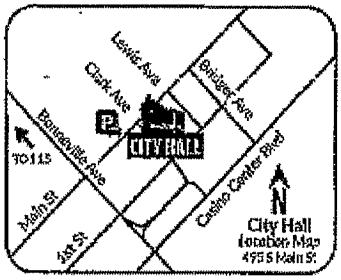
35a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 08 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.

21-0588 and 21-0588-VAR1 and 21-0588-SUP1

Planning Commission Meeting of 11/09/2021

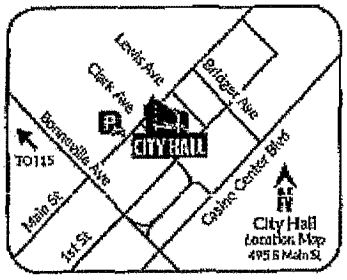
21-0588
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

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.

21-0588 and 21-0588-VAR1 and 21-0588-SUP1

Planning Commission Meeting of **11/09/2021**

NO!

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

RECEIVED

NOV 08 2021

Dept of Planning
City of Las Vegas

21-0588
14029810045
NEUWOHNER CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

Too many ANIMALS
for A Residential area
the smell unbearable.

13 MRDFNP1 89110

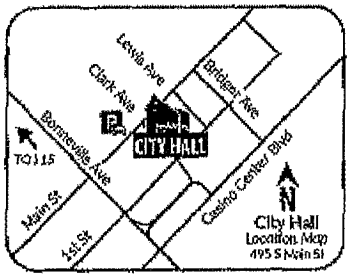
35a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 08 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.

21-0588 and 21-0588-VAR1 and 21-0588-SUP1

Planning Commission Meeting of **11/09/2021**

21-0588
14029714009
LOPEZ FANY TRUST
LOPEZ FANY TRS
813 GREENBROOK ST
LAS VEGAS NV 89110-2438

35a-b P

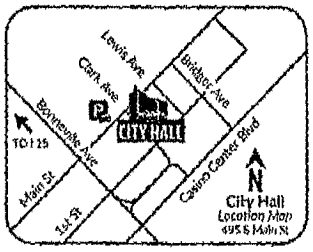
p.1

(702) 452-6352

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
NOV 08 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 BUILDING ☒ I OPPOSE this Request ANIMALS

21-0588
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

'lease use available blank space on card for your comments.
1-0588 and 21-0588-VAR1 and 21-0588-SUP1
'anning Commission Meeting of **11/09/2021**

kenandmur

13 HRDFNP1 89110

Nov 01 21 12:36p

35a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
35a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0588-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE] AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE SHED]

May go to City Council on: 12/15/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: November 9, 2021

Agenda Item No.:
35b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0588-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES WHERE TWO IS THE MAXIMUM ALLOWED

May go to City Council on: 12/15/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: November 9, 2021

Agenda Item No.:
36

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

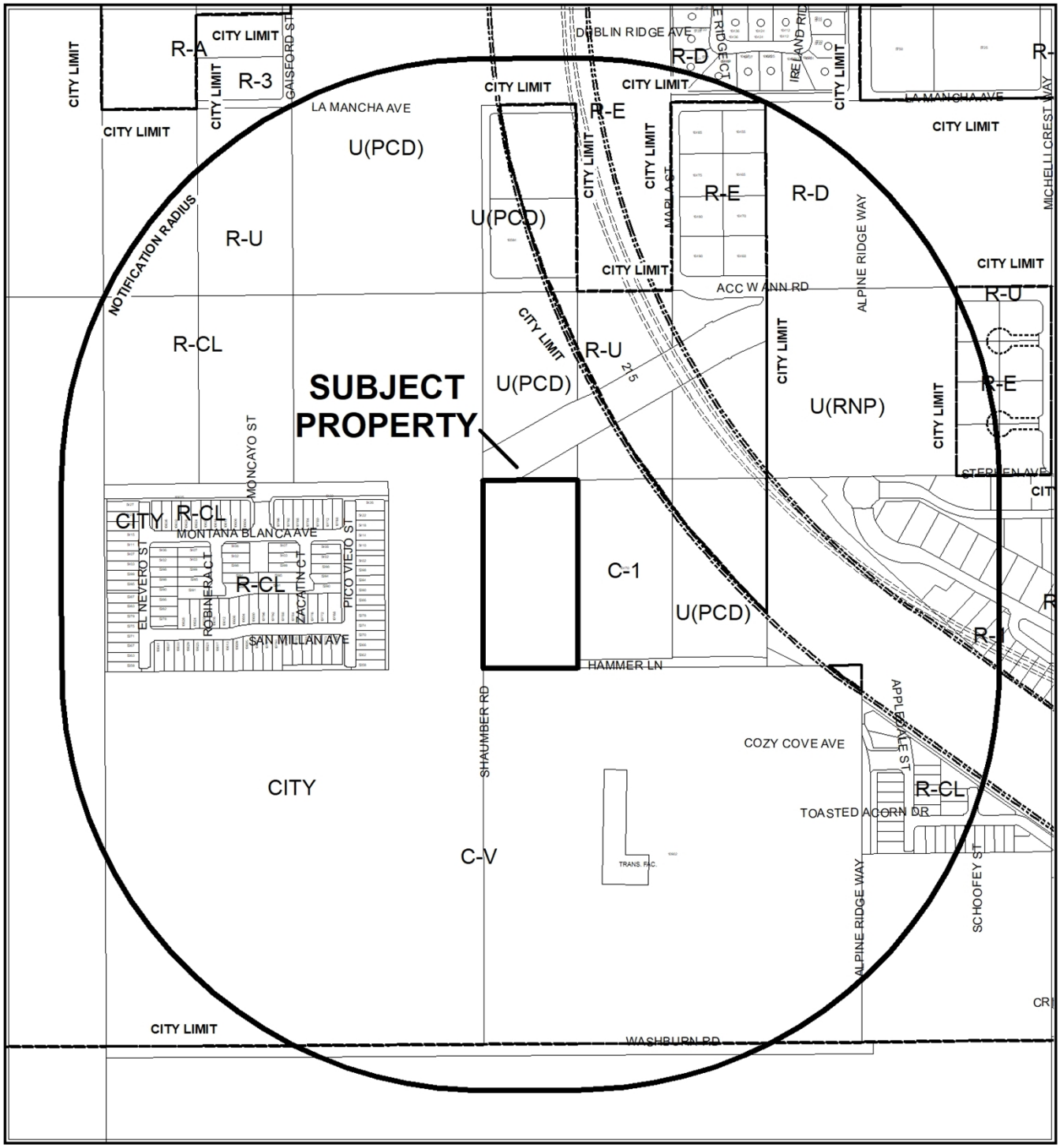
SUBJECT:
21-0593 - PUBLIC HEARING - APPLICANT: AVISION DEVELOPMENT PARTNERS, LLC - OWNER: ANN ROAD I-215 INTERCHANGE, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the northeast corner of Hammer Lane and Shaumber Road (APN 126-36-101-008), Ward 6 (Fiore). Staff recommends APPROVAL on 21-0593-ZON1 and 21-0593-VAC1. Staff recommends DENIAL on 21-0593-VAR1, 21-0593-VAR2 and 21-0593-TMP1.

C.C.: 12/15/2021

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 21-0593-ZON1 and 21-0593-VAC1. Staff recommends DENIAL on 21-0593-VAR1, 21-0593-VAR2 and 21-0593-TMP1.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map for 21-0593-ZON1
3. Location and Aerial Maps for 21-0593-VAC1
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Submitted after Final Agenda - Protest Postcard

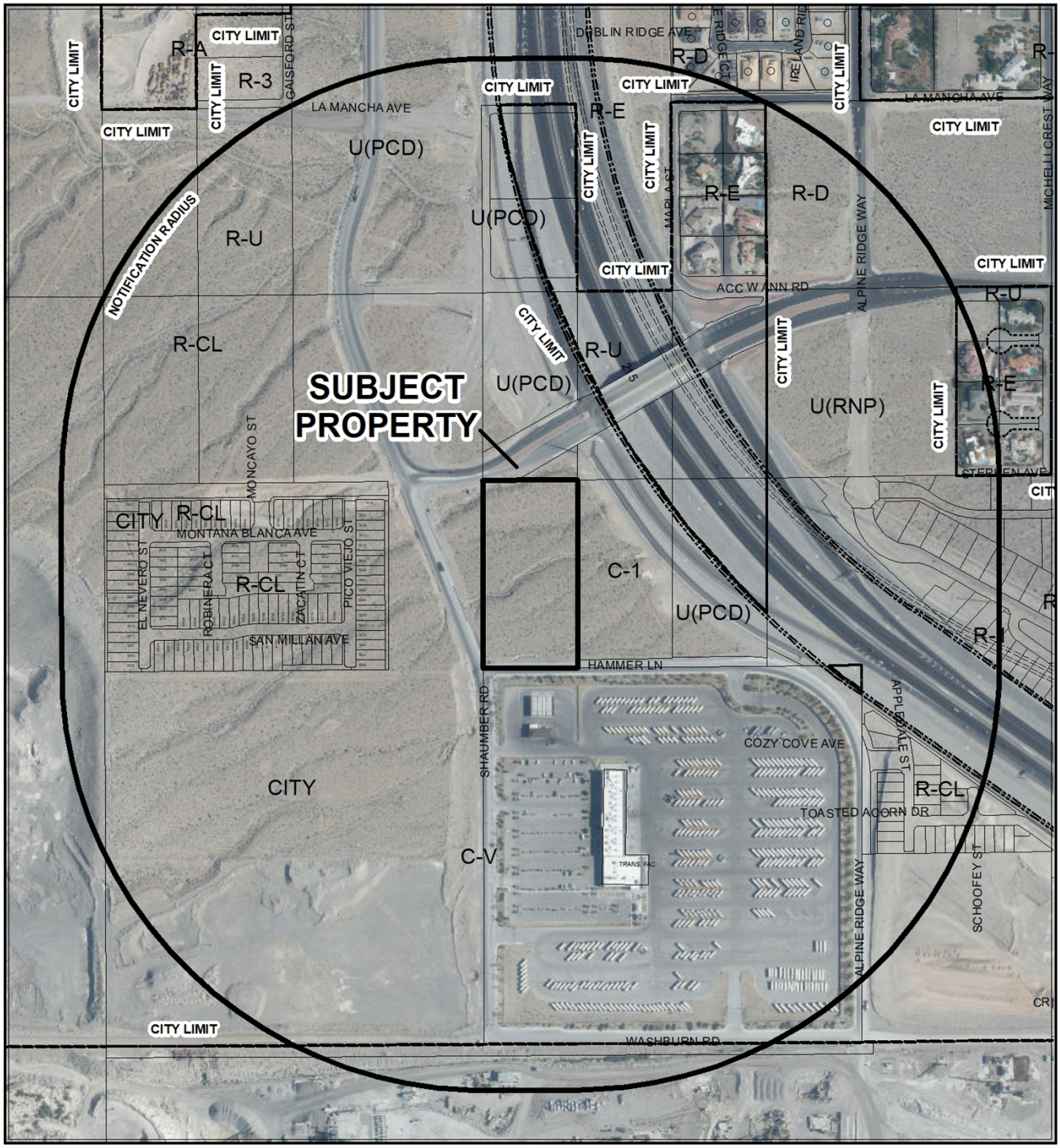


CASE: **21-0593**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)
[NMXU (NEIGHBORHOOD MIXED-USE CENTER)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY - ATTACHED)



0 410 820 Feet

CASE: **21-0593**

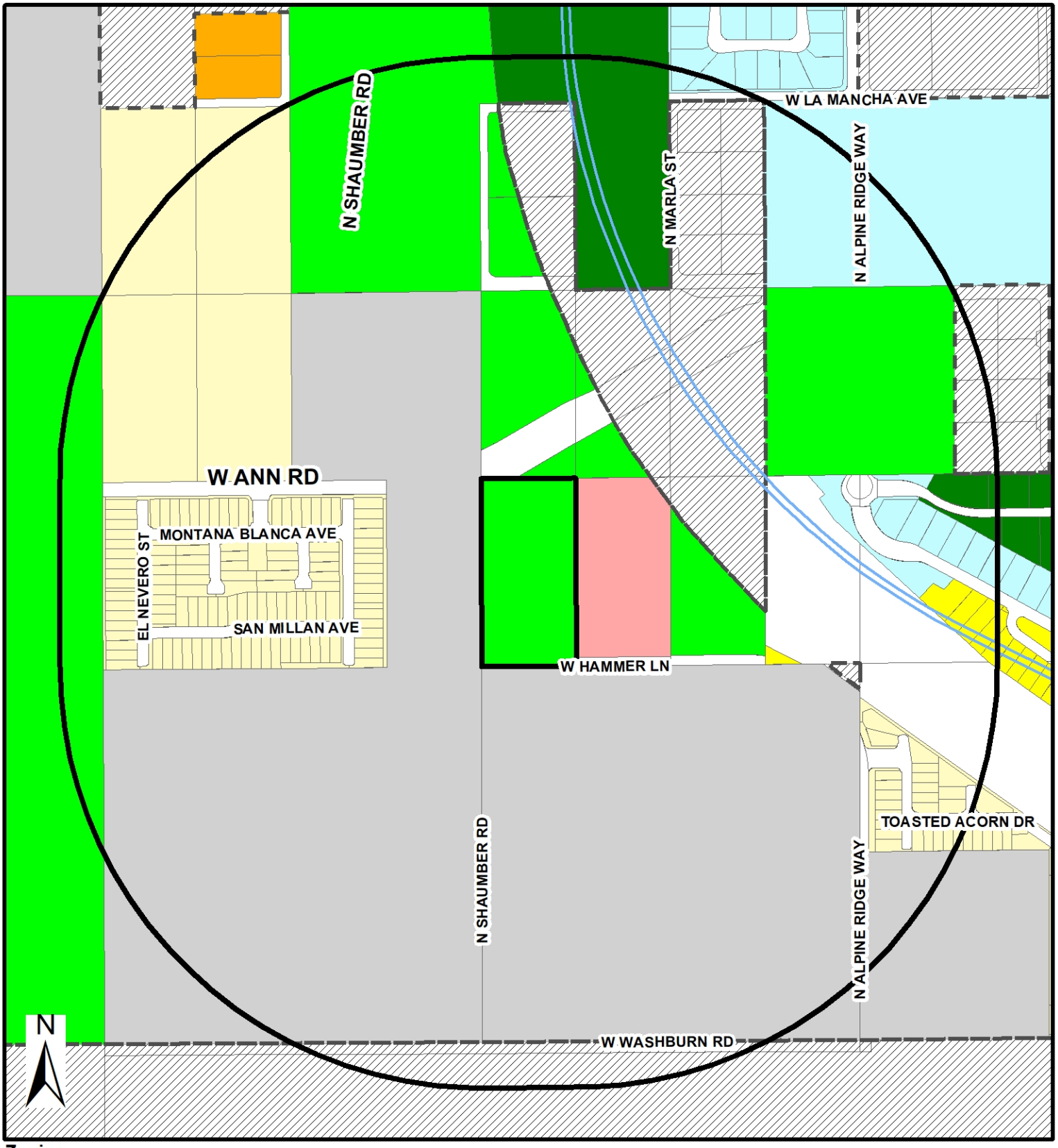
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)
[NMXU (NEIGHBORHOOD MIXED-USE CENTER)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY - ATTACHED)

N

21-0593-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 - 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
- I - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

From U TO R-TH

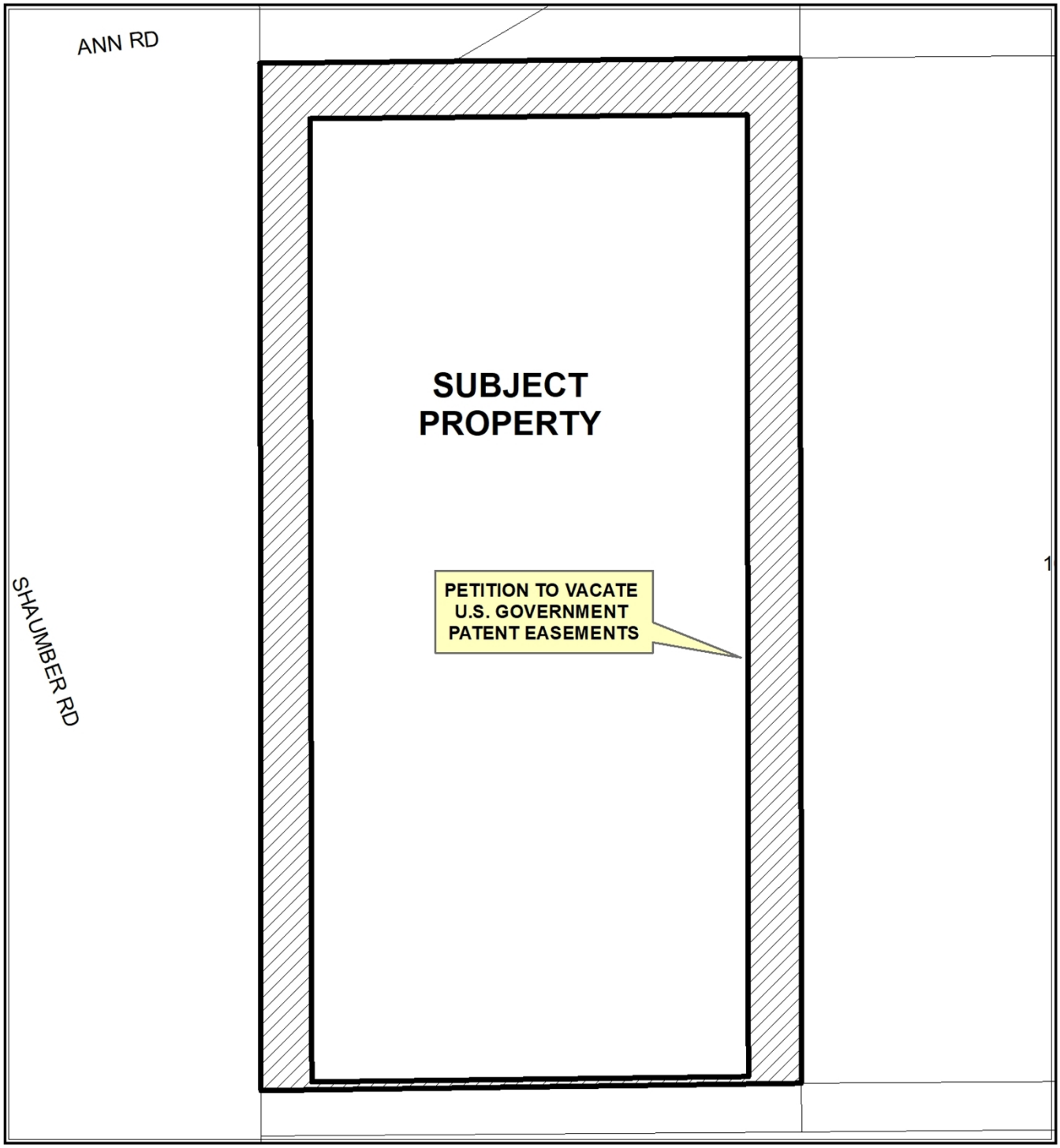
Subject Property

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.
762-229-6301

Date: Thursday, September 23, 2021



CASE: 21-0593-VAC1

0 70 140
Feet

N



CASE: 21-0593-VAC1

0 70 140
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AVISION DEVELOPMENT PARTNERS, LLC - OWNER: ANN ROAD I-215 INTERCHANGE, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0593-ZON1	Staff recommends APPROVAL.	
21-0593-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0593-ZON1
21-0593-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0593-ZON1 21-0593-VAR1
21-0593-VAC1	Staff recommends APPROVAL, subject to conditions:	
21-0593-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0593-ZON1 21-0593-VAR1 21-0593-VAR2 21-0593-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 216

PROTESTS 0

APPROVALS 0

SS

** CONDITIONS **

21-0593-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0593-ZON1) and approval of and conformance to the Conditions of Approval for a Variance (21-0593-VAR2), Petition to Vacate (21-0593-VAC1) and Tentative Map (21-0593-TMP1) shall be required, if approved.

2. This approval shall be void four (4) 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.

21-0593-VAR2 CONDITIONS

Planning

1. Approval of Rezoning (21-0593-ZON1) and approval of and conformance to the Conditions of Approval for a Variance (21-0593-VAR1), Petition to Vacate (21-0593-VAC1) and Tentative Map (21-0593-TMP1) shall be required, if approved.

2. This approval shall be void four (4) 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.

21-0593-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the 33-foot U.S. Government Patent Easements located along the western and eastern boundaries, excepting the southern 33 feet, the northern 33-foot boundary, and the three-foot U.S. Government Patent Easement located along the southern boundary of Assessor Parcel Number 126-36-101-008, excluding the portions that are required for dedication.

2. This Order of Relinquishment shall record concurrent with any mapping action or recording of rights-of-way or easements.

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 Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0593-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. All development shall be in conformance with code requirements and design standards of all City Departments.

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

7. If the 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.

21-0593-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 Rezoning (21-0593-ZON1) and approval of and conformance to the Conditions of Approval for Variances (21-0593-VAR1 and 21-0593-VAR2) and Petition to Vacate (21-0593-VAC1) shall be required, if approved.

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

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

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

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

Public Works

7. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 21-0593-VAC1, shall be recorded to eliminate the patent easements in conflict with this proposed site.

8. Dedicate 30 feet of right-of-way adjacent to this site for Hammer Lane and appropriate rights-of-way for Ann Road and Shaumber Road, including a 25-foot radius at the northeast corner of Shaumber Road and Hammer Lane, on the Final Map for this site.

9. The onsite streets shall be designated as a common lot and shall be labeled as a private street, Public Utility Easement (P.U.E.), Public Sewer Easement and Public Drainage Easement to be privately maintained by the Homeowners' Association on the Final Map for this site.

10. Concurrent with development, construct half-street improvements meeting current City Standards on Ann Road, Hammer Lane, and Shaumber Road with appropriate overpaving and transition paving. Temporary asphalt paving on Ann Road shall be constructed east and west of this site to reduce the sawtooth effect.

11. Coordinate construction of this project with the “Ann Road and 215 Off-Site Sewer Project (L19-01786)”. Connect to the 10-inch public sewer main being constructed adjacent to the northern boundary of this site.

12. Provide a minimum 20-foot Public Sewer Easement over the proposed sewer main through Common Element 'A'. No structures, trees, or landscaping taller than three feet shall be allowed within Public Sewer Easements. The pool and related equipment shall be constructed so as to not interfere with the proposed sewer path to allow access for sewer maintenance vehicles.

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 Hammer Lane, Shaumber Road, and Ann Road public rights-of-way, if any, 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. 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.

16. Prior to the submittal of construction drawings, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

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.

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 Sections 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 to develop a 63-lot, gated single-family attached residential subdivision on five acres of undeveloped land at the northeast corner of corner of Hammer Lane and Shaumber Road.

ISSUES

- Rezoning from U (Undeveloped) [NMXU (Neighborhood Mixed Use Center) General Plan Designation] to R-TH (Single Family Attached) is requested to accommodate the requested townhome development. Staff recommends approval.
- A Variance is requested to allow nonstandard private streets behind a gate, stub street terminations where culs-de-sac or hammerheads are required and a Connectivity Ratio of 1.00 where 1.30 is required. Staff recommends denial.
- A Variance is requested to allow 10-foot tall perimeter retaining walls where six feet is the maximum allowed and an overall perimeter wall height of 16 feet where 12 feet is the maximum allowed. Staff recommends denial.
- A Petition to Vacate U.S. Government Patent Easements in conflict with the proposed development accompanies this request. Staff recommends approval.

ANALYSIS

The existing U (Undeveloped) zoning district is a temporary holding classification with a low density that is used to prevent haphazard development until property is ready for more intense, permanent uses. The site lies west of the Clark County 215 Beltway on land adjacent to a newly constructed Mini-Storage Facility zoned C-1 (Limited Commercial) and north of the Clark County School District bus transit facility zoned C-V (Civic). Hammer Lane and Shaumber Road are both classified as collectors in the City's Master Plan of Streets and Highways, although Shaumber Road is only contiguous with the site at the southwest corner. The northwest corner of the site coincides with area required to improve the south side of Ann Road, which is classified as a 100-foot primary arterial. There is precedent for medium-low density residential development south of Ann Road, which staff supported in 2019.

On June 2, 2021 the City Council approved a General Plan Amendment adopting the Las Vegas 2050 Master Plan and amending the future land use designations of over 3,000 parcels to various regional and transit-oriented land uses. Parcels in the area, including the subject parcel, were amended to NMXU (Neighborhood Mixed Use Center). This designation is intended to feature moderate intensity, mixed use development suitable for bus rapid transit, rapid bus or fixed route transit corridors as well as moderate intensity village centers. Residential density is permitted up to 25 dwelling units per acre. At this time there are no specific transit oriented districts adopted that contain standards for development; therefore, single use residential districts such as the proposed R-TH (Single Family Attached) zoning district are permitted as long as the maximum density is not exceeded. The proposed development contains 63 single-family attached lots on five acres for a density of 12.6 dwelling units per acre, which is appropriate for this area and conforming to the NMXU General Plan category.

Lots are typically 21 feet wide and 76 feet long with access to 37-foot wide private streets with R-curbs. As a gated subdivision, Title 19.04.230 allows for 24, 28 or 33-foot private streets measured from flow line to flow line with either L-curbs or rolled curbs and a sidewalk on one side. In order to comply with the 33-foot section, streets would need to be designed with a sidewalk on one side with L-curbs for a total width of 37 feet, rolled curbs for a total width of 35 feet or R-curbs for a total of 36 feet. A Variance is therefore required for the provided 37-foot and 38-foot wide private streets with no sidewalks. In addition, Title 19.04 requires private streets to terminate in a standard cul-de-sac; stub terminations are instead proposed, which require vehicles to make a three-point turn to reverse direction. Finally, the subdivision is designed with a low Connectivity Ratio of 1.00 in which fewer options are available for vehicles or pedestrians to circulate around the development or connect to adjacent development. There is no physical site characteristic that hinders application of the private street standards in this instance. The hardship is considered self-imposed and staff recommends denial of the Variance (21-0593-VAR1) request.

Along the perimeter, Title 19.06.090 limits retaining walls to six feet and total retaining and screening height of 12 feet for natural slopes of greater than two percent across the site. The applicant has proposed 10-foot retaining walls along the west and east perimeter with wrought iron or screen walls on top for a total height of up to 16 feet. A Variance must be approved to allow these wall heights. Although the grade slopes down from west to east across this site, Title 19 allows for retaining walls to be stepped to mitigate the grade. As the hardship is self-imposed, staff recommends denial of this Variance (21-0593-VAR2 request).

Currently, there are U.S. Government Patent Easements and roadway and utility easements along the perimeter of this site that are in conflict with future development. The applicant has requested a Petition to Vacate these easements; the Order of Relinquishment of Interest must be recorded concurrent with recordation of a Final Map over the site. Staff has no objection to vacation of these easements.

The Single Family, Attached and Townhouse uses require two onsite parking spaces per dwelling unit proposed, as well as one guest parking space for every six dwelling units, with the guest spaces dispersed throughout the subdivision. In this case, two garage spaces will be provided for each lot, and 37 guest spaces will be available along the central north-south street to meet the Title 19 parking requirement.

Perimeter landscaping is required along the portions of the site that are adjacent to Ann Road and Shaumber Road. Although it is a master-planned street, Hammer Lane is classified as a Minor (60-foot) Collector on the Master Plan of Streets and Highways and therefore buffering is not required. However, the applicant has provided buffering on all sides of the development with trees typically spaced 20 feet on center where 30 feet intervals are required.

An amenity area is provided near the north property line that includes a swimming pool, spa and restroom facility. This area would be located within a common lot designated on the Tentative Map. The restroom facility is set back approximately seven feet from the property line, meeting the required building setback for structures in the R-TH zoning district. The applicant has indicated that despite the proposed stub streets, Republic Services will collect trash will be picked up from each residence.

Elevations and floor plans for townhomes were not submitted with this request. It is anticipated that there will be four to six townhome units attached along any one street segment. Each will be two stories in height and not exceed 29 feet in height. Elevations and floor plans will be subject to building permit review against R-TH development standards, with any deviations requiring a separate future variance.

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 24 additional primary and secondary school students would be generated by the proposed development on this site (assuming 63 single-family units). According to CCSD, Centennial High School was four percent over program capacity for the 2020-21 school year; Divich Elementary School was about three percent over capacity and Escobedo Middle School was under capacity.

For the reasons stated above, staff recommends approval of the Rezoning, denial of the requested variances and approval of the vacation. As the design of this subdivision does not meet several Title 19.04 requirements, staff also recommends denial of the requested Tentative Map, subject to conditions if approved.

FINDINGS (21-0593-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to R-TH (Single Family Attached) conforms to the current NMXU (Neighborhood Mixed-Use Center) General Plan designation for this site. During this transitional period between the adoption of the Las Vegas 2050 Master Plan and adoption of specific compatible zoning districts for newly created General Plan categories, a zoning district with moderate residential density characteristics is deemed to be generally conforming with the NMXU designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The R-TH (Single Family Attached) zoning district will allow for single family attached dwellings, churches/houses of worship, Community Residences, child care facilities, schools and similar uses. These uses would be compatible with the approved Mini-Storage Facility on the property adjacent to the east zoned C-1 (Limited Commercial), the existing bus transit and maintenance facility to the south zoned C-V (Civic) and undeveloped property to the west and north designated U (Undeveloped).

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

   Land to the west and southeast of the site west of Clark County 215 has been rezoned and developed for medium-low to medium density residential uses, indicating the appropriateness for the proposed zoning in this 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.**

Gated access to the site is planned from Hammer Lane, classified as a 60-foot Minor Collector street. The north side of Hammer Lane will need to be improved to its full extent and dedicated as public right-of-way. This roadway will be adequate in size to accommodate any proposed development in the R-TH zoning district.

FINDINGS (21-0593-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 private streets that fail to meet Title 19.04 standards regarding street width, sidewalks, street terminations and connectivity. Private streets with culs-de-sacs and sidewalks designed with a more connected street network 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 (21-0593-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 perimeter retaining and screening walls and fences that exceed the allowed heights in Title 19.06. Retaining walls that are stepped with intervening landscape areas 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 (21-0593-VAC1)

Staff has no objection to vacation of U.S. Government Patent Easements on the perimeter of this site, as long as conditions of approval are met, including the exclusion of some areas for existing or future public rights-of-way.

FINDINGS (21-0593-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19 requirements for tentative maps. However, the design of this subdivision does not meet several Title 19.04 requirements, requiring a Variance that staff does not support. Therefore, staff also recommends denial of the requested Tentative Map, subject to conditions if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a Petition to Annex (ANX-10156) 245.90 acres generally located west of Clark County 215 and east of the Puli Road alignment. The Planning Commission recommended approval. The annexation became effective 06/08/07.
05/20/20	The City Council approved a General Plan Amendment (GPA-77994) from PF (Public Facilities) to SC (Service Commercial) on 4.93 acres on the west side of Hammer Lane, approximately 340 feet east of Shaumber Road. The Planning Commission recommended approval; staff recommended denial. The original request was amended from General Commercial to Service Commercial.
	The City Council approved a Rezoning (ZON-77995) from C-V (Civic) to C-1 (Limited Commercial) on 4.93 acres on the west side of Hammer Lane, approximately 340 feet east of Shaumber Road. The Planning Commission recommended approval; staff recommended denial. The original request was amended from General Commercial to Limited Commercial.
06/02/21	The City Council approved a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the General Plan of the City of Las Vegas 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), including the subject and adjacent properties. The Planning Commission and staff recommended approval.
07/21/21	The City Council adopted Ordinance #6788, thereby repealing the Las Vegas 2020 Master Plan and adopting the Las Vegas 2050 Master Plan.

Most Recent Change of Ownership	
03/29/19	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	
09/15/21	A pre-application meeting was held with the applicant to discuss submittal requirements for entitlements related to a proposed residential development. The applicant revised the project to be a single family attached subdivision with private streets that will require rezoning.

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

Field Check	
09/30/21	The site is undeveloped with native vegetation and free of trash and debris. A mini-storage facility is under construction on land to the east.

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	NMXU (Neighborhood Mixed Use Center)	U (Undeveloped)
North	Undeveloped	NMXU (Neighborhood Mixed Use Center)	U (Undeveloped)
South	Rail/Transit Yard or Shop [CCSD Bus Yard]	PF (Public Facilities)	C-V (Civic)
East	Mini-Storage Facility (under construction)	NMXU (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
West	Undeveloped	NMXU (Neighborhood Mixed Use Center)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan Area: La Madre Foothills	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:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	1,600 SF	1,607 SF	Y
Min. Lot Width	20 Feet	21 Feet	Y
Min. Setbacks			
• Front	10 Feet	N/A	By Permit
• Side	N/A	0 Feet	Y
• Corner	10 Feet	N/A	By Permit
• Rear	5 Feet	N/A	By Permit
Max. Lot Coverage	95 %	N/A	By Permit
Max. Building Height	3 Stories/45 Feet	29 Feet	By Permit

Existing Zoning	***Permitted Density***	***Units Allowed***
U (Undeveloped)	2.17 du/ac	10
Proposed Zoning	***Permitted Density****	***Units Allowed****
R-TH (Single Family Attached)	25.00 du/ac	125
Existing General Plan	***Permitted Density***	***Units Allowed***
NMXU	25.00 du/ac	125
Proposed General Plan	***Permitted Density***	***Units Allowed***
N/A	N/A	N/A

*Permitted density within zoning districts is limited by the maximum density allowed within the current General Plan land use category.

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 / 30 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet	 10 Trees 6 Trees 20 Trees 19 Trees	 17 Trees 8 Trees 30 Trees 28 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**55 Trees**	**83 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	6 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width: • North • South • East • West	 6 Feet 0 Feet 0 Feet 6 Feet adjacent to Shaumber Rd, otherwise 0 feet		 6 Feet 6 Feet 6 Feet 6 Feet	 Y Y Y Y
Perimeter Wall Height	Max 6 to 8-foot perimeter screen wall Max 6-foot retaining wall Max 12 feet total height		10’ retaining, up to 16’ total along east and west PL	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Ann Rd	Primary Arterial	Master Plan of Streets and Highways Map	63	N
Shaumber Rd	Major Collector	Master Plan of Streets and Highways Map	55	N
Hammer Ln	Minor Collector	Master Plan of Streets and Highways Map/ Title 13	45	N

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		9	
Intersection – Internal			3
Cul-de-sac Terminus			0
Intersection – External Street or Stub Terminus			6
Intersection – Stub Terminus with Temporary Turnaround Easements			0
Non-Vehicular Path - Unrestricted		0	
Total		**9**	**9**
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**	

Pursuant to Title 19.06 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Attached (Townhouse)	63 units	2 spaces per unit	126				
Guest spaces	63 units	1 guest space per 6 units spread throughout the develop-ment	11				
TOTAL SPACES REQUIRED			137		153*		Y
Regular and Handicap Spaces Required			136	1	151	2	Y

*Includes 27 guest spaces along the central street.

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) ZC, TM, VAC, and VAR for Townhome Development

Project Address (Location) Hammer and Shaumber

Project Name Thrive Townhomes **Proposed Use** Residential Townhomes

Assessor's Parcel #(s) 126-36-101-008 **Ward #** 6

General Plan: Existing PCD Proposed M **Zoning:** Existing U/PCD Proposed R-3

Additional Information Amendment to the master plan, zone change and site development plan review for residential townhome project

Property Owner Ann Road I-215 Interchange, LLC Contact Lenny Badger

Address 1635 Village Center Circle, Suite 100 City Las Vegas State NV Zip 89134

E-mail lbadger@fcglv.com Phone 702-242-4949

Applicant Avision Development Partners, LLC Contact Brock Metzka

Address 8475 S. Eastern Ave., Suite 105 City Las Vegas State NV Zip 89123

E-mail bmetzka@yahoo.com Phone 702-665-6989

Representative Kaempfer Crowell Contact Bob Gronauer

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

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

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

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name Thomas J. DeVore, Manager

Subscribed and sworn before me

This 16th day of June, 20 21

_____

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark A. STEWART Appt. No. 00-64522-1 My Appt. Expires Jan. 13, 2023

21-0598
06/16/2021

APN: 126-36-101-008

Patent Easement Vacation

SMITH & Associates LAND SURVEYING, LLC

EXHIBIT A

Explanation

A vacation of the Patent Easement along the boundaries of Assessor's Parcel Number 126-36-101-008, generally located Southeast of the intersection of Ann Road and Schaumber Road.

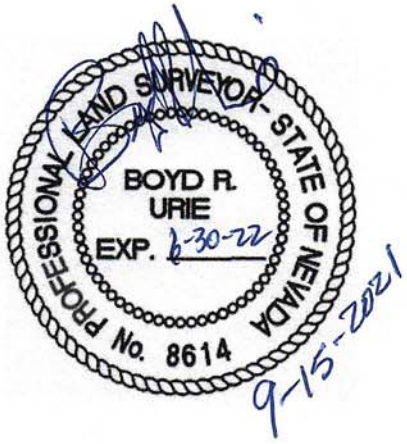
Legal Description

Those certain easements for roadway and public utility purposes contained in the Patent from the United States of America, recorded April 13, 1973, in Book 318 as Instrument Number 277648, on file in the Office of the Clark County, Nevada, Recorder, described as follows:

The North, East, South and West Thirty-three (33) feet of the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 36, Township 19 South, Range 59 East, Mount Diablo Meridian, County of Clark, State of Nevada.

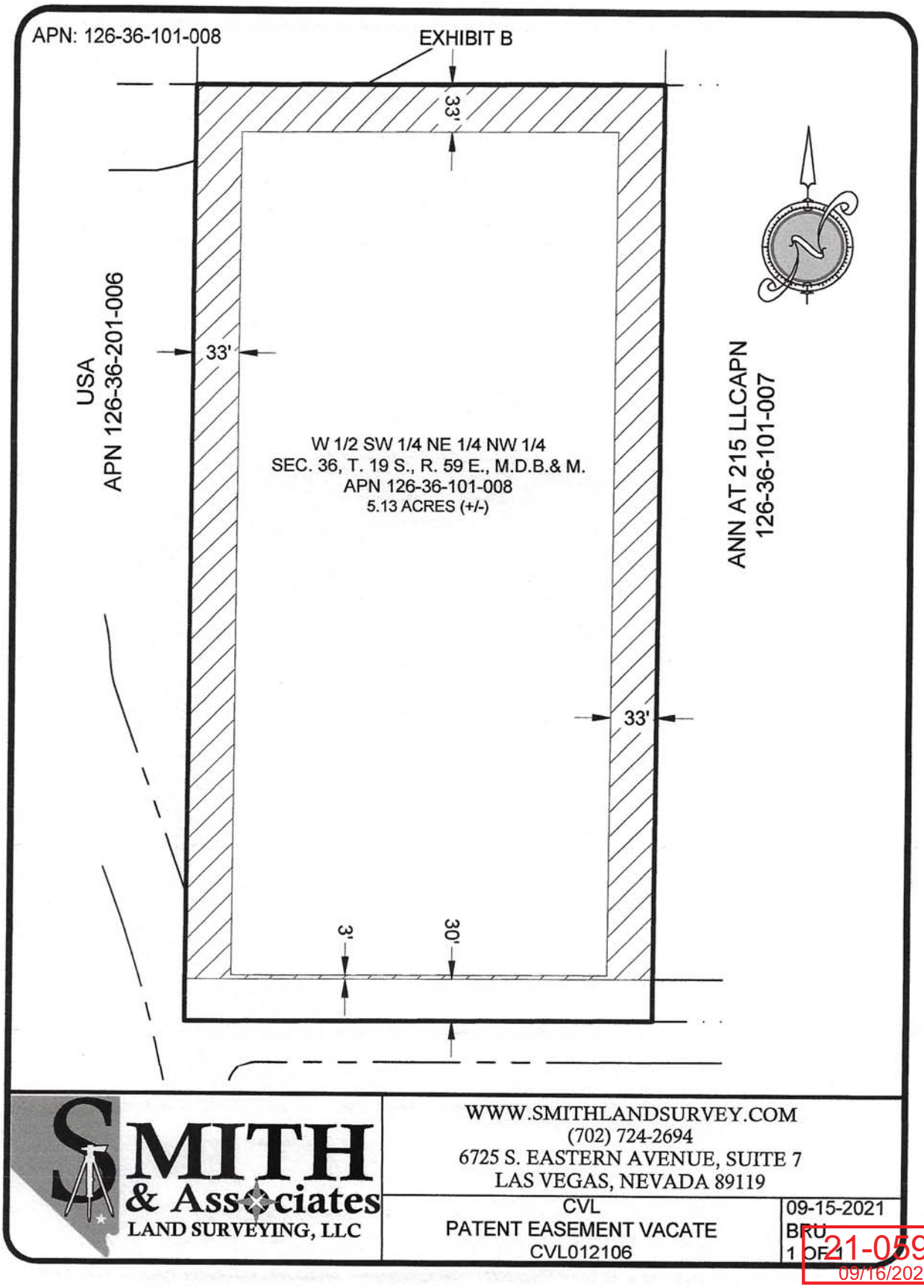
Excepting therefrom the South Thirty (30) feet of said South Thirty-three (33) feet.

End of Legal Description



Boyd R Urie, PLS
Professional Land Surveyor
Nevada License No. 8614

21-0593
09/16/2021



21-0593
09/16/2021



Site Data

JURISDICTION:	CITY OF LAS VEGAS
PARCELS #:	126-36-101-008
ZONING CLASSIFICATION: LAND USE:	UNDEVELOPED (U/PCD) - PROPOSED - R-TH RH-RESIDENTIAL HIGH
PARCEL AREA:	5.00 ACRES (217,800 S.F.)
FLOOR AREA RATION (F.A.R.):	0.385
DENSITY:	64 UNITS 12.8 UNITS PER ACRE
PROPOSED USE:	SINGLE FAMILY ATTACHED (TOWNHOMES)
BUILDING HEIGHT:	34'-0" FROM FINISH FLOOR
OPEN SPACE:	REQUIRED 100 S.F. PER UNIT OR 10,000 S.F. MIN 13,968 S.F. PROVIDED

Parking Analysis

MEDIUM DENSITY RESIDENTIAL

2 SPACES PER UNIT
+0.2 SPACE PER UNIT OF GUEST PARKING

64 UNITS = 128 GARAGE PARKING SPACES
64X0.2 = 13 VISITOR SPACES
= 141 REQUIRED

64 x (2 CAR GARAGES) +27 SPACES
= 155 PROVIDED
(2) ADA ACCESSIBLE SPACE PROVIDED

TOTAL PARKING STALLS PROVIDED

Vicinity Map



PLANTING LEGEND

Symbol	Common / Botanical Name	Size	Qty	Remarks
TREES:				
	Cercidium parkinsonian / Desert Museum Palo Verde	24" Box	40	Multi-Trunk
	Pinus eldarica / Mondell / Afghan Pine	24" Box	27	LANDSCAPE BUFFER PER 30.64.12
	Phoenix Dactylifera / Date Palm	Bare root	2	
SHRUBS:				
	Echinocactus grusonii / Golden Barrel Cactus	1 Gal.	73	-
	Yucca rigida / Blue Yucca	2 Gal.	45	-

LANDSCAPE MATERIALS:

Symbol	Description	Size	Qty	Remarks
	D.G. @ 2" depth in all planting areas unless noted on plan -Vista Gold	3/4"	38,639 SF	-

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. CONTRACTOR IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES. SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. SHRUBS TO BE INSTALLED TO COVER A MINIMUM OF 70% OF THE LANDSCAPE PLANTER AREA.
5. DECORATIVE GRANITE 3/4" SCREENED, COLOR "VISTA GOLD", 2" DEPTH TYPICAL IN ALL PLANTINGS BEDS. VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
6. IT IS THE INTENT OF THIS DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR THINNING OUT AT A FUTURE DATE.
7. ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR APPROVED ELEVATIONS.
8. CONTRACTOR TO PROVIDE A SWALE, A WIDTH OF 2' MINIMUM ADJACENT TO SIDEWALKS IN LANDSCAPE AREAS GREATER THAN 4' WIDE.
9. PLANT MATERIAL [illegible] VISIBILITY ZONES.
10. ANY TREE [illegible] REQUIRED [illegible] STREET, OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET [illegible] PLANTED WITHIN [illegible] INCORPORATE A DEEP [illegible] TO REDIRECT ROOT GROWTH AND SALL
11. ALL TREES TO BE [illegible] WITH (2) 3-[illegible] WIRE W/RUBBER TWIST. THE WIRE IS TO BE TWISTED TOGETHER A TO 3 TIMES AROUND EACH LODGE POLE. PLACE LODGE POLES PERPENDICULAR

21-0593
10/12/2021

PLAN NORTH

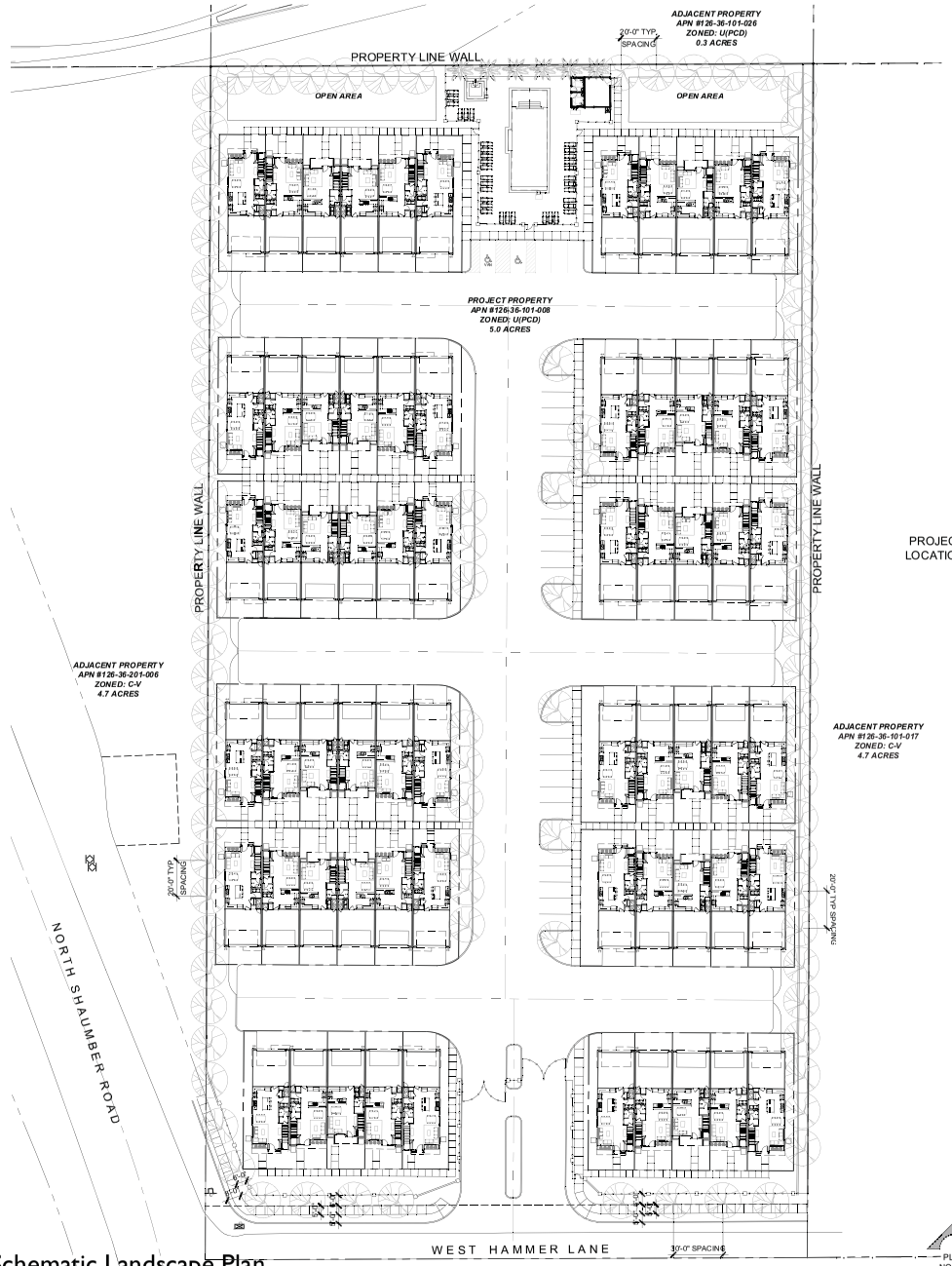
Date: October 11, 2021
Scale: 1/32"=1'-0"

EDWARD HOMES

Thrive Townhomes @ Ann - Schematic Landscape Plan

NORTH EAST CORNER OF WEST HAMMER LAND & NORTH SHAUMBER ROAD
Las Vegas, Nevada 89166

rad studio
ARCHITECTURE | INTERIORS | PLANNING
address: 707 Fremont St. Suite #1320
Las Vegas, NV 89101
contact email: ryan@RADstudiolv.com
phone: 702.340.6180



Site Data

JURISDICTION:	CITY OF LAS VEGAS
PARCELS #:	126-36-101-008
ZONING CLASSIFICATION: LAND USE:	UNDEVELOPED (U/PCD) - PROPOSED - R-TH RH-RESIDENTIAL HIGH
PARCEL AREA:	5.00 ACRES (217,800 S.F.)
FLOOR AREA RATION (F.A.R.):	0.38
DENSITY:	65 UNITS / 13.0 UNITS PER ACRE
PROPOSED USE:	SINGLE FAMILY ATTACHED (TOWNHOMES)
BUILDING HEIGHT:	34'-0" FROM FINISH FLOOR
OPEN SPACE:	REQUIRED 100 S.F. PER UNIT OR 10,000 S.F. MIN 17,600 S.F. PROVIDED

21-93
09/15/2021

Parking Analysis

MEDIUM DENSITY RESIDENTIAL

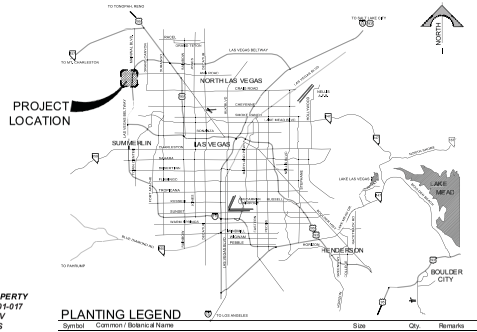
2 SPACES PER UNIT
+ .2 SPACE PER UNIT OF GUEST PARKING

65 UNITS = 130 GARAGE PARKING SPACES
65X0.2 = 13 VISITOR SPACES
= 143 REQUIRED

65 x (2 CAR GARAGES) +27 SPACES

TOTAL PARKING STALLS PROVIDED = 157 PROVIDED
(2) ADA ACCESSIBLE SPACE PROVIDED

Vicinity Map



PLANTING LEGEND

Symbol	Common / Botanical Name	Size	Qty.	Remarks
TREES:				
	Cercidium parkinsonian / Desert Museum Palo Verde	24" Box	40	Multi-Trunk
	Pinus eldarica / Mondell / Afghan Pine	24" Box	27	LANDSCAPE BUFFER PER 30.64-12
	Phoenix Dactylfera / Date Palm	Bare root	2	
SHRUBS:				
	Echinocactus grusonii / Golden Barrel Cactus	1 Gal.	73	-
	Yucca rigida / Blue Yucca	2 Gal.	45	-

LANDSCAPE MATERIALS:

Symbol	Description	Size	Qty.	Remarks
	D G @ 2" depth in all planting areas unless noted on plan -Vista Gold	3/4"	38,839 SF	-

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. CONTRACTOR IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES. SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. SHRUBS TO BE INSTALLED TO COVER A MINIMUM OF 70% OF THE LANDSCAPE PLANTER AREA.
5. DECORATIVE GRANITE 3/4" SCREENED, COLOR "VISTA GOLD", 2" DEPTH TYPICAL IN ALL PLANTINGS BEDS. VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
6. IT IS THE INTENT OF THIS DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR THINNING OUT AT A FUTURE DATE.
7. ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR APPROVED ELEVATIONS.
8. CONTRACTOR TO PROVIDE A SWALE, A WIDTH OF 2' MINIMUM ADJACENT TO SIDEWALKS IN LANDSCAPE AREAS GREATER THAN 4' WIDE.
9. PLANT MATERIAL AND HARDSCAPE NOT TO EXCEED 24" HEIGHT IN CORNER SITE VISIBILITY ZONES.
10. ANY TREE WITHIN 6 FEET OF A REQUIRED PERIMETER WALL, SIDEWALK, OR STREET, OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO REDERICT ROOT GROWTH AND SHALL INCORPORATE A DEEP ROOT IRRIGATION SYSTEM.
11. ALL TREES TO BE STAKED WITH (2) 2-1/2" DIA. LODGE POLE STAKES USING A TEE WIRE W/RUBBLER TWIST. THE WIRE IS TO BE TWISTED TOGETHER 4 TO 5 TIMES AROUND EACH LODGE POLE. PLACE LODGE POLES PERPENDICULAR

EDWARD HOMES

Thrive Townhomes @ Ann - Schematic Landscape Plan

NORTH EAST CORNER OF WEST HAMMER LAND & NORTH SHAUMBER ROAD
Las Vegas, Nevada 89166

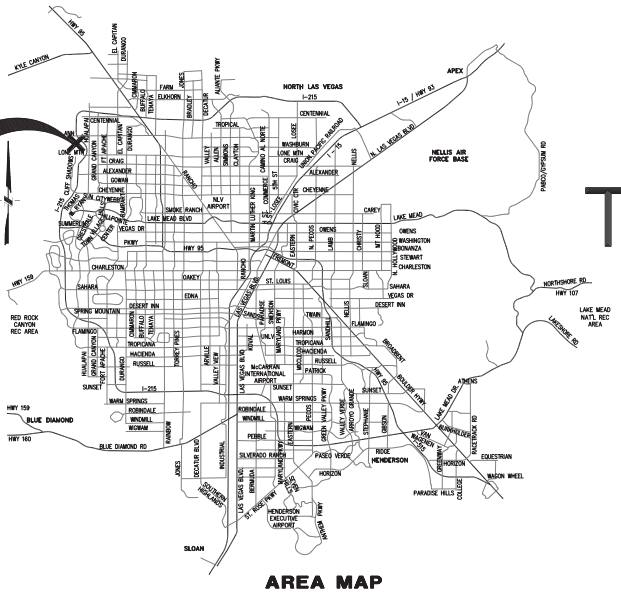
Date: September 8, 2021
Scale: 1/32"=1'-0"

rad studio
ARCHITECTURE | INTERIORS | PLANNING
address 707 Fremont St. Suite #3320
Las Vegas, NV 89101
contact email: Ryan@RADstudiolv.com
phone: 702.340.6180

TENTATIVE MAP
FOR
THRIVE TOWNHOMES

CITY OF LAS VEGAS, NEVADA

APN: 126-36-101-008



AREA MAP
N.T.S.

INDEX OF SHEETS

1. TM-1 COVER SHEET
2. TM-2 TENTATIVE MAP
3. TM-3 DETAILS/SECTIONS

SITE DATA

ZONING ____ U(PCD)
PROPOSED ZONING ____ R-TH
LAND USE ____ RH
GROSS AREA ____ 5.04± ACRES

TOTAL LOTS = 63
COMMON ELEMENTS = 1
TOTAL LOTS: 64
GROSS DENSITY = 12.28 DU/AC

SMALLEST LOT = 1,607 SF
LARGEST LOT = 2,359 SF
AVERAGE LOT = 1,739 SF

OPEN SPACE REQUIRED = 10,000 SF
OPEN SPACE PROVIDED = 17,328 SF

PARKING

REQUIRED:
63 TOWNHOME UNITS @ 2 SPACES PER UNIT + 0.2 VISITOR PER UNIT
2 x 63 + 0.2 = 126 + 13 ____ = 139 PARKING SPACES

PROVIDED:
126 + 31 (VISITOR) ____ = 157 PARKING SPACES
(INCL. 2 ADA ACCESSIBLE SPACES)

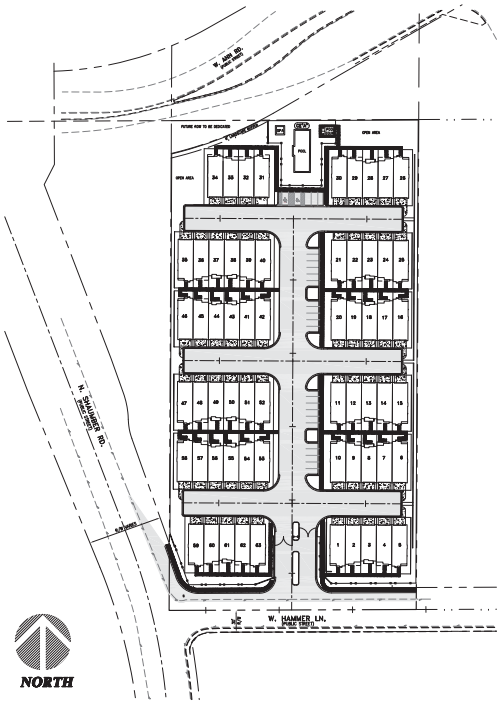
CONNECTIVITY RATION (C.R.)

PROVIDED:
NUMBER OF LINKS ____ = 9
NUMBER OF NODES ____ = 9
C.R. = LINKS/NODES ____ 9/9 = 1

REQUIRED:
PER 19.04.040, MINIMUM C.R. FOR
R-TH ZONING ____ = 1.3
VARIANCE REQUIRED

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOTLINE
- SETBACK LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- EX. EDGE OF PAVEMENT
- PROP SIDEWALK
- A.C. PAVEMENT
- 1 LOT NUMBER



SITE PLAN
N.T.S.

UTILITY DATA

POWER:	NV ENERGY
WATER:	LVVWD
SEWER:	CITY OF LAS VEGAS
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	CENTURY LINK
DISPOSAL:	REPUBLIC SERVICES

LEGAL DESCRIPTION

ISSUING OFFICE FILE NUMBER: 13895-2626359 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS: THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

BASIS OF BEARING

NORTH 00°15'55" EAST, BEING THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS RECORDED IN BOOK 163 OF PLATS AT PAGE 53, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

BENCHMARK: ID 1C9925 SSW6: FOUND RIVET AND SQUARE ALUMINUM PLATE IN THE NORTHEAST CORNER OF A CONCRETE BASE FOR A LARGE POWER POLE (#40-8) AT THE WEST END OF ANN ROAD.

ELEVATION: 880.347 METERS (NAVD 88) 2888.27 FEET.

21-0593
10/12/2021

OWNER/DEVELOPER

ANN ROAD I-215 INTERCHANGE, LLC
1635 VILLAGE CENTER CIR. #100
LAS VEGAS, NV. 89134

EDWARD HOMES, INC.
8475 EASTERN AVE. #105
LAS VEGAS, NV. 89123
CONTACT: BROCK METZKA PH: 702-830-0918

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

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

Planning Commission November 9, 2021 - Page 1160

NO.	REVISION	BY	DATE	APP.	DATE

ISSUED BY: AM
DRAFT BY: CWH-D
CHECKED BY: AM
PROJECT DATE: OCT 2021

THRIVE TOWNHOMES
APN 126-36-101-008
CITY OF LAS VEGAS NEVADA
TENTATIVE MAP
COVER SHEET

OWNER/DEVELOPER
ANN ROAD I-215 INTERCHANGE, LLC
1635 VILLAGE CENTER CIR. #100
Las Vegas, NV. 89134

EDWARD HOMES, INC.
8475 Eastern Ave. #105
Las Vegas, NV. 89123
Contact: Brock Metzka Ph: 702-830-0918

SEAL
PROFESSIONAL ENGINEER - STATE OF NEVADA
No. 019652
EXP. 12/31/2021
CIVIL
10/12/21

631 N. Stephanie St. #278
Henderson, NV. 89014
Tel: (702) 565-3642
NEVADA, INC.
ENGINEERING · PLANNING · LAND SURVEYING

SHEET
TM-1
1 OF 3

AGENCY DWG. NO.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- EX. EDGE OF PAVEMENT
- SAWCUT PAVEMENT
- FLOW LINE
- 6' CMU SCREEN WALL AS NOTED
- EX. BLOCK WALL
- EX. FENCELINE
- EX. CONTOUR (1' INTERVAL)
- EX. CONTOUR (5' INTERVAL)
- PROP. SEWER LINE
- PROP. SEWER MANHOLE
- PROP. CLEAN OUT
- PROP WATER LINE
- WATER LATERAL/METER
- EX. WATER LINE
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. OVERHEAD POWER LINE
- SIGHT VISIBILITY ZONE
- PROP A.C. PAVEMENT
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- 1 LOT NUMBER
- EX. STREET LIGHT
- EX. WATER VALVE
- EX. POWER POLE
- P.O.C. POINT OF CONNECTION TO EX. UTILITY
- WATER VALVE

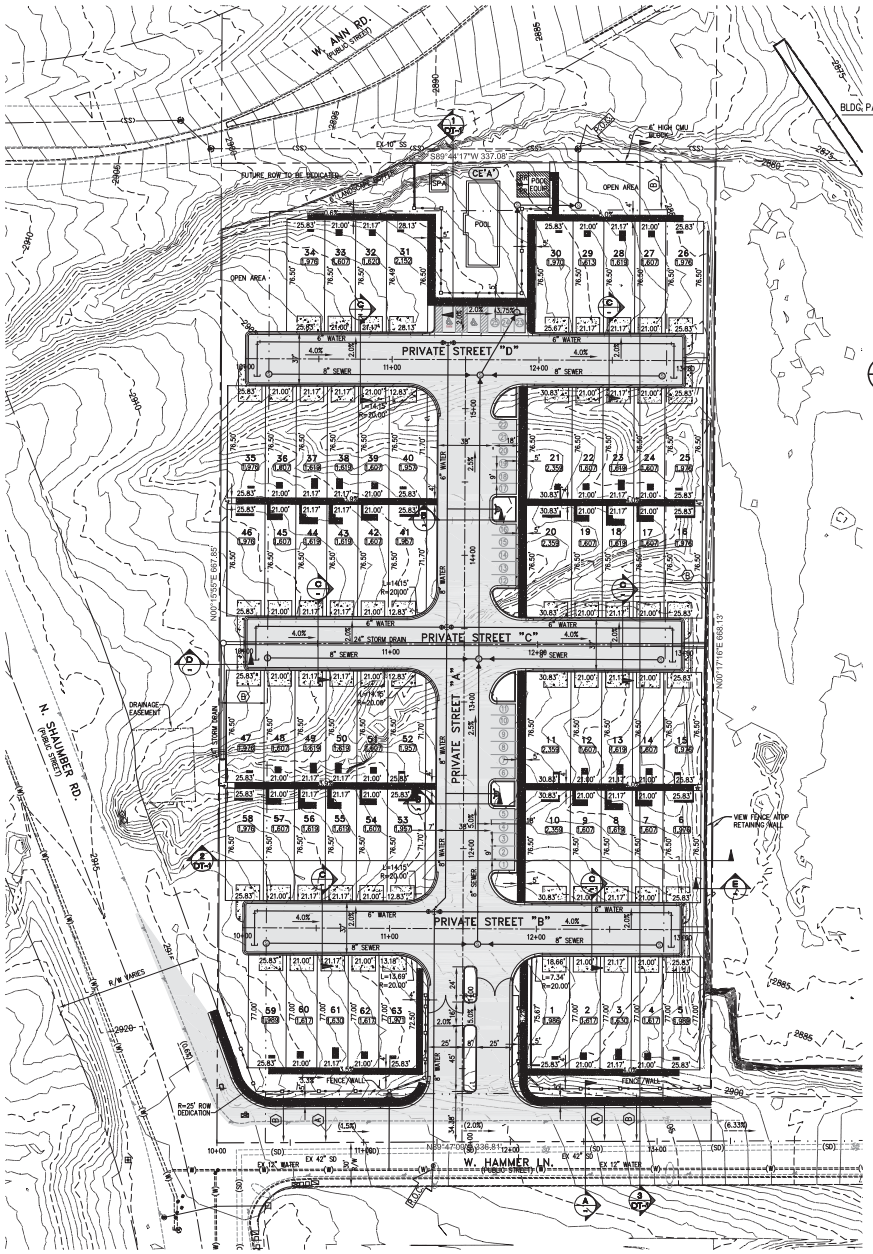
ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN	ASSESSOR PARCEL NUMBER
BC	BACK OF CURB
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CO	CLEAN OUT
EAC	EDGE OF ASPHALTIC CONCRETE
ELEC	ELECTRIC
EASMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FNC	FENCE
FOW	FACE OF WALL
FTG	FOOTING
GAS	GAS
GND	GROUND
HP	HIGH POINT
IMP	IMPROVEMENT
LTH	LENGTH
LS	LANDSCAPE
PL	PROPERTY LINE
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
SS	SANITARY SEWER
SW	SIDEWALK
TEL	TELEPHONE
W	WATER

EASEMENTS

(A) 30' PATENT EASEMENT PER INST. 20210311-0001963

(B) 33' WIDE ROADWAY & UTILITY EASEMENT PER PATENT NO. 1187435 & OR:318:277648 TO BE VACATED.

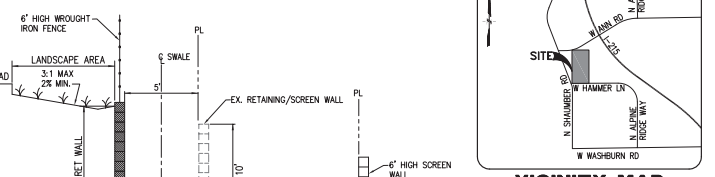


NORTH

GRAPHIC SCALE

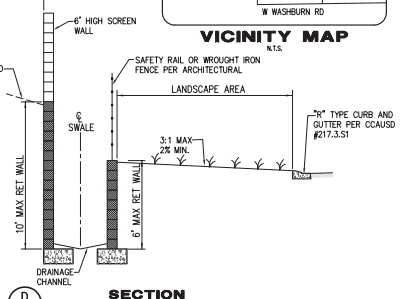
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

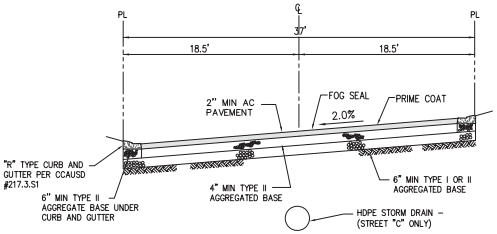


E — SECTION
N.T.S.

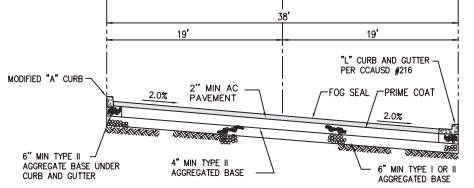
VICINITY MAP
N.T.S.



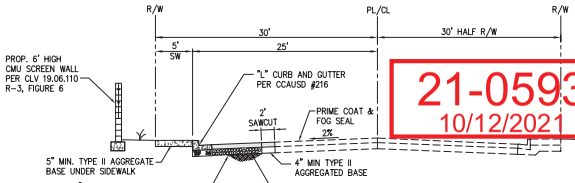
D — SECTION
N.T.S.



C — TYP. 37' ONSITE STREET SECTION
PRIVATE STREET
N.T.S.



B — TYP. 38' ONSITE STREET SECTION
PRIVATE STREET
N.T.S.



A — HAMMER LANE
PUBLIC STREET
N.T.S.

21-0593
10/12/2021

Planning Commission November 9, 2021 Page 116

ISSUED BY:	DATE:	APP:	DATE:
AM			
DRAFT BY:			
CMH-D			
CHECKED BY:			
AM			
PROJECT DATE:			
OCT 2021			

NO.	REVISION	BY	DATE

THRIVE TOWNHOMES
APN 126-36-101-008
CITY OF LAS VEGAS · NEVADA

TENTATIVE MAP

OWNER/DEVELOPER:
ANN ROAD I-215 INTERCHANGE, LLC
1635 VILLAGE CENTER CIR. #100
Las Vegas, NV. 89134

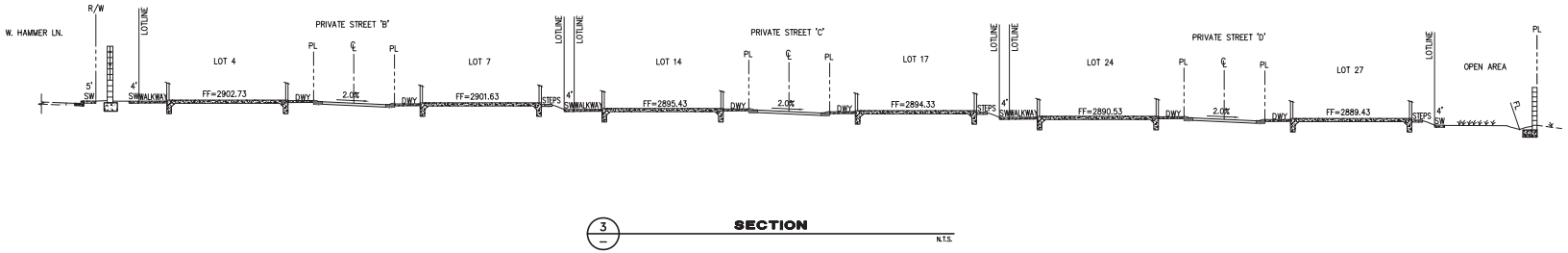
EDWARD HOMES, INC.
8475 Eastern Ave. #105
Las Vegas, NV. 89123
Contact: Brock Merlin Ph: 702-830-0918

PROFESSIONAL ENGINEER - STATE OF NEVADA
ALEXANDER MORRISON
EXP. 12/31/2021
CIVIL
No. 019652
10/12/21

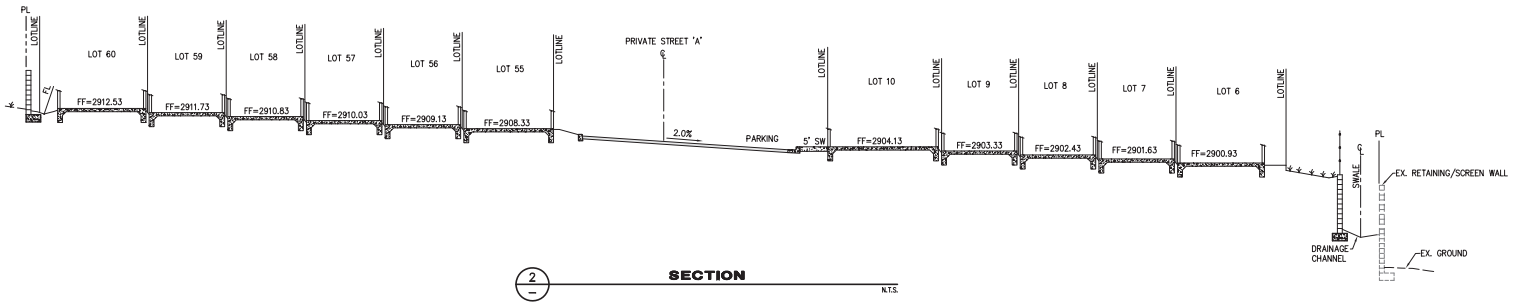
651 N. Stephanie St. #108
Henderson, NV. 89014
Tel: (702) 385-3642
NEVADA, INC.
ENGINEERING · PLANNING · LAND SURVEYING

SHEET
TM-2
2 OF 3

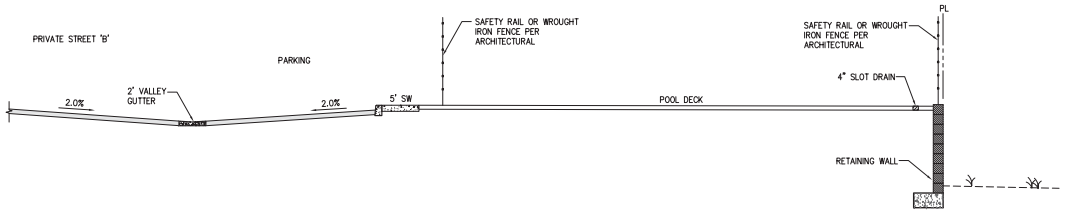
AGENCY DWG. NO.



3 SECTION N.T.S.



2 SECTION N.T.S.



1 SECTION N.T.S.

21-0593
10/12/2021

Planning Commission November 9, 2021 - Page 116

Call Before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

DESIGNED BY: AM
DRAFTY BY: CWH-D
CHECKED BY: AM
PROJECT DATE: OCT 2021

NO.	REVISION	BY	DATE	APP.	DATE

THRIVE TOWNHOMES
APN 126-36-101-008
CITY OF LAS VEGAS NEVADA
TENTATIVE MAP SECTIONS

OWNER/DEVELOPER:
ANN ROAD I-215 INTERCHANGE, LLC
1635 VILLAGE CENTER CIR. #100
Las Vegas, NV. 89134

EDWARD HOMES, INC.
8475 Eastern Ave. #105
Las Vegas, NV. 89123
Contact: Brock Merlin Ph: 702-830-0918

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
No. 19652 EXP. 12/31/2021 CIVIL
10/12/21

631 N. Stephanie St. #278
Henderson, NV 89014
Tel: (702) 385-3642
NEVADA, INC.
ENGINEERING · PLANNING · LAND SURVEYING

SHEET DT-1
3 OF 3

AGENCY DWG. NO.



21-0593-ZON1, 21-0593-VAR1, 210-593-VAR1, 21-0593-VAC AND 21-0593-TMP1 - APPLICANT: AVISION DEVELOPMENT PARTNERS, LLC - OWNER: ANN ROAD I-215 INTERCHANGE, LLC
NORTHEAST CORNER OF HAMMER LANE AND SHAUMBER ROAD

09/30/2021



21-0593-ZON1, 21-0593-VAR1, 210-593-VAR1, 21-0593-VAC AND 21-0593-TMP1 - APPLICANT: AVISION DEVELOPMENT PARTNERS, LLC - OWNER: ANN ROAD I-215 INTERCHANGE, LLC
NORTHEAST CORNER OF HAMMER LANE AND SHAUMBER ROAD

09/30/2021

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB GRONAUER
rjg@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

September 16, 2021

CITY OF LAS VEGAS PLANNING AND ZONING
495 Main Street, 3rd Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Zone Change, Tentative Map, Variances and Vacation
Avision Development Partners, LLC
APN: 126-36-101-008

To Whom It May Concern:

This firm represents Avision Development Partners, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on approximately 5 acres on the northeast corner of Shaumber Road and Hammer Lane (the "Property"). The Property is more particularly described as Assessor's Parcel Number 126-36-101-008. The Property is zoned Undeveloped (U(PCD)) with a general plan of Neighborhood Mixed Use Center (NMX-U). The Applicant is requesting a zone change to R-TH and corresponding tentative map, variances and vacation of patent easements to allow for a 65 unit townhome development.

The Property is adjacent to an existing CCSD bus yard to the south, the Ann Road off ramp from the 215 Beltway to the east, vacant land and the 215 Beltway to the north, and a previously approved R-CL single family development to the west. The residential subdivision would include 65 units at a density of 12.87 units/acre. The plans show two-story 5 and 6-plex attached townhome units with a maximum height of 29-feet. There will be a gated access point along the southern property line on Hammer Lane. The project also includes a community pool and two large open space areas located at the north end of the development. There will be no trash enclosures within the development. Rather, trash will be collected from each individual unit by Republic Services.

The Property was recently amended to apply a new underlying general plan of NMX-U, via application 21-0029-GPA1, which allows for up to 25 units per acre. Here, the Applicant is requesting under 13 units/acre and therefore does not require a general plan amendment. The location of the Property is ideal for higher density residential development with the adjacent bus yard and close proximity to the Beltway. Additionally, the townhome development will act as an appropriate buffer between the Beltway and the single family detached development to the west.

21-0593
09/16/2021

The Applicant is also requesting variances to allow for private street design to allow for 37-foot private streets, stub streets, perimeter walls exceeding permitted height and connectivity ration of 1.0 where 1.3 is required. The above requests all internal to the development and will therefore not negatively impact the surrounding areas.

Finally, the Applicant is also requesting a vacation of the existing patent easements on the Site which are no longer needed for right of way dedication or utilities.

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

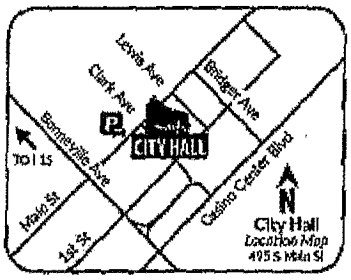
Bob Gronauer

21-0593
09/16/2021

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

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

RECEIVED

NOV 08 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.

21-0593 and 21-0593-ZON1 and 21-0593-VAR1 and 21-0593-VAR2 and 21-0593-VAC1 and 21-0593-TMP1

Planning Commission Meeting of **11/09/2021**

21-0593
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

Submitted after final agenda

36a-e P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
36a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0593-ZON1 - REZONING - FROM: U (UNDEVELOPED) [NMXU (NEIGHBORHOOD MIXED-USE CENTER) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
36b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0593-VAR1 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS BEHIND A GATE, STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
36c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0593-VAR2 - VARIANCE - TO ALLOW 10-FOOT PERIMETER RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
36d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0593-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

C.C.: 12/15/2021

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, 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: November 9, 2021

Agenda Item No.:
36e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0593-TMP1 - TENTATIVE MAP - THRIVE TOWNHOMES - FOR A 63-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
37

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

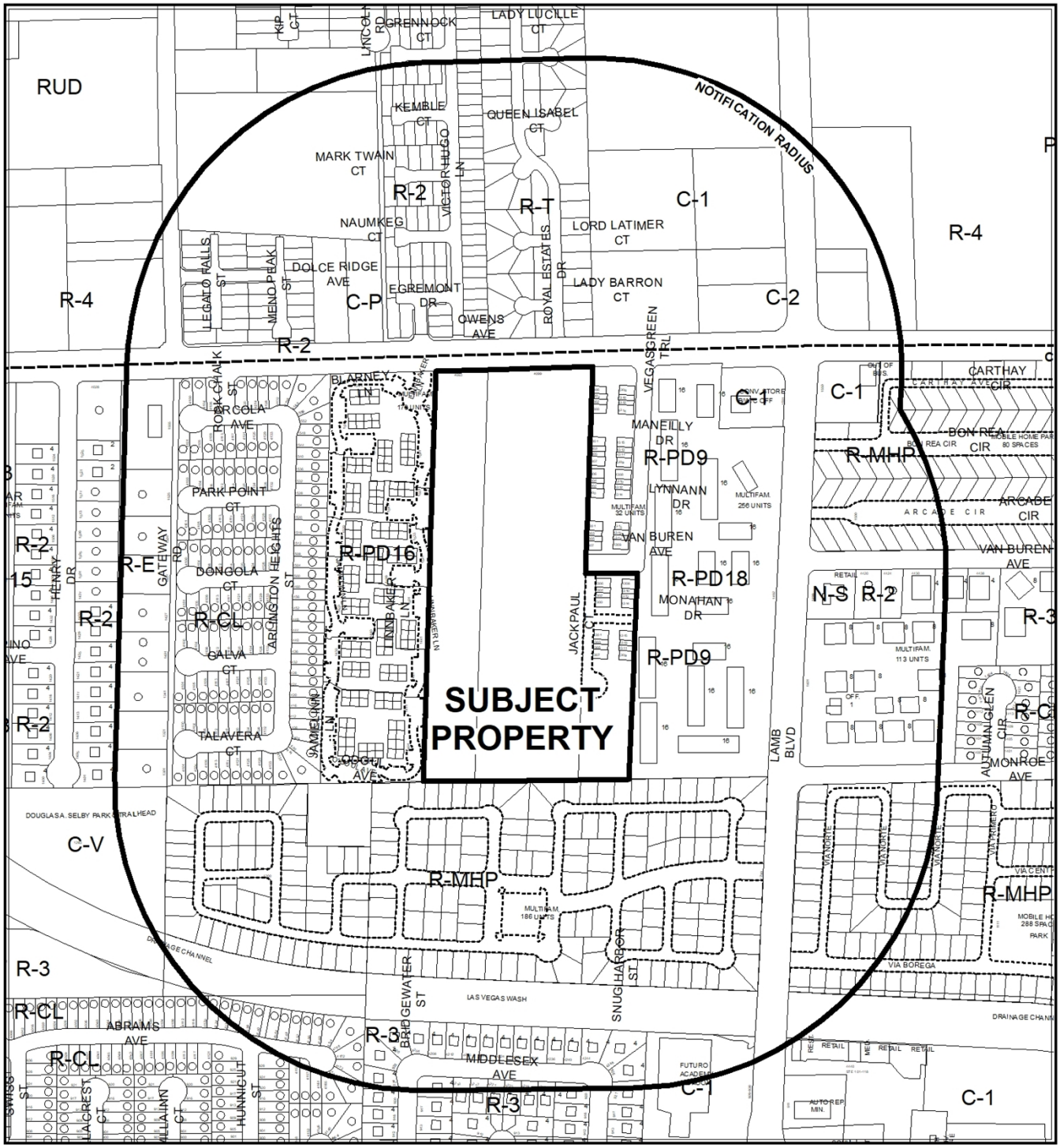
SUBJECT:
21-0599 - PUBLIC HEARING - APPLICANT/OWNER: WLCL LENDING, LLC - For possible action on the following Land Use Entitlement project requests on 17.85 acres on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APNs 140-30-503-001 and 002; and 140-30-520-017 through 033), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0599-ZON1. Staff recommends DENIAL on 21-0599-VAR1 and 21-0599-TMP1.

C.C.: 12/15/2021

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 21-0599-ZON1. Staff recommends DENIAL on 21-0599-VAR1 and 21-0599-TMP1.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map for 21-0599-ZON1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Comments from Clark County School District for 21-0599-TMP1
8. Submitted after Final Agenda - Protest Postcards
9. Submitted at Meeting - Protest Postcards and Documentation Not Vetted - Protest Letters by Ruth Sanchez

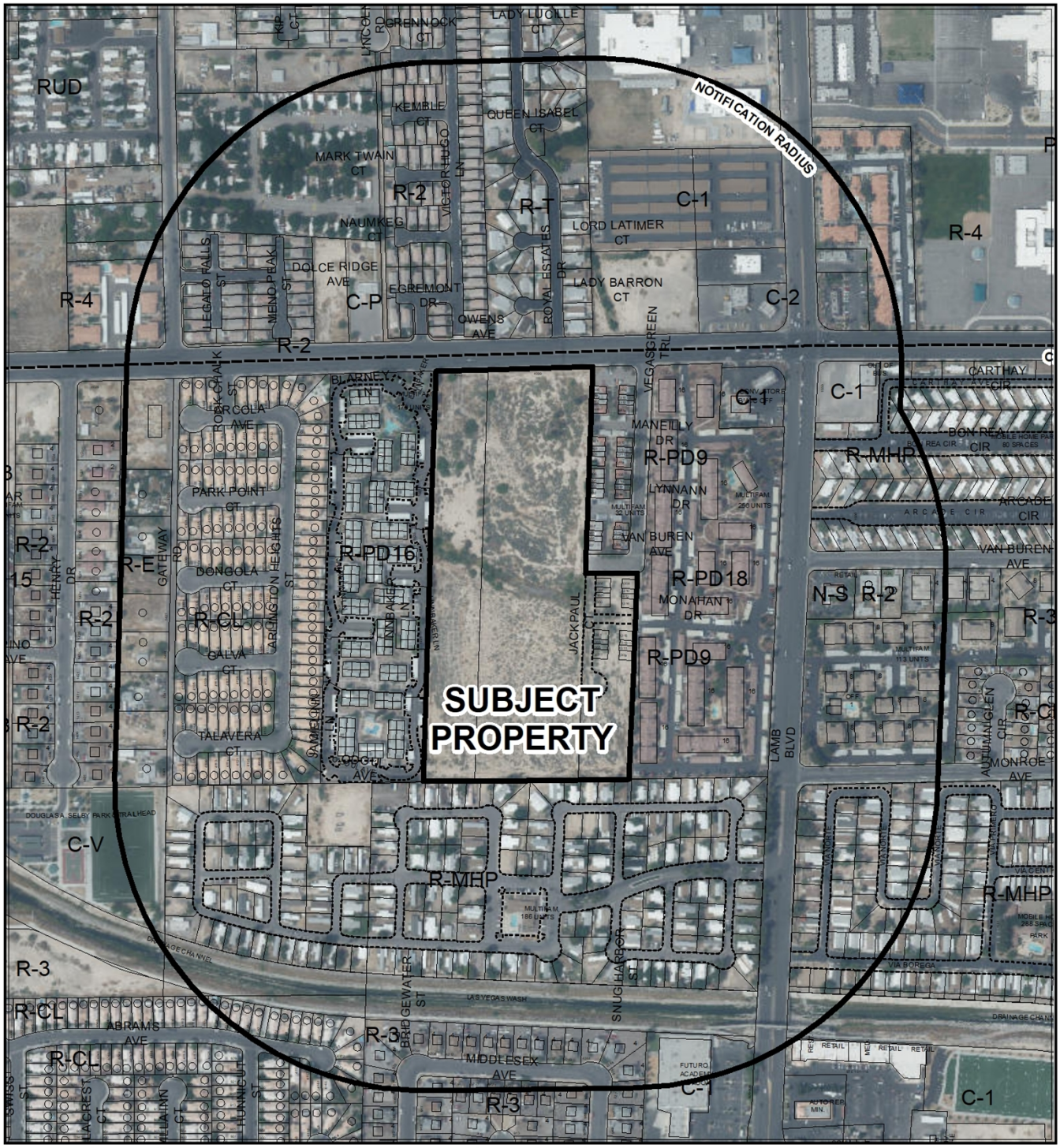


CASE: 21-0599

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)



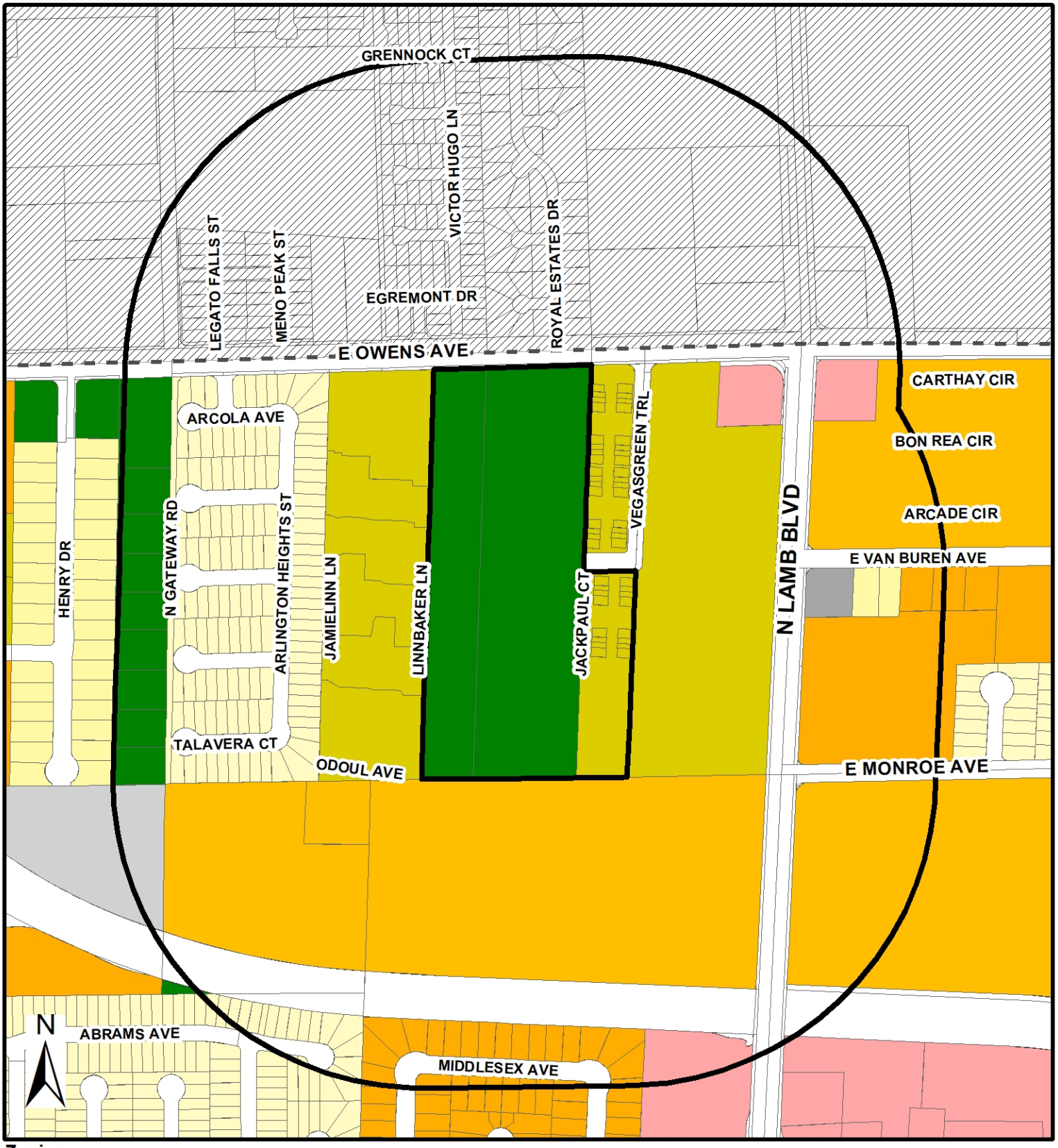
CASE: **21-0599**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

21-0599-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 - 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
- I - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

From R-E AND R-PD9
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.
762-229-6301

Date: Thursday, September 23, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WLCL LENDING, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0599-ZON1	Staff recommends APPROVAL.	
21-0599-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0599-ZON1
21-0599-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0599-ZON1 21-0599-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1347

PROTESTS 0

APPROVALS 0

** CONDITIONS **

21-0599-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0599-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0599-SUP1) 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.

21-0599-TMP1 CONDITIONS

Planning

1. Handicapped parking spaces shall be designed according to Title 19.08.110 requirements.

2. An Exception of Title 19.08.110 is hereby approved, to allow zero trees in the guest parking area where nine trees are required.

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 a Rezoning (21-0599-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0599-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. Concurrent with development, dedicate and construct the right turn lane/bus turn out on Owens Avenue and the appropriate cul-de-sac bulb for the termination of Van Buren Avenue.

10. Private streets shall be granted as "Public Sewer and Drainage Easements to be Privately Maintained" on the Final Map for this site. Public Sewer and Public Drainage Easements overlying Common Elements "G" and "E" shall be granted on the Final Map for this site. No structures, and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

11. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

12. A deviation from standards for streets without corner knuckles is hereby approved. No other 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.

13. Concurrent with development, upsize the existing 8-inch public sewer line running through the southern portion of this site. The new size shall be determined per the engineer's analysis and coordination with the City of Las Vegas Public Works Sanitary Sewer Section.

14. Prior to final sewer inspection of sewer lines for this project, downstream sewer relief at the Lamb Boulevard and the Las Vegas Wash must be constructed and fully accepted by the Sanitary Sewer Section of the Department of Public Works.

15. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. 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.

17. 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. 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. 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.

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

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 tentative map for a 222-lot single-family attached (townhome) subdivision on 17.85 acres of undeveloped land on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The subdivision is planned to be gated with 35-foot wide private streets with a sidewalk on one side.

ISSUES

- Rezoning is requested from R-E (Residence Estates) and R-PD9 (Residential Planned Development – 9 Units per Acre) to accommodate the proposed townhome development. Staff recommends approval.
- A Variance is requested to allow stub street terminations where cul-de-sacs or hammerheads are required. Staff recommends denial.
- An Exception is requested to allow zero parking lot trees where Title 19.08 requires nine trees. Staff approves the Exception.

ANALYSIS

Although the site is undeveloped, a portion of the site is mapped for single family attached lots as part of a previously recorded subdivision (Vegas Green Townhouses). The lots on this portion, zoned R-PD9 (Residential Planned Development – 9 Units per Acre), were never improved. The remaining portion is zoned R-E (Residence Estates). Previous entitlements were approved for residential developments on this site, but these have expired. The most recent development request was for 222 single family attached dwellings in 2019, similar to the current project; however, this was withdrawn without prejudice at the applicant's request.

The General Plan designation for the site is MLA (Medium Low Density Residential), which allows up to 12.49 dwelling units per acre. The current proposal is for 12.44 dwelling units per acre in conformance with the General Plan. Rezoning to R-TH (Single Family Attached) is requested, which conforms to the MLA General Plan designation. Staff recommends approval of the Rezoning request, which is congruent with previous recommendations for rezoning of this site.

For this development, lots range from 25 to 32 feet in width and between 2,075 and 3,105 square feet in size. The Connectivity Ratio is 1.31, indicating an acceptable level of travel options are available to vehicles and pedestrians within the subdivision. Pedestrian gates are proposed at the Van Buren Avenue access and to Owens Avenue.

Primary access is from Owens Avenue (a 100-foot Primary Arterial). Secondary emergency access is provided to and from Van Buren Avenue, which terminates in a cul-de-sac to the east of this site.

Several streets terminate in either a dead end stub or a hammerhead. Pursuant to Title 19.04.100, private streets must terminate in a standard cul-de-sac or a hammerhead that conforms to Standard Drawing 212.1.S1. There is no physical characteristic of the site that warrants deviation from the standard. As the hardship in this case is self-imposed, staff recommends denial.

Within a gated subdivision private streets must meet public street standards (47 feet with sidewalks on both sides) or be designed to meet any of the three options provided by Title 19.04.230. The proposed street closely matches the 28-foot flow line to flow line drawing with R-type curbs. There are a number of nonstandard knuckles and curves that require deviations from the City Engineer before they can be constructed. An attached sidewalk is already installed along Owens Avenue.

The perimeter landscaping shown meets Title 19 requirements. A six-foot landscape buffer is required along Owens Avenue, classified as a Primary Arterial; no other buffers are required. A bus turnout lane will be provided on the south side of Owens Avenue that will reduce the buffer width along a portion of the perimeter. No waiver is required in this instance.

The submitted north/south and east/west cross sections depict maximum natural grade less than 2% across this site. Per Title 19.06.050 a development with natural slope less than 2% is allowed a maximum four-foot retaining wall. A maximum of 2.8-foot retaining wall is shown along the north property line and maximum four-foot walls are shown along the east and west property lines in conformance with Title 19.

For single family attached use, parking spaces are required at the rate of two onsite parking spaces per dwelling unit, plus one guest parking space for every six dwelling units spread throughout the development. Two garage spaces will be provided for each unit, plus an additional 37 guest spaces all aligned along the easternmost north-south street. Staff recommends that the guest spaces be made available in all areas of the subdivision so that they have more of an opportunity to be used and that guests will be less likely to park illegally in a street. A condition of approval will require handicapped spaces to be designed according to Title 19 requirements.

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 87 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Desert Pines High School was 23 percent over program capacity for the 2020-21 school year; Diaz Elementary School and Monaco Middle School were both under capacity.

For the reasons stated above, staff recommends approval of the Rezoning and denial of the requested variance. As the design of this subdivision does not meet Title 19.04 requirements with regard to street terminations, staff also recommends denial of the requested Tentative Map, subject to conditions if approved.

FINDINGS (21-0599-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to R-TH (Single Family Attached) conforms to the MLA (Medium Low Attached Density Residential) General Plan designation, which allows up to 12.49 dwelling units per acre in this area.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The R-TH (Single Family Attached) zoning district will allow for single family attached dwellings, churches/houses of worship, Community Residences, child care facilities, schools and similar uses. These uses would be compatible with the existing townhome subdivision zoned R-PD9 (Residential Planned Development) to the east, existing multi-family residential developments to the east and west zoned R-PD16 and R-PD18, and a mobile home park zoned R-MHP (Residential Mobile/Manufactured Home Park) to the south.

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

   The site includes infill parcels between existing medium-low to medium density residential zoning districts along a major arterial street (Owens Avenue) that are appropriate for townhome development.

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.**

   Gated access to the site is planned from Owens Avenue, classified as a 100-foot Primary Arterial street on the City's Master Plan of Streets and Highways. Secondary access can be provided to and from Van Buren Avenue. These roadways will be adequate in size to accommodate any proposed development in the R-TH zoning district.

FINDINGS (21-0599-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 private stub street terminations where cul-de-sacs or hammerheads are appropriate. Replacing the stubs with cul-de-sacs 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 (21-0599-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19 requirements for tentative maps. However, the design of this subdivision does not meet Title 19.04 requirements regarding street terminations, requiring a Variance that staff does not support. Therefore, staff also recommends denial of the requested Tentative Map, subject to conditions if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/16/84	A Final Map for a 48-lot single-family attached residential subdivision (Vegas Green Townhouses) on the south side of Owens Avenue, approximately 455 feet west of Lamb Boulevard, was recorded.
01/19/05	The City Council approved a request for a General Plan Amendment (GPA-4548) from M (Medium Density Residential) and ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential) on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The Planning Commission recommended approval. Staff recommended denial.
01/19/05	The City Council approved a request for a Rezoning (ZON-4554) from R-E (Residence Estates) to R-PD9 (Residential Planned Development - 9 Units per Acre) on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The Planning Commission and staff recommended denial. The Resolution of Intent expired 01/19/09.
01/19/05	The City Council approved a request for a Variance (VAR-4677) to allow 1.57 acres of open space where 2.75 acres is the minimum required on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The Planning Commission and staff recommended denial. The approval expired 01/19/07.
01/19/05	The City Council approved a request for a Site Development Plan Review (SDR-4555) for a proposed 166-lot single-family residential development on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The Planning Commission and staff recommended denial. The approval expired 01/19/07.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/19/05	The City Council approved a request for a Variance (VAR-8631) to allow 61,000 square feet of open space where 115,724 square feet is the minimum required in conjunction with a proposed 161-lot single-family residential development on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard. The Planning Commission and staff recommended denial. The approval expired 01/19/09 (with expiration of ZON-4554).
10/19/05	The City Council approved a request for a Site Development Plan Review (SDR-8630) for a 161-lot single-family residential development on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard. The Planning Commission and staff recommended denial. The approval expired 01/19/09 (with expiration of ZON-4554).
11/03/05	The Planning Commission approved a Tentative Map (TMP-9106) for a 161-lot single-family residential subdivision on 17.89 gross acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard. Staff recommended approval. The approval expired 11/03/07.
11/08/07	The Planning Commission approved a Tentative Map (TMP-24765) for a 161-lot single-family residential subdivision (Owens and Lamb) on 17.89 gross acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard. Staff recommended approval. The approval expired 01/19/09 (with expiration of ZON-4554).
09/10/19	The Planning Commission voted to Withdraw without Prejudice a request for a Rezoning (ZON-77091) from: R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) to: R-TH (Single Family Attached) on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard. Staff had recommended approval.
09/10/19	The Planning Commission voted to Withdraw without Prejudice a Tentative Map (TMP-77092) for a 222-lot single-family attached subdivision (Owens & Lamb Street & Avenue A Project) on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard. Staff had recommended approval.

Most Recent Change of Ownership	
03/16/21	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	
09/15/21	A pre-application meeting was held with the applicant to discuss submittal requirements for entitlement of a proposed single family attached residential subdivision.

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

Field Check	
09/27/21	The site is undeveloped, but appears to have been cleared of most vegetation. A temporary chain link fence has been installed along Owens Avenue.

Details of Application Request	
Site Area	
Net Acres	17.85

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MLA (Medium Low Attached Density Residential)	R-E (Residence Estates) R-PD9 (Residential Planned Development – 9 Units per Acre)
North	Single Family, Detached	RS (Residential Suburban) - Clark County designation	R-T (Manufactured Home Residential) – Clark County designation R-2 (Medium Density Residential) – Clark County designation
South	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
East	Single Family, Attached (Townhomes)	ML (Medium Low Density Residential)	R-PD9 (Residential Planned Development – 9 Units per Acre)
	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
West	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan Area: East Las Vegas	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	1,600 SF	2,075 SF	Y
Min. Lot Width	20 Feet	25 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet N/A 10 Feet 5 Feet	 N/A 0 Feet N/A N/A	 By Permit Y By Permit By Permit
Max. Lot Coverage	95 %	N/A	By Permit
Max. Building Height	3 stories/45 Feet	2 stories/45 Feet	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	2.42 du/ac	36
R-PD9 (Residential Planned Development – 9 Units per Acre)	9.49 du/ac	24
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached)	12.49 du/ac*	222*
Existing General Plan	***Permitted Density***	***Units Allowed***
MLA (Medium Low Attached Density Residential)	12.49 du/ac	222
Proposed General Plan	***Permitted Density***	***Units Allowed***
N/A	N/A	N/A

*Limited by the allowed density within the General Plan designation of the subject site.

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 / 30 Linear Feet N/A N/A N/A	6 Trees N/A N/A N/A	10 Trees 0 Trees 0 Trees 0 Trees	Y N/A N/A N/A
TOTAL PERIMETER TREES		**6 Trees**	**10 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	9 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	6 Feet N/A N/A N/A		6 Feet 0 Feet 0 Feet 0 Feet	Y N/A N/A N/A
Wall Height	Max 6 to 8-foot perimeter screen wall Max 4-foot retaining wall Max 10-foot total height		4-foot retaining along west and east PLs Max 10 feet total retaining and screening	Y

*An Exception is required. See Exception table below.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Owens Ave	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Van Buren Ave	Minor Collector	Title 13	60	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		24	
Intersection – Internal			15
Cul-de-sac Terminus (hammerhead)			1
Intersection – External Street or Stub Terminus			3
Intersection – Stub Terminus with Temporary Turnaround Easements			0
Non-Vehicular Path - Unrestricted		1	
Total		25	19
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.31**	

Pursuant to Title 19.06 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Attached	222 units	2 spaces per unit	444				
Guest Parking	222 units	1 guest parking space per 6 units, spread throughout the develop-ment	37				
TOTAL SPACES REQUIRED			481		481		Y
Regular and Handicap Spaces Required			479	2	479	2	Y

*Includes 37 guest spaces along the easternmost north-south street. The number of spaces conforms to Title 19 standards, but the spaces are not dispersed throughout.

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box shade tree for every 6 uncovered parking spaces, plus one tree at the end of each parking row	To allow zero parking lot trees where 9 trees are required	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0599
Meeting Date	09/29/2021
Total Fee	
Received By/Date	

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

Project Address (Location) E. Owens Ave and N. Lamb Blvd

Project Name Lamb & Owens **Proposed Use** Residential

Assessor's Parcel #(s) 140-30-503-001 & 002, 140-30-520-017 thru 033 **Ward #** 3

General Plan: Existing Existing Medium Low Proposed N/A **Zoning:** Existing R-E Proposed RTH

Additional Information Single Family Residential / 222 lots

Property Owner W L C L Lending LLC Contact

Address 3625 S. Town Center Dr. City Las Vegas State NV Zip 89135

E-mail Phone

Applicant WLCL Lending LLC Contact Isaac Summers

Address 3625 S. Town Center Dr. City Las Vegas State NV Zip 89135

E-mail isummer@sbhlv.com Phone 702-877-7040

Representative Taney Engineering Contact Janna Felipe

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail jannaf@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 Wayne Laska

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

Print Name Wayne Laska

Subscribed and sworn before me

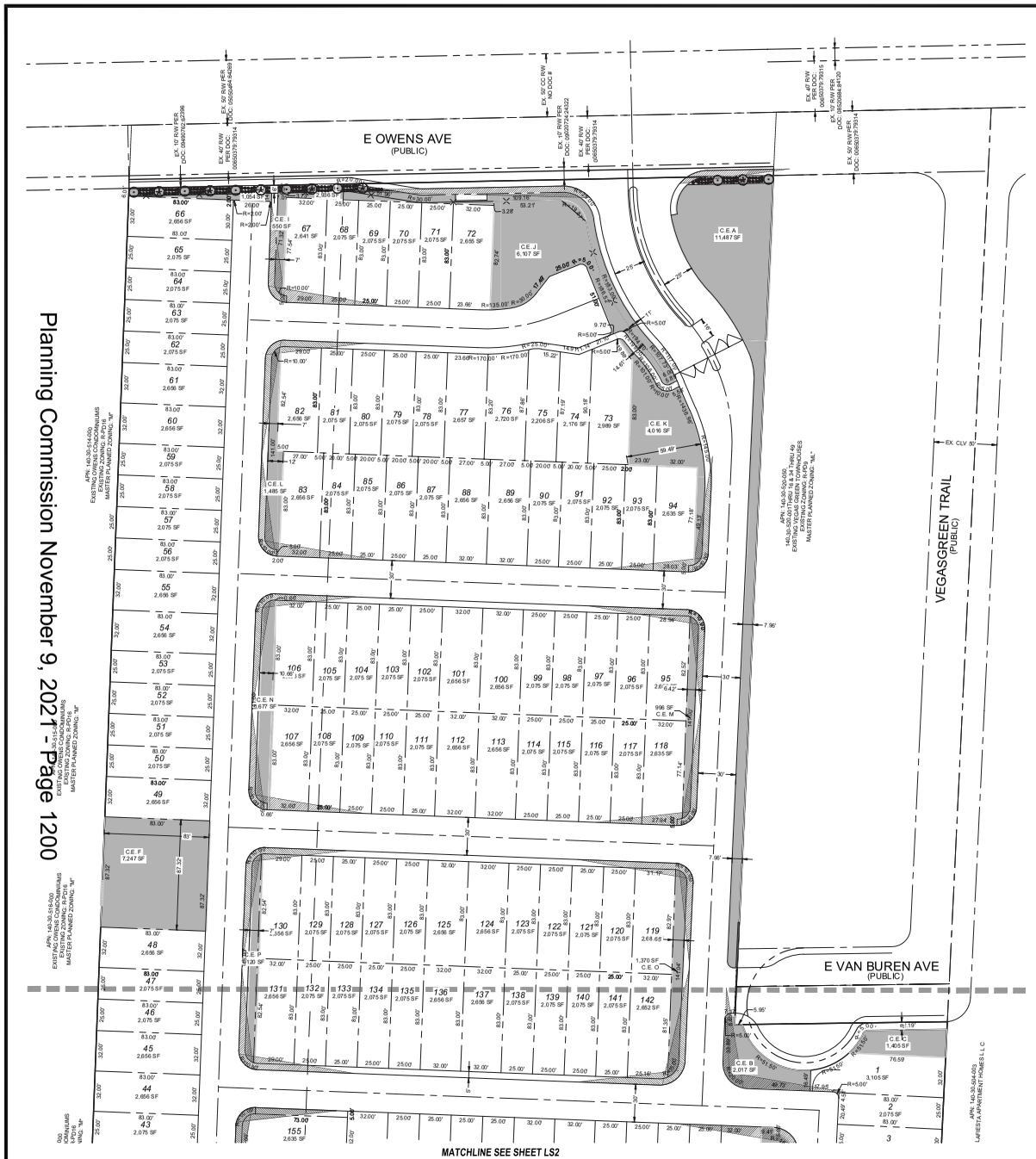
This 17th day of August, 20 21

Angela M Church

Notary Public in and for said County and State

Clark Nevada

ANGELA M. CHURCH
Notary Public-State of Nevada
APPT. NO. 10-3067-1
My Appt. Expires 07-10-2023





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

25 LINKS
19 NODES
ALPHA 25/19=1.31
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	10	10
FRONT GARAGE:	10	10
INTERIOR SIDE:	5	5
CORNER SIDE:	10	10
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.

SCALE: 1" = 40'
40' 20' 40' 80' 120'

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON OWENS AVE.). 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.

TREE/ PLANT SCHEDULE <-SPACING PER LANDSCAPING NOTE, THIS SHEET

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	DESERT BROOM OR EQUIVALENT	Baccharis
	PER PLAN	1-5 Gallon	N/A	TEXAS RANGER OR EQUIVALENT	Leucophyllum
	PER PLAN	1-5 Gallon	N/A	CLIFF GOLDENBUSH OR EQUIVALENT	Ericameria cuneata

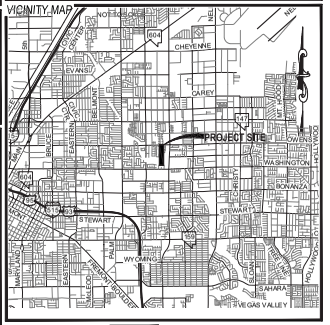
WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 222 HOUSES

AVERAGE FLOW = 0.0547 MGD (222 ERUS)
PEAK FLOW = 0. 9166 MGD (777 ERUS)
PEAK + WET WEATHER =0.2395 MGD (972 ERUS)

CALCULATIONS:
AVG FLOW = 222 X 90,000 GAL X 1 MG = 0.0547 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD
PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2395 MGD

VICINITY MAP



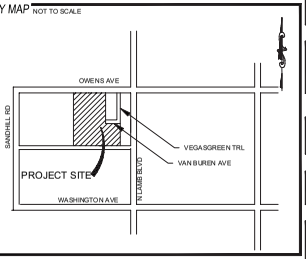
PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	140-30-803-001,140-30-503-002,140-30-520-017 140-30-520-18 THRU 033
PROPOSED USE OF PROPERTY:	MEDIUM LOW ATTACHED
EXISTING ZONING:	RESIDENCE ESTATES DISTRICT (R-E)
PROPOSED ZONING:	SINGLE FAMILY ATTACHED (R-TH)
TOTAL PROPOSED LOTS:	222 LOTS (TYPE) / 25 LOTS (COMMON LOTS)
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE)	12.43 LOTS/ACRE
SMALLEST LOT SIZE:	2075 SF
LARGEST LOT SIZE:	3105 SF
AVERAGE LOT SIZE:	2,286.75 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	45 FT
OPEN SPACE PROVIDED:	76,279 SF
PARKING REQUIRED:	2 PER UNIT
PARKING PROVIDED:	444 SPACES

OWNER/DEVELOPER

W L C L LENDING L L C
3625 S TOWN CENTER DR
LAS VEGAS, NV 89135

KEY MAP NOT TO SCALE



UTILITY DISCLAIMER

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

BASIS OF BEARING

NORTH 88° 5'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID NUMBER: 7C021953B6
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATES
ELEVATION = 547.543 METERS (NAVD 88) 1976.40 FEET

LEGAL DESCRIPTION

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION 30, T 20 S, R 62 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	X X
POWER POLE		
STORM DRAIN MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0599
09/29/2021

NO.	DESCRIPTION	BY	SHT'S	APPR.	DATE
	REVISIONS				

WLCL LENDING, LLC

EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

LAMB & OWENS
A RESIDENTIAL SUBDIVISION
LANDSCAPE PLAN 1

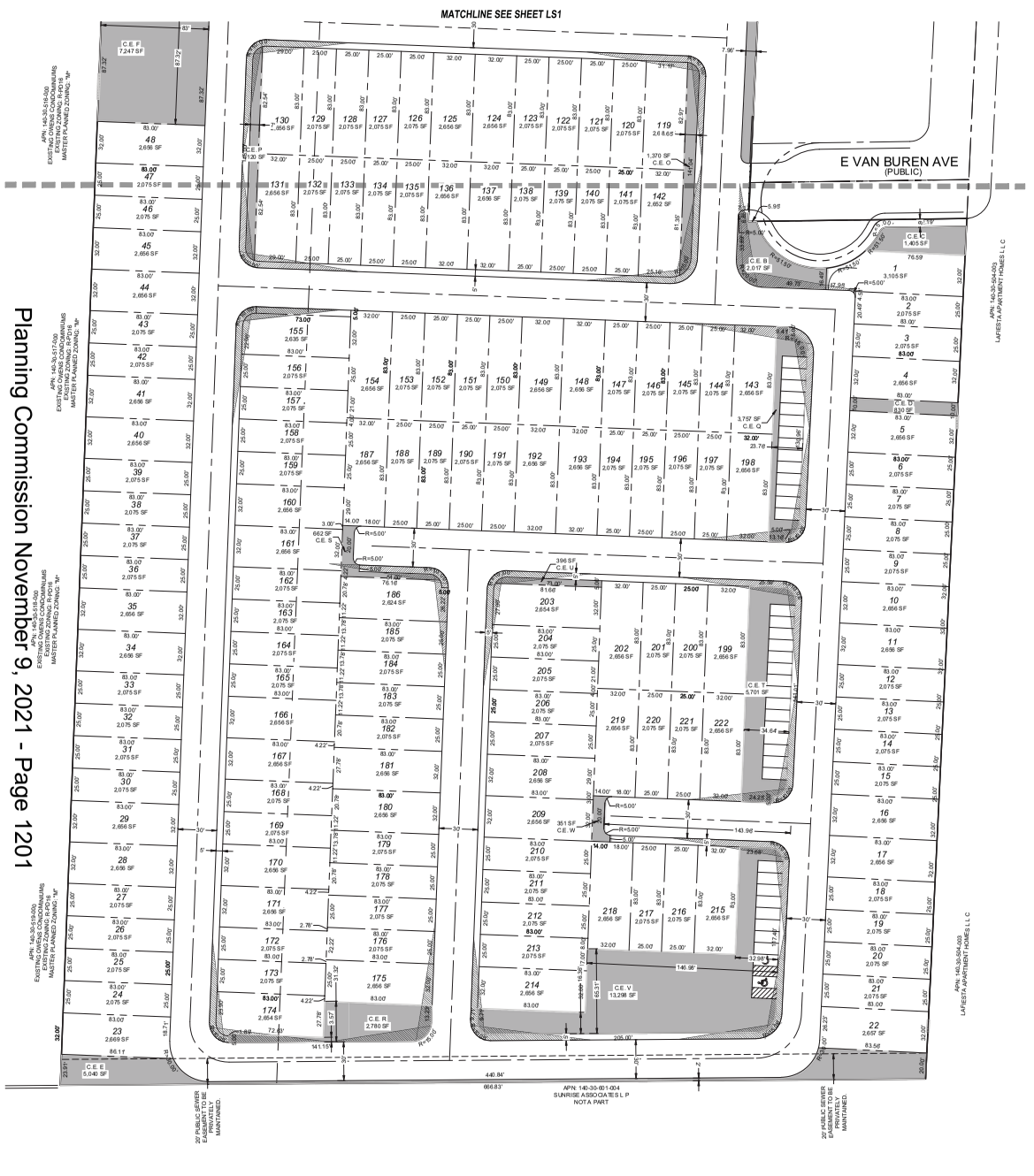
BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550

DATE: 9/24/2021
SCALE: 1"=40'
JOB NO: STR-19-003
DESIGNED BY: RG CHECKED BY: BM
SHEET NAME: LS1
SHEET NUMBER: 1 OF 2
CLV 000000

Planning Commission November 9, 2021 - Page 1200

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\STORYBOOK HOMES\STR-19-003 - LAMB & OWENS\ENGR\1 ENTITLEMENTS\DWG\STR003_TM.DWG

Planning Commission November 9, 2021 - Page 1201



SCALE: 1" = 40'

TREE/ PLANT SCHEDULE <SPACING PER LANDSCAPING NOTE, THIS SHEET

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	DESERT BROOM OR EQUIVALENT	Baccharis
	PER PLAN	1-5 Gallon	N/A	TEXAS RANGER OR EQUIVALENT	Leucophyllum
	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: 222 HOUSES

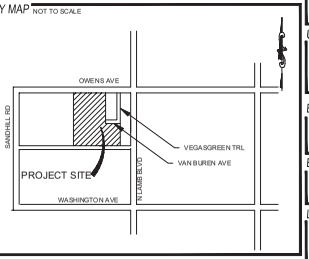
AVERAGE FLOW = 0.0547 MGD (222 ERUS)
PEAK FLOW = 0.1916 MGD (777 ERUS)
PEAK + WET WEATHER = 0.2395 MGD (972 ERUS)

CALCULATIONS:
AVG FLOW = 222 X 90 ,000 G AL X 1 MG = 0.0547 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD
PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2395 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	140-30-803-001,140-30-503-002,140-30-520-017 140-30-520-18 THRU 033
PROPOSED USE OF PROPERTY:	MEDIUM LOW ATTACHED
EXISTING ZONING:	RESIDENCE ESTATES DISTRICT (R-E)
PROPOSED ZONING:	SINGLE FAMILY ATTACHED (R-TH)
TOTAL PROPOSED LOTS:	222 LOTS (TYPE) / 25 LOTS (COMMON LOTS)
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE)	12.43 LOTS/ACRE
SMALLEST LOT SIZE:	2075 SF
LARGEST LOT SIZE:	3105 SF
AVERAGE LOT SIZE:	2,286.75 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	45 FT
OPEN SPACE PROVIDED:	76,279 SF
PARKING REQUIRED:	2 PER UNIT
PARKING PROVIDED:	444 SPACES

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	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SWVA	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

25 LINKS
19 NODES
RATIO 25/19=1.31
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	10	10
FRONT GARAGE:	10	10
INTERIOR SIDE:	5	5
CORNER SIDE:	10	10
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

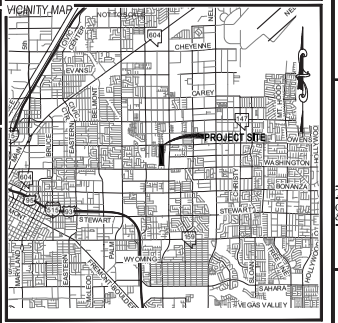
CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON OWENS AVE.). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

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



OWNER/DEVELOPER

W L C L LENDING L L C
3925 S TOWN CENTER DR
LAS VEGAS, NV 89135

UTILITY DISCLAIMER

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

BASIS OF BEARING

NORTH 88° 5'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID NUMBER: 7C021953B6
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATES
ELEVATION = 547.543 METERS (NAVD 88) 1976.40 FEET

LEGAL DESCRIPTION

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION 30, T 20 S, R 62 E, 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		
POWER POLE		
STORM DRAIN MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0599
09/29/2021

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

WLC L LENDING, LLC

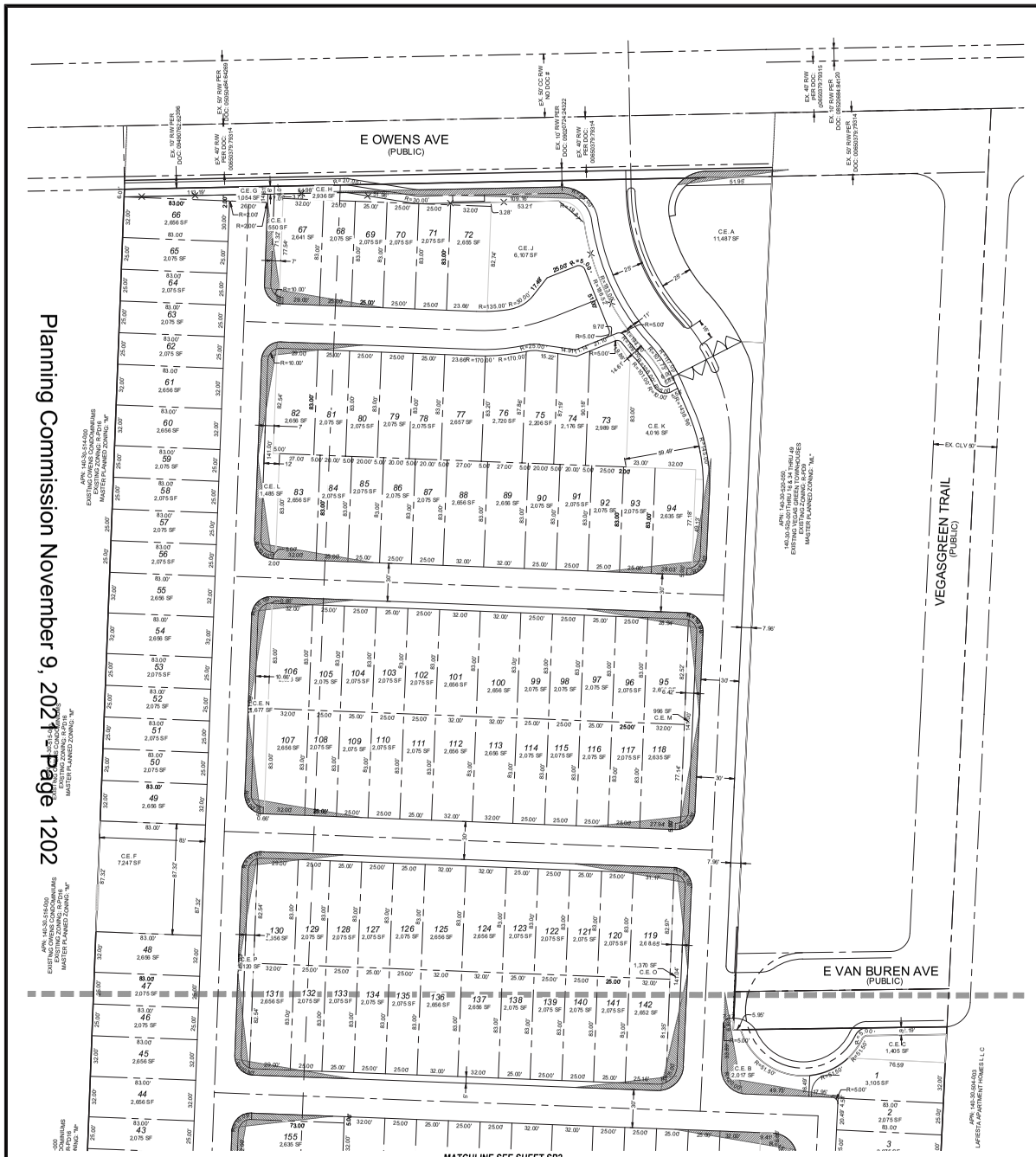
EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

LAMB & OWENS
A RESIDENTIAL SUBDIVISION
LANDSCAPE PLAN 2

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550

DATE: 9/24/2021
SCALE: 1"=40'
JOB NO: STR-19-003
DESIGNED BY: BEM CHECKED BY: BEM
SHEET NAME: LS2
SHEET NUMBER: 2 OF 2
CLV 000000

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\STORYBOOK HOMES\STR-19-003 - LAMB & OWENS\ENGN\1 ENTITLEMENTS\DWGS\TR003_TM.DWG



Planning Commission November 9, 2021 Page 1202

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\STORYBOOK HOMES\STR-19-003 - LAMB & OWENS\ENGR\1 ENTITLEMENTS\DWG\STR03_TM.DWG

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

25 LINKS
19 NODES
RATIO 25/19=1.31
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	10	10
FRONT GARAGE:	10	10
INTERIOR SIDE:	5	5
CORNER SIDE:	10	10
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 OWENS AVE.). 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.

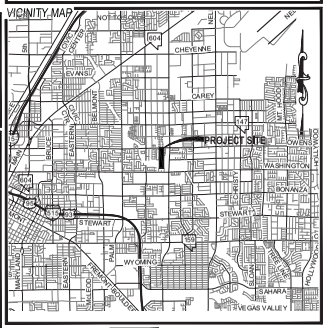
WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 222 HOUSES

AVERAGE FLOW = 0.0547 MGD (222 ERUS)
PEAK FLOW = 0. 1916 MGD (777 ERUS)
PEAK + WET WEATHER = 0.2395 MGD (972 ERUS)

CALCULATIONS:
AVG FLOW = 222 X 90 ,000 G.AL X 1 MG / 365 DAYS / 1,000,000 G = 0.0547 MGD
PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD
PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2395 MGD

VICINITY MAP



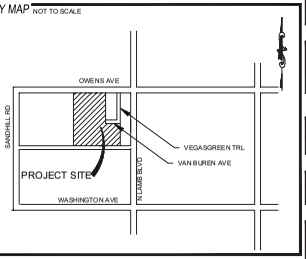
PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	140-30-803-001,140-30-503-002,140-30-520-017 140-30-520-18 THRU 033
PROPOSED USE OF PROPERTY:	MEDIUM LOW ATTACHED
EXISTING ZONING:	RESIDENCE ESTATES DISTRICT (R-E)
PROPOSED ZONING:	SINGLE FAMILY ATTACHED (R-TH)
TOTAL PROPOSED LOTS:	222 LOTS (TYP6) / 25 LOTS (COMMON LOTS)
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE)	12.43 LOTS/ACRE
SMALLEST LOT SIZE:	2075 SF
LARGEST LOT SIZE:	3105 SF
AVERAGE LOT SIZE:	2,286.75 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	45 FT
OPEN SPACE PROVIDED:	76,279 SF
PARKING REQUIRED:	2 PER UNIT
PARKING PROVIDED:	444 SPACES

OWNER/DEVELOPER

W L C L LENDING L L C
3625 S TOWN CENTER DR
LAS VEGAS, NV 89135

KEY MAP NOT TO SCALE



UTILITY DISCLAIMER

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

BASIS OF BEARING

NORTH 88° 5'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID NUMBER: 7C021953B6
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATES
ELEVATION = 547.543 METERS (NAVD 88) 1976.40 FEET

LEGAL DESCRIPTION

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION 30, T 20 S, R 62 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	ST	STREET
ELEC	ELECTRICAL	STLT	STREETLIGHT
EP	EDGE OF PAVEMENT	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	ST	STREET
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TELE	TELEPHONE
HPG	HIGH PRESSURE GAS	TYP	TYPICAL
LN	LANE	USD	UNIFORM STANDARD DRAWING
LS	LANDSCAPE	VCP	VITRIFIED CLAY PIPE
		W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X X	X X X
POWER POLE		
STORM DRAIN MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0599
09/29/2021

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

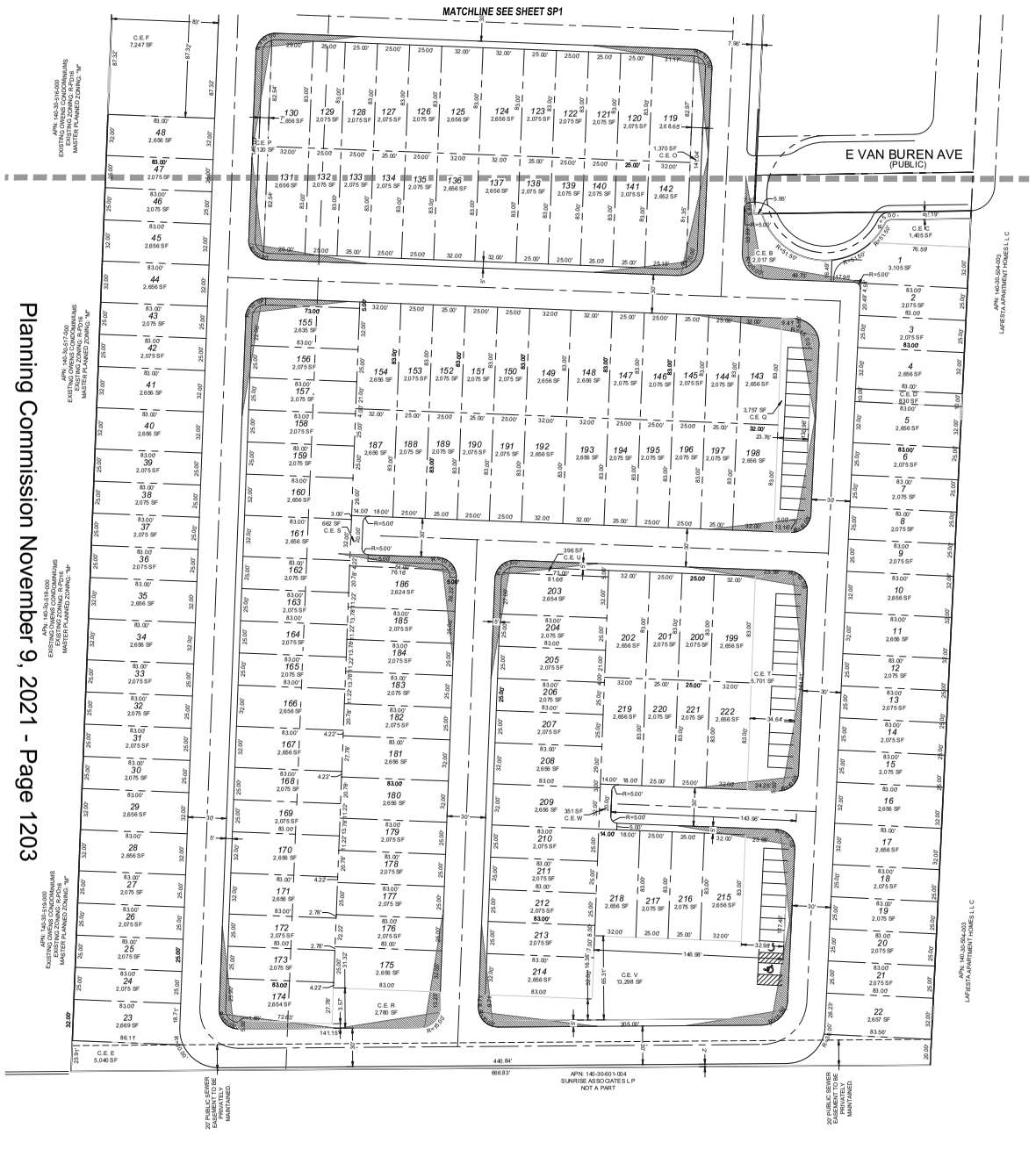
WLCL LENDING, LLC

EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

LAMB & OWENS
A RESIDENTIAL SUBDIVISION
SITE PLAN 1

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550

DATE: 9/24/2021
SCALE: 1"=40'
JOB NO: STR-19-003
DESIGNED BY: BEM CHECKED BY: BEM
SHEET NAME: SP1
SHEET NUMBER: 1 OF 2
CLV 000000



Planning Commission November 9, 2021 - Page 1203

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\STORYBOOK HOMES\STR-19-003 - LAMB & OWENS\ENGR\1 ENTITLEMENTS\DWG\STR03_TM.DWG

SCALE: 1" = 40'
40' 20' 0 40' 80' 120'

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

CONNECTIVITY

25 LINKS
19 NODES
RATIO 25/19=1.31
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	10	10
FRONT GARAGE:	10	10
INTERIOR SIDE:	5	5
CORNER SIDE:	10	10
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 OWENS AVE). 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.

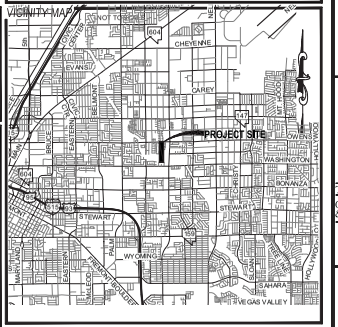
WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 222 HOUSES

AVERAGE FLOW = 0.0547 MGD (222 ERUS)
PEAK FLOW = 0.1916 MGD (777 ERUS)
PEAK + WET WEATHER = 0.2395 MGD (972 ERUS)

CALCULATIONS:
AVG FLOW = 222 X 90 ,000 G.AL X 1 MG / 365 DAYS / 1,000,000 G = 0.0547 MGD
PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD
PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2395 MGD

VICINITY MAP



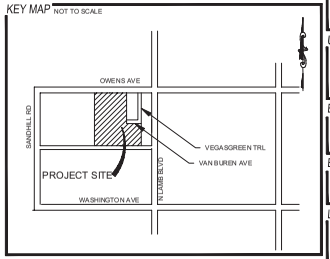
PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	140-30-503-001,140-30-503-002,140-30-520-017 140-30-520-18 THRU 033
PROPOSED USE OF PROPERTY:	MEDIUM LOW ATTACHED
EXISTING ZONING:	RESIDENCE ESTATES DISTRICT (R-E)
PROPOSED ZONING:	SINGLE FAMILY ATTACHED (R-TH)
TOTAL PROPOSED LOTS:	222 LOTS (TYPE) / 25 LOTS (COMMON LOTS)
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE):	12.43 LOTS/ACRE
SMALLEST LOT SIZE:	2075 SF
LARGEST LOT SIZE:	3105 SF
AVERAGE LOT SIZE:	2,288.75 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	45 FT
OPEN SPACE PROVIDED:	76,279 SF
PARKING REQUIRED:	2 PER UNIT
PARKING PROVIDED:	444 SPACES

OWNER/DEVELOPER

W L C L LENDING L L C
3925 S TOWN CENTER DR
LAS VEGAS , NV 89135

KEY MAP NOT TO SCALE



UTILITY DISCLAIMER

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

BASIS OF BEARING

NORTH 88° 5'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID NUMBER: 7C02195366
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATES
ELEVATION = 547.543 METERS (NAVD 88) 1976.40 FEET

LEGAL DESCRIPTION

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION 30, T 20 S, R 62 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X X	X X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0599
09/29/2021

NO.	DESCRIPTION	BY	STR'S	APPR.	DATE
	REVISIONS				

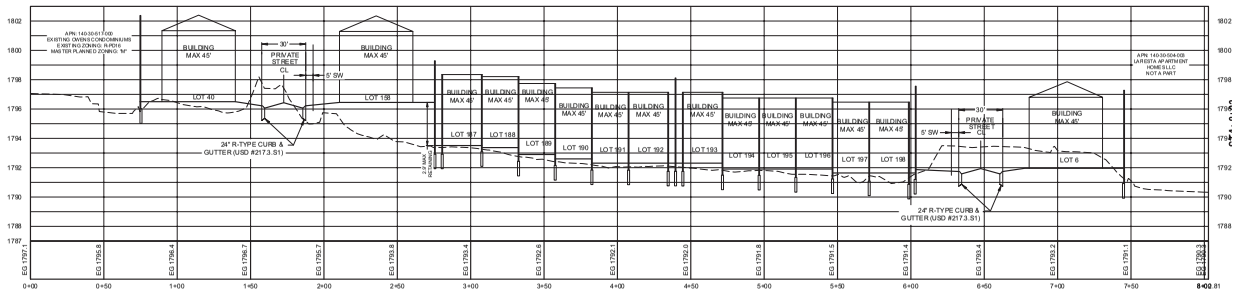
WLCL LENDING, LLC

EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

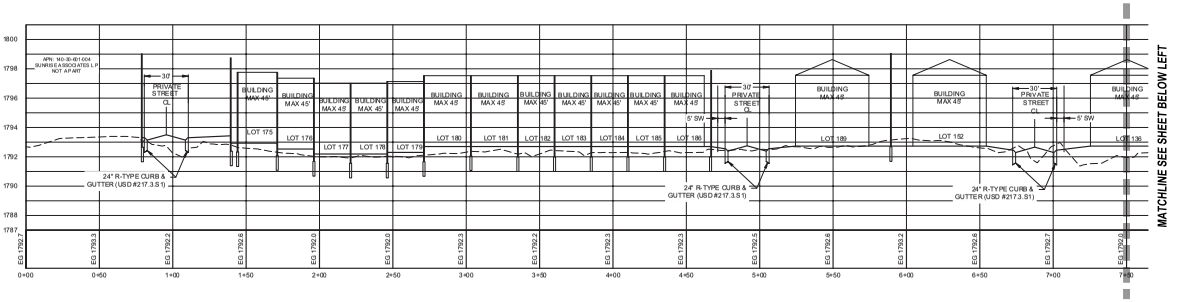
LAMB & OWENS
A RESIDENTIAL SUBDIVISION
SITE PLAN 2

PROFESSIONAL ENGINEER
BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550
STATE OF NEVADA

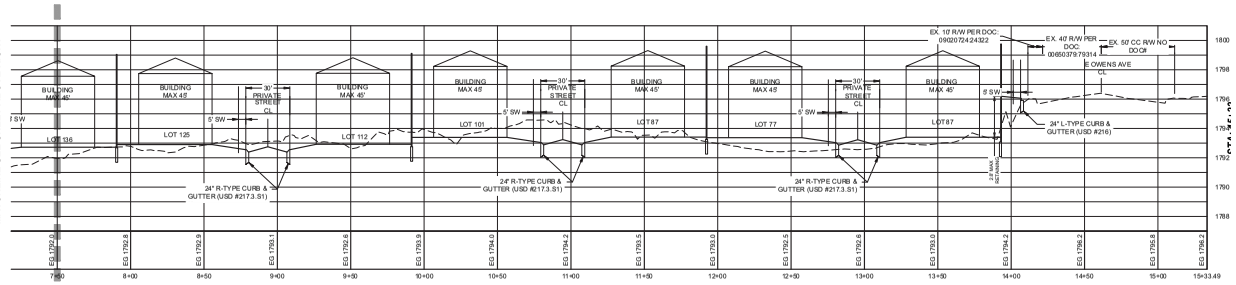
DATE: 9/24/2021
SCALE: 1"=40'
JOB NO: STR-19-003
DESIGNED BY: BEB CHECKED BY: BEM
SHEET NAME: SP2
SHEET NUMBER: 2 OF 2
CLV 000000



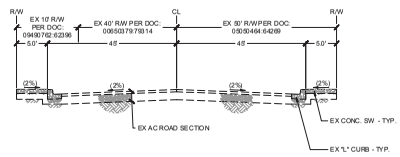
A ***WEST TO EAST***
SECTION
NTS



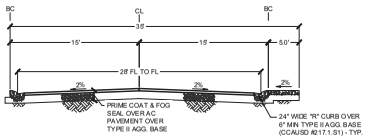
B ***SOUTH TO NORTH***
SECTION
NTS



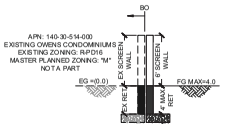
B ***SOUTH TO NORTH***
SECTION
NTS



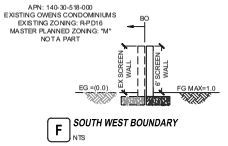
C ***E OWENS AVE***
EX. 100' PUBLIC RIGHT OF WAY W/ ATTACHED SIDEWALK
NTS



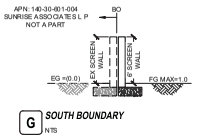
D ***35' PRIVATE RESIDENTIAL TYPICAL STREET***
PRIVATE RESIDENTIAL ST W/ SW ON ONE SIDES & ROLL CURB
NTS



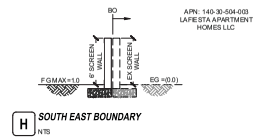
E ***NORTH WEST BOUNDARY***
NTS



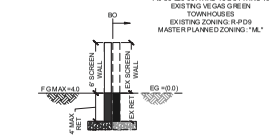
F ***SOUTH WEST BOUNDARY***
NTS



G ***SOUTH BOUNDARY***
NTS



H ***SOUTH EAST BOUNDARY***
NTS



I ***NORTH EAST BOUNDARY***
NTS

Planning Commission November 9, 2021 - Page 1204

21-0599
09/29/2021

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

WLCL LENDING, LLC

EST. 2000

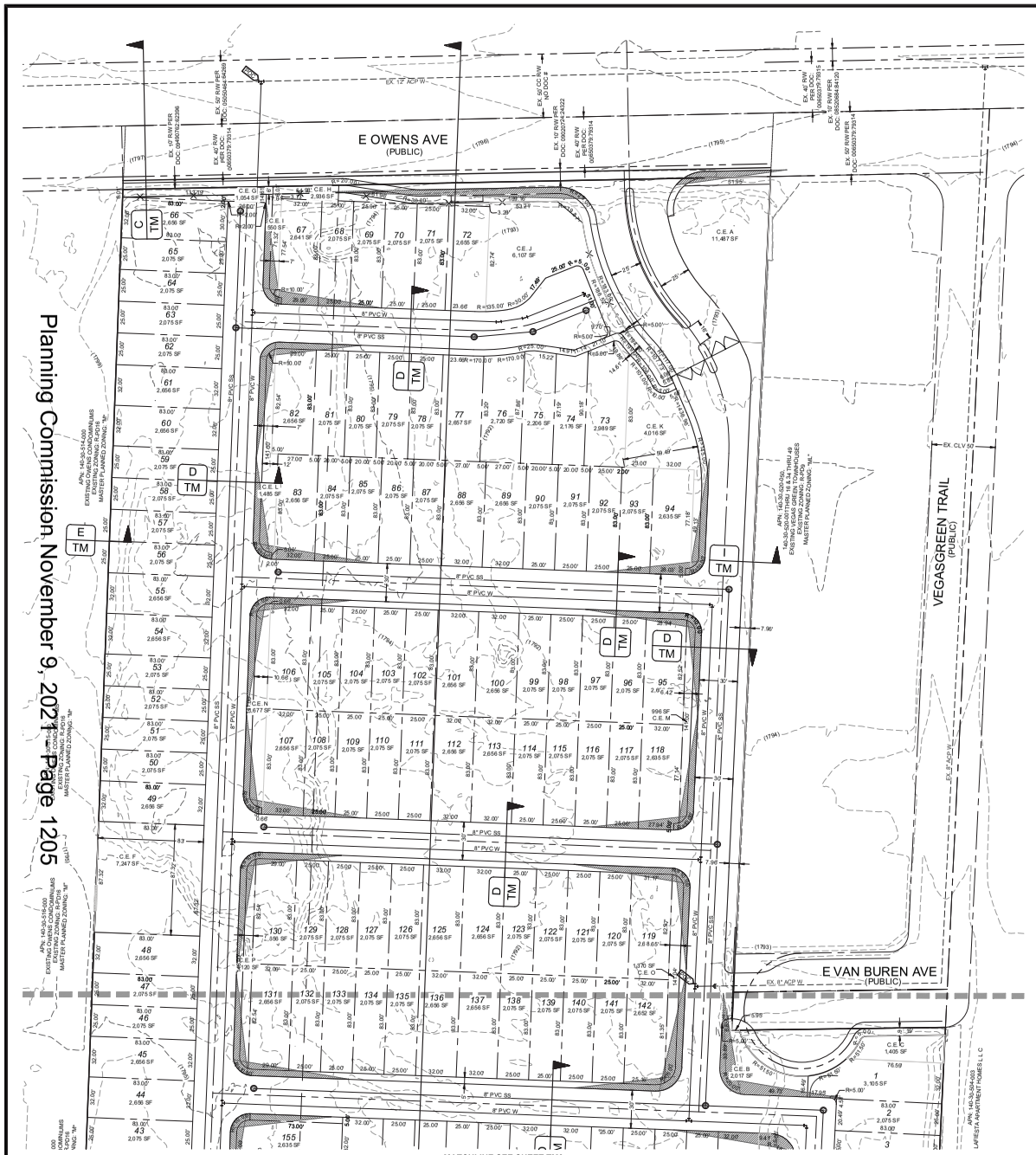
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

LAMB & OWENS
A RESIDENTIAL SUBDIVISION
CROSS SECTIONS

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550

DATE: 9/24/2021
SCALE: N/A
JOB NO: STR-19-003
DESIGNED BY: BEM CHECKED BY: BEM
SHEET NAME: **CS1**
SHEET NUMBER: 1 OF 1
CLV 000000

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\STORYBOOK HOMES\STR-19-003 - LAMB & OWENS\ENG\01 ENTITLEMENTS\DWGS\STR03_TM.DWG



Planning Commission November 9, 2021 Page 1205

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\STORYBOOK HOMES\TR-19-003 - LAMB & OWENS\ENGR\01 ENTITLEMENTS\DWG\STR003_TM.DWG

SCALE: 1" = 40'
40' 20' 0 40' 80' 120'

WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 222 HOUSES

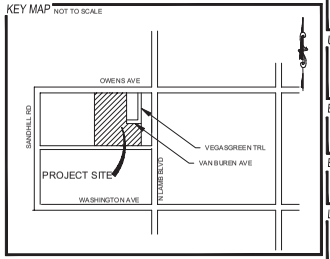
AVERAGE FLOW = 0.0547 MGD (222 ERUS)
PEAK FLOW = 0.1916 MGD (777 ERUS)
PEAK + WET WEATHER = 0.2395 MGD (972 ERUS)

CALCULATIONS:
AVG FLOW = 222 X 90 ,000 GAL X 1 MG = 0.0547 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD
PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2395 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	140-30-503-001,140-30-503-002,140-30-520-017 140-30-520-18 THRU 033
PROPOSED USE OF PROPERTY:	MEDIUM LOW ATTACHED
EXISTING ZONING:	RESIDENCE ESTATES DISTRICT (R-E)
PROPOSED ZONING:	SINGLE FAMILY ATTACHED (R-TH)
TOTAL PROPOSED LOTS:	222 LOTS (TYPE) / 25 LOTS (COMMON LOTS)
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE):	12.43 LOTS/ACRE
SMALLEST LOT SIZE:	2075 SF
LARGEST LOT SIZE:	3105 SF
AVERAGE LOT SIZE:	2,286.75 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	45 FT
OPEN SPACE PROVIDED:	76,279 SF
PARKING REQUIRED:	2 PER UNIT
PARKING PROVIDED:	444 SPACES

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	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

CONNECTIVITY

25 LINKS
19 NODES
RATIO 25/19=1.31
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	10	10
FRONT GARAGE:	10	10
INTERIOR SIDE:	5	5
CORNER SIDE:	10	10
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

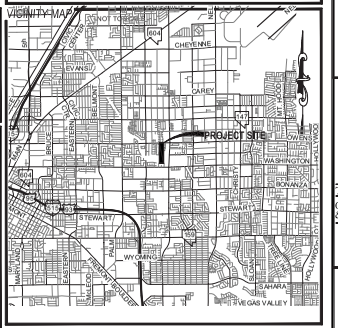
CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON OWENS AVE). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

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 CC&R. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH TITLE 30.

VICINITY MAP NOT TO SCALE



OWNER/DEVELOPER

W L C L LENDING L L C
3925 S TOWN CENTER DR
LAS VEGAS , NV 89135

UTILITY DISCLAIMER

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

BASIS OF BEARING

NORTH 88° 5'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID NUMBER: 7C021953B6
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATES
ELEVATION = 547.543 METERS (NAVD 88) 1976.40 FEET

LEGAL DESCRIPTION

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION 30, T 20 S, R 62 E, 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		

21-0599
09/29/2021

NO.	DESCRIPTION	BY	SHTS	APPR	DATE
	REVISIONS				

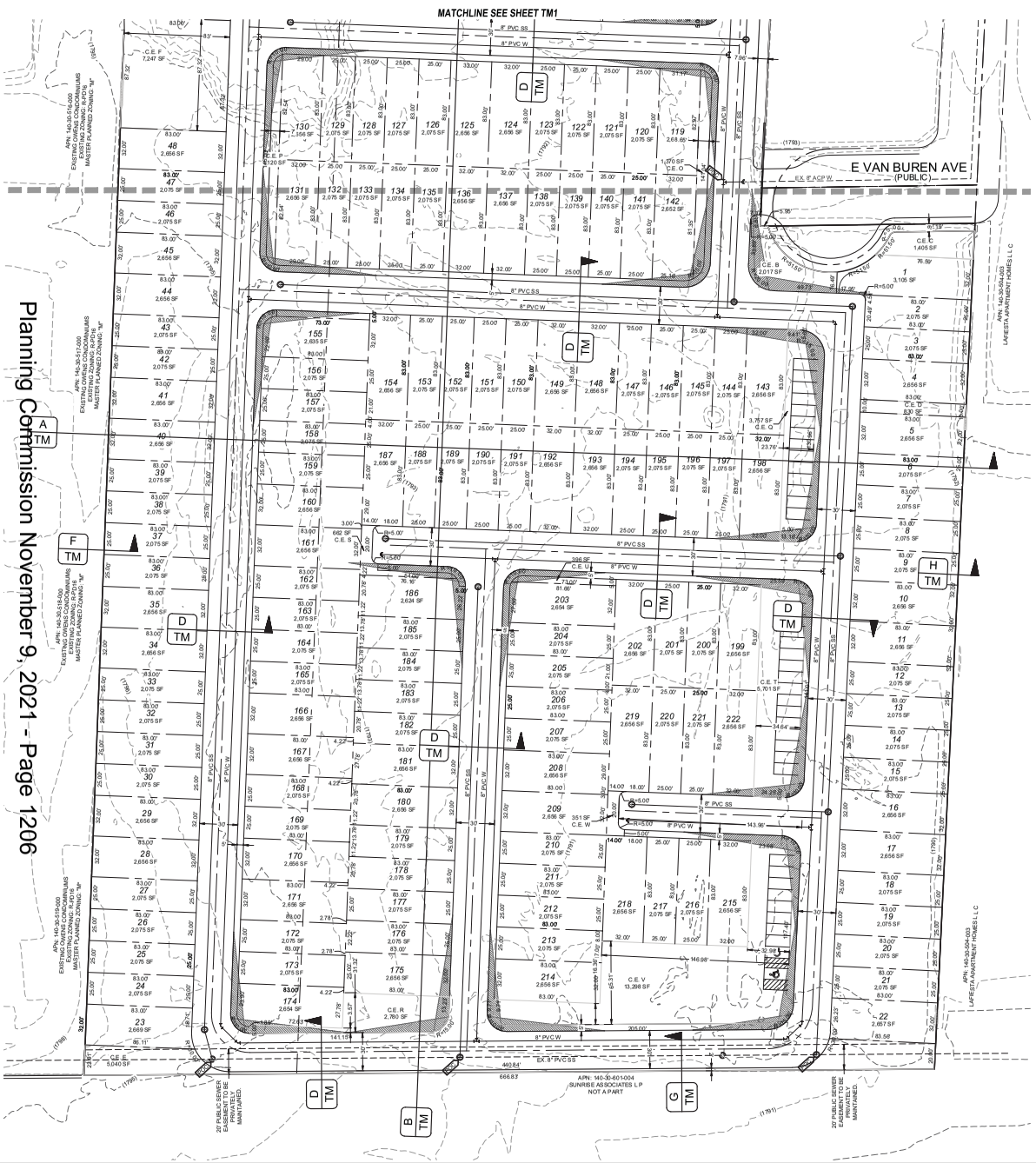
WLC L LENDING, LLC

EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

LAMB & OWENS
A RESIDENTIAL SUBDIVISION
TENTATIVE MAP 1

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550
9/24/21

DATE: 9/24/2021
SCALE: 1"=40'
JOB NO: STR-19-003
DESIGNED BY: BEM CHECKED BY: BEM
SHEET NAME: TM1
SHEET NUMBER: 1 OF 2
CLV 000000



Planning Commission November 9, 2021 - Page 1206

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\STORYBOOK HOMES\TR-19-003 - LAMB & OWENS\ENGR\01 ENTITLEMENTS\DWG\TR003_TM.DWG

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

25 LINKS
19 NODES
RATIO 25/19=1.31
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	10	10
FRONT GARAGE:	10	10
INTERIOR SIDE:	5	5
CORNER SIDE:	10	10
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 OWENS AVE.). 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.

SCALE: 1" = 40'
40' 20' 0 40' 80' 120'

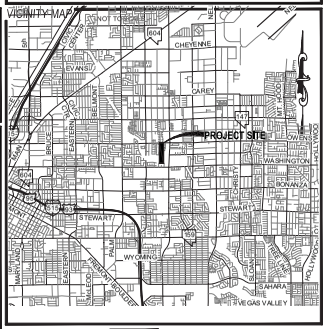
WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 222 HOUSES

AVERAGE FLOW = 0.0547 MGD (222 ERUS)
PEAK FLOW = 0.1916 MGD (777 ERUS)
PEAK + WET WEATHER = 0.2395 MGD (972 ERUS)

CALCULATIONS:
AVG FLOW = 222 X 90 ,000 G.AL X 1 MG / 365 DAYS X 1,00 ,000 G = 0.0547 MGD
PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD
PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2395 MGD

VICINITY MAP



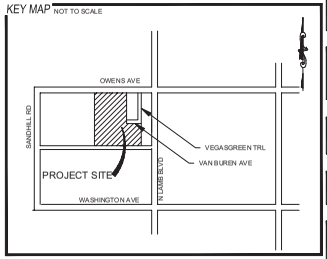
PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	140-30-503-001,140-30-503-002,140-30-520-017 140-30-520-18 THRU 033
PROPOSED USE OF PROPERTY:	MEDIUM LOW ATTACHED
EXISTING ZONING:	RESIDENCE ESTATES DISTRICT (R-E)
PROPOSED ZONING:	SINGLE FAMILY ATTACHED (R-TH)
TOTAL PROPOSED LOTS:	222 LOTS (TYPE) / 25 LOTS (COMMON LOTS)
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE)	12.43 LOTS/ACRE
SMALLEST LOT SIZE:	2075 SF
LARGEST LOT SIZE:	3105 SF
AVERAGE LOT SIZE:	2,286.75 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	45 FT
OPEN SPACE PROVIDED:	76,279 SF
PARKING REQUIRED:	2 PER UNIT
PARKING PROVIDED:	444 SPACES

OWNER/DEVELOPER

W L C L LENDING L L C
3925 S TOWN CENTER DR
LAS VEGAS , NV 89135

KEY MAP NOT TO SCALE



UTILITY DISCLAIMER

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

BASIS OF BEARING

NORTH 88°5'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID NUMBER: 7C021953B6
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATES
ELEVATION = 547.543 METERS (NAVD 88) 1976.40 FEET

LEGAL DESCRIPTION

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION 30, T 20 S, R 62 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AVE	AVENUE
BC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BLM	BUREAU OF LAND MANAGEMENT
BM	BENCHMARK
CATV	CABLE TELEVISION
CC	CLARK COUNTY
CCFD	CLARK COUNTY FIRE DEPART MENT
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
COH	CITY OF HENDERSON
DIP	DUCTILE IRON PIPE
DR	DRIVE
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
HPG	HIGH PRESSURE GAS
LN	LANE
LS	LANDSCAPE
LVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PE	POLYETHYLENE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PROJ	PROJECT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SHT	SHEET
STLT	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
ST	STREET
SW	SIDEWALK
TELE	TELEPHONE
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
VCP	VITRIFIED CLAY PIPE
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	
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

21-0599
09/29/2021

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

WLC L LENDING, LLC

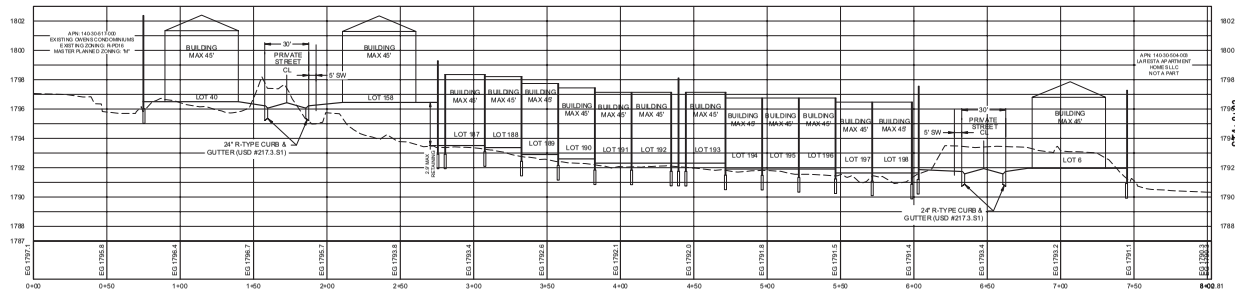
EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

LAMB & OWENS
A RESIDENTIAL SUBDIVISION
TENTATIVE MAP 2

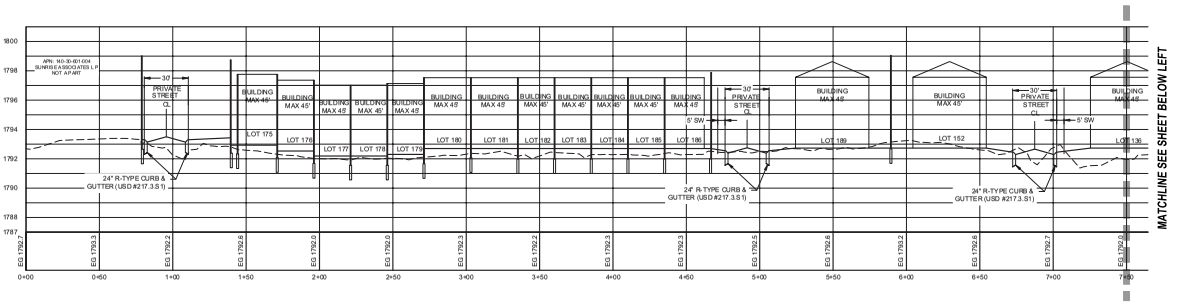
BRIAN E MYERS
Exp. 12-31-21
CIVIL
No. 23550
9/24/21

DATE: 9/24/2021
SCALE: 1"=40'
JOB NO: STR-19-003
DESIGNED BY: RG CHECKED BY: BM
SHEET NAME: TM2
SHEET NUMBER: 2 OF 2
CLV 000000

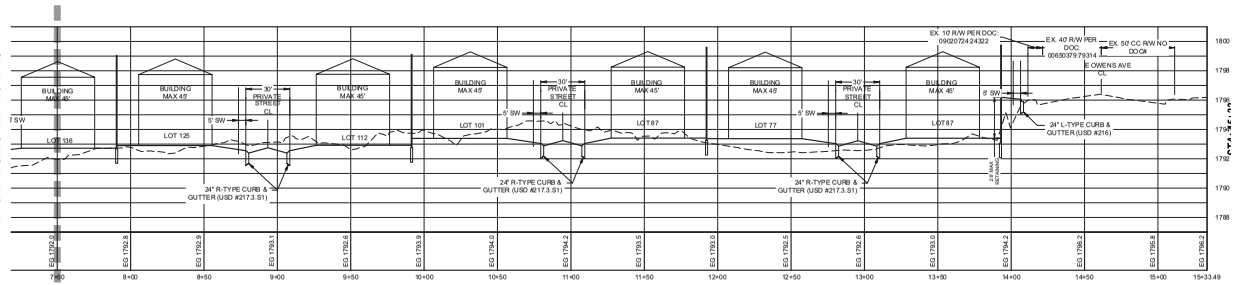
Planning Commission November 9, 2021 - Page 1207



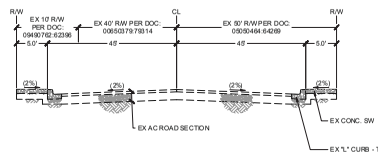
A ***WEST TO EAST***
SECTION
NTS



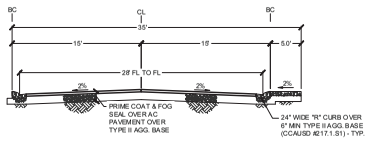
B ***SOUTH TO NORTH***
SECTION
NTS



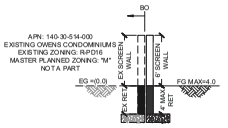
B ***SOUTH TO NORTH***
SECTION
NTS



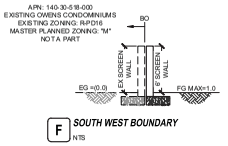
C ***E OWENS AVE***
EX. 100' PUBLIC RIGHT OF WAY W/ ATTACHED SIDEWALK
NTS



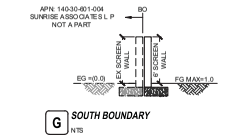
D ***35' PRIVATE RESIDENTIAL TYPICAL STREET***
PRIVATE RESIDENTIAL ST W/ SW ON ONE SIDES & ROLL CURB
NTS



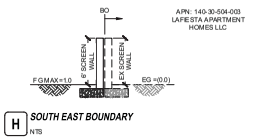
E ***NORTH WEST BOUNDARY***
NTS



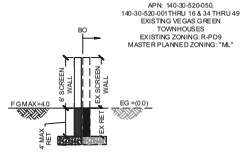
F ***SOUTH WEST BOUNDARY***
NTS



G ***SOUTH BOUNDARY***
NTS



H ***SOUTH EAST BOUNDARY***
NTS



I ***NORTH EAST BOUNDARY***
NTS

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISIONS			

WLCL LENDING, LLC

EST. 2000

TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

LAMB & OWENS
A RESIDENTIAL SUBDIVISION
CROSS SECTIONS

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550

DATE: 9/24/2021
SCALE: N/A
JOB NO: STR-19-003
DESIGNED BY: BEM CHECKED BY: BEM
SHEET NAME: **CS1**
SHEET NUMBER: 1 OF 1
CLV 000000

21-0599
Item #6

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\STORYBOOK HOMES\STR-19-003 - LAMB & OWENS\ENG\01 ENTITLEMENTS\DWGS\TR003_TM.DWG



21-0599-ZON1, 21-0599-VAR1 AND 21-0599-TMP1 - APPLICANT/OWNER: WLCL LENDING, LLC
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD

09/23/2021



21-0599-ZON1, 21-0599-VAR1 AND 21-0599-TMP1 - APPLICANT/OWNER: WLCL LENDING, LLC
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD

09/23/2021



21-0599-ZON1, 21-0599-VAR1 AND 21-0599-TMP1 - APPLICANT/OWNER: WLCL LENDING, LLC
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD

09/23/2021



21-0599-ZON1, 21-0599-VAR1 AND 21-0599-TMP1 - APPLICANT/OWNER: WLCL LENDING, LLC
SOUTH SIDE OF OWENS AVENUE, APPROXIMATELY 630 FEET WEST OF LAMB BOULEVARD

09/23/2021

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

September 24, 2021

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

Re: Owens & Lamb Justification Letter
Rezoning / Tentative Map
APNs: 140-30-503-001 & 002 and 140-30-520-017 thru 033

To Whom It May Concern:

On behalf of our client, WLCL Lending LLC, Taney Engineering is respectfully submitting a project description letter for a rezoning and tentative map application for a proposed 17.85 acres, 222 unit single-family residential subdivision.

Project Description:
The project is located on East Owens Ave., west of North Lamb Blvd. Currently the sites are zoned R-E Residence Estates District. We are requesting the site to be rezoned to R-TH Single Family Attached. The existing land-use is Medium Low Attached. Therefore, our zone change is conforming to the underlying land use.

The surrounding properties have the following zoning and land use designations:
West: Zoning - R-PD16 Landuse - Medium (up to 25.49 du/ac)
South: Zoning – R-MHP Landuse - Medium Low (up to 8.49 du/ac)
East: Zoning – R-PD9 & R-PD18 Landuse - Medium (up to 25.49 du/ac) & Medium Low (up to 8.49 du/ac)
North: CC Zoning – Manufactured Home Residential CC Landuse – Residential Suburban

The subdivision will have access to the site from Owens Avenue. There will be 2-car garages provided for each townhome. Perimeter landscaping is being provided along E. Owens Avenue per Title 19 Standards.

The homes will range in size from approximately 2,075 square feet to 3,105 square feet and will consist of two-story homes (height of two story homes will not exceed 45').

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, feel free to contact me via phone or email.

Sincerely,
Taney Engineering

Brian Myers, P.E.
Project Manager

21-0599
09/29/2021

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 09/29/2021 **Application Number** 21-0599-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 Lamb & Owens

Project Description 222 Single-Family Lots

APN's 140-30-503-001 and 002; and 140-30-520-017

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	222	x 0.166=	37	x 0.093 =	21	x 0.131 =	29
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			37		21		29

(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
Diaz ES	4450 E. Owens Ave	K-5	757	650	3/1/2021
Monaco MS	1870 N. Lamont St	6-8	1561	1197	3/1/2021
Desert Pines HS	3800 Harris Ave	9-12	2439	3009	3/1/2021

*** CCSD Comments** Desert Pines HS was over capacity for the 2020-2021 school year. Desert Pines HS was at 123.37% of program capacity.

☐ Approved ☐ Disapproved

Application Information

21-0599 - PUBLIC HEARING - APPLICANT/OWNER: WLCL LENDING, LLC - For possible action on the following Land Use Entitlement project requests on 17.85 acres on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APNs 140-30-503-001 and 002; and 140-30-520-017 through 033), Ward 3 (Diaz).

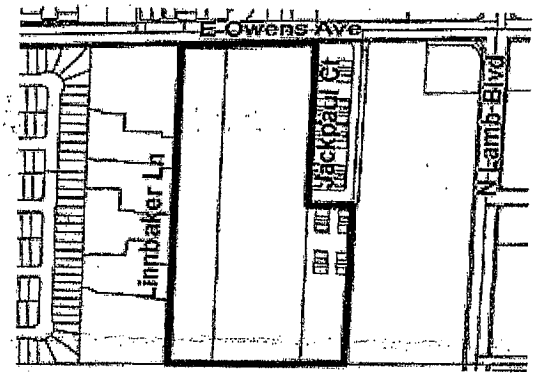
21-0599-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED)

21-0599-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

21-0599-TMP1 - TENTATIVE MAP - LAMB & OWENS - FOR A 222-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

Passing this, is indication that the Planning Commission is Out of touch with Water Shortages in Clark County by Mismanagement of Southern Nevada Water Authority "Sold our "Excess Water" To California !!!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *11/09/2021*
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

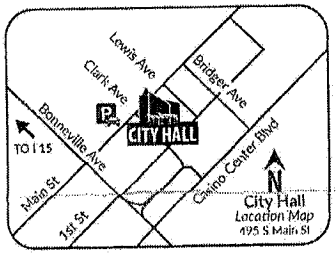
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 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.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

RECEIVED
NOV 09 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.

21-0599 and 21-0599-ZON1 and 21-0599-VAR1 and 21-0599-TMP1

Planning Commission Meeting of 11/09/2021

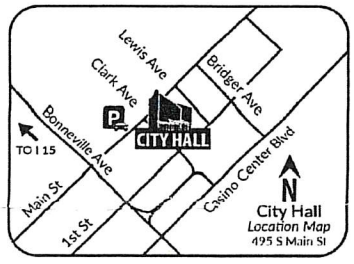
21-0599
14030514020
MIN YOUNG IN
5649 E OWENS AVE
LAS VEGAS NV 89110

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
NOV 0 9 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.

21-0599 and 21-0599-ZON1 and 21-0599-VAR1 and 21-0599-TMP1

Planning Commission Meeting of **11/09/2021**

21-0599
14030514020
MIN YOUNG IN
5649 E OWENS AVE
LAS VEGAS NV 89110

13 ARDFMP1 89110

Duplicate - Not Counted

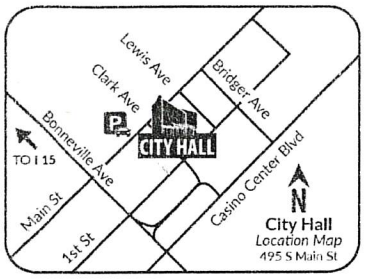
37a-c P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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.

21-0599 and 21-0599-ZON1 and 21-0599-VAR1 and 21-0599-TMP1

Planning Commission Meeting of **11/09/2021**

21_0599
14030601004
Occupant Space 15
Sunrise Oaks, Ltd.
1200 North Lamb Boulevard
Las Vegas, Nevada 89110

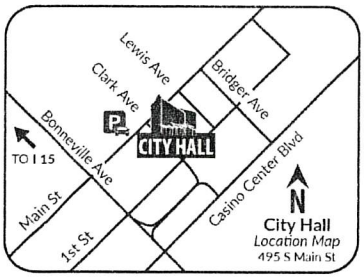
13 HRDFNP1 89110

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.

21-0599 and 21-0599-ZON1 and 21-0599-VAR1 and 21-0599-TMP1

Planning Commission Meeting of **11/09/2021**

21_0599
14030601004
Occupant Space 25
Sunrise Oaks, Ltd.
1200 North Lamb Boulevard
Las Vegas, Nevada 89110

Submitted at Planning Commission

Date 11/9/21 Item 37 a-c

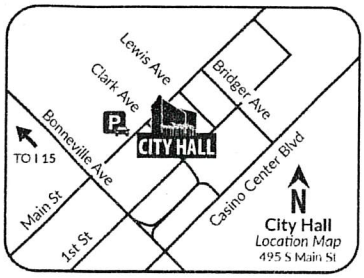
by Ruth Sanchez

13 HRDFNP1 89110

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.

21-0599 and 21-0599-ZON1 and 21-0599-VAR1 and 21-0599-TMP1

Planning Commission Meeting of **11/09/2021**

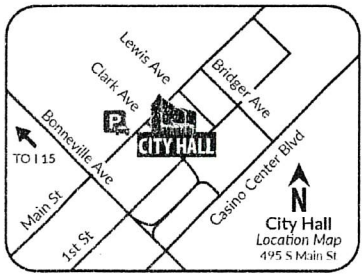
21_0599
14030601004
Occupant Space 26
Sunrise Oaks, Ltd.
1200 North Lamb Boulevard
Las Vegas, Nevada 89110

13 HRDFNP1 89110

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.

21-0599 and 21-0599-ZON1 and 21-0599-VAR1 and 21-0599-TMP1

Planning Commission Meeting of **11/09/2021**

21_0599
14030601004
Occupant Space 14
Sunrise Oaks, Ltd.
1200 North Lamb Boulevard
Las Vegas, Nevada 89110

13 HRDFNP1 89110

Application Information

21-0599 - PUBLIC HEARING - APPLICANT/OWNER: WLCL LENDING, LLC - For possible action on the following Land Use Entitlement project requests on 17.85 acres on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APNs 140-30-503-001 and 002; and 140-30-520-017 through 033), Ward 3 (Diaz).

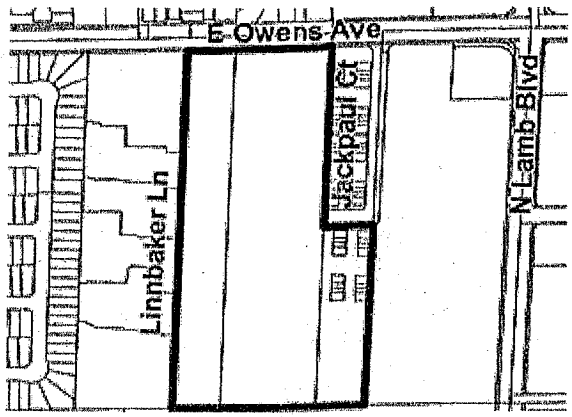
21-0599-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED)

21-0599-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

21-0599-TMP1 - TENTATIVE MAP - LAMB & OWENS - FOR A 222-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

Invasion of privacy due to height of building
Crime rate

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

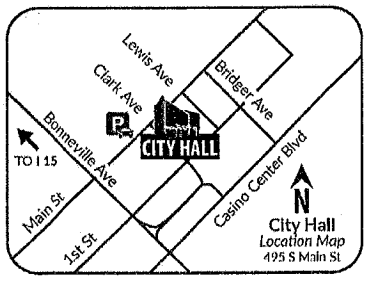
Meeting:	Planning Commission
Date:	*11/09/2021*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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.

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.

21-0599 and 21-0599-ZON1 and 21-0599-VAR1 and 21-0599-TMP1

Planning Commission Meeting of **11/09/2021**

21_0599
14030601004
Occupant Space 10
Sunrise Oaks, Ltd.
1200 North Lamb Boulevard
Las Vegas, Nevada 89110

13 HRDFNP1 8910

June 2021 To-Do

The future belongs to you!

We are the owners of property on Spc 13
We opposed to this proposal for many
reasons. mainly the crime increase &
devalue of my property. I also seen
many rats since they started ~~creating~~
cleaning the lot. Lots of inconviniences.

Paula
Ramer.

My name is Juan Rodriguez and I opposed to the building of apartments on the empty lot behind my house at #11. I am partially invaded by part of the apartment buildings that are already there called "The Vik" and I have had issues of people climbing over the wall into my property and stealing stuff from my backyard. More apartment complexes on that empty lot are only going to increase the crime in our community and make it worse. I am also concern about the value of my property going down because of those apartment buildings that will completely block any view and take away any privacy I may have due to people living in those apartments been able to look down into my backyard all the time. I am not happy at all with this proposal and I completely opposed. My # is 702-502-2225 in case you want to contact me. I am a truck driver which is precisely my problem, I am away a lot and when I'm home I want to rest from hours of driving and the construction of those buildings is going to take away my piece with all the noise made by all the machines, it'll be a major disturbance and I will not tolerate it. I do not want my piece and quite disturbed.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
37a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0599-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED)

C.C.: 12/15/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	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: November 9, 2021

Agenda Item No.:
37b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0599-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

C.C.: 12/15/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	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: November 9, 2021

Agenda Item No.:
37c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0599-TMP1 - TENTATIVE MAP - LAMB & OWENS - FOR A 222-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

C.C.: 12/15/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	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: November 9, 2021

Agenda Item No.:
38

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

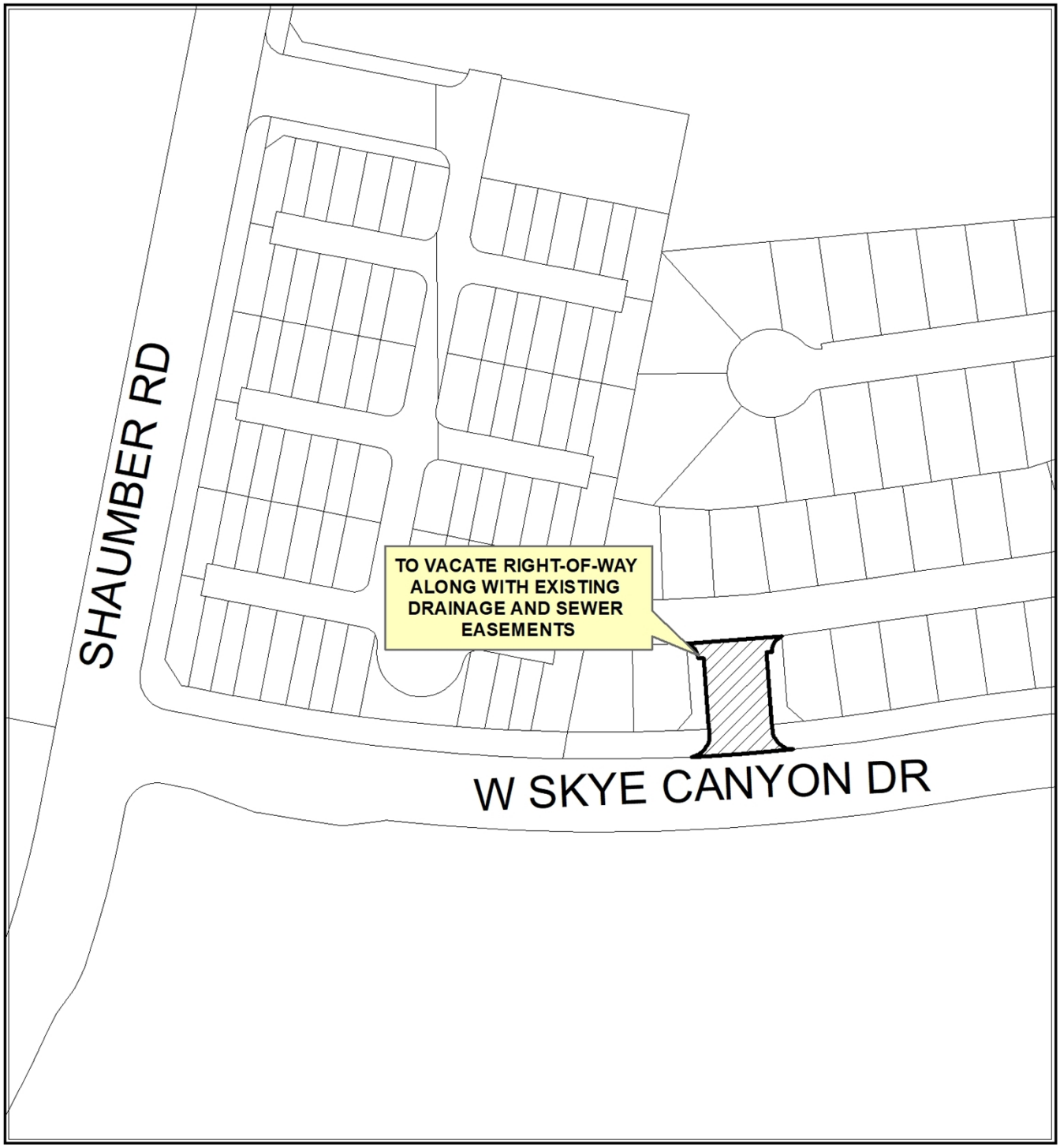
SUBJECT:
21-0600 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on the following Land Use Entitlement project requests of 4.07 acres on the north side of W Skye Canyon Park Dr, approximately 595 feet west of Egan Crest Drive (APNs 126-12-614-065 and 066; 126-12-614-111 through 114 and 126-12-695-006), T-D (Traditional Development) Zone [ML (Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 12/15/2021

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 for 21-0600-VAC1
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Skye Canyon Approval Letter



CASE: 21-0600-VAC1

0 105 210
Feet

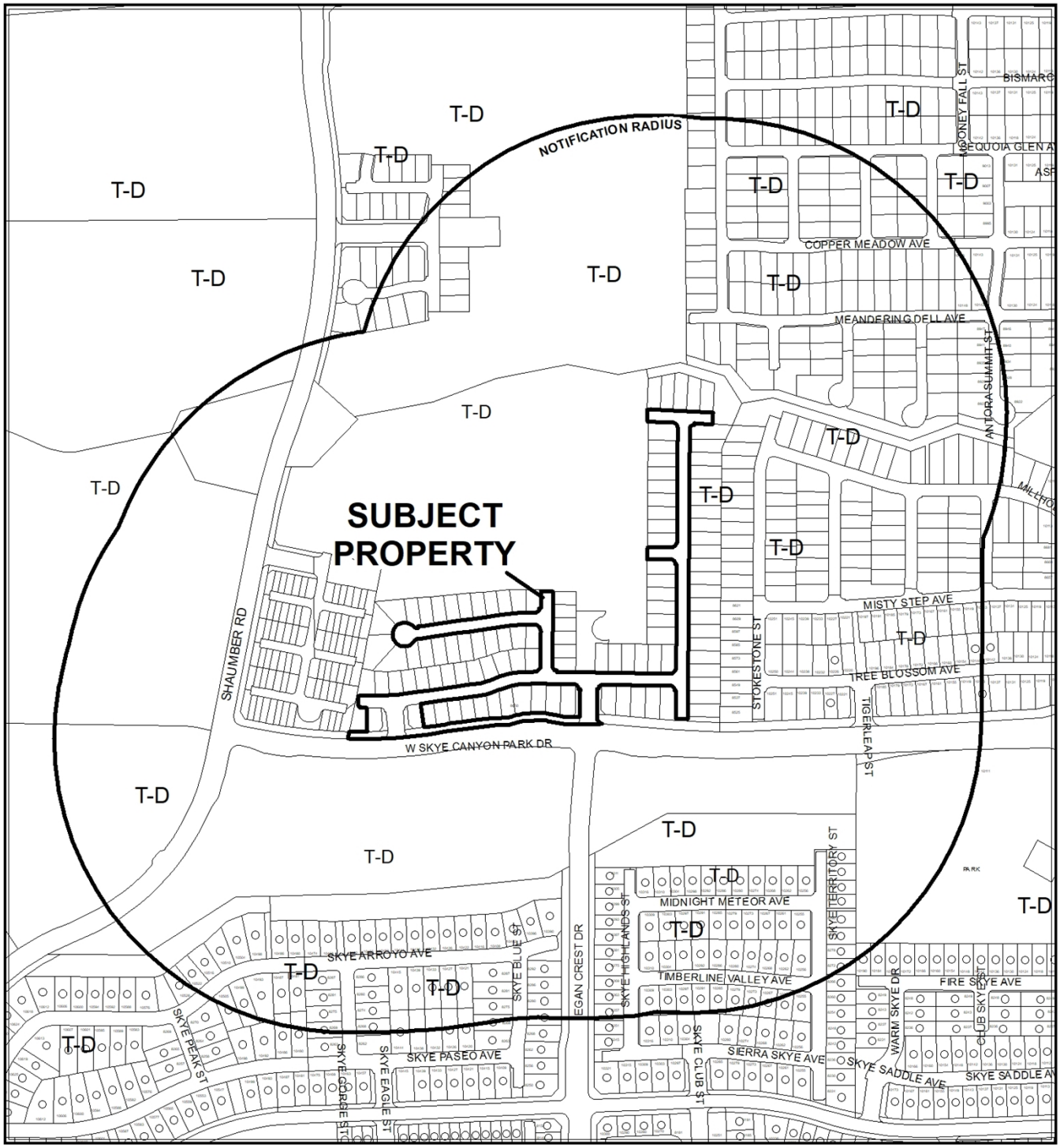
N



CASE: 21-0600-VAC1

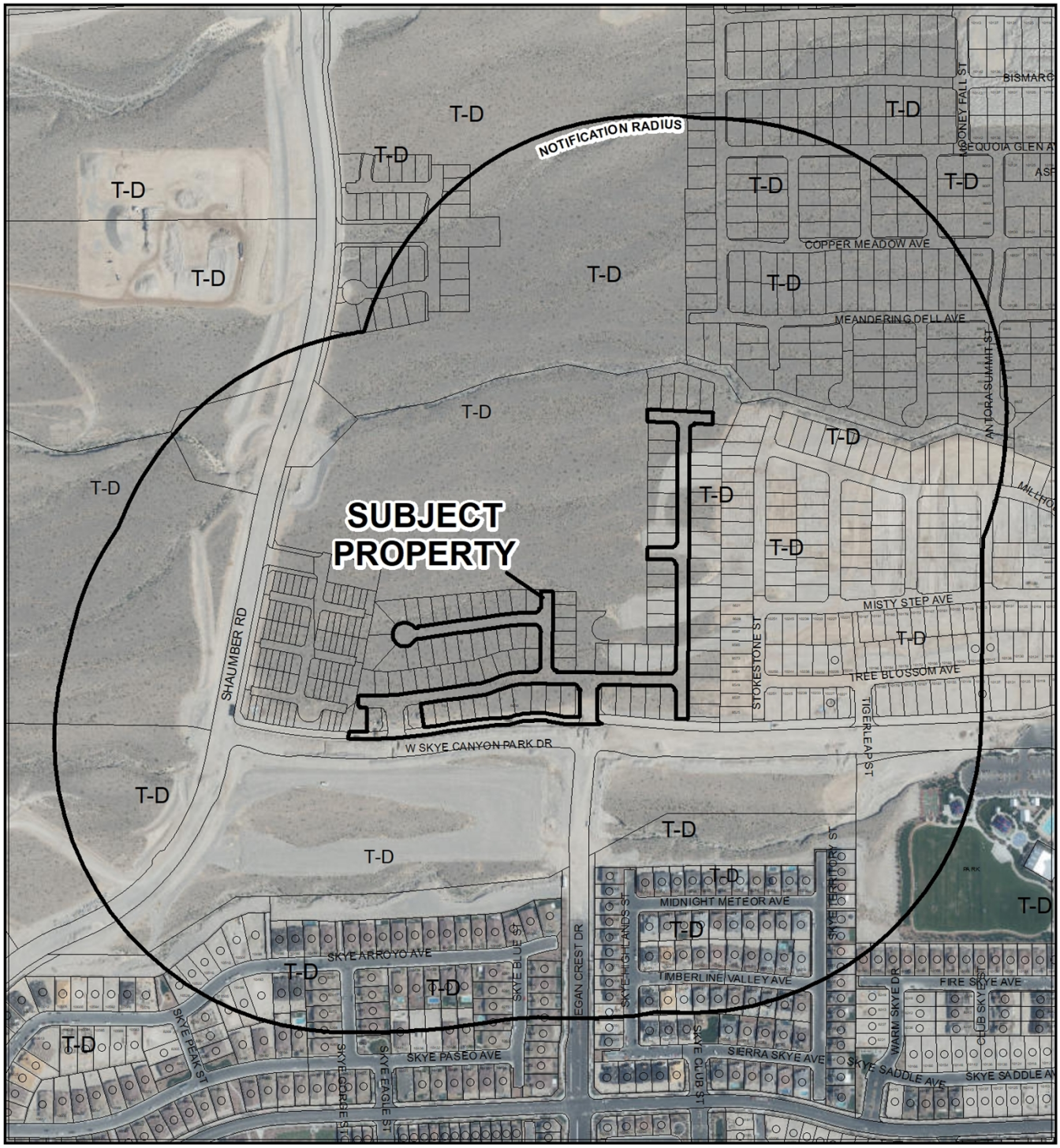
0 105 210
Feet

N



CASE: 21-0600
RADIUS: 1000 FEET

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



CASE: 21-0600
RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0600-VAC1	Staff recommends APPROVAL, subject to conditions:	
21-0600-TMP1	Staff recommends APPROVAL, subject to conditions:	21-0600-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14 - 21-0600-TMP1
12 - 21-0600-VAC1

NOTICES MAILED 639

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0600-VAC1 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be the unused Public Sewer and Public Drainage Easements within the Fallow Street roadway alignment shown on the Skye Canyon 2.10 Phase 1 Final Map (Book 165, Page 25 of Plats).

2. This Order of Vacation shall record immediately prior to and concurrent with the Final Map associated with Tentative Map [21-0600-TMP1].

3. Prior to the recordation of the Order of Vacation, an update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public. Provide and improve all drainageways recommended in the approved drainage study update. The Drainage Study update required by 21-0600-TMP1 may be used to fulfill this requirement.

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. The Order of Vacation 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 retain.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

21-0600-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. Immediately prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation to remove unused Public Sewer and Public Drainage Easements must record.

7. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136). The City shall prepare an amended apportionment report for the per lot assessment of all lots following recordation of the Final Map.

8. Revise the civil improvement drawings, L20-02635, to match the recorded Final Map.

9. 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, the submittal of any construction drawings, or the recordation of a Final Map, whichever may occur first. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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.

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a three-lot single-family residential subdivision on 4.07 acres located on the north side of W Skye Canyon Park Dr, approximately 595 feet west of Egan Crest Drive

ISSUES

- A Vacation (21-0600-VAC1) has been requested to vacate right-of-way along with existing drainage and sewer easements located on the subject site. Staff supports this request.
- Access to the subdivision will be from W Skye Canyon Park Dr, a 91-Foot Arterial Street as designated by the Skye Canyon Development Standard, Exhibit "L".

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 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.

On May 12th, 2020 the Planning Commission approved a request for a Tentative Map (78615) to develop 32.18 acres of the existing 41.27-acre site with the proposed 221-lot single-family detached residential subdivision. On December 16th, 2020 the Department of Planning processed a Final Map [100073-FMP (Skye Canyon 2.10 – Phase 1)] for 110 residential lots within the approved subdivision.

On July 22nd, 2020 the City Council approved a request for Tentative Map (TMP-78708) for a 133-lot townhome residential subdivision on the remnant 9.09-acre portion of the site located on the western perimeter of the developer parcel. On January 19th, 2021 the Department of Planning processed a Final Map [100081-FMP (Skye Canyon 2.10 Attached – Phase 1)] for 81 residential lots within the approved subdivision.

The applicant has now proposed to add an additional lot (99A) to the previously approved 221-lot single-family detached residential subdivision associated with Tentative Map (TMP-78615) and Final Map (100073-FMP). The additional lot has been proposed to be added on the southern perimeter of the subdivision adjacent to W Skye Canyon Park Dr between previously approved lot #99 and #100. The additional lot (99A) will also fill in an area that was previously designated as a secondary ingress/egress onto W Skye Canyon Park Dr in previously approved Tentative Map (TMP-78615) and Final Map (100073-FMP). The applicant has proposed to add a common element "C" to the east of the newly proposed residential lot (99A), which will provide a crash gate for emergency vehicles to access the subdivision.

Since NRS statutes do not allow for previously approved Tentative Maps and recorded Final Maps to be amended to add lots, the applicant has submitted a new Tentative Map (21-0600-TMP1) to accomplish their request. The Final Map for Skye Canyon Parcel 2.10 (Book 165, Page 25) is being revised to delete the western driveway and create two lots yet maintaining an emergency access and utility easement. Adding the additional residential lot (99A) will impact the dimensions of the following previously approved parcels:

- APN 126-12-614-065 (Residential Lot - #99)
- APN 126-12-614-066 (Residential Lot - #100)
- APN 126-12-614-111 (Common Element – "A")
- APN 126-12-614-112 (Common Element – "B")
- APN 126-12-614-113 (Common Element – "C")
- APN 126-12-614-114 (Common Element – "D")
- APN 126-12-695-006 (Private Street – ROW)

The proposed density on the 32.18-acre site will be approximately 6.89 dwelling units per acre with the additional lot, which falls within the maximum allowed. The dwelling units will be constructed to the Skye Canyon R-CL (Single Family Compact Lot) development standards, which call for a single family detached product with a minimum lot size of 2,000 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 a maximum eight-foot maximum perimeter retaining wall. All perimeter retaining walls are less than eight feet.

The Department of Public Works has indicated they have no objection to the vacation application request to vacate unused right-of-way and City of Las Vegas Public Drainage and Public Sewer Easements generally located where the previously approved entrance is now being removed. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest. We note that per Title 19.16.080.F, this item is eligible to be made Final Action at the Planning Commission.

FINDINGS (21-0600-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.	
05/12/20	The Planning Commission approved a request for a Tentative Map (TMP-78615) for a 221-lot single family residential subdivision (Skye Canyon 2.10 – Phase 1) on a portion of 41.27 acres on the northeast corner of W Skye Canyon Park Dr and Shaumber Road.
07/22/20	The City Council approved a request for a Major Modification (MOD-78707) of the Kyle Canyon Development Standards to amend the minimum lot size for the Skye R-2 (Medium-Low Density Residential) district to allow a 1,280 square-foot lot size for townhomes.
	The City Council approved a request for a Tentative Map (TMP-78708) for a 133-lot townhome residential subdivision (Skye Canyon 2.10 Attached – Phase 1) on a portion of 41.27 acres on the northeast corner of W Skye Canyon Park Drive and Shaumber Road.
12/16/20	The Department of Planning processed a request for a Final Map (100073-FMP) technical review for a 110-lot single family residential subdivision (Skye Canyon 2.10 – Phase 1) on 16.75 acres on the northeast corner of W Skye Canyon Park Drive and Shaumber Road. The map review was finalized on 06/23/21.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/19/21	The Department of Planning processed a request for a Final Map (100081-FMP) technical review for an 81-lot single family attached residential subdivision (Skye Canyon 2.10 Attached – Phase 1) on 5.80 acres on corner of W Skye Canyon Park Drive and Shaumber Road. The map review was finalized on 06/23/21.

Most Recent Change of Ownership	
01/14/20	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
09/14/21	Staff conducted a pre-application conference meeting with the applicant where the submittal requirements and deadlines were reviewed for a Tentative Map for a proposed residential subdivision.

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

Field Check	
09/23/21	Staff conducted a routine field check and found a new residential subdivision that is currently under construction. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.07

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development) – L (Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
South	Single Family Detached Dwellings	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)

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

DEVELOPMENT STANDARDS

Pursuant to Skye Canyon R-CL (Single Family Compact Lot District) Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	2,000 SF	3,600 SF	Y
Min. Lot Width	26 Feet	45 Feet	Y

Standard	***Required/Allowed***
Min. Setbacks (Interior Street) • Front	3 Feet to Second Story Living Over Garage 5 Feet to Porch 10 Feet to Single Story Living 14 Feet to Second Story Living 5 Feet or 18 Feet to Face of Garage Door
• Side	6 Feet (Combined Both Sides)
• Corner	5 Feet to Porch 10 Feet to Living
• Rear with No Alley	5 Feet to Living
Max. Lot Coverage	70 %
Max. Building Height	3 Stories / 38 Feet

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0600
Meeting Date	10/13/2021
Total Fee	
Received By/Date	

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

Project Address (Location) Skye Canyon Park Drive/Skye Village Road

Project Name Skye Canyon Parcel 2.10 - Lot 99A **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 126-09-401-011, 012, 013 **Ward #** 6

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

Additional Information

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

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

Representative Westwood Professional Services Contact Hannah Swan
Address 5725 W. Badura Ave #100 City Las Vegas 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 _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Robert Beville

Subscribed and sworn before me
This 12th day of October, 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

DEPARTMENT OF PLANNING

21-0600
10/14/2021

DATE: 10/14/2021

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

RE: PROJECT NAME Skye Canyon 2.10
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Century Communities of Nevada (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact George Papacostas at (775)-200-1391. Thank you.

Sincerely,

(Signature)

Robert Beville
(Print)

Subscribed and sworn before me

This 14th day of October, 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

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-12-695-006

21-0600
10/13/2021

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENTS VACATION IN SUPPORT OF THE "SKYE CANYON 2.10 – PHASE 1" PROJECT.

DESCRIPTION

THAT PORTION OF COMMON ELEMENT "Z" OF "SKYE CANYON 2.10 – PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 165, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STROMA AVENUE AND FALLOW STREET;

THENCE ALONG THE CENTERLINE OF SAID FALLOW STREET, SOUTH 04°11'59" EAST, 23.00 FEET TO THE **POINT OF BEGINNING**;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 04°11'59" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1661.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 00°46'07", AN ARC LENGTH OF 22.29 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 04°58'06" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 270.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 03°01'48", AN ARC LENGTH OF 14.30 FEET;

THENCE NORTH 82°00'06" EAST, 11.45 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FALLOW STREET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FALLOW STREET, THE FOLLOWING FOUR (4) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 07°59'54" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 86°12'05", AN ARC LENGTH OF 22.57 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 85°48'01" WEST;

P:\WWD\20205\LEGALS\20205-VAC01.docx
1740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

21-0600
10/13/2021

2) THENCE SOUTH 85°48'01" WEST, 5.00 FEET;

3) THENCE SOUTH 04°11'59" EAST, 70.82 FEET;

4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91°36'28", AN ARC LENGTH OF 31.98 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED "SKYE CANYON 2.10 – PHASE 1" SUBDIVISION PLAT, TO WHICH A RADIAL LINE BEARS SOUTH 05°48'27" EAST;

THENCE ALONG THE SOUTHERLY LINE OF SAID "SKYE CANYON 2.10 – PHASE 1" SUBDIVISION PLAT, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 05°48'27" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1766.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 03°12'55", AN ARC LENGTH OF 99.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FALLOW STREET, TO WHICH A RADIAL LINE BEARS SOUTH 02°35'31" EAST;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FALLOW STREET, THE FOLLOWING FOUR (4) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°35'31" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°36'28", AN ARC LENGTH OF 31.98 FEET;

2) THENCE NORTH 04°11'59" WEST, 70.02 FEET;

3) THENCE SOUTH 85°48'01" WEST, 5.00 FEET;

4) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 85°48'01" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 88°19'31", AN ARC LENGTH OF 23.12 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 02°31'30" WEST;

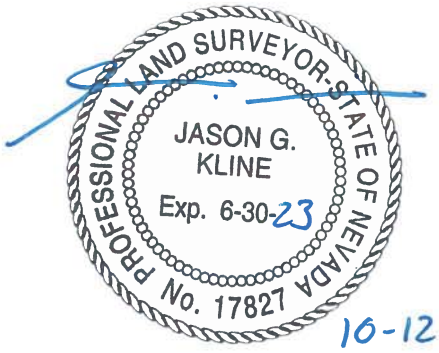
THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID FALLOW STREET, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°31'30" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1661.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 01°40'29", AN ARC LENGTH OF 48.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6501 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
NORTH 82°00'06" EAST, BEING THE BEARING OF THE CENTERLINE OF STROMA AVENUE, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 165, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

21-9600
10/13/2021

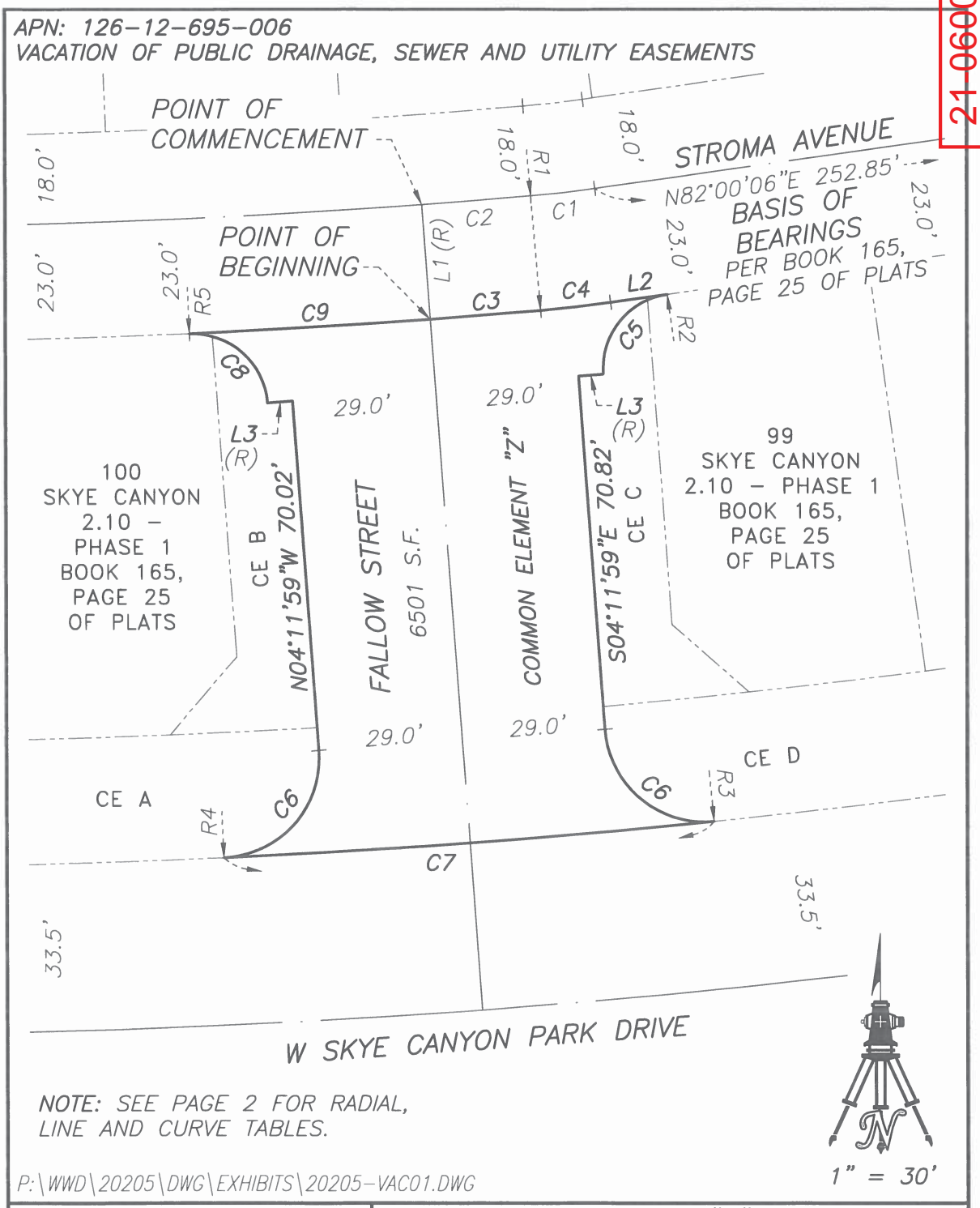
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



10-12-21

21-0600
10/13/2021

APN: 126-12-695-006
VACATION OF PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENTS



NOTE: SEE PAGE 2 FOR RADIAL, LINE AND CURVE TABLES.

P:\WWD\20205\DWG\EXHIBITS\20205-VAC01.DWG

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 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 2

21-0600
10/13/2021

APN: 126-12-695-006
VACATION OF PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENTS

RADIAL	BEARING
R1	S04°58'06"E
R2	N07°59'54"W
R3	S05°48'27"E
R4	S02°35'31"E
R5	N02°31'30"W

LINE	BEARING	DISTANCE
L1	S04°11'59"E	23.00'
L2	N82°00'06"E	11.45'
L3	S85°48'01"W	5.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	03°01'48"	247.50'	13.09'	6.55'
C2	00°46'07"	1638.50'	21.98'	10.99'
C3	00°46'07"	1661.50'	22.29'	11.14'
C4	03°01'48"	270.50'	14.30'	7.15'
C5	86°12'05"	15.00'	22.57'	14.04'
C6	91°36'28"	20.00'	31.98'	20.57'
C7	03°12'55"	1766.50'	99.14'	49.58'
C8	88°19'31"	15.00'	23.12'	14.57'
C9	01°40'29"	1661.50'	48.57'	24.29'

P:\WWD\20205\DWG\EXHIBITS\20205-VAC01.DWG

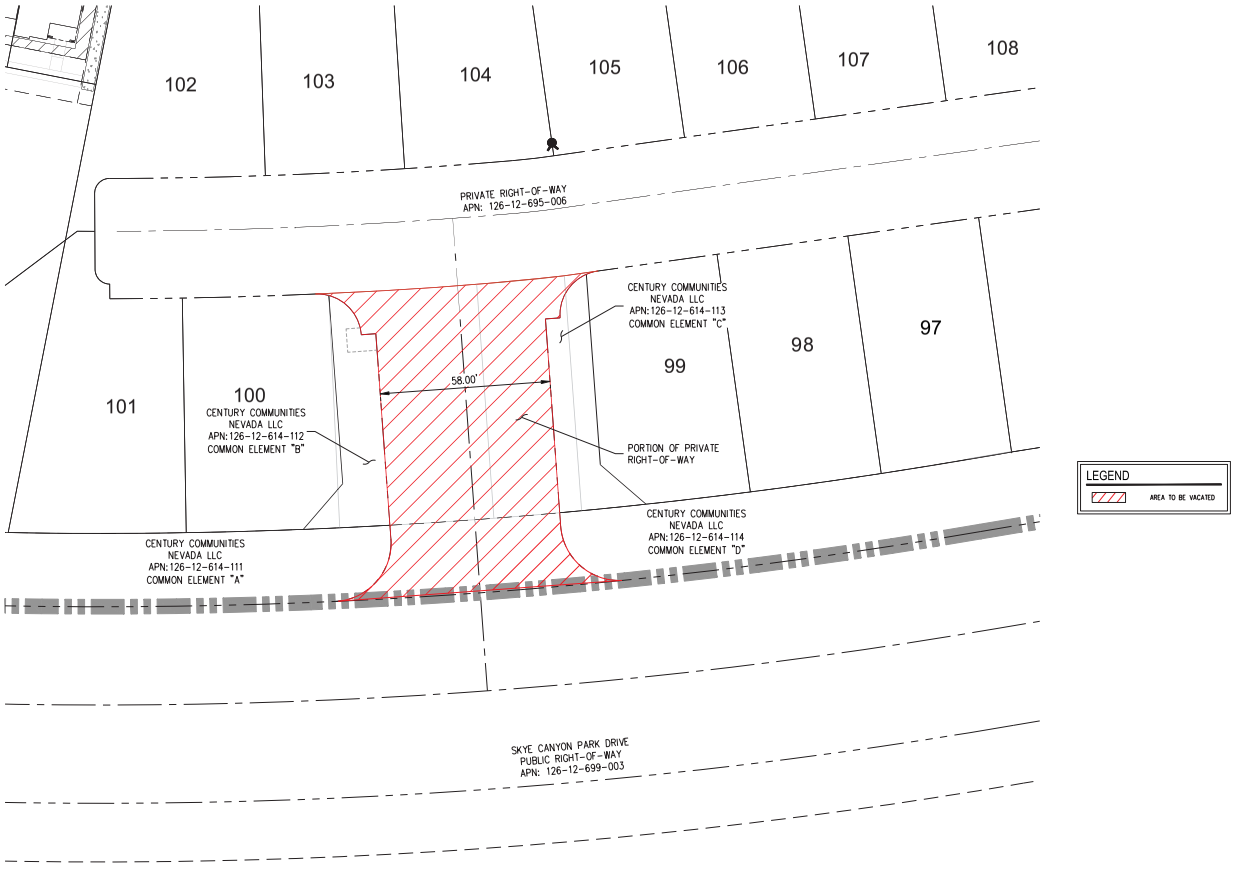
WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

SKYE CANYON PARCEL 2.10
VACATION EXHIBIT



21-0600
10/13/2021

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

0 20 40
SCALE - 1"=20' FEET

DATE:10/12/21
SCALE:1"=20'
PROJECT #:CEN1909

J:\cen1909-000 skye canyon parcel 2.10\dwg\figures\211012 cen1909 skye canyon 2.10 - lot 99a vacation exhibit.dwg 10/12/2021 4:39 PM Loketa Abad

Skye Canyon 2.10 (Lot 99A)

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.

21-0600
09/20/2021

- ☐ 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).

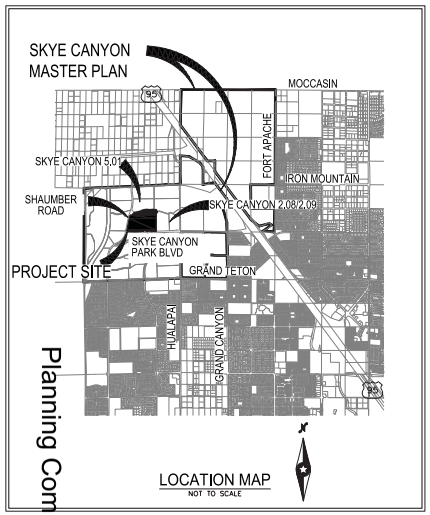
☑ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable 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: 9/16/21

21-0600
09/20/2021



CENTURY COMMUNITIES

TENTATIVE MAP FOR SKYE CANYON 2.10 (LOT 99A)

CITY OF LAS VEGAS, NEVADA
RESIDENTIAL SUBDIVISION
APN: 126-12-695-006, 126-12-614-111, 126-12-614-112,
126-12-614-113, 126-12-614-114, 126-12-614-065, & 126-12-614-066

Planning Commission November 9, 2021 - Page 1252

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	TM-1	COVER SHEET
2	TM-2	TENATIVE MAP
3	TM-3	WEST EAST CROSS SECTION
4	TM-4	NORTH SOUTH CROSS SECTION
5	TM-5	LANDSCAPE PLAN

SITE DATA

APN NUMBERS:	126-12-695-006, 126-12-614-111, 126-12-614-112, 126-12-614-113, 126-12-614-114, 126-12-614-065, & 126-12-614-066
GROSS AREA:	4.07± ACRES
NET AREA:	0.34± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	R-CL
TOTAL LOT COUNT:	3 (RESIDENTIAL UNITS)
TOTAL DENSITY:	0.74 DU/AC
NO. OF COMMON ELEMENTS:	4
TYPICAL LOT SIZE:	45' X 80'
MINIMUM LOT SIZE:	4,125 SF (LOT 99A)
MAXIMUM LOT SIZE:	4,980 SF (LOT 99)

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.

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 BADURA AVE SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: MICHAEL FANG

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

EMERGENCY ACCESS

AN EASEMENT FOR EMERGENCY FIRE ACCESS WITH AN APPROVED CRASH GATE IS REQUIRED AT CE "C"

LEGAL DESCRIPTION

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

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
8. AUTHORIZED USE OF HAMMERHEADS STANDARD 212.1.SI STREET TERMINATION WITHOUT WAIVER ON PRIVATE RESIDENTIAL STREETS UP TO 250'. OVER 250 WILL REQUIRE THAT AN APPROVED EMERGENCY ACCESS POINT.
9. SIDEWALK REQUIRED ON ONE SIDE OF INTERIOR PRIVATE GATED STREETS IN COMPLIANCE WITH ONE OF THE ABOVE STREET SECTIONS REFERENCED TO IN ITEM #4.
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; IF EFFECTIVE DATE OF THE TITLE 19 CHANGES, WHICHEVER IS LATER.
20. STREET LIGHTS ON PRIVATE STREETS WITHIN SINGLE FAMILY SUBDIVISIONS SHALL NOT BE REQUIRED.
21. SINGLE FAMILY DEVELOPMENTS WITH A TENTATIVE MAP APPROVED PRIOR TO THE EFFECTIVE DATE OF THIS MOU SHALL BE EXEMPT FROM RESIDENTIAL FIRE SPRINKLER REQUIREMENTS.

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

3 UNITS X 250 GPD/UNITS = 750 GPD
TOTAL AVERAGE CONTRIBUTION = 750 GPD = 0.00075 MGD
PEAK FLOW = 0.00075 MGD X 5.2 (ASCE PEAK FACTOR) = 0.0039 MGD

PARKING ANALYSIS

NO OF UNITS	= 3
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 7 SPACES**

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

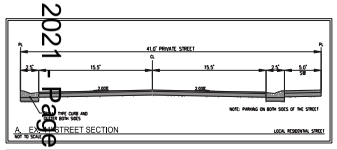
SETBACK (SKYE R-CL)

FRONT:	3' TO SECOND STORY LIVING OVER GARAGE 5' TO PORCH 10' TO SINGLE STORY LIVING 14' TO SECOND STORY LIVING <5 OR >18' TO FACE OF GARAGE DOOR
SIDE:	6' (COMBINED BOTH SIDES)
CORNER SIDE:	5' TO PORCH, PORTICO OR SIMILAR ELEMENT 10' TO LIVING
REAR (NO ALLEY):	5'

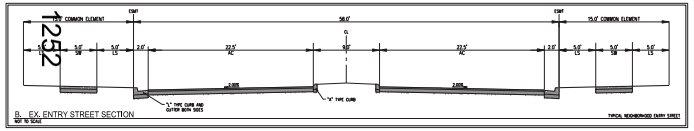
NOTES

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. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAC PROPERTY LLC, DATED OCT. 13, 2017.
5. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
6. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
7. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
8. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA.
9. INTERIOR STREETS ARE PRIVATE.
10. TRAFFIC ACCESS SHALL BE VIA SKYE CANYON PARK DRIVE.
11. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
12. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY 3 CONNECTIONS. 2 CONNECTIONS TO SKYE CANYON PARK DRIVE. 1 CONNECTION TO SKYE CANYON PARCEL 2.09
13. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE 2 CONNECTIONS: 1-EXISTING 8" SEWER STUBS LOCATED IN SKYE CANYON PARCEL 2.09; 1-EXISTING 8" SEWER STUB LOCATED OFF OF SKYE CANYON PARK DRIVE.
14. THE SITE AND STREET SLOPES ARE LESS THAN 12%.
15. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
16. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
17. THIS PROJECT IS PART OF THE SKYE CANYON MASTER PLAN.
18. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
19. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN DRAINAGE CORRIDORS.
20. FIRE SPRINKLERS WILL BE INSTALLED IN THE [illegible]

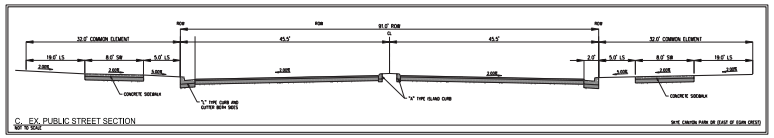
21-0000
09/20/2021



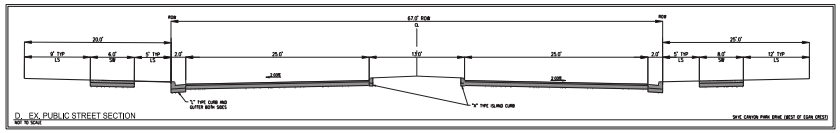
A. EX. LOCAL STREET SECTION
NOT TO SCALE



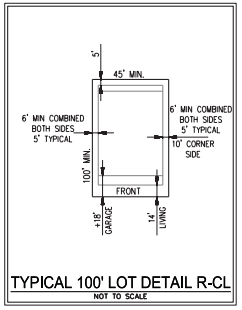
B. EX. ENTRY STREET SECTION
NOT TO SCALE



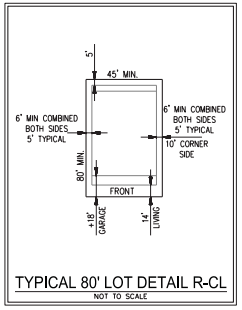
C. EX. PUBLIC STREET SECTION
NOT TO SCALE



D. EX. PUBLIC STREET SECTION
NOT TO SCALE



TYPICAL 100' LOT DETAIL R-CL
NOT TO SCALE



TYPICAL 80' LOT DETAIL R-CL
NOT TO SCALE

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

NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS

CENTURY COMMUNITIES

SKYE CANYON 2.10
COVER SHEET

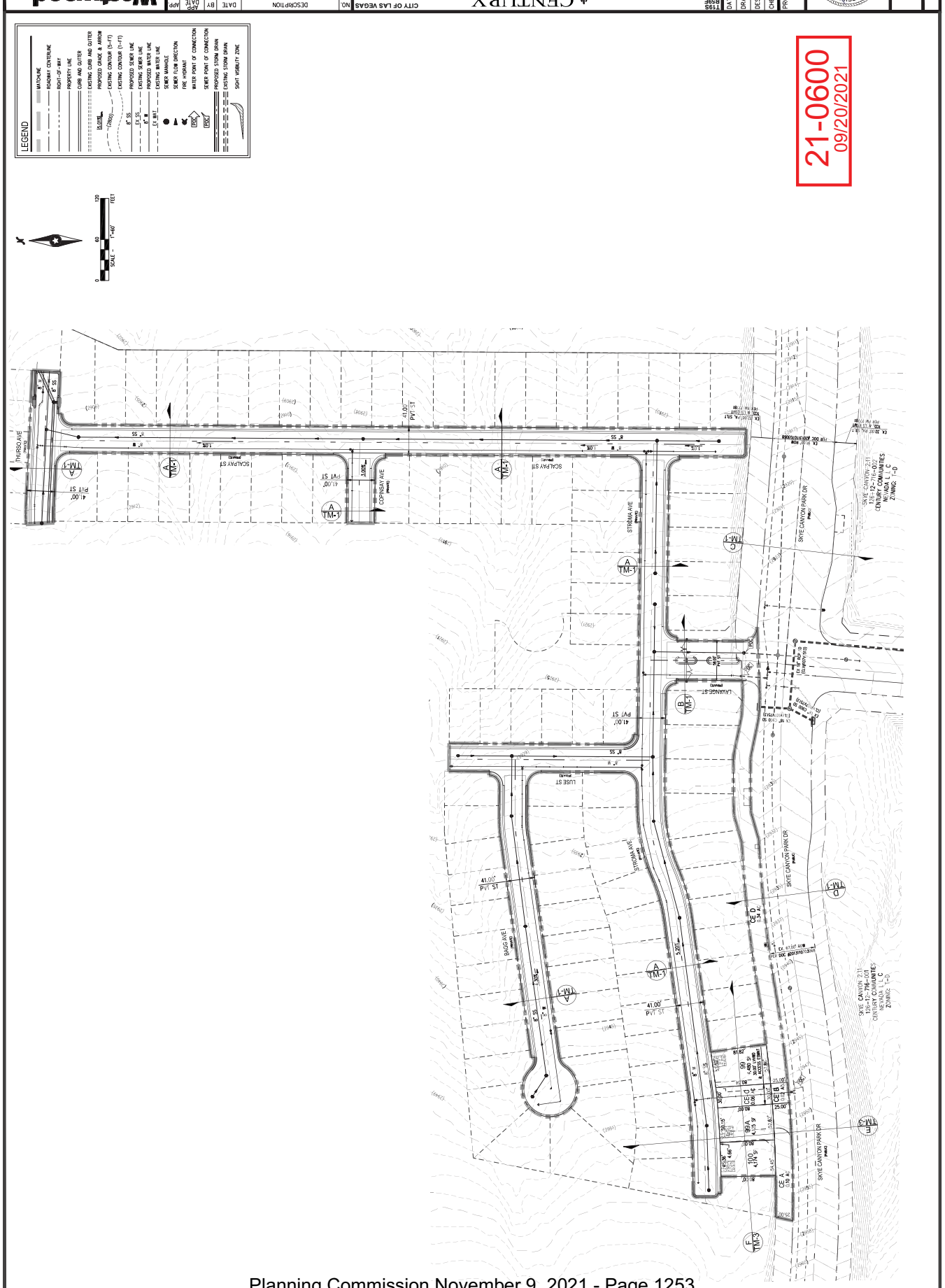
T19S
R59E
S12

DATE: 9/02/2021
DRAFTER: CK
DESIGNER: HIR
CHECKED: MF
PROJECT NO.
CEN1909

PROFESSIONAL ENGINEER — MICHAEL FANG — Exp. 6/30/2023 — CIVIL — No. 24464 — STATE OF NEVADA
09/20/2021

TM-1
SHEET 1 OF 4

J:\cen1909-000 skye canyon parcel 2.10\civil\tentmaps\tm1\cen1909 - cover sheet 2.10.dwg, 9/20/2021 7:16:52 PM, Chris Kaunis



Westwood
Phone (702) 284-5300
Fax (702) 284-5399
5740 S. Arville Street
Suite 216
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
CITY OF LAS VEGAS
NO.
DESCRIPTION
DATE
BY
APP. DATE
APP.
CENTURY COMMUNITIES
SKYE CANYON 2.10 (LOT 99A)
TENATIVE MAP
T19S R59E S12
DATE: 9/02/2021
DRAFTER: CK
DESIGNER: HIR
CHECKED: MF
PROJECT NO.
CEN1909
TM-2
SHEET 2 OF 4
LEGEND
MATCHLINE
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
SIGHT VISIBILITY ZONE
SCALE 1"=60'
0
60
120
FEET
21-0600
09/20/2021
THURSO AVE
SCALPAY ST
COPINSAY AVE
STROMA AVE
LAVANGE ST
LUSE ST
BAGG AVE
SKYE CANYON PARK DR
41.00' PVT ST

21-0600
09/20/2021

E. NORTH-SOUTH CROSS SECTION - PROFILE VIEW
HORIZ: 1" = 40'
VERT: 1" = 4'

F. WEST-EAST CROSS SECTION - PROFILE VIEW
HORIZ: 1" = 40'
VERT: 1" = 4'

SKYE CANYON DESIGN GUIDELINES – R-CL WALL STANDARDS

A. Maximum Primary wall Height	6'-0" EXTERIOR 5'-4" INTERIOR
B. Maximum Secondary wall Height	4'
C. Minimum spacing between wall sections - Primary walls	4'
D. Maximum Planter Height	ONE COURSE ABOVE WALL
E. Minimum spacing between wall sections - Outside Dimensions	5'

I:\cen1909-000 skye canyon parcel 2.10\dwg\entitlements\en\210901 cen1909 skye canyon 2.10 tm-sht.dwg 9/2/2021 3:13 PM Curtis Kawachi

| | | |



21-0600-VAC1 AND 21-0600-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
NORTH SIDE OF W SKYE CANYON PARK DR, APPROXIMATELY 595 FEET WEST OF EGAN CREST DRIVE

09/23/2021



21-0600-VAC1 AND 21-0600-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
NORTH SIDE OF W SKYE CANYON PARK DR, APPROXIMATELY 595 FEET WEST OF EGAN CREST DRIVE

09/23/2021

Westwood

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

main (702) 284-5300

CEN1909
October 12, 2021

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

Subject: Skye Canyon 2.10 (Lot 99A) – Vacation Justification Letter
APN: 126-12-695-006

To Whom It May Concern,

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

The subject site is located east of the intersection of Shaumber Road and Skye Canyon Park Drive. The assessor's parcel number is 126-12-695-006. The parcel acreage is ~3.42 acres.

The applicant proposes to vacate a portion of the roadway along the south property line that conflicts with the proposed site plan for the subject residential development. Please see enclosed legal description and exhibit.

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

21-0600
10/13/2021

CENTURY COMMUNITIES

October 7, 2021

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

Re: Skye Canyon Parcel 2.10 – Vacation of Drainage and Sewer Easement

Dear City of Las Vegas Planning,

Please consider this letter as an ***approval*** by the Skye Canyon DRC of the request to vacate the temporary drainage easement as depicted on the attached exhibit.

Respectfully,

Joe Genovese
Director of Land Acquisition
Century Communities – Nevada

21-0600
10/13/2021

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-3489
www.centurycommunities.com

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
38a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0600-VAC1 - VACATION - TO VACATE RIGHT-OF-WAY ALONG WITH EXISTING DRAINAGE AND SEWER EASEMENTS

C.C.: 12/15/2021

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: November 9, 2021

Agenda Item No.:
38b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0600-TMP1 - TENTATIVE MAP - SKYE CANYON PARCEL 2.10 (LOT 99A) - FOR A THREE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

C.C.: 12/15/2021

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, 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: November 9, 2021

Agenda Item No.:
39

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0660-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19 regarding all uses related to the sale of alcohol, and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendment and Staff Report
2. Supporting Documentation

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 9, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0660 -TXT1	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification Only

APPROVALS 0

PROTESTS 0

SG

** PROPOSED AMENDMENTS **

1. Title 19.09.050.E Transect Zones is hereby amended by deleting the following entries in their entirety from the I. Use Types table for each applicable transect:
    a. Beer/Wine/Cooler Off-Sale Establishment
    b. Beer/Wine/Cooler On- and Off-Sale Establishment
    c. Beer/Wine/Cooler On-Sale Establishment
    d. Gaming Establishment, Business Related
    e. Gaming Establishment, Restricted
    f. Grocery Store with Alcohol Sales
    g. Liquor Establishment (Tavern)
    h. Lounge Bar
    i. Package Liquor Off-Sale Establishment
    j. Restaurant with Alcohol
    k. Restaurant with Service Bar
    l. Social Event with Alcoholic Beverage Sales
    m. Tavern-Limited Establishment
    n. Tavern-Limited with Ancillary Nightclub Operation
    o. Urban Lounge

2. Title 19.09.050.E Transect Zones is hereby amended by adding and amending the following entries to the I. Use Types table for each applicable transect:

	T6-UC	T6-UG	T6-UG-L	T5-M	T5-C	T5-MS	T5-N	T4-M	T4-C	T4-MS	T4-N	T3-N	T3-N-O
Alcohol, Off-Premise Ancillary	A	A	A	A	A	A	A	A	A	A			
Alcohol, Off-Premise Beer/Wine	S	S	S	S	S	S	S	S	S	S			
Alcohol, Off-Premise Full	S	S	S	S	S	S	S	S	S	S			
Alcohol, On-Premise Beer/Wine	C	C	C	C	C	C	C	C	C	C	C		C
Alcohol, On-Premise Full	S	S	S	S	S	S	S	S	S	S	S		S
Alcohol Production, Craft	C	C	C	C	S	S	S	C	S	S			

	T6-UC	T6-UG	T6-UG-L	T5-M	T5-C	T5-MS	T5-N	T4-M	T4-C	T4-MS	T4-N	T3-N	T3-N-O
Gaming, Establishment, Non-restricted	S	S	S	S	S	S	S	S	S				
Gaming, Establishment, Restricted	S	S	S	S	S	S	S	S	S	S	S		S
Private Club, Lodge, or Fraternal Organization	~~P~~ C	C	C	C	~~P~~ C	~~P~~ C	C	C	~~P~~ C	~~P~~ C		N	~~P~~ C

3. Title 19.10.020 C-V (Civic) District is hereby amended by amending the following:

D. Uses Permitted by Special Use Permit

1. The following uses may be permitted in the C-V District by means of Special Use Permit if in each case the parcel or use is operated or controlled by an agency or subdivision of local, state or federal government:

a. Alcohol, On-Premise Beer/Wine;

b. Alcohol, On-Premise Full;

~~a~~ c. Banquet Facility;

~~b. Beer/Wine/Cooler On-Sale Establishment~~

~~c~~ d. Convention Facility, Publicly Operated;

~~d~~ e. Custodial Institution;

~~e~~ f. Gaming Establishment, ~~General Business-Related~~ Restricted;

~~f~~ g. Liquified Petroleum Gas Installation (Over 288 Gallons).

~~g. Liquor Establishment (Tavern)~~;

~~h. Restaurant with Service Bar;~~

~~i. Social Event with Alcoholic Beverage Sales;~~

~~j. Supper Club.~~

4. Title 19.10.120 DE-O (Downtown Entertainment Overlay) District is hereby amended by deleting the following section and re-lettering the remaining sections appropriately:

~~C. Separation Requirements for Liquor Establishments~~

~~For any Alcohol, On-Premise Beer/Wine or Alcohol, On-Premise Full use liquor establishment (tavern), supper clubs, restaurant service bar, or other liquor-serving establishment that is approved by means of Special Use Permit for a parcel located within the District, the distance separation requirements set forth in LVMC Chapter 19.12 shall not apply. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.~~

5. Title 19.12.010 Land Use Tables and Title 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements are hereby amended by deleting the following entries in their entirety:
    a. Beer/Wine/Cooler Off-Sale Establishment
    b. Beer/Wine/Cooler On- and Off-Sale Establishment
    c. Beer/Wine/Cooler On-Sale Establishment
    d. Gaming Establishment, General Business Related
    e. Gaming Establishment, Restricted
    f. Grocery Store with Alcohol
    g. Liquor Establishment (Tavern)
    h. Lounge Bar
    i. Package Liquor Off-Sale Establishment
    j. Restaurant with Alcohol
    k. Restaurant with Service Bar
    l. Social Event with Alcoholic Beverage Sales
    m. Tavern-Limited Establishment
    n. Tavern-Limited with Ancillary Nightclub Operation
    o. Urban Lounge

6. Title 19.12.010 Land Use Tables is hereby amended by adding the following uses:

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-[illegible]	P-O	O	C-D	C-1	C-2	C-PB	C-M	M
Alcohol, Off-Premise Ancillary															A	A	A	A	A
Alcohol, Off-Premise Beer/Wine															S	S	S	S	S
Alcohol, Off-Premise Full															S	S	S	S	S
Alcohol, On-Premise Beer/Wine															C	C	C	C	C
Alcohol, On-Premise Full															S	S	S	S	S
Alcohol Production, Craft															S	S	C	C	C
Gaming Establishment, Restricted															S	S	S	S	S

7. Title 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements is hereby amended by adding the following uses:

Alcohol, Off-Premise Ancillary
The sale of alcohol, for off-premise consumption, in conjunction with an Alcohol, On-Premise Beer/Wine or Alcohol, On-Premise Full establishment:

1. The sale of alcohol for off-premise consumption must be approved as part of a Special Use Permit for the primary use.
2. The off-premise component must comply with the minimum Special Use Permit requirements for either an Alcohol, Off-Premise Beer and Wine use, or Alcohol, Off-Premise Full use, as applicable.
3. An Alcohol, On-Premise Beer/Wine establishment is permitted to sell alcoholic beverages, limited to beer, wine and coolers only, for off-premise consumption.
4. The primary use shall not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Alcohol, Off-Premise Beer/Wine
An establishment licensed to sell alcoholic beverages, limited to the sale of beer, wine and coolers, to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the business is conducted.

Minimum Special Use Permit Requirements:

*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 a minimum distance separation between an Alcohol, Off-Premise Beer/Wine establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, Off-Premise Beer/Wine establishment may be located within 400 feet of any of the following uses:
    a. Church/house of worship;
    b. School;
    c. Individual care center licensed for more than 12 children; or
    d. City park.
2. The distance separation requirement set forth in Requirement 1 does not 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; or
    b. A proposed establishment having more than 50,000 square feet of retail gross floor area.
3. The minimum distance separation requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
    a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Las Vegas Overlay District, as described in LVMC 19.10.110;
    b. In accordance with the provisions of LVMC 19.12.050(C) for any establishment having between 15,000 square feet and 50,000 square feet of retail gross floor space, if no more than 10 percent of the retail gross floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
    c. In accordance with the provisions of LVMC 19.12.050(C) for any retail establishment having less than 15,000 square feet of retail gross floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

d. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan.

*4. The establishment shall not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68, except as permitted pursuant to LVMC Title 6.50.

On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

Alcohol, Off-Premise Full

Description: An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold.

Minimum Special Use Permit Requirements:

*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 a minimum distance separation between an Alcohol, Off-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, Off-Premise Full establishment may be located:
   a. Within 400 feet of any of the following uses:
      i. Church/house of worship;
      ii. School;
      iii. Individual care center licensed for more than 12 children; or
      iv. City park.
   b. Within 1000 feet of another Off-Premise Full establishment.
2. The distance separation requirement set forth in Requirement 1 does not 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; or
   b. A Grocery Store with greater than 50,000 square feet of gross retail floor area.

3. The minimum distance separation requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
    a. In accordance with the provisions of LVMC 19.12.050(C) for any Alcohol, Off-Premise Full establishment proposed within a grocery store which is proposed to be located on a parcel within the Downtown Casino Overlay District;
    b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any Alcohol, Off-Premise Full establishment proposed within a grocery store which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
    c. In connection with a grocery store having between 20,000 square feet and 50,000 square feet of retail floor space; or
    d. In connection with a grocery store having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

*4. The establishment shall not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

Alcohol, On-Premise Beer/Wine

An establishment licensed to sell alcoholic beverages, limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.

Conditional Use Regulations:

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 a minimum distance separation between an Alcohol, On-Premise Beer/Wine establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Beer/Wine establishment may be located within 400 feet of any of the following uses:

a. Church/house of worship;
b. School;
c. Individual care center licensed for more than 12 children; or
d. City park.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:
   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. Any Alcohol, On-Premise Beer/Wine use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68, the Downtown Entertainment Overlay District, as described in LVMC 19.10.120, or the 18b Arts District, as described in LVMC Appendix F. The approval may include conditions designed to mitigate any impacts related to distance separation.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area.

Alcohol, On-Premise Full
Description: An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.

Minimum Special Use Permit Requirements:

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 a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:
   a. Church/house of worship;
   b. School;
   c. Individual care center licensed for more than 12 children; or
   d. City park.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:
   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. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68, the Downtown Entertainment Overlay District, as described in LVMC 19.10.120, or the 18b Arts District, as described in LVMC Appendix F. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area.

Alcohol Production, Craft
A craft distillery, craft winery or brew pub establishment, pursuant to LVMC Title 6.50 and state law, wherein alcohol is manufactured, and the alcohol produced at the establishment is sold for off- and/or on-premise consumption.

Conditional Use Regulations:
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 a minimum distance separation between an Alcohol Production, Craft establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol Production, Craft establishment may be located within 400 feet of any of the following uses:
   a. Church/house of worship;
   b. School;
   c. Individual care center licensed for more than 12 children; or
   d. City park.
2. The distance separation requirement set forth in Requirement 1 does not 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; or
   b. An establishment located on property within the Downtown Las Vegas Overlay District, as described in LVMC 19.10.110.

3. The use may include the sale of beer, wine and coolers that are not produced on site for on-premise consumption.
4. The sale of alcohol for off-premise consumption is limited to alcohol that is produced at the site unless approved by a separate Special Use Permit for the applicable off-premise use.
5. The primary use shall not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68, if alcohol is sold for off-premise consumption.

Minimum Special Use Permit Requirements:

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 a minimum distance separation between an Alcohol Production, Craft establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol Production, Craft establishment may be located within 400 feet of any of the following uses:
    e. Church/house of worship;
    f. School;
    g. Individual care center licensed for more than 12 children; or
    h. City park.
2. The distance separation requirement set forth in Requirement 1 does not apply to:
    c. 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; or
    d. An establishment located on property within the Downtown Las Vegas Overlay District, as described in LVMC 19.10.110.
3. The use may include the sale of full alcohol that is not produced on site for on-premise consumption.

*4. The sale of alcohol for off-premise consumption is limited to alcohol that is produced at the site unless approved by a separate Special Use Permit for the applicable off-premise use.

*5. The primary use shall not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68, if alcohol is sold for off-premise consumption.

On-site Parking Requirement:

1. One space for each 50 square feet of gross floor area of public seating and waiting areas (including outdoor areas for seating and waiting);
2. One space for each 200 square feet of gross floor area of non-public and service areas (including kitchens, restrooms, storage rooms, etc.); and
3. One space for each 1000 square feet of gross floor area of production area.

Gaming Establishment, Restricted
Description: An establishment which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, and no other game or gaming device.

Minimum Special Use Permit Requirements:

1. Pursuant to its general authority to regulate gaming, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between a Gaming Establishment, Restricted use and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, the following distance separation requirements apply:
    a. For one to five gaming machines, no less than 400 feet to the nearest:
        i. Church/house of worship;
        ii. School;
        iii. Individual care center licensed for more than 12 children; or
        iv. City park.
    *b. For six to fifteen gaming machines, no less than 1500 feet to the nearest:
        i. Church/house of worship;
        ii. School;
        iii. Individual care center licensed for more than 12 children; or
        iv. City park.
2. The distance separation requirement set forth in Requirement 1.b. may be waived in accordance with the provisions of LVMC 19.12.050(C) for the following:
    a. An establishment located on property within one or more of the following Special Area and Overlay Districts:
        i. The Civic District, as described in LVMC Title 19.10.010;
        ii. The Downtown Casino Overlay District, as described in LVMC Title 19.10.100;
        iii. The Market District or the Symphony Park District within the Downtown Las Vegas Overlay District, as described in LVMC Title 19, Appendix F; or
        iv. The Gaming Enterprise Overlay District, as described in LVMC Title 19.10.130.
    b. An establishment located within a Regional Mall, as defined by LVMC Title 19.18.020;
    c. An establishment located within a Mixed-Use development, as defined by LVMC Title 19.18.020;
    d. An establishment that will be separated from an existing protected use by a street or highway with a minimum right-of-way width of 100 feet; or

e. An establishment that is located on a site, or within a building or structure, that is designated on the City of Las Vegas Historic Property Register.

*3. The use shall conform to, and is subject to, the provisions of LVMC Title 6.40.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

8. Title 19.18.020 Words and Terms Defined is hereby amended by deleting the following entries in their entirety:
   a. Beer/Wine/Cooler Cultural Establishment
   b. Beer/Wine/Cooler Off-Sale Establishment
   c. Beer/Wine/Cooler On- and Off-Sale Establishment
   d. Beer/Wine/Cooler On-Sale Establishment
   e. Gaming Establishment, Business Related
   f. Gaming Establishment, Restricted
   g. Gift Basket Limited
   h. Gift Shop Limited
   i. Liquor Establishment (Tavern)
   j. Lounge Bar
   k. Nonprofit Club Restaurant Service Bar
   l. Package Liquor Off-Sale Establishment
   m. Restaurant with Alcohol
   n. Restaurant with Service Bar
   o. Retail Establishment With Package Liquor Off-Sale
   p. Social Event with Alcoholic Beverage Sales
   q. Tavern-Limited Establishment
   r. Tavern-Limited Establishment with Ancillary Nightclub Operation
   s. Urban Lounge

9. Title 19.18.020 Words and Terms Defined is hereby amended by adding the following definitions:

   1. **Alcohol, Off-Premise Ancillary.** The sale of alcohol, for off-premise consumption, in conjunction with an Alcohol, On-Premise Beer/Wine or Alcohol, On-Premise Full establishment.

   2. **Alcohol, Off-Premise Beer/Wine.** An establishment licensed to sell alcoholic beverages, limited to the sale of beer, wine and coolers, to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the business is conducted.

3. **Alcohol, Off-Premise Full.** An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold.

4. **Alcohol, On-Premise Beer/Wine.** An establishment licensed to sell alcoholic beverages, limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.

5. **Alcohol, On-Premise Full.** An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.

6. **Alcohol Production, Craft.** A craft distillery, craft winery or brew pub establishment, pursuant to LVMC Title 6.50 and state law, wherein alcohol is manufactured, and the alcohol produced at the establishment is sold for off- and/or on-premise consumption.

7. **Gaming Establishment, Restricted**. An establishment which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, and no other game or gaming device.

10. Title 19.18.020 Words and Terms Defined is hereby amended by amending the following definitions to make them consistent with definitions found in LVMC Title 6:

Convenience store. ~~Except as otherwise provided in this definition, a facility designed to have a minimum size of 1200 square feet and no more than 5000 square feet of floor space, exclusive of warehouse and office area, devoted to the display of merchandise, that is primarily used for the retail sale to the public of merchandise for off-site consumption, including prepackaged food products, sundries, household items and similar consumer items. The minimum size requirement referred to above does not apply to a convenience store located within a mixed-use development. The term does not include a retail business licensed as a "drugstore" pursuant to LVMC Title 6.~~

A retail establishment other than a drugstore, which:

1. Offers for sale prepackaged food products, household items and other goods commonly associated with those products and items, and maintains more than fifty-one percent of its gross retail floor area dedicated to such products and items, provided that not more than ten percent of its gross retail floor area is devoted to the sale of beer, wine and coolers; and
2. Except as otherwise provided in this Paragraph (2), contains not less than one thousand two hundred square feet, nor more than five thousand square feet of floor space devoted to retail sales display, exclusive of warehouse and office areas. The minimum size requirement in the preceding sentence does not apply to a development that qualifies as mixed-use in this Title.

Grocery Store. A business establishment which occupies all of the business premises of a building or a portion of the business premises of a building which is segregated physically or spatially from the rest of the business premises, and which contains more than five thousand square feet of floor space, exclusive of warehouse and office space, for the display and sale of foodstuffs, whether fresh, frozen, canned or packaged, and may include the sales of other products, including non-food items, alcoholic beverages (if licensed by the City for the sale of alcoholic beverages) and pharmaceuticals, provided the sale of such pharmaceuticals is incidental to the primary business of selling products other than pharmaceuticals. The term does not include an establishment in which more than ten percent of the gross retail floor area of the establishment premises consists of alcoholic beverages.

Liquor Store. A specialty retail store with a minimum gross floor area of 1200 square feet that deals exclusively in alcoholic beverages and related items including tobacco, magazines, newspapers and packaged snack foods, whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. Entry to minors is not allowed, except as provided for in LVMC 6.50.170. ~~This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.~~

11. Title 19.12.010 Land Use Tables is hereby amended by amending the following uses:

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	P-O	O	C-D	C-1	C-2	C-PB	C-M	M
Country Club, Private	S	S	S	S	S	S		S	S	S	S	~~P~~ C	~~P~~ C	~~P~~ C	~~P~~ C		~~P~~ C	~~P~~ C
Private Club, Lodge or Fraternal Organization												S		~~P~~ C	~~P~~ C	S	~~P~~ C	~~P~~ C

12. Title 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements is hereby amended by amending the following uses:

Country Club, Private. A facility that is made available for use on a membership basis for recreational or athletic purposes, where membership is limited and the use of the facility is primarily restricted to members and their guests. The term includes accessory uses, such as:

1. A clubhouse.
2. Retail and restaurant facilities which do not have separate signage or advertising.

Conditional Use Regulations:

1. In conjunction with a Country Club, Private use, the ancillary sale of beer, wine and coolers for on-premise consumption only, is permitted.

Minimum Special Use Permit Requirements:

*1. The Special Use Permit approval for a Country Club, Private Organization use use may also include the ancillary sale of beer, wine and coolers or full alcohol for on-premise consumption only, provided that:

   a. The uses are specifically proposed in the application; and
   b. The Director finds that each such use is ancillary to the primary use.

Private Club, Lodge or Fraternal Organization.

1. Club. A facility of a private organization for the preparation and service of food and/or drink for members and their guests.
2. Lodge or Fraternal Organization. A facility for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

Conditional Use Regulations:

1. In conjunction with a Private Club, Lodge or Fraternal Organization use, the ancillary sale of beer, wine and coolers for on-premise consumption only, is permitted.

Minimum Special Use Permit Requirements:

*1. The Special Use Permit approval for a Private Club, Lodge or Fraternal Organization use use may also include the ancillary sale of beer, wine and coolers or full alcohol for on-premise consumption only, provided that:

   c. The uses are specifically proposed in the application; and

   d. The Director finds that each such use is ancillary to the primary use.

Nightclub

Conditional Use Regulations:

5. The distance separation requirement set forth in Regulation 4 does not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
   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 of 5000 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.~~

~~6. Alcohol service, if any, is permitted only in conjunction with the following Title 6 alcoholic beverage licenses: Beer and Wine Room, Tavern, Tavern-Limited, Tavern-Restricted, General On-Sale and Urban Lounge.~~

Minimum Special Use Permit Requirements:

3. The distance separation requirement set forth in Requirement 2 does not 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 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 of 5000 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.~~

4. The distance requirement set forth in Requirement 2 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed Nightclub that will be:
   a. Separated from the existing dwelling(s) by a street or highway with a minimum right-of-way width of 100 feet; or
   b. Located on property within the Downtown Las Vegas Overlay District, as described in LVMC 19.10.110.

~~*5. Alcohol service, if any, is permitted only in conjunction with the following Title 6 alcoholic beverage licenses: Beer and Wine Room, Tavern, Tavern-Limited, Tavern-Restricted, General On-Sale and Urban Lounge.~~

13. Appendix F Interim Downtown Las Vegas Development Standards is hereby amended by amending Section C. Standards, b.ii. DTLV-O Area 1 Permitted Uses as follows:

Under Retail and Personal Services, the following uses shall be deleted in their entirety:

1. Beer/Wine/Cooler Off-Sale Establishment (Special Use Permit required)
2. Beer/Wine/Cooler On- and Off-Sale Establishment (Special Use Permit required)
3. Beer/Wine/Cooler On-Sale Establishment (Conditional Use approval required)
4. Grocery Store with Alcohol (Conditional Use approval required)
5. Liquor Establishment (Tavern) (Special Use Permit required)
6. Package Liquor Off-Sale Establishment (Special Use Permit required)
7. Restaurant with Alcohol (Special Use Permit required)
8. Restaurant with Service Bar (Conditional Use approval required)
9. Tavern-Limited Establishment (Special Use Permit required)

Under Retail and Personal Services, the following uses shall be added:

1. Alcohol, Off-Premise Ancillary (Conditional Use Approval required)
2. Alcohol, Off-Premise Beer/Wine (Special Use Permit required)
3. Alcohol, Off-Premise Full (Special Use Permit required)
4. Alcohol, On-Premise Beer/Wine (Conditional Use approval required)
5. Alcohol, On-Premise Full (Special Use Permit required)
6. Alcohol Production, Craft (Special Use Permit required)
7. Gaming, Restricted (Special Use Permit required)

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19 regarding all uses related to the sales of alcohol.

ANALYSIS

This amendment is a comprehensive overhaul of the uses related to the sale of alcohol and restricted gaming within the city of Las Vegas. The current uses associated with alcohol sales are to be deleted in their entirety and replaced with much broader, simplified land uses. These new uses will provide greater flexibility and, in some cases, eliminate the need for multiple Special Use Permits for applicants wishing to conduct business within the city.

Attached for reference are Exhibits A, B and C. Exhibits A and B depict existing uses along with the equivalent proposed uses in LVMC Title 19 and the various Special Area plans. Every effort has been made to find and to delete or amend the existing use names in LVMC Title 19; however, in the event that a use has been omitted, the Director shall determine the equivalent use category.

Exhibit B depicts the use categories of various Special Plan areas and their corresponding equivalent use names. Note that many of the Special Area plans adopted by the city and in use today contain references to the uses in LVMC Title 19 for conditions, requirements and procedures of approval. Regarding alcohol-related uses, those plans will need to be addressed in future updates as the process for updating them varies from plan to plan. In the interim, the attached Exhibit B shows the current references in those plans and the equivalent alcohol-related uses as proposed by this amendment. For land use, zoning and business licensing issues, the equivalent uses, along with all applicable conditions, requirements and procedures, shall be applied if this amendment is ultimately adopted. If a Special Area plan is not listed in Exhibit B but is later found to contain references to the currently existing uses, the Director shall determine the appropriate equivalent use to apply, along with the conditions, requirements and procedures necessary for approval.

Exhibit C provides the proposed LVMC Title 6 revisions that will run concurrently with this amendment in ordinance form if and when it goes on to the City Council. They are provided *for reference only* and no action is required from the Planning Commission at this time. These proposed changes are subject to change.

As noted above, the existing land uses associated with alcohol and gaming are to be deleted and replaced with the proposed uses in LVMC Titles 19.09, 19.12 and 19.18. These include the Liquor Establishment, Tavern, Tavern-Limited, and various Beer/Wine/Cooler uses, as well as the Package Liquor and other off-premise sales uses.

Establishments currently licensed for these uses will be relicensed in the future for the equivalent new land uses.

The new proposed uses are much broader in scope than the current uses and are broken down into categories of on- or off-premise sales, beer/wine and full alcohol, and craft production as permitted under state law. Gaming, which is currently ancillary for some alcohol uses, would be separated out as an individual primary use. These new uses would be defined and include minimum distance separation requirements and some limited locational and operational requirements and restrictions, but the majority of the operational language will now be found in the Business Licensing requirements of LVMC Title 6. All of the proposed uses will start with the word “Alcohol”, which will ensure that they are listed together in the use tables for ease and convenience.

On-premise uses are divided into Beer/Wine and Full Alcohol categories. Similar to the existing Beer/Wine/Cooler On-Sale Establishment use, the Alcohol, On-Premise Beer/Wine use (which includes “coolers” by definition) is conditional in all districts in which the use is permitted. Conditions include a minimum distance separation requirement of 400 feet from protected uses (Church/House of Worship, School, Individual Care Center for 12 or more Children or City Park). For those not meeting the conditions, a Special Use Permit would be required, as it currently is. The current exemptions to the distance separation for a non-restricted gaming establishment in connection with a hotel with more than 200 rooms established prior to 1992, a resort hotel with more than 200 rooms established after 1992, and for any on-premise alcohol use located within the Downtown Entertainment Overlay District would remain. Exemptions for establishments located within the Pedestrian Mall and the 18b Arts District would be added.

For the Alcohol, On-Premise Full Use, a Special Use Permit would be required in all districts in which the use is permitted. Minimum Special Use Permit requirements include a waivable minimum distance separation requirement of 400 feet from protected uses (Church/House of Worship, School, Individual Care Center for 12 or more Children or City Park). The current minimum distance separation requirements for full alcohol on-premise uses range from 400 feet for a Restaurant with Alcohol to 1500 feet for a Liquor Establishment, Tavern. The current exemptions to the distance separation requirement, as noted in the beer/wine use above, will be retained from the current uses. Exemptions for establishments located within the Pedestrian Mall and the 18b Arts District would be added.

Off-premise uses are also divided into Beer/Wine and Full Alcohol categories. Both will require the approval of a Special Use Permit with a non-waivable minimum distance separation requirement of 400 feet from protected uses (Church/House of Worship, School, Individual Care Center for 12 or more Children or City Park). The Alcohol, Off-Premise Full use will retain an additional non-waivable requirement of 1000 feet from another off-premise, full establishment. Exemptions from the distance separation requirements will be retained from the current uses of Beer/Wine/Cooler Off-Sale

Establishment, Grocery Store with Alcohol and Package Liquor Off-Sale Establishment, as well as the prohibition of locating these uses adjacent to the Pedestrian Mall.

The Alcohol, Off-Premise Ancillary use is proposed to allow off-premise sales in conjunction with a proposed on-premise use, without the need for a second Special Use Permit if such sales are approved as part of the initial Special Use Permit for the primary use. This would mirror the current allowance for the Liquor Establishment, Tavern and Urban Lounge uses. The minimum non-waivable distance separation requirements for the applicable off-premise use (beer/wine or full) would be applied to determine if the off-premise component can be permitted at the site.

The Alcohol Production, Craft use is a combination of production and both on- and off-premise alcohol sales in conjunction with a craft winery, distillery or brew pub, as permitted by state law. Currently, the production of alcohol is considered to be manufacturing, which requires the more intense C-M or M industrial zoning districts. These uses are limited in scope by state law regarding the amount of alcohol that can be produced on site, and can therefore be conducted in less intense districts in a compatible manner. Conditions/minimum Special Use Permit requirements include a waivable minimum distance separation requirement of 400 feet from protected uses (Church/House of Worship, School, Individual Care Center for 12 or more Children or City Park). Exemptions would apply for the use when located within a resort hotel or within the Downtown Las Vegas Overlay District. The use allows the on-premise sale of alcohol produced at the site, as well as beer/wine produced elsewhere if approved conditionally. If approved through a Special Use Permit, the use would allow the on-premise sale of full alcohol produced elsewhere. In both cases, off-premise sales would be limited to the sale of alcohol produced at the site, unless additional sales were approved by a separate Special Use Permit for the applicable off-premise alcohol use. If the use contains an off-premise component, it could not be located adjacent to the Pedestrian Mall.

Restricted gaming is currently divided into two uses: Gaming, Restricted and Gaming, Business-Related. The two uses are essentially the same, with the restricted use being ancillary to alcohol-related uses and the business-related use being associated with other retail types of uses such as convenience stores, grocery stores, etc. This amendment would combine the two uses into a single Gaming, Restricted use, which would become an individual primary use requiring the approval of a Special Use Permit. For one to five gaming machines, the use would have a waivable minimum distance separation of 400 feet from protected uses (Church/House of Worship, School, Individual Care Center for 12 or more Children or City Park). For 6-15 machines, the minimum distance separation would expand to 1500 feet and become non-waivable, with limited exceptions. Exceptions would include locations within specific districts of the Downtown Las Vegas Overlay District, the Gaming Enterprise Overlay District, a regional mall, a mixed use development, a use separated from a protected use by a right-of-way of 100 feet or more in width or a use located on a property or within a structure that is designated on the City of Las Vegas Historic Property Register.

This amendment would also clarify the extent to which alcohol is permitted in conjunction with the Country Club, Private and Private Club, Lodge or Fraternal Organization. Currently, these uses do not address the sale of alcohol at all, but are permitted to sell for on-premise consumption to their members and guests as an ancillary function. In districts that these uses are currently permitted, they would become conditional, with a condition that the ancillary sale of beer, wine and coolers for on-premise consumption is permitted. The sale of full alcohol for on-premise consumption could be approved as part of a Special Use Permit for either the country club or private club use. Minimum distance separation requirements do not currently apply, nor would they be imposed by this amendment.

This amendment represents a comprehensive overhaul of alcohol land uses within the city of Las Vegas. The number of land uses associated with the sale of alcohol are reduced from 15 down to six, all with names that begin with “Alcohol” in the title. Two similar restricted gaming uses are combined into a single use. This simplified list of uses will make the approval process for land use much more intuitive and easier to understand for applicants wishing to conduct business within the city. By moving the operational issues almost entirely into the Business Licensing section of LVMC Title 6, it allows a much greater degree of flexibility for business owners who may need to change their business models to respond to the changing needs of their customers and the economy.

Staff is recommending approval of the amendment.

FINDINGS

This amendment will accomplish the following:

1. Existing land use tables, descriptions and definitions associated with alcohol and restricted gaming would be deleted and replaced with the proposed uses in LVMC Titles 19.09, 19.12 and 19.18.
2. Existing land uses associated with alcohol and restricted gaming would be deleted and replaced with the proposed uses in the C-V district of LVMC Title 19.10.020.
3. Existing land uses associated with alcohol and restricted gaming would be deleted and replaced with the proposed uses in LVMC Title 19 Appendix F.
4. An exemption from the distance separation requirement located in LVMC Title 19.10.120 DE-O (Downtown Entertainment Overlay) District would be deleted and added to the individual uses so as to be more visible in the code.
5. The Country Club, Private use and Private Club, Lodge or Fraternal Organization use would be amended to clarify what alcohol sales are permitted as an ancillary function and how they are to be permitted.
6. The Nightclub use would be amended to remove all references to current alcohol uses.

7. The existing land uses associated with alcohol and restricted gaming that are currently used in Special Area Plans (such as Town Center, Cliff's Edge, etc.) would be addressed at a later date; however, the process for conversion of these uses to the proposed uses is identified to avoid future confusion.

8. The number of land uses associated with the sale of alcohol are reduced from 15 down to six, all with names that begin with "Alcohol" in the title. Two similar restricted gaming uses are combined into a single use.

Exhibit A: Revised Liquor Uses: Title 19.12

Proposed Permissible Use Categories	Existing License Categories	Proposed License Categories	Existing / Proposed Land Use Entitlement	Existing Separation/Restrictions	Proposed Separation/Restrictions
Alcohol On–Premise Full: • *Restaurant with Alcohol* • *Lounge Bar* • *Liquor establishment (Tavern-Restricted)* • *Restaurant with Service Bar* • *Tavern-Limited Establishment* • *Liquor Establishment (Tavern)* • *Urban Lounge*	• *Banquet or Event Establishment (L28)* • *Restaurant with Alcohol (L21)* • *Restaurant Service Bar (L19)* • *Permanent Trade Show Facility (L30)* • *Ancillary Lounge Bar (L25)* • *Liquor Establishment (Tavern-Restricted)* • *Tavern-Restricted (L48)* • *Tavern-Limited (L38)* • *General On-Sale (L42)* • *Nonprofit Club General-Restaurant Service Bar (L13)* • *Tavern (L16)* • *Urban Lounge (L41)*	• *Full Alcohol On-Premise* • *Restaurant with Alcohol*	**Existing:** Special Use Permit Required / **Proposed:** Special Use Permit Proposed	**1500 feet (Protected Uses, Other Taverns):** • Tavern (L16) • Tavern Restricted (L48) **400 feet (Protected Uses):** • Restaurant Service Bar (L19) • General On-Sale (L42) • Permanent Trade Show Facility (L30) • Ancillary Lounge Bar (L25) • Restaurant Service Bar (L19) • Nonprofit Club Restaurant Service Bar **None:** • Banquet or Event Establishment (L28) • Tavern-Limited (L38) • Urban Lounge (L41)	**400 feet (Protected Uses)** • Waivable • Exempt Non-Restricted Gaming **All other restriction may it be by geographical area are through Title 6.50.**
Alcohol Off-Premise Full: • *Package Liquor Off-Sale Establishment* • *Grocery Store with Alcohol*	• *Package Liquor (L15)*	• *Package Liquor*	**Existing:** Special Use Permit Required / **Proposed:** Special Use Permit Proposed	**1000 feet (Similar Use, SOB, Tavern or Urban Lounge), 400 feet (Protected Uses):** • Package Liquor (L15) **400 feet(Protected Uses):** • Package Liquor (L15) • Grocery Store	**1000 feet (Similar Use), 400 feet (Protected Uses):** • Non Waivable • Exemption for Grocery Stores over 50,000 square feet. • Exempt Non-Restricted Gaming • Prohibit adjacent to the Pedestrian Mall, as defined in Title 11.68.
Alcohol On-Premise Beer Wine • *B/W/C On-Sale Establishment*	• *Beer Wine Room (L01)* • *Beer Wine Cooler On-Sale* • *Brew Pub (L02)* • *Winery (L04)*	• *Beer Wine On-Premise*	**Existing:** Conditional Use with Distance Separations / **Proposed:** Conditional Use with Distance Separations	**400 feet (Protected Uses):** • Beer/Wine Pub/Brew Pub (L13)	**400 feet (Protected Uses):** • Waivable • Exempt Non-Restricted Gaming, Retail establishments over 50,000 SF
Alcohol Off-Premise Beer Wine • *B/W/C Off-Sale Establishment*	• *B/W/C Off-Sale (L10)*	• *Beer Wine Off Premise*	**Existing:** Special Use Permit Required / **Proposed:** Special Use Permit Proposed	**400 feet (Protected Uses):** • B/W/C Off-Sale (L10)	**400 feet (Protected Uses):** • Non Waivable– existing allowances for waiver request • Exempt Non-Restricted Gaming • Prohibit adjacent to the Pedestrian Mall, as defined in Title 11.68.
Alcohol Off-Premise, Ancillary • *Tavern (L16)* • *Urban Lounge (L41)* *B/W/C On- and Off-sale Establishment*	• *Tavern (L16)* • *Urban Lounge (L41)* • *B/W/C On- and Off-sale Establishment*		**Proposed:** • Special Use Permit Required (may be approved as part of the SUP for the primary use)		**Subject to the distance separation reqs of the primary uses and the applicable off-premise use**
Social Event with Alcohol Sales • *Social Event w/ Alcoholic Beverage Sales*	• *Permanent Trade Show Facility (L30)* • *Banquet or Event Facility (L28)*			**None:** • Banquet or Event Establishment (L28) • Permanent Trade Show Facility (L30)	**Delete Land Use Category**
Alcohol Production, Craft • *Manufacturing, Heavy* • *Food Processing*	• *Distillery, Brewery & Winery*	• *Brewery Pub* • *Craft Distillery* • *Craft Winery*	**Proposed:** Limitation of scale to differentiate from Manufacturing, Heavy. C-1 & C-2 = SUP C-PB, C-M & M = Conditional	**Manufacturing, Heavy** C-M = SUP & M = Permitted No distance separation **Food Processing** C-2 = Conditional, C-PB = SUP C-M & M = Permitted Maximum of 5,000 SF of Floor Area	**C-1 Zone and Up.** **Outside of DTLV:** 400 (Protected Uses) – Waivable **Inside DTLV:** None
Gaming Establishment, Restricted • *Combines Gaming, Restricted and Gaming, Business-Related*	• *Restaurant with Alcohol (L21)* • *Tavern (L16)* • *Urban Lounge (L41)* • *Package (L15)* • *Beer Wine Off-Sale (L10)* • *Convenience Store (C15)* • *Liquor Store (G50)*	• *Full Alcohol On-Premise pursuant to Title 6.40.140 & 6.40.155* • *Restaurant with Alcohol (L21)* • *Grocery Store (G60* • *Convenience Store (C15)* • *Liquor Store (G50)*	**Existing:** Ancillary Use / **Proposed:** Special Use Permit Requirement	**None:** • Tavern • Urban Lounge • Restaurant w/ Alcohol • Grocery Store • Convenience Store	**1 to 5 machines: 400 feet** • Waivable **6 to 15 machines: 1,500 feet** • Waivable - C-V, Downtown Casino, Market District or Symphony Park OSD, historic status, within regional mall, mixed-use dev, 100' ROW separation. **Grocery Store / Convenience Stores/Liquor Store with Alcohol provisions per Title 6.40.140 & 6.40.155.**

Planning Commission Hearing Date: 10/21/2021 Item # 289

21-0660
10/25/2021

EXHIBIT B: SPECIAL AREA PLANS

Cliff's Edge

Special Plan Permissible Use Category	Existing UDC Permissible Use Category	Proposed UDC Permissible Use Category	Special Land Use Designation
			Village Commercial
Bars	Liquor Establishment (Tavern)	Alcohol On-Premise Full	SUP
	Restaurant with Alcohol		
Beer Sales	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine	SUP
	Beer/Wine/Cooler Off-Sale Establishment	Alcohol Off-Premise Beer Wine	
Brew Pubs	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine	SUP
	Beer/Wine/Cooler On- and Off-Sale Establishment	Alcohol Off-Premise, Ancillary	
	Manufacturing, Heavy	Alcohol Production, Craft	
Gaming (Incidental Gaming Machines Only)	Gaming, Restricted	Gaming, Restricted	SUP
Liquor Sales (for on or off premise consumption)	Restaurant with Alcohol	Alcohol On-Premise Full	SUP
	Lounge Bar		
	Restaurant with Service Bar		
	Liquor Establishment (Tavern)		
	Package Liquor Off-Sale Establishment	Alcohol Off-Premise Full	SUP
	Grocery Store with Alcohol		
Supper Clubs	Restaurant with Alcohol	Alcohol On-Premise Full	SUP
Taverns	Liquor Establishment (Tavern)	Alcohol On-Premise Full	SUP
Wine Sales	Beer/Wine/Cooler On-Sale Establishment	Alcohol On Premise Beer Wine	SUP
	Beer/Wine/Cooler Off-Sale Establishment	Alcohol Off-Premise Beer Wine	

21-0660
10/25/2021

CSN Northwest Campus Development Agreement and Design Standards

Special Plan Permissible Use Category	Existing UDC Permissible Use Category	Proposed UDC Permissible Use Category	Requirement
Alcohol, Ancillary Use (Section 3.17 of DA)	Special Event Permit	Special Event Permit (Liquor Caterer)	Permitted
Beer/Wine/Cooler On-Sale Establishment	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine	SUP

Also, per 3.3: If the plan is silent regarding a use, and the use is not specifically prohibited by the plan (also in 3.3), then it defers to the TC development standards. The prohibited uses do not contain any alcohol uses or gaming. Gaming not listed as a use.

Grand Canyon Village

Special Plan Permissible Use Category	Existing UDC Permissible Use Category	Proposed UDC Permissible Use Category	Special Land Use Designation
			Community Commercial
Bars	Liquor Establishment (Tavern)	Alcohol On-Premise Full	SUP
	Restaurant with Alcohol		
Beer Sales	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine	SUP
	Beer/Wine/Cooler Off-Sale Establishment	Alcohol Off-Premise Beer Wine	
Brew Pubs	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine	SUP
	Beer/Wine/Cooler On- and Off-Sale Establishment	Alcohol Off-Premise, Ancillary	
	Manufacturing, Heavy	Alcohol Production, Craft	
Gaming (Incidental Machines Only)	Gaming, Restricted Gaming, Business-Related	Gaming, Restricted	SUP
Liquor Sales (for on or off premise consumption)	Restaurant with Alcohol	Alcohol On-Premise Full	SUP
	Lounge Bar		
	Restaurant with Service Bar		
	Liquor Establishment (Tavern)		
	Package Liquor Off-Sale Establishment	Alcohol Off-Premise Full	SUP
	Grocery Store with Alcohol		
Supper Clubs	Restaurant with Alcohol	Alcohol On-Premise Full	SUP
Taverns	Liquor Establishment (Tavern)	Alcohol On-Premise Full	SUP
Wine Sales	Beer/Wine/Cooler On-Sale Establishment	Alcohol On Premise Beer Wine	SUP
	Beer/Wine/Cooler Off-Sale Establishment	Alcohol Off-Premise Beer Wine	

21-0660
10/25/2021

Lone Mountain

Special Plan Permissible Use Category	Existing UDC Permissible Use Category	Proposed UDC Permissible Use Category	Special Land Use Designation	
			Neighborhood Commercial	*Village Commercial*
Beer/Wine/Cooler On-Sale Establishment	Beer/Wine/Cooler On-Sale Establishment	Alcohol, On-Premise Beer/Wine	WC	WC
Liquor Establishment (Off Premise Consumption)	Package Liquor Off-Sale Establishment	Alcohol Off-Premise Full	Prohibited	SUP
	Grocery Store with Alcohol			
Liquor Establishment (Tavern)	Liquor Establishment (Tavern)	Alcohol On-Premise Full	Prohibited	SUP
Restaurant with Service Bar	Restaurant with Service Bar	Alcohol On-Premise Full	Permitted	Permitted
Supper Club with Alcohol	Restaurant with Alcohol	Alcohol On-Premise Full	SUP	SUP

NOTE: The online version of the document references a December 3, 2008 Ordinance (6015) as the last update. B/W/C On-Sale Establishment added (20-0006). Gaming not listed.

21-0660
10/25/2021

Lone Mountain West

Special Plan Permissible Use Category	Existing UDC Permissible Use Category	Proposed UDC Permissible Use Category	Special Land Use Designation	
			Neighborhood Commercial	*Village Commercial*
Bars	Liquor Establishment (Tavern)	Alcohol On-Premise Full	SUP	SUP
	Restaurant with Alcohol			
Beer Sales	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine	SUP	SUP
	Beer/Wine/Cooler Off-Sale Establishment	Alcohol Off-Premise Beer Wine		
Beer/Wine/Cooler On-Sale Establishment	Beer/Wine/Cooler On-Sale Establishment	Alcohol, On-Premise Beer/Wine	WC	WC
Brew Pubs	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine	Prohibited	SUP
	Beer/Wine/Cooler On- and Off-Sale Establishment	Alcohol Off-Premise, Ancillary		
	Manufacturing, Heavy	Alcohol Production, Craft		
Gaming (Incidental)	Gaming, Restricted Gaming, Business-Related	Gaming, Restricted	SUP	SUP
Liquor Sales	Restaurant with Alcohol	Alcohol On-Premise Full	SUP	SUP
	Lounge Bar			
	Restaurant with Service Bar			
	Liquor Establishment (Tavern)			
	Package Liquor Off-Sale Establishment	Alcohol Off-Premise Full		
	Grocery Store with Alcohol			
Supper Clubs	Restaurant with Alcohol	Alcohol On-Premise Full	SUP	SUP
Taverns	Liquor Establishment (Tavern)	Alcohol On-Premise Full	SUP	SUP
Wine Sales	Beer/Wine/Cooler On-Sale Establishment	Alcohol On Premise Beer Wine	SUP	SUP
	Beer/Wine/Cooler Off-Sale Establishment	Alcohol Off-Premise Beer Wine	SUP	SUP

NOTE: The online version of the document references a January 7, 2009 Ordinance (6020) as the last update. B/W/C On-Sale Establishment added (20-0006).

21-0660
10/25/2021

Rio Vista Plaza

Per MOD-72421, Rio Vista uses refer back to Title 19, C-1 uses, plus Parking and Auto Display (as approved in the original plan).

Skye Canyon

Skye Canyon Development Agreement Section One defines "Alcohol Related Uses" as "any alcohol use as defined by the UDC and Ordinance 6266, as accepted by the Master Developer on May 8, 2018."
Skye Canyon Master Planned Community defers to a static version of the UDC, referred to as Skye Canyon UDC 2011.
Skye Canyon Development Agreement Section 3.02 eliminates specified spacing requirements between similar and protected uses.
Skye Canyon Development Agreement Section 3.22 defers to page two (2) of the Skye Canyon Design Guidelines for all permissible uses.
Skye Canyon Design Guidelines states that within the General Commercial Skye Canyon Special Land Use designation the C-1, C-2 and O standards apply.
Skye Canyon Design Guidelines furthers state that certain General Commercial parcels are restricted from some uses (Taverns and package liquor).

Sunstone

Sunstone Development Agreement Section One defines "Alcohol Related Uses" as "any alcohol use as defined by the UDC ."
Sunstone Master Planned Community defers to a static version of the UDC, referred to as Sunstone UDC 2019.
Sunstone Development Agreement Section 3.02 eliminates specified spacing requirements between similar and protected uses.
Sunstone Development Agreement Section 3.22 defers to page two (actually 10) of the Sunstone Design Guidelines for all permissible uses.
Sunstone Design Guidelines states that within the General Commercial Sunstone Special Land Use designation the C-1, C-2 and O standards apply.
Sunstone Design Guidelines furthers state that certain General Commercial parcels are restricted from some uses (Taverns and package liquor).
Trilogy at Sunstone follows the above.

21-0660
10/25/2021

Summerlin

Special Plan Permissible Use Category	Existing UDC Permissible Use Category	Proposed UDC Permissible Use Category	Special Land Use Designation			
			EC	*TC*	*VC*	*NF*
Gaming, Restricted	Gaming, Restricted	Gaming, Restricted	SUP	SUP	SUP	SUP
Liquor Store	Package Liquor Off-Sale Establishment	Alcohol Off-Premise Full	SUP	SUP	SUP	SUP*
	Grocery Store with Alcohol					
Pubs, Bars & Lounges	Liquor Establishment (Tavern)	Alcohol On-Premise Full, Alcohol, Off-Premise Ancillary	SUP	SUP	SUP	SUP
Added Through Director Approval per Section 5-8 of the Summerlin Development Standards Manual						
Beer/Wine/Cooler On-Sale Establishment	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine			SUP	
Supper Club	Restaurant with Alcohol	Alcohol On-Premise Full			SUP	

These uses are also applied to Sun City Summerlin (Retirement Villages)

* Package Liquor is prohibited in the NF land use district, except within the NF district in Retirement Villages, then they are subject to an SUP.

Symphony Park

Special Plan Permissible Use Category	Existing UDC Permissible Use Category	Proposed UDC Permissible Use Category	Requirement
Tavern	Liquor Establishment (Tavern)	Alcohol On-Premise Full, Alcohol, Off-Premise Ancillary	SUP
Supper Club	Restaurant with Alcohol	Alcohol On-Premise Full	SUP
Restaurant Service Bar	Restaurant with Service Bar	Alcohol On-Premise Full	SUP
Social Event with Alcohol Beverage Sales	Social Event with Alcohol Sales	Deleted	SUP
Beer/Wine	Beer/Wine/Cooler On-Sale Establishment	Alcohol On Premise Beer Wine	SUP

*Does not list Gaming, Restricted as a permitted use at all, but gaming currently allowed as an ancillary use to the Tavern and Supper Club uses.

Permits Gaming, Non-Restricted in a Hotel/Casino in the GED only.

21-0660
10/25/2021

Town Center

Special Plan Permissible Use Category	Existing UDC Permissible Use Category	Proposed UDC Permissible Use Category	Special Land Use Designation						
			GC-TC	*SC-TC*	*UC-TC*	*SX-TC*	*EC-TC*	*MC-TC*	*MS-TC*
Beer/Wine/Cooler Off-Sale Establishment	Beer/Wine/Cooler Off-Sale Establishment	Alcohol Off-Premise Beer Wine	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Beer/Wine/Cooler On and Off-Sale Establishment	Beer/Wine/Cooler On- and Off-Sale Establishment	Alcohol On-Premise Beer Wine Alcohol Off-Premise, Ancillary	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Beer/Wine/Cooler On-Sale Establishment	Beer/Wine/Cooler On-Sale Establishment	Alcohol On-Premise Beer Wine	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Gaming, Restricted	Gaming, Restricted	Gaming, Restricted	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Liquor Establishment (Tavern)	Liquor Establishment (Tavern)	Alcohol On-Premise Full, Alcohol, Off-Premise Ancillary	SUP	SUP	SUP	Prohibited	SUP	SUP	SUP
Package Liquor Off-Sale Establishment	Package Liquor Off-Sale Establishment	Alcohol Off-Premise Full	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Restaurant with Alcohol	Restaurant with Alcohol	Alcohol On-Premise Full	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Restaurant with Service Bar	Restaurant with Service Bar	Alcohol On-Premise Full	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Retail Establishment with Accessory Package Liquor Off-Sale	Package Liquor Off-Sale Establishment Grocery Store with Alcohol	Alcohol Off-Premise Full	SUP	SUP	SUP	SUP	SUP	SUP	SUP

21-0660
10/25/2021

EXHIBIT C: PROPOSED LVMC TITLE AMENDMENTS (PROVIDED FOR INFORMATIONAL PURPOSES ONLY)

BILL NO. 2021

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND REPLACE LVMC CHAPTER 6.50, RELATING TO LIQUOR CONTROL; AMENDS CHAPTERS 6.02, 6.06, 6.32, 6.39, 6.40; TO REVISE RELATED ZONING PROVISIONS AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: TBD

Summary: Repeals and replaces LVMC Chapter 6.50, relating to liquor control, and revises related zoning provisions.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 6, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new Chapter, to be designated as Chapter 50, to consist of the provisions set forth as Sections 2 to ?, inclusive, of this Ordinance.

SECTION 2: The City Council declares that this Alcoholic Beverage Control Chapter is an exercise of the regulatory powers delegated to the City Council pursuant to the City Charter and NRS 268.090, inter alia. The regulations contained in this Chapter involve, to the highest degree, the economic, social, physical and moral well-being of the residents and taxpayers of the City. The sale or other disposition of alcoholic beverages is not a matter of right but of privilege, which would otherwise be unlawful if it were not exercised pursuant to a license. This privilege may be denied, revoked, conditioned, suspended or subjected to any other disciplinary action by the City in the exercise of its police powers for the protection of the safety, welfare, health, peace and morals of the residents and taxpayers thereof. Businesses engaged in the sale or other disposition of alcoholic beverages must therefore comply with LVMC Chapter 6.06. Every person licensed pursuant to this Chapter shall cooperate with Department and Metro personnel in the exercise of their duties under this Chapter. Nothing in this Chapter shall be construed to confer any legitimate claim of entitlement to any benefit which might otherwise devolve upon any licensee or any person approved for suitability.

SECTION 3:

6.50.020 - Definitions.

Unless the context otherwise requires, the scope of all words in this Chapter shall be liberally construed in order to effectuate the purpose of this Chapter, and, in particular, the following words shall have the meaning ascribed to them as follows:

"Adult" means, for the purposes of this Chapter, a natural person over the age of twenty-one years.

"Alcoholic beverage" includes alcohol, spirits, liquor, wine and beer, and every liquid or solid which contains alcohol, spirits, liquor, wine or beer; coolers and which contains one-half of one percent or more of alcohol by volume; and which is fit for beverage purposes, either alone or when diluted, mixed or combined with other substances. Any liquid or solid containing beer or wine in combination with any other alcoholic beverage shall not be construed to be beer or wine.

21-0660
10/25/2021

"Alcoholic beverage caterer" means a person who serves, pours or sells alcoholic beverages only for consumption on the premises where the same are dispensed, served or sold during the times, dates and places specified by permit.

"Ancillary" means accessory and subordinate to, and may be added as an endorsement or a condition to a license authorized by this Chapter.

"Amusement theme park" means a theme park, as defined in LVMC 6.81.020. Such a business may include the incidental sale of refreshments, food, beverages, gifts or novelties.

"Art gallery" means a business establishment whose primary business is the display, exhibit and sale of fine art for purchase by the general public. For the purpose of this definition, "fine art" means:

(1) A work of visual art such as a painting, sculpture, drawing, mosaic or photograph;

(2) A work of written art, such as calligraphy;

(3) A work of graphic art, such as an etching, a lithograph, an offset print, a silkscreen, or any other work of like nature;

(4) A work in craft materials, including, but not limited to, clay, textile, wood, metal, plastic or glass; or

(5) A work in mixed media, which is a work that is any combination of the art media set forth in this definition.

"Banquet or event establishment" means any establishment which is rented by individuals or groups to accommodate events such as banquets, weddings, anniversaries and other similar private event assemblages. Such establishment may or may not include:

(1) Kitchen facilities for the preparation or catering of food.

(2) Outdoor gardens or reception facilities.

"Bar" means a physical structure from which alcoholic beverages are poured or served by the drink to patrons or where alcoholic beverages are maintained for pouring or service to patrons. The structure may be permanent or temporary.

"Beer" means any alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops or similar product, or any combination thereof, in water.

"Beneficial owner" means a person who possesses a lease or other evidence of possessory property rights for the premises for which a license is sought for the full period for which the license is to be used.

"Bridal shop" means an establishment that primarily markets and sells clothing or products relating to brides or weddings.

"Cider" means an alcoholic beverage made from the fermentation of fruit juice that contains not less than one-half of one percent and not more than eight percent of alcohol by volume.

"Commercial center" means a concentration of retail stores that:

21-0660
10/25/2021

(1) Contains at least eighty thousand square feet of retail space enclosed within a building or buildings;

(2) Contains at least one anchor retail store of at least twenty thousand square feet;

(3) Includes a parking lot common to the retail stores; and

(4) Is situated on at least fifteen gross acres of land.

"Container," except as the context otherwise requires, means a receptacle provided by an establishment (or otherwise) [from] in which alcoholic beverages are [consumed on the premises of the establishment] contained.

"Convenience store" means a retail establishment other than a drugstore, which:

(1) Offers for sale prepackaged food products, household items and other goods commonly associated with those products and items, and maintains more than fifty-one percent of its gross retail floor area dedicated to such products and items, provided that not more than ten percent of its gross retail floor area is devoted to the sale of beer, wine and coolers; and

(2) Except as otherwise provided in this Paragraph (2), contains not less than one thousand two hundred square feet, nor more than five thousand square feet of floor space devoted to retail sales display, exclusive of warehouse and office areas. The minimum size requirement in the preceding sentence does not apply to a development that qualifies as mixed-use under LVMC Title 19.

"Convention center or arena" means a structure or space utilized for scheduling, hosting or accommodating a convention, trade show or temporary event, whether the activity is open or closed to the general public. For purposes of this Chapter, the term includes a stadium facility that may be operated in conjunction with a convention center, but does not include a permanent trade show facility.

"Cooler" means any prebottled alcoholic beverage, other than beer or wine, that is a distillate obtained from the fermentation of the natural contents of fruits or other agricultural products containing natural or added sugar, which contains not more than ten percent of alcohol by volume.

"Cultural establishment" means a facility which charges a fee for admission and is dedicated to performing arts, history or education and where food is provided in a concession space.

"Downtown Entertainment Overlay District" has the meaning and boundaries as described in LVMC 19.10.120.

"Downtown Las Vegas Overlay District" has the meaning and boundaries as described in LVMC 19.10.110.

"Drugstore" means a business establishment which occupies the entire business premises of a building, or a portion of the business premises of a building which is segregated physically or spatially from the rest of the business premises, where a State licensed pharmacist is present at all times the pharmacy operation is open for the purpose of compounding or dispensing, or both compounding and dispensing of drugs and medicines, and where a grill and fountain service is permitted as well as the retail sales of sundries, including stationery, magazines, cosmetics and health items. For an establishment to qualify as a drugstore, the annual gross revenue from the

21-0660
10/25/2021

sale of prescription pharmaceuticals must be in excess of fifty percent of the establishment's total gross revenue on a calendar year basis.

"Dues" means fees paid on a monthly, quarterly, semiannual or annual basis for the right to participate in the planning of activities and the utilization of services offered by a nonprofit corporation, association or organization. The term "dues" does not include fees paid for the purchase of drinks, meals or other services offered by a nonprofit corporation, association or organization.

"General retail store" means a business established for the retail sale of general merchandise in excess of five thousand square feet of floor space devoted for the sale of multiple line products provided that not more than ten percent of its gross retail floor area is devoted to beer, wine and coolers, unless there is a greater amount of floor area otherwise specified by a land use approval or permitted by condition on the alcoholic beverage license.

"Gift shop, resort hotel leased" means a discrete area within a resort hotel, owned and operated by a person other than the owner of the resort hotel, that sells clothing and miscellaneous sundries appropriate as gifts, as well as other items, including, but not limited to newspapers, magazines, and foodstuffs. A resort hotel leased gift shop may only sell alcoholic beverages upon the receipt of a valid, unexpired alcoholic beverage license by the operator of the gift shop and the floor area for the display of alcoholic beverages shall not exceed fifty square feet.

"Gift shop, resort hotel owned" means a discrete area within a resort hotel, owned and operated by the resort hotel, that sells clothing and miscellaneous sundries appropriate as gifts, as well as other items, including, but not limited to newspapers, magazines, and foodstuffs. A resort hotel owned gift shop may sell alcoholic beverages without having to obtain a separate [package] alcoholic beverage license if the resort hotel is authorized to sell alcoholic beverages pursuant to a [tavern] full alcohol on premise alcoholic beverage license and the floor area for the display of alcoholic beverages does not exceed fifty square feet.

"Golf course" means any links consisting of at least eighteen holes which have been certified by the United States Golf Association for individual and group play and which provide a variety of golf facilities, including, but not limited to at least one or more of the following: a driving range, golf lessons, motorized golf carts; a professional golf shop or a clubhouse. Each golf cart that maintains alcoholic beverages for pouring or service to patrons of a golf course, or is used to serve or pour alcoholic beverages to patrons of a golf course is considered to be a separate bar for purposes of this Chapter. Miniature golf and/or putting course facilities and electronically simulated golf courses are not to be considered golf courses for purposes of this definition.

"Groceries" means staple food stuffs, dairy products, meats and produce meant for human consumption; articles used in the preparation of food; and household supplies.

"Grocery store" means a business establishment which occupies all of the business premises of a building or a portion of the business premises of a building which is segregated physically or spatially from the rest of the business premises, and which contains more than five thousand square feet of floor space, exclusive of warehouse and office space, for the display and sale of foodstuffs, whether fresh, frozen, canned or packaged, and may include the sales of other products, including non-food items, alcoholic beverages (if licensed by the City for the sale of alcoholic beverages), and pharmaceuticals, provided the sale of such pharmaceuticals is incidental to the primary business of selling products other than pharmaceuticals. The term does

21-0660
10/25/2021

not include an establishment in which more than ten percent of the gross retail floor area of the establishment premises consists of alcoholic beverages.

"Hotel" means, for purposes of this Chapter, a "resort hotel" as defined by LVMC Chapter 6.40.020(F), except when the term is used in conjunction with a specific term which lists the number of rooms required. A "hotel," if not a "resort hotel," contains not less than one hundred fifty guest rooms in a single or connected structure, access to which is controlled through a foyer and hallways; provides rooms which are let or hired out only to transient guests on a day-to-day basis; and does not provide for cooking in individual rooms or suites.

["Hotel lounge bar" means a bar located in a lounge area of a hotel where alcoholic beverages are sold for consumption in specified areas only.]

"Individual access" means the provision of a secured cabinet or refrigerator with alcoholic beverages, access to which is controlled by an adult.

"Key employee" means an employee designated by a business licensee to oversee the operations up to eight (8) locations of the business in the absence of the licensee.

"Liquor store" means a specialty retail store with a minimum gross floor area of 1200 square feet that deals exclusively in alcoholic beverages and related items including tobacco, magazines, newspapers and packaged snack foods, whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. Entry to minors is not allowed, except as provided for in LVMC 6.50.170.

"Lounge" means a room or designated area wherein alcohol is served or poured from a licensed liquor service area to patrons where food is not served or is incidental to its operation and may contain an informal setting of tables, booths or easy chairs, and into which room or designated area minors are not permitted entry. Such room or area must be separated and segregated with a barrier and signage sufficient to preclude minors from entry.

"Malt beverage" means beer, ale, porter, stout and other similar fermented beverages of any name or description, brewed or produced from malt, wholly or in part.

"Meal" means an assortment of food listed on a menu which must include entrees, appetizers, side items and desserts available for purchase at various hours of the day.

"Minor" means, for the purposes of this Chapter, a natural person under the age of twenty-one years.

"Museum" means a facility with no less than fifteen thousand square feet of exhibit space open to the general public where a fee is charged for admission and the primary purpose of such facility is the acquisition, preservation, study and exhibition of items of artistic, historic or scientific value.

["Nonprofit club" means any nonprofit corporation, association or organization which has been in continual existence for at least two years prior to applying for a license under this Chapter, and:

(1) Is organized or qualified to do business and operate under the laws of the State;

(2) Has tax-exempt status granted by the United States Internal Revenue Service;

(3) Maintains a membership of at least one hundred active members who are residents of Southern Nevada, who are twenty-one years of age or older and who pay dues to the nonprofit corporation, association, or organization; and

(4) Operates a clubhouse, clubroom or meeting room in a permanent location which it owns or leases.]

"Off-[sale] premise" means the sale of alcoholic beverages in original sealed or corked containers for consumption off the premises where the same are sold.

"On-[sale] premise" means the sale of alcoholic beverages for consumption on the premises where the same are sold.

["Outdoor entertainment complex" means an outdoor environment that mixes retail, restaurant, entertainment and recreational uses on one parcel of land that:

(1) Is greater than one gross acre in size;

(2) Is located wholly within the boundaries of the Downtown Entertainment Overlay District or within the area bounded by Ogden Avenue on the north, Maryland Parkway on the east, Carson Avenue on the south, and 8th Street on the west;

(3) Provides for a minimum of ten thousand square feet of retail space within permanent or semi-permanent structures;

(4) Contains at least one restaurant;

(5) Provides on the parcel at least fifty permanent seats where meals may be consumed; and

(6) Provides event or exhibition space (or both) of at least five hundred square feet.

For purposes of this definition, "semi-permanent structure" means a structure or container that is not permanently affixed to the ground but is not readily moveable. "Semi-permanent structure" explicitly includes an intermodal cargo transport container, commonly referred to as a "cargo container" or "shipping container," but does not include a recreational vehicle, mobile kitchen, catering truck or mobile home.]

"Pedestrian mall" means an area designated in LVMC Chapter 11.68.

["Permanent trade show" means an event held at a permanent trade show facility where products, goods or wares are displayed for the purpose of exhibitors demonstrating and soliciting orders for the wholesale of or offering for wholesale of such products, goods or wares exclusively to members of a specific industry or industries.

"Permanent trade show facility" means a parcel or contiguous parcels of land with one or more buildings located thereon consisting of a minimum of two hundred fifty thousand square feet of floor space that is designed and intended primarily to conduct one or more permanent trade shows annually, at which members of the general public are not admitted. A "permanent trade show facility" may also be used for events to which the general public is invited.]

"Restaurant" means a place which is regularly and in a bona fide manner used and kept open for the service of meals to guests for compensation; and which has suitable kitchen facilities

21-0660
10/25/2021

connected therewith, containing conveniences for cooking an assortment of foods which may be required for ordinary meals.

["Restaurant service bar" means a bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant for consumption only in connection with a meal on the premises where the same is sold.]

"Restaurant with alcohol" means a restaurant advertised and/or held out to the public to be a place where the primary business is to serve meals and has meals available for service at tables or booths during all times that the business is open. Alcoholic beverages may be served to adult patrons throughout the premises of a restaurant with alcohol, and adults accompanying a minor into the restaurant portion of the business may only be served alcohol in conjunction with meals at dining tables or booths.

"Sale" means the act of selling and, in connection therewith, "sell" means, for compensation or any other private or public business purpose at a commercial location, to sell, serve, give away, or distribute; or to cause or permit to be sold, served, given away or distributed or to possess with the intent to sell, serve, permit consumption, give away or distribute; or to solicit or receive orders to sell, serve, give away or distribute.

"Special Event" means a unique event, such as a festival, concert, community event or a grand opening party or similar unique event and not a recurring business activity required to be licensed under LVMC Title 6.

["Specialty drink" means a singular variety of a themed alcoholic drink that represents the culture or ethnicity of the establishment; must be consistent with the ambiance, decór, and menu offerings of the restaurant; and must be served in open containers for consumption only on the licensed premises of the establishment. A drink does not qualify as a "specialty drink" unless it is available for consumption only when the kitchen or food preparation area is open and operating. A specialty drink must be able to be identified and described, in writing, by any applicant for a license that requires the sale or service of a specialty drink and must describe how the drink qualifies for classification as a specialty drink.]

"Suit shop" means an establishment that primarily markets and sells tailored suits.

["Themed establishment" means an establishment that is designed and operated so as to evoke a particular culture, ethnicity, historical or fictional period, that represents such unique theme through one or more of the following attributes: entertainment, activity, music, ambiance, decor, signage, cuisine, specialty drink offerings or the costuming of staff.]

"Wedding chapel" means a business establishment that performs marriages in accordance with State law.

"Wholesale dealer" or "wholesaler" means a person who sells alcoholic beverages for the purposes of resale.

"Wine" means any alcoholic beverage, other than beer, obtained by the fermentation of the natural contents of fruits or other agricultural products containing natural or added sugar, which contains not more than twenty-two percent of alcohol by volume.

6.50.025 – Alcohol[ic] beverage license— Alcohol Caterer.

21-0660
10/25/2021

An alcoholic beverage caterer license authorizes the sale, pouring or serving of alcoholic beverages or the delivery of keg beer to the premises of a purchaser:

(A) By an alcoholic beverage caterer or the caterer's authorized employees pursuant to the provisions of LVMC 6.50.350;

(B) Only for consumption on the premises where the same are dispensed, served or sold, and only where the premises are at a commercial or other nonresidential location; and

(C) Only during the times, dates and places specified in a permit to provide alcoholic beverage catering services issued pursuant to LVMC 6.50.350.

[6.50.030 - Alcoholic beverage license—Banquet or event establishment.

A banquet or event establishment alcoholic beverage license authorizes the sale of alcoholic beverages for consumption at specified unique events on the premises of a licensed banquet or event establishment. A banquet or event establishment licensee shall not offer or sell alcoholic beverages to any persons not associated with a specified unique event, nor shall the licensee, on its own behalf, advertise, promote or hold recurring or ongoing events at its own banquet or event establishment in order to sell alcoholic beverages, or permit a singular person or entity to advertise, promote or hold recurring or ongoing events at a banquet or event establishment in order to sell alcoholic beverages. The intent of this Subsection is to permit a banquet or event establishment licensee to offer, sell and serve alcoholic beverages to persons associated with a specified unique event, such as a wedding or wedding reception, bar mitzvah, birthday party or similar unique event, but in no way permit a licensee to utilize a banquet or event establishment license to operate a recurring nightclub or tavern operation without the appropriate alcoholic beverage license.]

[6.50.040 - Alcoholic beverage license—Beer/wine/cooler on-sale.

A beer/wine/cooler on-sale license authorizes the sale of beer, wine and coolers only for consumption on the premises of the following establishments or within the confines of a limousine as described below, and pursuant to the following conditions:

(A) A restaurant, only in connection with and during the consumption of a meal on the premises of the restaurant and where such beverages are served by the licensee or an authorized employee of the licensee. Such a license may be issued only in connection with a restaurant, and the actual seating available at all times for the service of meals (whether at tables, counters or booths) must accommodate at least thirty persons;

(B) A museum, and only during the hours of an exhibition, presentation or performance and only when such beverages are consumed in an area of the museum that is segregated so as to be inaccessible to minors, except when a minor is accompanied by his or her parent or legal guardian;

(C) A hospital where service of beer, wine or coolers only is complimentary, in conjunction with the birth of a child or similar special event;

(D) A licensed wedding chapel where one bottle is given on a complimentary basis to a newly married couple by the wedding chapel; or

21-0660
10/25/2021

(E) A limousine service licensed by the City and the Nevada Taxicab Authority subject to the following:

(1) One bottle of sparkling wine or champagne, no larger than seven hundred fifty milliliters in capacity, may be provided by the driver of a limousine to passengers on a complimentary basis;

(2) Such bottle of sparkling wine may only be consumed within the confines of the limousine during the specific trip for which it was provided, whether the trip is considered a charter service by limousine pursuant to NAC 706.036, a scenic tour pursuant to NAC 706.112 or an airport transfer service pursuant to NAC 706.015;

(3) The driver of the limousine shall not provide sparkling wine or champagne as provided above if there are passengers under twenty-one years of age traveling in the limousine, unless the persons under twenty-one are accompanied by a parent or legal guardian;

(3) Persons employed by the limousine service engaged in the provision of the sparkling wine or champagne, or supervising employees engaged in the provision of the sparkling wine or champagne shall possess any necessary authorizations as required by this Code;

(4) For purposes of this section, the term limousine only includes a "traditional limousine" as defined by NAC 706.124, and is not a "livery limousine" as defined by NAC 706.080 or "bus" as defined by NAC 706.022; and

(5) The limousine service or limousine drivers shall not provide, sell or otherwise serve any alcoholic beverage by any means, other than as provided this subsection.]

6.50.045 - Reserved.

6.50.050 - Alcoholic beverage license— Beer[/] wine[/cooler] off-[sale] premise.

(A) Except as otherwise provided in this Section, a beer[/] wine[/cooler] off-[sale] premise license authorizes the sale, to consumers only and not for resale, only of beer, wine and coolers, in original sealed or corked containers, for consumption off the premises where business is conducted.

(B) 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 specifically limiting the type of establishments which are permitted to sell beer, wine and coolers in original sealed or corked containers for consumption away from the establishment where such beverages are purchased. A beer[/] wine[/cooler] off-[sale] premise license shall only be considered for or in conjunction with the following types of establishments:

(1) Grocery store;

(2) Convenience store;

(3) Drugstore;

(4) General retail store;

(5) Resort hotel leased gift shop;

[(6) A restaurant that is licensed for the sale of alcoholic beverages pursuant to LVMC 6.50.060;
or

21-0660
10/25/2021

[(7)](6) A general beer wine [room] on premise licensed pursuant to LVMC 6.50.080, but only in accordance with, and subject to the limitations of, Subsection (D) of this Section.

(C) Except for a resort hotel leased gift shop establishment, no person is entitled to apply for consideration or issuance of a beer[/]wine[/cooler] off-[sale] premise license for any establishment located on or adjacent to a pedestrian mall.

(D) [In order for a general beer wine room on premise licensee to be eligible to receive a beer/wine/cooler off-sale license pursuant to Paragraph (7) of Subsection (C) of this Section, the beer wine room licensee must also have a Nevada State license to manufacture malt beverages and must first present to the Department proof of such licensure pursuant to NRS Chapter 369.] A beer[/]wine[/cooler] off-[sale] premise license under this Subsection (D) authorizes the sale for off-premise consumption of malt or wine beverages only, and only those that have been manufactured by the licensee at any location within the state of Nevada under NRS 369. In addition to any other requirement or limitation that may apply, the sale of malt beverages for off-premise consumption by an establishment licensed under this Subsection (D) is subject to the following requirements and limitations:

(1) Beverages must be in their original sealed containers at the time of sale [and may be sold only from behind a bar or a storeroom]; and

(2) Except as otherwise provided in this Paragraph (2), beer and malt or wine beverages must be sold [in six-pack configurations or] in containers sold or provided by the establishment. Notwithstanding the preceding limitation, the establishment may sell and provide a malt beverage or wine to a customer in a sanitary container provided by the customer, but only if:

(a) The container has a maximum capacity of one gallon;

(b) The licensee or the licensee's employee fills the container at the time of sale;

(c) The container is thereafter sealed with a plastic adhesive or tamper-evident seal; and

(d) The beverage is not consumed on the licensee's premises.

(3) Tasting. A person authorized to sell alcoholic beverages pursuant to a package liquor, wholesale general or beer/wine/cooler off sale license may provide the tasting of wines and beers, and cordials or liqueurs (if permitted pursuant to the person's license) pursuant to the following conditions:

(a) The sample must not exceed one-half ounce per drink;

(b) The samples must be served on the premises of the licensee for educational purposes or to promote the sale of packaged alcoholic beverages.

6.50.060 - Alcoholic beverage license—[General] Full alcohol on-[sale] premise.

(A) A [general] full alcohol on-[sale] premise license authorizes the sale of alcoholic beverages for consumption on the premises where the same are sold. [of a licensed golf course establishment, a sports arena, a cultural establishment, a convention center or an amusement theme park where alcohol sales are incidental to the primary business.

21-0660
10/25/2021

(B) If requested by the Director or Metro on an event by event basis, the licensee shall require that alcoholic beverages be sold and consumed only in a segregated and secured area wherein only persons twenty-one years of age or older are permitted to enter.

(C) The condition set forth in Subsection (B) does not apply to sporting events held at a convention center or sports arena.]

(B) A security plan must be approved by the Director prior to the service of any alcoholic beverages.

6.50.070 - Reserved.

6.50.075 - Alcoholic beverage license—[Ancillary] Craft winery.

(A) [An ancillary] a craft winery alcoholic beverage license authorizes the manufacture and on premise and off premise sale of wine beverages manufactured at [an] the establishment.[, provided that the owner or operator of such establishment maintains in a primary capacity, at the same location, one of the following licenses:

(1) A tavern alcoholic beverage license pursuant to LVMC 6.50.240;

(2) A tavern-limited alcoholic beverage license pursuant to LVMC 6.50.250;

(3) A beer/wine room alcoholic beverage license pursuant to LVMC 6.50.080;

(4) An urban lounge alcoholic beverage license pursuant to LVMC 6.50.255; or

(5) A tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.]

(B) [An ancillary] A Craft winery alcoholic beverage license shall only be issued subject to the following conditions:

(1) The manufacture and sale of the wine beverages produced at the location shall comply with all relevant State and Federal laws regarding the manufacture and sale of wine beverages;

[(2) The manufacture and sale of wine beverages may only occur as an ancillary activity to the activities permitted by the primary license;] and

[(3)](2) Prior to issuance of [an ancillary] a Craft winery alcoholic beverage license by the City, the applicant shall present proof of State licensure of the establishment as a winery.

(C) Notwithstanding any provision of this Chapter that might otherwise prohibit or limit the activity, an establishment with [an ancillary] a Craft winery alcoholic beverage license may, pursuant to NRS 597.240:

(1) Serve to consumers, for on-premise consumption, samples of its wine that has been produced, blended or aged at the licensed establishment; and

(2) Sell to consumers, for off-premise consumption, wine that has been produced, blended or aged at the licensed establishment.

(D) Nothing in Subsection (C) shall be deemed to authorize any activity that is not authorized (or is prohibited) by State law.

6.50.080 - Alcoholic beverage license— Beer and wine [room—]On premise[s].

21-0660
10/25/2021

A beer and wine [room] on premise alcoholic beverage license authorizes the sale of beer, wine and coolers, and only for consumption on the premises where the same are sold or within the confines of a limousine as described below and pursuant to the following conditions:

A limousine service licensed by the City and the Nevada Taxicab Authority subject to the following:

(1) One bottle of sparkling wine or champagne, no larger than seven hundred fifty milliliters in capacity, may be provided by the driver of a limousine to passengers on a complimentary basis;

(2) Such bottle of sparkling wine or champagne may only be consumed within the confines of the limousine during the specific trip for which it was provided, whether the trip is considered a charter service by limousine pursuant to NAC 706.036, a scenic tour pursuant to NAC 706.112 or an airport transfer service pursuant to NAC 706.015;

(3) The driver of the limousine shall not provide sparkling wine or champagne as provided above if there are passengers under twenty-one years of age traveling in the limousine, unless the persons under twenty-one are accompanied by a parent or legal guardian;

(3) Persons employed by the limousine service engaged in the provision of the sparkling wine or champagne, or supervising employees engaged in the provision of the sparkling wine or champagne shall possess any necessary authorizations as required by this Code;

(4) For purposes of this section, the term limousine only includes a "traditional limousine" as defined by NAC 706.124, and is not a "livery limousine" as defined by NAC 706.080 or "bus" as defined by NAC 706.022; and

(5) The limousine service or limousine drivers shall not provide, sell or otherwise serve any alcoholic beverage by any means, other than as provided this subsection.

6.50.085 - Alcoholic beverage license—[Ancillary b]Brew pub alcoholic beverage.

(A) [An ancillary] A brew pub alcoholic beverage license authorizes the manufacture and on premise and off premise sale of malt beverages produced at [an] the establishment. Further, the licensee may hold additional licenses to sell alcoholic beverages not produced by the establishment as long as in compliance with State law. [provided that the owner or operator of such establishment maintains in a primary capacity, at the same location, one of the following licenses:

(1) A tavern alcoholic beverage license pursuant to LVMC 6.50.240;

(2) A tavern-limited alcoholic beverage license pursuant to LVMC 6.50.250;

(3) A beer/wine room alcoholic beverage license pursuant to LVMC 6.50.080; or

(4) An urban lounge alcoholic beverage license pursuant to LVMC 6.50.255.]

(B) [An ancillary] A brew pub alcoholic beverage license shall only be issued subject to the following conditions:

(1) The manufacture and sale of the malt beverages produced at the location shall comply with all relevant State and Federal laws regarding the manufacture and sale of malt beverages;

[(2) The manufacture and sale of malt beverages may only occur as an ancillary activity to the activities permitted by the primary license;]

21-0660
10/25/2021

[(3)](2) Malt beverages manufactured by the licensee and sold at retail pursuant to NRS 597.230 must be in their original sealed containers at the time of sale [and may be sold only from behind a bar or a storeroom]; and

[(4)](3) Prior to issuance of [an ancillary] a brew pub license by the City, the applicant shall present proof of State licensure of the establishment as a brew pub.

(C) Notwithstanding any provision of this Chapter that might otherwise prohibit or limit the activity, the holder of [an ancillary] a brew pub alcoholic beverage license may dispense beer or cider for off-premise consumption in a container sold or provided by the licensee, or a sanitary container provided by the customer, with a maximum capacity which does not exceed one gallon subject to the following conditions:

(1) The licensee or the licensee's employee fills the container at the time the beer or cider is sold;

(2) The container is thereafter sealed with a plastic adhesive or tamper-evident seal; and

(3) The beer or cider is not consumed on the licensee's premises.

[(D) Any brew pub/tavern license in existence prior to the adoption of the ordinance codified in this Section may continue to operate as currently licensed unless the operation of the establishment is discontinued for a period of greater than twelve consecutive months. Upon the expiration of a period of discontinuance for greater than twelve months, the establishment must obtain and maintain alcoholic beverage licenses pursuant to the applicable regulations then in effect.]

6.50.090 – Alcohol beverages license - [Ancillary c]Craft distillery.

(A) A[n ancillary] craft distillery alcoholic beverage license authorizes the manufacture and on premise and off premise sale of craft distilled beverages produced at an establishment, but only if the owner or operator of the establishment maintains, in a primary capacity, at the same location, a liquor manufacturer's license pursuant to LVMC 6.50.145 and any and all licenses necessary under NRS Chapter 369 that authorize that activity. Further, the licensee may also hold additional licenses to sell alcoholic beverages not produced by the establishment as long as such is in compliance with State law. A license under this Section is subject to the following conditions and requirements, in addition to any and all others that apply:

(1) In order to qualify for a license under this Section, the applicant must first present proof of State licensure of the establishment under NRS Chapter 369.

(2) The manufacture and sale of craft distilled beverages produced at the location shall comply with all relevant State and Federal laws regarding the manufacture and sale of craft distilled beverages.

(B) In connection with the sale of beverages for on-premises consumption, an establishment licensed under this Section shall comply with the following requirements and limitations regarding such sales:

(1) The sale of beverages is limited to craft distilled beverages that have been produced at the establishment.

[(2) The operator or licensee must submit to the Director for approval, on an annual basis, a proposed event schedule where on-premises consumption will take place, which must include the following:

(a) Dates, hours, and descriptions of the proposed events.

(b) The approximate number of persons expected to attend each event.

(c) An attestation that only those ages twenty-one years and older may be in attendance.

(3) No approved event schedule may be changed without a minimum of fifteen days written notice to the Director.

(4) The operator or licensee must submit to the Director for approval a security plan, which must be approved by the Director in order for the establishment to allow on-premises consumption of beverages.

(5) No permanent bar structures shall be allowed.

(6) The Director may deny a proposed event schedule or suspend or revoke an approved event schedule if the licensee violates any provision of this Chapter or any policy adopted by the Director regarding such activity. In the event of such action by the Director, no on-premises consumption of beverages by consumers shall be permitted.]

(C) Notwithstanding any provision of this Chapter that might otherwise prohibit or limit the activity, an establishment with a craft distillery alcoholic beverage license may, pursuant to NRS 597.235:

(1) Serve to consumers samples of its manufactured craft distilled beverages; and

(2) Sell to consumers, for off-site consumption, its manufactured craft distilled beverages.

6.50.095 - Alcohol delivery support service.

(A) An alcohol delivery support service alcoholic beverage license authorizes a person to deliver alcoholic beverages on behalf of an establishment that sells alcoholic beverages for off-premise consumption. Each alcoholic beverage delivered pursuant to this license:

(1) Must be in the original manufacturer-sealed container or a sealed container qualifying under LVMC 6.50.085(C);

(2) Must have been purchased from the establishment by a consumer for delivery to the premises requested by the purchaser;

(3) Must have been purchased by telephone, internet or other electronic means; and

(4) Is subject to the sales and delivery restrictions set forth in LVMC 6.50.100(B).

(B) Before a license described in this Section may be issued, the applicant must establish and provide to the Department for Director approval a delivery policy designed to ensure that the requirements of this Section and State law in relation to the delivery of alcoholic beverages are met.

The delivery policy must include at a minimum:

(1) Protocols to ensure that drivers are twenty-one years or older;

21-0660
10/25/2021

(2) Alcohol awareness training for drivers, which includes at a minimum:

(a) Reviewing relevant State laws, including those that prohibit buying for or selling to minors;

(b) Reviewing possible criminal and civil penalties that might be imposed for the violation of laws and ordinances governing the licensee's operation;

(c) Checking for valid identification documents, recognizing false identification documents, and refusing delivery in the case of suspicious or false identification documents;

(d) Verifying and tracking the personal information of recipients, as well as any recipient signatures that may be obtained; and

(e) Identifying and refusing delivery to intoxicated recipients.

(3) Procedures to ensure that each delivery address is in a jurisdiction in which the delivery of alcohol is permitted and that the delivery will be in accordance with the applicable delivery regulations of that jurisdiction;

(4) Procedures to ensure that deliveries are not made to the location of any nonrestricted gaming, as proscribed by LVMC 6.50.100(B)(4);

(5) Procedures to document how delivery data will help ensure compliance, with such documentation to be made available for audit when requested by the City;

(6) Procedures for conducting background checks regarding drivers; and

(7) Procedures documenting how certain delivery information is gathered and maintained that includes at a minimum the items described in LVMC 6.50.100(B)(2).

(C) Each holder of an alcohol delivery support service alcoholic beverage license shall maintain a list of the establishments with which the holder has entered into contracts for delivery service pursuant to this Section.

(D) The delivery policy referred to in Subsection (B) must be maintained in force and a copy produced to the Department or Metro upon request.

(E) Each licensee is responsible for the conduct and violations of any driver it employs, whether the driver is an employee or independent contractor and regardless of any contractual arrangement between the selling establishment and the driver.

6.50.100 – [Alcoholic beverage license—] Ancillary specialty sales endorsements.

(A) A[n] person with a qualifying business as described in the following subsections may apply as part of the qualifying alcoholic beverage license to conduct the ancillary specialty sales activity and shall adhere to all operating conditions under this section [an ancillary license authorizes the sale of alcoholic beverages for particularized sales, instruction or tasting] as follows:

(1) Internet and Related Sales. A person licensed pursuant to this Chapter to sell alcoholic beverages for off-premise consumption or a restaurant licensed to sell alcoholic beverages in conjunction with a meal may offer and sell such beverages by telephone, internet or other electronic means, and may provide for the delivery of such beverages to the premises requested by the purchaser, either through direct delivery by the licensee or by means of an alcohol delivery support service that is licensed pursuant to LVMC 6.50.095 and that meets the requirements of

21-0660
10/25/2021

that Section and Subsection (B) of this Section. The "delivery" authorized by this paragraph (1) also includes delivery of such beverages by the seller to a customer by means of onsite or curbside pickup. In each case of the onsite or curbside pick-up such beverages must be in the original manufacturer-sealed containers and the age of the person placing the order and the person receiving it must be verified.

(2)Instructional Wine-Making. A person authorized to sell alcoholic beverages pursuant to a package liquor license may instruct persons regarding the making of wine provided that such licensee first acquires, and maintains in good standing, any required State license or permit.

(a) Wines made during the instructional process may be served by the glass for consumption on the premises of the instructional establishment to those persons involved with the instructional process.

(b) Notwithstanding the provisions of LVMC 6.50.430, persons who have made wine during an instructional process pursuant to this Section may place such wine in bottles or containers and remove them from the instructional establishment, but only for their personal use.

[(3) Tasting. A person authorized to sell alcoholic beverages pursuant to a package liquor, wholesale general or beer/wine/cooler off sale license may provide the tasting of wines and beers, and cordials or liqueurs (if permitted pursuant to the person's license) pursuant to the following conditions:

(a) The sample must not exceed one-half ounce per drink;

(b) The samples must be served on the premises of the licensee for educational purposes or to promote the sale of packaged alcoholic beverages;

(c) The samples shall not be offered in conjunction with a meal at a restaurant;

(d) Persons offering samples of alcoholic beverages must be employees of the licensee and the person must possess a valid work card; and

(e) Bottles of wines, beers, cordials or liqueurs opened for tasting shall not be sold, otherwise distributed or given away.]

[(4)] (3) Individual Access. An [owner or beneficial owner of a hotel that is authorized to sell alcoholic beverages pursuant to a hotel lounge bar license, or an] owner or beneficial owner of a hotel, hotel resort, sports arena or convention center that is authorized to sell alcoholic beverages pursuant to a [general on-sale or a tavern] full alcohol on premise or beer wine on-premise license may sell alcoholic beverages by individual access pursuant to the following conditions:

(a) For individual access in a hotel room:

(i)The hotel must provide a full-service restaurant that serves meals no less than twelve hours every day, room service of meals to all rooms no less than twelve hours every day, and no less than one full-time security guard on duty at all times;

(ii) The hotel must provide a secure means by which an adult transient guest may control the access to the secured cabinet or refrigerator from minors that occupy the hotel room; and

(iii) The adult transient guest shall not permit any minors that are occupying the hotel room to access the secured cabinet or refrigerator.

21-0660
10/25/2021

(b) For individual access in a booth or viewing suite at a convention center or sports arena:

(i) The alcoholic beverages for the booths or viewing suites shall be provided to the tenant by the licensee. Notwithstanding any other provision of this Chapter, a tenant of the booth or viewing suite shall not bring any alcoholic beverages into the booth or viewing suite nor consume any alcohol within the booth or suite that was not provided by the licensee;

(ii) The booth or viewing suite must be under the operational control of the licensee;

(iii) The licensee shall possess ultimate control of the cabinet or refrigerator inside the booth or viewing suite, and the lock of the refrigerator or cabinet shall be designed such that the key may not be removed from the refrigerator or cabinet without locking the refrigerator or cabinet;

(iv) The licensee shall only deliver the key to the refrigerator or cabinet to an adult utilizing the booth or viewing area; and

(v) The adult in receipt of the key shall not permit any minors that have access to the booth or viewing area access to the key or access to the open refrigerator or cabinet containing the alcoholic beverages.

(B) Delivery Restrictions. Delivery of alcoholic beverages pursuant to LVMC 6.50.095 or 6.50.100(A)(1) above may only occur pursuant to the following conditions:

(1) The person placing an order and the person receiving the alcoholic beverages must be of legal age to purchase alcoholic beverages;

(2) Each sales transaction for delivery shall have written documentation of the sale and delivery, which shall include at a minimum:

(a) The business name and address of the selling establishment;

(b) A detailed list of alcoholic beverages and other items purchased in each sales transaction;

(c) The name and address of the purchaser and of the recipient;

(d) The type of identification used to prove the age of the purchaser; and

(e) The signature of the delivery person;

(3) If delivery of alcoholic beverages is to be accomplished by someone other than the selling establishment, the delivery service provider must hold an alcohol delivery support service alcoholic beverage license pursuant to LVMC 6.50.095 and be in compliance with that Section; and

(4) Except for deliveries [made directly by a grocery store with an ancillary license issued] pursuant to this Section, delivery of alcoholic beverages must not be made to any parcel upon which nonrestricted gaming is conducted pursuant to or in accordance with LVMC 6.40.150.

(C) Alcoholic beverages sold pursuant to this ancillary [license] approval shall be stored in such a manner that prevents public access.

[(D) Any ancillary license issued shall be approved on an individual basis indicating the specialty sale allowed and accounted for based upon the fees specified in LVMC 6.50.350.]

21-0660
10/25/2021

[(E)] (D) Notwithstanding any provision of this Title to the contrary, an ancillary [license] conditional approval is nontransferable.

6.50.110 - Reserved.

6.50.115 - Reserved.

[6.50.120 - Alcoholic beverage license—Ancillary lounge bar.

An ancillary lounge bar license authorizes the sale of alcoholic beverages for consumption on the premises of a hotel or mixed-use building subject to the following conditions:

(A) The hotel or mixed-use building has a minimum of one hundred fifty rooms or residential units, unless the City Council determines the public safety, health and welfare will not be compromised by a lesser number of rooms or units;

(B) Alcoholic beverages are served and consumed only at tables and booths located within the lounge bar area, within a hotel pool area, or within hotel rooms as an incident to room service;

(C) No gaming-related use may be allowed in the ancillary lounge bar area; and

(D) The maximum available customer seating in the lounge bar area does not exceed fifty seats.]

6.50.130 - Reserved.

6.50.140 - Reserved.

6.50.145 - Alcoholic beverage license—Manufacturing—Compliance.

A liquor manufacturer's license authorizes the manufacture, production and bottling of alcoholic beverages of all kinds, including the brewing, distilling and rectifying activities associated therewith. The holder of such a license is subject to all Federal and State statutes and regulations applicable to those activities.

[6.50.150 - Alcoholic beverage license—Nonprofit club general on-sale.

(A) A nonprofit club general on-sale license authorizes the sale of alcoholic beverages by the licensee or the licensee's authorized employees only for consumption on the premises and only to bona fide dues-paying members of the club, and to a member's bona fide guests. A key employee must be on the premises during all hours when a bar is open and alcoholic beverages are available for service. Such club shall maintain accurate sign-in logs that each member, the member's guests, and those who are entering under the authority of Subsection (C) must sign upon entering the club house, clubroom or meeting room operated by the club. The names in the logs must be legible, verifiable and available at all times to Metro or City personnel.

(B) Except as otherwise provided by Subsection (C), a club member must at all times accompany that member's guests in any area where alcoholic beverages are sold, poured, served or consumed.

(C) In order to comply with the requirements of State law and regulations, a nonprofit club that has been approved for restricted gaming activities in accordance with Subsections (B) and (C) of LVMC 6.40.155 may permit entry to members of the general public for purposes of allowing access to gaming activities, without regard to membership in the club or status as a member's

21-0660
10/25/2021

guest, but only if the club submits to, and obtains approval by, the Director of a security plan that includes, without limitation, measures to ensure that:

(1) A separate sign-in log is kept for those persons admitted for gaming purposes under the authority of this Subsection (C), showing the date and the time of arrival and departure for each such person admitted;

(2) The club's onsite key employee is responsible for monitoring the activities of persons admitted for gaming purposes under the authority of this Subsection (C) as long as those persons are on the premises:

(3) Persons who are admitted for gaming purposes under the authority of this Subsection (C):

(a) Do not purchase or consume alcoholic beverages on the premises;

(b) Are admitted solely for purposes of active play and leave the premises upon the conclusion of active play;

(c) Are restricted to the location of the gaming area or areas and do not access areas used for nongaming club activities, such as areas where food or beverages (other than water) are served or provided;

(d) Are issued a name tag, clothing item, safety vest, or other similar identifier by which such persons may be identified as persons admitted for gaming purposes, and which identifier is visible from a distance of at least ten feet; and

(e) Wear or prominently display the tag or other identifier that has been provided for their use.

(D) It is unlawful and a basis for license discipline for the nonprofit club general on-sale licensee, or its principals or employees, to violate or fail to comply with any requirement of the security plan described in Subsection (C).]

6.50.160 - Reserved.

6.50.170 – Alcohol[ic] beverage license—Package Alcohol.

(A) A package alcohol license 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. In addition, a liquor store that holds a package license may provide on-premises wine, beer, cordial and liqueur tasting, but only if the licensee also holds an ancillary license for such location.

(B) 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 specifically limiting the type of establishments which are permitted to sell each and every type and quality of alcoholic beverage, without regard to the alcohol by volume in any given beverage, which are sold in original sealed or corked containers for consumption away from the establishment where such beverages are purchased. A package license shall only be considered for the following types of establishments:

(1) A grocery store as defined herein by LVMC 6.50.020;

(2) A liquor store as defined herein by LVMC 6.50.020; or

21-0660
10/25/2021

(3) An establishment for instructional wine-making pursuant to LVMC 6.50.100(2).

(C) Nothing in this Chapter prohibits a minor from entering or remaining in a store that holds a package license as long as the minor is continuously accompanied by the minor's parent or legal guardian.

(D) Nothing in this Chapter prohibits the holder of a package license from dispensing beer or cider in a container sold or provided by a licensee, or a sanitary container provided by the customer, with a maximum capacity which does not exceed one gallon subject to the following conditions:

(1) The licensee or the licensee's employee fills the container at the time of sale;

(2) The container is sealed with a plastic adhesive or tamper-evident seal; and

(3) The beer or cider is not consumed on the licensee's premises.

(E) No person is entitled to apply for consideration or issuance of a package liquor license for any establishment located on or adjacent to a pedestrian mall.

(F) Tasting. A person authorized to sell alcoholic beverages pursuant to a package liquor, wholesale general or beer/wine/cooler off sale license may provide the tasting of wines and beers, and cordials or liqueurs (if permitted pursuant to the person's license) pursuant to the following conditions:

(a) The sample must not exceed one-half ounce per drink;

(b) The samples must be served on the premises of the licensee for educational purposes or to promote the sale of packaged alcoholic beverages

[6.50.175 - Alcoholic beverage license—Permanent trade show facility.

(A) A permanent trade show facility alcoholic beverage license authorizes the sale of alcoholic beverages for consumption on the premises of a permanent trade show facility, provided the condition set forth in Subsection (B) is satisfied.

(B) If requested by the Director or Metro on an event by event basis, the licensee shall require that alcoholic beverages be sold and consumed only in a segregated and secured area wherein only persons twenty-one years of age or older are permitted to enter.]

[6.50.180 - Alcoholic beverage license—Restaurant service bar.

(A) A restaurant service bar license authorizes alcoholic beverages to be sold from a restaurant service bar for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.

(B) Customers are not permitted to purchase alcoholic beverages directly from a restaurant service bar.]

[6.50.190 - Alcoholic beverage license—Time-limited special event beer/wine.

A time-limited special event beer/wine/cooler license authorizes the sale of beer, wine and coolers only, and for consumption only on the premises of the location specified in the license. The license

21-0660
10/25/2021

shall be limited to the period and times specified in the license and in an approved special event permit issued under Chapter 12.02.]

6.50.200 - Alcoholic beverage [license] permit —[Time-limited] [s]Special event [general] full alcohol.

A [time-limited] special event [general] full alcohol [license] permit authorizes the sale of alcoholic beverages for consumption only on the premises of the location specified in the [license] permit. The alcohol [license] permit shall be limited to the period and times specified in the [license] permit and in an approved special event permit issued under Chapter 12.02.

6.50.205 – Alcohol[ic] beverage [license] permit—[Time-limited] special event full alcohol [general or special event beer/wine].

(A) An application for a time-limited special event full alcohol [general or time-limited special event beer/wine/cooler license] permit shall be filed no later than twenty calendar days before the proposed event and must disclose the following information on forms provided by the Department for consideration of approval:

(1) Name and address of the applicant:

(2) Date, hours, address and description of the event;

(3) Approximate number of persons and ages expected to attend the event;

(4) Type of alcoholic beverages to be sold or served at the event;

(5) Names of the sponsors and promoters of the event; and

(6) Names and number of security personnel to be present at the event.

(B) Consideration of approval may be delayed or withheld if an application is incomplete.

(C) At any event for which a [time-limited] special event full alcohol [general or time-limited special event beer/wine/cooler license] permit is issued, security shall be provided in accordance with LVMC 12.02.150.

(D) Except as provided in this Subsection (D), a time-limited special event general or time-limited special event beer/wine/cooler license may be approved and issued by the Director following a finding of suitability. For a time-limited special event full alcohol [general or time-limited special event beer/wine license] permit proposed in connection with a special event that requires City Council approval pursuant to LVMC Chapter 12.02, authority to approve the license lies with the City Council.

(E) Except for those [establishments authorized to sell alcoholic beverages pursuant to a tavern license or those] persons authorized to sell alcoholic beverages pursuant to an alcoholic beverage caterer [license] permit, time-limited special event full alcohol [general or time-limited special event beer/wine/cooler license] permit shall not be issued by the Department for any specific business establishment, in excess of two, four-hour periods in any one month. Successive requests for time-limited special event general [or special event beer/wine/cooler licenses] permits may be denied by the Director if the Director has reason to believe that the applicant is using such [license] permit(s) to circumvent the requirement to obtain a permanent alcoholic beverage license.

21-0660
10/25/2021

(F) Any [license] permit issued under LVMC 6.50.190 or 6.50.200 shall be limited to the times and dates specified in the [license] permit and listed in the special event permit application, and shall be conditioned upon:

(1) The approval of a special event permit;

(2) The presence of the permittee or a designee approved by the Business Licensing Division at all times during the special event;

(3) Responsibility of the permittee or a designee approved by the Business Licensing Division for verifying the ages of all persons to whom alcohol beverages are dispensed;

(4) Payment in advance for any security that is to be provided by officers of Metro pursuant to an approved security plan;

(5) Written acknowledgment by the permittee of applicable regulations and restrictions governing the service, consumption and possession of alcohol; and

(6) A plan, approved by the Business Licensing Division, to ensure that attendees of the special event do not drink nor possess any open containers of any alcoholic beverages outside of the designated area for the special event.

(7) The designation and provision of personnel with all required work cards and alcohol awareness cards in sufficient numbers for bartending, serving and security, as approved by the Business Licensing Division.

(G) Time limited [special event beer/wine cooler and time limited] special event full alcohol [general licenses] permits may not be sold or transferred to another person.

6.50.210 – Alcohol[ic] beverage license—Restaurant with alcohol.

A restaurant with alcohol license authorizes the on-premises sale of alcoholic beverages within a designated lounge area for consumption only in a lounge area and in connection with meals served at tables in the restaurant area of the business.

6.50.220 - Restaurant with alcohol—Requirements and limitations.

[(A) The seating area in the lounge area of a restaurant with alcohol shall not exceed:

(1) One bar seat or stool for each eight restaurant seats; and

(2) One table or booth seat for each three restaurant seats.]

[(B)] (A) The actual seating available at all times within the restaurant area of a restaurant with alcohol must be able to accommodate at least [one hundred] thirty persons. For purposes of the minimum-seating requirement, the "restaurant area" does not include bar seat or stool seating at a bar, but may include table or booth seating within the bar area and table seating within a patio area.

[(C) Any lounge area within a restaurant with alcohol shall be separated from the restaurant area by a barrier sufficient to prevent access to the lounge area by minors and by signage approved by the Director.

21-0660
10/25/2021

(D) Meals must be served during all hours that the bar is open for business and a cook and food server other than the bartender shall be on duty at all such times.

(E) It is unlawful for a restaurant with alcohol to operate a buffet, buffet-style, cafeteria, or cafeteria-style restaurant as the primary food operation of the business. A buffet-style food operation may be among the menu selections at a fixed price; however, the aforementioned food operations are only to supplement the regular menu of complete meals and a la carte items.

(F) It is unlawful for a licensee to charge or collect any admission fee, including, but not limited to, soliciting donations or requiring ticket purchases for entry into the licensed establishment.

(G) Limited live entertainment is permitted on the premises of the licensed establishment only if approved by the approval authority.]

[(H)] (B) Food sales at a restaurant with alcohol shall not be less than fifty-five percent of gross sales. For the purpose of this Subsection, "gross sales" means the total of all food sales, nonalcoholic beverage sales, and alcoholic beverage sales. Alcoholic beverage sales shall include the retail value of any complimentary beverages provided to customers of the licensee. If, after a Department audit or review, the food sales at a restaurant with alcohol are determined to be less than fifty-five percent of gross sales, the Director may restrict the approved live entertainment area to an area of no greater than fifty square feet, and may condition the license to reflect this limitation. Upon the imposition of such a condition, the licensee may request a review of the condition after six months. The condition may be removed by the Director upon sufficient proof that food sales are at least fifty-five percent of gross sales.

[(I)] (C) The Director or designee shall have access to all records necessary to audit the licensee in order to determine whether the restaurant operation is the principal business. It is unlawful for a licensee to fail to keep adequate records and it is also unlawful for a licensee to fail to produce adequate records to the Director or designee within seventy-two hours of the demand by the Director or designee for production of the records. The records required to be kept and made accessible pursuant to this Subsection shall be those described in LVMC 6.02.210.

[(J)] (D) Each separate bar within the licensed establishment shall be accounted for and licensed separately.

6.50.230 - Reserved.

[6.50.240 - Alcoholic beverage license—Tavern.

A tavern license authorizes the sale of 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 from a behind a bar or from a storeroom only, for consumption off the premises where the same are sold. A tavern licensee may not display or advertise such liquor for off-sale purchase by patrons, and any sales must be incidental to the on-premise sale and consumption of alcoholic beverages.]

[6.50.250 - Alcoholic beverage license—Tavern-limited.

(A) A tavern-limited license:

(1) Authorizes the sale of alcoholic beverages only for consumption on the premises where the same are sold, except as otherwise provided in Subsection (C) of this Section.

21-0660
10/25/2021

(2) May only be issued for premises that are located entirely within the Downtown Las Vegas Overlay District, as described in LVMC 19.10.110.

(3) In the case of a tavern-limited license issued under Subsection (C) of this Section, may only be issued with respect to an outdoor entertainment complex.

(4) Is not transferable, except to a location for which a new license of that type would qualify under Paragraph (2) of Section (A) above and to an operator who has been approved by the City Council.

(B) Except with respect to a tavern-limited license issued under Subsection (C) of this Section, a tavern-limited license, the transfer of a license, or in the case of Paragraphs (5), (6), (7) and (8) below, the renewal of a license as well, may be conditioned upon one or more of the following:

(1) 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.

(2) That the establishment provide live entertainment at least two nights per week, including, but not limited to the following:

(a) Music entertainment venue, with live music or disc jockey (jazz, blues, reggae, hip hop, rock'n'roll, etc.);

(b) Nightclub venue with dancing and live music or live disc jockey;

(c) Comedy entertainment venue, with live comedic performers;

(d) Karaoke entertainment venue, with amateur guest performers; and

(e) Other live entertainment venues, to be determined by the City Council for acceptability and conformity to the goals and objectives of the district in which it is located.

(3) That the establishment provide for outdoor seating in a number and manner approved by the City Council.

(4) Establishment of an annual review for conformity to the licensing standards and conditions, for a period of time to be established by the City Council.

(5) Submittal of a security plan, to be approved by the City; provided, however, that this condition shall be mandatory for establishments located within the Downtown Entertainment Overlay District. In the case of a mandatory security plan for establishments within the Downtown Entertainment Overlay District, the security plan must address all aspects of the establishment's operations. In particular, and in connection with the approval of such a mandatory security plan, the Director may do one or more of the following:

(a) Require the establishment to comply with the provisions of LVMC 6.39.040 regarding the presence of minors.

(b) Apply to the establishment the provisions of LVMC 6.39.050(B) regarding security plans.

(c) Require the establishment to:

(i) Perform security-related searches, including searches using metal detectors or wanding and searches based on the results of those devices, and limit the types of items that can be brought into the establishment, including without limitation weapons, backpacks, bags and other carrying devices.

(ii) Provide adequate security to manage lines of patrons seeking entry.

(iii) Provide minimum levels of security both inside and outside the establishment, at a ratio of security to attendees that is commensurate with the size and operation of the establishment.

(iv) Ensure that security officers are trained in areas such as use of force, counter-terrorism and de-escalation.

(v) Engage special events officers of Metro for occasions and events where such a presence is deemed important by the Director.

(vi) Provide fully operational and adequate video surveillance for the venue especially for restroom entries, ingress/egress areas, and the front of the establishment.

(vii) Provide for the presence of medical personnel for events with over one thousand patrons.

(viii) Provide for the vetting of independent hosts, special guest DJ's, live acts, etc. through open sources.

(ix) Engage qualified companies or individuals on an undercover basis to monitor or audit operations for compliance, such as the use of "mystery shoppers."

(x) Establish, maintain in place, and implement written policies and procedures that seek to foster the public health, safety, morals, good order, and general welfare of the patrons.

(xi) Implement a program by which employees and others retained by the establishment have received copies of, and training, regarding the written policies and procedures referred to above.

(xii) Ensure that the establishment's management is actively involved in oversight of operations and the implementation of the written policies and procedures referred to above.

(xiii) Provide a policy or plan under which the establishment would conduct background investigations on any person potentially to be hired as an employee, security provider, independent host, vendor or entertainer.

(6) For establishments located within the Downtown Entertainment Overlay District that will have patrons waiting outside the establishment for entry into the establishment, that the licensee organize and maintain its patrons in line in accordance with this Paragraph (6). Each outdoor patron line must be on private property or on a public sidewalk. If on a public sidewalk, an outdoor patron line shall:

(a) Be parallel to and against the structure of the licensed establishment;

(b) Be maintained so that not more than two persons are abreast (next to one another);

(c) Not restrict reasonable pedestrian movement on the sidewalk; and

(d) Not obstruct the entrance to any other establishment that is open for business.

21-0660
10/25/2021

(7) For establishments located within the Downtown Entertainment Overlay District, that outdoor speakers or other sound amplification devices:

(a) Will not be located on sidewalks or within the public right-of-way; and

(b) Will be directed toward the establishment's lounge or dining area and away from public rights-of-way.

(8) For establishments located within the Downtown Entertainment Overlay District that will provide entertainment other than what has been required as a condition of City Council approval pursuant to Paragraph (2) of this Subsection (B), that such entertainment be approved in advance by the Director.

(9) Such other conditions as may be recommended by City staff and imposed by the City Council.

(C) Independent of the provisions contained in Subsection (B) of this Section, a person who owns or controls an outdoor entertainment complex, or a person who is associated with such a person by means of license or lease or other written consent to operate an outdoor entertainment complex, may only engage in the business of selling alcoholic beverages, advertise the same or permit the consumption of alcoholic beverages upon the premises of an outdoor entertainment complex by obtaining and thereafter maintaining a valid unexpired tavern-limited license specific for an outdoor entertainment complex pursuant to this Code. Unless otherwise restricted by conditions imposed on a license by the City Council, such a license authorizes the sale of alcoholic beverages for consumption at any location within an outdoor entertainment complex, but subject to compliance with the provisions of Subsections (D) and (E) of this Section.

(D) The issuance of a tavern-limited license under Subsection (C) of this Section shall be contingent upon the following:

(1) Submittal of a site plan for the outdoor entertainment complex that indicates all uses included within the complex, the controlled points access as required herein, locations where alcohol may be consumed within the boundaries of the complex, and any areas where minors may be segregated from persons over twenty-one years of age that are consuming alcohol, if any.

(2) Submittal of a business security plan that:

(a) Is designed to ensure that minors are not served or permitted to consume alcoholic beverages; and

(b) Specifically identifies how the operator of the outdoor entertainment complex will ensure that patrons will not remove alcoholic beverages from the complex.

(3) Submittal of an internal signage plan that, at a minimum, is designed to ensure the existence and maintenance of signage that reasonably and appropriately:

(a) Indicates that minors are not to be served nor consume alcohol; and

(b) Displays the scheduled entertainment to be provided to the public.

(4) Approval by the Director of the plans identified in Paragraphs (1) through (3) above, taking into account any review and recommendation of Metro regarding those plans.

(E) A tavern-limited license under Subsection (C) of this Section shall be conditioned upon compliance by the licensee and the operator of the outdoor entertainment complex with the following requirements:

(1) That at least one restaurant within the outdoor entertainment complex is open and fully operational whenever any alcoholic beverage service is available, except when the complex is closed to minors or a special event permit has been issued for an event pursuant to LVMC Chapter 12.02.

(2) That no alcoholic beverages are allowed to be consumed within any enclosed business establishment operating within the outdoor entertainment complex, unless the establishment has an alcoholic beverage license appropriate for the establishment.

(3) That patrons and guests are not allowed to leave the outdoor entertainment complex with an alcoholic beverage.

(4) That access into and out of the outdoor entertainment complex is controlled so that there are no more than four points of ingress and egress.

(5) Such other conditions as may be recommended by City staff and imposed by the City Council.

(F) The transfer of a license issued under Subsection (C) of this Section shall be subject to the contingencies and conditions regarding an initial license that are identified in Subsections (D) and (E) of this Section.

(G) Notwithstanding any other provision of this Section, no tavern-limited alcoholic beverage license is eligible to operate as a nightclub, as defined in LVMC 6.39.050, or to engage in the operation of a nightclub, as if it were a nightclub under LVMC Chapter 6.39, or to operate as a tavern-limited establishment with ancillary nightclub operation under LVMC Title 19 if the holder of the license or any principal thereof previously has had a nightclub license revoked, or an application for a temporary or permanent nightclub license denied.]

[6.50.253 - Alcoholic beverage license—Tavern-restricted.

(A) A tavern-restricted license:

(1) Authorizes the sale of alcoholic beverages only for consumption on the premises where the same are sold.

(2) May only be issued for premises located on Sahara Avenue within the area bounded by Valley View Boulevard on the east and Durango Drive on the west (the "designated area").

(3) Is not transferable, except to a location within the designated area and to a licensee that has been approved by the City Council.

(B) An establishment operating under a tavern-restricted license:

(1) Shall not be open for business between the hours of 2:00 a.m. and 6:00 a.m., except as otherwise specifically authorized by the City Council.

(2) Shall ensure that all business activities are conducted entirely within the interior of the establishment, except as otherwise specifically authorized by the City Council.

(3) Shall not allow minors on the premises while alcohol is being served, unless:

21-0660
10/25/2021

(a) The premises has a restaurant whose existence and configuration has been approved by the Director; and

(b) Minors are permitted on the premises only in connection with the consumption of a meal within the restaurant area, and only between the hours of 6:00 a.m. and 10:00 p.m.

(C) The issuance of a tavern-restricted license, or the transfer of a license, may be conditioned upon one or more of the following:

(1) Submittal of a business security plan, which must first be approved by the Director.

(2) Such other conditions as imposed by the Director or the City Council.]

[6.50.255 - Alcoholic beverage license—Urban lounge.

An urban lounge license authorizes the sale of alcoholic beverages for consumption on the premises where the same are sold only, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers from behind a bar or from a storeroom only, for consumption off the premises where the same are sold. An urban lounge licensee may not display or advertise such liquor for off-sale purchase by patrons, and any sales must be incidental to the on-premise sale and consumption of alcoholic beverages. An urban lounge license may be issued only at a location:

(A) Within the boundaries of the 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; and

(B) In which, for each seat provided at the bar of the establishment, there must be a minimum of two seats within a lounge area located away from the bar.]

6.50.260 - Alcoholic beverage license—Wholesale general.

A wholesale general license authorizes only the sale of alcoholic beverages, which must be packaged in original sealed or corked containers, to any licensee for the purposes of resale. [In order to maintain this license, the licensee must keep on hand a stock of alcoholic beverages whose cost of acquisition is fifty thousand dollars or more.]

(1) Tasting. A person authorized to sell alcoholic beverages pursuant to a package liquor, wholesale general or beer/wine/cooler off sale license may provide the tasting of wines and beers, and cordials or liqueurs (if permitted pursuant to the person's license) pursuant to the following conditions:

(a) The sample must not exceed one-half ounce per drink;

(b) The samples must be served on the premises of the licensee for educational purposes or to promote the sale of packaged alcoholic beverages

[6.50.265 - Cinemas.

(A) For the purposes of this Section, "cinema" (or "movie theatre") means a theatre at which motion pictures are displayed for an audience on a screen. This definition explicitly excludes the adult motion picture theatre or adult mini-motion picture theatre as defined by LVMC 19.12.070 (Sexually Oriented Business). A cinema with seating in excess of eight hundred permanent

21-0660
10/25/2021

theatre seats and twenty thousand square feet of gross floor area may be licensed for the retail sale of alcoholic beverages pursuant to this Section.

(B) A person may apply for a tavern, tavern-limited or beer/wine room alcoholic beverage license for the sale of alcoholic beverages at a cinema pursuant to this Section.

(C) A person that obtains an alcoholic beverage license for a cinema shall comply with the following conditions:

(1) A licensee shall only allow the sale of alcoholic beverages in an area that is designated for the service of alcoholic beverages and separated sufficiently to prevent access to the designated area by minors and by signage approved by the Director;

(2) A licensee shall not designate any such separated area within the cinema as a "bar" or "lounge;"

(3) Nothing in this Section prohibits a minor from entering or remaining in an area designated for the service of alcoholic beverages as long as the minor is continuously accompanied by the minor's parent or legal guardian;

(4) A licensee shall not permit alcoholic beverages in any arcade, or retail sales area; and

(5) The sale of alcoholic beverages shall be incidental to the primary business or activity of the cinema. For purposes of this subsection, "sales of alcoholic beverages must be incidental to" means that the sale of alcoholic beverages is subordinate to and plays a supporting role to the primary business or activity at the cinema. The incidental sales of alcoholic beverages is evidenced by satisfaction of one or more of the following: 1) alcoholic beverage sales of less than twenty-five percent of the total gross sales of the establishment during any renewal period; 2) a review of the space used by the activities which does not evidence a use of the space as primarily for the sale of alcoholic beverages; 3) a review of the promotional materials used for the activity which does not evidence a use of the space as primarily for the sale of alcoholic beverages; or 4) a review of the employees, and the time commitments by such employees utilized for the activities, which does not evidence a use of the space as primarily for the sale of alcoholic beverages.

(6) The licensee shall only sell alcoholic beverages to patrons possessing a ticket for a motion picture on the date of the ticket.

(7) A security plan must be approved by the Director prior to the service of any alcoholic beverages.

(D) Notwithstanding any other provision of this Code, provided that the licensee complies with the provisions of this Chapter and all conditions of the alcoholic beverage license issued, persons under twenty-one years of age may enter a cinema licensed for the sale of alcoholic beverages and the licensee may sell alcoholic beverages at such establishment even though persons under twenty-one years of age are present within the cinema.]

6.50.270 - Reserved.

6.50.280 - Alcoholic beverage sales—When prohibited.

[Except as otherwise specifically permitted under LVMC 6.50.250(C) with respect to an outdoor entertainment complex, n] No person shall engage in the business of selling alcoholic beverages, advertise the same or permit the consumption of alcoholic beverages on the premises of any business establishment without first obtaining and thereafter maintaining a valid unexpired alcoholic beverage license pursuant to this Code. The Department shall not issue a license for the sale, advertisement or consumption of alcoholic beverages except to the owner or beneficial owner of a premises where the alcoholic beverages will be sold, advertised or consumed.

6.50.285 - Alcoholic beverage sales—Authorization of additional facilities near or within pedestrian mall.

(A) Notwithstanding any provision in this Chapter to the contrary, the owner of an establishment adjacent to or within the pedestrian mall that holds [a tavern] a Full Alcohol On-Premise license is authorized to sell alcoholic beverages through a walk-up window that faces a street alignment within the boundaries of the pedestrian mall, except for the Casino Center Boulevard and 4th Street alignments. Prior to the placement or construction of such window, a licensee shall comply with all requirements of the Director, the Building Official and the Director of Public Works. Such window shall be considered another bar at the establishment for purposes of this Chapter.

(B) Notwithstanding any provision in this Chapter to the contrary, the owner of an establishment licensed to operate nonrestricted gaming that is also authorized to sell alcoholic beverages upon the premises of that establishment pursuant to [a tavern] a Full Alcohol On-Premise alcoholic beverage license may locate up to two qualifying bars upon an adjacent pedestrian mall, subject to the provisions set forth in Subsections (C) to (G), inclusive, of this Section.

(C) For purposes of this Section, a "qualifying bar" means a temporary or permanent bar that is or will be located directly adjacent to the premises of an establishment described in Subsection (B) and upon a pedestrian mall.

(D) Prior to the placement or construction of any qualifying bar, a licensee shall comply with all requirements of the Director, the Building Official and the Director of Public Works.

(E) For any particular establishment described in Subsection (B), the first qualifying bar is permitted as a matter of right. Except as otherwise provided in Subsection (F), a second qualifying bar may be permitted for an establishment only if it is specifically approved by the City Council as an incident to the establishment's [tavern] Full Alcohol On-Premise license.

(F) The specific City Council approval referred to in Subsection (E) shall not apply to a second qualifying bar that is either existing or under construction as of March 1, 2014.

(G) This Section, being codified as part of LVMC Chapter 6.50, is intended to address business licensing issues only and does not purport to address property rights or to amend LVMC Chapter 11.68 relating to pedestrian malls. Action taken under the authority granted by this Section is subject to all applicable provisions of LVMC Chapter 11.68.

6.50.290 - License issuance—Privileges.

A license issued pursuant to this Chapter authorizes the person to whom it is issued to exercise only those privileges expressly permitted pursuant to this Chapter for the specific classification of license issued and only on the premises identified in the license.

21-0660
10/25/2021

6.50.300 - License issuance—Thirty-day operation window.

The licensee must commence operation of the business within thirty days after the license has been issued. Thereafter, all semiannual license fees must be paid notwithstanding the fact that the licensee may temporarily discontinue its operation of the business.

6.50.310 - Off-[sale] premise or on-off-[sale] premise licensee—Sign posting.

Except for those establishments directly adjacent to or upon a pedestrian mall, a person that is authorized to sell alcoholic beverages on an off-[sale] premise basis shall post a sign no lower than three feet and no higher than seven feet at each sale counter and at each entrance to the premises advising to the effect that, pursuant to LVMC 10.76.010, it is unlawful for a person to drink an alcoholic beverage or to possess an open container of alcoholic beverage which was purchased in an original sealed or corked container:

(A) Upon any premises, including the parking lot, of an establishment which is licensed to sell alcoholic beverages on an off-[sale] premise basis; or

(B) Upon property, other than residential property, located within one thousand feet of an establishment which is licensed to sell alcoholic beverages on an off-[sale] premise basis.

6.50.320 - License issuance—Privilege permitted, duties required.

The privileges permitted and duties required under any license issued pursuant to this Chapter are not divisible and any transfer of a license or an interest therein must include the transfer of all of the privileges permitted and duties required under such license or interest therein, as the case may be.

6.50.330 - Reserved.

6.50.340 - Special use permittee—Alcoholic beverage license issuance prohibited.

No alcoholic beverage license shall be issued by the Department to a location which requires a special use permit pursuant to the provisions of LVMC Title 19 unless such location is first approved for a special use permit pursuant to the procedures provided for in LVMC Title 19.

6.50.350 – Alcohol[ic beverage catering] Caterer [services]—Provisions.

Applicants for a permit to provide alcohol[ic beverage catering] caterer services shall comply with the following provisions:

(A) An application for a permit may be made only by a person who holds a valid unexpired alcohol[ic beverage] caterer license issued pursuant to this Title.

(B) The application shall be made to the Department on forms provided or approved by the Department, not less than three days prior to the proposed event unless otherwise authorized by the Director or his or her designee upon the applicant showing the impracticability of his or her compliance with the advance filing requirement.

(C) The application shall set forth the following information:

(1) Name and address of the applicant;

(2) Date, hours, address and description of the event;

(3) Approximate number and ages of persons to be in attendance;

21-0660
10/25/2021

(4) Type of alcoholic beverages to be served;

(5) The names of the sponsors and promoters of the event;

(6) The names and number of security personnel to be present at the event;

(7) The names of the employees who will be working at the event including their work card numbers, health card numbers and their respective expiration dates; and

(8) If requested by the Department, a copy of any written contract by which the licensee will provide catering services for the event.

(D) Each event requires a separate permit.

(E) A nonrefundable fee of twenty-five dollars for each permit shall be paid at the time an application for permit is filed. If there is more than one bar in operation at an event a nonrefundable fee of twenty-five dollars per bar shall be paid for a permit. For an application that is filed later than the deadline specified in Subsection (B) and that is accepted by the Department, the licensee shall pay an additional fee of fifty dollars for each day past the deadline.

(F) A current employee list must be submitted at the beginning of each calendar year and such list is required to be updated in the event of changes in employment levels between the date of the yearly submission and the date an application for a new permit is filed. The updated list is to be filed with the application for permit.

(G) The employee list referenced in Subsection (F) of this Section must be maintained on the site of the event for which the permit was issued and must be made available on site of the event to Metro and the Department upon their request.

(H) Sales of alcoholic beverages at an event are only permitted to be made by the permittee or his or her employees whose names appear on the employee list referenced in Subsections (F) and (G) of this Section.

(I) At the conclusion of an event, all alcoholic beverages must be removed from the event premises unless they are the business premises of an establishment with a valid alcoholic beverage license.

6.50.352 - Complimentary alcohol[ic] beverage permits.

(A) A complimentary alcohol[ic] beverage permit authorizes the limited service and on-premises consumption of complimentary alcoholic beverages at the following locations where the sale of alcoholic beverages is not otherwise authorized pursuant to an alcoholic beverage license:

(1) Art gallery in conjunction with the sale of art;

(2) Cosmetology establishment;

(3) Barbershop;

(4) Professional business;

(5) Bridal shop; [or]

(6) Suit shop[.];

21-0660
10/25/2021

(7) A hospital where beer, wine or coolers only is complimentary, in conjunction with the birth of a child or similar event; or

(8) A licensed wedding chapel where one bottle is given on a complimentary basis to a newly married couple by the wedding chapel.

(B) An application for a complimentary alcoholic beverage permit may be made only by the owner or beneficial owner of an establishment that qualifies under Subsection (A). An application shall be made on a form provided or authorized by the Director and the fee for filing such application is one hundred dollars. An applicant is subject to a finding of suitability by the Director pursuant to LVMC Chapter 6.06, as well the processing fee described in LVMC 6.06.100(C). The Director may issue a temporary permit pending suitability determination.

(C) Each applicant must file a security plan to be approved by the Director.

(D) A permit application may not be denied solely because of the location's proximity to any public or private school or the principal campus of a college, university, or seminary. Grounds for denial include a determination by the Director that the applicant will be unable to operate in accordance with the requirements and limitations of this Section, as well any reason that would constitute grounds for disciplinary action pursuant to LVMC 6.02.330.

(E) A permit may be suspended or revoked by the Director if the permittee:

(1) Violates any provision of this Chapter or any policy adopted by the Director regarding such permits;

(2) Failed to truthfully furnish any required information in connection with the permit application; or (3) Is found unsuitable upon completion of the suitability review pursuant to LVMC Chapter 6.06.

(F) A permit issued pursuant to this Section is an annual permit and is not transferable.

(G) Under any permit issued pursuant to this Section, the permittee may not:

(1) Sell any alcoholic beverage, either directly or indirectly.

(2) Charge an entrance fee or cover charge, require any remuneration for entry into the establishment, or charge any other fee in connection with offering complimentary alcoholic beverages for consumption on the premises.

(3) Construct or allow to be constructed any permanent bar structure on the premises.

(4) Store or allow the storage of any alcoholic beverages in a location or manner accessible or visible to customers or patrons.

(5) Serve or allow any customer or patron to be served more than two alcoholic beverages on any particular day.

[6.50.355 - Permanent trade show—Permit.

(A) An exhibitor at a permanent trade show shall not sell alcoholic beverages at his or her exhibit without first securing and maintaining an unexpired exhibitor alcoholic beverage permit issued by the Department under a permanent trade show facility alcoholic beverage license.

21-0660
10/25/2021

(B) Permits shall not be issued by the Department without the written consent of the permanent trade show facility alcoholic beverage licensee of the facility where the exhibit is located.

(C) Permit applications shall be made on forms provided or approved by the Department and filed with the Department by the permanent trade show facility alcoholic beverage licensee not later than thirty days prior to the proposed event unless otherwise authorized by the Director or his or her designee upon a showing of the impracticability of the licensee's compliance with the advance filing requirement.

(D) The permit application shall set forth the following information and documentation:

(1) Name and address of the applicant;

(2) Dates of the permanent trade show;

(3) Name and address of the permanent trade show facility where the permanent trade show will be held;

(4) Written confirmation by the permanent trade show facility alcoholic beverage licensee at the above-named permanent trade show facility that it consents to the applicant being granted a permit under its alcoholic beverage license; and

(5) Types of alcoholic beverages to be served.

(E) Each event requires a separate permit.

(F) A nonrefundable fee of twenty-five dollars for each permit requested must be paid when the application for a permit is filed.

(G) Permit applicants shall not be subject to the background and suitability approval requirements of LVMC Chapter 6.06 and the work card requirements of this Chapter, but shall comply with all other provisions of this Chapter that are not inconsistent with the provisions of this Section.

(H) Exhibitors shall sell alcoholic beverages only at the locations within a permanent trade show facility and on the dates designated in their permits.

(I) The permanent trade show facility alcoholic beverage licensee shall be responsible to monitor all the exhibitors who are issued permits under its alcoholic beverage license pursuant to this Section to ensure compliance with this Chapter.

(J) Not later than three days prior to a permanent trade show the Department shall provide the facility licensee with the approved permits for distribution to the exhibitors with the requirement that the exhibitors post such permits at their respective exhibit sites and that the facility licensee maintain at the facility premises a master list of the approved permits.]

6.50.360 - License fees.

Each licensee shall pay to the Department in advance, the semiannual license fees set forth in the following schedule:

21-0660
10/25/2021

License Category	Semiannual License Fee (Dollars)
Alcohol delivery support service	$500.00
Alcoholic beverage caterer	500.00
Ancillary Specialty Sales	500.00 per category authorized or 1% of gross sales, whichever is greater
[Ancillary b] Brew pub	500.00 or 1% of sales to licensed wholesale dealers, whichever is greater
[Ancillary c]Craft distillery	500.00 or 1% of gross sales, whichever is greater
[Ancillary lounge bar	1,200.00]
[Ancillary] Craft winery	500.00 or 1% of gross sales, whichever is greater
[Banquet or event establishment	500.00
Beer and wine room	700.00]
Plus: fee for each additional bar	400.00
[Beer/wine/cooler on-sale	300.00]
[Beer/wine/cooler off-sale	300.00]
[General] Full alcohol on-[sale] premise	1,200.00
Plus: fee for each additional bar	900.00

21-0660
10/25/2021

License Category	Semiannual License Fee (Dollars)
Plus: fee for resort hotel owned gift shop	900.00
[General b]Beer and wine on-[sale (beer and wine)] premise	[5]700.00
Plus: fee for each additional bar	400.00
Liquor manufacturer	1,000.00
[Nonprofit club general on-sale	200.00]
Package Alcohol	750.00
[Permanent trade show facility	2,400.00
Restaurant service bar	600.00]
Restaurant with alcohol	800.00
Plus: fee for each additional bar	750.00
[Tavern (one bar)	1,200.00
Plus: fee for each additional bar	900.00
Plus: fee for resort hotel owned gift shop	900.00
Tavern-limited (one bar)	800.00

21-0660
10/25/2021

License Category	Semiannual License Fee (Dollars)
Plus: fee for each additional bar	500.00
Tavern-restricted (one bar)	800.00
Plus: fee for each additional bar	500.00
Urban lounge (one bar)	1,000.00
Plus: fee for each additional bar	750.00]
Wholesale general	1,000.00

Each time-limited special event general licensee shall pay the following license fee for each day (or for each event, in the case of a multi-day event): One hundred dollars, plus seventy-five dollars for each additional bar.

[Each time-limited special event beer/wine/cooler licensee shall pay the following license fee for each day (or for each event, in the case of a multi-day event): Fifty dollars, plus twenty-five dollars for each additional bar.]

6.50.370 - Semiannual fee—When due.

(A) Each semiannual fee is due in advance on April 1st and October 1st in each year except that the applicant for a new alcoholic beverage license who starts business between April 1st and October 1st or between October 1st and April 1st shall have its semiannual fees prorated on a monthly basis. Upon a change of ownership required by a reorganization pursuant to a plan of reorganization approved by a bankruptcy court, the new owner shall receive credit for semiannual license fees required by this section that were paid by the prior owner.

(B) Any semiannual fee which is not received by the Department on or before the due date shall be assessed a late-payment penalty in an amount equal to ten percent of the amount of such semiannual fee. If the semiannual fee and penalty is not received by the Department within fifteen days after the due date, an additional penalty in an amount equal to twenty-five percent of such semiannual fee shall be assessed. If the semiannual fee and all penalties are not received by the Department within sixty days after the due date, the license shall be automatically suspended.

21-0660
10/25/2021

(C) A license that has been suspended for nonpayment of license fees and penalties may be reinstated by the Director to full standing if the licensee pays the delinquent license fees and penalties, plus an additional reinstatement fee in an amount equal to one-half of the semiannual license fee for such business. The reinstatement fee is exclusive of the regular semiannual alcoholic beverage license fee for that license. The fees and penalties required to be paid pursuant to this Subsection (C) shall be paid not later than ten calendar days following the date of suspension of the license or, if the tenth day falls on a weekend or holiday, the next business day. The license shall be deemed automatically revoked if such fees and penalties are not paid in accordance with this Section.

6.50.380 – [Origination charge] Application Fee.

(A) The [origination charge listed in this Section] application fee for a license under this chapter is a one time charge which is due and payable at the time of filing an application for an alcoholic beverage license. The non-refundable application fee for all applications is $5,000. [Origination charges are as follows:

License Category	Origination Charge (Dollars)
Alcohol delivery support service	$ 4,000.00
Alcoholic beverage caterer	4,000.00
Ancillary lounge bar	40,000.00
Banquet or event establishment	20,000.00
Beer and wine room	7,500.00
Beer/wine/cooler on-sale	2,500.00
Beer/wine/cooler off-sale	2,500.00
General on-sale	75,000.00
General on-sale (beer and wine)	20,000.00

21-0660
10/25/2021

License Category	Origination Charge (Dollars)
Liquor manufacturer	10,000.00
Nonprofit club general on-sale	2,000.00
Package	40,000.00
Permanent trade show facility	60,000.00
Restaurant service bar	30,000.00
Restaurant with alcohol	40,000.00
Tavern	75,000.00
Tavern-limited	20,000.00
Tavern-restricted	20,000.00
Urban lounge	50,000.00
Wholesale general	10,000.00

(B) The transfer of an alcoholic beverage license from one licensee to another is exempt from the origination charge set forth in this Section.]

[(C)] (B) In connection with the issuance of an original new City alcoholic beverage license to an existing County alcoholic beverage licensee whose business premises have been annexed into the City, the Department shall waive the origination charge at the request of the applicant. [However, a license concerning which such a waiver has been granted may not be sold, transferred to a third party, or transferred to a new location, notwithstanding any provision of this Title to the contrary.]

(C) To compensate recent recipients of alcohol licenses with an origination fee in excess of $5,000 the following formula shall determine the amount owed as a semi-annual license fee by the holder of such license:

21-0660
10/25/2021

(1) For 2022, 20% of the amount calculated pursuant to Section 6.50.360 for a license purchased within one year prior to December 31, 2021, with the percentage owed increasing to 30%, 40%, 50%, 60%, 70%, 80% and 90% respectively each of the succeeding years 2023 through 2029;

(2) For 2022, 30% of the amount calculated pursuant to Section 6.50.360 for a license purchased within two years prior to December 31, 2021, with the percentage owed increasing to 40%, 50%, 60%, 70%, 80% and 90% each of the succeeding years 2023 through 2028;

(3) For 2022, 40% of the amount calculated pursuant to Section 6.50.360 for a license purchased within three years prior to December 31, 2021, with the percentage owed increasing to 50%, 60%, 70%, 80% and 90% each of the succeeding years 2023 through 2027;

(4) For 2022, 50% of the amount calculated pursuant to Section 6.50.360 for a license purchased within four years prior to December 31, 2021, with the percentage owed increasing to 50%, 60%, 70%, 80% and 90% each of the succeeding years 2023 through 2026;

(5) For 2022, 60% of the amount calculated pursuant to Section 6.50.360 for a license purchased within five years prior to December 31, 2021, with the percentage owed increasing to 70%, 80% and 90% each of the succeeding years 2023 through 2025;

(6) For 2022, 70% of the amount calculated pursuant to Section 6.50.360 for a license purchased within six years prior to December 31, 2021, with the percentage owed increasing to 80% and 90% each of the succeeding years 2023 through 2024;

(7) For 2022, 80% of the amount calculated pursuant to Section 6.50.360 for a license purchased within seven years prior to December 31, 2021, with the percentage owed increasing to 90% for 2023; and

(8) For 2022, 90% of the amount calculated pursuant to Section 6.50.360 for a license purchased within eight years prior to December 31, 2021.

(E) Provided, however, that at the expiration of the reduced percentage of semi-annual fee owed pursuant to the formulas in subsection (D) above the amount owed shall revert back to 100% of the amount calculated pursuant to Section 6.50.360, and provided further that in no event shall the total of the reductions in the amounts owed pursuant to this Section ever exceed an amount that is $5,000.00 less than the actual amount paid for the Origination fee. In the event the amount of the reductions in the semi-annual fees owed reaches an amount that is $5,000.00 less than the amount paid for the Origination Fee all reductions in the amount of semi-annual fee owed to the City pursuant to Section 6.50.360 shall cease and the licensee shall thereafter owe and pay the full amount of semi-annual license fee as calculated pursuant to Section 6.50.360.

(F) There shall be no reduction in semi-annual fees owed by recipients of licenses issued more than eight years prior to December 31, 2021.

6.50.390 - Licensee—Discontinuance of operation—Sale of license—Notification.

(A)Alcoholic beverage licensees shall immediately notify the Department in writing when they discontinue their alcoholic beverage business operations. For a temporary discontinuance, the notification shall include the reasons for the discontinuance. A temporary discontinuance shall not diminish or modify the application and effect of the provisions of Title 19 pertaining to the

21-0660
10/25/2021

discontinuance of cessation of a use. [Any licensee who desires permanently to discontinue the alcoholic beverage operations of a business and to sell its license may notify the Department of its desire to sell such license, and the Department shall maintain a list of such licenses and make it available to any person who is interested in obtaining a license. Any such licensee who desires to have the Department include the licensee on a list of non-operational licenses that are available for sale may request the Department to do so in exchange for the payment of an annual fee of one hundred dollars. The Department is under no obligation to include the listing of a license for longer than three years, or to include or retain on the list any license that has been listed as an asset in bankruptcy proceedings.]

[(B) Persons acquiring a license from a licensee shall comply with all applicable requirements of this Title for the original issuance of the license being sold, assigned or transferred as well as all amendments thereafter to this Title pertaining to alcoholic beverage licenses.]

[(C) Reinstatement of an alcoholic beverage license that has been sold, assigned or transferred after a discontinued use for longer than six months pursuant to Subsection (A), above, shall be charged a reinstatement fee of ten percent of the origination fee as provided for such license pursuant to LVMC 6.50.380.]

(B) Licenses are not transferrable and may not be sold.

6.50.400 - Licensee sole operator.

(A) No person, other than the person who holds the license, may operate any business, trade or profession in the licensed premises; provided, however, that this prohibition does not apply to slot operators, retail tobacco vendors, general retail vendors, or entertainers, to the extent any of them are properly licensed, or to any business, trade or profession which leases a separate and defined area within the licensed premises and which obtains prior approval from the Department to do so.

(B) A [tavern] licensee with an on-premise license authorized pursuant to Subsection (A) of this Section to lease the restaurant portion of its licensed premises to another person may continue, through its [tavern] on-premise license, to sell alcoholic beverages in such leased premises without the necessity of the lessee obtaining an alcoholic beverage license for such leased premises. The restaurant lessee, or its staff, however, may not sell alcoholic beverages in such leased premises unless the restaurant lessee also obtains, pursuant to this Chapter, a liquor license for such leased premises.

6.50.410 - Licensee duties.

(A) Except as otherwise specified in Subsection (C), it is the duty of each licensee and any principal thereof to:

(1) Ensure that a person who is at least twenty-one years of age, who is either an owner or employee of the licensee and who has a valid work card and health card in his possession, is present on the premises during all times that the premises are open for business.

(2) Maintain and make available during the licensee's business hours for inspection by Metro or the Department a list of all of licensee's current employees by name that are required to have one or more of the following cards and the corresponding card numbers:

(a) A work card.

(b) A health card.

(B) The list referenced in Paragraph (2) of Subsection (A) of this Section shall also include, in addition to the names of current employees, all the names of other persons employed during the previous three years.

(C) The work card requirement in Subsection (A) does not apply to a convenience store at any particular time if and to the extent that at least one qualified person is on the premises or is available for immediate contact. In order for this exception to apply, the contact information of the qualified person must be available on the premises and must be immediately accessible to the Department and Metro. For purposes of this Subsection (C), "qualified person" means a principal or key employee who has been approved for suitability pursuant to LVMC 6.06.060.

6.50.420 - Jurisdiction to investigate.

The Department or Metro shall have jurisdiction to investigate and enforce the provisions of this Chapter. The Department or Metro shall have all powers which may be necessary or appropriate for a complete and effective exercise of its jurisdiction, including, but not limited to, the power to enter and inspect the licensed premises at any time during the business hours of the licensee, and the Department or Metro shall have the power to examine all books and records of the licensee and any principal thereof. The Department or Metro is authorized to request information from a licensee, any principal thereof, or a license applicant at any time in furtherance of the exercise of its jurisdiction.

6.50.430 - On-premises consumption of alcohol provided by customer—With meals.

(A) Notwithstanding any other provision of this Chapter, but subject to Subsection (E) of this Section, an establishment that qualifies under Subsection (B) of this Section may permit a customer to bring a bottle of wine into the establishment for purposes of having the establishment pour and serve the wine in connection with a meal served to the customer.

(B) Establishments that are eligible to provide the service referred to in Subsection (A) [are the following, but only if in each case the establishment also] shall hold[s] a restaurant license and an on-premise license under this chapter[:] .

[(1) Beer/wine/cooler on-sale;

(2) Tavern;

(3) Restaurant service bar;

(4) Restaurant with alcohol;

(5) Tavern-limited;

(6) Tavern-restricted;

(7) Urban lounge;

(8) Beer and wine room;

(9) Ancillary lounge bar; and

(10) General on-sale, as described in LVMC 6.50.060.]

21-0660
10/25/2021

(C) An establishment that provides the service referred to in Subsection (A) may charge a fee for the service (a "corking fee").

(D) The licensee of an establishment that provides the service referred to in Subsection (A) is responsible for ensuring that:

(1) The contents of the bottle of wine brought into the establishment are fully consumed on the premises;

(2) The bottle of wine remains on the premises and is disposed of by the establishment; or

(3) If the contents of the bottle of wine are not fully consumed and the bottle is to be returned to the customer, the bottle is properly re-corked and placed in a tamper proof sealed single use bag manufactured expressly for the removal of partially consumed bottles of wine before it is returned to the customer to be taken off the premises.

(E) This Section is a reflection of the City's authority to regulate businesses serving alcoholic beverages and sets forth the parameters of regulation insofar as the City is concerned. Nothing in this Section is intended to diminish or otherwise affect the application of State laws or regulations governing the subject.

6.50.435 - Wine not fully consumed—Off premises.

(A) Notwithstanding any other provision of this Chapter, and in accordance with the provisions of this Section, an establishment that qualifies under Subsection (B) of this Section may permit a customer who has purchased a bottle of wine from the establishment for on-premise consumption [in connection with a meal served to the customer] to take the bottle off the premises if the contents of the bottle have not been fully consumed.

(B) Establishments that are eligible to provide the service referred to in Subsection (A) [are the following, but only if in each case the establishment also] shall hold[s a restaurant license] an on-premise license under this chapter[:].

[(1) Beer/wine/cooler on-sale;

(2) Tavern;

(3) Restaurant service bar;

(4) Restaurant with alcohol;

(5) Tavern-limited;

(6) Tavern-restricted;

(7) Urban lounge;

(8) Beer and wine room;

(9) Ancillary lounge bar; and

(10) General on-sale, as described in LVMC 6.50.060.]

(C) An establishment that provides the service referred to in this Section may charge a fee for the service.

21-0660
10/25/2021

(D) The licensee of an establishment that provides the service referred to in this Section is responsible for ensuring that, before an unfinished bottle is removed from the premises, it has been properly re-corked and placed in a tamper proof sealed single use bag manufactured expressly for the removal of partially consumed bottles of wine.

6.50.440 - Retail sales of alcoholic beverages—Work card required.

(A) It is unlawful for any of the following persons to be employed in, engage in, participate in, or supervise the retail sales of alcoholic beverages for on or off premises consumption without having in his or her possession a valid work card for alcoholic beverages issued pursuant to LVMC Chapter 6.86:

(1) Any person employed in the management of a licensed business establishment who has not been investigated and approved as a principal or key employee, unless such employment has been approved by the Director under a temporary license during the pendency of such temporary license;

(2) Any person who exercises supervision and control of, and establishes policies for, an alcoholic beverage establishment;

(3) Any person who pours alcoholic beverages for on-premises consumption, or who serves as a bartender or its functional equivalent;

(4) Any employee of an alcoholic beverage caterer licensed under Section 6.50.025 who is authorized by the licensee to exercise supervision and control of, and to establish policies for, a catered event;

(5) Any person authorized to supervise the sale or distribution of alcoholic beverages in connection with a [time-limited] special event license pursuant to Section 6.50.200 [or .6.50.205]; or

(6) Except as otherwise provided in Subsections (B) and (C), any person who performs the role of security, including the maintaining of order within the business, the verification of identification, and the enforcement of other policies established and maintained by the licensee.

(B) Those bartenders, alcohol servers and security employees that are registered with the Nevada State Gaming Board for nonrestricted gaming at the location employed or at a permitted special event approved for the same nonrestricted gaming employer are exempt from the work card requirement. The employer is responsible for maintaining and making available a Nevada State Gaming Board registry on the premises for inspection by the Department or Metro.

(C) Those security employees that are licensed or registered under NRS 648.060 are exempt from the work card requirement, but such persons must have their State-issued license or registration (work) card that includes a photo ID on their person during the act of performing security duties at the location where employed. The employer is responsible for maintaining, and making available for inspection by the Department or Metro, or both, a list of such employees, including names, registry numbers and registration expiration dates.

6.50.450 - Sale of alcoholic beverage—Unlawful when.

It is unlawful for any person to sell any alcoholic beverage:

(A) Without a valid unexpired license issued pursuant to this Chapter; provided, however, that this prohibition does not apply to employees of persons licensed pursuant to this Chapter during the course of such employment;

(B) To a person who is intoxicated;

(C) For delivery to a personal residence pursuant to a request for such delivery; provided, however, that this prohibition does not apply to deliveries of beer in kegs having a capacity of not less than one-quarter barrel or to deliveries authorized by LVMC 6.50.095 or 6.50.100;

(D) Except as otherwise specifically provided in LVMC 6.50.285, through or by means of a drive-in or walk-up window, door or other opening;

(E) In any manner not authorized by the license under which authority the person making such sale is authorized to do business; and

(F) At any place where persons under twenty-one years of age are present, unless they are continuously accompanied by a parent or legal guardian.

6.50.455 - Storage of alcoholic beverages—Commercial establishments.

(A) Except as otherwise provided in Subsection (B), it is unlawful for any person to store alcoholic beverages on the premises of any commercial establishment subject to this Chapter unless the licensee of the establishment has obtained and maintains valid alcoholic beverage-related licenses or permits that pertain to and authorize such storage.

(B) The prohibition contained in Subsection (A) does not apply to the storage of alcoholic beverages in preparation for an occasional company party, but only if:

(1) The party is limited to employees and their guests; and

(2) The alcoholic beverages are removed from the premises before the next regularly scheduled business day.

6.50.460 - Alcoholic beverage sale to minor—Prohibited.

(A) It is unlawful for any person licensed under this Code, or any agent or employee of a licensee to sell alcoholic beverages to a minor.

(B) It is a defense to any criminal prosecution or proceeding for the suspension or revocation of any license that is based upon a violation of this Section that the licensee, agent or employee, immediately prior to furnishing any alcoholic beverage to person under the age of twenty-one years, demanded and was shown bona fide documentary evidence of age and identity of that person issued by a governmental agency, including without limitation a motor vehicle operator's license.

6.50.470 - Alcoholic beverage in glass or metal container—Sale prohibited when.

It is unlawful for any person or establishment to sell any alcoholic beverage in any glass or metal container at any special event which is described in LVMC Chapter 12.02, as follows:

(A) Between the hours of 6:00 p.m. on December 31st and 6:00 a.m. on January 1st ~~of each year.~~

[(B) Between the hours of 6:00 p.m. on July 4th and 6:00 a.m. on July 5th of each year.]

21-0660
10/25/2021

[(C)] (B) During the period of time beginning two hours before the start of the special event and ending two hours after the special event is over.

6.50.475 - Off-[sale] premise or package alcoholic beverage sales—Pedestrian malls.

A person authorized to sell alcoholic beverages at an establishment pursuant to an off-sale or package alcoholic beverage license directly adjacent to or upon a pedestrian mall:

(A) Shall not sell or otherwise distribute any single serving products containing alcohol for immediate consumption by a patron, including, but not limited to, candy, jello shots or other products containing alcohol that are not considered alcoholic beverages;

(B) Shall not sell or otherwise distribute any alcoholic beverage in a configuration other than in the manufacturers' original configuration intended for re-sale;

(C) Shall not sell or otherwise distribute any malt or beer beverage in any container with a capacity of greater than thirty-two liquid ounces;

(D) Shall not sell or otherwise distribute any malt or beer beverage with an alcoholic content of greater than eleven percent alcohol by volume;

(E) Shall not sell or otherwise distribute alcoholic beverages, except beer or wine in containers less than one pint, measured in the English system of weights and measures, or in quantities less than three hundred seventy-five milliliters, measured in the metric system of weights and measures;

(F) Shall post one or more signs no lower than three feet and no higher than seven feet at each sale counter and at each entrance and exit of the establishment that state as follows:

"Alcohol purchased at this location CANNOT be consumed on the Fremont Street Experience" and "Any bag containing an alcoholic beverage purchased at this location CANNOT be opened on the Fremont Street Experience."

→Each sign that refers to the prohibition regarding the opening of a bag must indicate that a violation may result in confiscation of the alcoholic beverages contained in such a bag. Such signs must be:

(1) Yellow with black lettering.

(2) At least fourteen inches by twenty inches on each display of alcoholic beverages and at each sale counter in a prominent position. Font size must be a minimum of seventy-two points.

(3) At least twenty inches by twenty-four inches at each entrance and exit. Font size must be a minimum of seventy-two points;

(G) Shall not locate any display of alcoholic beverages inside the establishment within ten feet from any entrance or exit of the establishment;

(H) Shall not provide any means of display of alcoholic beverages, whether a barrel, a shelf, a cooler or any other means to display alcoholic beverages outside of any entrance or exit to the establishment;

21-0660
10/25/2021

(I) Shall only devote to the display of alcoholic beverages an area within the establishment which is the lesser of: 1) the area authorized by the land use entitlement for alcoholic beverage sales; or 2) ten percent of its gross retail floor area; and

(J) Shall place any alcoholic beverage(s) purchased at the establishment into a bag (the "separate bag") that separates such beverages from any other purchases made at the establishment. The separate bag shall be used to transport the unopened alcoholic beverage(s) within the Pedestrian Mall as described at LVMC Chapter 11.68. The separate bag shall be closed by the licensee or a person employed by the licensee by means of a fastener (such as a staple, sticker, seal or some other means) prior to the customer leaving the establishment with the alcoholic beverage(s). The purchase receipt for such alcoholic beverages shall be affixed to the separate bag by the licensee or a person employed by the licensee in such a way that does not permit the opening of that bag by the customer without tearing or otherwise mutilating the receipt, and such receipt must include the date and time of the purchase together with a description of the alcoholic beverage(s) purchased by the customer.

(K) Notwithstanding any other provision of this Chapter or Chapter 19, no new permit for Package Alcohol or off premise beer-wine shall be issued for a new location directly adjacent to or upon a pedestrian mall, and further, no permit shall be renewed for any location directly adjacent to or upon a pedestrian mall after December 31, 2028.

6.50.477 - Off-[sale] premise or package alcoholic beverage sales—Downtown Entertainment Overlay District.

(A) Except as otherwise provided by Subsection (B), a person authorized to sell alcoholic beverages at an establishment pursuant to an off-[sale] premise or package alcoholic beverage license located within the Downtown Entertainment Overlay District:

(1) Shall not sell or otherwise distribute any single serving products containing alcohol for immediate consumption by a patron, including, but not limited to, candy, jello shots or other products containing alcohol that are not considered alcoholic beverages;

(2) Shall not sell or otherwise distribute any alcoholic beverage in a configuration other than in the manufacturers' original configuration intended for re-sale;

(3) Shall not sell or otherwise distribute any malt or beer beverage with an alcoholic content of greater than eleven percent alcohol by volume;

(4) Shall not sell or otherwise distribute alcoholic beverages, except beer or wine in containers less than one pint, measured in the English system of weights and measures, or in quantities less than three hundred seventy-five milliliters, measured in the metric system of weights and measures;

(5) Shall post one or more signs no lower than three feet and no higher than seven feet at each sale counter and at each entrance and exit of the establishment that state as follows:

"Alcohol purchased at this location CANNOT be consumed within the Downtown Entertainment Overlay District" and "Any bag containing an alcoholic beverage purchased at this location CANNOT be opened within the Downtown Entertainment Overlay District."

21-0660
10/25/2021

→Each sign that refers to the prohibition regarding the opening of a bag must indicate that a violation may result in confiscation of the alcoholic beverages contained in such a bag. Such signs must be:

(a) Yellow with black lettering.

(b) At least fourteen inches by twenty inches on each display of alcoholic beverages and at each sale counter in a prominent position. Font size must be a minimum of seventy-two points.

(c) At least twenty inches by twenty-four inches at each entrance and exit. Font size must be a minimum of seventy-two points;

(6) Shall not locate any display of alcoholic beverages inside the establishment within ten feet from any entrance or exit of the establishment;

(7) Shall not provide any means of display of alcoholic beverages, whether a barrel, a shelf, a cooler or any other means to display alcoholic beverages outside of any entrance or exit to the establishment;

(8) Shall only devote to the display of alcoholic beverages an area within the establishment which is the lesser of: 1) the area authorized by the land use entitlement for alcoholic beverage sales; or 2) ten percent of its gross retail floor area; and

(9) Shall place any alcoholic beverage(s) purchased at the establishment into a bag (the "separate bag") that separates such beverages from any other purchases made at the establishment. The separate bag shall be used to transport the unopened alcoholic beverage(s) within the Downtown Entertainment Overlay District. The separate bag shall be closed by the licensee or a person employed by the licensee by means of a fastener (such as a staple, sticker, seal or some other means) prior to the customer leaving the establishment with the alcoholic beverage(s). The purchase receipt for such alcoholic beverages shall be affixed to the separate bag by the licensee or a person employed by the licensee in such a way that does not permit the opening of that bag by the customer without tearing or otherwise mutilating the receipt, and such receipt must include the date and time of the purchase together with a description of the alcoholic beverage(s) purchased by the customer.

[(B) The requirements of Subsection (A) do not apply to any activity authorized in connection with:

(1) A special event permit issued pursuant to LVMC Chapter 12.02; or

(2) The operation of an outdoor entertainment complex pursuant to LVMC 6.50.250.]

(B) Notwithstanding any other provision of this Chapter or Chapter 19, no new permit for Package liquor or off premise beer-wine shall be issued for a new location within the Downtown Entertainment District, and further, no permit shall be renewed for any location within the Downtown Entertainment District after December 31, 2028.

6.50.480 - Selling alcohol while intoxicated.

It is unlawful for any person who is intoxicated and who is subject to the provisions of this Chapter to sell or serve any alcoholic beverage.

6.50.490 - Age of employees who handle alcohol.

It is unlawful for any person to employ a person under the age of twenty-one years to sell or handle alcoholic beverages, or to allow a person under the age of twenty-one years to sell or handle for the purpose of transacting a sale of alcoholic beverages at such person's place of business; provided, however, that a person who is at least sixteen years of age may:

(A) [Handle] Stock beer, wine and coolers only, in original sealed or corked containers, while they are employed in an on-sale or off-sale licensed establishment and only when they are actually being supervised by another person who is at least twenty-one years of age and who himself is an owner or employee of the licensee; and

(B) Handle alcoholic drink containers previously consumed with meals at an establishment authorized to sell alcoholic beverages pursuant to an alcoholic beverage license in the course of clearing and/or cleaning tables.

6.50.500 - Encumbrance of license—Provisions.

It is unlawful for any person to encumber any license by means of a lease, pledge, mortgage, deed of trust, security interest or other manner of alienation; provided, however, that this prohibition shall not apply to a transfer or encumbrance of a person's interest in the licensee pursuant to the prior approval of the [City Council] Director, if such approval is otherwise required by this Chapter.

6.50.510 - Employees and others associated with licensee—Acts prohibited.

(A) It is unlawful for any person, while acting as an employee, security guard (or other person performing a security function), waiter, waitress, or a performer or entertainer in any live act, play, demonstration or exhibition, or for any such person, while serving food or drink to any customer, to do any of the following acts on the premises where alcoholic beverages are licensed to be sold:

(1) Expose his or her genitals, pubic hair, perineum, anal region or pubic hair region; or

(2) Expose or use any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, perineum, anal region or pubic hair region.

(B) A person shall be deemed to be a security guard (or other person performing a security function), waiter, waitress, performer or entertainer if such person acts in that capacity without regard to whether or not such person is paid any compensation.

(C) It is unlawful for any licensee, or any owner, officer, director, representative, manager, agent, servant or employee of a licensee to allow, cause, permit, procure, counsel or assist any person to perform any of the acts set forth in Subsection (A) of this Section on the premises where alcoholic beverages are licensed to be sold.

6.50.520 - Entertainment—Approval authority.

(A) Subject to the provisions of Subsection (C) of this Section, no live entertainment, as defined in Subsection (B), may be offered in any establishment [in the following licensing categories] licensed under this chapter unless that form of entertainment has been approved in advance by the approval authority[:] .

[(1) Banquet or event establishment;

(2) Beer/wine/cooler on-sale;

21-0660
10/25/2021

(3) Beer and wine room;

(4) Nonprofit club general;

(5) Restaurant service bar;

(6) Restaurant with alcohol;

(7) Tavern;

(8) Tavern-restricted; or

(9) Establishment with a tavern-limited license that is outside of the boundaries of the downtown entertainment overlay district.]

(B) For purposes of this Section:

(1) "Approval authority" means the [City Council, if the approval is sought in connection with initial licensing approval by the City Council, and the] Director [otherwise].

(2) "Entertainment" means one or more of the following:

(a) Live music (with or without dancing);

(b) Live disc jockey (with dancing);

(c) Karaoke entertainment; or

(d) Stage shows, such as a magician, comedian other similar type of performance artist.

(C) This Section:

[(1) Applies only to establishments licensed after the effective date of Ordinance No. 6071;]

[(2)] (1) Does not apply to any establishments licensed as a nightclub pursuant to LVMC 6.39.

6.50.530 - Reserved.

SECTION 4:

6.02.035 - Temporary licensing.

(A) Notwithstanding any other provision of this Title, the Director shall have the authority to extend temporary licensing approval beyond that otherwise available under this Title in cases where unforeseen circumstances, such as technical or agenda-related difficulties, prevent Council action on an appeal from being taken in a timely fashion. Unless the circumstances otherwise dictate, the extension of temporary licensing approval shall not extend beyond the next occasion at which Council consideration can properly take place.

(B) [Except as otherwise approved by the Director, n]No temporary license issued under this Title may be sold, transferred or assigned while under temporary status.

(C) The holder of a license under temporary status may request that the license be withdrawn or put into inactive or non-operational status, but the request shall not be deemed granted until affirmative action to do so has been taken by the Director.

21-0660
10/25/2021

6.02.080 - Application.

(A) Any person who desires to engage in business shall first apply for and obtain the appropriate license or licenses. The license application shall be filed with the Department on forms acceptable to the Department or on a digital application. The applicant shall furnish all the information required by the Department including, but not limited to:

(1) The applicant's business organization and structure, including the names and addresses of any and all on-site or off-site managers responsible for timely abatement of any and all nuisance activity at the business location;

(2) The proposed physical business location and specific activity or operation to which the business is limited;

(3) The name and specific physical and mailing addresses of each principal sufficient to allow them to be contacted as necessary to address or be held accountable for the timely fulfillment of restrictions and conditions on the license or the timely abatement of any nuisance activity at the business location(s);

(4) Copies of all other licenses or permits required by local, State or Federal law to engage in the proposed business, including any description of limitations, conditions or restrictions thereon; and

(5) Any other information that reasonably relates, or may lead to information that reasonably relates, to the applicant's or a principal's qualification, acceptability or fitness for a license.

(B) The applicant must sign the application for license acknowledging that all the information furnished by the applicant is true, accurate and current, that he or she is aware of the obligation to provide timely notice of any changes in required information, and that he or she has informed all principals of their joint and several responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at the business location(s). If the application is filed electronically a digital signature is acceptable.

6.02.110 - Appeal of action by Director.

(A) Except as otherwise provided in Subsections (B) [and], (C) and (D) of this Section, or in Section 6.02.070 with respect to a temporary license, any person aggrieved by a decision of the Director denying or suspending a license, refusing to renew a license, or denying, revoking or suspending a permit may appeal that decision within ten days to the City Manager by filing written notice of appeal with the Department. Such notice must be received by the Department by five o'clock p.m. on the tenth day following service of notice of the Director's decision upon the applicant, licensee, its principal or resident agent at the address or addresses listed in the license application. Unless the City Manager finds good cause for a delay of up to ten additional days, the City Manager shall hear the appeal and render a decision within ten days after the date the appeal is received by the City Manager. It is the appellant's burden to present to the City Manager any and all facts and mitigating circumstances in support of the appeal.

(B) In the event the Director's action to deny or suspend a license; refuse to renew a license; or deny, revoke or suspend a permit is based upon the fact that the business activity to be engaged in would be in violation of Federal or State law, no administrative appeal shall be available.

(C) The City Manager may designate another person, including an independent hearing officer, to hear appeals under Subsection (A) of this Section, in which case the provisions of that Subsection pertaining to appeals shall apply to such designee.

(D) Notwithstanding any provision of this Chapter or Chapter 6.50 all appeals of a decision by the Director to grant, deny or place conditions on a license pursuant to Chapter 6.50 shall be to the City Council.

6.02.145 - Storage of alcoholic beverages on commercial premises.

(A) Except as otherwise provided in Subsection (B), it is unlawful for any person to store alcoholic beverages on the premises of any commercial establishment unless the licensee of the establishment has obtained and maintains valid alcoholic beverage-related licenses or permits under Chapter 6.50 that pertain to and authorize such storage.

(B) The prohibition contained in Subsection (A) does not apply to the storage of alcoholic beverages in preparation for an occasional company party, but only if:

(1) The party is limited to employees and their guests; and

(2) The alcoholic beverages are removed from the premises before the next regularly scheduled business day.

SECTION 5:

6.06.010 - Applicability.

(A) The provisions of this Chapter apply to those businesses which are found by the City Council to require a high degree of supervision and to more seriously affect the economic, social and moral well-being of the City and its residents. These businesses have been commonly referred to as "privileged" and require specific consideration for approval of a license for the business by an approving authority, and specific consideration for approval of the suitability of the principals by an approving authority.

(B) For purposes of this Chapter, the term "approving authority" means:

(1) The Director, for licenses and suitability determinations for principals issued under the provisions of Chapters 6.06A, 6.06B, 6.12, 6.14, 6.18, 6.35, 6.47, 6.50, 6.51, 6.53, 6.55, 6.69, 6.74, 6.82 and 6.84; and

(2) The City Council, for all other categories.

(C) Notwithstanding any provisions of Chapter 6.02 and this Chapter 6.06, licenses issued pursuant to Chapter 6.50 shall be issued, denied, made subject to conditions, or appealed as provided in Chapter 6.50.

6.06.020 - Conformance with other business-license provisions.

Businesses governed by this chapter must also comply with Chapter 6.02 unless particular provisions of Chapter 6.02 are superseded by the provisions herein or in Chapter 6.50.

6.06.060 - Suitability approval—Required of each principal.

Each principal must be approved for suitability in order to be associated with a business subject to this Chapter. The Director shall consider the suitability of each principal for licenses issued under the provisions of Chapters 6.06A, 6.06B, 6.12, 6.14, 6.18, 6.35, 6.47, 6.50, 6.51, 6.53, 6.69, 6.74 and 6.84, and the City Council shall consider the suitability of each principal for all other categories of privileged license.

6.06.070 - Suitability approval—Application contents.

(A) The application for approval for suitability shall be filed with the Department on forms acceptable to the Department. The applicant shall furnish all the information required by the Department, covering at least the ten-year period immediately preceding the date of filing the application, including but not limited to, the following:

(1) The applicant's personal and family history;

(2) If requested by the Department in accordance with a written policy established by the Director, the applicant's present and past financial position and history;

(3) The applicant's criminal history and civil and administrative litigation history;

(4) The applicant's education, training, employment, business and professional history; and

(5) The applicant's past and proposed affiliation with the licensee.

(B) The Department is authorized to require disclosure of any information that reasonably relates to the applicant's qualification, acceptability or fitness for an approval for suitability.

(C) Notwithstanding anything else in this Chapter, the application for a license pursuant to Chapter 6.50 must provide:

(1) The applicant's prior business activities and business associations covering at least the ten-year period immediately preceding the date of filing the application;

(2) The name and address of any persons that constitute the current or proposed majority ownership structure of the business;

(3) The name, address and job description of each person who is to be actively engaged in the administration or supervision of the business to be licensed;

(4) The applicant's criminal history.

(B) The applicant shall agree in writing that, if a license is granted, the applicant will accept the license subject to all of the terms and provisions of this Title and that the license is a privilege conferred upon the person who is granted the license.

(C) The applicant shall submit to fingerprinting and photographing and shall authorize the City in writing to obtain information from criminal justice agencies, and Federal, State and local governments and agencies, and shall consent in writing to the release of such information to the City for use in connection with the application for the license and other City business regulations. The applicant shall also sign a release of claims and hold-harmless agreement to the City for its use of the information provided by the applicant or discovered during any investigation thereof.

(D) The application must be signed and verified by the applicant under oath.

21-0660
10/25/2021

(E) The Director may determine not to refer a license application to Metro for suitability investigation if the applicant has been investigated by and approved for a gaming license by the Nevada Gaming Commission for the same business at the same location as the alcohol license application.

6.06.130 - Waiver of suitability approval—Permitted when.

The Director may waive for one or more principals the requirement of approval for suitability, provided that at least one principal other than a manager must be subject to the requirement of an approval for suitability. Any principal for whom the requirement has been so waived may later be required at the discretion of the Director to apply and be found suitable in order to continue his or her association with the business. Except in rare instances, at the discretion of the Director, suitability shall be waived for all principals except a manager, owner or co-owner.

SECTION 6:

6.32.020 Alcohol sales.

A general entertainment establishment license pursuant to this Chapter shall not be issued for an establishment that will sell or serve alcoholic beverages unless the applicant possesses a beer wine on premise or full alcohol on premise [and wine room] alcoholic beverage license [, tavern alcoholic beverage license, tavern-limited alcoholic beverage license, tavern-restricted alcoholic beverage license, general on-sale alcoholic beverage license, or urban lounge alcoholic beverage license] for the establishment at which the music hall license is proposed for issuance, and subject to the following provisions:

(1) No alcoholic beverages served or sold on the premises shall be allowed to be removed from the premises.

(2) No patron shall be allowed to bring alcoholic beverages onto the premises for consumption on the premises.

(3) Must follow all regulations of Title 6.50.

(4) All bars must be kept segregated from general admission and seating areas by a barrier sufficient to prevent access by minors.

(5) Sales are prohibited at any public event which is marketed primarily to minors or open to minors unaccompanied by a parent or legal guardian.

(6) All alcohol sales must cease one hour prior to the approved ending time of any performance

SECTION 7:

6.35.100 - Erotic dance establishment regulations.

(A) No person, firm, partnership, corporation or other entity shall advertise, or cause to be advertised, as an erotic dance establishment without a valid erotic dance establishment license issued pursuant to this Chapter.

21-0660
10/25/2021

(B) No later than the fifteenth day of the month succeeding the annual license period, an erotic dance establishment licensee shall file a verified report with the Department showing the licensee's gross receipts and amounts paid to dancers for the preceding annual period.

(C) An erotic dance establishment licensee shall maintain and retain for a period of three years the names, addresses, a copy of each dancer's work card, new and renewal, and ages of all persons employed as dancers by the licensee.

(D) No erotic dance establishment licensee shall employ as a dancer a person who:

(1) Is under the age of eighteen years; or

(2) Does not possess either a valid license pursuant to this Chapter or a valid work card pursuant to LVMC Chapter 6.86.

(E) No person under the age of eighteen years shall be admitted to a nonalcoholic erotic dance establishment. No patron under the age of twenty-one shall be admitted to an alcoholic erotic dance establishment.

(F) No erotic dance establishment licensee shall serve, sell, distribute or suffer the consumption or possession of any intoxicating liquor, or any beverage represented as containing any alcohol upon the premises of the licensee without a valid [tavern] alcoholic beverage license.

(G) An erotic dance establishment licensee shall conspicuously display all the licenses required by this Chapter.

(H) Dancing shall take place within an area which is visible immediately upon entrance to the establishment premises, is visible immediately from the entry room, is visible immediately from one fixed staffed security station, or is visible immediately from a service bar area of the establishment's premises; however, no erotic dancing shall be visible to the outside sidewalk or street areas. Dance areas must not be obscured by any curtain or door that restricts view from one of the above-described areas. Patrons will not be allowed to enter private rooms with dancers.

(I) No dancer shall fondle or caress any patron, and no patron shall fondle or caress any dancer.

(J) Any erotic dance establishment which does not have a liquor license issued by the Department and which uses words that imply the availability of alcoholic liquor on the premises, such as "bar," "lounge" or "saloon," in any advertisement or place name must state in all such advertisements that alcoholic beverages are not sold or allowed on the premises.

(K) All erotic dance establishments that are not licensed to sell alcoholic beverages pursuant to LVMC Chapter 6.50 but are licensed pursuant to this Chapter shall post on each entrance door and not more than five inches above each entrance door, and in at least three places behind the bar, a sign with letters not less than three inches high stating:

"ALCOHOLIC LIQUOR IS NOT SOLD HERE"
"PROSTITUTION IS UNLAWFUL"

All erotic dance establishments licensed pursuant to this Chapter that are also licensed to sell alcoholic beverages pursuant to LVMC Chapter 6.50 shall post on each entrance door one

21-0660
10/25/2021

not more than five inches above each entrance door, and in at least three places behind the bar, a sign with letters not less than three inches high stating:

"PROSTITUTION IS UNLAWFUL"

For each sign described in this Subsection, the letters must be black on a yellow background, and the sign on each entrance door and behind the bar must be between four and six feet above floor level. Each sign must be located and illuminated sufficient to be visible by a person with normal eyesight corrected to 20/20, thirty feet from the sign.

(L) No erotic dance establishment shall employ a security guard, or allow a security guard to work on the premises, unless such security guard has obtained a work card pursuant to LVMC Chapter 6.86.

SECTION 8:

6.39.020 - License required.

(A) Except as otherwise provided in Subsection (C) of LVMC 6.39.010, it is unlawful for any person to commence, carry on or engage in or operate any nightclub as defined by LVMC 6.39.030 without first obtaining and thereafter maintaining a valid, unexpired nightclub license as provided herein. Due to the negative secondary impacts a nightclub can create, such a license is required whether it is a new business operation or an existing operation that is considered a nightclub.

(B) A nightclub license pursuant to this Chapter shall not issue for an establishment that will sell or serve alcoholic beverages unless the applicant possesses a [beer and wine room alcoholic beverage license, tavern alcoholic beverage license, tavern-limited alcoholic beverage license], general beer wine on premise or general full liquor on-[sale] premise alcoholic beverage license[, or urban lounge alcoholic beverage license] for the establishment at which the nightclub license is proposed for issuance, and, except as provided at Subsection (C)[(2)], below, such license shall not be issued if the establishment is located on property not properly entitled for a nightclub use pursuant to LVMC Title 19.

(C) A separate license is required for each location at which a licensee conducts business, and such licenses are not transferable. In order for an applicant for a nightclub license to obtain and maintain such license in good standing, the establishment must comply, and continue to comply with all applicable zoning, building, fire and health requirement

SECTION 9:

6.40.140 - Location—Permissive districts designated.

(A) Restricted gaming shall be limited to the following locations within the City and limited in scope of operation as follows:

(1) Locations licensed as a convenience store, drug store, grocery store, liquor store and for the sale of off premise alcoholic beverages[, other than a tavern, restaurant with alcohol or urban lounge,] having less than five thousand square feet of usable floor space shall be permitted to operate not more than seven slot machines;

(2) Locations licensed as convenience stores, drug store, grocery store, liquor store and for the sale of off premise alcoholic beverages[, other than a restaurant with alcohol or urban lounge,] having at least five thousand square feet of usable floor space, [and taverns, regardless of the amount of their usable floor space,] shall be permitted to operate not more than fifteen slot machines;

21-0660
10/25/2021

(3) Locations that are licensed as restaurants with alcohol may operate not more than five slot machines, but only if the slot machines are counter top or table top video gaming devices that are located within the bar area of the business operation;

[(4) Locations that are licensed as urban lounges may operate not more than five slot machines;]

(a) Occupy an area comprised of at least 2,500 square feet which is open and available for use by patrons.

(b) Contain a permanent physical bar.

(c) Contain a restaurant which:

(1) Serves food ordered by patrons from tables or booths.

(2) Includes a dining area with seating for at least 25 persons in a room separate from the on-premise kitchen. For the purposes of determining the number of seats pursuant to this subparagraph, the stools at the bar or the seats outside the dining area must not be counted.

(3) Includes a kitchen which is operated not less than 12 hours each day the establishment is open for business to the public, or the entire time the establishment is open for business to the public if it is open for business 12 hours or less each day.

[(5)] (4) Locations licensed as a convenience store, drug store, grocery store and not licensed for the sale of alcoholic beverages but for which locations a special use permit for a general business-related gaming establishment is obtained in accordance with LVMC Title 19, having less than five thousand square feet of usable floor space shall be permitted to operate not more than four slot machines;

(6) Locations licensed as a convenience store, drug store, grocery store and not licensed for the sale of alcoholic beverages but for which locations a special use permit for a general business-related gaming establishment is obtained in accordance with LVMC Title 19, having at least five thousand square feet of usable floor space shall be permitted to operate not more than fifteen slot machines;

(7) Locations licensed to operate not more than fifteen slot machines prior to February 6, 1991; provided, however, that a location with less than five thousand square feet of usable floor space which has in excess of the number of slot machines permitted by Paragraphs (1) and (5) of this Subsection (A) shall be limited to the operation of the number of slot machines licensed for such location as of February 6, 1991.

(B) Nothing in Subsection (A) of this Section shall be deemed to prohibit the imposition of a condition restricting the number of slot machines in connection with the approval of a special use permit for the sale of alcoholic beverages.

6.40.155 - Location—Prohibited restricted gaming areas—Exception.

(A)The City Council may deny any application for a gaming license if it deems the place or location for which the license is sought to be unsuitable for the conduct of gaming.

(B) No restricted gaming shall be conducted, maintained or operated in the following places or locations:

(1) Laundromats;

(2) Bakeries, donut shops and any other retail location, except as otherwise provided in LVMC 6.40.140 and 6.40.150;

(3) Movie theaters and professional offices;

21-0660
10/25/2021

(4) Fast food establishments;

[(5) Hotels with a lounge bar license;]

[(6)] (5) Locations within the Downtown Entertainment Overlay District, as described in LVMC 19.10.120[;].

[(7) Establishments at which a person holds a tavern-limited license, tavern-restricted license, or nonprofit club general on-sale alcoholic beverage license;

(8) Beer and wine rooms; and

(9) Outdoor entertainment complexes.

(C) Locations listed in Subsection (B) that are licensed for gaming as of the date this section (or any amendment thereto) was adopted may be allowed to continue their licenses so long as the nature and character of the business at the location does not materially change. In addition, the savings provisions of this Subsection (C) apply to restricted gaming in an establishment at which a person holds a nonprofit club general on-sale alcoholic beverage license only to the extent the restricted gaming maintains its valid licensing continuously.]

SECTION 10:

If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 11:

Whenever in this ordinance any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than $1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

SECTION 12:

All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

21-0660
10/25/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
40

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0652-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to approve the 2022 Planning Commission Meeting Schedule. Staff has NO RECOMMENDATION.

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 has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. 2022 Planning Commission Schedule
2. Submitted after Final Agenda - Revised 2022 PC Schedule

DEPARTMENT OF PLANNING

2022
PLANNING COMMISSION MEETING SCHEDULE

[A Pre-Application Conference shall take place before the Application Closing Day]

Pre-Application Closing Day	Application Closing Day	Planning Commission Meeting Date
NOVEMBER 4, 2021	NOVEMBER 18, 2021	JANUARY 11, 2022*
DECEMBER 9, 2021	DECEMBER 23, 2021	FEBRUARY 8, 2022
JANUARY 6, 2022	JANUARY 20, 2022	MARCH 8, 2022
FEBRUARY 3, 2022	FEBRUARY 17, 2022	APRIL 12, 2022*
MARCH 3, 2022	MARCH 17, 2022	MAY 10, 2022
APRIL 14, 2022	APRIL 28 2022	JUNE 21, 2022**
MAY 5, 2022	MAY 19, 2022	JULY 12, 2022*
JUNE 2, 2022	JUNE 16, 2022	AUGUST 9, 2022
JULY 7, 2022	JULY 21, 2022	SEPTEMBER 13, 2022
AUGUST 4, 2022	AUGUST 18, 2022	OCTOBER 11, 2022*
SEPTEMBER 8, 2022	SEPTEMBER 22, 2022	NOVEMBER 15, 2022**
OCTOBER 6, 2022	OCTOBER 20, 2022	DECEMBER 13, 2022
NOVEMBER 3, 2022	NOVEMBER 17, 2022	JANUARY 10, 2023*

Pre-Applications MUST BE submitted by 11:59 P.M. on CLOSING DAYS
Applications MUST BE submitted by 4:00 P.M. on CLOSING DAYS
Applications WILL BE accepted until 5:00 P.M. on NON-CLOSING DAYS
Call (702) 229-6301 for additional information
Planning Commission meetings held the 2nd Tuesday of the month
****June and November meetings moved to 3rd Tuesday of the month due to election days.**

DRAFT

***GPA CYCLES**

DEPARTMENT OF PLANNING

2022
PLANNING COMMISSION MEETING SCHEDULE

[A Pre-Application Conference shall take place before the Application Closing Day]

Application Closing Day	Planning Commission Meeting Date
NOVEMBER 18, 2021	JANUARY 11, 2022*
DECEMBER 23, 2021	FEBRUARY 8, 2022
JANUARY 20, 2022	MARCH 8, 2022
FEBRUARY 17, 2022	APRIL 12, 2022*
MARCH 17, 2022	MAY 10, 2022
APRIL 28 2022	JUNE 21, 2022**
MAY 19, 2022	JULY 12, 2022*
JUNE 16, 2022	AUGUST 9, 2022
JULY 21, 2022	SEPTEMBER 13, 2022
AUGUST 18, 2022	OCTOBER 11, 2022*
SEPTEMBER 22, 2022	NOVEMBER 15, 2022**
OCTOBER 20, 2022	DECEMBER 13, 2022
NOVEMBER 17, 2022	JANUARY 10, 2023*

Applications MUST BE submitted by 4:00 P.M. on CLOSING DAYS
Applications WILL BE accepted until 5:00 P.M. on NON-CLOSING DAYS
Call (702) 229-6301 for additional information
Planning Commission meetings held the 2nd Tuesday of the month
****June and November meetings moved to 3rd Tuesday of the month due to election days.**

Submitted after final agenda

ITEM 40

*GPA CYCLES

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
41

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0654-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request for the Election of the 2022 Planning Commission Officers. Staff has NO RECOMMENDATION.

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 has NO RECOMMENDATION

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 9, 2021

Agenda Item No.:
42

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.