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

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

Planning Commission Agenda

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

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

November 26, 2019
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of October 22, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

ONE MOTION - ONE VOTE

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

7. VAR-77488 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 24-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED AND A SEVEN-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXPANSION OF AN EXISTING DETACHED SINGLE FAMILY DWELLING at 800 Campbell Drive (APN 139-32-404-010), R-E (Residential Estates) Zone, Ward 1 (Knudsen) [PRJ-77097]. Staff recommends APPROVAL.
8. SUP-77588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HUDL BREWING COMPANY - OWNER: PROVIEW SERIES 32, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,520 SQUARE-FOOT BEER/WINE/COOLER ON-AND OFF-SALE ESTABLISHMENT WITH 1,800 SQUARE FEET OF OUTDOOR SEATING AREA at 1327 South Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77584]. Staff recommends APPROVAL.
9. SUP-77625 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHELLE CLARKE - For possible action on a request for a Special Use Permit FOR A PROPOSED 808 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 5861 Gold Inlet Drive (APN 125-36-115-043), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77602]. Staff recommends APPROVAL.
10. SDR-77638 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUAIL TREE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 60-UNIT ADDITION TO AN EXISTING MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a portion of 5.11 acres north of Alexander Road, approximately 615 feet east of Elkridge Drive (APN 138-03-802-003), R-4 (High Density Residential) Zone, Ward 4 (Anthony) [PRJ-77607]. Staff recommends APPROVAL.
11. VAC-77685 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on a request for a Petition to Vacate a 20-foot wide alley between Las Vegas Boulevard and Sixth Street, south of Carson Avenue, Ward 3 (Diaz) [PRJ-77600]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

12. ABEYANCE - VAR-76939 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE

29 PARKING SPACES ARE REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

13. ABEYANCE - VAR-76940 - VARIANCE RELATED TO VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 90-FOOT RESIDENTIAL ADJACENCY SETBACK FROM THE SOUTH PROPERTY LINE WHERE 138 FEET IS REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

14. ABEYANCE - SDR-76941 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76939 AND VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,031 SQUARE-FOOT COMMERCIAL SHELL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

15. ZON-77627 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.13 acres at the southwest corner of Kyle Canyon Drive and Oso Blanco Drive (APN 126-01-702-008), Ward 6 (Fiore) [PRJ-77555]. Staff recommends APPROVAL.

16. SUP-77628 - SPECIAL USE PERMIT RELATED TO ZON-77627 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Special Use Permit FOR A 5,100 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

17. SUP-77629 - SPECIAL USE PERMIT RELATED TO ZON-77627 AND SUP-77628 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

18. SDR-77630 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77627, SUP-77628 AND SUP-77629 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 3,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

19. TMP-77631 - TENTATIVE MAP RELATED TO ZON-77627, SUP-77628, SUP-77629 AND SDR-77630 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends APPROVAL.

20. VAR-77642 - VARIANCE - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on a request for a Variance TO ALLOW 407 PARKING SPACES WHERE 449 SPACES ARE REQUIRED on 9.32 acres on the west side of Decatur Boulevard, approximately 190 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348]. Staff recommends DENIAL.

21. SDR-77643 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77642 - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 865 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on 9.32 acres on the west side of Decatur Boulevard approximately 155 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348]. Staff recommends DENIAL.

22. VAR-77645 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 140 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

23. VAR-77646 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 141 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

24. VAR-77647 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 142 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

25. VAR-77648 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 143 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

26. VAR-77649 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 144 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

27. VAR-77650 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 145 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

28. VAR-77651 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 146 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

29. VAR-77652 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 147 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

30. VAR-77653 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 148 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

31. VAR-77654 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 149 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

32. VAR-77655 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 151 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

33. VAR-77656 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 152 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

34. VAR-77657 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 153 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

35. VAR-77658 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 154 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

36. VAR-77659 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS

REQUIRED ON LOT 155 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

37. VAR-77660 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 156 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

38. VAR-77661 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 157 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

39. VAR-77662 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 158 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

40. VAR-77663 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 159 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

41. VAR-77664 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 160 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

42. VAR-77665 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,132 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 161 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

43. VAR-77666 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 162 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

44. VAR-77667 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 163 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

45. VAR-77668 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 164 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

46. VAR-77669 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 165 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

47. VAR-77670 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 166 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

48. VAR-77671 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 167 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

49. VAR-77672 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 168 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

50. VAR-77673 - VARIANCE - PUBLIC HEARING - AAPPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 169 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

51. VAR-77674 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS

REQUIRED ON LOT 170 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

52. VAR-77675 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,149 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 171 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

53. VAR-77676 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 172 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

54. VAR-77677 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 173 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

55. VAR-77678 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 174 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

56. VAR-77679 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 175 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

57. VAR-77680 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 1.11 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED; A NONSTANDARD STREET DESIGN FOR HUALAPAI WAY WHERE ADHERENCE TO TITLE 19.04 IS REQUIRED; 32-FOOT WIDE PUBLIC STREETS WITH NO AMENITY ZONES IN MICHELLI CREST WAY AND EGAN CREST DRIVE WHERE 60-FOOT COMPLETE STREETS ARE REQUIRED; DEAD-END STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED; AND PRIVATE STREETS WITH NO SIDEWALKS WITHIN A GATED COMMUNITY WHERE 33-FOOT WIDE STREETS WITH SIDEWALKS ON ONE SIDE IS REQUIRED FOR A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

58. VAR-77681 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW NO EXTERNAL STREETLIGHTS ON HUALAPAI WAY, MICHELLI CREST WAY, ALPINE RIDGE WAY AND EGAN CREST DRIVE WHERE SUCH ARE REQUIRED on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and

126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

59. TMP-77682 - TENTATIVE MAP RELATED TO VAR-77645 THROUGH VAR-77681 - ANN AND HUALAPAI NORTH - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Tentative Map FOR A 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-E (Residence Estates), R-D (Single Family Residential-Restricted) and R-1 (Single Family Residential) Zones, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

60. VAR-77689 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Variance TO ALLOW 100 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), TC (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

61. SUP-77690 - SPECIAL USE PERMIT RELATED TO VAR-77689 - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK USE on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

62. SDR-77691 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77689 AND SUP-77690 - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-9825) FOR A PROPOSED 81 SQUARE-FOOT AUTO SMOG CHECK BUILDING on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

63. VAR-77693 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 1.13 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED; NONSTANDARD PRIVATE STREETS WHERE SUCH IS REQUIRED; AND DEAD-END STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED FOR A PROPOSED 86-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77614]. Staff recommends DENIAL.

64. TMP-77694 - TENTATIVE MAP RELATED TO VAR-77693 - ANN AND HUALAPAI SOUTH - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Tentative Map FOR AN 86-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77614]. Staff recommends DENIAL.

65. VAR-77699 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY - For possible action on a request for a Variance TO ALLOW 47 PARKING SPACES WHERE 65 ARE REQUIRED on 1.40 acres at the northeast corner of Bonanza Avenue and Wardelle Street (APN 139-25-405-012 and a portion of 011), C-V (Civic) and R-3 (Medium Density Residential) Zones, Ward 3 (Diaz) [PRJ-77546]. Staff recommends DENIAL.

66. SDR-77700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77699 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,400 SQUARE-FOOT INDIVIDUAL CARE CENTER AND A 3,700 SQUARE-FOOT CLINIC on 1.40 acres at the northeast corner of Bonanza Avenue and Wardelle Street (APN 139-25-405-012 and a portion of 011), C-V (Civic) and R-3 (Medium Density Residential) Zones, Ward 3 (Diaz) [PRJ-77546]. Staff recommends DENIAL.

67. VAR-77644 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JANA BARKLEY - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING FRONT PORCH ADDITION on 0.14 acres at 6113 Iris Circle (APN 138-26-713-019), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77616]. Staff recommends DENIAL.

68. WVR-77596 - WAIVER - PUBLIC HEARING - APPLICANT: MICHAEL CORNTHWAITE OWNER: NEVADA GOOD LUCK INVESTMENTS, LLC - For possible action on a request for a Waiver of APPENDIX F, INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.19 acres at 1301 South Commerce Street (APN 162-03-110-123), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77455]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

69. TXT-77845 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.16 Applications and Procedures regarding neighborhood meeting requirements, 19.18.020 Words and Terms Defined regarding the definition of Open Space, and to provide for other related matters. Staff has NO RECOMMENDATION.

Citizens Participation:

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

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 22, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.: **7**

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

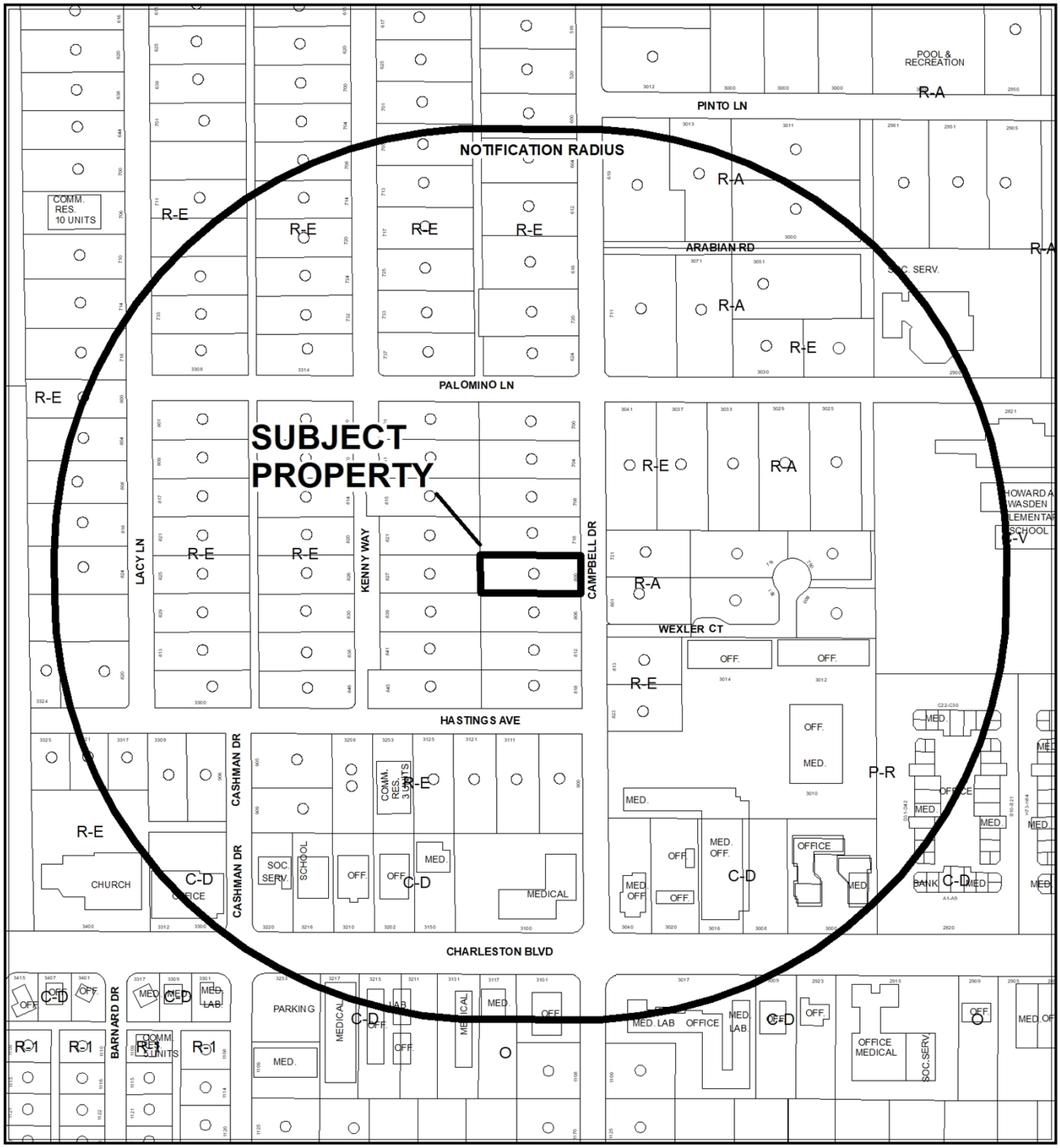
SUBJECT:
VAR-77488 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 24-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED AND A SEVEN-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXPANSION OF AN EXISTING DETACHED SINGLE FAMILY DWELLING at 800 Campbell Drive (APN 139-32-404-010), R-E (Residential Estates) Zone, Ward 1 (Knudsen) [PRJ-77097]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 270 540 Feet

CASE: **VAR-77488 (PRJ-77097)**

RADIUS: 1000 FEET

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

N



0 270 540 Feet

CASE: **VAR-77488 (PRJ-77097)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77488	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 149

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

VAR-77488 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 of the rear and side yard setbacks to allow for a 1,078 square-foot addition to an existing single-family dwelling at 800 Campbell Drive.

ISSUES

- A 24-foot rear yard setback where 35 feet is required is requested. Staff supports this request.
- A seven-foot side yard setback where eight feet is required is requested. Staff supports this request.

ANALYSIS

The subject site is an existing single-family detached residence located within the R-E (Residence Estates) zoning district. The property currently consists of a 3,200 square-foot primary dwelling and a 3,550 square-foot accessory structure where 2,750 square feet is used as a garage and 800 square feet being used as a mother-in-law unit/maid's quarters. The existing single-family residence is a legal nonconforming building, as it was originally constructed with an eight-foot side yard setback along the southern property line where ten feet is required with the current development standards listed in Title 19.

The applicant is proposing a 1,078 square-foot addition to the rear of the existing residence. This addition would connect the main dwelling with the existing accessory structure, thereby requiring conformance with the minimum development standards for the main dwelling.

The existing accessory structure has a less stringent setback requirement than that of the main dwelling; the conversion of the accessory structure into a part of the primary dwelling unit is triggering this Variance request. The proposed expansion would match the existing setbacks established by the main dwelling and accessory structure. The proposed addition would adhere to the minimum Title 19 requirements. The existing accessory structure located along the south and west property lines will remain in the same place and will not further encroach closer to the neighboring properties. Therefore, the proposed Variance will not negatively affect neighboring properties. For these reasons, staff supports the request.

FINDINGS (VAR-77488)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented, in that the applicant has proposed an expansion to the interior of the site that adheres to the minimum code requirements. The simple conversion of the existing accessory structures, which have a less stringent setback requirement, into a part of the primary dwelling unit is triggering the Variance. The existing structures located along the south and west property lines will remain in the same place and will not further encroach closer to neighboring properties

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/19/02	The City Council approved a request for a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and; from L (Low Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations from the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission recommended denial of the request on 03/28/02.
10/13/15	The Planning Commission approved a Variance (VAR-60444) to allow a 24-foot rear yard setback where 35 feet is the minimum required and a seven-foot side yard setback where 10 feet is the minimum required for a proposed expansion of an existing single-family detached dwelling at 800 Campbell Drive. The entitlement was never exercised and expired on 10/13/17.

Most Recent Change of Ownership	
08/05/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/27/95	A building permit (#95368534) was issued for the demolition of a tennis court at 800 Campbell Drive. The project expired on 12/09/95.
03/07/95	A building permit (#95369551) was issued for a detached garage at 800 Campbell Drive. The permit was expired on 12/09/95.
03/16/95	A building permit (#95370580) was issued for electrical for a garage at 800 Campbell Drive. The project was completed on 06/07/95.
12/12/95	A building permit (#95884261) was issued for HVAC for a garage at 800 Campbell Drive. The project was completed on 12/14/95.
07/07/16	A building permit (R-321638) was issued for a detached garage conversion to casita at 800 Campbell Drive.
05/17/17	A building permit (R-342565) was issued for publishing revisions to R-321638 at 800 Campbell Drive.
01/30/18	A building permit (R18-01094) was issued to install a new gas line at 800 Campbell Drive.
10/17/19	A building permit (R19-16134) was processed for a free-standing carport at 800 Campbell Drive. The permit is still in review.

Pre-Application Meeting	
07/23/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Variance.

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

Field Check	
10/17/19	A routine field check was conducted by staff; nothing was noted of concern.

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	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North			
South			
East			
West			

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
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	21,344 SF	Y
Min. Setbacks			
• Front	50 Feet	55 Feet	Y
• Side	10 Feet	7 Feet	N*
• Rear	35 Feet	24 Feet	N*
Max. Lot Coverage	N/A	37 %	Y
Max. Building Height	14 Feet	14 Feet	Y

*The applicant is requesting a Variance to allow reduced setback requirements.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Campbell Drive	Local Street	Title 13	58 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

[redacted]

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

Project Address (Location) 800 Campbell Drive, Las Vegas, NV 89107

Project Name 800 Campbell Side and Rear Setback Variance **Proposed Use** Personal

Assessor's Parcel #(s) 139-32-404-010 **Ward #** 1 - Knudsen

General Plan: Existing DR Proposed _____ **Zoning:** Existing R-E Proposed _____

Additional Information _____

Property Owner Terry R. Helms Living Trust Contact Terry R. Helms

Address 809 Upland Blvd City Las Vegas State NV Zip 89107

E-mail helmshomesllc@gmail.com Phone (702) 258-1044

Applicant Terry R. Helms Contact Terry R. Helms

Address 809 Upland Blvd City Las Vegas State NV Zip 89107

E-mail helmshomesllc@gmail.com Phone (702) 258-1044

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.

State of Nevada
County of Clark

Property Owner Signature X _____

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

Print Name Terry R. Helms

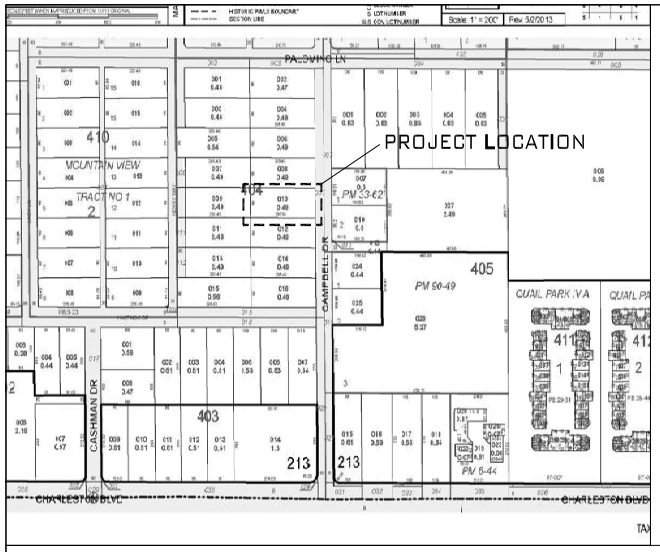
Subscribed and sworn before me Terry R. Helms xxx

This 9th day of September, 20 19

_____
Notary Public in and for said County and State

CLAUDIA VARGAS
Notary Public, State of Nevada
No. 06-105535-1
My Appt. Exp. Sep. 21, 2022

PRJ-77097
10/3/19



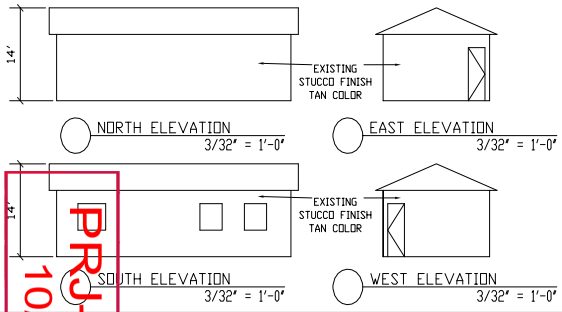
SYMBOL LEGEND

—S—	SEWER LINE UNDER GROUND
—G—	GAS LINE UNDER GROUND
—W—	WATER LINE UNDER GROUND
(S)	SEWER MAIN
(G)	GAS MAIN
(W)	WATER MAIN
P	POWER POLE AND LINES
— — —	PROPERTY LINE
- - - - -	ROOF LINE

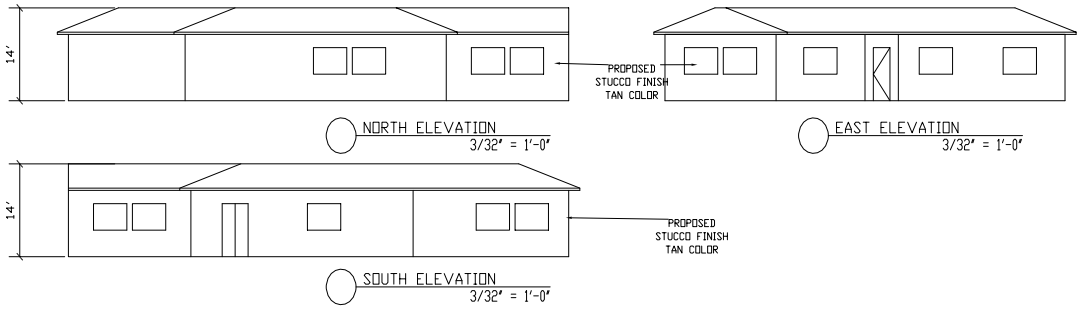
PROPERTY INFORMATION

PROPERTY	
PARCEL NUMBER	139-32-404-010
ADDRESS	800 CAMPBELL DR
LAND AREA	21,198.60 SF
ZONING	R-E
EXISTING RESIDENCE	
BUILDING AREA	3,220 SF
BUILDING HT	1 STORY
CONST. TYPE	VB
EXISTING GARAGE	
BUILDING AREA	2,750 SF
BUILDING HT	EXISTING 1 STORY
CONST. TYPE	VB
CASITA	
BUILDING AREA	808 SF
BUILDING HT	EXISTING 1 STORY
CONST. TYPE	VB

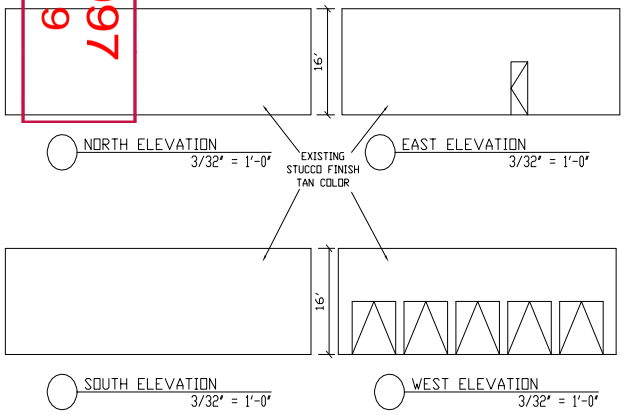
CASITA

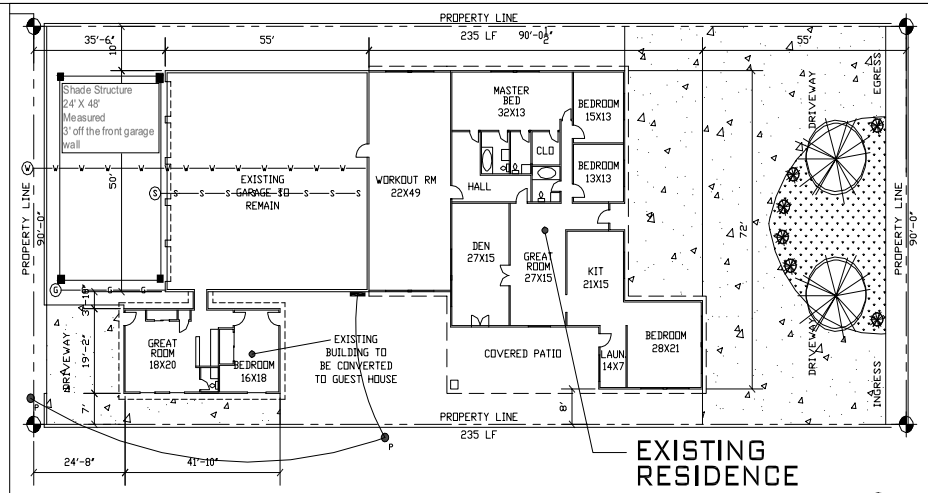


EXISTING RESIDENCE



EXISTING GARAGE





SITE DEVELOPMENT PLAN
1/16" = 1'-0"

PRJ-77097
10/07/19

Planning Commission - Page 28

HELM'S RESIDENCE

800 CAMPBELL DR.
LAS VEGAS, NV

REVISIONS:	
5-13-15	1

SITE DEV PLAN
3-23-15
SHEET NUMBER
SD.1



VAR-77488 [PRJ-77097] - VARIANCE - APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST
800 CAMPBELL DRIVE

10/23/2019



VAR-77488 [PRJ-77097] - VARIANCE - APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST
800 CAMPBELL DRIVE

10/23/2019

September 13, 2019

City of Las Vegas
Building Department

RE: Parcel No. 139-32-404-010, 800 Campbell Dr.

To Whom It May Concern:

I am requesting that a variance be granted to allow rear building set back to the existing garage because I would like to attach the new house to the 2,750 sq. ft. rear garage. The way the house is currently situated there is no real back yard and the view is a very large, obtrusive 20' garage wall. By connecting the house to the rear garage and facing the great room to the north, I will no longer be looking at that wall. This will enable me to have an esthetically pleasing side yard.

I turned the existing 800 sq. ft. garage into a mother-in-law unit/maids quarters.

I plan to also add a 24x48 foot shade structure with 4 posts to over my patio in the current 35' set back behind the large garage. The back two posts will be approximately 8' from the back property line.

In conclusion, this will enhance the property value, which will allow me to tear down the old house and build a new custom house. I have spoken with the neighbors and they are very pleased that I will be enhancing not only my property value but also theirs by undertaking this project.

Terry Helms
702-258-1044

PRJ-77097
10/07/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
NOV 2 0 2019
Dept of Planning
City of Las Vegas

CASE: VAR-77488 [PRJ-77097] - VARIANCE

SUBJECT: APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 26, 20119*** 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 25, 2019.***

Signature

NOV 20, 2019
Date

Terry R. Helms, Trustee
Please Print Name

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

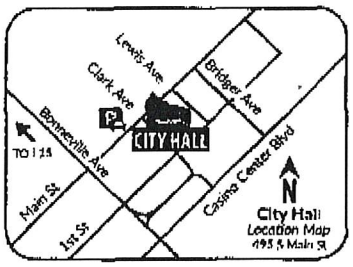
Submitted after final agenda

Item 7

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 25 2019
Dept of Planning
City of Las Vegas

RECEIVED
NOV 18 2019
KAMER ZUCKER ABBOTT
ATTORNEYS AT LAW

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77488 [PRJ-77097]
Planning Commission Meeting of **11/26/2019**

PRJ-77097
13932405020
MICHAEL ETHAN INVESTMENT L L C
3000 W CHARLESTON BLVD #3
LAS VEGAS NV 89102-1990

Submitted after final agenda

7A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.: **8**

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

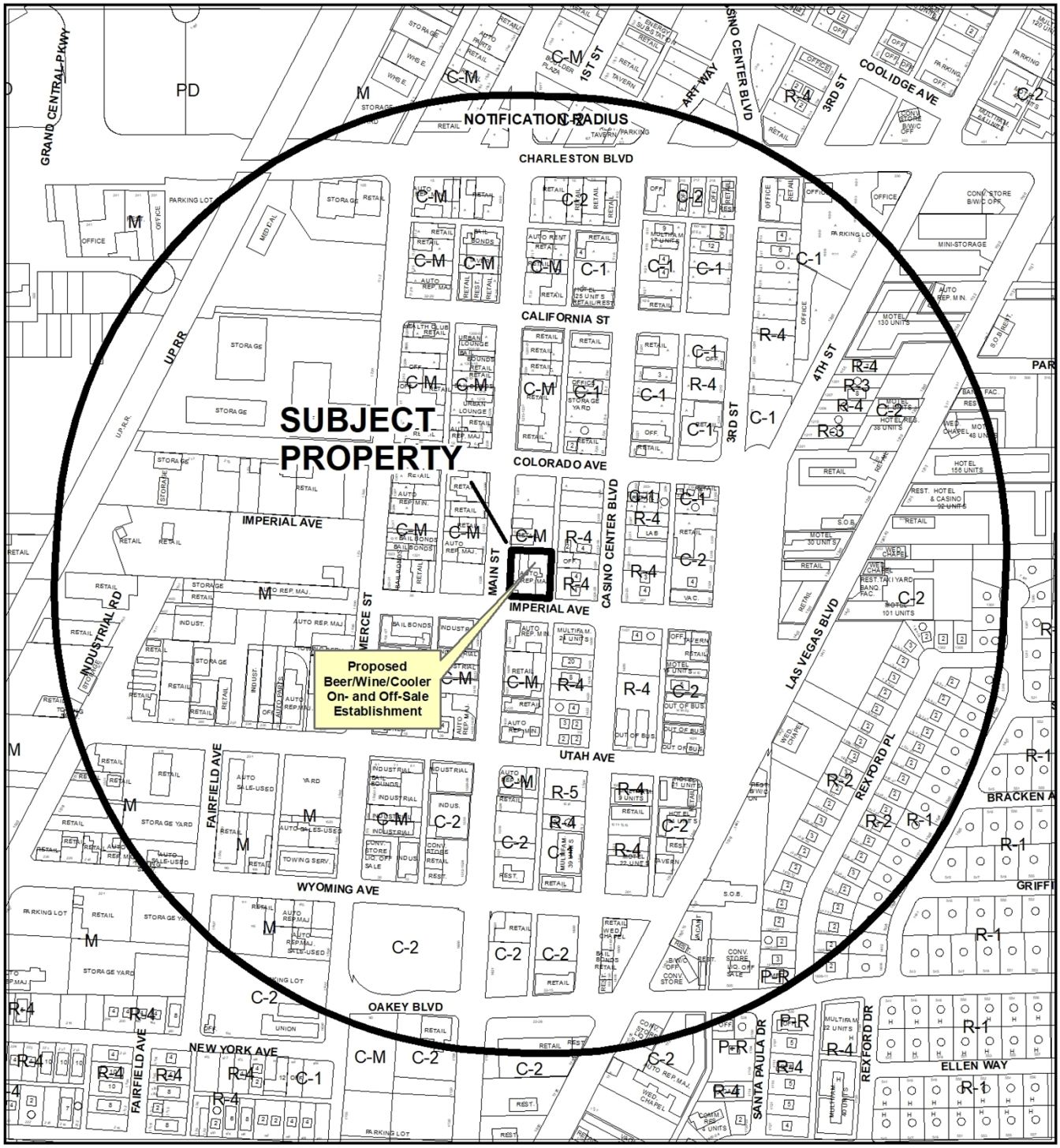
SUBJECT:
SUP-77588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HUDL BREWING COMPANY - OWNER: PROVIEW SERIES 32, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,520 SQUARE-FOOT BEER/WINE/COOLER ON-AND OFF-SALE ESTABLISHMENT WITH 1,800 SQUARE FEET OF OUTDOOR SEATING AREA at 1327 South Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77584]. 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.	14
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



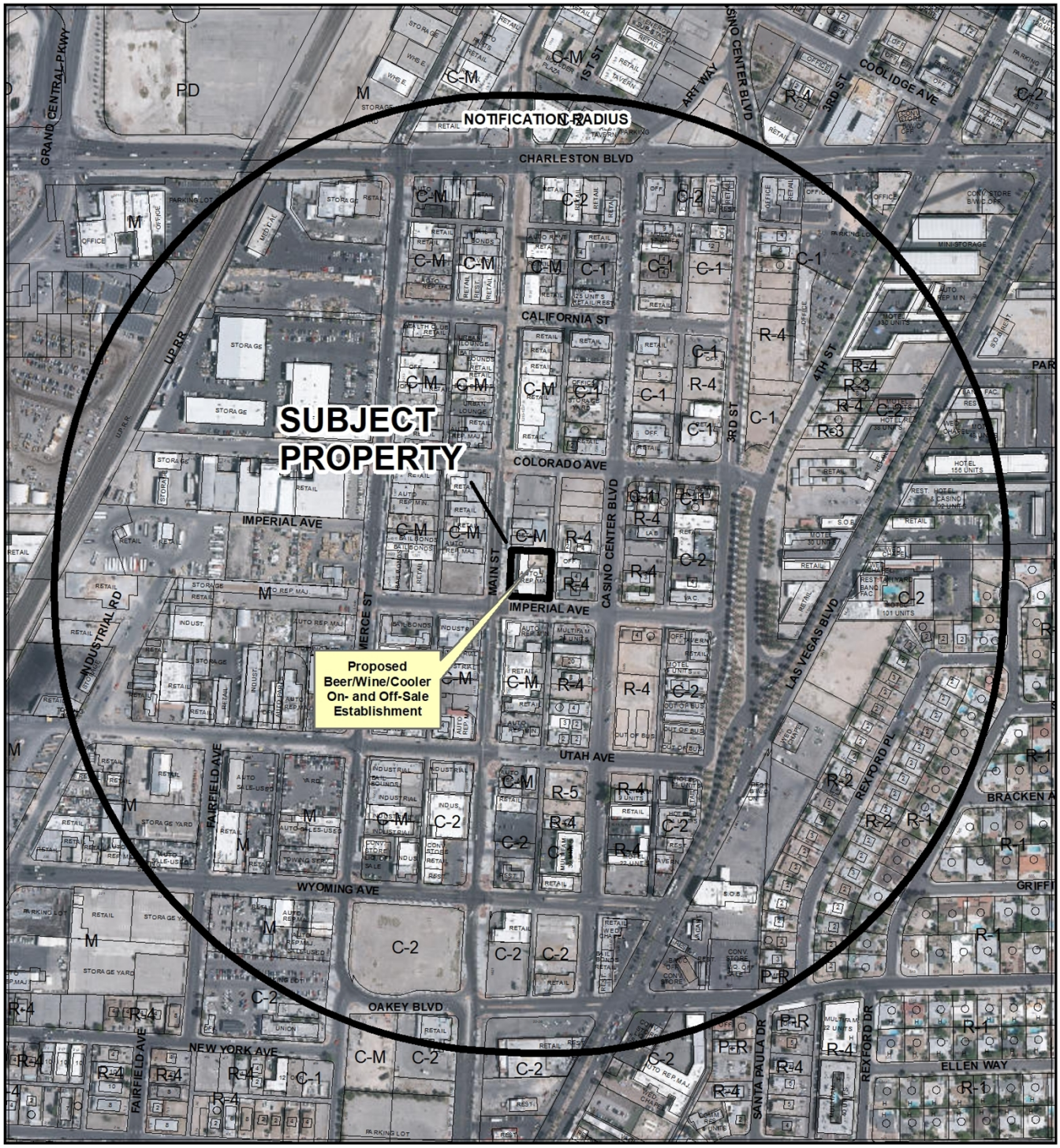
0 375 750 Feet

CASE: **SUP-77588 (PRJ-77584)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (Commerical/Industrial)

N



0 375 750 Feet

CASE: **SUP-77588 (PRJ-77584)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (Commerical/Industrial)

N



SUP-77588 (PRJ-77584)

Beer/Wine/Cooler On- and Off-Sale

Business Licenses

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

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 400 foot buffer

N

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

Date: Monday, October 7, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HUDL BREWING COMPANY - OWNER: PROVIEW SERIES 32, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77588	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 350

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

SUP-77588 CONDITIONS

Planning

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

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 5,520 square-foot Beer/Wine/Cooler On- and Off-Sale Establishment with 1,800 square feet of outdoor seating area at 1327 South Main Street.

ISSUES

- A Beer/Wine/Cooler On- and Off-Sale Establishment is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

ANALYSIS

Per Title 19.12, a Beer/Wine/Cooler On- and Off-Sale Establishment is defined as an establishment:

1. Whose license to sell alcoholic beverages is generally limited to:
   a. The sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the business is conducted; and
   b. 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; and
2. That is operated in connection with one of the following:
   a. Restaurant;
   b. Grocery Store;
   c. General Retail store;
   d. Convenience store in which 30 or more people may be served with meals at any time at tables or stools;
   e. Beer wine room with an ancillary brew pub, if in accordance with LVMC 6.50.085; or
   f. Beer wine room that holds a Nevada license as a brew pub, in accordance with LVMC 6.50.050(B)(7).

The Minimum Special Use Permit Requirements for this use include:

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

The proposed use meets this requirement as there are no protected uses within 400 feet of the subject site.

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

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

*3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement does not apply as the subject site is not located on a parcel of at least 80 acres in size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

   This requirement does not apply as no distance separation Waiver is requested.

5. The minimum distance requirements in Requirement 1 do not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

   This requirement does not apply as the subject site does not have a non-restricted gaming license in connection with a hotel having 200 or more guest rooms or more than 50,000 square feet of retail floor space.

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

   If approved, the proposed Special Use Permit will be subject to Business Licensing requirements.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
   b. In accordance with the applicable provisions of the “Town Center Development Standards Manual” for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;

c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

This requirement does not apply as no distance separation Waiver is requested.

8. Except for a grocery store as defined by LVMC 6.50.020 that contains not less than twelve thousand square feet of gross internal floor area, no establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

   This requirement does not apply as the subject site is not on or adjacent to the Pedestrian Mall.

The proposed use meets definition (2) (e) of this description as the applicant is proposing a beer/wine room and brewpub, per the submitted justification letter. The proposed location complies with all of the minimum Special Use requirements. Per the submitted justification letter, the applicant intends to manufacture and package beer on-site and sell six-packs and growlers for off-site consumption. There will be no gambling or food preparation associated with this business.

No additional parking is required beyond that which is required for the principal use(s) on the site; the site provides alternative transportation options such as nearby on-street parking, bus stops, and the expectation is that customers will utilize taxi, Uber, and Lyft services.

The proposed site is also located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by eliminating blight through the conservation and rehabilitation of an existing vacant property.

The subject site is located within the Gateway District of Downtown Las Vegas Area 1. Staff finds that the proposed use will be an appropriate and harmonious addition to the area. Therefore, staff recommends the approval of Special Use Permit (SUP-77588), subject to conditions.

FINDINGS (SUP-77588)

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 proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land, and with future surrounding land uses.

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

   The subject site is physically suitable for the proposed Beer/Wine/Cooler On- and Off-Sale 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.**

   The subject site is accessed from Main Street, an 80-foot Primary Arterial Street as designated by the Master Plan of Streets and Highways, and is adequate in size to serve the needs of the proposed use.

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

   The proposed land use is subject to regular inspections by multiple governmental agencies to ensure public health, safety, and welfare are not compromised.

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

   The proposed use meets all minimum Special Use Permit requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/15/17	City Council approved a Site Development Plan Review (SDR-71507) for façade improvements and an 8,275 square-foot addition to an existing 5,800 square-foot commercial building with a 4,500 square-foot outdoor patio on the northeast corner of Imperial Avenue and Main Street.
12/24/18	Code Enforcement processed a case (CE-195414) for weeds, refuse, waste, and graffiti at the back of the property, and torn vinyl on a freestanding sign at 1327 South Main Street.
04/08/19	Code Enforcement processed a case (CE-198495) for high weeds at the front and north side of the property with a possibly unsecured fence at 1327 South Main Street.
08/13/19	City Council approved a Special Use Permit (SUP-76868) for a Tavern Limited Establishment located at 1327 South Main Street.
	City Council approved a Special Use Permit (SUP-76869) for a Beer/Wine/Cooler On-Sale Establishment located at 1327 South Main Street.
08/22/19	A Conditional Use Verification (CUV-77312) was approved for a Beer/Wine/Cooler On-Sale Establishment at 1327 South Main Street.

Most Recent Change of Ownership	
10/06/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/04/18	A building permit (C18-01330) was issued for a Commercial addition at 1327 South Main Street.
08/22/18	A utility permit (L18-01674) was issued to provide power to a new brewery/restaurant at 1327 South Main Street.
07/18/19	A business license (P67-00204) is currently being processed for a tavern limited at 1327 South Main Street.
	A business license (P67-00205) is currently being processed for an ancillary brewpub at 1327 South Main Street.
	A business license (G67-05434) is currently being processed for a restaurant at 1327 South Main Street.
08/21/19	A building permit (C19-03813) was issued for a temporary power pole for permit PRC18-00049 at 1327 South Main Street.

Related Building Permits/Business Licenses	
09/19/19	A business license (P67-00281) is currently being processed for a beer wine room at 1327 South Main Street.
	A business license (P67-00282) is currently being processed for an ancillary brewpub at 1327 South Main Street.
	A business license (G67-06814) is currently being processed for merchandise sales at 1327 South Main Street.
09/23/19	An inspection (I-1219765) was done for a tenant improvement to a shell building under construction at 1327 South Main Street.
09/30/19	A building permit (C19-04387) is currently being processed for a tenant improvement at 1327 South Main Street.

Pre-Application Meeting	
09/30/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit.

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

Field Check	
10/17/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Beer/Wine/Cooler On- Sale Establishment	C (Commercial)	C-M (Commercial/ Industrial)
North	Vacant/Undeveloped		
South	General Retail Store		

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
	Vacant		C-1 (Limited Commercial)
West	Undeveloped	C (Commercial)	C-M (Commercial/ Industrial)

Master and Neighborhood Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 feet)	Y
DTLV-O (Downtown Las Vegas Overlay) Gateway District - Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 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*
Main Street	Major Collector	Title 19.04 Complete Street Standards	80	Y

AS

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	
Beer/Wine/ Cooler On- and Off-Sale Establishment	6,320 SF	No additional parking spaces are required beyond that of the primary use.					
Tavern-Limited Establishment	2,745 SF	1/50 SF (seating area)	55				
	3,062 SF	1/200 SF (back of the house)	16				
TOTAL SPACES REQUIRED			71		0		N
Regular and Handicap Spaces Required			68	3	0	0	N

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1327 S Main Street, ste 100-120, Las Vegas, NV 89104

Project Name HUDL Brewing **Proposed Use** Beer/Wine/Cooler ON-and-OFF Sale Establishment

Assessor's Parcel #(s) 162-03-105-008 **Ward #** 3 - Diaz

General Plan: Existing C Proposed NO Change **Zoning:** Existing C-M Proposed NO Change

Additional Information HUDL Brewing Company will occupy suites 100, 110 and 120

Property Owner Proview Series 32, LLC Contact Kamran Fouladbakhsh
Address 203 North 9th Street City Las Vegas State NV Zip 89101
E-mail construction126@gmail.com Phone 702-750-1668

Applicant HUDL Brewing Company LLC Contact Dale Norfolk
Address 7835 S Rainbow BLVD, Suite 4-200 City Las Vegas State NV Zip 89139
E-mail skipn@hudlbrewing.com Phone 760-994-7702

Representative Proview Series 32, LLC Contact Kamran Fouladbakhsh
Address 203 North 9th Street City Las Vegas State NV Zip 89101
E-mail construction126@gmail.com Phone 702-468-9900

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 KAMRAN D. FOULADBAKHSH

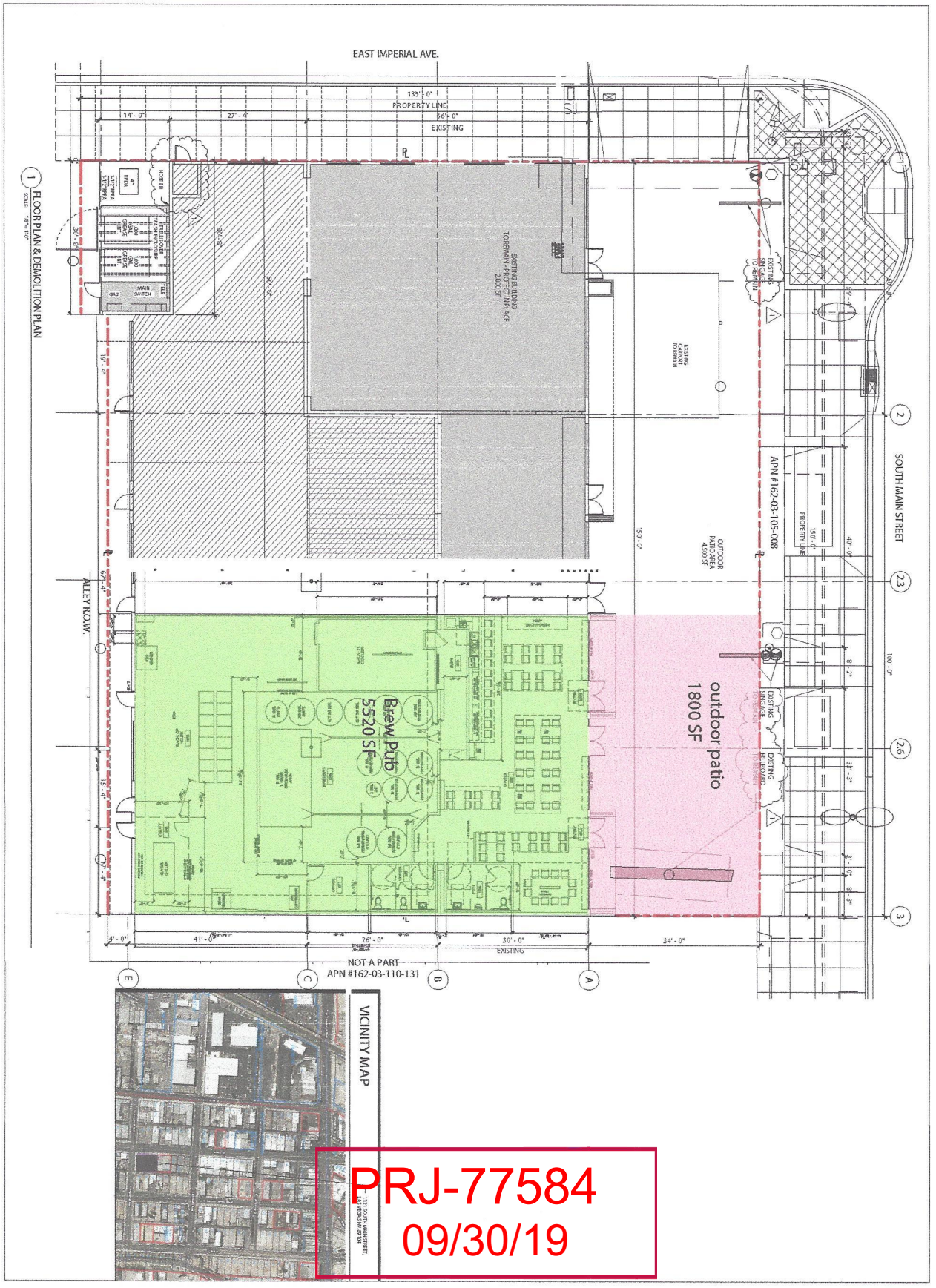
Subscribed and sworn before me

This 20th day of SEPTEMBER, 20 19

_____
Notary Public in and for said County and State

OCIEL ZUNIGA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-24-2021
Certificate No: 17-3540-1

PRJ-77584
09/30/19



PRJ-77584
09/30/19

Revision Schedule		
Revision #	Revision Description	Revision Date
1	CLV PLANNING COMMENTS	5/6/2018

JOB #1801

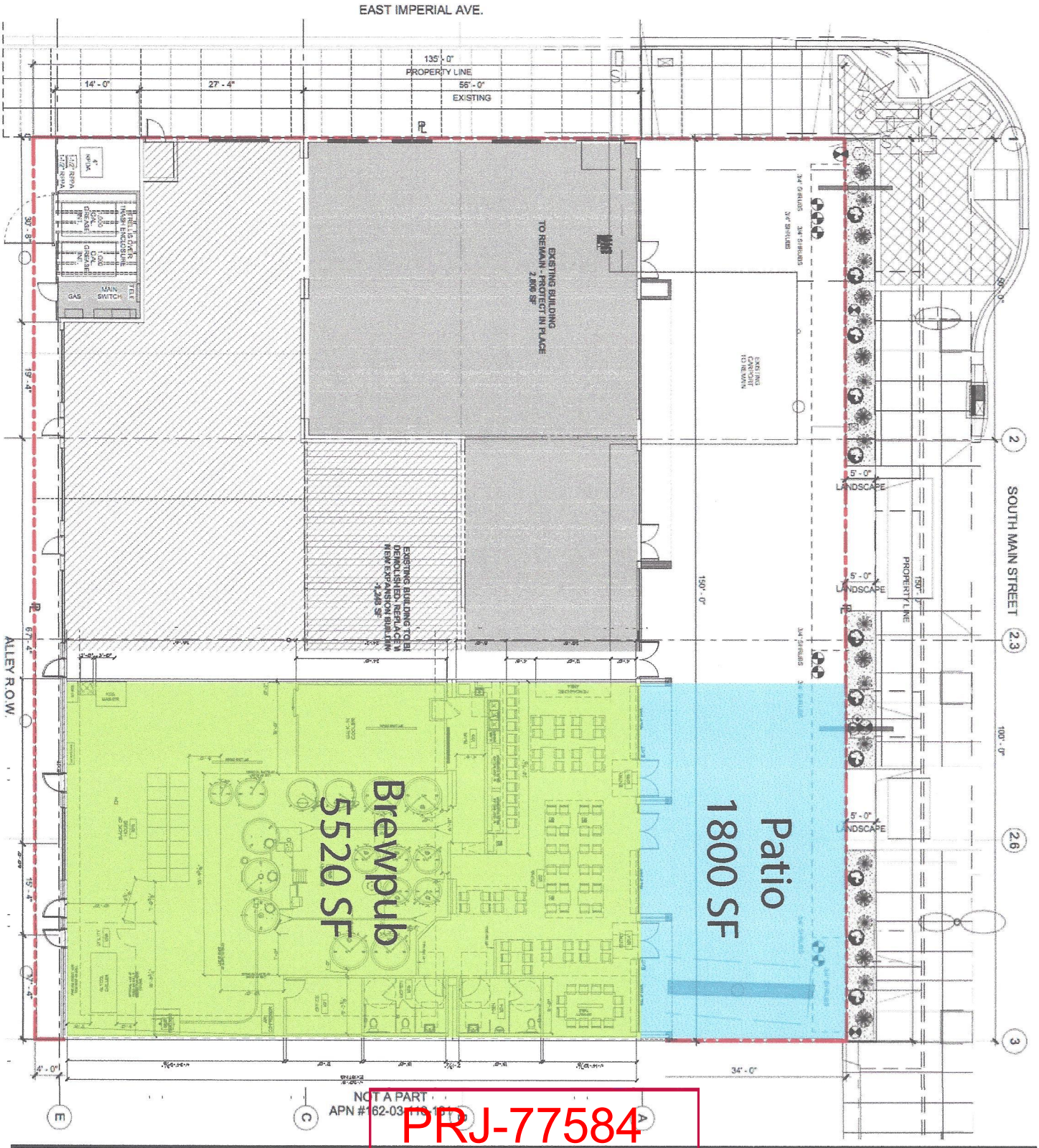
SITE PLAN

1327 S. MAIN STREET ADDITION

E-TECH CONSTRUCTION LLC

09/29/14

SHEET NUMBER: A1.00



PRJ-77584
09/30/19

A1.01

SHEET NUMBER

02/02/18

JOB #1801

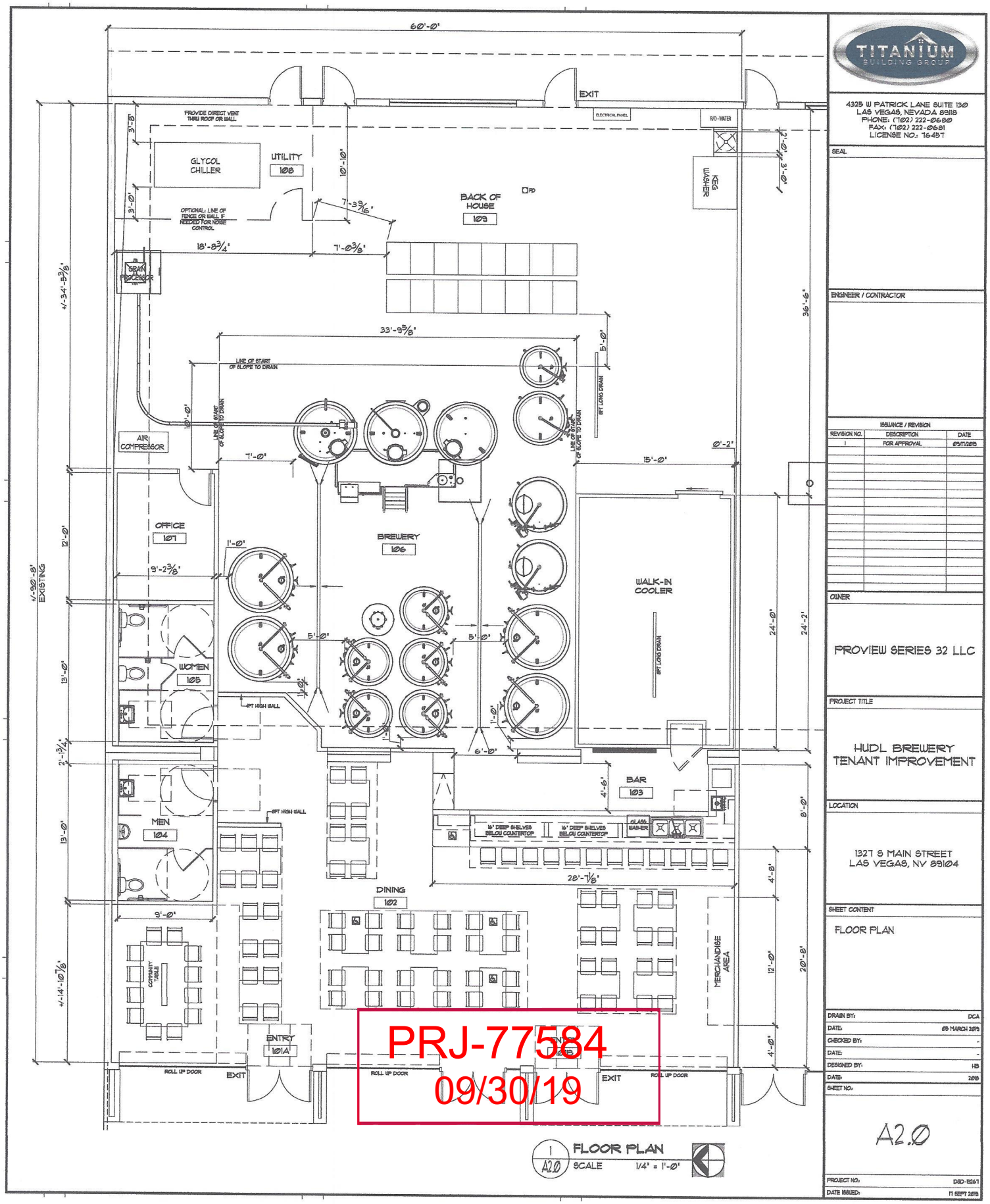
Revision Schedule		
Revision #	Revision Description	Revision Date
1	CLV PLANNING COMMENTS	5/6/2018
2	OWNER CHANGES	7/20/18

EGRESS / FLOOR PLAN

1327 S. MAIN STREET ADDITION

E-TECH CONSTRUCTION, LLC
1327 S. MAIN ST., LAS VEGAS, NV. 89104

Brewpub square foot = 5520
outdoor patio square foot = 1800
total square foot SUP = 6320



PRJ-77584
09/30/19

TITANIUM BUILDING GROUP

4325 W PATRICK LANE SUITE 130
LAS VEGAS, NEVADA 89118
PHONE: (702) 222-0680
FAX: (702) 222-0681
LICENSE NO.: 76457

SEAL

ENGINEER / CONTRACTOR

ISSUANCE / REVISION

REVISION NO.	DESCRIPTION	DATE
1	FOR APPROVAL	09/17/2019

OWNER

PROVIEW SERIES 32 LLC

PROJECT TITLE

HUDL BREWERY
TENANT IMPROVEMENT

LOCATION

1327 S MAIN STREET
LAS VEGAS, NV 89104

SHEET CONTENT

FLOOR PLAN

DRAWN BY:	DCA
DATE:	05 MARCH 2019
CHECKED BY:	-
DATE:	-
DESIGNED BY:	HB
DATE:	2019
SHEET NO.:	A2.0
PROJECT NO.:	DSD-19267
DATE ISSUED:	11 SEPT 2019



SUP-77588 [PRJ-77584] - SPECIAL USE PERMIT - APPLICANT: HUDL BREWING COMPANY - OWNER: PROVIEW SERIES 32, LLC

1327 SOUTH MAIN STREET

10/23/2019



SUP-77588 [PRJ-77584] - SPECIAL USE PERMIT - APPLICANT: HUDL BREWING COMPANY - OWNER: PROVIEW SERIES 32, LLC

1327 SOUTH MAIN STREET

10/23/2019

HUDL BREWING COMPANY LLC
7835 S Rainbow BLVD, Suite 4-200
Las Vegas, NV 19139

September 19, 2019

To whom it may concern:

We (HUDL Brewing Company LLC - NV20181316267), are respectfully applying for a Special Use Permit for the Beer/Wine/Cooler On – and – Off Sale Establishment in conjunction with the Beer/Wine Room and Brew Pub Ancillary (microbrewery) Licenses pursuant to LVMC 6.50.080. The brew pub location we are asking to be considered for the SUP is located at 1327 S Main Street, ste 100-120, Las Vegas NV 89104

HUDL Brewing Company will manufacture and package on site Malt Beverage (Beer). We will have a tasting room/area on site, with NO gambling and NO food preparation. Approval of this request would allow HUDL Brewing, under the license, authorizes the sale for off-premise consumption of malt beverages only, and only those that have been manufactured by the licensee. Off-sale must be in their original sealed containers at the time of sale and may be sold only from behind a bar or a storeroom. Off-sale beverages may only be sold in six-pack configurations or in growlers.

We are working with and will continue to work with all city departments, including Permitting, Planning, licensing and all departments to ensure that we are in compliance with all city policies and regulations.

We must also maintain compliance with the State of Nevada. We are currently working with Nevada Department of Taxation. Pursuant to NRS 369, we have completed all the required documentation and have paid all fees associated with the license. Taxpayer ID: 1038889219

We have received our Brewers notice (BR-NV-21036) from the TTB

We have had prior approval for the licenses below. We are in the process of changing locations. Prior approval for both Beer/Wine Room (P6600254) and Brew Pub Ancillary (P6600255) (microbrewery) Licenses during the consent portion of the agenda for the regular City Council Meeting held on Wednesday, May 15, 2019. We have also been issued a Retail Sales (G6606154) license.

Thank you in advance for your time and consideration of this request. We look forward to becoming a contributing business in city of Las Vegas.

Dale Norfolk and Ken Cooper
Owners HUDL Brewing Company LLC

HUDL
BREWING COMPANY
LAS VEGAS, NEVADA

PRJ-77584
09/30/19

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

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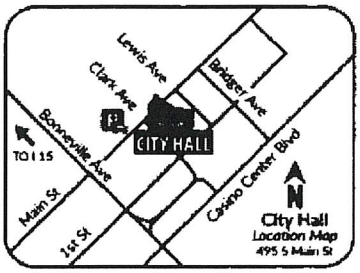

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203210015
CREAGH GARY JR & GARY SR
3726 LAS VEGAS BLVD S UNIT 1706
LAS VEGAS NV 89158

101 JRDFNP1 89158

8A

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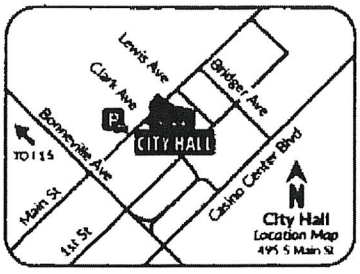

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203101002
STICKY 2 L L C
3726 LAS VEGAS BLVD S #1706
LAS VEGAS NV 89158-4364

101 JRDFNP1 89156

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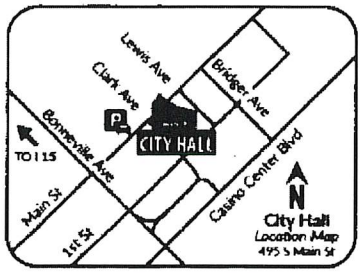

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

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PRJ-77584
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

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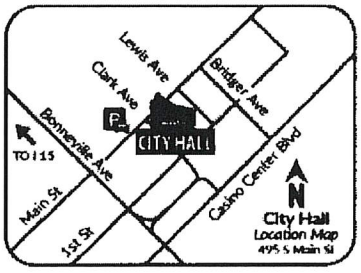

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

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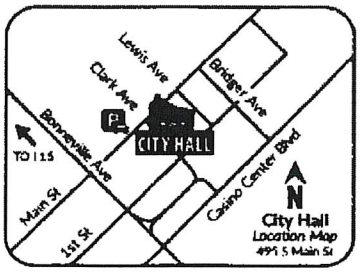

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203110130
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 JRDFMP1 89158

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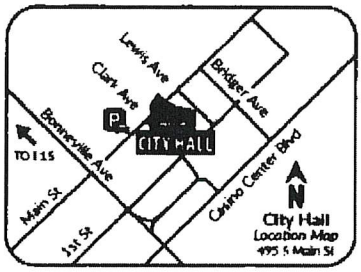

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203210019
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 JRDFMP1 89158

BA

P.001/008

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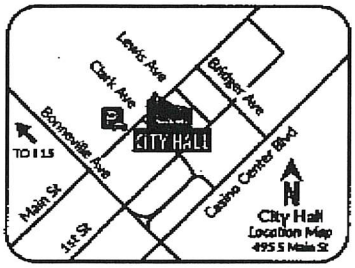

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203110108
BAILEY KAREN M & PRATO T LIV TR
C/O THOMAS PRATO TRS
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFNP1 89102

11/18/2019 08:49 (FAX)

8A

P.002/008

(FAX)

City of Las Vegas
Department of Planning
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16204608010
BAILEY K & PRATO T 2003 REV TR
BAILEY KAREN M TRS
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 JRDFNP1 89102

11/18/2019 08:49

8A

P.006/008

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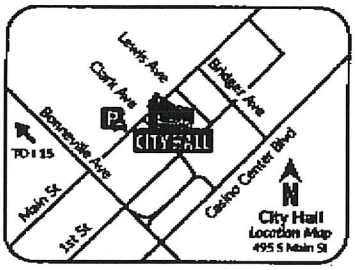

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NOV 19 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16204608017
KINGS EIGHT L L C
C/O K BAILEY
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFNP1 89102

11/18/2019 08:49

8A

P.007/008

(FAX)

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

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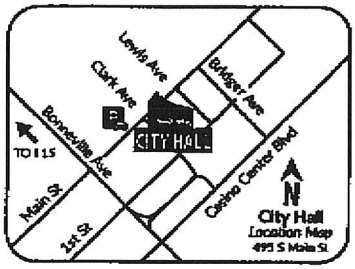

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

69 JRDFNP1 89102

11/18/2019 08:49

8A

P.008/008
(FAX)
11/18/2019 08:50

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

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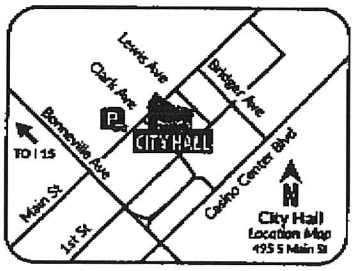
Return Service Requested
Official Notice of Public Hearing



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NOV 19 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77588 [PRJ-77584]

Planning Commission Meeting of **11/26/2019**

PRJ-77584
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 JRDFNP1 89102

8A

NOV-18-2019 12:28 From:

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

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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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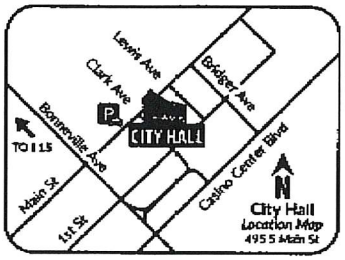
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203110011
CORNERSTONE COMPANY
820 RANCHO LN #85
LAS VEGAS NV 89106

RECEIVED
NOV 19 2019
Dept of Planning
City of Las Vegas

67 JRDFNP1 89106

To:7024647499 Page:1/1

8A

7023669413

14:39:47 11-18-2019 1 / 1

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

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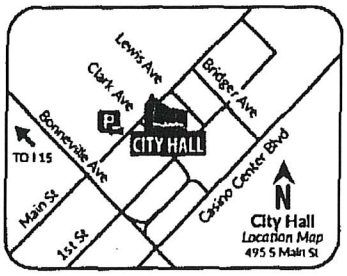

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Please use available blank space on card for your comments.

SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

8A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
NOV 2 0 2019
Dept of Planning
City of Las Vegas

CASE: **SUP-77588 [PRJ-77584] - SPECIAL USE PERMIT**

SUBJECT: APPLICANT: HUDL BREWING COMPANY - OWNER: PROVIEW SERIES 32, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 26, 20119*** 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 25, 2019.***

Signature

Nov. 20, 2019
Date

Kamran Fouladbakhsh
Please Print Name

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 8

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
NOV 2 0 2019
Dept of Planning
City of Las Vegas

CASE: SUP-77588 [PRJ-77584] - SPECIAL USE PERMIT

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Signature

11/20/19
Date

DALE Norfolk
Please Print Name

Hudl Brewing Company
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 8

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

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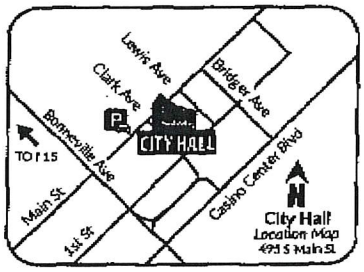

RECEIVED
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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77588 [PRJ-77584]
Planning Commission Meeting of **11/26/2019**

PRJ-77584
16203210090
ARISTOTLE HOLDING LIMITED PARTNE
9125 S BUFFALO DR
LAS VEGAS NV 89113

Submitted after final agenda

BA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.: **9**

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

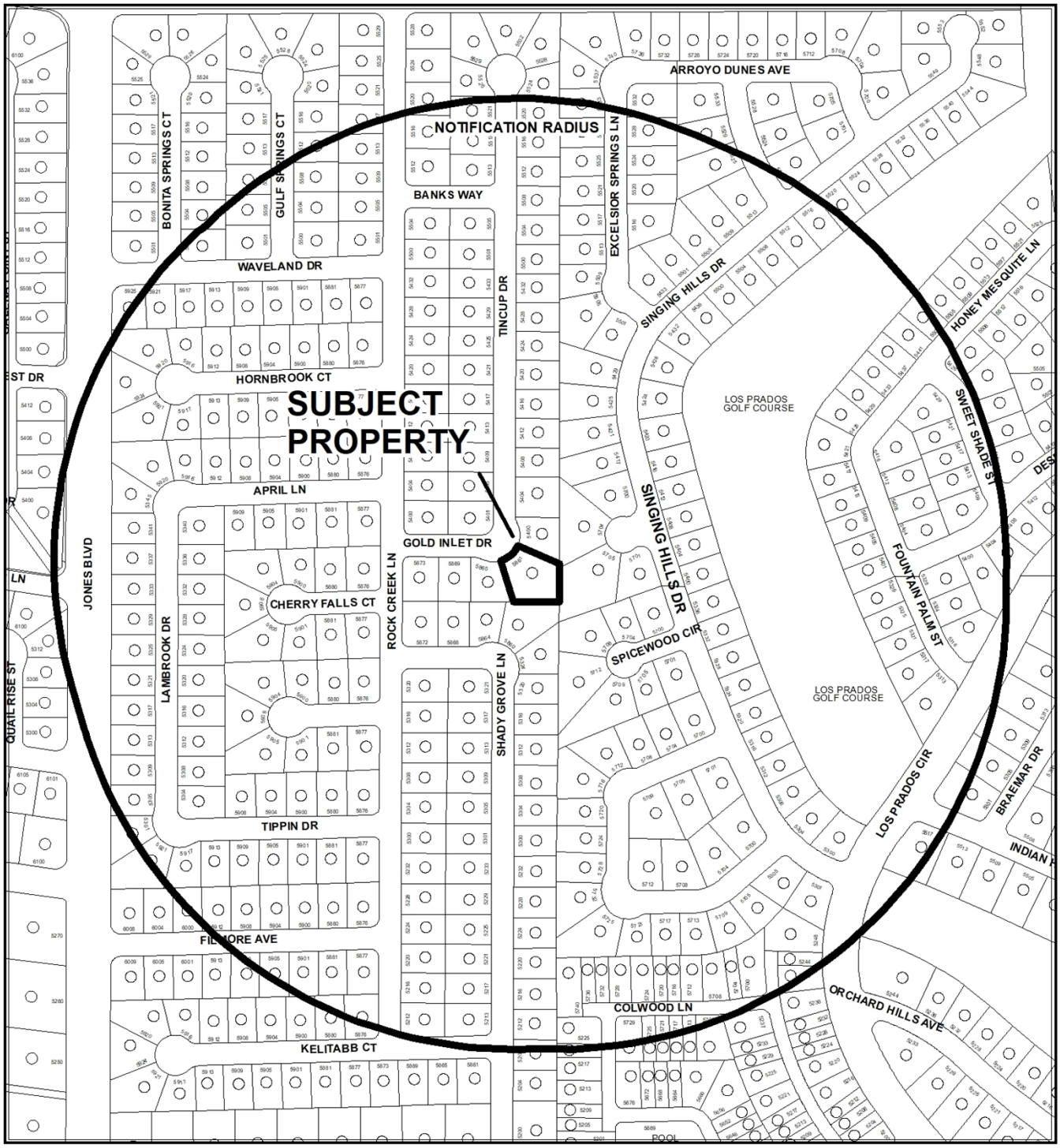
SUBJECT:
SUP-77625 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHELLE CLARKE - For possible action on a request for a Special Use Permit FOR A PROPOSED 808 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 5861 Gold Inlet Drive (APN 125-36-115-043), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77602]. 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.	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. Support Postcard
7. Submitted after Final Agenda – Executed Condition Confirmation Documentation and Protest Postcard



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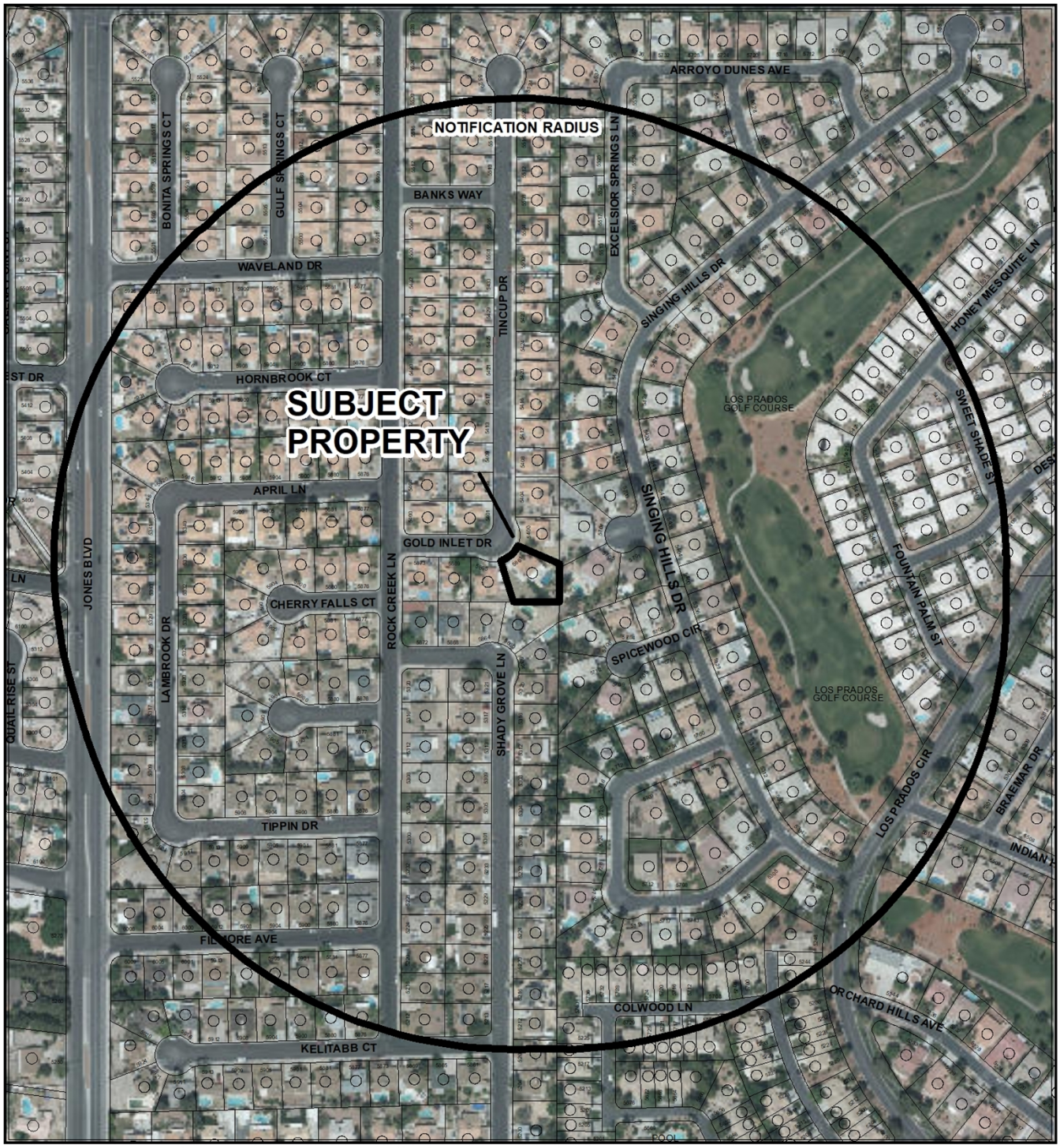
CASE: **SUP-77625 (PRJ-77602)**

RADIUS: 1000 FEET

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

N



0 255 510 Feet

CASE: **SUP-77625 (PRJ-77602)**

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 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MICHELLE CLARKE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77625	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 366

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

SUP-77625 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) use.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has requested a Special Use Permit for an Accessory Structure (Class I) use at 5861 Gold Inlet Drive.

ISSUES

- An Accessory Structure (Class I) requires a Special Use Permit in the R-1 (Single Family Residential) Zone.

ANALYSIS

The subject site is located in an R-1 (Single Family Residential) zone, which allows an Accessory Structure (Class I) with an approved Special Use Permit. The Accessory Structure (Class I) use is defined as "An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests."

The Minimum Special Use Permit Requirements for this use include:

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

   The subject site meets this requirement, as the lot is 12,553 square feet.

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

   The principle dwelling unit is owner-occupied. The submitted justification letter date stamped 10/07/19 indicates that the applicant intends for the structure to function as a mother-in-law suite. The structure will also be subject to monitoring by the Department of Planning Code Enforcement Division.

As the proposed accessory structure adheres to Title 19.06.070 development standards pertaining to building setbacks, lot coverage, and building height, staff recommends approval, subject to conditions.

FINDINGS (SUP-77625)

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 Accessory Structure (Class I) Use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with the surrounding land uses.

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

   The 0.29-acre site is a flat lot that is physically suitable for residential development. The proposed structure will be constructed in conformance with Title 19.06.070 R-1 (Single Family Residential) zone development standards.

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

   The existing streets would meet the needs for the proposed Acessory Structure (Class I) 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 for the Accessory Structure (Class I) conforms to the minimum standards of the Title 19 and R-1 (Single Family Residential) zone development standards and would not adversely affect public health and safety or the overall objectives of the General Plan.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/04/84	City Council approved a rezoning (Z-0085-84) from R-E (Residence Estates) to R-D (Single Family Residence, Restricted), R-CL (Single Family Compact Lot), R-1 (Single Family Residence, R-PD9 (Residential Planned Development – 9 Units per Acre), and C-1 (Limited Commercial) for the properties generally located between Ann Road and Lone Mountain Road and Jones Boulevard and Decatur Boulevard. Planning Commission recommended approval.

Most Recent Change of Ownership	
12/21/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/29/04	Code Enforcement processed a case (CE-9333) for a travel trailer and high weeds at 5861 Gold Inlet Drive. The case was resolved on 02/17/04.
05/16/05	A building permit (R-42799) was issued for a CLV design block wall at 5861 Gold Inlet Drive.
08/31/10	Code Enforcement processed a case (CE-94095) for a basketball hoop on the street. The case was resolved on 09/03/10.
12/28/16	A building permit (R-332804) was issued for a 17,000-gallon pool and spa at 5861 Gold Inlet Drive.

Pre-Application Meeting	
10/01/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit.

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

Field Check	
10/17/19	A field check by staff was conducted for the subject site. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	0.29

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density)	R-1 (Single Family Residential)
North			
South			
East		ML (Medium Low Density)	R-PD9 (Residential Planned Development – 9 Units per Acre
West		L (Low Density)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Northwest Sector	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

AS

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	12,553 SF	Y
Min. Setbacks			
• Front	20 Feet	62 Feet	Y
• Side	3 Feet	5 Feet	Y
• Rear	3 Feet	5 Feet	Y
Min. Distance Between Buildings	6 Feet	20 Feet	Y
Max. Lot Coverage	50% of main dwelling	39 %	Y
Max. Building Height	35 Feet	14 Feet	Y

Pursuant Title 19.06, the following standards apply:

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Gold Inlet Drive	Residential Street	Title 13	50	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5861 Gold Inlet Drive, Las Vegas NV 89130

Project Name Mother-in-law Casita **Proposed Use** Single Family, Detached Accessory Structure Class I

Assessor's Parcel #(s) 125-36-115-043 **Ward #** 6

General Plan: Existing L Proposed ~~L~~ (MC) **Zoning:** Existing ~~R-1~~ (MC) Proposed R-1

Additional Information Accessory structure on same residential parcel as ~~the~~ principal dwelling, providing living quarters including full kitchen facilities for my mother-in-law.

Property Owner Michelle L. Clarke Contact (702) 499-5632

Address 5861 Gold Inlet Drive City Las Vegas State NV Zip 89130

E-mail clarkeyjones@outlook.com Phone (702) 499-5632

Applicant _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Michelle Leigh Clarke

Subscribed and sworn before me

This 2nd day of October, 20 19

Quinton Brown

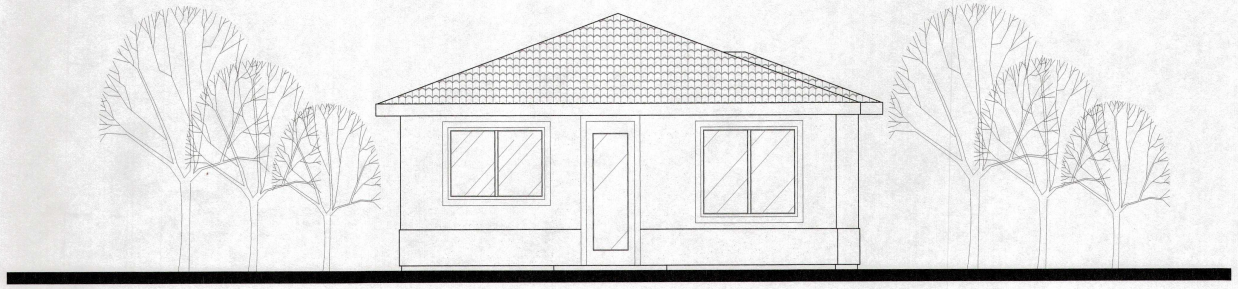
Notary Public in and for said County and State

QUINTON A. BROWN
Notary Public State of Nevada
County of Clark
APPT. NO. 18-1598-
My App. Expires March 8, 2022

PRJ-77602
10/07/19

CASITA

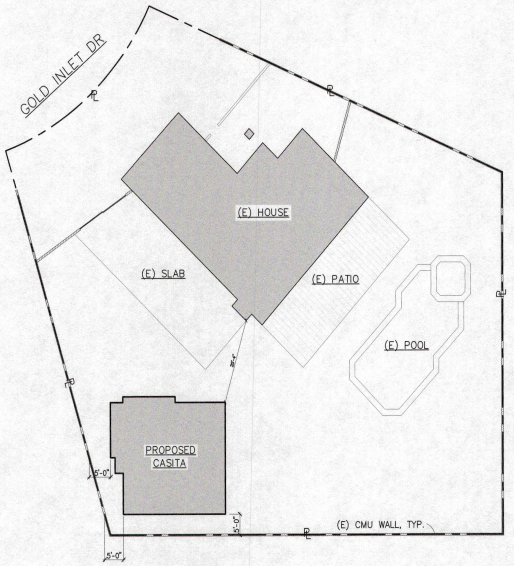
5861 GOLD INLET DR
LAS VEGAS, NV 89130





2 VICINITY MAP
SCALE: NTS

NORTH



1 SITE PLAN
SCALE: NTS

NORTH

PRJ-77602
10/07/19

OWNER / BUILDER
MICHELLE CLARKE

PROJECT
CASITA
2981 GOLD INLET DR
LAS VEGAS, NV 89130

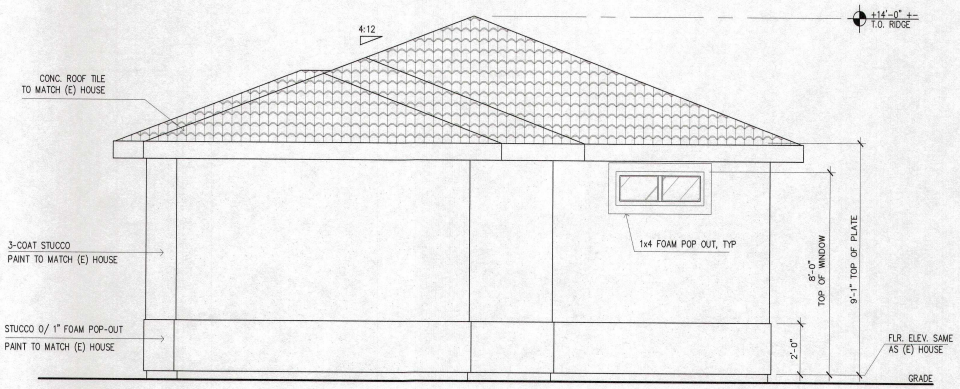
NO.	DATE	REVISION DESCRIPTION
-	-	-

SHEET CONTENT
VICINITY & SITE PLAN

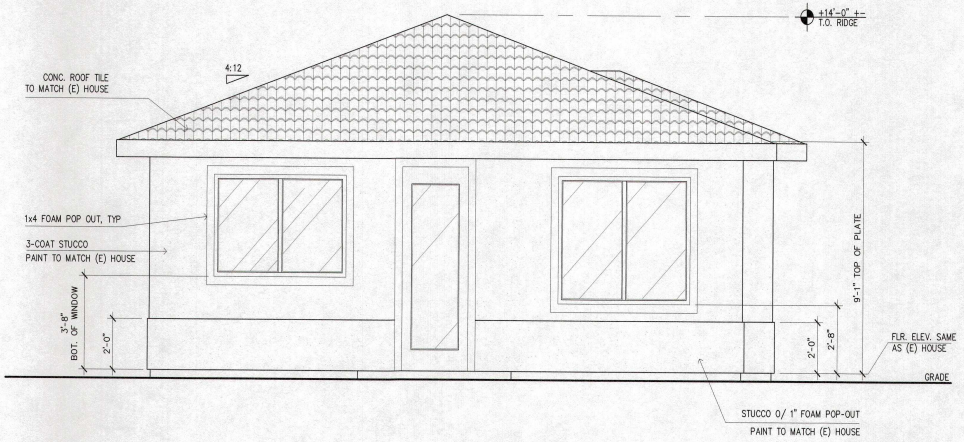
SCALE: AS NOTED

DRAWING DATE: JULY 2019

SHEET NO:
COVER



2 – WEST ELEVATION
SCALE: 3/8" = 1'-0"



1 – EAST ELEVATION
SCALE: 3/8" = 1'-0"

OWNER / BUILDER
MICHELLE CLARKE

PROJECT
CASITA
2981 GOLD INLET DR
LAS VEGAS, NV 89130

NO.	DATE	REVISION DESCRIPTION
–	–	–

SHEET CONTENT
ELEVATIONS

SCALE
AS NOTED

DRAWING DATE
JULY 2019

SHEET NO.
A2

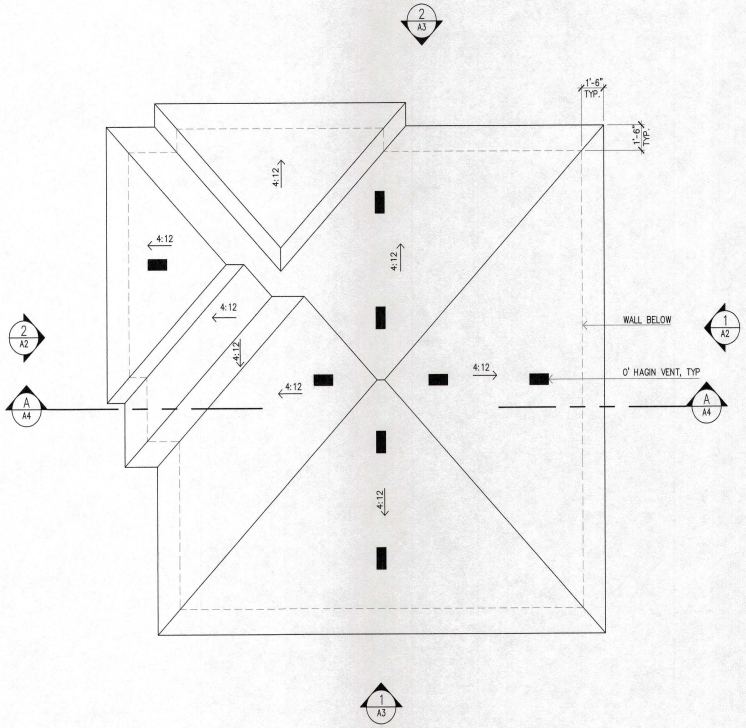
PRJ-77602
10/07/19

ATTIC VENT CALCULATION

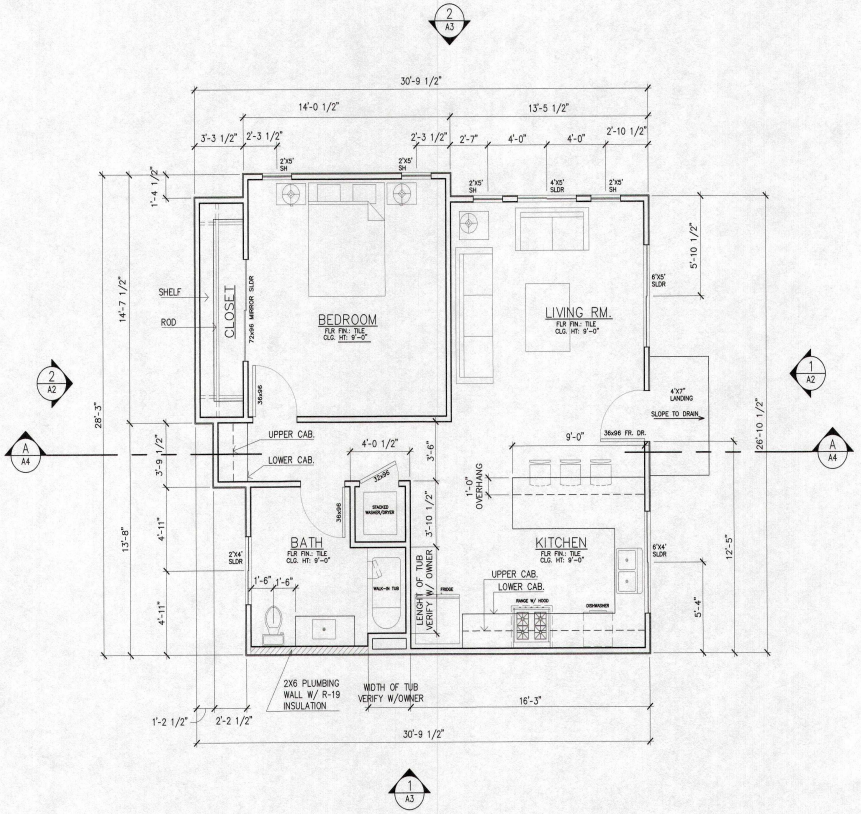
ROOF AREA: 808 SF. / 150 = 5.38 SF OR 774.72 SQ. IN. ATTIC VENT REQUIRED
O'HAGIN HIGH PROFILE MODEL S = 97.5 SQ IN.
774.72 / 97.5 = 7.94 SQ. IN
VENTS REQ'D: 4 HIGH AND 4 LOW

FLOOR PLAN GEN. NOTES

1. DO NOT SCALE DRAWINGS.
2. DIMENSIONS ARE FROM FACE OF STUDS.
3. ALL INTERIOR WALL FINISH ARE 1/2" GYP. BRD.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



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

OWNER / BUILDER
MICHELLE CLARKE

PROJECT
CASITA
2981 GOLD INLET DR
LAS VEGAS, NV 89130

NO	DATE	REVISION DESCRIPTION
-	-	-

SHEET CONTENT
FLOOR PLAN
ROOF PLAN

SCALE: AS NOTED
DRAWING DATE: JULY 2019
SHEET NO: A1

PRJ-77602
10/07/19



SUP-77625 [PRJ-77602] - SPECIAL USE PERMIT - APPLICANT/OWNER: MICHELLE CLARKE
5861 GOLD INLET DRIVE

10/23/2019

Letter of Intent

In Support of Request for Variance

5861 Gold Inlet Drive, Las Vegas, Nevada 89130

This letter of Intent is in support of our request for a variance to the kitchen requirements and allowances for a Mother in Law Casita that we are building as an owner/build on our property, located at 5861 Gold Inlet Drive, Las Vegas, Nevada 89130.

The sole purpose for this Casita is a place for our Mother to live out the rest of her years and allows for the family to provide care for her as she needs it.

My understanding is that the current code does not allow for a full kitchen in a Casita or accessory dwelling. We are requesting a variance to allow for a full kitchen which would include; a gas range with oven, a dishwasher, a sink, and a refrigerator. The reasoning is that we would like our aging Mother to be able to live on our property completely separate of the main home, however we would still have the ability to assist her as she ages, and in the event that her health fails and she would need assistance, that the person caring for her would not have to utilize the main home to prepare nutritious meals, therefore all care could be provided within the Casita structure.

The Casita will be architecturally compatible with the main residence and this improvement would also create an increase in property value, therefore resulting in an overall increase to the neighborhood and tax base.

Thank you for your consideration.

Michelle Clarke

Tamara Giannini

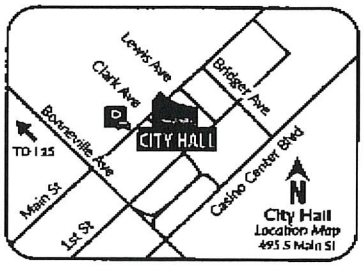
Tamara Giannini

PRJ-77602
10/07/19

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

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

Return Service Requested
Official Notice of Public Hearing



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

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

Please use available blank space on card for your comments.

SUP-77625 [PRJ-77602]
Planning Commission Meeting of **11/26/2019**

RECEIVED
NOV 19 2019
Dept of Planning
City of Las Vegas

PRJ-77602
12536115045
SEUM JANE A
5404 TINCUP DR
LAS VEGAS NV 89130-1950

9A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
NOV 2 5 2019
Dept of Planning
City of Las Vegas

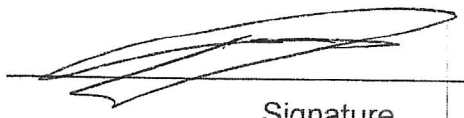
CASE: SUP-77625 [PRJ-77602] - SPECIAL USE PERMIT

SUBJECT: APPLICANT/OWNER: MICHELLE CLARKE

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 26, 20119*** 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 25, 2019.***



Signature

11/23/19

Date

MICHELLE CLARKE

Please Print Name

OWNER BUILDER

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 9

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

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Las Vegas, NV
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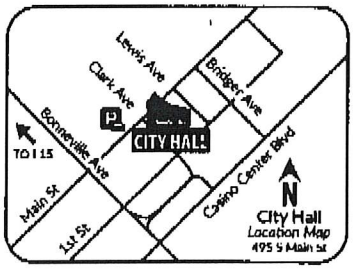
Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 2 5 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77625 [PRJ-77602]
Planning Commission Meeting of **11/26/2019**

PRJ-77602
12536113011
LAMBERT IVAN & MARCIA REV LIV TR
LAMBERT IVAN & MARCIA TRS
5520 EXCELSIOR SPRINGS LN
LAS VEGAS NV 89130-2082

Submitted after final agenda
9P

11/20/2019 07:41 FAX 001/001

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
10

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

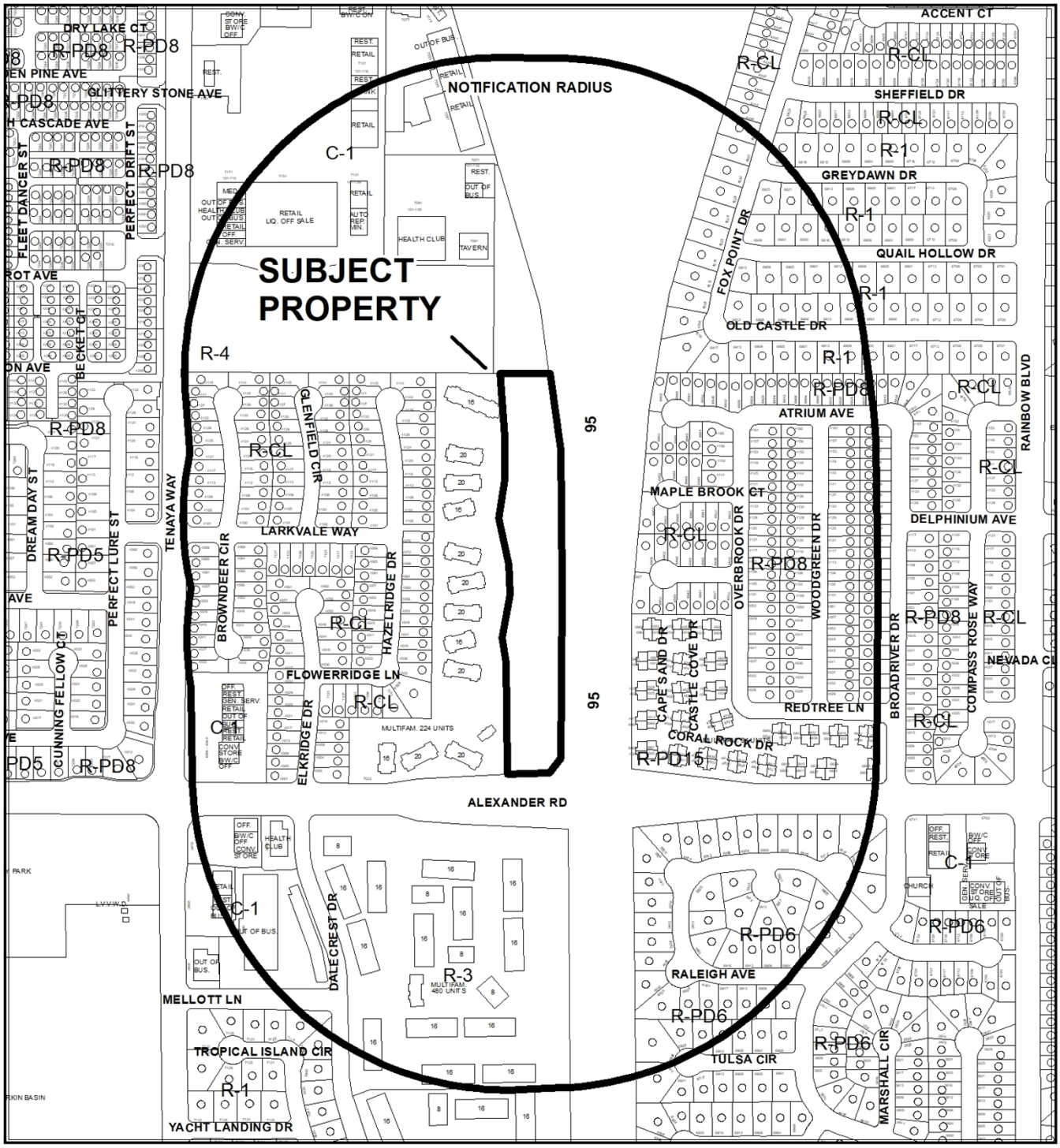
SUBJECT:
SDR-77638 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUAIL TREE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 60-UNIT ADDITION TO AN EXISTING MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a portion of 5.11 acres north of Alexander Road, approximately 615 feet east of Elkridge Drive (APN 138-03-802-003), R-4 (High Density Residential) Zone, Ward 4 (Anthony) [PRJ-77607]. 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.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

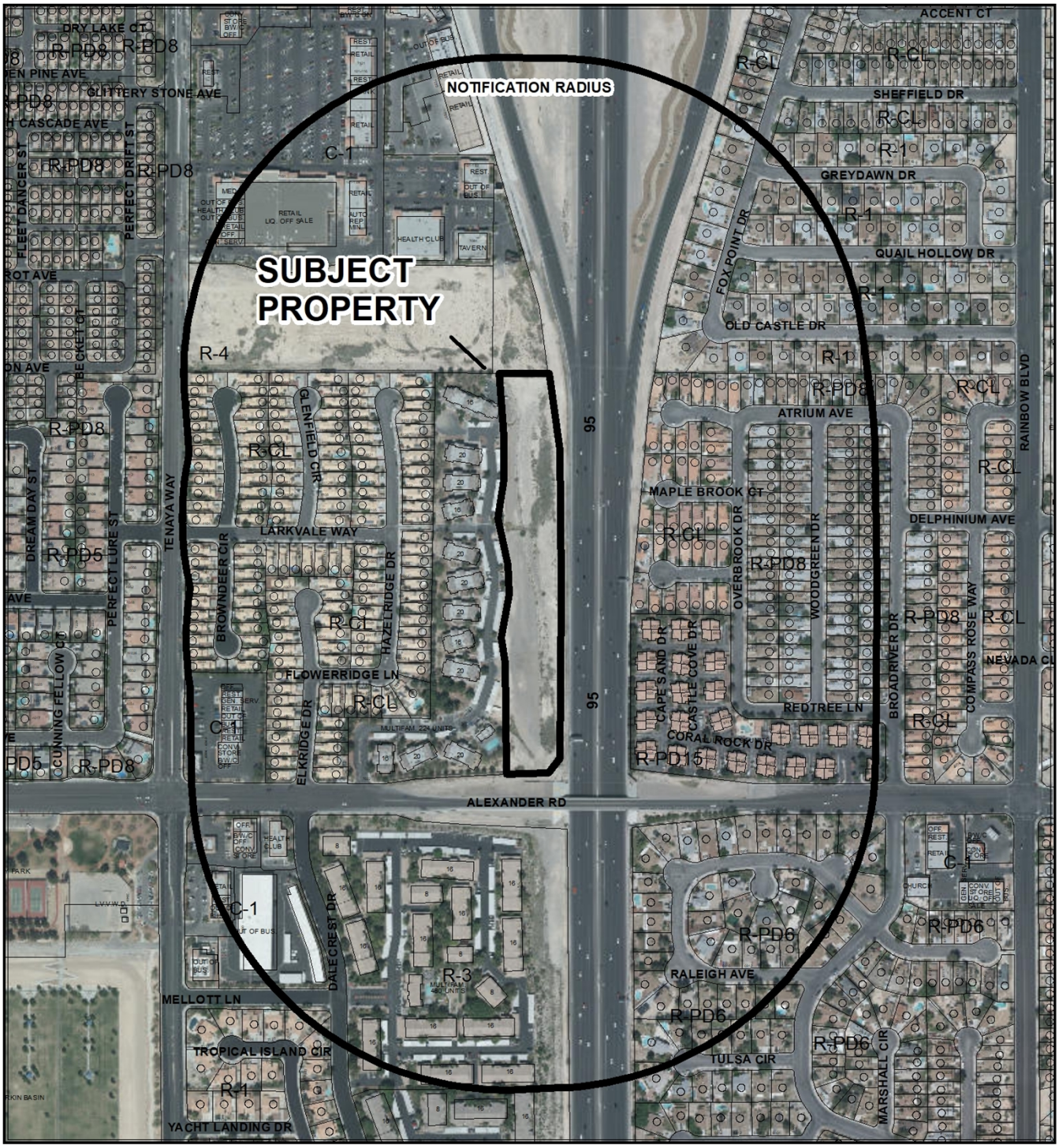
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments from Clark County Department of Aviation
7. School Development Tracking Form Submitted by Clark County School District
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
9. Submitted after Final Agenda – Executed Condition Confirmation Documentation and Protest/Support Postcards



CASE: **SDR-77638 (PRJ-77607)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



CASE: **SDR-77638 (PRJ-77607)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: QUAIL TREE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77638	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 499

PROTESTS 0

APPROVALS 0

JAB/AS

**** CONDITIONS ****

SDR-77638 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 building elevations stamped 10/07/19, and the landscape plan stamped 10/10/19, except as amended by conditions herein.

3. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east property line where ten feet is required.

4. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the north property line where ten feet is required.

5. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the south property line where ten feet is required..

6. An Exception from Title 19.08.110 is hereby approved, to allow three parking lot area trees where four is 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. 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. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

11. 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.

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

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

Public Works

14. Comply with the previously approved Traffic Impact Analysis.

15. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed 60-unit addition to an existing Multi-Family Residential development located north of Alexander Road approximately 615 feet east of Elkridge Drive.

ISSUES

- A Waiver of Title 19.06.040 is requested to allow a zero-foot wide landscape buffer adjacent to the north, south and east property lines. Staff recommends approval of this request.
- An Exception of Title 19.08.110 is requested to allow three parking lot area trees where four are required. Staff recommends approval of this request.

ANALYSIS

The subject site is located within the R-4 (High Density Residential) zoning district and is subject to Title 19 development standards. The proposed 60-unit Multi-Family Residential use is a permitted use in the R-4 (High Density Residential) zoning district. The subject site is currently an undeveloped parcel adjacent to an existing 328-unit multi-family complex that was approved by the Planning Commission through Z-0106-87(2) on 06/14/90. This Site Development Plan Review request is for a 60-unit addition to this existing multi-family complex.

The elevations and site plan date stamped 10/07/19 depict two, three-story apartment buildings consisting of 30-units each. The two building are separated by 210 feet and have the same floor plan. The two new buildings are aesthetically and visually coherent to the existing 12 multi-family buildings on the adjacent parcel. A Condition of Approval has been added that requires the owners to combine the adjacent parcels into one overall multi-family development. The applicant is providing 88 new parking spaces that are integrated well with the existing 358 parking spaces. 50 of the new parking spaces will be covered, with the remaining spaces interspersed throughout.

This site is in a Federal Emergency Management Area (FEMA) designated flood zone. The applicant is requesting a Waiver to allow zero-foot wide landscape buffers adjacent to US-95. There is a steep grade storm water drainage channel along US-95 which prevents successful planting of 24-inch box trees. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the City of Las Vegas Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Because of the steep slope next to US-95, and because of the extremely narrow dimensions of the subject site, staff recommends approval of the requested waiver as it is not feasible to plant landscape materials in this area. In addition, the applicant is proposing a landscape buffer adjacent to portions of the eastern edge of the development in leiu of the required landscape buffer adjacent to the property line(s). The applicant is also requesting an Exception to allow three 24-inch box trees in the parking area where four are required. Due to the majority of the parking being covered by shade structures and the proposed placement of trees within the parking lot area providing sufficient shade for those not covered, staff supports the requested exception.

The buildings are 39 feet high. Comments received from the Clark County Department of Aviation included the following:

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

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

The proposed multi-family development meets the development standards set forth by Title 19 for the R-4 (High Density Residential) Zone and is compatible with the existing H (High Density Residential) Land Use designation. In addition, the addition is compliant with the existing apartment complex to the west. Therefore, staff is recommending approval of the Site Development Plan Review with Waivers.

FINDINGS (SDR-77638)

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

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

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

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

   The applicant is requesting a Waiver and an Exception in order to create a development that is compatible with the existing multi-family complex to the west. In doing so, the proposed development is consistent with the H (High Density Residential) land use plan designation and the majority of the Title 19 requirements.

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

   Site access is provided by Alexander Road, a primary arterial street that is adequate in size to serve the subject site. The circulation around the site does not negatively impact the adjacent roadways.

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

   The proposed building and landscape materials are appropriate for a desert climate and the city.

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

   Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment. Per the submitted elevation plan date stamped 10/07/19, the building facade is composed of stucco, parapet walls, and concrete roof tiles. The elevations are aesthetically compatible to match the existing apartment complex.

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

If approved, the proposed development addition will be subject to building permit review and inspection, thereby ensuring the protection of public health, safety, and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/18/87	The City Council approved a Rezoning (Z-0106-87) under (ROI) from N-U (Non-Urban) to R-CL (Single Family Compact Lot), R-3 (Medium Density Residential) and C-1 (Limited Commercial) generally located at the northeast corner of Alexander Road and Tenaya Way. This site was included in the Rezoning. The Planning Commission and staff recommended approval.
06/14/90	The Planning Commission approved a Site Development Plan Review [Z-0106-87(2)] for a proposed 328-unit apartment complex generally located on 13.06 acres at the northeast corner of Alexander Road and Tenaya Way. Staff recommended approval.
09/02/92	The City Council approved a five-year Extension of Time for [Z-0106-87(4)]. The Planning Commission and staff recommended approval.
11/18/99	The Planning Commission approved a Site Development Plan Review [(Z-0106-87(5)] for 104 apartment units (two-story buildings) added to a site with an existing 224 unit apartment complex. Staff recommended approval. Z-0106-87(5) expired on 11/18/01.
05/19/10	The City Council approved a General Plan Amendment (GPA-37614) to Amend a portion of the Centennial Hills Sector Plan of the General Plan from: M (Medium Density Residential) to: H (High Density Residential) on 13.06 acres at 7100 West Alexander Road. The Planning Commission did not reach a super majority (tantamount to a denial) and staff recommended approval.
	The City Council approved a Rezoning (ZON-37615) from: R-3 (Medium Density Residential) to: R-4 (High Density Residential) on 13.06 acres at 7100 West Alexander Road. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/09/17	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/10/19	Staff conducted a pre-application meeting to discuss deadlines and submittal requirements for a Site Development Plan Review.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
10/17/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	5.11

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	H (High Density Residential)	R-4 (High Density Residential)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	US-95	Right-of-Way	Right-of-Way
West	Multi-Family Residential	H (High Density Residential)	R-4 (High Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Northwest Open Space	Y
Centennial Hills Sector Plan	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 19.06.120, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	7,000 SF	222,592 SF	Y
Min. Lot Width	N/A	120 Feet	Y
Min. Setbacks			
• Front	10 Feet	365 Feet	Y
• Side (east)	5 Feet	101 Feet	Y
• Side (west)	5 Feet	216 Feet	Y
• Rear	20 Feet	369 Feet	Y
Min. Distance Between Buildings	Unlimited	210 Feet	Y
Max. Lot Coverage	Unlimited, with footnotes	26 %	Y
Max. Building Height	N/A, with footnotes	39 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	None new	Y

Pursuant to Title 19.06.120, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N*
• South	1 Tree / 30 Linear Feet	43 Trees	0 Trees	N*
• East	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N*
• West	1 Tree / 30 Linear Feet	N/A	N/A	Y
TOTAL PERIMETER TREES		**55 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at end of each row of spaces	4 Trees	3 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		0 Feet	N*
• South	10 Feet		0 Feet	N*
• East	10 Feet		0 Feet	N*
• West	N/A		N/A	N/A

**The applicant is requesting a Waiver to allow a zero-foot wide landscape buffer adjacent to the north, south and east property lines. Staff supports the request.*
***The applicant is requesting an Exception for a reduced amount of parking lot area trees.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alexander Road	Primary Arterial	Planned Streets and Highways Map	100	Y

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

Multi-Family Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
1 Bedroom	48 Units	1 : 125	60				
2 Bedroom	12 Units	1 : 1.75	21				
Guests	60 Units	1 : 6	10				
NEW SPACES REQUIRED			**91**		88		
EXISTING SPACES			**358**		362		
TOTAL OVERALL PARKING			**449**		450		Y
Regular and Handicap Spaces Required			**440**	9	441	9	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 10-foot wide landscape buffer is required adjacent to right-of-way.	To allow a zero-foot wide landscape buffer adjacent to the east property line.	Approval
A 10-foot wide landscape buffer is required adjacent to right-of-way.	To allow a zero-foot wide landscape buffer adjacent to the north property line.	Approval
A 10-foot wide landscape buffer is required adjacent to right-of-way.	To allow a zero-foot wide landscape buffer adjacent to the south property line.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree shall be planted for every six uncovered parking spaces.	To allow three trees where four is required.	Approval

Las Vegas Valley Water District (LVVWD) Comments:
This property is not currently served by LVVWD for domestic nor fire service. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. The development is proposing to tie to the adjacent parcel's private line. The developer may propose a shared onsite fire system and domestic service. SNWA Regional Connection Charges for the apartment units will be assessed on a per unit basis and all fees are due at the time of civil plan approval and building permit issuance. Proof of parcel consolidation or the recordation of a commercial subdivision map is required prior to civil plan approval by LVVWD.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) US 95 & Alexander Rd.

Project Name Alexander & 95 Apartments **Proposed Use**

Assessor's Parcel #(s) 138-03-802-003 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-4 Proposed R-4

Additional Information

Property Owner Quail Tree, LLC Contact Brian Plaster

Address 801 S. Rancho Dr., STE E-4 City Las Vegas State NV Zip 89106

E-mail brianplaster@spmlv.com Phone 702-671-6000

Applicant Signature Management, LLC Contact Brian Plaster

Address 801 S. Rancho Dr., STE E-4 City Las Vegas State NV Zip 89106

E-mail brianplaster@spmlv.com Phone 702-671-6000

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail elishas@taneycorp.com Phone 702-362-8844

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name BRIAN PLASTER

Subscribed and sworn before me

This 3rd day of October, 20 19

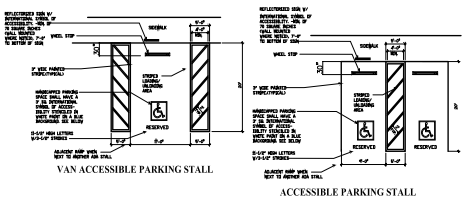
Cindy Bauer

Notary Public in and for said County and State County of Clark State of Nevada

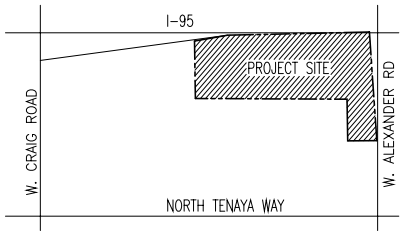
CINDY BAUER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 06-104484-1
My Appt. Expires March 24, 2022

CINDY BAUER

PRJ-77607
10/07/19



3 TYPICAL ADA PARKING STALL
SCALE: N.T.S.



2 VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION (NEW AREA ONLY)

557,343 S.F. – (12.79 ACRES)
TOTAL UNITS FOR WHOLE SITE: 284
DENSITY = 22 UNITS PER ACRE

BUILDING DETAILS

BUILDING GROSS S.F. (EXISITNG BLDGS)	154,330 S.F.
BUILDING GROSS S.F. (NEW BLDGS)	59,640 S.F.
NEW GYM BLDG S.F.	625 S.F.
TOTAL BUILDING GROSS S.F.	214,595 S.F.

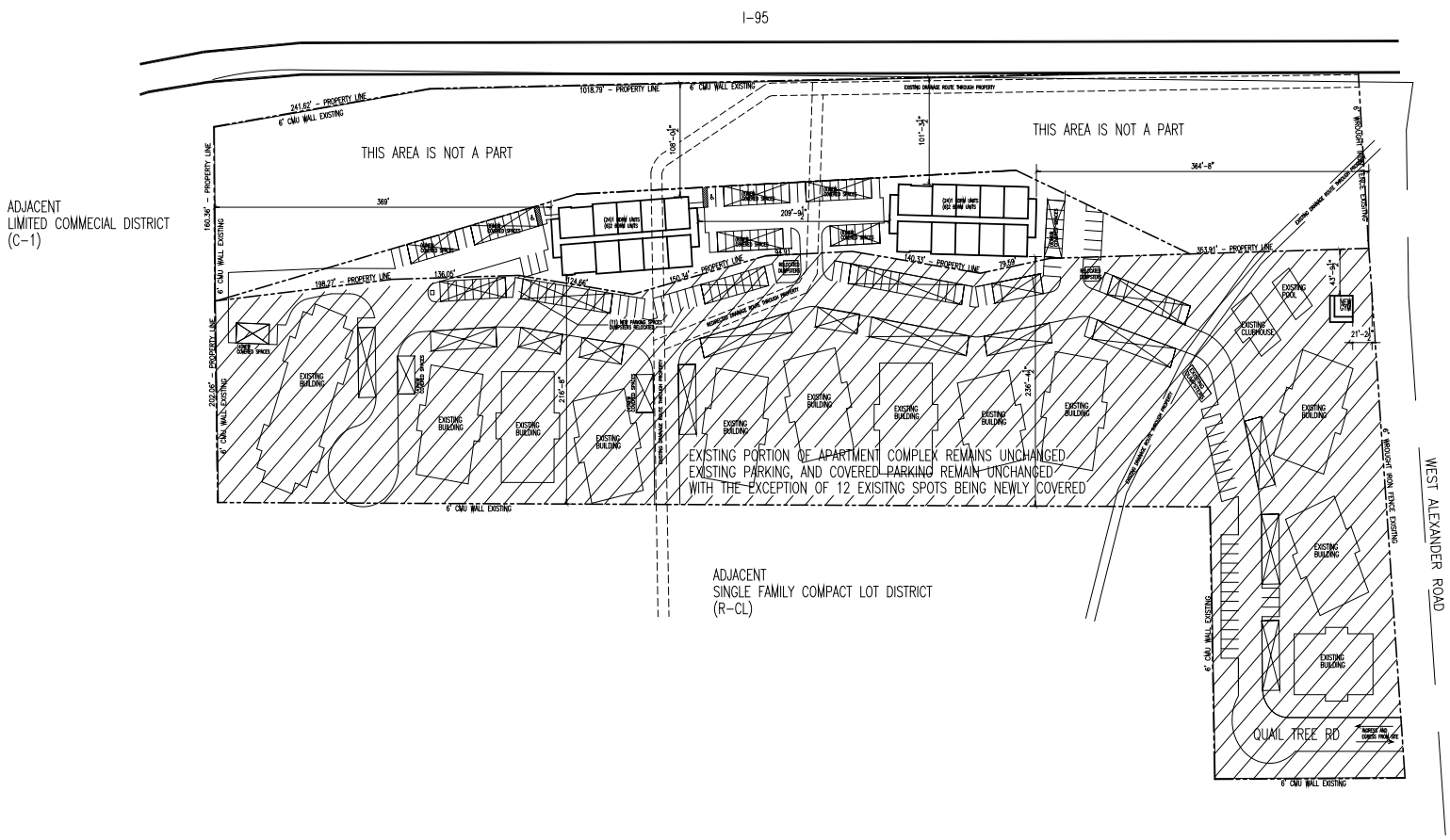
FLOOR AREA RATIO – .385
INCLUDES NEW AND EXISTING BUILDINGS

NEW PARKING REQUIRMENTS:

1 BDRM UNIT: 1.25 PER (48 units)	60
2 BDRM UNIT: 1.75 PER (12 units)	21
GUEST PARKING: 1 PER 6 UNITS	10
PARKING REQUIRED:	91
NEW COVERED PARKING PROVIDED	62
NEW UNCOVERED PARKING PROVIDED	32
TOTAL NEW PARKING PROVIDED:	94

NEW UNITS ADDED:

1 BDRM UNIT:	48
2 BDRM UNIT:	12
TOTAL NEW UNITS	60



1 SITE PLAN
SCALE: 1"=30'

EXISTING UNITS:

STUDIOS:	120
1 BDRM UNIT:	88
2 BDRM UNIT:	16
TOTAL NEW UNITS	224

PARKING IN EXISTING PART:

COVERED PARKING PROVIDED	161
UNCOVERED PARKING PROVIDED	85
TOTAL PARKING PROVIDED:	246

PRJ-77607
100743

D. BARRY GREENE
REGISTERED
No. 682
ARCHITECT
STATE OF NEVADA

THE 95 APARTMENTS
CITY OF LAS VEGAS
Planning Commission - Page 108
GREENE TINDALL
DESIGN
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REVISION	DATE	NOTES

ISSUE DATE: 10-3-19

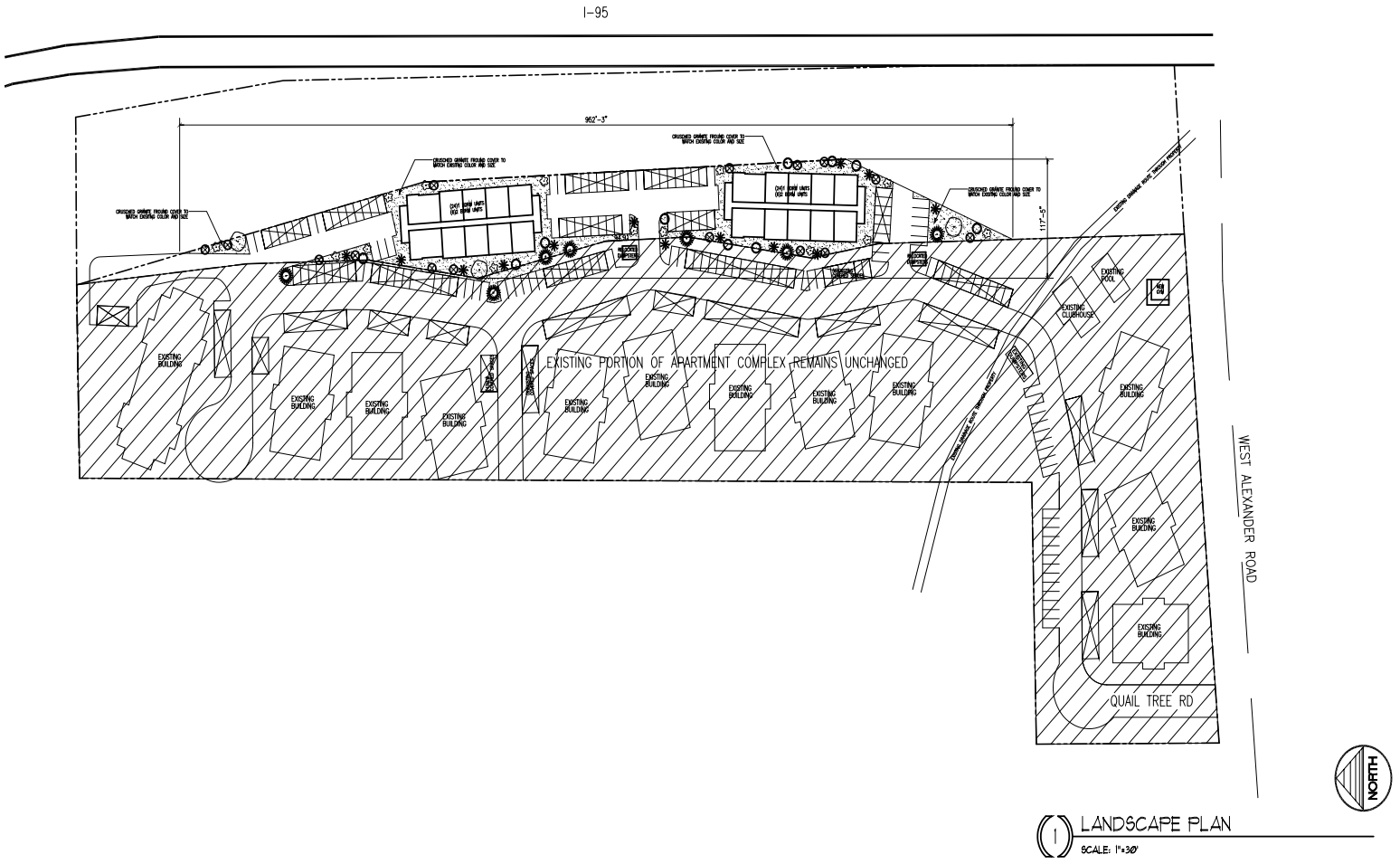
S-010

3047 WARM SPRINGS ROAD, SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 597-5597

PLANT SCHEDULE

SYM.	SIZE	SCIENTIFIC NAME	QUANTITY	COMMON NAME
TREES				
	36" Box	Pinus eldarica	3	mondale pine
SHRUBS				
	5 Gal	caesalpinia pulcherrma	14	peacock flower
	5 Gal	tulbaghia violacea	13	society garlic
	5 Gal	rosemarinus officinalis	10	rosemary
	15 Gal	parkinsonia florida	7	palo verde tree
	5 Gal	salvia clevelandii	14	chappparrel sage
GROUND COVER				
		CRUSHED GRANITE TO MATCH EXISITNG		

NEW LANDSCAPING TO MATCH EXISITNG.



1 LANDSCAPE PLAN
SCALE: 1"=30'

RRJ-77607
10/10/18

BARRY GREENE REGISTERED No. 682 ARCHITECT STATE OF NEVADA

THE 95 APARTMENTS
Planning Commission CAB Page 109
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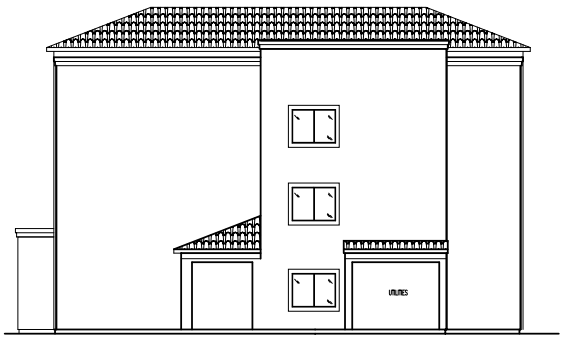
REVISION	DATE	NOTES

ISSUE DATE: 10-3-18

L-010

3047 WARM SPRINGS ROAD, SUITE 300 LAS VEGAS, NEVADA 89120 OFFICE (702) 897-7007



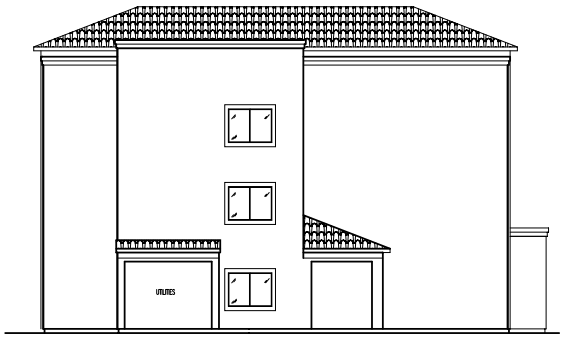
BLDG TYPE 1 SIDE ELEVATION

1/4" = 1'



BUILDING TYPE 1 REAR ELEVATION

1/4" = 1'



BLDG TYPE 1 SIDE ELEVATION

1/4" = 1'



BUILDING TYPE 1 FRONT ELEVATION

1/4" = 1'

PRJ-77607
10/07/19

THE 95 APARTMENTS
CITY OF LAS VEGAS
Planning Commission Page 110

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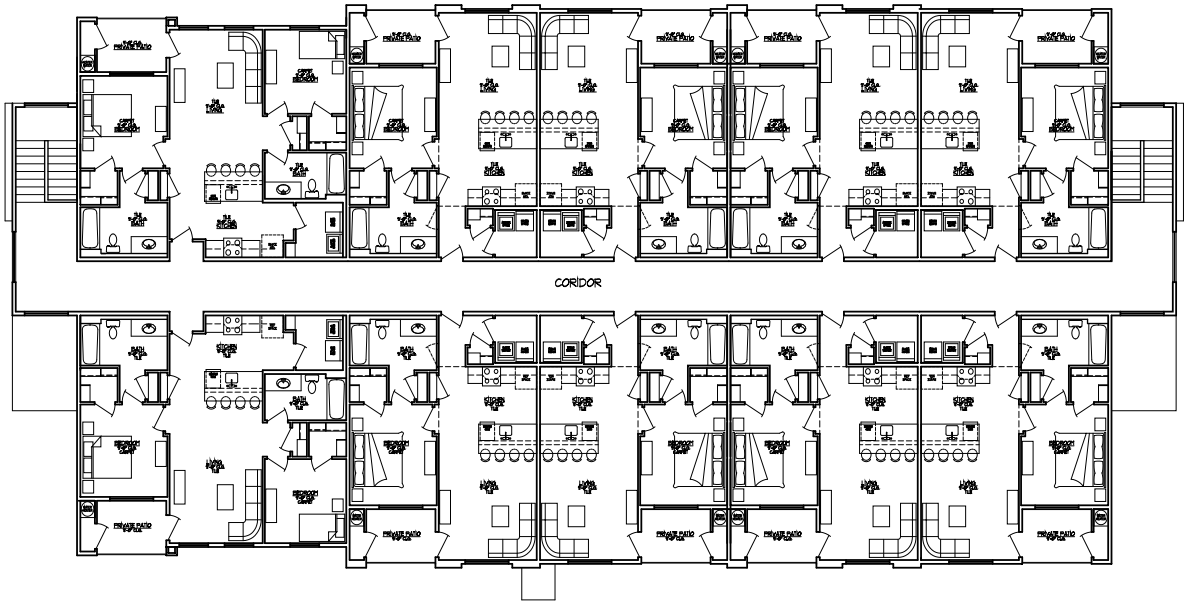
REVISION	DATE	NOTES

ELEVATIONS

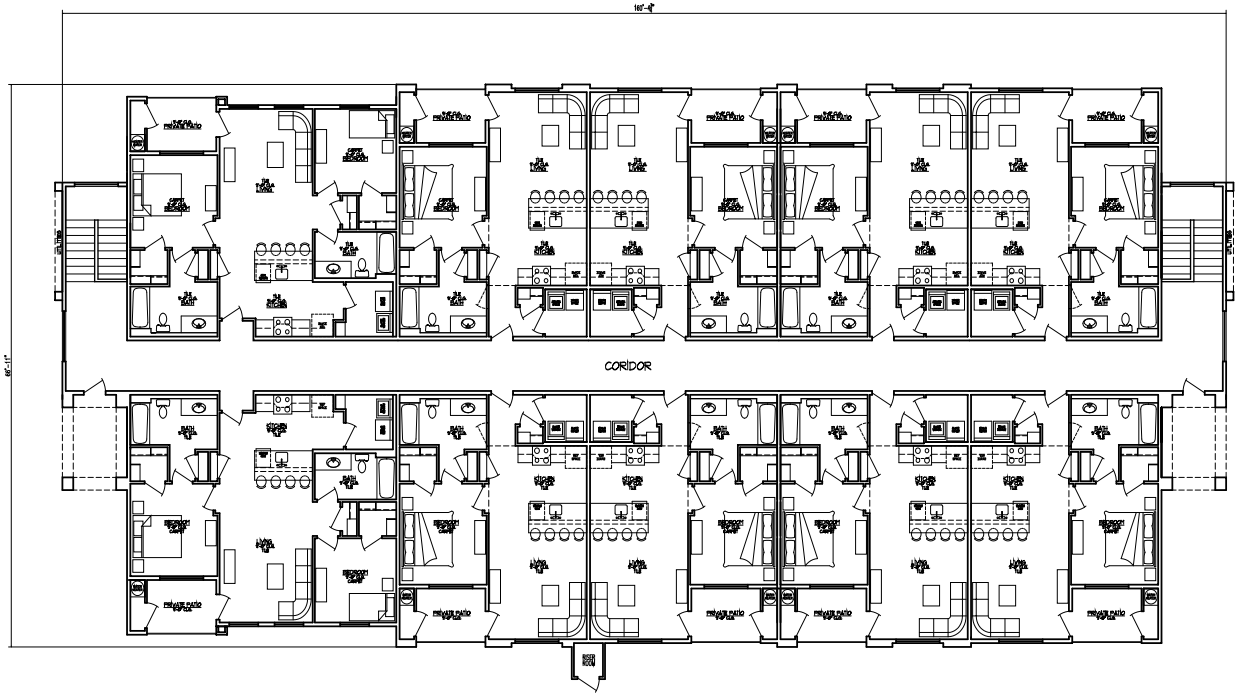
ISSUE DATE: 9-11-19

A040



BLDG TYPE 1 SECOND/THIRD FLOORPLAN

1/8" = 1'



BLDG TYPE 1 FIRST FLOORPLAN

1/8" = 1'

PRJ-77007
10/07/19

THE 95 APARTMENTS
CITY OF LAS VEGAS
Planning Commission Page 111

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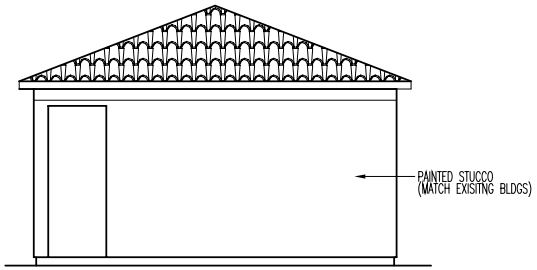
REVISION	DATE	NOTES

ISSUE DATE: 9-11-19

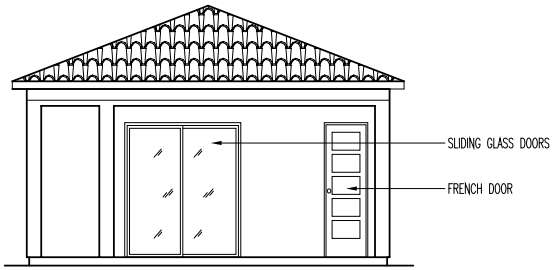
FLOOR PLANS

A010



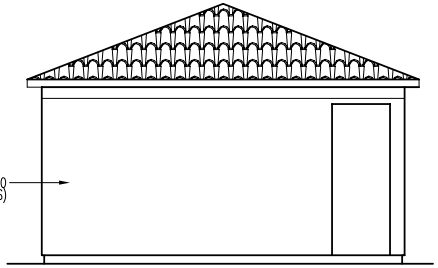
GYM BUILDING FLOORPLAN

1/4" = 1'



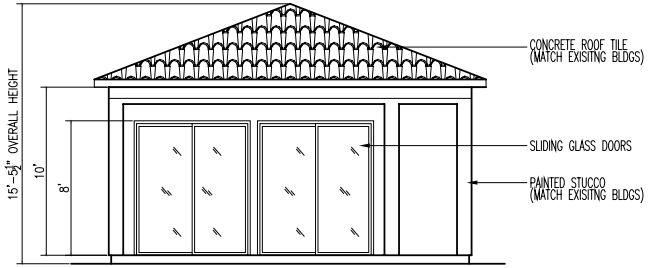
GYM BUILDING FLOORPLAN

1/4" = 1'



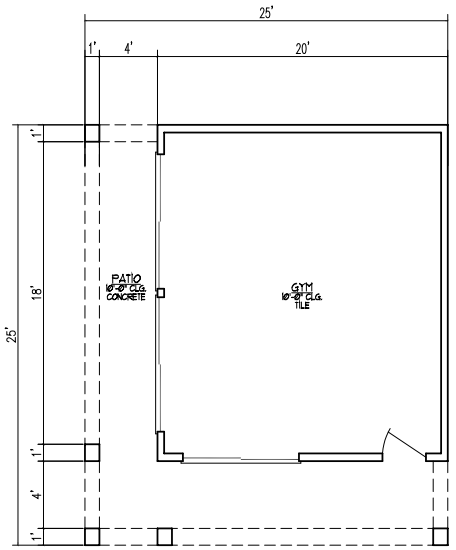
GYM BUILDING FLOORPLAN

1/4" = 1'



GYM BUILDING FLOORPLAN

1/4" = 1'



GYM BUILDING FLOORPLAN

1/4" = 1'

400 S.F.
225 S.F. PATIO

PRJ-77607
10/07/19

THE 95 APARTMENTS
CITY OF LAS VEGAS

Planning Commission Page 112

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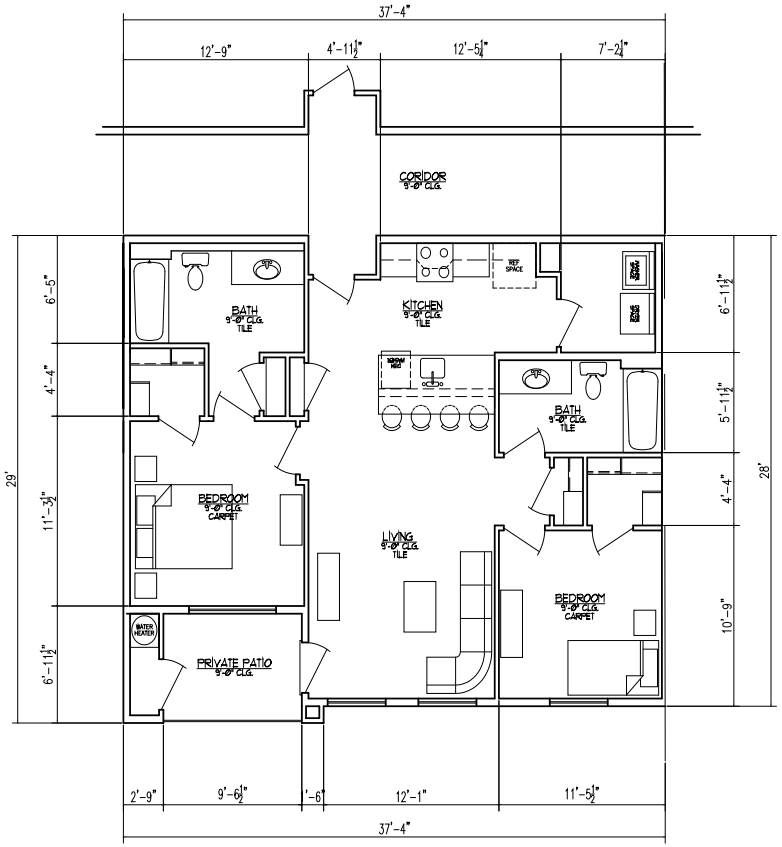
REVISION	DATE	NOTES

FLOORPLANS

ISSUE DATE: 9-11-19

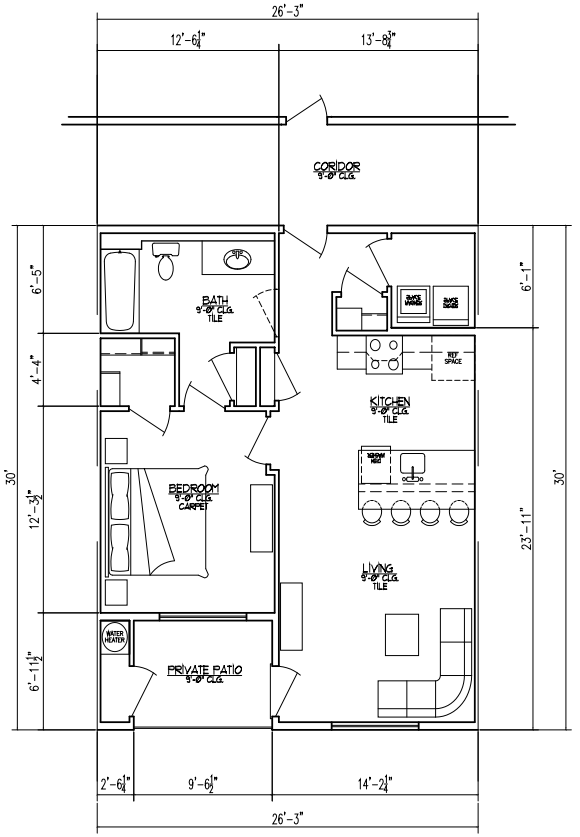
A011



2 BEDROOM UNIT

966 S.F.
78 S.F. PATIO

1/4" = 1'



1 BEDROOM UNIT

709 S.F.
78 S.F. PATIO

1/4" = 1'

PRJ-77607
10/07/19

THE 95 APARTMENTS
CITY OF LAS VEGAS
Planning Commission Page 113

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REVISION	DATE	NOTES

FLOORPLANS

ISSUE DATE: 9-11-19

AU010



MATERIAL BOARD

A - PAINTED STUCCO TO MATCH EXISTING
B - PAINTED STUCCO TRIM TO MATCH EXISTING
C - CONCRETE "S" ROOF TILE TO MATCH EXISTING

PRJ-77607
10/07/19

10.7.19



PRJ-77607
10/07/19



PRJ-77607
10/07/19



PRJ-77607
10/07/19



SDR-77638 [PRJ-77607] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: QUAIL TREE, LLC
NORTH OF ALEXANDER ROAD, EAST OF ELKRIDGE DRIVE

10/23/2019

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

September 23, 2019

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

RE: **Alexander & 95 Apartments – Justification Letter**
Site Development Plan and Variance
APN: 138-03-802-003

To Whom It May Concern:

Taney Engineering, on behalf of our client, Signature Management, is respectfully requesting submitting a site development plan and variance for no perimeter landscaping along the freeway for a proposed apartment complex expansion. The site is generally located at US 95 and Alexander Road within the City of Las Vegas jurisdiction on a portion APN 138-03-802-003. It is the intent of this expansion to combine the site with the existing apartment complex located on 138-03-802-002; a parcel map will be prepared to combine the properties once entitlements are approved.

These applications show the expansion of the existing apartment complex east, toward the US 95 freeway and in a portion of the flood zone area. We have included the site plan reflecting the addition of 2 (30 unit) buildings (60 units total) with additional parking stalls to the existing apartment complex. The site data for the new added buildings has been reflected on the site plan showing the required number of parking stalls has been added to the existing apartment site. The proposed site is currently zoned R-4, allowing up to 25 units per acre density. A portion of the site along the 95 freeway is located in flood zone AE, a drainage study was submitted to the city of Las Vegas in the past year reflecting the current flowrates in the flood zone and proposing to amend the location of the flood zone based on the study. This site plan takes into account the proposed limits of the flood zone from the flood study and proposes the development of the site in the area that would be removed from the flood zone through a CLOMR.

PRJ-77607
10/07/19

The variance for no perimeter landscaping along the freeway is needed, as this portion of the site resides in the flood zone and cannot be improved at this time; in lieu of this the developer will provide landscape, trees, and shrubs along the proposed buildings in excess of code requirements.

If you have any questions or require any additional information please call (702)362-8844.

Sincerely,



Robert Cunningham, P.E.
Taney Engineering

PRJ-77607
10/07/19

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

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**SDR-77638**
PROJECT:	**60 MFU DEVELOPMENT**
LOCATION:	**138-03-802-003**
MEETING DATES:	**NOVEMBER 26, 2019, PLANNING COMMISSION & DECEMBER 18, 2019, CITY COUNCIL**

COMMENTS:

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

The proposed development 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 CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1), would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA’s airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

School Development Tracking Form

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

Date Filed 10/22/2019 **Application Number** SDR-77638 **Entity** LV

Company Name Pinnacle Homes

Contact Name

Contact Mailing Address

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

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

Project Name Alexander & 95 Apartments

Project Description 60 multi-family units

APN's 138-03-802-003

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2)	60	x 0.140 = 8	x 0.058 = 3	x 0.064 = 4
Resort Condo Units (3)				
Total		8	3	4

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Dorothy Eisenberg ES	7770 Delhi Ave	K-5	528	548	10/07/19
Marc Kahre	7887 Gowan Rd	K-5	518	442	10/07/19
Justice Myron Leavitt MS	4701 Quadrel St	6-8	1,596	1,585	10/07/19
Centennial HS	10200 W. Centennial Pkwy	9-12	2,541	2,890	10/07/19

*** CCSD Comments** Eisenberg ES and Centennial HS are over capacity for the 2019-20 school year. Eisenberg ES is 103.79% and Centennial HS is 113.73% of program capacity.

☐ Approved ☐ Disapproved

SDR 77638
Quail Tree, LLC

NS Alexander Road, E of Elkridge Drive

Proposed 60 unit multi-family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	60	5.44	**326**
AM Peak Hour			0.36	**22**
PM Peak Hour			0.44	**26**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Alexander Road

Average Daily Traffic (ADT)	11,794
PM Peak Hour	944

(heaviest 60 minutes)

Tenaya Way

Average Daily Traffic (ADT)	12,976
PM Peak Hour	1038

(heaviest 60 minutes)

Rainbow Boulevard

Average Daily Traffic (ADT)	11,399
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Alexander Road	16,380
Rainbow Boulevard	33,800
Rainbow Boulevard	33,800

This project will add approximately 326 trips per day on Alexander Rd., Tenaya Wy. and Rainbow Blvd. Currently, Alexander is at about 72 percent of capacity and both Tenaya and Rainbow are at about 44 percent of capacity. With this project, Alexander is expected to be at about 74 percent of capacity, Tenaya to be at about 35 percent of capacity and Rainbow to remain at about 34 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 26 additional cars, or about one every two minutes.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
NOV 2 0 2019
Dept of Planning
City of Las Vegas

CASE: **SDR-77638 [PRJ-77607] - SITE DEVELOPMENT PLAN REVIEW**

SUBJECT: APPLICANT/OWNER: QUAIL TREE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 26, 20119*** 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 25, 2019.***

Signature _____ Date 11/20/19

BRIAN PLASTER
Please Print Name

Quail Tree, LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

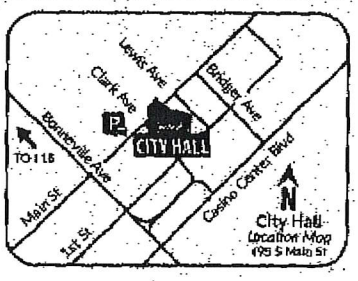
Submitted after final agenda

Item 10

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 2 5 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77638 [PRJ-77607]
Planning Commission Meeting of **11/26/2019**

PRJ-77607
13803816027
HAZELRIDGE TRUST
C/O NEEDHAM LAW FIRM
3216 W CHARLESTON BLVD
LAS VEGAS NV 89102-2044

① THE WAIVER OF THE "BUFFER" MAKES LAS VEGAS LESS DESIREABLE and cheapens the city.
② more units in congested area impacts JOY of nearby home owners.

89 JRDFNP1 89102

NLF

01/01/2007 01:49 7022584345

Submitted after final agenda

10P

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

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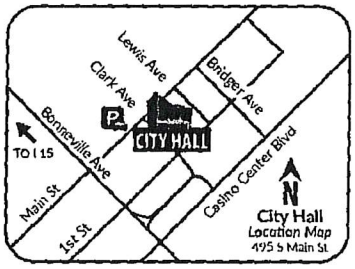
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 2 5 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77638 [PRJ-77607]
Planning Commission Meeting of **11/26/2019**

PRJ-77607
13803819058
MARTIN ALICIA
6816 CORAL ROCK DR
LAS VEGAS NV 89108-6300

Submitted after final agenda
10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
11

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

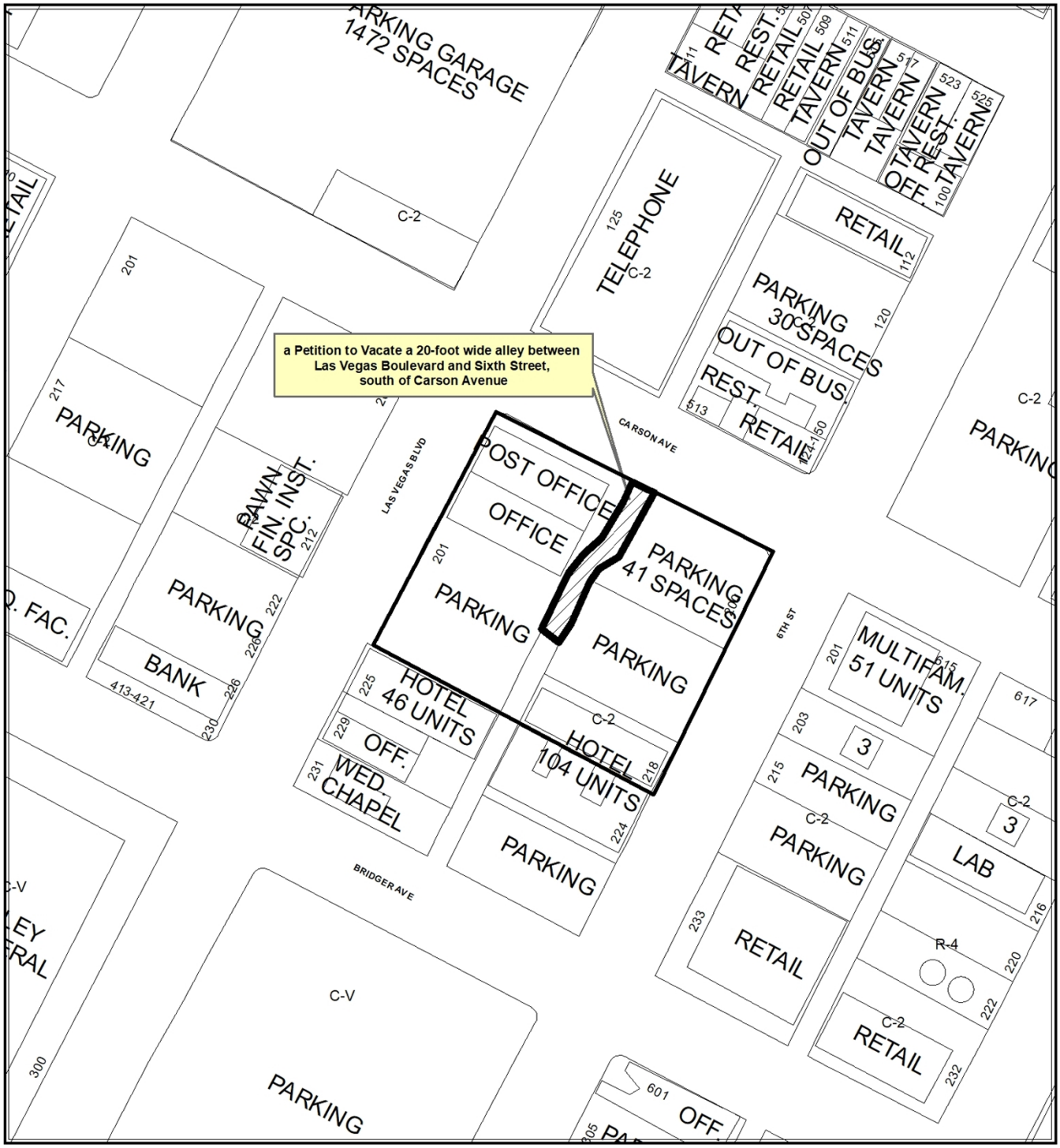
SUBJECT:
VAC-77685 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on a request for a Petition to Vacate a 20-foot wide alley between Las Vegas Boulevard and Sixth Street, south of Carson Avenue, Ward 3 (Diaz) [PRJ-77600]. Staff recommends APPROVAL.

CC: 01/15/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: VAC-77685 (PRJ-77600)

0 105 210
Feet

N



CASE: **VAC-77685 (PRJ-77600)**

0 105 210
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GOOD HOOD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-77685	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

VAC-77685 CONDITIONS

1. The limits of this Petition of Vacation shall be the entire width of the alley between Las Vegas Boulevard South and 6th Street extending south from Carson Avenue approximately 200 feet.

2. Prior to recordation of the Order of Vacation, coordinate the relocation of all utilities within the portion to be vacated. The Petition of Vacation shall retain easements as requested by the various utility companies.

3. Prior to recordation of the Order of Vacation, a sewer abandonment and relocation plan shall be approved, bonded and permitted for construction.

4. Grant a new 20-foot wide Public Sewer Easement at a location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works, prior to the Order of Vacation.

5. The Order of Vacation shall retain public vehicular and pedestrian access easements, and public drainage and sewer easements over the entire area being vacated, extending to a height of 15’ 4” above grade, unless otherwise allowed by the Department of Public Works. Current public access rights shall be preserved.

6. 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.

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, 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 or easement being vacated must be retained.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to vacate a portion of the alley located on the east side of 201 South Las Vegas Boulevard, between Carson Avenue and Bridger Avenue.

ANALYSIS

On September 18, 2019, the City Council approved a Site Development Plan Review (SDR-76887) for a six-story parking garage with ground level retail space for the subject site. Condition of approval number fifteen (15) of SDR-76887 requires a Petition to Vacate be approved prior to approval of construction drawings for the site, and record prior to the issuance of building permits for the development.

Specifically, the condition states, "*Submit a Licensing Agreement prior to submittal of construction drawings for this site to allow design and construction of portions of the proposed building within existing right-of-way. This license agreement shall suffice to allow the issuance of demolition permits and foundation permits. However, a Petition of Vacation of public alley right-of-way in conflict with this proposal shall be submitted and approved by the City Council prior to approval of construction drawings for this site and shall record prior to the issuance of any further building permits within the area to be vacated. The Vacation shall retain public easements to maintain full public access rights to the alley to a height of 15 feet 4 inches, and such other utility easements as requested by utility franchise holders. In addition, an Aerial Easement shall be granted to the applicant to allow the construction and maintenance of the proposed parking structure over a portion of the Carson Street sidewalk as depicted on the approved Site Plan, and to accommodate continuation of the artistic decoration feature onto 6th Street, commencing at the height of 15 feet 4 inches. The applicant shall enter into a formal agreement with the City that details the requirements associated with the vacation/easement and subsequent construction of the structure over the alley/sidewalk rights-of-way, and any conditions contained therein shall be complied with prior to recordation of the Order of Vacation*."

The applicant has submitted this application to satisfy this condition of approval.

Staff presents the following information concerning this request to vacate certain public street rights-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths?

Uniform as it will remain a public access easement.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?

No, as it will remain a public access easement.

C. Does it appear that the vacation request involves only excess right-of-way?

No, it is to allow the proposed development to use a portion of the alley for utilities and access.

D. Does this vacation request coincide with development plans of the adjacent parcels?

Yes, Site Development Plan Review (SDR-76887) approved on 09/19/19.

E. Does this vacation request eliminate public street access to any abutting parcel?

No, as the adjoining parcel will be adjacent to the vacated area.

F. Does this vacation request result in a conflict with any existing City requirements?

No, there is no conflict.

G. Does the Department of Public Works have an objection to this vacation request?

No, staff does not have any objection and is recommending approval of the request.

Staff does not have any objection to the proposed Petition to Vacate, and is recommending approval with conditions. If denied, the development associated with SDR-76887 will not be able to be constructed as approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/18/13	Staff approved an administrative Site Development Plan Review (SDR-3300) for an auxiliary surface parking lot in conjunction with an existing governmental facility.
07/30/19	The Carson Street Complete Street Project (CIP-53511) is currently at 50 percent engineered plans. The project includes the installation of trees, sidewalk, curb, gutter, streetlights, intersection bulb-outs, pavers, trash receptacles, and traffic striping.
07/30/19	The Las Vegas Boulevard Complete Street (CIP-46330) is currently at 90 percent engineered plans with construction expected to begin in the first quarter of 2020. The project includes the installation of trees, sidewalk, curb, gutter, streetlights, intersection bulb-outs, pavers, trash receptacles, and traffic striping.
07/30/19	The 6th Street Beautification Complete Street (CIP-53510) engineered plans have been approved and the project is currently under construction. The project includes the installation of trees, sidewalk, curb, gutter, streetlights, intersection bulb-outs, pavers, trash receptacles, and traffic striping.
09/18/19	The City Council approved a request for a Site Development Plan Review (SDR-76887) for a proposed six-story parking garage with 8,403 square feet of ground level retail space and a one-story 8,528 square-foot addition to an existing 35,481 square-foot office building with waivers of Appendix F, Interim Downtown Las Vegas Area 1 Development Standards at 201 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
08/08/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/20/19	A building permit (#C19-02196) was issued for the demolition of non-load bearing walls, floors and lids at 201 South Las Vegas Boulevard. The permit received its final inspection on 06/13/19.
07/30/19	A building permit (#C19-03432) was issued for the demolition of carports and a light-pole at 201 South Las Vegas Boulevard. The permit is active as of 11/04/19.

Related Building Permits/Business Licenses	
08/07/19	A building permit (#C19-03582) was issued for the demolition of the second floor offices to create gray shell for future tenant at 201 South Las Vegas Boulevard. The permit is active as of 11/04/19.
09/09/19	A building permit (#C19-04053) was issued for a temporary meter pole at 201 South Las Vegas Boulevard. The permit received its final inspection on 09/16/19.
09/19/19	A building permit (#C19-04009) was issued for a 2,160 square-foot temporary modular at 201 South Las Vegas Boulevard. The permit is active as of 11/04/19.
09/25/19	A building permit (#C19-04324) was issued for a temporary meter pole at 201 South Las Vegas Boulevard. The permit received its final inspection on 10/02/19.

Pre-Application Meeting	
10/01/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a vacation application.

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

Field Check	
10/17/19	Staff performed a routine field check where the right-of-way to be vacated was observed. Nothing of concern was noted by staff.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Post Office / Parking Lot	C (Commercial)	C-2 (General Commercial)
North	Restaurant / Retail/Office	C (Commercial)	C-2 (General Commercial)
South	Hotel / Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	C (Commercial)	C-2 (General Commercial)
West	Pawn Shop / Parking Lot	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Master Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Live/Work Overlay District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Downtown Design Review Committee Area (DDRC)	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	Planned Streets and Highways Map	90	Y
Carson Ave	Collector	Planned Streets and Highways Map	80	Y
6th Street	Collector	Planned Streets and Highways Map	80	Y

Las Vegas Valley Water District (LVVWD) Comments:
The existing development surrounding the proposed alley currently have services by LVVWD for domestic and fire within the alley. Neither have the backflow prevention required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD for the abandonment and reconnection of the main, new services, and backflow preventers.

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) 201 S Las Vegas Blvd

Project Name 201 LVB Alley Vacation **Proposed Use**

Assessor's Parcel #(s) 139-34-611-050; 139-34-611-042 **Ward #** 3-Diaz

General Plan: Existing Proposed **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner Good Hood, LLC Contact John Curran

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail John@dapperdevelopment.com Phone 702-733-3622 x 59

Applicant same as above Contact

Address City State Zip

E-mail Phone

Representative John Curran Contact

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail John@dapperdevelopment.com Phone 702-733-3622 x 59

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 J Dapper

Subscribed and sworn before me

This 20th day of September, 20 19

State of Nevada County of Clark

Notary Public in and for said County and State

LAURA BUESO
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 01/15/2023
Certificate No: 19-1273-1

PRJ-77600
10/10/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 201 S Las Vegas Blvd and 200 S 6th Street/ Las Vegas, NV 89101

Project Name S & L Building Vacation **Proposed Use**

Assessor's Parcel #(s) 139-34-611-043 **Ward #** 3-Diaz

General Plan: Existing C Proposed **Zoning:** Existing C-2 Proposed

Additional Information

Property Owner Senior Nevada Benefit Group, LP Contact William Fink

Address 3773 Howard Hughes Parkway Suite 5005 City Las Vegas State NV Zip 89169

E-mail Phone

Applicant Good Hood, LLC Contact John Curran

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail John@dapperdevelopment.com Phone 702-349-7002

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 William Fink

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

Print Name William Fink

Subscribed and sworn before me

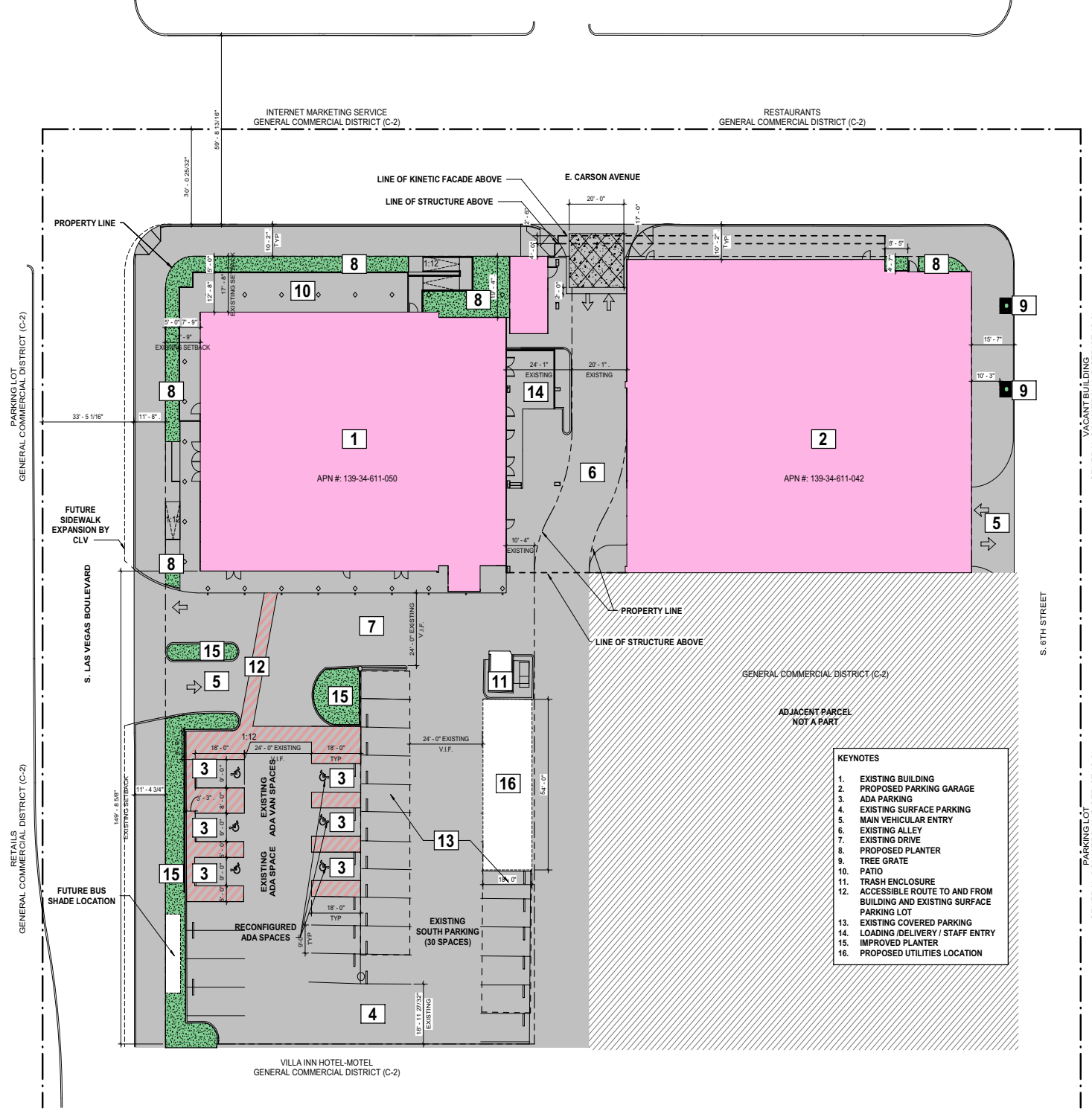
This 28 th day of October, 20 19

Tammy L. Carbon

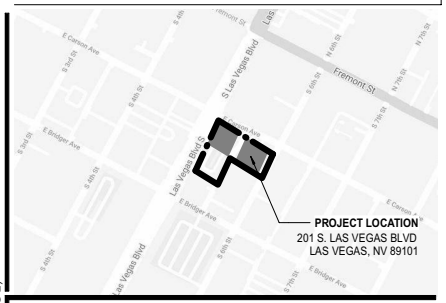
Notary Public in and for said County and State

TAMMY L. CARBON
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-2371-1
My Appt Expires April 17, 2023

PRJ-77000
10/29/19



VICINITY MAP



SITE INFORMATION

JURISDICTION
CITY OF LAS VEGAS

ZONING CODE
UNIFIED DEVELOPMENT CODE TITLE 19, APPENDIX F AREA 1

SITE

EXISTING BUILDING		PROPOSED PARKING GARAGE	
APN #:	139-34-611-050	APN #:	139-34-611-042
CURRENT ZONING:	C-2	CURRENT ZONING:	C-2
AREA:	0.79 ACRES - 34,967 SF	AREA:	0.3 ACRES - 12,970 SF

TOTAL AREA: **1.09 ACRES - 47,917 SF**

BUILDING

EXISTING BUILDING		PROPOSED PARKING GARAGE	
TYPE:	II-A	TYPE:	II-A
AREA:	**+/- 35, 481 SF**	AREA:	**+/- 92,166**
LEVEL 1:	9,554 SF	LEVEL 1:	12,416 SF
LEVEL 2:	8,597 SF	LEVEL 2:	16,661 SF
LEVEL 3:	8,597 SF	LEVEL 3:	16,671 SF
LEVEL 4:	8,733 SF	LEVEL 4:	16,633 SF
FAR:	**1.015**	LEVEL 5:	16,637 SF
		LEVEL 6:	13,148 SF
		FAR:	**7.106**

PARKING
REQUIRED:
OFFICE (1:300 SF)
POST OFFICE, LOCAL (1:250 SF)
GENERAL RETAIL, OTHER THAN LISTED(1:175 SF)
TAVERN LIMITED ESTABLISHMENTS (1:50 SF OF PUBLIC SEATING AND WAITING AREA, PLUS 1:200 SF OF TOTAL REMAINING GROSS FLOOR AREA)

OFFICE:		POST OFFICE:		TAVERN LIMITED ESTABLISHMENT	
LEVEL 2:	8,422 SF	LEVEL 1:	3,143 SF	WAITING AND SEATING:	
LEVEL 3:	8,422 SF			LEVEL 1:	4,037 SF
TOTAL :	16,844 SF			LEVEL 4:	6,046 SF
				TOTAL:	10,083 SF
REQUIRED PARKING:		REQUIRED PARKING:		REQUIRED PARKING:	
16,844 SF/300 =	57 SPACES	3,143 SF/250 =	13 SPACES	10,083 SF/50 =	202 SPACES
GENERAL RETAIL:				TAVERN LIMITED ESTABLISHMENT	
LEVEL 1:	8,403 SF			REMAINING GROSS FLOOR AREA:	
				LEVEL 1:	1,902 SF
REQUIRED PARKING:				LEVEL 4:	2,482 SF
8,403 SF/175 =	49 SPACES			TOTAL:	4,384 SF
				REQUIRED PARKING:	
				4,384 SF/200 =	22 SPACES

TOTAL: **343 SPACES**
HC PARKING PER TITLE 19 (301-400) **8 SPACES (2 VAN ACCESSIBLE)**

PROVIDED: **243 SPACES**
SURFACE: 30 SPACES
GARAGE: 213 SPACES (57 COMPACTS)
HC PARKING: 8 SPACES (2 VAN ACCESSIBLE)

SETBACKS

EXISTING BUILDING		PROPOSED PARKING GARAGE	
REQUIRED		REQUIRED	
FRONT:	10' - 0"	FRONT:	10' - 0"
SIDES:	10' - 0"	SIDES:	10' - 0"
REAR:	10' - 0"	REAR:	10' - 0"
PROVIDED		PROVIDED	
FRONT:	12' - 9"	FRONT:	0' - 0"
SIDES:	17' - 8"	SIDES:	0' - 0"
REAR:	10' - 4"	REAR:	0' - 0"

OCCUPANT LOAD & REQUIRED EXITS - TABLE 1004.5

EXISTING BUILDING	PROPOSED PARKING GARAGE
LEVEL 1	LEVEL 1
OCCUPANT LOAD FACTORS: 1:15, 1:150, 1:300	OCCUPANT LOAD FACTORS: 1:60, 1:200, 1:300
OCCUPANT LOAD: 418 OCC	OCCUPANT LOAD: 146 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
PROVIDED EXITS: 9	PROVIDED EXITS: 3
LEVEL 2	LEVEL 2
OCCUPANT LOAD FACTORS: 1:150, 1:300	OCCUPANT LOAD FACTOR: 1:200
OCCUPANT LOAD: 55 OCC	OCCUPANT LOAD: 84 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
PROVIDED EXITS: 2	PROVIDED EXITS: 2
LEVEL 3	LEVEL 3
OCCUPANT LOAD FACTORS: 1:150, 1:300	OCCUPANT LOAD FACTOR: 1:200
OCCUPANT LOAD: 55 OCC	OCCUPANT LOAD: 84 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
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OCCUPANT LOAD: 419 OCC	OCCUPANT LOAD: 84 OCC
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PROVIDED EXITS: 3	PROVIDED EXITS: 2
	LEVEL 5
	OCCUPANT LOAD FACTOR: 1:200
	OCCUPANT LOAD: 84 OCC
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	LEVEL 6
	OCCUPANT LOAD FACTOR: 1:200
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	REQUIRED EXITS: 2
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SEE FP AND GFP SHEETS FOR ADDITIONAL ADDITIONAL INFORMATION

PRJ-77600
10/10/19

A ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PROJECT NORTH | TRUE NORTH

DRAWING ISSUE LOG:

CARPENTER SELLERS DEL CASTILLO ARCHITECTS
8912 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148
(702) 251-8888 - FAX (702) 251-8878 - WWW.CSDARCHITECTURE.COM

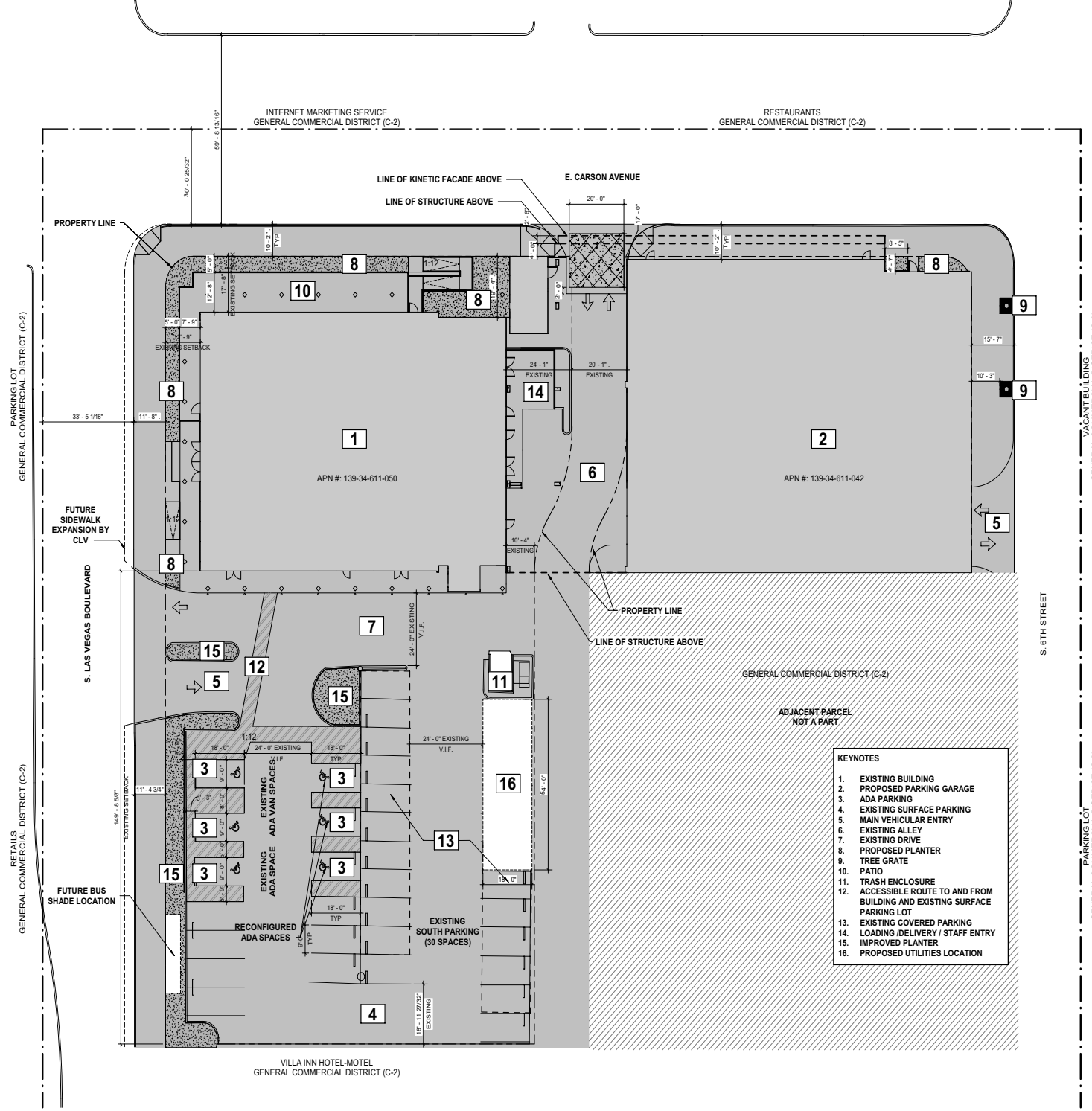
ARCHITECTURAL SITE PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
SP001



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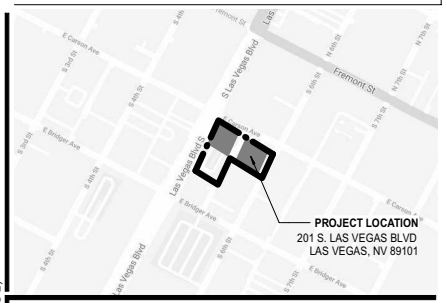

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	REQUIRED EXITS: 2
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PRJ-77600
10/10/19

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ARCHITECTURAL SITE PLAN

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LAS VEGAS, NV 89101

REVISIONS:

DATE: 07.17.2019
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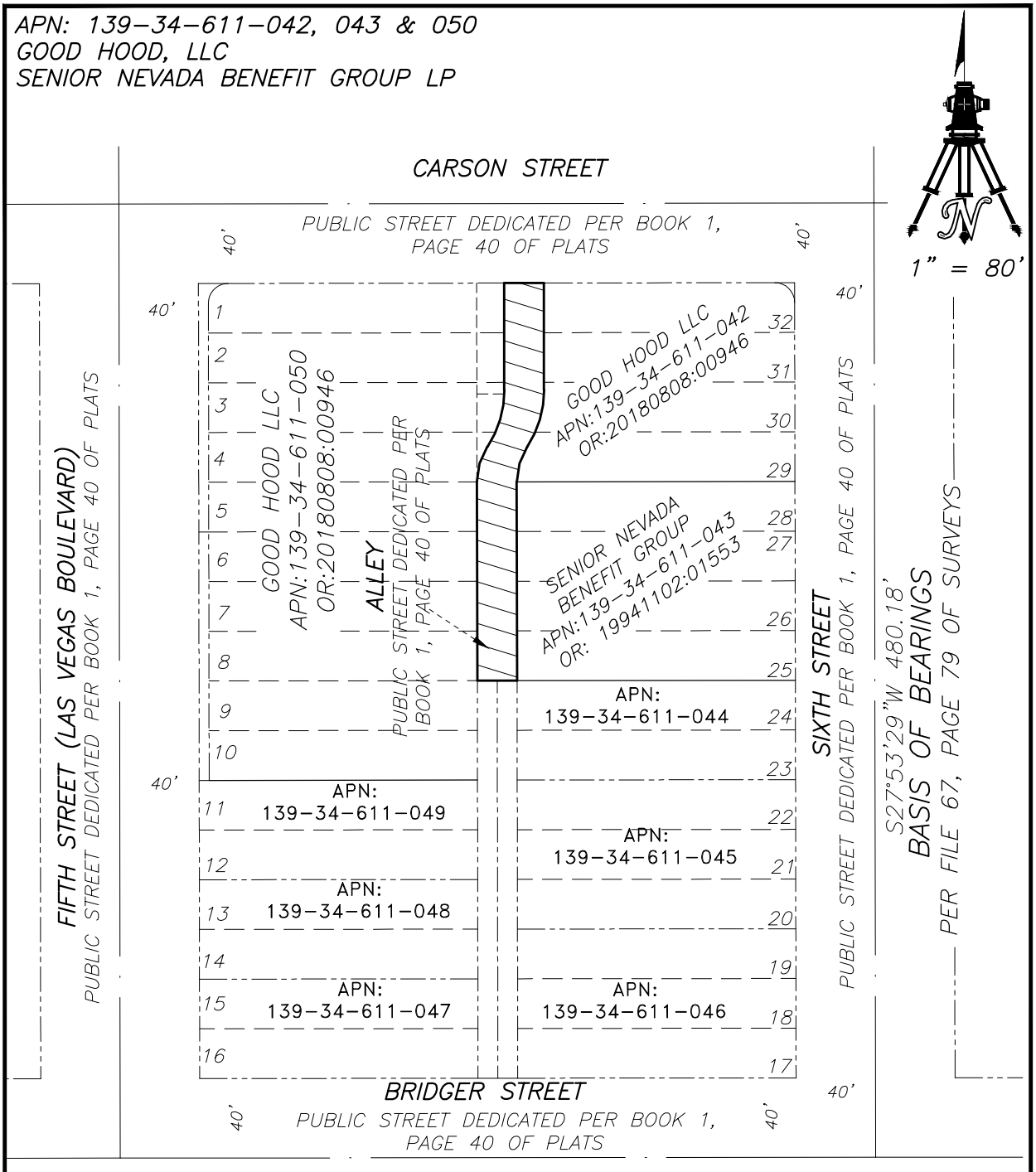
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
SP001

APN: 139-34-611-042, 043 & 050
GOOD HOOD, LLC
SENIOR NEVADA BENEFIT GROUP LP



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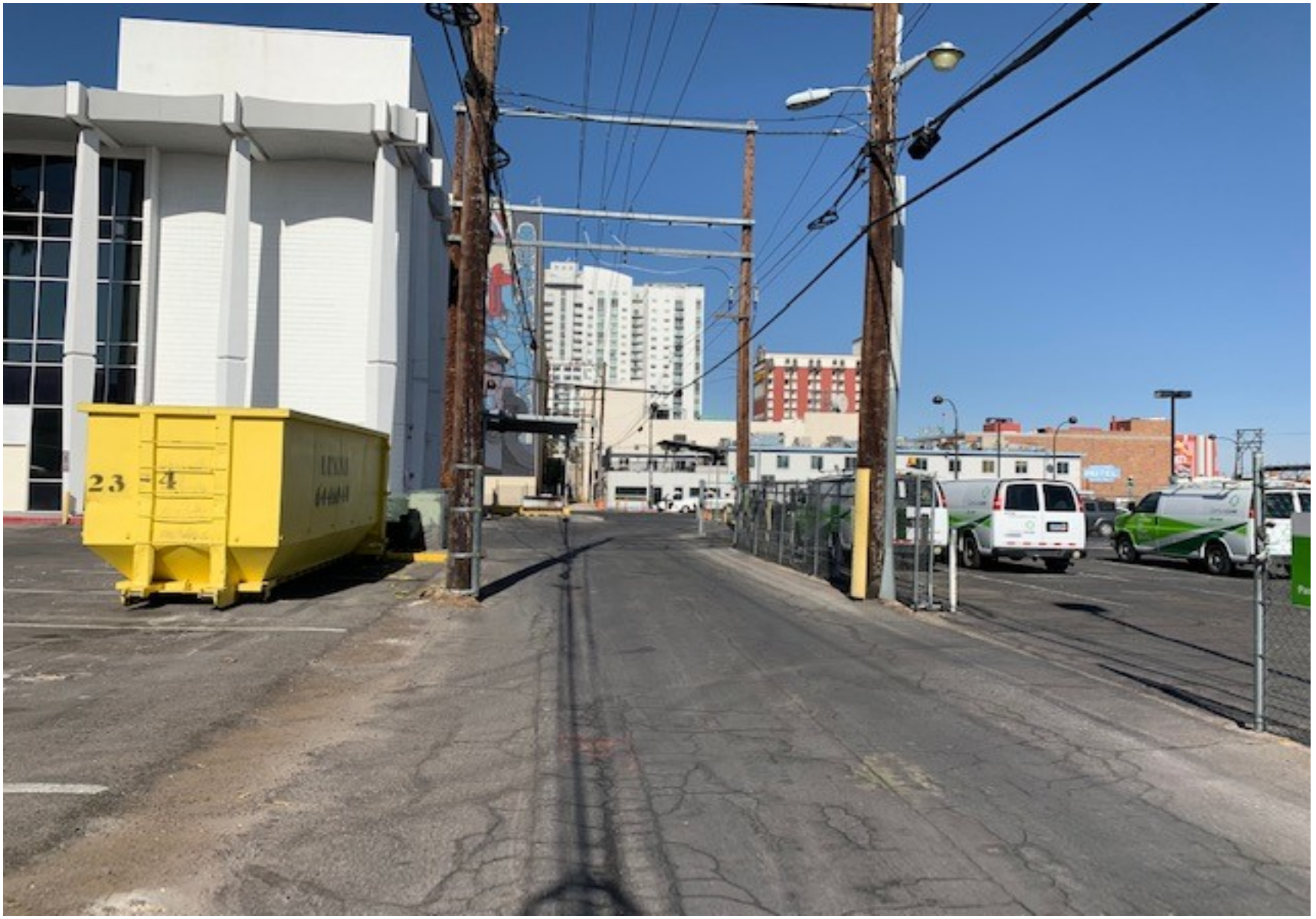
PRJ-77600
10/10/19

WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

PAGE 1 OF 1



VAC-77685 [PRJ-77600] - VACATION - APPLICANT/OWNER: GOOD HOOD, LLC
BETWEEN LAS VEGAS BOULEVARD AND SIXTH STREET, SOUTH OF CARSON AVENUE

10/17/2019



VAC-77685 [PRJ-77600] - VACATION - APPLICANT/OWNER: GOOD HOOD, LLC
BETWEEN LAS VEGAS BOULEVARD AND SIXTH STREET, SOUTH OF CARSON AVENUE

10/17/2019



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VAC-77685 [PRJ-77600] - VACATION - APPLICANT/OWNER: GOOD HOOD, LLC
BETWEEN LAS VEGAS BOULEVARD AND SIXTH STREET, SOUTH OF CARSON AVENUE

10/17/2019

GOOD HOOD, LLC

985 White Drive Suit 100

Las Vegas, NV 89119

October 7, 2019

Robert Summerfield

City of Las Vegas-Planning & Development

333 N Rancho Dr.

Las Vegas, NV 89106

Re: Application for a Partial Alley Vacation at 201 S Las Vegas Blvd (APN 139-34-611-050 and -042)

Dear Mr. Summerfield,

Please accept this as our official justification letter for an Order of Vacation for a portion of the alley between 201 South Las Vegas Blvd and 200 S 6th Street/Las Vegas, NV 89101, Assessor Parcel Numbers 139-34-601-050 and -042 in Ward 3 (Diaz).

On September 19th, The City of Las Vegas City Council unanimously approved SDR-76887 with Condition of Approval 15 from Public Works which required a Petition of Vacation of public alley right-of-way in conflict with the approved parking garage which spans over the alley. The Vacation shall retain public easements to maintain full public access rights to the alley to a height of 15 feet 4 inches, and such other utility easements as requested by utility franchise holders. The total area to be vacated is approximately 4,001 square feet. We expect to have formal support from the adjacent property owner soon.

This Vacation is critical for the success of the S&L Building, allowing cross access from the parking garage directly to the office space and rooftop restaurant. Major utility work will need to be performed underground connecting sewer and power lines between these two parcels.

Please do not hesitate to reach out with any questions.

Regards,

John Curran

PRJ-77600
10/10/19

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

RECEIVED
NOV 2 5 2019
Dept of Planning
City of Las Vegas

CASE: VAC-77685 [PRJ-77600] - VACATION

SUBJECT: APPLICANT/OWNER: GOOD HOOD, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***NOVEMBER 26, 20119*** 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 25, 2019.***

Signature — 11/21/2019 Date

John Curran
Please Print Name

Good Hood, LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 11

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
12

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

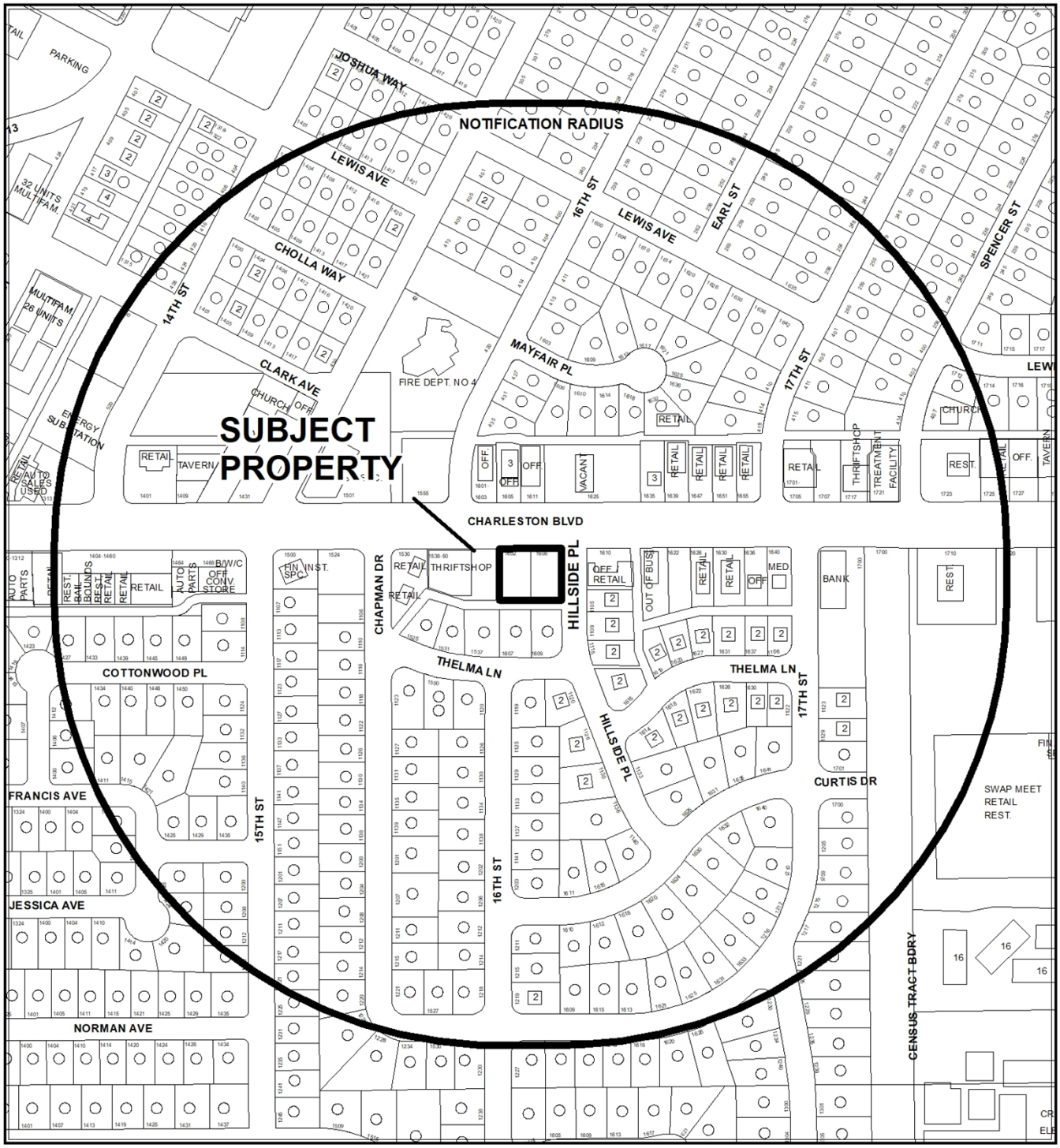
SUBJECT:
ABEYANCE - VAR-76939 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 29 PARKING SPACES ARE REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

May go to City Council on: 01/15/2020
OR May be 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:

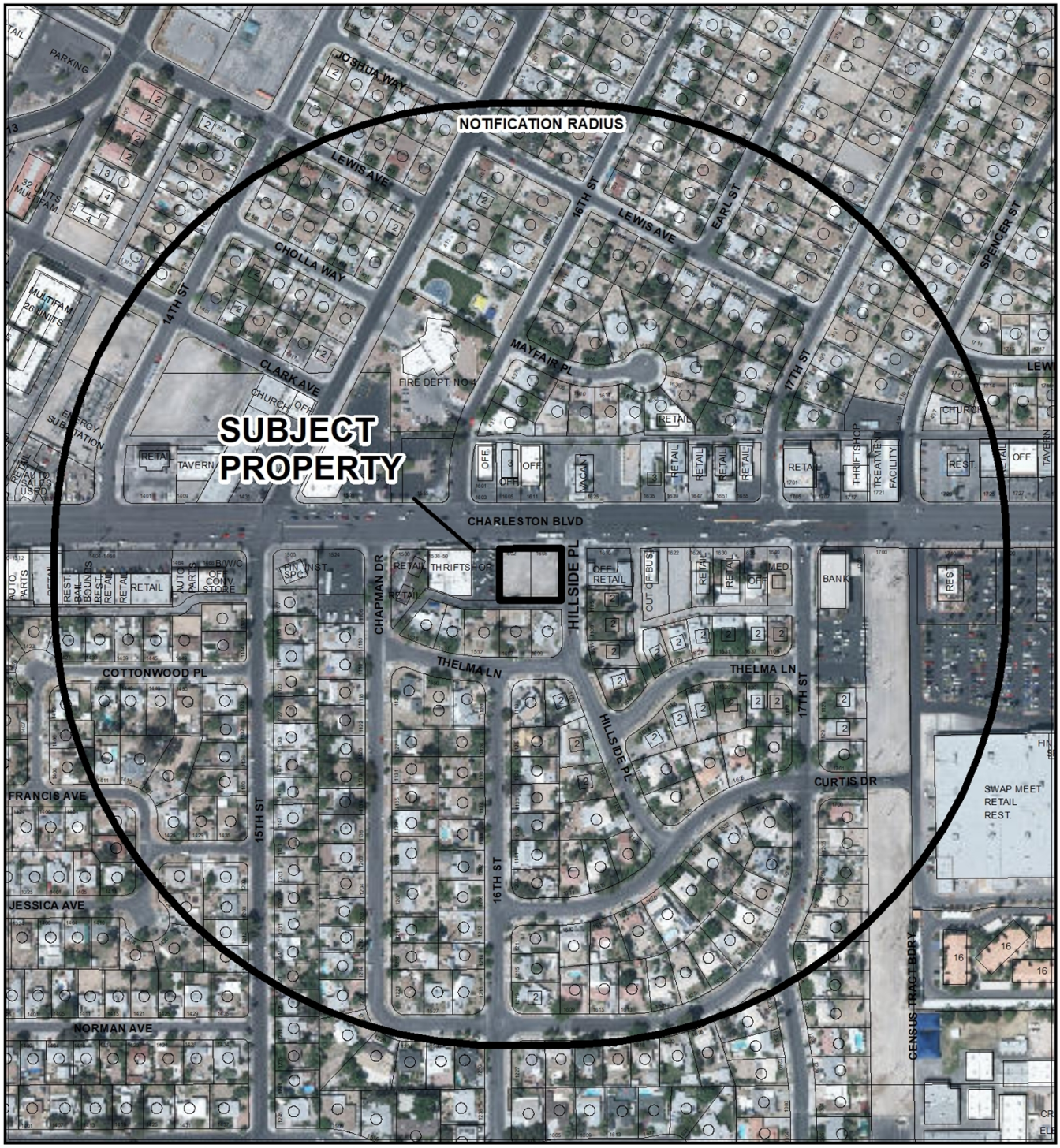
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
2. Conditions and Staff Report - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
3. Supporting Documentation - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
4. Photo(s) - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
5. Justification Letter - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
6. Backup Documentation Submitted for the October 22, 2019 Planning Commission Meeting



CASE: **VAR-76939, VAR-76940, SDR-76941 (PRJ-75615)**

RADIUS: 1000 FEET

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



CASE: **VAR-76939, VAR-76940, SDR-76941 (PRJ-75615)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76939	Staff recommends DENIAL, if approved subject to conditions:	
VAR-76940	Staff recommends DENIAL, if approved subject to conditions:	VAR-76939
SDR-76941	Staff recommends DENIAL, if approved subject to conditions:	VAR-76939 VAR-76940

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 329 - VAR-76939 and VAR-76940
329 - SDR-76941

PROTESTS 0 - VAR-76939 and VAR-76940
0 - SDR-76941

APPROVALS 0 - VAR-76939 and VAR-76940
0 - SDR-76941

AS

** CONDITIONS **

VAR-76939 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76940) and Site Development Plan Review (SDR-76941) shall be required, if approved.

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

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

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

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

VAR-76940 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76939) and Site Development Plan Review (SDR-76941) 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.

AS

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

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

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

SDR-76941 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76939) and Variance (VAR-76940) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/27/19, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a five-foot wide landscape buffer where 15 is required adjacent to the south property line.

5. A Waiver from Title 19.08 is hereby approved, to allow a three-foot wide landscape buffer where eight is required adjacent to the southern property line.

6. A Waiver from Title 19.08 is hereby approved, to allow four trees where six are required within the eastern landscape buffer.

7. A Waiver from Title 19.08 is hereby approved, to allow four trees where six are required within the western landscape buffer.

8. An Exception from Title 19.08 is hereby approved, to allow three trees in the parking lot area where four trees are required.

AS

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. 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.

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

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

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

Public Works

16. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Charleston Boulevard and Hillside Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. This site shall connect to the public sewer in Hillside Place.

18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Flamingo – Boulder Highway – Charleston Storm Drain and Maryland Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is for a two-story, 5,031 square foot multi-tenant commercial building located at the southwest corner of Charleston Boulevard and Hillside Place.

ISSUES

- A Variance is requested to allow 23 parking spaces where 29 spaces are required. Staff does not support this request.
- A Variance is requested to allow a 90-foot Residential Adjacency Setback from the southern property line where 138 feet is required. Staff does not support this request.
- A Waiver is requested to allow a five-foot wide landscape buffer adjacent to the eastern property line where 15 feet is required. Staff does not support this request.
- A Waiver is requested to allow a three-foot wide landscape buffer adjacent to the western property line where eight feet is required. Staff does not support this request.
- A Waiver is requested to allow four trees where six are required within the eastern landscape buffer. Staff does not support this request.
- A Waiver is requested to allow four trees where six are required within the eastern landscape buffer. Staff does not support this request.
- An Exception is required to allow three trees in the parking lot area where four trees are required. Staff does not support this request.

ANALYSIS

The applicant is proposing to develop a two-story, 5,031 square-foot multi-tenant commercial building on a 0.36-acre undeveloped parcel within the C-1 (Limited Commercial) zoning district.

The applicant is requesting a Variance to allow 23 parking spaces where 29 are required. Title 19.12 requires one parking spaces for every 175 square feet of floor area for General Retail, Other Than Listed when the development is less than 25,000 square feet. Staff finds this to be a self-imposed hardship as this request could be negated by reducing the size of the proposed development; therefore, staff is recommending denial of the requested parking Variance.

AS

When a commercial building is proposed for a lot adjacent to residentially zoned property, Title 19.08 sets forth Residential Adjacency Standards. Residential Adjacency Standards are one of many standards that ensures the scale of commercial development is compatible with surrounding land uses and provides a sensitive transition to less intensive uses such as residential. Residential Adjacency Standards state, "no building shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standard." In this instance, the subject site is required to provide a 138-foot setback from the residentially zoned property to the south. The applicant is requesting a Variance to allow a 90-foot setback. Staff finds this to be a self-imposed hardship as this request could be negated by reducing the height of the proposed structure; therefore, staff is recommending denial of the Residential Adjacency Standard Variance.

The building elevations demonstrate a two-story stucco structure with architectural details such as sliding glass doors, wrought iron fencing and stone veneering. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The floor plan demonstrates "vanilla" shell suites to be individualized by future tenants through a building permit (tenant improvement).

The proposed landscape plan includes Waivers to allow a reduction in the perimeter landscape buffer requirements. Adjacent to the east property line, a Waiver is requested to allow a five-foot wide landscape buffer where 15 feet is required. Similarly, adjacent to the west property line, a Waiver is requested to allow a three-foot wide landscape buffer where eight feet is required. Waivers are also requested to allow four trees where six are required within the eastern and western landscape buffers. Along with the requested Variances, these Waivers are evidence of the applicant's attempt to overdevelop the subject site. The proposed Waivers and Variances are self-imposed hardships and are not the result of an irregular shaped lot and/or topographic conditions and are self-imposed hardships that staff is not able to support.

The project will add approximately 190 trips per day on Charleston Boulevard, Hillside Place, and 15th Street, Currently, Charleston Boulevard is at about 62 percent capacity and 15th Street is at about 23 percent of capacity. With this project, Charleston Boulevard is expected to be at about 63 percent of capacity and 15th Street is expected to be at about 24 percent of capacity. Counts are not available for Hillside Place, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 19 additional peak hour trips, or about one every three minutes.

These parcels are currently served by LVVWD domestic service and neither have the backflow prevention required for this use per NAC 445A.67195. Civil and plumbing plans must be submitted for domestic meter sizing. Proof of consolidation of parcels or recorded commercial subdivision map is required.

AS

The site is located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by eliminating a blighted vacant lot that has been subject to previous code enforcement actions for violations such as homeless encampments.

The subject site is located just outside the Founders District of the Vision 2045 Downtown Master Plan area, which only includes the north side of Charleston Boulevard. The Founders District is lacking catered standards that are needed to preserve the character of the area. The integration of high capacity transit with a station at the northern portion of Huntridge Circle Park will catalyze a mixed-use transit-oriented development hub. Along Maryland Parkway and Charleston Boulevard many properties are underutilized and auto-oriented, presenting significant opportunities for corridor redevelopment that include mixed use residential, creative office space over ground floor retail, and community oriented amenity spaces. The type and character of these developments will add a new dimension to the neighborhood, while improving affordability, amenity, and overall quality of life for residents. Moderate density residential, both for sale and rental, with ground floor amenities especially at key intersections could create an attractive live/work/shop atmosphere. Pedestrian activity will be promoted through engagement by ground-floor restaurants, cafes and live/work units oriented towards the street.

While the proposed development is in close proximity to the Founders District and supports the goal of the Founders District, it is not part of the district and subject to the development standards set forth by Title 19.08. The applicant is proposed to over-develop the subject as evidenced by the requested Variances, Waivers and Exception; therefore, staff is recommending denial of the Site Development Plan Review and all associated applications.

FINDINGS (VAR-76939 and VAR-76940)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

AS

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development that is too intense for the subject site. A less intense commercial development would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-76941)

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;**

   While the proposed development is compatible with adjacent commercial development along the Charleston Boulevard corridor, the proposed development does not provide an adequate residential adjacency setbacks and is not compatible with the adjacent residential development to the south.

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

   The proposed development is not consistent with Title 19.08 or Title 19.12 as evidenced by the requested Variances for Residential Adjacency Standards and parking, in addition to Waivers and Exceptions for perimeter landscape buffer requirements and plant materials.

AS

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

   Access to the site is provided by Charleston Boulevard and Hillside Place. The circulation around the site does not negatively impact adjacent roadways.

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

   The proposed building and landscape materials are appropriate for a desert climate and the city.

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

   Building elevations and design characteristics are not unsightly or obnoxious in appearance, and create an orderly and aesthetically pleasing environment; but are not harmonious and compatible with the residential development to the south as evidenced by the Variance requested for the Residential Adjacency Standards.

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

   The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/14/03	Code Enforcement processed a vehicle infraction Case (#2851) for a vehicle for sale at 1602 East Charleston Boulevard.
05/25/05	Code Enforcement processed a Case (#30444) for high weeds on a vacant lot at 1602 East Charleston Boulevard. The case was resolved on 06/28/05.
03/11/08	Code Enforcement processed a Case (#63222) for temporary and window sings located at 1602 East Charleston Boulevard. The case was resolved on 03/13/08.
	Code Enforcement processed a Case (#63224) for temporary and window sings located at 1602 East Charleston Boulevard. The case was resolved on 03/13/08.

AS

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/08	Code Enforcement processed a Case (#65657) for a yard sale on a vacant lot at 1602 East Charleston Boulevard. The case was resolved on 05/20/08.
02/05/10	Code Enforcement processed a Case (#86240) for signs on both sides of the street advertising a beauty salon at 1602 Charleston. The case was resolved on 02/17/10.
12/09/13	Code Enforcement processed a Case (#136043) for a homeless camp with trash and debris at 1602 East Charleston Boulevard. The case was resolved on 01/13/14.
12/23/13	Code Enforcement processed a Case (#136383) for trash, a homeless camp, and weeds at 1608 East Charleston Boulevard. The case was resolved on 01/09/14.
07/22/15	Code Enforcement processed a Case (#157618) for garbage and liter on a vacant lot with four-foot-tall weeds at 1608 East Charleston Boulevard. The case was resolved on 08/06/15.
12/07/19	Code Enforcement processed a Case (#161509) for overgrown vegetation and trash at 1608 East Charleston Boulevard. The case was resolved on 01/19/16.
08/24/16	Code Enforcement processed a Case (#170019) for an unkempt vacant lot with high weeds, trash, and a fence that was falling down at 1602 East Charleston Boulevard. The case was resolved on 10/05/16.
09/12/16	Code Enforcement processed a Case (#170489) for overgrown weeds, sagebrush, and a garbage fence 1608 East Charleston Boulevard. The case was resolved on 09/27/16.
07/28/17	Code Enforcement processed a Case (#181072) for vagrants, homeless, trash, and junk on a vacant lot at 1602 East Charleston Boulevard. The case was resolved on 07/26/17.
07/31/17	Code Enforcement processed a Case (#181174) for trash left outside the fence of a vacant lot 1608 East Charleston Boulevard. The case was resolved on 08/15/17.
11/14/17	Code Enforcement processed a Case (#184175) for trash, carts with junk inside and litter at 1608 East Charleston Boulevard. The case was resolved on 11/15/17.
11/15/17	Code Enforcement processed a Case (#184210) for weeds, a broken fence, and vagrants camping in the unfenced area at 1602 East Charleston Boulevard. The case was resolved on 03/21/18.
02/20/18	Code Enforcement processed a Case (#186216) for weeds and waste at 1608 East Charleston Boulevard. The case was resolved on 03/21/18.
04/25/19	Code Enforcement processed a Case (#199360) for a homeless camp on vacant land at 1602 East Charleston Boulevard. The case has not been resolved.
10/22/19	The Planning Commission voted (7-0) to hold in ABEYANCE VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615] to the November 26, 2019 Planning Commission meeting.

AS

Most Recent Change of Ownership	
07/17/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/24/99	Building permits (#9900994 and #9900995) were issued for the demolition of Charleston Square at 1602 and 1608 East Charleston Boulevard.

Pre-Application Meeting	
01/16/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review and Variances for a new commercial building.

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

Field Check	
09/11/19	A field check by staff was conducted for the subject site. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	0.36

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Office, Other than Listed		
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store	C (Commercial)	C-1 (Limited Commercial)
West	Secondhand Dealer		

AS

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	140 Feet	Y
Min. Setbacks			
• Front	10 Feet	13 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	13 Feet	Y
• Rear	20 Feet	67 Feet	Y
Max. Lot Coverage	50 %	30.6 %	Y
Max. Building Height	35 Feet	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated	Y

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	138 Feet	90 Feet	N*
Adjacent development matching setback	8 Feet	67 Feet	Y
Trash Enclosure	50 Feet	67 Feet	Y

**The applicant is requesting a Variance of the Residential Adjacency Standards.*

AS

Pursuant to 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• South	1 Tree / 20 Linear Feet	N/A	N/A	Y
• East	1 Tree / 20 Linear Feet	6 Trees	4 Trees	N*
• West	1 Tree / 20 Linear Feet	6 Trees	4 Trees	N*
TOTAL PERIMETER TREES		**16 Trees**	**12 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	3 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	13 Feet		13 Feet	Y
• South	0 Feet		0 Feet	Y
• East	15 Feet		5 Feet	N*
• West	8 Feet		3 Feet	N*

**The applicant is requesting a Waiver of the perimeter landscape buffer requirements.*
***The applicant is requesting an Exception of the parking lot tree requirement.*

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store	5,031 SF	1:175 SF	23				
TOTAL SPACES REQUIRED			23		29		N*
Regular and Handicap Spaces Required			21	2	27	2	Y
Percent Deviation			21%				

**The applicant is requesting a Variance of the parking requirement.*

AS

Waivers		
Requirement	***Request***	***Staff Recommendation***
Landscape buffers adjacent to right-of-way must be 15 feet in width.	To allow a five-foot wide landscape buffer adjacent to the eastern property line.	Denial
Landscape buffers adjacent to interior lot lines must be eight feet wide.	To allow a three-foot wide landscape buffer adjacent to the western property line.	Denial
One 24-inch box tree every 20 linear feet within the eastern landscape buffer.	To allow four trees where six are required within the eastern landscape buffer.	Denial
One 24-inch box tree every 20 linear feet within the western landscape buffer.	To allow four trees where six are required within the western landscape buffer.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree shall be planted for every six uncovered parking spaces.	To allow three trees where four trees are required.	Denial

AS

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1602 & 1608 E Charleston BLVD

Project Name Hillside Retail **Proposed Use** Retail

Assessor's Parcel #(s) 162-02-111-040; 041 **Ward #** _____

General Plan: existing C proposed C **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 5441 sf **Floor Area Ratio** _____

Gross Acres 0.37 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

REPRESENTATIVE Greene-Tindall **Contact** Chris Dyka

Address 3047 E Warm Springs Rd Suite 500 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

Property Owner Signature* _____

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

Print Name HAMLET HOVSEPIAN

Subscribed and sworn before me

This 31 day of Jan, 20 18.

Aaron Breda, Notary Public

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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

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

PRJ-75615
08/27/19

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Los Angeles)

On 1-31-18 before me, Aaron Breda, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Hamlet Hovsepian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

AARON BREDA
Notary Public - California
Los Angeles County
Commission # 2165433
My Comm. Expires Sep 23, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: App / Petition Form Document Date: 1-31-18
Number of Pages: 1 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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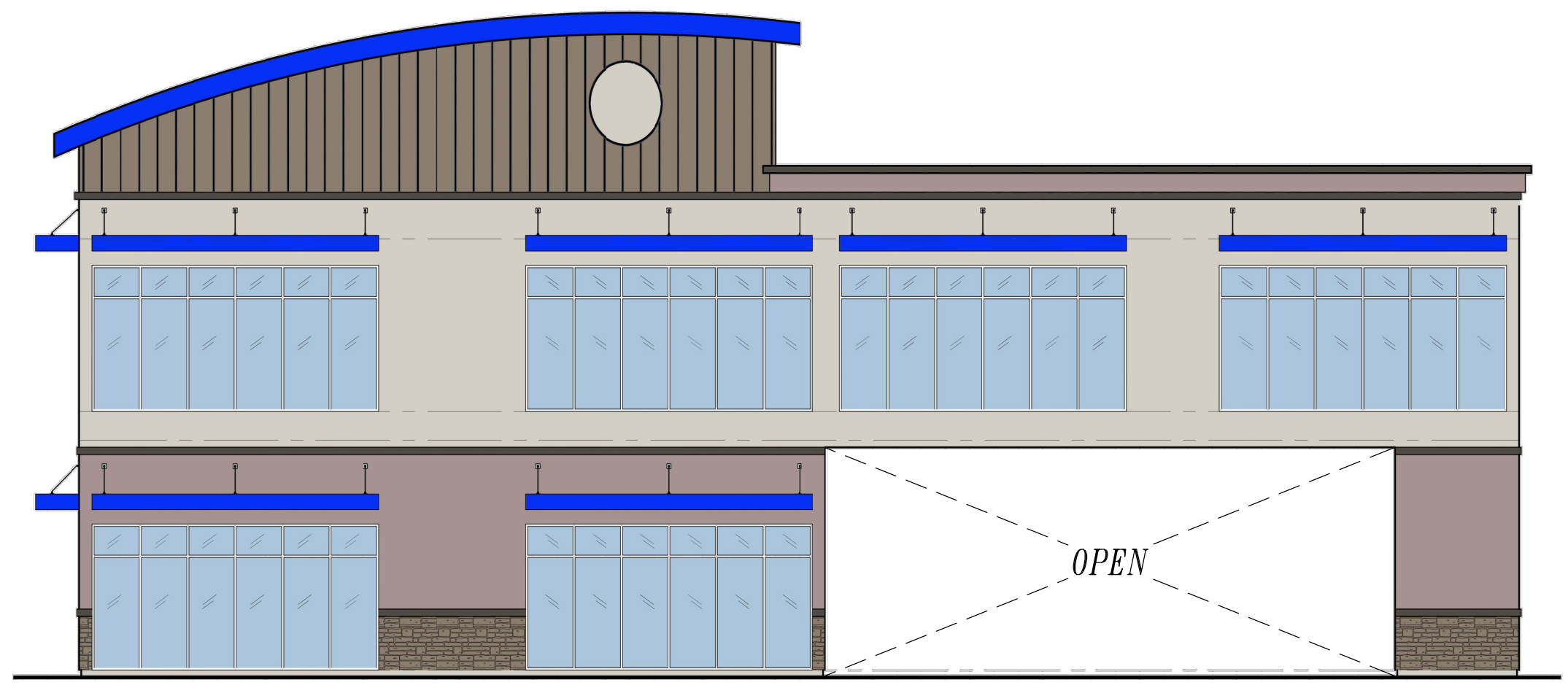
PRJ-75615
06/27/19

HILLSIDE RETAIL

1602 & 1608 E CHARLESTON BLVD.
LAS VEGAS, NEVADA 89104



OWNER
LAND CAPITAL PARTNERS, LLC
601 E CHARLESTON BLVD STE 100
LAS VEGAS, NV 89104
Contact: HAMLET HOVSEPIAN
Phone: (702) 597-5597
Fax: (--)
EMAIL: chris@ltrdcorp.com

ARCHITECT
LTRD DEVELOPMENT
3047 E WARM SPRINGS RD #500
LAS VEGAS, NV 89120
Contact: CHRIS DYKA
Phone: (702) 597-5597
Fax: (--)
EMAIL: chris@ltrdcorp.com

CIVIL ENGINEER
PER4MANCE CONSULTING & ENGINEERING
197 CARLSBAD CAVERNS ST.
HENDERSON, NV 89012
Contact: RAY FREDERICKSON, P.E.
Phone: (702)569-9770
Fax: (N/A)
EMAIL: rayf@per4mancelv.com

STRUCTURAL ENGINEER
VECTOR STRUCTUARL ENGINEERING, LLC
651 W GALENA PARK BLVD STE 101
DRAPER, UT 84020
Contact: ROGER ALWORTH, SE
Phone: (801)990-1775
Fax: (N/A)
EMAIL: roger@vectorse.com

MECHANICAL SUB-CONTRACTOR
LOVE ENGINEERING INC
5740 N TEE PEE LANE
LAS VEGAS, NV 89149
Contact: MONTEZ LOVE, PE
Phone: (702)658-2587
Fax: (TBD)
EMAIL: montez@loveengr.com

PLUMBING SUB-CONTRACTOR
LOVE ENGINEERING INC
5740 N TEE PEE LANE
LAS VEGAS, NV 89149
Contact: MONTEZ LOVE, PE
Phone: (702)658-2587
Fax: (TBD)
EMAIL: montez@loveengr.com

ELECTRICAL SUB-CONTRACTOR
LOVE ENGINEERING INC
5740 N TEE PEE LANE
LAS VEGAS, NV 89149
Contact: MONTEZ LOVE, PE
Phone: (702)658-2587
Fax: (TBD)
EMAIL: montez@loveengr.com

FIRE PROTECTION
TBD
TBD
TBD
Contact: TBD
Phone: (TBD)
Fax: (TBD)
EMAIL: TBD

SPECIAL INSPECTION SERVICES
TBD
TBD
TBD
Contact: TBD
Phone: (TBD)
Fax: (--)
EMAIL: TBD

CODE ANALYSIS

2012	IBC		2009	ADAAG (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES) WITH LOCAL AMENDMENTS.
2012	IFC			
2011	NEC			
2012	IECC			
2012	UMC			
2012	UPC			

2012 SOUTHERN NEVADA BUILDING CODE AMENDMENTS, DEVELOPMENT CODE OF THE CLARK COUNTY MUNICIPAL CODE (TITLE 30).

CONDITIONS OF APPROVAL FROM PRIOR ZONING, DESIGN REVIEW, AND MAP APPLICATIONS.

2009 ICC / ANSI GENERAL CONSTRUCTION HUD FAIR HOUSING DESIGN MANUAL (A HUD DESIGNATED SAFE HARBOR) FOR INTERIOR OF DWELLING UNITS.

SEE ELECTRICAL AND MECHANICAL SHEETS FOR CURRENT ENERGY COMPLIANCE CODE VERSION AND REPORTS.

SUB CONTRACTOR NOTE:

REGARDLESS OF WHAT IS ON THE PLANS ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH, BUT NOT LIMITED TO THE CODE VERSIONS AS LISTED IN THE CODE ANALYSIS ON COVER SHEETS.

DEFERRED SUBMITTALS

PLANS FOR SIGNAGE, GATES, FIRE SPRINKLER, FIRE ALARM, AND/OR FIRE MONITORING, SHALL BE SUBMITTED SEPARATELY AS DEFERRED SUBMITTALS BY A NEVADA LICENSED CONTRACTOR. THESE SUBMITTALS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.

SCOPE OF WORK

CONSTRUCT TENANT IMPROVEMENT ON EXISTING SHELL UNIT AS REQUESTED BY OWNER / TENANT FOR OFFICE SPACE.

SUB-CONTRACTOR NOTE

A. SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PERFORM HIS TRADE AND COMPLETE THE WORK IN STRICT ACCORDANCE WITH THE ATTACHED DRAWINGS AND SPECIFICATIONS. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL F.H.A. AND V.A. REQUIREMENTS, APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ANY WORK, MATERIAL, OR PROCESS WHICH MAY HAVE BEEN UNINTENTIONALLY OMITTED FROM THE DESCRIPTION OF WORK, BUT WHICH IS CLEARLY NECESSARY FOR PROPER AND COMPLETE PERFORMANCE OF THE JOB, SHALL BE FURNISHED BY SUBCONTRACTOR AS IF IT HAD BEEN SPECIFIED.

B. REGARDLESS OF WHAT IS ON THE PLANS, ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH, BUT NOT LIMITED TO, CURRENT CODES LISTED IN THE CODE ANALYSIS.

C. PRIOR TO START OF CONSTRUCTION, GENERAL CONTRACTOR SHALL PROVIDE TO THE BUILDING DEPARTMENT, TRUSS ENGINEERING, PLUMBING ISOMETRICS, HVAC LAYOUT, ELECTRICAL LOAD CALCULATIONS, AND ANY OTHER DOCUMENTATION REQUIRED TO COMPLETE CONSTRUCTION.

D. ALL WORK SHALL BE EQUAL OR EXCEED CURRENT BUILDING CODES AS LISTED ON THE COVER SHEET AND / OR ORDINANCES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY, AND FIRE.

E. IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE THEMSELVES WITH THESE DRAWINGS AND THE EXISTING SITE CONDITIONS AND TO NOTIFY THE DESIGNER/ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

F. ANY DEVIATIONS FROM THE STAMPED AND / OR APPROVED CONSTRUCTION DOCUMENTS WITHOUT PROPER WRITTEN NOTIFICATION TO THE DESIGNER / ARCHITECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

G. WHEN NECESSARY, THE CONTRACTOR AND / OR SUBCONTRACTOR IS TO PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC TO THE BUILDING DEPARTMENT, DESIGNER / ARCHITECT, AND / OR OWNER FOR APPROVAL. ALSO TO PROVIDE SAME FOR CHANGE ORDERS OR SUBMITTALS. COPIES OF SUCH INFORMATION SHALL BE FORWARDED TO DESIGNER FOR REVIEW AND APPROVAL AS REQUIRED.

H. INTERIOR DESIGN AND FINISH INQUIRIES ARE TO BE DIRECTED TO THE OWNER AND DESIGNER / ARCHITECT.

I. ALL ITEMS SPECIFICALLY CALLED FOR ON THESE DRAWINGS SHALL BE AS STATED OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED.

J. STREET ADDRESS SHALL BE POSTED ON BUILDINGS IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY.

K. EACH TRADE SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH HE WILL BE EXPECTED TO PERFORM.

L. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS, AND DIMENSIONS OF THE VARIOUS FEATURES OF THE PROJECT SITE AND SHALL COMPARE THE DRAWINGS WITH THE EXISTING SITE CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER / ARCHITECT IN WRITING PRIOR TO BEGINNING AND WORK.

M. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE IBC, IFC, UMC, UPC, NEC, AND ANY FEDERAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT AS LISTED ON THE COVER PAGE. SUCH APPLICABLE CODES, ETC ARE THOSE WHICH ARE IN EFFECT AT THE TIME THE PERMIT APPLICATION IS ISSUED AND RECORDED.

N. EACH SUB CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD / TRADE AND SHALL (BEFORE SUBMISSION OF BID OR PERFORMANCE OF WORK) NOTIFY THE GENERAL CONTRACTOR AND THE DEVELOPER, IN WRITING, OF ANY WORK CALLED OUT ON THE DRAWINGS OR IN THE SPECIFICATIONS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED AND / OR DETAILED.

O. DUE TO REPROGRAPHIC PROCESSES, THESE DRAWINGS MAY NOT BE ACCURATE TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN AND IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR ELEVATIONS OR DETAILS.

P. THE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE DESIGNER / ARCHITECT'S ATTENTION FOR CLARIFICATION.

Q. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OR SPECIAL MANUFACTURING EQUIPMENT NOT SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND / OR EQUIPMENT MANUFACTURER PRIOR TO FORMING THE SLAB FOR PROPER SIZE AND LOCATION OF FOUNDATION DEPRESSIONS, DRAINS, AND WARPS.

R. UNLESS OTHERWISE NOTES, MANUFACTURER'S ITEMS SHALL BE PROVIDED. CONTRACTOR SHALL VERIFY SUBSTITUTIONS WITH THE OWNER AND DESIGNER / ARCHITECT PRIOR TO BID AND / OR INSTALLATION.

S. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK: FOR THE TRADE INVOLVED, THE DEVELOPER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.

T. ALL EXISTING KNOWN UTILITIES OR STRUCTURES ARE INDICATED ON THESE DRAWINGS. CAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT ON RECORD OR BASED ON INFORMATION ON RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS FAILURE TO LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

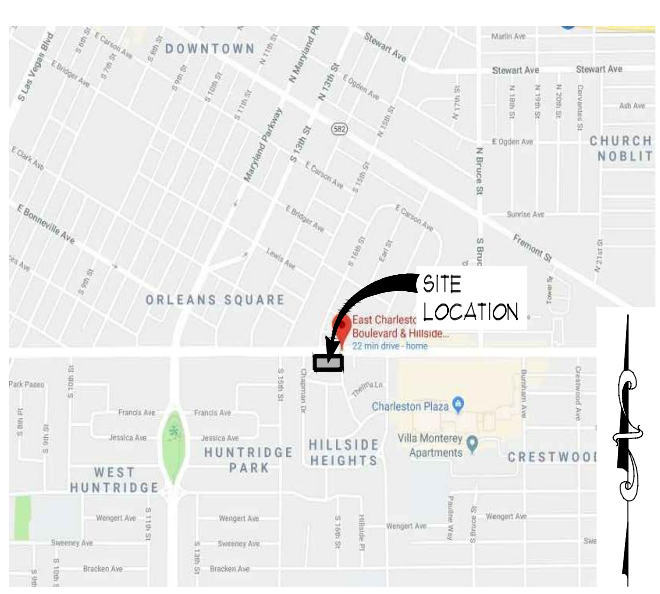
U. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH THE STATE OF NEVADA OCCUPATIONAL SAFETY AND HEALTH ACT.

V. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY 'BUILDING STANDARD' FIXTURES AND FINISHES IN ADDITION TO THOSE NOTED ON PLAN.

W. CONTRACTOR SHALL INSTALL REQUIRED FIRE ALARM SYSTEM. PER LOCAL CODES (IF REQUIRED), A SPRINKLER NOTIFICATION SYSTEM (A HORN / STROBE) IS REQUIRED IN EACH APARTMENT IN ACCORDANCE WITH IFC 903.4.2.

X. EACH STRUCTURE INCLUDED IN THIS PLAN SET REQUIRES A SEPARATE PERMIT AND APPLICATION.

VICINITY MAP



SITE INFORMATION

SITE TABULATIONS FOR:	1602 & 1608 E CHARLESTON BLVD	
APN NUMBERS(S):	162-02-111-040 & 162-02-111-041	
ZONING:	LIMITED COMMERCIAL (C-1)	
GROSS LOT AREA:	0.37	ACRES
BOOK / PAGE:	BOOK: 2	PAGE: 99
LOT BLOCK:	LOT: 1 & 2	BLOCK: 1
T-R-S:		21-61-2
SPRINKLERED:		YES
SQUARE FOOTAGES:		
TOTAL UNIT AREA:		5,031 SQ FT
TOTAL OCCUPANTS:		91 OCCUPANTS
MERCANTILE AREA:	5,0311 SQ FT / 60	84 OCCUPANTS

SHEET INDEX

ARCHITECTURAL
CVR-1.0 COVER SHEET / GENERAL NOTES

AGN-1.0 GENERAL NOTES / PARKING
AGN-2.0 GENERAL SITE DETAILS

AS-1.0 SITE / LANDSCAPE PLAN
AS-1.1 SUPPLEMENTAL SITE DETAILS

A-1.0 FLOOR PLAN
A-1.1 ROOF PLAN
A-1.2 EXTERIOR ELEVATIONS
A-3.0 BUILDING SECTIONS

AD-1 SITE DETAILS
AD-2 SITE DETAILS

STRUCTURAL
S-1.0 STRUCTURAL PLAN
S-2.0 STRUCTURAL PLAN
S-3.0 STRUCTURAL PLAN
S-1.0 STRUCTURAL PLAN
S-2.0 STRUCTURAL PLAN
S-3.0 STRUCTURAL PLAN

MECHANICAL
M-1.0 MECHANICAL PLAN
M-2.0 MECHANICAL PLAN
M-3.0 MECHANICAL PLAN

PLUMBING
P-1.0 PLUMBING PLAN

ELECTRICAL
E-0.0 NOTES AND SPECIFICATIONS
E-0.1 SITE LIGHTING PLAN
E-1.0 ELECTRICAL LIGHTING PLAN
E-2.0 ELECTRICAL OUTLET PLAN
E-3.0 SINGLE-LINE DIAGRAMS
E-4.0 PANEL SCHEDULES

GENERAL NOTES

TYPICAL GENERAL NOTES:

A. ALL INTERIOR WALLS / PARTITIONS WITH GYP BOARD SHALL BE TAPED, SANDED & TEXTURED, READY FOR PAINT, UNO.
B. ACCESSIBLE UNITS (2% IBC ACCESSIBLE UNITS) MUST HAVE ACCESSIBLE FIXTURES.
C. AT LEAST 2% OF THE TOTAL UNITS ARE REQUIRED TO BE ACCESSIBLE DWELLING UNITS AND SPREAD OUT THROUGHOUT THE ENTIRE COMPLEX.
D. AT ACCESSIBLE UNITS (2% IBC ACCESSIBLE UNITS) PROVIDE A NON-PERMANENT BENCH AT THE TUB/SHOWER COMBINATION.
E. ALL WATER HEATERS AND WASHING MACHINES TO HAVE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIAL BELOW & A 3/4"Ø DRAIN.
F. ALL NON-PLUMBING STUD WALLS ARE 2x4 UNO, VERIFY W/STRUCTURAL. STRUCTURAL STUD SIZES TAKE PRIORITY O/ARCHITECTURAL.
G. ALL APPLIANCES ARE TO BE ELECTRIC POWERED.
H. PROVIDE EACH ENTRY DOOR WITH A PEEPHOLE & DEADBOLT.
I. SEE INTERIOR DESIGN FOR DOOR, HARDWARE, AND PANEL SPECIFICATIONS.
J. ELECTRICAL OPENINGS IN EXCESS OF 16" SQ. MUST BE FIRE PROTECTED IN FIRE RATED WALLS.
K. PENETRATIONS THROUGH FIRE RATED WALLS, FLOOR, CEILINGS AND ROOF/CEILING ASSEMBLIES SHALL BE PER UL APPROVED DETAILS. SEE FIRE DETAIL SHEETS AFD-2.0 TO AFD-2.2.
L. ROOF PENETRATIONS SHALL NOT BE LOCATED WITHIN 5'-0" OF 1 HOUR FIRE RESISTANT EXTERIOR WALLS MEASURED FROM INSIDE OF EXTERIOR WALL.
M. ROOF COVERING TO BE CLASS 'B' MINIMUM ROOF COVERING.
N. 1-HOUR CONSTRUCTION IS REQUIRED ON ALL EXTERIOR WALLS WHEN BUILDING SEPARATION IS LESS THAN 30'-0", PER IBC SECTION 705.11.
O. STAIR WALLS TO BE 1 HOUR RATED CONSTRUCTION.
P. RISER ROOM SHALL BE SEPARATED FROM THE REST OF THE BUILDING BY 1 HOUR FIRE PARTITION PER SECTION 916.4.
Q. RECESSED LIGHT FIXTURES TO BE FIRE RATED JUNCTION BOX TYPE.

ACCESSIBILITY NOTES

ADAPTABLITY NOTES:

ENTRY DOORS:
MAXIMUM 1/2" HIGH THRESHOLDS. SEE GN-3 FOR CLEARANCE REQUIREMENTS.
INTERIOR DOORS:
SEE AGN-3.0 FOR CLEARANCE REQUIREMENTS.
CONTROLS:
ALL ACCESSIBLE CONTROLS TO BE MOUNTED 15" MIN. - 48" MAX.
HALLS:
36" MIN. CLEARANCE AT ALL WALKWAYS.
KITCHEN:
- TYPE A UNITS GOVERNED BY ANSI 117.1 PER CVR-1.0.
- TYPE B UNITS GOVERNED BY FAIR HOUSING GUIDELINES SAFE HARBOR PER CVR-1.0.
- PULLMAN TYPE APPLIANCES WITH 40" CLEARANCE BETWEEN APPLIANCES, COUNTERTOPS AND FIXTURES. EXCLUDES HANDLES. PROVIDE 30"X48" CLEAR FLOOR SPACE AT ALL APPLIANCES AND FIXTURES.
- COUNTERTOP MICROWAVES SHALL BE AVAILABLE TO TENANTS OF ACCESSIBLE UNITS UPON REQUEST FROM LEASING AGENTS.

BATH:
- DOOR CLEAR FLOOR SPACE - 30"X48" (CLEAR OF DOOR).
- WATER CLOSET CLEAR FLOOR SPACE - 56"X48" W/ 18" CENTER OF FIXTURE TO ADJACENT WALL - PARALLEL APPROACH.
- TUB CLEAR FLOOR SPACE - 30"X60" - PARALLEL APPROACH.
- SHOWER CLEAR FLOOR SPACE - 30"X48" - PARALLEL APPROACH.
- SINK CLEAR FLOOR SPACE - 30"X48". MIN. 15" CLEAR FROM CENTER OF FIXTURE TO SIDEWALL.
- PROVIDE GRAB BAR PER MANUFACTURER REQUIREMENTS AT ADAPTABLE BATHROOM WATER CLOSET, TUBS AND SHOWER.

GRAB BARS:
- GRAB BARS TO COMPLY WITH ICC/ANSI A117.1
- REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SEATS. SECTIONS 604.5, 607.4, 608.3, 608.4.
- GRAB BARS SHALL BE PROVIDED ON THE REAR AND SIDE WALL CLOSEST TO THE WATER CLOSET PER AGN-3.0.

PRJ-75615
06/27/19

GREENE TINDALL

O. BARRY GREENE REGISTERED ARCHITECT No. 682 STATE OF NEVADA

CHARLESTONE & HILLSIDE SHOPPING CENTER

GREENE TINDALL DESIGN

© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

3047 WARM SPRINGS ROAD, SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 597-5597

REVISION	DATE	NOTES
△		
△		
△		
△		
△		

ISSUE DATE: 11/15/2018

COVER SHEET / GENERAL NOTES

CVR-1

FILE: 0-CVR-1.DWG LAST SAVE: 12/20/2018 2:48:07 PM BY: SERGIO PLOT DATE: 6/24/2019 12:04:04 PM

PROJECT DATA:

SITE BREAKDOWN

A.P.N.	:	162-02-111-040 162-02-111-041
CURRENT ZONING	:	C-1
PROPOSED ZONING	:	UNCHANGED
NET SITE SQ. FT.	:	15,922 SQ. FT.
NET AREAGE:	:	0.36 ACRES
MEDICAL SQ. FT.	:	4,886 SQ. FT.
LOT COVERAGE	:	30.6%

SETBACKS

FRONT YARD	:	10'
REAR YARD	:	20'
INTERIOR SIDE YARD	:	10'
ANTERIOR SIDE YARD	:	10'
ALLOWABLE BLDG HT	:	35'
ACTUAL BLDG HT	:	28'

PARKING BREAKDOWN

FIRST FLOOR AREA	:	1,567	SQ. FT.
SECOND FLOOR AREA	:	3,464	SQ. FT.
TOTAL MEDICAL SQ. FT.	:	5,031	SQ. FT.
PARKING REQUIRED	:		
1 : 175 SQ FT	:	29	SPACES
PARKING PROVIDED	:		
STANDARD PARKING	:	20	SPACES
COMPACT PARKING (13%)	:	3	SPACES
TOTAL PARKING PROVIDED	:	23	SPACES
ACCESSIBLE REQUIRED	:	2	SPACE
ACCESSIBLE PROVIDED	:	2	SPACE

LANDSCAPE LEGEND:

24" BOX TREES

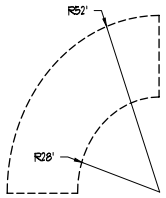
QUANTITY	SYMBOL	TYPE
16		QUERCUS ILEX

5 GALLON SHRUBS

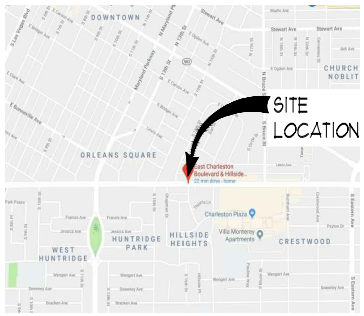
QUANTITY	SYMBOL	TYPE
60		PYRACANTHA 'SANTA CRUZ'
68		LANTANA 'DALLAS RED'
61		ROSMARINUS 'PROSTRATA'

GROUND GOVER

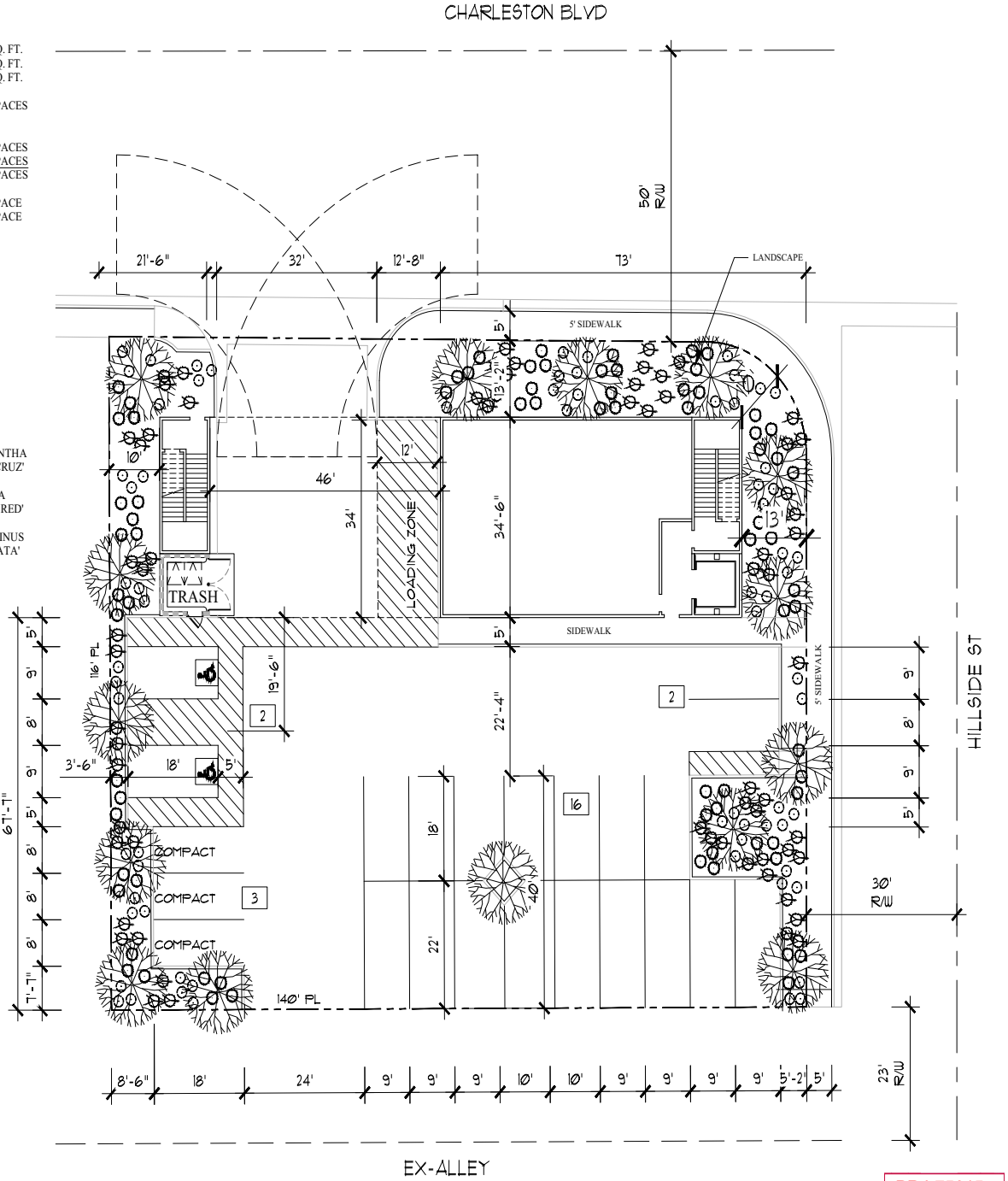
GROUND COVER TO BE DROUGHT TOLERANT



2 FIRE ENGINE TURN AROUND
SCALE: NO SCALE



1 VICINITY MAP
SCALE: NO SCALE



Planning Commission - Page 170

PRJ-75615
06/27/19

SITE PLAN / LANDSCAPE PLAN
SCALE: 1:10

NORTH

GREENE TINDALL

CHARLESTONE & HILLSIDE
SHOPPING CENTER
GREENE TINDALL DESIGN
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LAS VEGAS, NEVADA 89120 OFFICE (702) 897-8597
3047 WARM SPRINGS ROAD, SUITE 500

REVISION	DATE	NOTES

ISSUE DATE: 11/5/2018

SITE PLAN / LANDSCAPE PLAN

AS-1.0

REGISTERED No. 682 ARCHITECT STATE OF NEVADA

FILE: I:\2017\2-CHARLESTON & HILLSIDE\1-ARCH\PLAN\AS-1.0 SITE PLAN.dwg LAST SAVE: 6/27/2019 9:56:55 AM BY: BRIAN PLOT DATE: 6/27/2019 2:40:46 PM PATH: 2016_DWG\2017\2-CHARLESTON & HILLSIDE\DWG\

PROJECT DATA:

SITE BREAKDOWN

A.P.N.	:	162-02-111-040 162-02-111-041
CURRENT ZONING	:	C-1
PROPOSED ZONING	:	UNCHANGED
NET SITE SQ. FT.	:	15,922 SQ. FT.
NET AREAGE:	:	0.36 ACRES
MEDICAL SQ. FT.	:	4,886 SQ. FT.
LOT COVERAGE	:	30.6%

SETBACKS

FRONT YARD	:	10'
REAR YARD	:	20'
INTERIOR SIDE YARD	:	10'
ANTERIOR SIDE YARD	:	10'
ALLOWABLE BLDG HT	:	35'
ACTUAL BLDG HT	:	28'

PARKING BREAKDOWN

FIRST FLOOR AREA	:	1,567	SQ. FT.
SECOND FLOOR AREA	:	3,464	SQ. FT.
TOTAL MEDICAL SQ. FT.	:	5,031	SQ. FT.
PARKING REQUIRED	:		
1 : 175 SQ FT	:	29	SPACES
PARKING PROVIDED	:		
STANDARD PARKING	:	20	SPACES
COMPACT PARKING (13%)	:	3	SPACES
TOTAL PARKING PROVIDED	:	23	SPACES
ACCESSIBLE REQUIRED	:	2	SPACE
ACCESSIBLE PROVIDED	:	2	SPACE

LANDSCAPE LEGEND:

24" BOX TREES

QUANTITY	SYMBOL	TYPE
16		QUERCUS ILEX

5 GALLON SHRUBS

QUANTITY	SYMBOL	TYPE
60		PYRACANTHA 'SANTA CRUZ'
68		LANTANA 'DALLAS RED'
61		ROSMARINUS 'PROSTRATA'

GROUND GOVER

GROUND COVER TO BE DROUGHT TOLERANT



VICINITY MAP

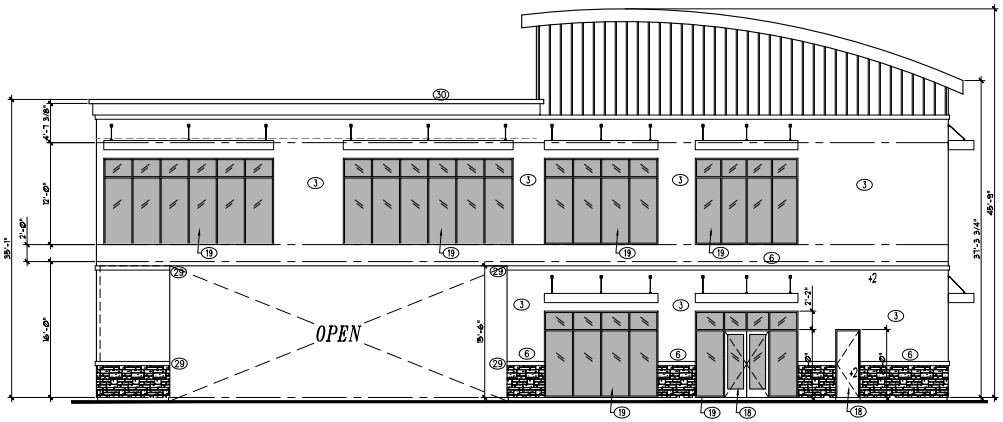


SITE PLAN

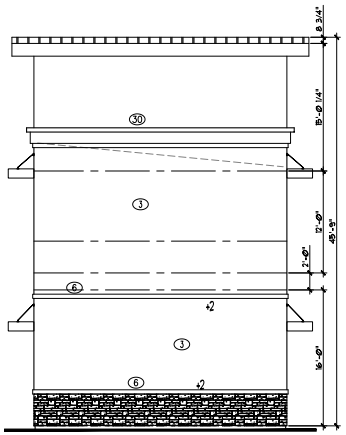
GREENE TINDALL DESIGN

CHARLESTONE & HILLSIDE

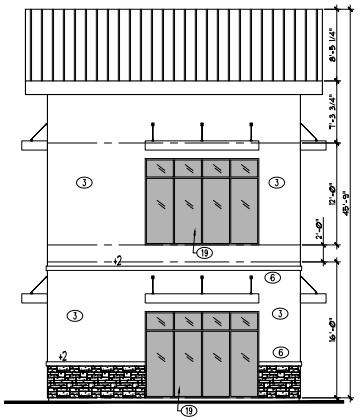
PRJ-75613
06/27/19



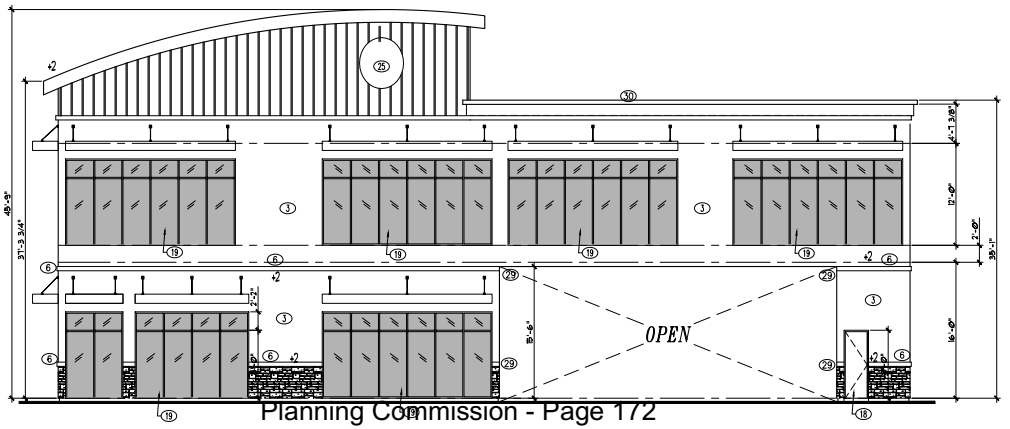
4 BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING FRONT ELEVATION
SCALE: SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES:

1. FIRE RATED ROOFING PER ROOF PLAN
2. --
3. TYPICAL STUCCO EXTERIOR FINISH SYSTEM. SEE STUCCO SCHEDULE.
4. STUCCO WRAPPED FASCIA
5. STUCCO EXPANSION JOINT
6. 6" WIDE MIN. STUCCO OVER POPOUT. SEE STUCCO SCHEDULE.
7. --
8. TYPICAL GUARD RAIL.
9. ILLUMINATED FIRST FLOOR UNIT ADDRESS TYPICAL. LETTERS TO BE 5" MIN. HEIGHT AND Ø.5" MIN. WIDTH ON CONTRASTING BACKGROUND MOUNTED 8'-0" AFF TO TOP OF LETTERS OR FRAME.
10. ILLUMINATED SECOND FLOOR UNIT ADDRESS TYPICAL. LETTERS TO BE 5" MIN. HEIGHT AND Ø.5" MIN. WIDTH ON CONTRASTING BACKGROUND MOUNTED 8'-0" AFF TO TOP OF LETTERS OR FRAME.
11. VERIFY ELECTRICAL PANEL LOCATION, WIDTHS, AND INSTALLATION REQUIREMENTS WITH NEVADA POWER PRIOR TO PANEL INSTALLATION OR AWNING CONSTRUCTION. ELECTRICAL EQUIPMENT TO BE PAINTED TO MATCH BUILDING COLOR. SEE A5-1.0
12. APPROXIMATE LOCATION OF MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
13. RISER ROOM, SEE FLOOR PLAN FOR NOTES.
14. DECORATIVE VENT PER DETAIL 15A/AGN-3.0
15. DECORATIVE VENT PER DETAIL 15B/AGN-3.0
16. DECORATIVE VENT PER DETAIL 15C/AGN-3.0
17. DECORATIVE VENT PER DETAIL 15D/AGN-3.0
18. EXTERIOR DOOR, REFER TO FLOOR PLANS FOR DOOR SIZES. REFER TO INTERIOR DESIGN FOR MANUFACTURER, MODEL SPECS, AND HARDWARE.
19. WINDOW, REFER TO UNIT FLOOR PLANS FOR WINDOW SIZES. REFER TO INTERIOR DESIGN FOR MANUFACTURER AND MODEL SPECS.
20. SLIDING GLASS DOOR, REFER TO UNIT FLOOR PLANS FOR SIZES. REFER TO INTERIOR DESIGN FOR MANUFACTURER, MODEL SPECS, AND HARDWARE. ACCESSIBLE UNIT REQUIRE ADA APPROVED TRACK AT SLIDING GLASS DOORS.
21. GARAGE DOOR, REFER TO UNIT FLOOR PLANS FOR DOOR SIZES. REFER TO INTERIOR DESIGN FOR MANUFACTURER AND MODEL SPECS.
22. 6'0" A.F.F. WROUGHT IRON FENCE/GATE.
23. 6'0" A.F.F. HIGH GLASS RAILING.
24. APPROXIMATE LOCATION OF PROJECT IDENTIFICATION SIGN.
25. BUILDING LOGO
26. 1" INSULATED GLAZING
27. SCUPPER + METAL DOWNSPOUT
28. OPEN FRAMED DECORATIVE WALL.
29. WAINSCOT SOP. AT THE END
30. STUCCO WRAPPED WOOD FRAMED POPOUT SEE DETAIL SEE DETAIL 16/AD-1.0

STUCCO SCHEDULE

TYP. 3-COAT STUCCO

+1 3-COAT STUCCO WITH 1" FOAM. SEE DETAIL 2 / AD-2.0 (SIMILAR)

+2 3-COAT STUCCO WITH 2" FOAM. SEE DETAIL 2 / AD-2.0 (SIMILAR)

+3 3-COAT STUCCO WITH 3" FOAM. SEE DETAIL 2 / AD-2.0

+4 3-COAT STUCCO WITH 4" FOAM. SEE DETAIL 1 / AD-2.0

+12 3-COAT STUCCO OVER WOOD FRAMED POPOUT. SEE DETAIL 3 / AD-2.0

STUCCO NOTES:

A. USE FOAM FOR BANDING ONLY.

B. WHEN POPOUTS COVER LARGE WALL AREAS, USE WOOD FRAMED CONSTRUCTION PER DETAIL 3 / AD-2.0 FOR VARIOUS DEPTHS.

C. SEE INTERIOR DESIGN FOR COLOR BLOCKING AND SPECIFICATIONS.

D. ALL VENEER TO BE MOUNTED OVER STUCCO SCRATCH COAT.

ADDRESSING NOTES:

A. ADDRESS NUMBER, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED ON ALL BUILDING SIDES, IN A VISIBLE POSITION FROM STREET OR ROAD FRONTAGE.

B. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

C. NUMBERS SHALL BE ARABIC NUMERALS OF ALPHABET LETTERS.

D. ADDRESS IDENTIFICATION SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE FIRE CODE OFFICIAL AND THE ORDINANCES OF THE JURISDICTION.

E. UNIT ADDRESSING LETTERS TO BE 5" MIN. HEIGHT AND Ø.5" MIN. WIDTH

F. UNIT ADDRESSING SIGNAGE TO BE MOUNTED 8'-0" AFF TO TOP OF LETTERS OR FRAME.

G. UNIT ADDRESSING SHALL CONSIST OF THE LEVEL OR STORY OF EACH UNIT WITHIN ITS BUILDING AND A UNIT NUMBER.

H. BUILDING ADDRESSING SHALL BE 12" MIN. HEIGHT.

I. BUILDING ADDRESSING TO BE MOUNTED 10'-0" ABOVE FINISHED FLOOR OF TALLEST UNIT TO TOP OF LETTERS OR FRAME.

J. ALL ADDRESS NUMBERS MUST BE ILLUMINATED AT NIGHT EITHER INDIVIDUALLY OR BY STREET LIGHTS, SECURITY LIGHTS, ETC.

K. DIRECTIONAL SIGNAGE TO BE 6" MIN. HEIGHT.

L. DIRECTIONAL SIGNAGE TO BE MOUNTED 7'-0" MAXIMUM ABOVE FINISHED GRADE.

M. SEE LOCAL JURISDICTION FOR SUBMITTAL / APPROVAL PROCESS ON ALL SIGNAGE.

BUILDING STEPS:

A. SEE CIVIL AND STRUCTURAL PLANS FOR LOCATION OF BUILDING STEPS.

LEGEND

- TYPICAL FINISHED FLOOR OR FINISHED CEILING
- TYPICAL FINISHED ROOF DECK
- GRADE. SEE CIVIL / GRADING PLANS FOR HEIGHTS AND STEP LOCATIONS.
- GLAZING. SEE FLOOR PLANS.

PRJ-75615
06/27/19

GREENE TINDALL

CHARLESTONE & HILLSIDE
SHOPPING CENTER
GREENE TINDALL DESIGN

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3047 WARM SPRINGS ROAD, SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 897-2597

REVISION	DATE	NOTES

ISSUE DATE: 1/15/2018

ELEVATIONS

A-1.2

FILE: 4-HILLSIDE-DRAWINGS-ELEV.DWG LAST SAVE: 12/20/2018 2:53:35 PM BY: SERGIO PLOT DATE: 6/24/2019 12:06:41 PM

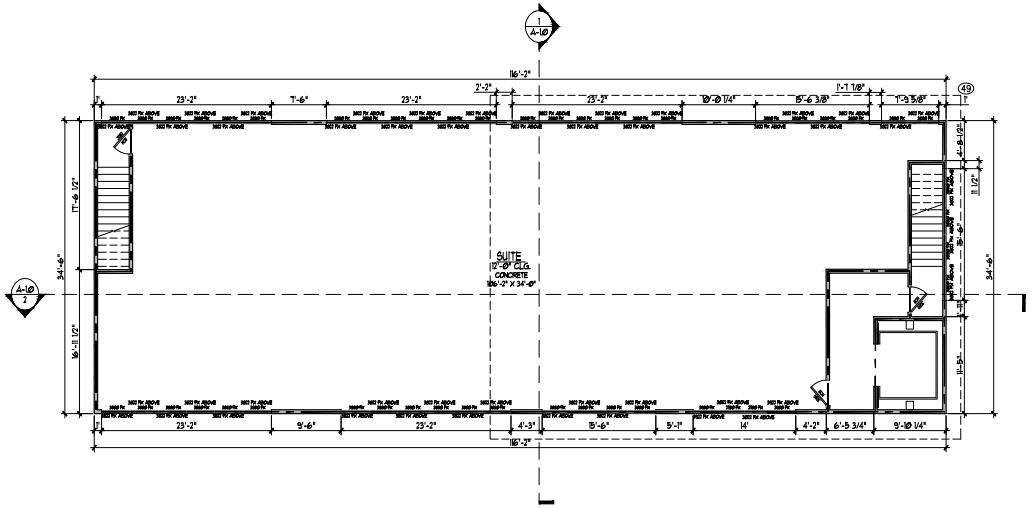
GENERAL NOTES

A. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER(S).
B. ALL BASES SHALL BE REVERSIBLE GRADE.
C. PROVIDE GREEN BOARD ON SHOWER WALLS TYPICAL.
D. TEMPERED GLASS:
PROVIDE SAFETY GLAZING INT HE FOLOWING LOCATIONS PER IBC FOR ALL GLASS DOORS AND STOREFRONT GLAZING IN BOTH INTERIOR AND EXTERIOR WALLS OF THE CLUBHOUSE.
- GLASS SLIDING OR SWINGING DOORS
- GLASS TUB AND / OR SHOWER ENCLOSURES
- ANY AND ALL GLAZING WITHIN A 24" ARC OF A DOOR.

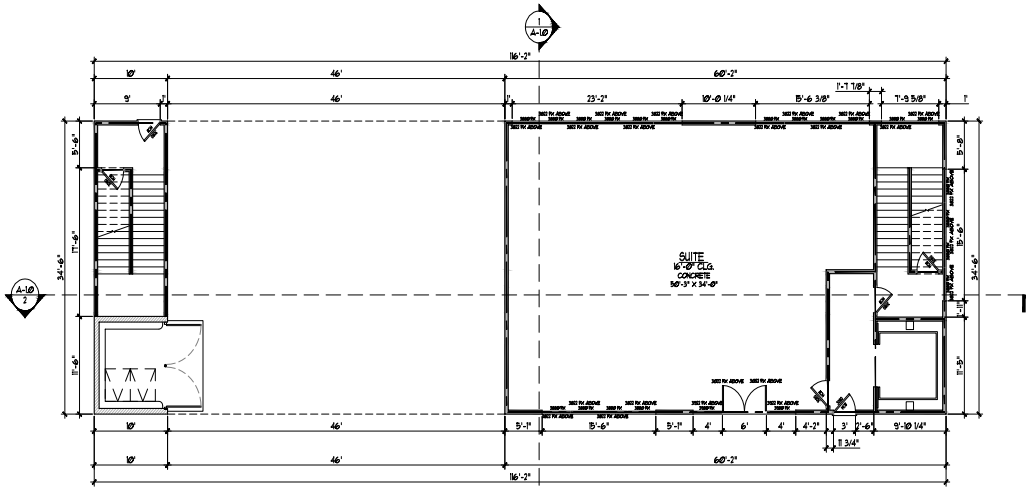
E. DOOR(S)
- FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE PROVIDED WITH A LOCKSET AND DEADBOLT U.N.O.
- PROVIDE PRIVACY LOCKS AT ALL OFFICE AND BATHROOMS DOORS U.N.O.

F. BASE
- SEE DETAIL G / AC-3

G. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS. SMOKE DETECTORS SHALL HAVE A BATTERY BACKUP AND WILL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
H. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
I. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.
J. COORDINATE THE FIRE EXTINGUISHER LOCATIONS WITH INTERIOR FURNISHING LAYOUTS PRIOR TO PLACEMENT. CONTACT ARCHITECT PRIOR TO PLACEMENT WITH ANY CONFLICTS. 2A 10BC PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH IFC SECTION 906.2 AS AMENDED
K. ALL ASSEMBLY ROOMS AND SPACES SHALL HAVE AN OCCUPANCY LOAD SIGN POSTED IN A CONSPICUOUS SPACE.
L. FURNITURE TO BE SUPPLIED BY OTHERS.
M. SUB CONTRACTOR TO SUBMIT ALL MILLWORK SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION.
N. SEE INTERIOR DESIGN DWG'S FOR COLOR BOARD BLOCKING INFORMATION FOR EXTERIOR COLOR/PAINTING.
O. CABLE/SATELLITE, AUDIO/VIDEO, SPEAKERS, TELEPHONE AND ALL OTHER LOW VOLTAGE TO BE COORDINATED WITH THE OWNER BY THE SUB-CONTRACTOR PRIOR TO WORK BEING DONE.
P. SUB CONTRACTOR TO INSTALL TWO RUNS OF COAXIAL CABLES FOR TABLE AND SATELLITE CONCURRENTLY.
Q. PLATFORM TO BE PLACED BY CONTRACTOR ON ALL ROOFS TO ACCOMMODATE FUTURE PLACEMENT OF SATELLITES.
R. FINISHED AND MATERIALS PER INTERIOR DESIGN SCHEDULES, SHEET IF-1.
S. SOLES, PLATES, AND STUD PENETRATIONS PER 14 / AD-3.0



1 BUILDING FLOOR PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"



1 BUILDING FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

TYPICAL KEYNOTES

1. PROVIDE WATER HEATER W/ RELIEF VALVE AND EXHAUST DRAIN VENTED TO DAYLIGHT ON 18" HIGH PLYWOOD PLATFORM W/ 5/8" TYPE 'X' DRYWALL OVER. PROVIDE COMBUSTIBLE AIR FOR GAS WATER HEATER PER NOTE #2.
2. PROVIDE TWO OPENINGS IN EXTERIOR DOOR, PROVIDE (2) 20" X 20" MIN. SEE EXTERIOR ELEVATIONS.
3. SEE MECHANICAL PLANS FOR MECHANICAL EQUIPMENT LOCATIONS
4. 30" HIGH FURNITURE DESK
5. MIRROR – WALL LENGTH X 72" MOUNTED 96" A.F.F.
6. 1/2" THRESHOLD
7. SUB CONTRACTOR TO SUBMIT SHOP DRAWING FOR STOREFRONT GLASS AND INTERIOR GLAZING SYSTEMS.
8. THIS DOOR TO HAVE KEYED LOCKS
9. CONCRETE SIDEWALKS. SEE LANDSCAPE PLAN FOR CONNECTIONS
10. SUB-CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR WOOD FRAMED BENCHES.
11. PROVIDE PANIC HARDWARE ON THIS DOOR.
12. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
13. PROVIDE BACKING FOR TV MOUNTS. SEE ELECTRICAL DWG'S FOR PLACEMENT.
14. PROJECTION SCREEN SHALL BE COMPATIBLE WITH CLOSED/OPEN CAPTIONING. PROVIDE ASSISTIVE LISTENING DEVICE. MFG AUDEX (AUDEX.COM) OR APPROVED EQUAL.
15. TELEVISIONS SHALL BE COMPATIBLE WITH CLOSED/OPEN CAPTIONING. PROVIDE ASSISTIVE LISTENING DEVICE.
16. 30"X48" CLEAR FLOOR AREA
17. NON-FIXED SEATS TYPICAL
18. ACCESSIBLE SHOWER TO CONSIST OF:
    - SINGLE LEVER MIXING VALVE
    - ADJUSTABLE HEIGHT SHOWER SPRAY UNIT, MOUNTED 32" – 48" AFF, THAT CAN BE USED BOTH AS FIXED SHOWER HEAD AND A HAND-HELD UNIT. 60" MINIMUM HOSE LENGTH.
    - GRAB BARS
    - STANDARD SHOWER HEAD MOUNTED 6'-0" AFF.
19. ACCESSIBLE SHOWER HEAD MOUNTED 4'-0" AFF.
20. 42" HIGH GUARDRAIL W/INSIDE HANDRAIL 34"-38" ABOVE NOSING.
21. WALL MOUNTED HANDRAIL 34"-38" ABOVE NOSING AT ALL STAIRS. EXTEND RAILS TO 12" BEYOND NOSING.
22. UNDER COUNTER FREEZER / DISHWASHER. SEE PLUMBING PLAN.
23. 2X6 SOUND WALL R-19 BATT INSULATION W/ 1/2" R.C. CHANNELS EACH SIDE.
24. FULL HEIGHT CABINET W/ (5) 24" SHELVES EQUALLY SPACED. PAINTED HEAVY DUTY.
25. GARBAGE DISPOSAL.
26. FRP 48" X 96". MOUNTED 2 SIDES.
27. ROOF HATCH – REFER TO DETAILS.
28. METAL LADDER – REFER TO DETAILS.
29. ADA COMPATIBLE HIGH / LOW DRINKING FOUNTAINS.
30. EXTERIOR STAIRS AT 2 STORY CLUBHOUSE ONLY – REFER TO ENLARGED STAIR PLAN ELEVATION, AND DETAILS.
31. 60" A.F.F. RAILING POOL FENCE.
32. 60" A.F.F. GATE POOL FENCE.
33. DECORATIVE METAL TRIM ABOVE – REFER TO SECTIONS AND DETAILS.
34. VENDING MACHINES BY OTHERS – SUPPLY POWER AS REQUIRED – REFER TO ELEC DWG'S.
35. PLANTER AREA – REFER TO LANDSCAPE DWG'S.
36. 24" DEEP COUNTER AT 30" AFF – FINISH TBD.
37. 18" X 18" X 3" DEEP SUMP PIT AT 2 STORY CLUBHOUSE ONLY. COORDINATE EXACT LOCATION WITH ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION.
38. 18" WIDE METAL LADDER AT 2 STORY CLUBHOUSE ONLY – COORDINATE WITH ELEVATOR MANUFACTURER FOR LOCATION AND STYLE PRIOR TO CONSTRUCTION.
39. ELECTRICAL EQUIPMENT – REFER TO ELECTRICAL DRAWINGS FOR SIZE AND LOCATION.
40. SCUPPER WITH OVERFLOW AND DOWNSPOUT.
41. EQUIPMENT SUPPLIED BY OTHERS
42. DOOR TO BE EQUIPPED WITH SELF CLOSER WITH MAXIMUM 5 POUNDS OF FORCE REQUIRED TO OPERATE.
43. PARTITIONS AND PARTITION DOORS PER MANUFACTURER'S SPECIFICATIONS.
44. PRE-MANUFACTURED COVERINGS SUPPLIED BY OTHERS
45. ROOF DECKS TO BE COVERED WITH UL APPROVED ROOF COVERING TO MEET OR EXCEED CODE. ELASTOMETRIC COATING SYSTEM W/ GRANULE SURFACE.
46. SUPPLY POWER/DATA/TV IN FLOOR ADJACENT TO PLANTER BOX.
47. 1" INSULATED GLAZING
48. 1 HOUR FIRE PROTECTION REQUIRED ON WALLS AND CEILING.
49. LINE OF ROOF ABOVE
50. DROP BOX MOUNTED @ 48" AFF.
51. 60" A.F.F. GLASS POOL FENCE
52. 42" UPPER CABINETS.
53. GAS FIRE PLACE: HEAT & GLO MODEL RED40ST; CUSTOM HEARTH.
54. 1 HOUR FIRE RATED ATTIC ACCESS – REFER TO DETAILS.
55. DEPRESS FLOOR 2" AND SLOPE MIN. 1/4:12 TOWARDS DOOR.
56. FIRE CONTROL PANEL.
57. LOW VOLTAGE BOARD.
58. G.I. 26 GA GALVANIZED FLASHING CAP.
59. CRICKET.
60. CANT STRIP.
61. SPLASH BLOCK, SEE DETAILS.
62. FLOOR SAFE

RISER ROOM NOTES:

A. A KEY BOX SHALL BE PROVIDED FOR EACH FIRE RISER ROOM.
A.A. KNOX SERIES 5300 RECESSED FOR FIRE DEPARTMENT USE IN ACCORDANCE WITH IFC 506.1
A.B. THE DOOR LEADING TO THE SPRINKLER RISER ROOM AND FACP SHALL BE PROVIDED WITH A FIRE DEPARTMENT REFLECTIVE ALERT DECAL.
A.C. KEY BOXES SHALL BE INSTALLED ADJACENT TO THE MAIN DOORWAY, 5 TO 6-1/2 FEET TO THE TOP OF THE BOX ABOVE FINISHED GRADE. FOR BUILDINGS WITH PUMP HOUSES AND / OR SPRINKLER VALVE ROOMS THAT HAVE ACCESS SERIES 5300 RECESSED KNOX BOX SHALL BE INSTALLED ADJACENT TO THE PUMP HOUSE AND / OR RISER ROOM EXTERIOR DOOR.
A.D. KEY BOXES MAY BE ORDERED DIRECTLY FROM THE KNOX COMPANY AT WWW.KNOXBOX.COM
B. MIN. 2" HIGH LETTERS IN ACCORDANCE WITH IFC SECTIONS 5101.1 AND 505.1.1.2
B.A. RISER ROOM SIGN TO READ: "FIRE SPRINKLER VALVE ROOM"
B.B. EXTERIOR DOOR SHALL BE LABELED WITH "FIRE RISER ROOM" OR "FIRE SPRINKLER VALVE ROOM".
C. UTILITIES AND FIRE RISER ROOMS TO BE ON THE HIGH SIDE OF ALL STEPPED BUILDINGS.
RISER ROOM LAYOUTS PER 2 / AFD-0.0

FIRE DEPARTMENT NOTES:

A. FIRE RISER ROOM SHALL COMPLY WITH SECTION 903.3, 1206.5, AND IFC SECTIONS 5101.1, 903.1.2, AND LOCAL AMENDMENTS.
B. PROVIDE 2A10BC PORTABLE FIRE EXTINGUISHER IN EVERY UNIT AT KITCHEN AREA IN ACCORDANCE WITH IFC 906.

Approved
Clark County
Fire Department

WALL LEGEND
- 2X6 FIRE RATED WALL
- 2X4 FIRE RATED WALL

GREENE TINDALL

HARRY GREENE
REGISTERED
No. 682
ARCHITECT
STATE OF NEVADA

CHARLESTONE & HILLSIDE
SHOPPING CENTER
GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 897-8597
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REVISION	DATE	NOTES

FLOOR PLAN

ISSUE DATE: 11/5/2018

A-1.0

FILE: 4-HILLSIDE-DRAWINGS-ELEVDWG LAST SAVE: 12/20/2018 2:53:35 PM BY: SERGIO PLOT DATE: 6/24/2019 12:01:35 PM



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019



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SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019

09-23-2019

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

PROJECT NAME: HILLSIDE RETAIL BUILDING
PROJECT NUMBER (PAC): PRJ-75615

Planning Official(s),

We, as the applicant, respectfully request review of a proposed 2-story, multi-tenant retail building totaling 5,031 sq. ft., located on the South West corner of East Charleston Boulevard and Hillside Place in the City of Las Vegas.

The Project has been designed to meet height requirements. The project will require 3 waivers of standards, as follows.

- Variance for residential adjacency at the rear property to 90' where 138' adjacency is required. This is a common trait amongst the adjacent properties with 11' residential adjacency to our west and 18' residential adjacency to our east.
- Waiver for a parking deduction from 28 stalls required to the 23 stalls provided. This is common for the surrounding lots with the property to the east consisting of 14 stalls provided where approximately 18 are required, and the property to the west consisting of 16 stalls where approximately 57 stalls are required.
- Side landscaping requirements to be reduced to the landscape design as proposed. This landscape design has been created in a way to create more landscape than the neighboring properties, create a more visually appealing project, and maintain a balanced site design.

Not only does a new 5,031 sq. ft. commercial building create job opportunities for the nearby residential communities, but the building aesthetics will bring an appealing look and contribute to the beautification of the surrounding neighborhood.

If you have any questions or require additional clarification, please contact me at 702.597.5597 or via email at chris@ltrdcorp.com.

Thank you,

Christopher Dyka
Residential Designer
702.597.5597
chris@ltrdcorp.com

LTRD Corporation / GreeneTindall Design Group
3047 East Warm Springs Road Suite 500
Las Vegas, Nevada 89120
Office (702) 597-5597

PRJ-75615
09/24/19

GREENE TINDALL DESIGN

10-21-2019

RECEIVED
OCT 2 1 2019
Dept of Planning
City of Las Vegas

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

PROJECT NAME: HILLSIDE RETAIL BUILDING
PROJECT NUMBER (PAC): PRJ-75615

To whom it may concern,

On request of the owner/applicant, we would like to formally request a 30 day stay due internal factors. We hope to have these internal items resolved as quickly as possible and appreciate your understanding on this matter. If you have any questions or require additional clarification, please contact me at 702.597.5597 or via email at chris@ltrdcorp.com.

Thank you,

Christopher Dyka
Residential Designer
702.597.5597
chris@ltrdcorp.com

LTRD Corporation / GreeneTindall Design Group
3047 East Warm Springs Road Suite 500
Las Vegas, Nevada 89120
Office (702) 597-5597

Submitted after final agenda

VAR-76939
VAR-76940
SDR-76941
Items 42-44

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

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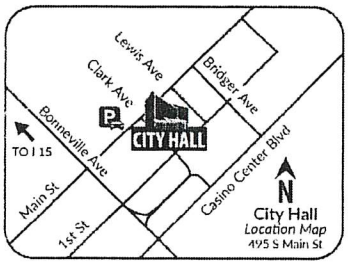

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76939 and VAR-76940 [PRJ-75615]

Planning Commission Meeting of **10/22/2019**

PRJ-75615
16202116043
PROCK ROCCO L & DONA J
1641 CURTIS DR
LAS VEGAS NV 89104-1850

12-13P

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

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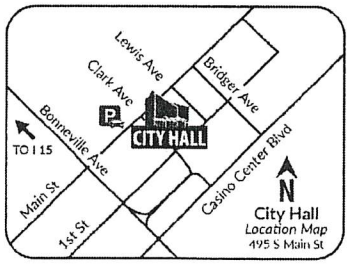

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76939 and VAR-76940 [PRJ-75615]
Planning Commission Meeting of **10/22/2019**

PRJ-75615
16202115096
ALVAREZ FRANCISCO
1424 JESSICA AVE
LAS VEGAS NV 89104

93 HRDFNP1 89104

R-BA

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

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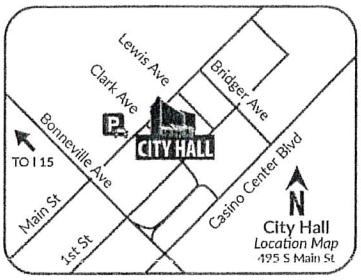

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76939 and VAR-76940 [PRJ-75615]
Planning Commission Meeting of **10/22/2019**

RECEIVED
OCT 21 2019
Dept of Planning
City of Las Vegas

PRJ-75615
13935413025
J W B PROPERTY MANAGEMENT L L C
1601 E CHARLESTON BLVD
LAS VEGAS NV 89104

93 HRDFNP1 89104

Submitted after final agenda

42A
43A

Nora Lares

From: noreply@formstack.com
Sent: Monday, October 14, 2019 10:27 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 10/14/19 10:27 PM

Meeting Date:	Tuesday, October 22, 2019
Project Number:	PRJ-75615
Position:	I OPPOSE the project and all related applications.
Name:	Laird Stuart
Residential or Business Address:	1215 Chapman Drive Las Vegas, NV 89104
Comments:	I OPPOSE VAR-76939, VAR-76940 and SDR-76941. THANK YOU

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

42-44 P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
13

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

SUBJECT:
ABEYANCE - VAR-76940 - VARIANCE RELATED TO VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 90-FOOT RESIDENTIAL ADJACENCY SETBACK FROM THE SOUTH PROPERTY LINE WHERE 138 FEET IS REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

May go to City Council on: 01/15/2020
OR May be 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. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1602 & 1608 E Charleston BLVD

Project Name Hillside Retail **Proposed Use** Retail

Assessor's Parcel #(s) 162-02-111-040; 041 **Ward #** _____

General Plan: existing C proposed C **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 5441 sf **Floor Area Ratio** _____

Gross Acres 0.37 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

REPRESENTATIVE Greene-Tindall **Contact** Chris Dyka

Address 3047 E Warm Springs Rd Suite 500 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

Property Owner Signature* _____

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

Print Name HAMLET HOVSEPIAN

Subscribed and sworn before me

This 31 day of Jan, 20 18.

Aaron Breda, Notary Public

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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

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

PR-75615
08/27/19

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Los Angeles)

On 1-31-18 before me, Aaron Breda, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Hamlet Hovsepian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

AARON BREDA
Notary Public - California
Los Angeles County
Commission # 2165433
My Comm. Expires Sep 23, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: APP (Petition form Document Date: 1-31-18
Number of Pages: 1 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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PRJ-75615
06/27/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
14

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

SUBJECT:
ABEYANCE - SDR-76941 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76939 AND VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,031 SQUARE-FOOT COMMERCIAL SHELL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

May go to City Council on: 01/15/2020
OR May be 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. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Backup Documentation Submitted for the October 22, 2019 Planning Commission Meeting

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1602 & 1608 E Charleston BLVD

Project Name Hillside Retail **Proposed Use** Retail

Assessor's Parcel #(s) 162-02-111-040; 041 **Ward #** _____

General Plan: existing C proposed C **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 5441 sf **Floor Area Ratio** _____

Gross Acres 0.37 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

REPRESENTATIVE Greene-Tindall **Contact** Chris Dyka

Address 3047 E Warm Springs Rd Suite 500 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

Property Owner Signature* _____

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

Print Name HAMLET HOVSEPIAN

Subscribed and sworn before me

This 31 day of Jan, 20 18.

Aaron Breda, Notary Public

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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

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

PRJ-75615
08/27/19

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Los Angeles)

On 1-31-18 before me, Aaron Breda, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Hamlet Hovsepian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

AARON BREDA
Notary Public - California
Los Angeles County
Commission # 2165433
My Comm. Expires Sep 23, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document
Title or Type of Document: APP (Petition form Document Date: 1-31-18
Number of Pages: 1 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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PRJ-75615
06/27/19

SDR 76941
Land Capital Partners, LLC

SWC Charleston Boulevard and Hillside Place

Proposed 5.031 thousand square foot commercial building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	5.031	37.75	**190**
AM Peak Hour			0.94	**5**
PM Peak Hour			3.81	**19**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Charleston Boulevard

Average Daily Traffic (ADT)	33,345
PM Peak Hour	2,668

(heaviest 60 minutes)

15th Street

Average Daily Traffic (ADT)	2,861
PM Peak Hour	229

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Charleston Boulevard	53,445
15th Street	12,480

This project will add approximately 190 trips per day on Charleston Blvd., Hillside Pl. and 15th St. Currently, Charleston is at about 62 percent of capacity and 15th is at about 23 percent of capacity. With this project, Charleston is expected to be at about 63 percent of capacity and 15th is expected to be at about 24 percent of capacity. Counts are not available for Hillside, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 19 additional peak hour trips, or about one every three minutes.

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

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

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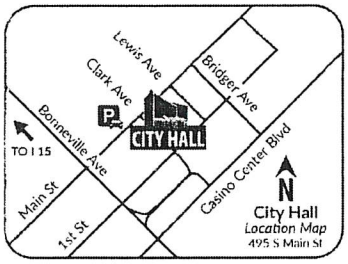

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76941 [PRJ-75615]

Planning Commission Meeting of ~~**10/22/2019**~~

PRJ-75615
16202116043
PROCK ROCCO L & DONA J
1641 CURTIS DR
LAS VEGAS NV 89104-1850

14P

City of Las Vegas
Department of Planning
Development Services Center
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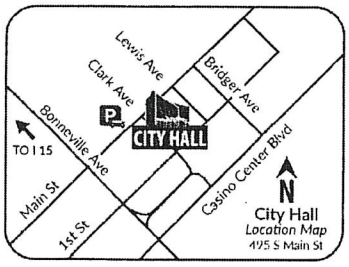

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76941 [PRJ-75615]

Planning Commission Meeting of **10/22/2019**

PRJ-75615
16202115096
ALVAREZ FRANCISCO
1424 JESSICA AVE
LAS VEGAS NV 89104

93 HRDFNP1 89104

14A

City of Las Vegas
Department of Planning
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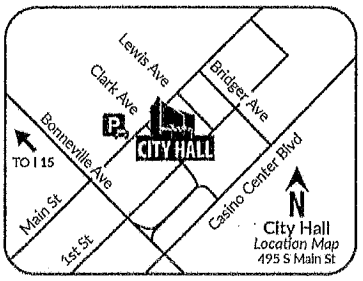

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76941 [PRJ-75615]
Planning Commission Meeting of **10/22/2019**

PRJ-75615
13935413025
J W B PROPERTY MANAGEMENT L L C
1601 E CHARLESTON BLVD
LAS VEGAS NV 89104

Submitted after final agenda

44A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
15

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

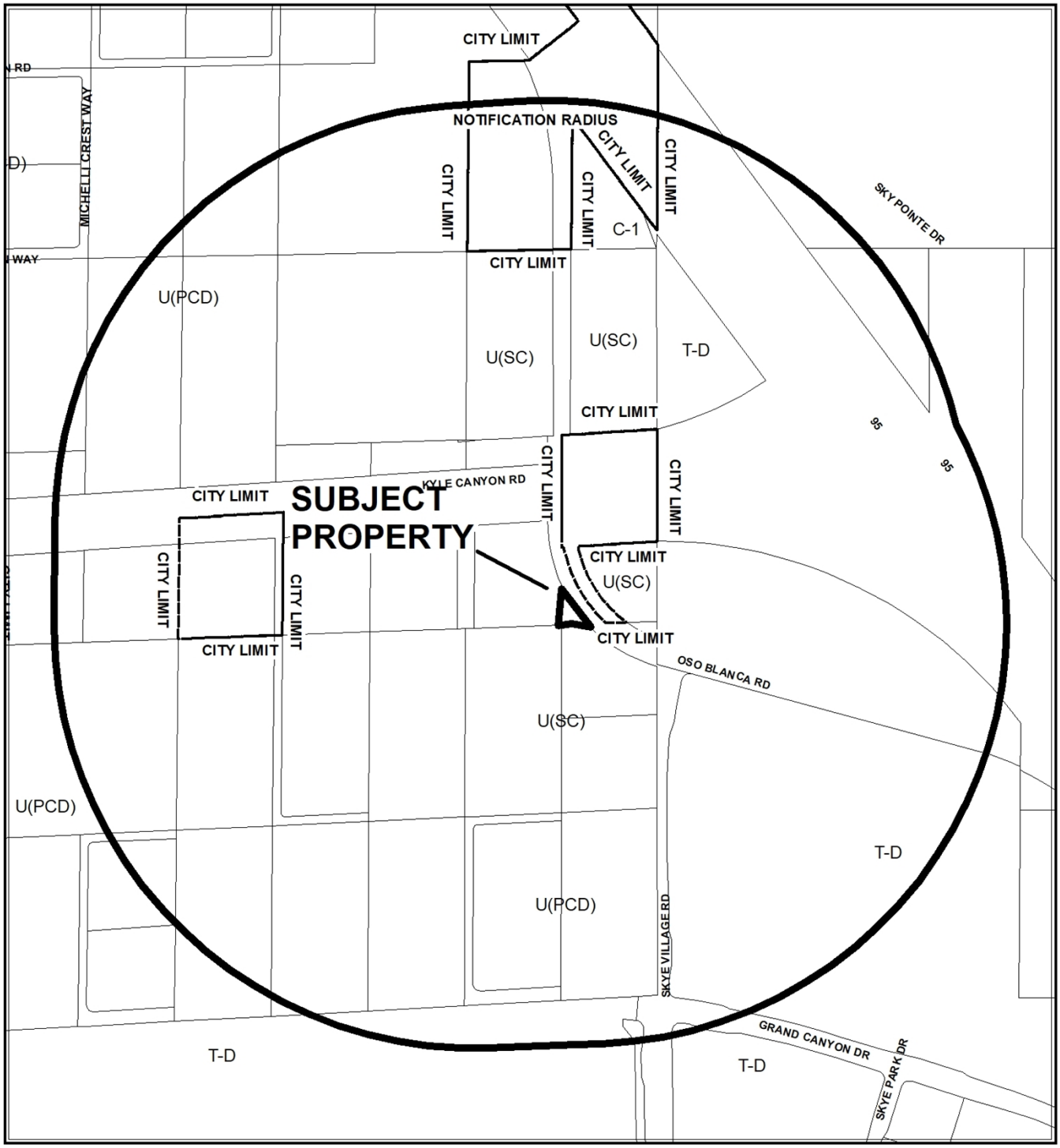
SUBJECT:
ZON-77627 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.13 acres at the southwest corner of Kyle Canyon Drive and Oso Blanco Drive (APN 126-01-702-008), Ward 6 (Fiore) [PRJ-77555]. Staff recommends APPROVAL.

C.C.: 01/15/2020

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. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - ZON-77627, SUP-77628, SUP-77629, SDR-77630 and TMP-77631 [PRJ-77555]
4. Supporting Documentation - ZON-77627, SUP-77628, SUP-77629, SDR-77630 and TMP-77631 [PRJ-77555]
5. Photo(s) - ZON-77627, SUP-77628, SUP-77629, SDR-77630and TMP-77631 [PRJ-77555]
6. Justification Letter - ZON-77627, SUP-77628, SUP-77629, SDR-77630 and TMP-77631 [PRJ-77555]



0 410 820 Feet

CASE: ZON-77627 (PRJ-77555)

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N



0 410 820 Feet

CASE: ZON-77627 (PRJ-77555)

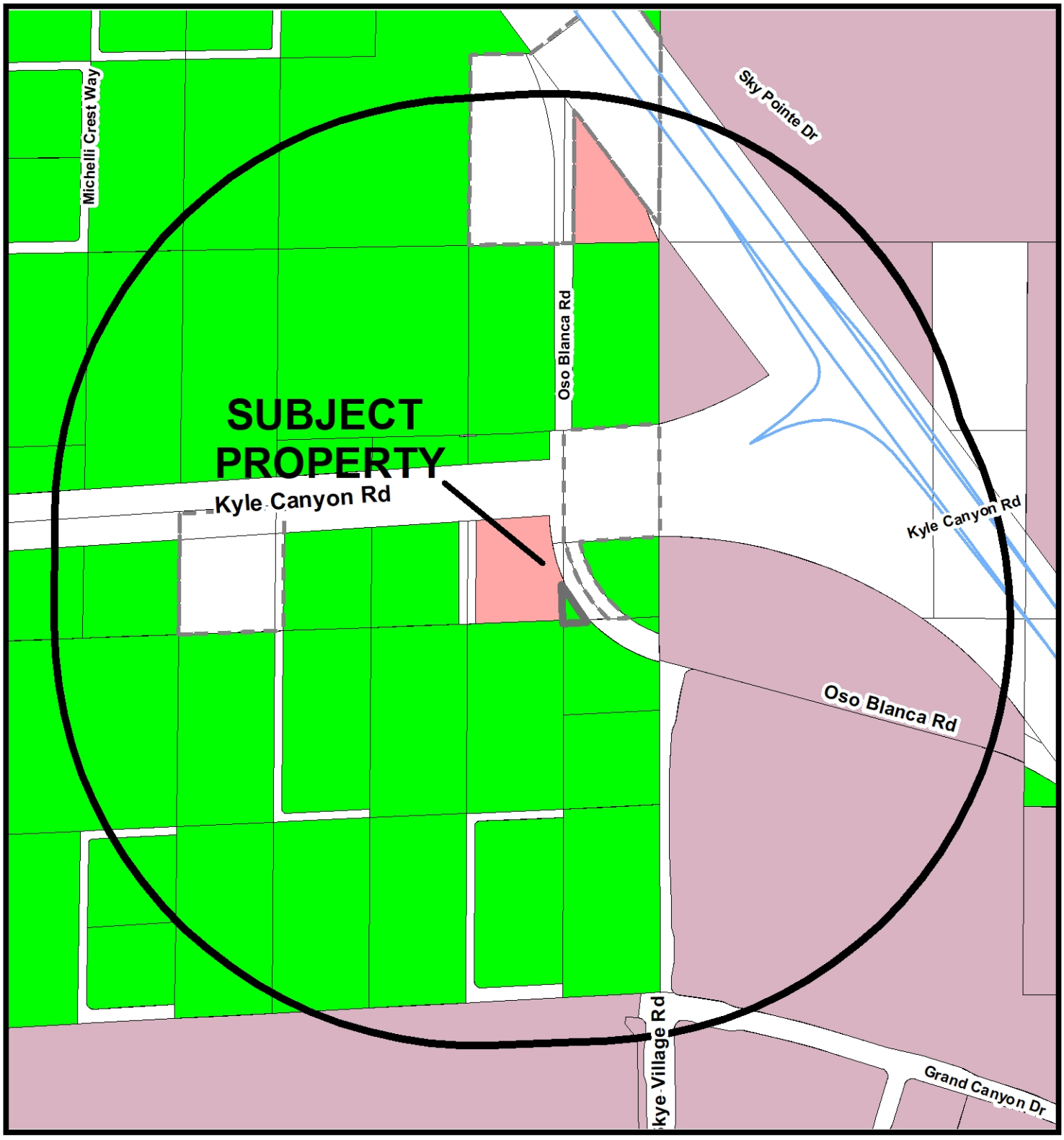
RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N

ZON-77627



Zoning

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

FROM U (SC) 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: Monday, October 28, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-77627	Staff recommends APPROVAL.	
SUP-77628	Staff recommends DENIAL, if approved subject to conditions:	ZON-77627
SUP-77629	Staff recommends DENIAL, if approved subject to conditions:	ZON-77627 SUP-77628
SDR-77630	Staff recommends DENIAL, if approved subject to conditions:	ZON-77627 SUP-77628 SUP-77629
TMP-77631	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED
24 - ZON-77627
43 - SUP-77628 and SUP-77629
43 - SDR-77630
43 - TMP-77631

PROTESTS
0 - ZON-77627
0 - SUP-77628 and SUP-77629
0 - SDR-77630
0 - TMP-77631

APPROVALS
0 - ZON-77627
0 - SUP-77628 and SUP-77629
0 - SDR-77630
0 - TMP-77631

NE

**** CONDITIONS ****

SUP-77628 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. Approval of Rezoning (ZON-77627); and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77629), Site Development Plan Review (SDR-77630), and Tentative Map (TMP-77631) shall be required.

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

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

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

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

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

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

SUP-77629 CONDITIONS

Planning

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

2. Approval of Rezoning (ZON-77627); approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77628), Site Development Plan Review (SDR-77630), and Tentative Map (TMP-77631) shall be required.

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

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

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

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

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

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

SDR-77630 CONDITIONS

Planning

1. Approval of Rezoning (ZON-77627); and approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-77628 and SUP-77629), and Tentative Map (TMP-77631) shall be required.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, stamped 10/14/19, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow the buildings to not orient to the corner and to the street fronts, and not make a strong tie to the building lines of each street where such is required.

5. A Waiver from Title 19.08 is hereby approved, to allow a seven-foot landscape buffer where 15 feet is required adjacent to the west property line.

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

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

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. 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.

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

Public Works

11. A Petition of Vacation to eliminate existing Patent Easements in conflict with this site shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.

12. Coordinate with the Nevada Department of Transportation (NDOT) for the appropriate dedication of Kyle Canyon Road adjacent to this site.

13. Concurrent with development, construct half-street improvements on Kyle Canyon Road, Oso Blanca Road and the unnamed road (Ruffian Road alignment) along the west edge of this site with appropriate overpaving and transition paving.

14. Construct approximately 3,800 feet of oversized public sewer in Oso Blanca Road from its current terminus to Kyle Canyon Road at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Contact the Sanitary Sewer Planning Section prior to civil plan submittal to discuss an Oversizing Agreement to be reimbursed for some of the construction costs associated with an oversized sewer.

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

16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Kyle Canyon Road and Oso Blanca Road public rights-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

17. Submit a License Agreement for landscaping and private improvements in public rights of way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

18. No left turns shall be allowed on Oso Blanca Road and Kyle Canyon Road.

19. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Impact Analysis required by TMP-77631 may be used to satisfy this condition.

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, submittal of any construction drawings, or the recordation of a map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by TMP-77631 may be used to satisfy this condition.

TMP-77631 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. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.

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

Public Works

6. A Petition of Vacation to eliminate existing Patent Easements in conflict with this site shall record prior to or concurrent with the recordation of the Final Map for this site.

7. Coordinate with the Nevada Department of Transportation (NDOT) for the appropriate dedication of Kyle Canyon Road adjacent to this site.

8. Concurrent with development, construct half-street improvements on Kyle Canyon Road, Oso Blanca Road and the unnamed road (Ruffian Road alignment) along the west edge of this site with appropriate overpaving and transition paving.

9. Construct approximately 3,800 feet of oversized public sewer in Oso Blanca Road from its current terminus to Kyle Canyon Road at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Contact the Sanitary Sewer Planning Section prior to civil plan submittal to discuss an Oversizing Agreement to be reimbursed for some of the construction costs associated with an oversized sewer.

10. 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."

11. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
    I. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
    II. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

12. 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."

13. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Impact Analysis required by SDR-77630 may be used to satisfy this condition.

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-77630 may be used to satisfy this condition.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a commercial center that consists of a restaurant with drive through, a convenience store with fuel pumps and a tavern to be located on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road.

ISSUES

- On 10/22/19 the Planning Commission recommended approval of a request for a Special Use Permit (SUP-77385) for a Liquor Establishment (Tavern) approximately 335 feet east of the subject site(s). If Special Use Permit (SUP-77385) is approved at the December 4, 2019 City Council meeting, Special Use Permit (SUP-77628) will be stricken, as it will no longer be a valid application due to the distance separation of 1,500 feet between Liquor Establishments that is not waivable.
- Title 19.08 requires buildings on corner lots to be oriented to the corner and to the street fronts, and to make a strong tie to the building lines of each street. The applicant is requesting a Waiver to not do so. Staff does not support this request.
- A Waiver is requested to allow a seven-foot wide landscape buffer adjacent to the west property line where 15 feet is required. Staff does not support this request.

ANALYSIS

Rezoning

The proposed development is comprised of two separate parcels. The western parcel is currently zoned C-1 (Limited Commercial) with a General Plan land use designation of Service Commercial. The eastern portion is currently zoned U (Undeveloped) and also has a land use designation of Service Commercial. The Undeveloped district functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

The Service Commercial land use designation supports the Professional Office, Office, and the proposed C-1 zoning districts. Staff supports rezoning requests that align with the current land use designation and recommends approval of the rezoning request.

NE

Special Use Permit (SUP-77628)
The Liquor Establishment (Tavern) use is described 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:

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 separation between liquor establishments (tavern), and a minimum 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 below, 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 met this requirement at the time of application. On 10/22/19 the Planning Commission recommended approval of a request for a Special Use Permit (SUP-77385) for a Liquor Establishment (Tavern) approximately 335 feet east of the subject site(s). If Special Use Permit (SUP-77385) is approved at the December 4, 2019 City Council meeting, Special Use Permit (SUP-77628) will be stricken as it will no longer be a valid application due to the distance separation of 1,500 feet between Liquor Establishments that is not waivable.

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

   This is the measurement method utilized to determine the distance separation from the subject site and protected uses.

3. For the purpose of Requirement 2, and for that purpose only:
   a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and

NE

b. The "property line" of a liquor establishment (tavern) refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        1. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        2. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
        3. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
        4. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

This is the property line definition utilized to determine the distance separation from the subject site and protected uses.

4. 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.

5. 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;

NE

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; or
e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet; or
f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060.
g. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

This requirement is not applicable, as the subject site does not meet any of these requirements in order to request a Waiver.

6. 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 the proposed use would be subject to regular inspections to ensure compliance.

If the application is not stricken, staff does not support the requested Special Use Permit (SUP-77628), as the structure proposed to house the land use does not meet the minimum development standards set forth by Title 19.08. Structures proposed for corner lots are to be aligned with the corner and street frontage. The proposed structure that would house the proposed Liquor Establishment (Tavern) land use is oriented to the parking lot rather than Oso Blanca Road as required by Title 19.08. Staff is not able to support a site design that does not implement the intent of Title 19.08 to contribute to the overall attractiveness of the City and is recommending denial of the requested Special Use Permit.

Special Use Permit (SUP-77629)
The Beer/Wine/Cooler Off-Sale Establishment use is defined as “an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where business is conducted, and is operated in connection with a grocery store, drugstore, convenience store, restaurant, general retail store or ancillary brew pub (as the last is referenced in LVMC 6.50.085).”

NE

The Minimum Special Use Permit Requirements for this use include:

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

   The proposed use meets this requirement, as there are no protected uses within 400 feet of the subject site.

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

   This is the measurement method utilized to determine the distance separation from the subject site and protected uses.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

   This requirement is not applicable.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

   This requirement is not applicable, as the applicant is not requesting a Waiver.

5. The minimum distance requirements in Requirement 1 do not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

   This requirement is not applicable.

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

   The proposed use meets this requirement as the proposed use would be subject to regular inspections to ensure compliance.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;
   c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or

d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

This requirement is not applicable, as the applicant is not requesting a Waiver.

8. No beer/wine/cooler off-sale establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

   This requirement is not applicable, as the subject site is not adjacent to a pedestrian mall.

Although the proposed use meets the minimum requirements set forth by Title 19.12, the structure proposed to house the land use does not meet the minimum development standards set forth by Title 19.08. Structures proposed for corner lots are to be aligned with the corner and street frontage. Instead, the applicant has proposed to align the fuel pumps with the corner and street frontage. Staff is not able to support a site design that does not implement the intent of Title 19.08 to contribute to the overall attractiveness of the City and is recommending denial of the requested Special Use Permit.

Site Development Plan Review
The subject site consists of two separate parcels (APNs 126-01-702-007 and 008) that will need to be remapped as one if approved. Staff has added a condition of approval for the applicant to meet with the City Surveyor to determine the appropriate mapping action necessary to consolidate the existing lots into one.

The proposed site plan depicts a restaurant with drive through on the northwest portion of the site, a convenience store central to the site with the associated fuel pumps and canopy located north of the convenience store. The tavern is proposed for the southeast corner of the overall site. As no specific tenants have been identified at this time, the building footprints proposed are conceptual and any variations in size that affect the building footprint will require an administrative review. Due to the conceptual nature of this proposal, a parking variance may be required at a later date depending on the intensity of the future tenants.

The proposed building elevations depict single story structures with varying color and material applications that provide a consistent level of detailing and finish as required for all sides of a building by Title 19.08. Signage demonstrated on the proposed building elevations are not part of this site design review and will be reviewed as part of a separate building permit review process specific for signage.

Perimeter landscape buffer widths when adjacent to public right-of-way are required to be 15 feet in width. The applicant has requested a Waiver to allow a seven-foot wide landscape buffer adjacent to the west property line in lieu of the 15-foot wide landscape buffer required by Title 19.08. The applicant has not presented an extraordinary circumstance associated with the subject site that would prevent the applicant from meeting this requirement and finds the requested Waiver to be preferential in nature, to which staff is not able to support and recommends denial of the requested Waiver.

Title 19.08 states, "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." The applicant has provided no evidence that demonstrates compliance with this requirement is not feasible. Staff finds the building placement to be preferential and not due a physical hardship presented by the site topography and/or an exceptional situation or condition of the subject site. As the proposed site plan does not comply with Title 19.08 for building placement, or perimeter landscape buffer requirements, staff is recommending denial of the Site Development Plan Review.

Tentative Map

The submitted north/south cross section depicts a maximum grade less than two percent across this site. Per the Tables in Title 19.06.050 a development with natural slope less than two percent is allowed a maximum four-foot retaining wall. No retaining walls are shown.

The submitted east/west section depicts a maximum grade greater than two percent across this site. Per the Tables in Title 19.06.050 a development with natural slope greater than two percent is allowed a maximum six-foot retaining wall. No retaining walls are shown.

The proposed one-lot commercial subdivision meets the minimum requirements for a Tentative Map and staff is recommending approval of the Tentative Map, as this is not dependent on the proposed site plan and/or the proposed land uses.

FINDINGS (ZON-77627)

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 C-1 zoning district conforms with the existing Service Commercial land use designation.

NE

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed by right within the C-1 zoning district include retail shopping and personal services which are compatible with the surrounding land uses and zoning districts which include additional Service Commercial and Planned Community Development land use designations.

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

   The subject parcel is proposed as part of a larger development in which the western portion of the development is currently zoned C-1. With an existing land use designation of Service Commercial, growth and development factors in the community indicate the 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.**

   Staff has added conditions of approval to ensure adjacent streets are developed in a manner that is adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (SUP-77628 AND SUP-77629)

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 Liquor Establishment and Beer/Wine/Cooler Off-Sale Establishment uses can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, which also include Service Commercial and Planned Community Development.

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

The subject site is on the corner of a primary arterial and a collector street, making the location physically suitable for the proposed alcohol land uses.

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

   Staff has added conditions of approval to ensure adjacent streets are developed in a manner that is adequate in size to meet the requirements of the proposed zoning district.

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.**

   Both land uses, if approved, would be subject to regular inspections by multiple governmental agencies 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 Beer/Wine/Cooler Off-Sale Establishment meets the minimum requirements set forth by Title 19.08.

   The proposed Liquor Establishment (Tavern) use met the minimum requirements of Title 19.12 at the time of application. On 10/22/19 the Planning Commission recommended approval of a request for a Special Use Permit (SUP-77385) for a Liquor Establishment (Tavern) approximately 335 feet east of the subject site(s). If Special Use Permit (SUP-77385) is approved at the December 4, 2019 City Council meeting, this application (SUP-77628) will be stricken, as it will no longer be a valid application due to the distance separation of 1,500 feet between Liquor Establishments that is not waivable.

FINDINGS (SDR-77630)

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 area adjacent to the subject site is not developed as of yet, which provides the applicant the ability to implement the intent of the commercial development standards set forth by Title 19.08. By aligning the structures with the street frontage and corners, this would reinforce a sense of community and preserve the integrity of neighborhoods and places of business. The site design as proposed does not enhances the quality of life for City residents, nor advance the vision of the City as demonstrated by the Waivers requested.

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

The proposed development is not consistent with Title 19, as waivers have been requested to reduce the width of the perimeter landscape buffers and to allow fuel pumps, parking spaces and a drive through lane to align with the corner and street frontage in lieu of the buildings as required by Title 19. The proposed development is not consistent with the governing document, Title 19.

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

Site access and circulation are designed in a manner that would not negatively impact adjacent roadways.

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

The proposed landscape materials consist of Desert Museum Palo Verde trees and Red Bird of Paradise shrubbery, which are appropriate for a desert climate. Aluminum storefronts, stucco exteriors and faux stone are some of the building materials proposed which are appropriate for the area and the City.

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

The proposed building elevations are not unsightly or obnoxious in appearance and would be compatible with future development in the area. Relocating the buildings to the street front and corner would create an aesthetically pleasing environment by buffering the view of parking spaces, fuel pumps and drive through lanes.

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 general welfare were protected.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/01/05	The City Council approved a Petition to Vacate (ANX-5528) an area consisting of approximately 529 acres, generally located north of Iron Mountain Road and west of Hualapai Way. The Planning Commission and staff recommended approval. The Annexation became effective on 06/10/05.
11/07/07	The City Council approved a Rezoning (ZON-9662) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/07/07	The City Council approved a Special Use Permit (SUP-9664) for a proposed Service Station on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
12/16/09	The City Council approved an Extension of Time (EOT-36622) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-36618) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved an Extension of Time (EOT-36623) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
12/07/11	The City Council approved an Extension of Time (EOT-43606) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-43605) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/11	The City Council approved a related request for an Extension of Time (EOT-43603) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
11/20/13	The City Council denied an Extension of Time (EOT-51498) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.
	The City Council denied an Extension of Time (EOT-43605) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.
	The City Council denied a related request for an Extension of Time (EOT-51500) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.
02/03/16	The City Council approved an Annexation (ANX-61705) 0.13 acres on the west side of Oso Blanca Road, approximately 300 feet south of Kyle Canyon Road. Staff recommended approval.

Most Recent Change of Ownership	
08/27/09	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
09/25/19	Staff conducted a pre-application meeting to discuss the submittal requirements and deadlines for a Rezoning, Special Use Permit(s), Site Development Plan Review, and Tentative Map applications.

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

Field Check	
10/23/19	Staff observed the undeveloped site during a routine field check and did not note anything of concern.

Details of Application Request	
Site Area	
Net Acres	2.61

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	SC (Service Commercial)	U (Undeveloped)
South	Undeveloped	SC (Service Commercial)	U (Undeveloped
East	Undeveloped	SC (Service Commercial)	U (Undeveloped)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	261 Feet	Y
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	60 Feet	Y
• Rear	20 Feet	28 Feet	Y
Max. Lot Coverage	50 %	10 %	Y
Max. Building Height	N/A	29 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	12	16	Y
• South	1 Tree / 20 Linear Feet	21	21	Y
• East	1 Tree / 20 Linear Feet	18	18	Y
• West	1 Tree / 20 Linear Feet	16	16	Y

NE

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**67**	**70**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at end of each row of spaces	34 Trees	56 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 15 Feet 8 Feet 15 Feet 15 Feet		 15 Feet 8 Feet 15 Feet 7 Feet	 Y Y Y N*
Wall Height	6 to 8 Feet Adjacent to Residential		None	Y

**The applicant is requesting a Waiver of the perimeter landscape buffer requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oso Blanca	Primary Collector	Master Plan of Streets and Highways	30	N*
Kyle Canyon	Primary Arterial	Master Plan of Streets and Highways	27	N*
Unnamed (Ruffian Road alignment)	Local	Title 13	Zero	N*

**Half street improvements adjacent to the subject site are required if approved and staff has added Conditions of Approval to ensure compliance.*

NE

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

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant with Drive Through	3,000 SF	Public: 1:50 SF Back of House: 1:200 SF	34				
General Retail Store, Other Than Listed (Convenience Store)	3,000 SF	1:250 SF	18				
Liquor Establishment (Tavern)	5,300 SF	Public: 1:50 SF Back of House: 1:200 SF	67				
TOTAL SPACES REQUIRED			119		119		Y
Regular and Handicap Spaces Required			114	5	114	5	Y
Loading Spaces	11,100 SF	2			2		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot wide landscape buffer is required adjacent to right-of-way.	To provide a seven-foot wide landscape buffer adjacent to right-of-way or the western property line.	Denial
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	To not align the buildings with the street fronts and corner.	Denial

NE

Department of Public Works Traffic Study:

Tentative Map for a proposed 11.3 thousand square-foot commercial center.				
Proposed Use	***Description***	***#Unit***	***Rate/# Unit***	***Total***
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DOWN) RESTAURANT [1000 SF]	5.3	112.18	594
AM Peak Hour			9.94	53
PM Peak Hour			9.77	52
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THROGH [1000 SF]	3	470.95	3,786
AM Peak Hour			40.19	121
PM Peak Hour			32.67	98
Average Daily Traffic (ADT)	SUPER CONVENIENCE MARKET/GAS STATION [1000 SF]	3	837.58	2,513
AM Peak Hour			83.14	249
PM Peak Hour			69.28	358
Average Daily Traffic (ADT)	TOTAL PROPOSED USE [1000 SF]	11.3		6,893
AM Peak Hour				423
PM Peak Hour				508

Department of Public Works Traffic Study continued:

Tentative Map for a proposed 11.3 thousand square-foot commercial center.	
Existing Traffic on Nearby Streets	
Kyle Canyon Road	
Average Daily Traffic (ADT)	1,814
PM Peak Hour (Heaviest 60 Minutes)	145
US 95	
Average Daily Traffic (ADT)	10,047
PM Peak Hour (heaviest 60 minutes)	804
Adjacent Street ADT Capacity	
Kyle Canyon Road	16,380
US 95	72,600

NE

Summary
This project will add approximately 6,893 trips per day on Kyle Canyon Road, Oso Blanca Drive and US 95. Currently, Kyle Canyon Road is at about 11 percent of capacity and US 95 is at about 14 percent of capacity. With this project, Kyle Canyon Road is expected to be at about 53 percent of capacity and US 95 is expected to be at about 23 percent of capacity. Counts are not available for Oso Blanca Road in this vicinity, but it is believed to be under capacity.
Based on Peak Hour use, this development will add into the area roughly 508 additional peak hour trips, or about seventeen every two minutes.

Las Vegas Valley Water District (LVVWD) Comments:
This property is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. The development may propose a shared onsite fire system, but for domestic service, each building will be separately metered to comply with LVVWD Service Rules. To comply with LVVWD Service Rules, executed CC&Rs or REA regarding the proposed shared fire system within the parcel will be required for civil plan approval. The recordation of a commercial subdivision map is required prior to civil plan approval by LVVWD. In addition, to determine the availability of adequate water resources and point(s) of connection to serve this development, a pre-submittal meeting with Planning and Engineering Services is required prior to civil plan submittal.

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) Kyle Canyon & Oso Blanco

Project Name Kyle Canyon & Oso Blanco **Proposed Use** _____

Assessor's Parcel #(s) 126-01-702-007 and -008 **Ward #** _____

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

Additional Information _____

Property Owner CM Sagebrush 1-3082 LLC Contact Noah Allison

Address 3191 E. Warm Springs Rd. City Las Vegas State NV Zip 89120

E-mail noah@allisonnevada.com Phone 702-933-4444

Applicant Series of Oxylus, LLC Contact Raffi Tufenkjian

Address 3333 E. Serene Ave. #150 City Henderson State NV Zip 89074

E-mail Raffi@greenleafinv.com Phone (702) 596-9334

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone (702) 362-8844

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

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name JOHN MARIANO

Subscribed and sworn before me

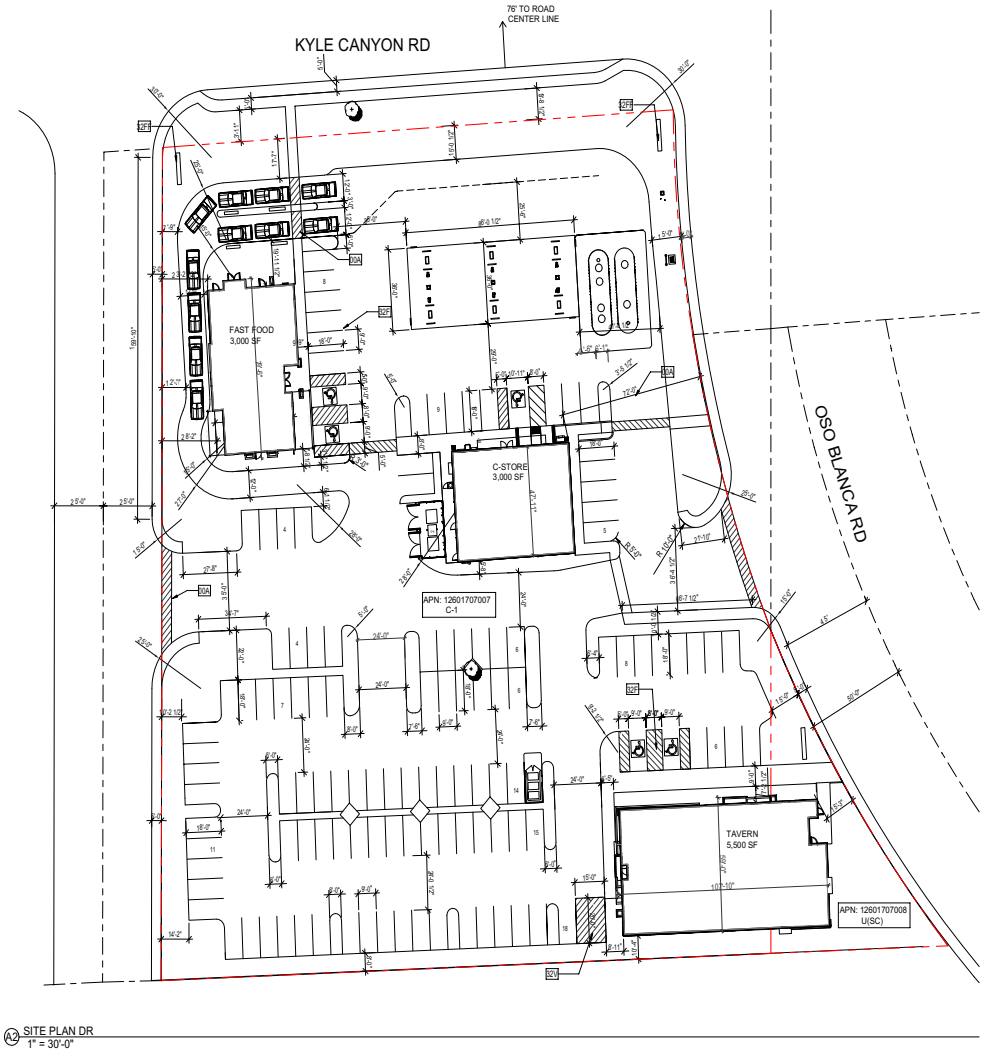
This 5th day of September, 20 19

Maria T Frey

Notary Public in and for said County and State

MARIA T. FREY
Notary Public, State of Nevada
No. 97-0104-1
My Appt. Exp Apr. 1, 2021

PRJ-77555
10/07/19



A2 SITE PLAN DR
1" = 30'-0"

PROJECT DATA	
GROSS SITE:	2.61 A.C.
DISTURBED SITE AREA:	2.61 A.C.
PARCEL: 126-01-702-007:	
EXISTING ZONING:	C-1
PROPOSED ZONING:	C-1
PARCEL: 126-01-702-008:	
EXISTING ZONING:	U(SC)
PROPOSED ZONING:	C-1
BUILDING AREA	
C-STORE:	±3,000 SF
FAST FOOD (1,700 SF SERVICE, 1,300 SF BOH):	±3,000 SF
TAVERN (2,900 SF SERVICE AREA, 2,600 SF BOH):	±5,500 SF
OVER-ALL TOTAL BUILDING AREA	**±11,600 SF**
PARKING ANALYSIS	
PARKING REQUIRED:	
TAVERN:	1/50 SF SERVING + 1/200 BOH
FAST FOOD:	1/50 SF SERVING + 1/200 BOH
C-STORE:	1/175 SF GFA
TAVERN:	71 CARS
C-STORE:	18 CARS
FAST FOOD:	35 CARS
TOTAL PARKING REQUIRED:	±124 CARS
PARKING PROVIDED:	
TOTAL ON-SITE PARKING PROVIDED:	±119 CARS
HANDICAP PARKING PROVIDED:	5 CARS
TOTAL PRAKING PROVIDED:	**±124 CARS**

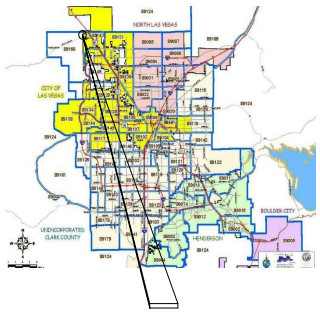
KEYNOTES	
NUMBER	KEYNOTE TEXT
00A	000000 - ACCESSIBLE PATH OF TRAVEL
32F	321723 - HANDICAP PARKING STALL AND ACCESSIBLE PAINTED PAVEMENT MARKING
32FF	321313 - PYLON SIGN(UNDER SEPARATE APPLICATION)
32V	321723 - PAINTED PAVEMENT MARKING 15' X 20' LOADING ZONE

SITE SYMBOL LEGEND

DENOTES PROPERTY LINE

DENOTES TRASH ENCLOSURE

DENOTES HANDICAPPED PARKING STALLS 9' X 20' WITH 5' LOADING



PROJECT LOCATION

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

KYLE CANYON RETAIL

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KYLE CANYON RD & OSO BLANCA RD

DR - 100

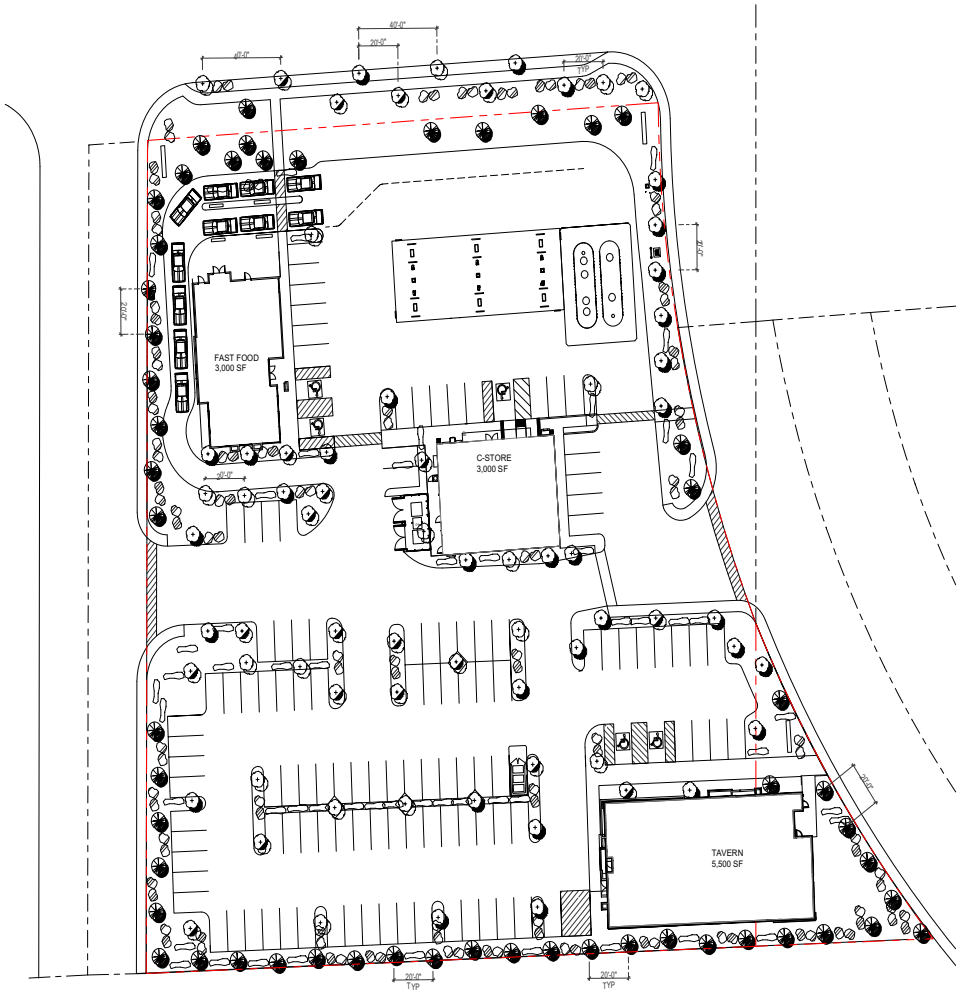
SITE PLAN

PRJ-77555
10/07/19

08/21/19

SCALE As indicated

N



A2 LANDSCAPE PLAN
1" = 30'-0"

TREE LEGEND

SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS	QUANTITY
	ARCACIA SALICINA WILLOW ACACIA	24" BOX	STD., D.S.	71
	PARK INSONIA x 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	STD., D.S.	54

SHRUB LEGEND

SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	72" O.C.
	CASSIA NEMOPHILA CASSIA	5 GAL	60" O.C.
	COTONEASTER GLAUCOPHYLLUS BRIGHT BEAD COTONEASTER	5 GAL	42" O.C.
	ELAEAGNUS PUNGENS SILVERBERRY	5 GAL	48" O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" O.C.
	LEUCOPHYLLUM F. 'COMPACTA' DWARF TEXAS RANGER	5 GAL	30" O.C.
	LEUCOPHYLLUM F. 'GREEN CLOUD' GREEN CLOUD TEXAS RANGER	5 GAL	48" O.C.
	MUHLENBERGIA C. 'REGAL MIST' REGAL MIST	5 GAL	36" O.C.
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	36" O.C.
	PENNISETUM SETACEUM 'CUPREUM' PURPLE FOUNTAIN GRASS	5 GAL	36" O.C.
	SALVIA GREGGII AUTUMN SAGE	5 GAL	24" O.C.

GROUND COVER / ACCENT PLANT LEGEND

SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	ACACIA R. 'DESERT CARPET' CREEPING ACACIA	1 GAL	54" O.C., PLANT 54" BACK OF CURBS AND WALKS
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL	30" O.C., PLANT 30" BACK OF CURBS AND WALKS
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	30" O.C., PLANT 30" BACK OF CURBS AND WALKS
	ROSMARINUS O. 'PROSTRATUS' DWARF ROSEMARY	1 GAL	36" O.C., PLANT 36" BACK OF CURBS AND WALKS

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 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.

SHRUB AND GROUND COVER SHALL COVER MORE THAN 50% OF THE AREA.

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

1669 HORIZON RIDGE PARKWAY
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KYLE CANYON RETAIL

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KYLE CANYON RD & OSO BLANCA RD

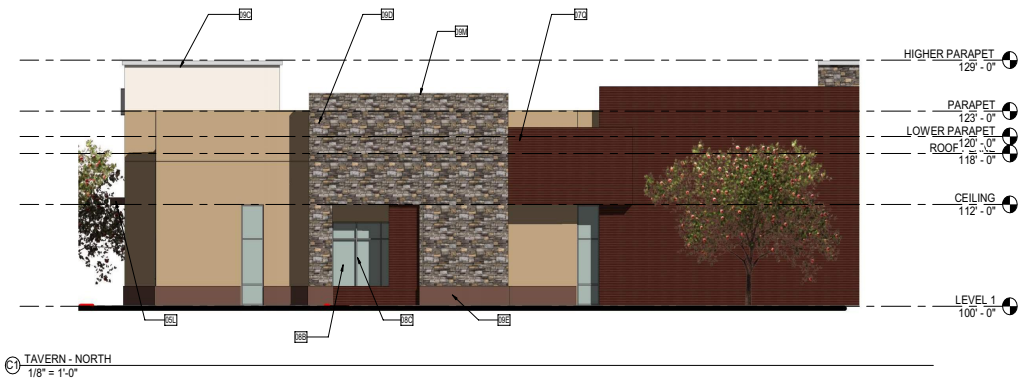
DR - L101

LANDSCAPEING PLAN

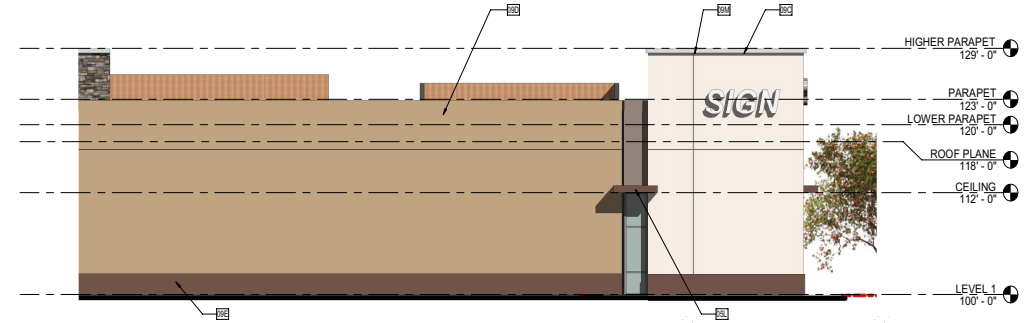
PRS-17555
10/07/19

08/21/19

SCALE As indicated



C1 TAVERN - NORTH
1/8" = 1'-0"



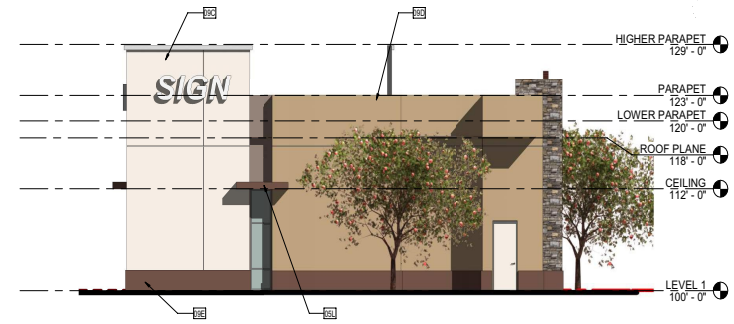
B1 TAVERN - SOUTH
1/8" = 1'-0"

KEYNOTES	
NUMBER	KEYNOTE TEXT
05L	055900 - PERFORATED METAL TRELLIS - PT-3
07Q	076100 - RIGID WALL SYSTEM - SEE COLOR LEGEND
08B	084313 - VISION GLASS PANEL, CLEAR, TEMPERED WHERE REQUIRED, REFER TO ACHITECTURAL SCHEDULE AND MANUFACTURER SPECIFICATIONS
08C	084313 - ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED ALUMINUM FINISH
09C	092400 - 7/8" STUCCO SYSTEM - PT-1, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09D	092400 - 7/8" STUCCO SYSTEM - PT-2, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09E	092400 - 7/8" STUCCO SYSTEM - PT-3, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09M	092423 - 1" STUCCO REVEAL

MATERIAL / COLOR LEGEND

- PT 1 - DE 6141 - SALT BOX
- PT 2 - DE 6215 - WOODED PEG
- PT 3 - DEC 755 - COCOA
- RIGID METAL PANEL - RED CORTAN COLOR
- LEDGE STONE - ELDORADO STONE

NOTE: SIGNAGE WILL BE UNDER SEPERATE APPLICATION



A1 TAVERN - EAST
1/8" = 1'-0"



A3 TAVERN - WEST
1/8" = 1'-0"

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

KYLE CANYON RETAIL

Planning Commission - Page 232

KYLE CANYON RD & OSO BLANCA RD

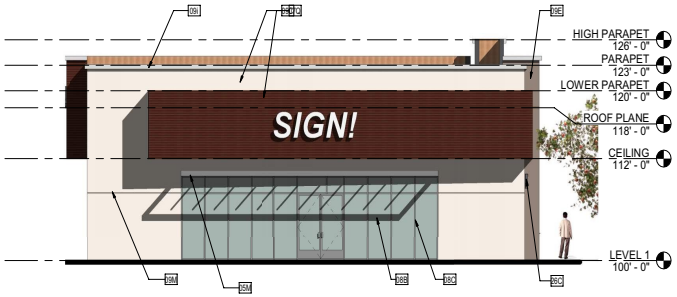
DR - 201

EXTERIOR ELEVATION - TAVERN

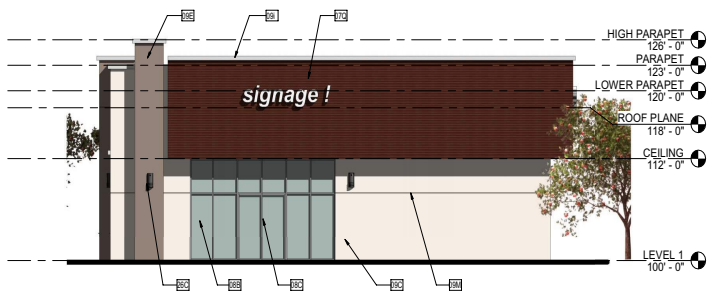
PRJ-17555
10/07/19

07/22/19

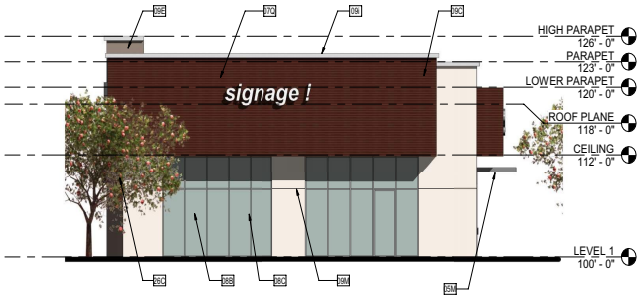
SCALE As indicated



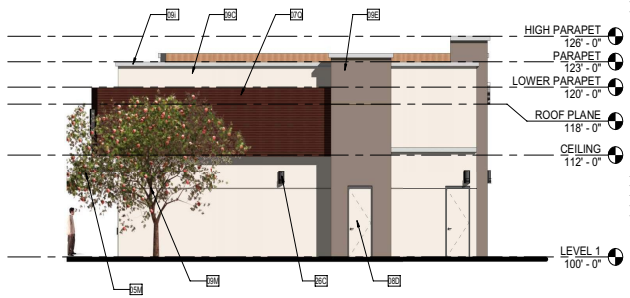
C-1 C-STORE NORTH
1/8" = 1'-0"



C-2 C-STORE SOUTH
1/8" = 1'-0"



A-1 C-STORE EAST
1/8" = 1'-0"



A-3 C-STORE WEST
1/8" = 1'-0"

KEYNOTES	
NUMBER	KEYNOTE TEXT
05M	055900 - PERFORATED METAL TRELLIS
07Q	076100 - RIGID WALL SYSTEM - SEE COLOR LEGEND
08B	084313 - VISION GLASS PANEL, CLEAR, TEMPERED WHERE REQUIRED, REFER TO ACHITECTURAL SCHEDULE AND MANUFACTURER SPECIFICATIONS
08C	084313 - ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED ALUMINUM FINISH
08D	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
09C	092400 - 7/8" STUCCO SYSTEM - PT-1, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09E	092400 - 7/8" STUCCO SYSTEM - PT-3, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09i	
09M	092423 - 1" STUCCO REVEAL
26C	265600 - EXTERIOR LIGHTING / SCONCE - SEE ELECTRICAL

MATERIAL / COLOR LEGEND

- **PT 1** - DE 6141 - SALT BOX
- **PT 2** - DE 6215 - WOODED PEG
- **PT 3** - DEC 755 - COCOA
- RIGID METAL PANEL - RED CORTAN COLOR
- LEDGE STONE - ELDORADO STONE

NOTE: SIGNAGE WILL BE UNDER SEPERATE APPLICATION

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

KYLE CANYON RETAIL

Planning Commission - Page 233

KYLE CANYON RD & OSO BLANCA RD

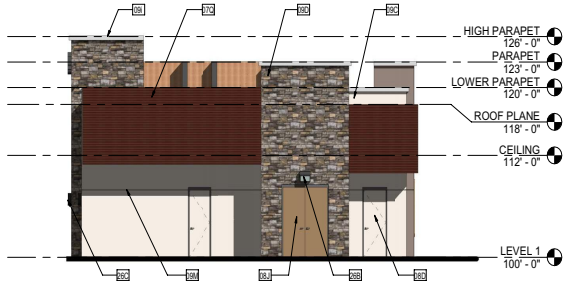
DR - 202

EXTERIOR ELEVATION - C STORE

PRJ-77559
10/07/19

07/22/19

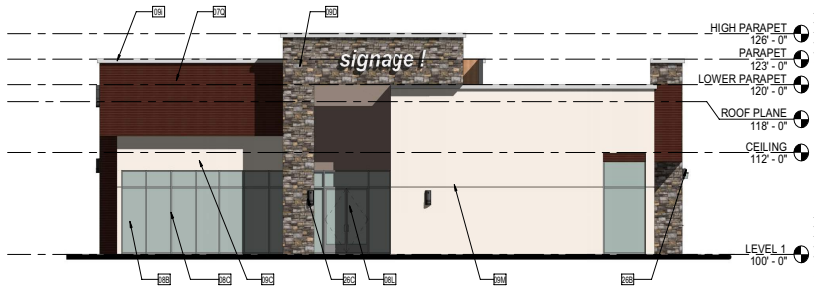
SCALE As indicated



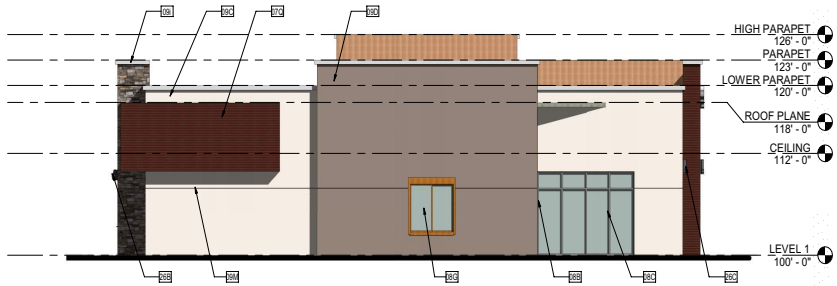
C1 FAST FOOD - NORTH
1/8" = 1'-0"



C3 FAST FOOD SOUTH
1/8" = 1'-0"



B1 FAST FOOD EAST
1/8" = 1'-0"



A1 FAST FOOD WEST
1/8" = 1'-0"

KEYNOTES	
NUMBER	KEYNOTE TEXT
07Q	076100 - RIGID WALL SYSTEM - SEE COLOR LEGEND
08B	084313 - VISION GLASS PANEL, CLEAR, TEMPERED WHERE REQUIRED, REFER TO ACHITECTURAL SCHEDULE AND MANUFACTURER SPECIFICATIONS
08C	084313 - ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED ALUMINUM FINISH
08D	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08G	085659 - SERVICE WINDOW SYSTEM - DARK BRONZE ANODIZED ALUMINUM FINISH
08J	081113 - EXTERIOR HOLLOW METAL DOUBLE DOOR - SEE DOOR SCHEDULE
08L	084313 - VISION GLASS PANEL, CURTAIN WALL DOUBLE STOREFRONT
09C	092400 - 7/8" STUCCO SYSTEM - PT-1, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09D	092400 - 7/8" STUCCO SYSTEM - PT-2, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09i	
09M	092423 - 1" STUCCO REVEAL
26B	265600 - EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
26C	265600 - EXTERIOR LIGHTING / SCONCE - SEE ELECTRICAL

MATERIAL / COLOR LEGEND

- **PT 1** - DE 6141 - SALT BOX
- **PT 2** - DE 6215 - WOODED PEG
- **PT 3** - DEC 755 - COCOA
- RIGID METAL PANEL - RED CORTAN COLOR
- LEDGE STONE - ELDORADO STONE

NOTE: SIGNAGE WILL BE UNDER SEPERATE APPLICATION

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

KYLE CANYON RETAIL

Planning Commission - Page 234

KYLE CANYON RD & OSO BLANCA RD

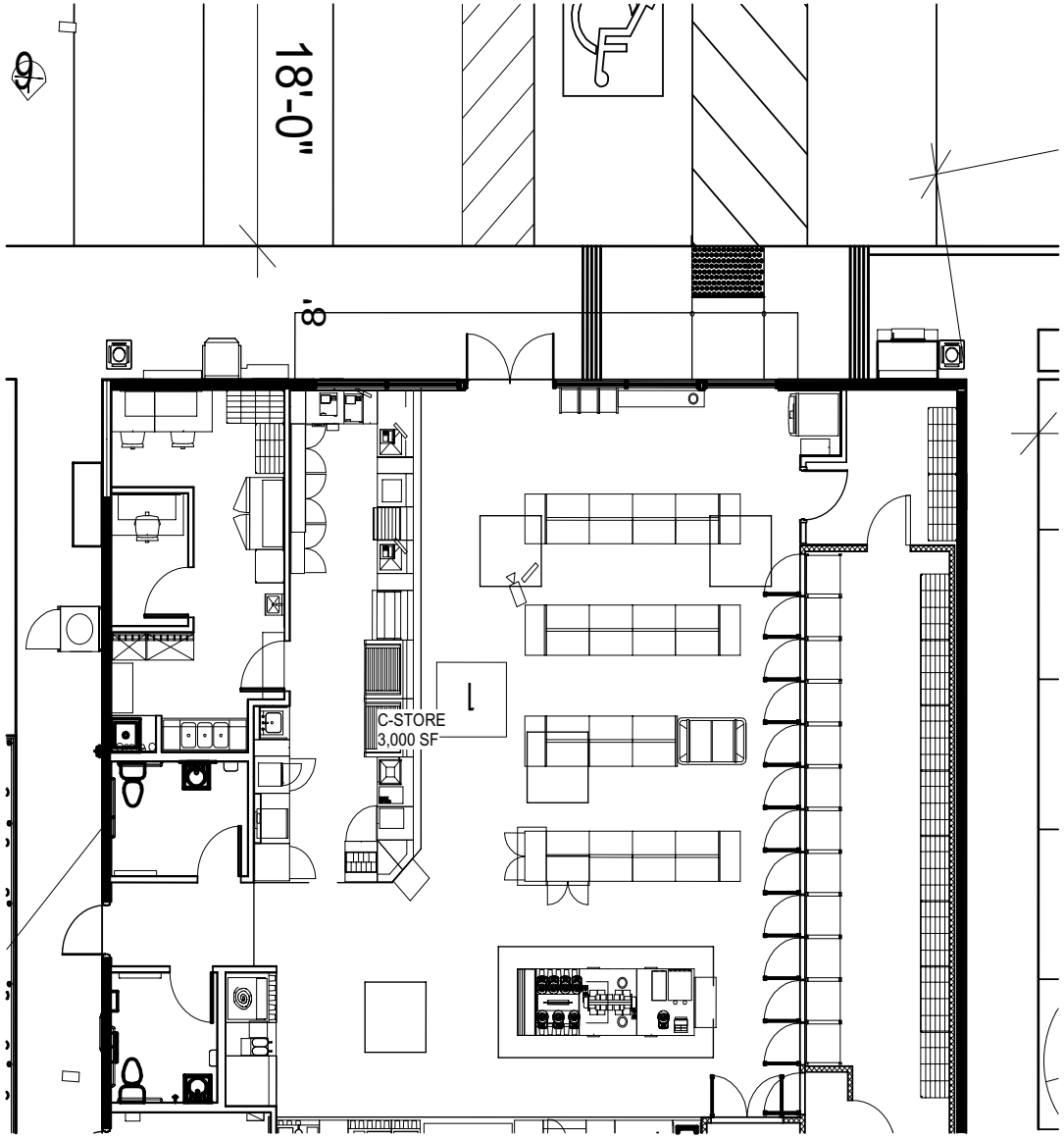
DR - 203

EXTERIOR ELEVATION - FAST FOOD

PRJ-17555
10/07/19

07/22/19

SCALE As indicated



A2 FLOOR PLAN- C-STORE
1/4" = 1'-0"

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

KYLE CANYON RETAIL

Planning Commission - Page 235

KYLE CANYON RD & OSO BLANCA RD

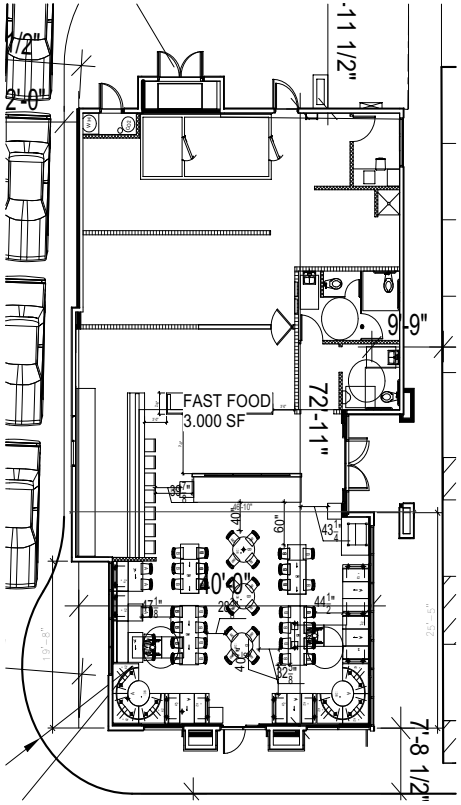
DR - 101

FLOOR PLAN - C-STORE

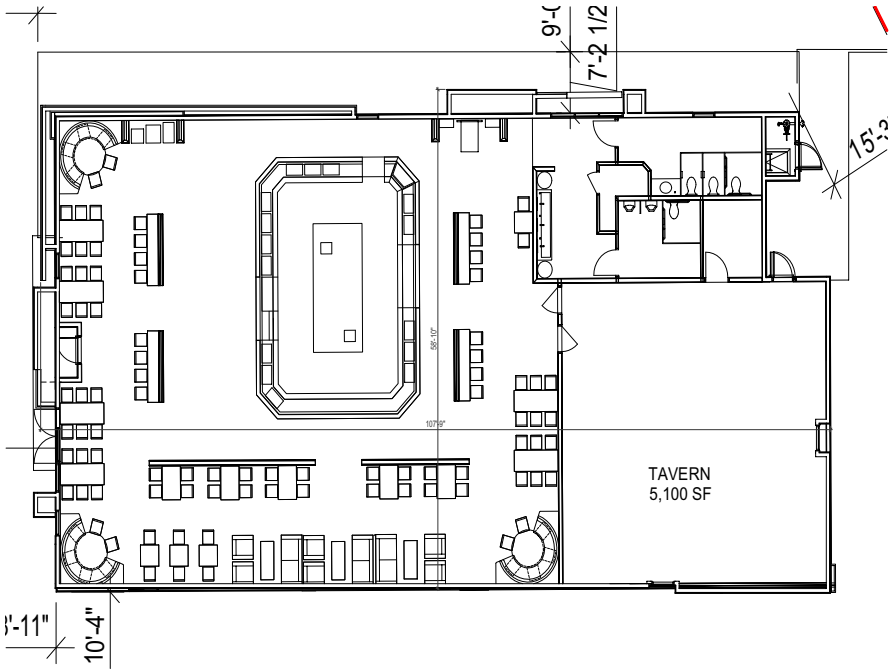
PRJ-77555
10/07/19

08/21/19

SCALE 1/4" = 1'-0"



A1 FLOOR PLAN-DRIVE THROUGH
1/8" = 1'-0"



A3 FLOOR PLAN-TAVERN
1/8" = 1'-0"

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

KYLE CANYON RETAIL

Planning Commission - Page 236

KYLE CANYON RD & OSO BLANCA RD

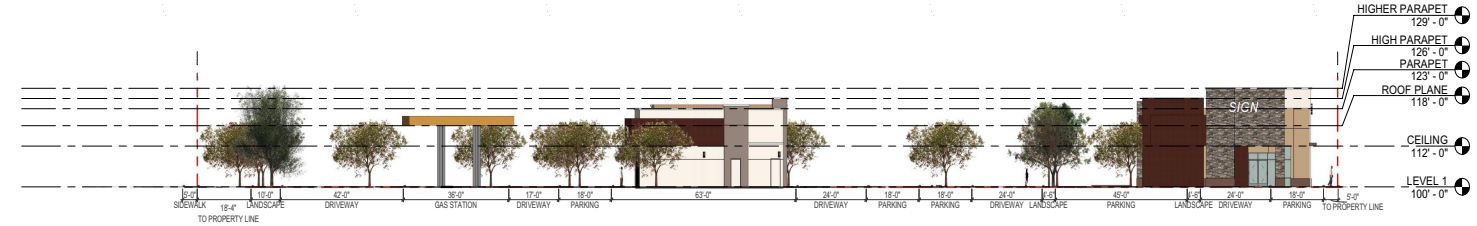
DR - 102

FLOOR PLAN - FAST FOOD & TAVERN

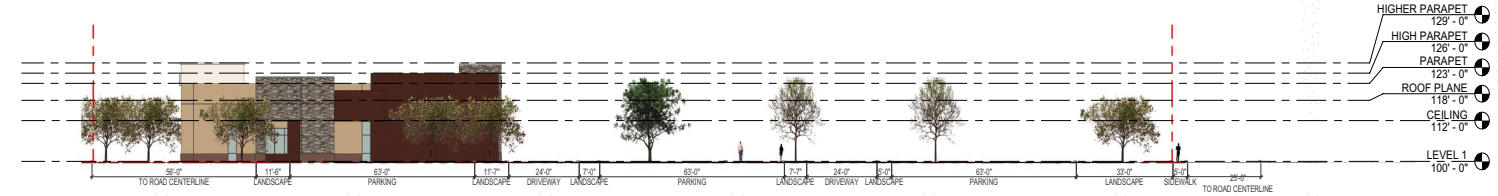
PRJ-77393
10/07/19

07/26/19

SCALE As indicated



C1 NORTH-SOUTH SITE SECTION
1" = 20'-0"



B1 EAST-WEST SITE SECTION
1" = 20'-0"

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

KYLE CANYON RETAIL

Planning Commission - Page 237

KYLE CANYON RD & OSO BLANCA RD

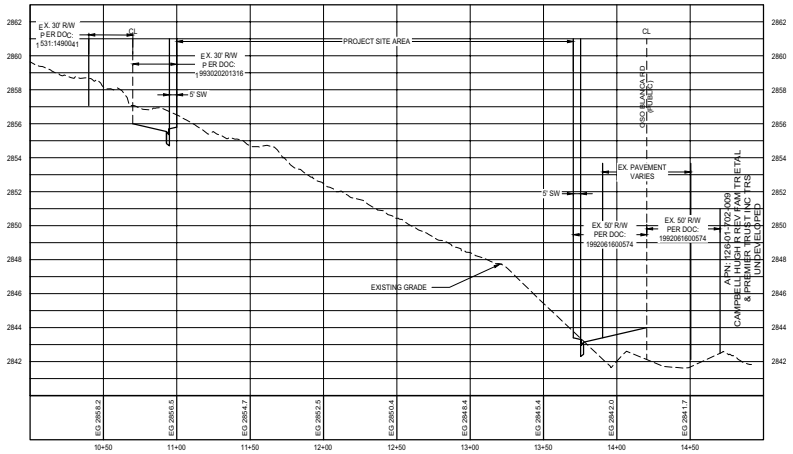
DR - 301

SITE SECTIONS

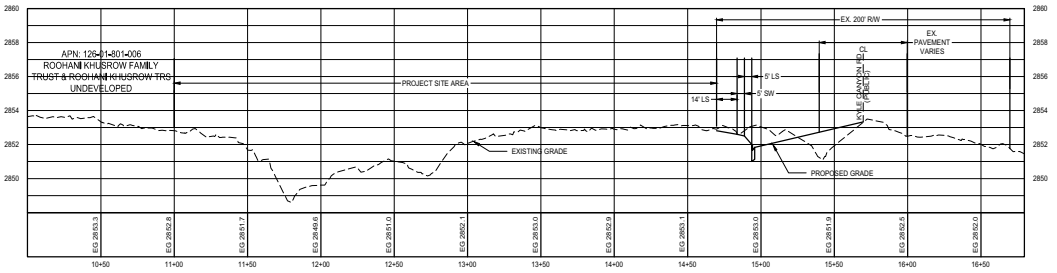
PRJ-77555
10/07/19

08/21/19

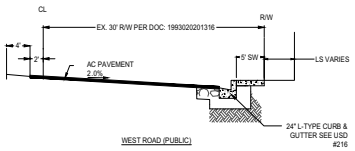
SCALE 1" = 20'-0"

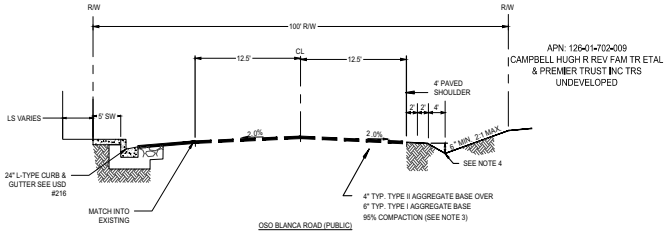


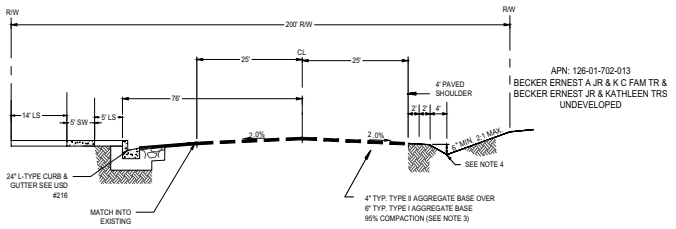
SECTION A



SECTION B







PRJ-77555
10/07/19

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

GREENLEAF INVESTMENT TRUST
3333 E BERNIE AVE #150
LAS VEGAS, NV 89052
(702) 595-4334 EMAIL: RAFFI@GREENLEAFINV.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

KYLE CANYON & OSO BLANCA
A COMMERCIAL PROJECT

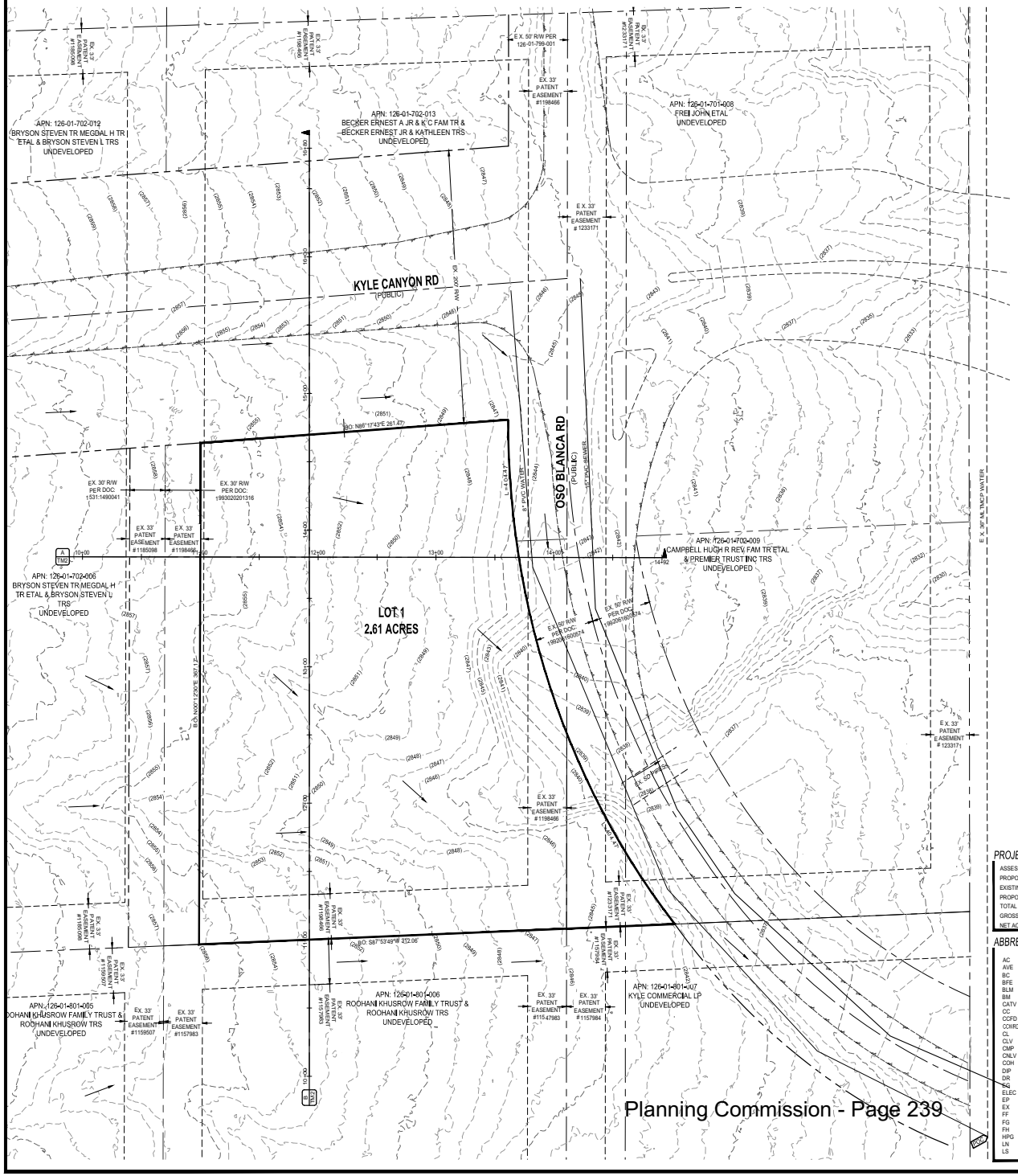
TENTATIVE MAP 2

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726
STATE OF NEVADA

DATE:	10/7/2019
SCALE:	N/A
JOB NO.:	GRL-19-003
DESIGNED BY:	MG
CHECKED BY:	RC
SHEET NAME:	TM2
SHEET NUMBER:	2 OF 2
---	---
CITY	0000000

LAST PLOT: Markella Bilalis
FILE NAME: S:\ACTIVE\GREENLEAF INVESTMENT TRUST\GRL-19-003 - KYLE CANYON & OSO BLANCO\ENGEN\TITLEMENTS\DWGS\GRL003_TM.DWG

TENTATIVE MAP
FOR
KYLE CANYON AND OSO BLANCA
A COMMERCIAL SUBDIVISION



Planning Commission - Page 239

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

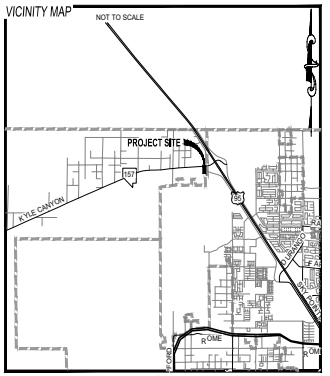
Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR 1-800-227-2600

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'

VICINITY MAP



OWNER

C M SAGEBRUSH 1-3082 LLC
6820 ANTLER CT
LAS VEGAS, NV 89149

DEVELOPER

GREENLEAF INVESTMENT TRUST
3333 E SERENE AVE #150
HENDERSON, NV 89074
(702) 596-8334

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

N 89°53'36" E
BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 123 PAGE 32 OF SURVEYS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER
7LV9065WWENDOT BRASS DISC ON SOUTH SIDE OF WEST FRONTAGE RD .15 MILE SOUTH OF MT CHARLESTON RD STAMPED STA 311+73.68 PC DIST 39.47 AT 90 DEGREES ELEVATION 863.23 METERS (NAVD 88), 2,832.11 FEET

LEGAL DESCRIPTION

APN 126-01-702-007
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM, THAT PORTION OF LAND INCLUDING AND LYING NORTHERLY AND EASTERLY OF THAT PORTION OF LAND CONVEYED TO THE STATE OF NEVADA FOR ROAD PURPOSES BY THAT CERTAIN DEED RECORDED JUNE 16, 1992 IN BOOK 920616 AS DOCUMENT NO 574 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNT, NEVADA.

126-01-702-008
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM, THAT PORTION OF LAND CONVEYED TO THE STATE OF NEVADA FOR ROAD PURPOSES BY THAT CERTAIN DEED RECORDED JUNE 16, 1992 IN BOOK 920616 AS DOCUMENT NO 574 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNT, NEVADA.

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	126-01-702-007, 126-01-702-008
PROPOSED USE OF PROPERTY:	COMMERCIAL
EXISTING ZONING:	C-1
PROPOSED ZONING:	C-1
TOTAL PROPOSED LOTS:	1 LOTS
GROSS ACREAGE:	4.11 ACRES
NET ACREAGE:	2.61 ACRES

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		
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

PRJ-77555
10/07/19

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

GREENLEAF INVESTMENT TRUST
3333 E SERENE AVE #150
HENDERSON, NEVADA 89074
(702) 596-8334 EMAIL: RAFFI@GREENLEAFINV.COM

ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANETCORP.COM

EST. 2000

KYLE CANYON & OSO BLANCA
A COMMERCIAL PROJECT

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726
STATE OF NEVADA

DATE: 10/7/2019
SCALE: 1"=30'
JOB NO.: GRL-19-003
DESIGNED BY: MG
CHECKED BY: RC
SHEET NAME: TM1
SHEET NUMBER: 1 OF 2

CITY 0000000

LAST PLOT: Markella Riels
FILE NAME: S:\ACTIVE\GREENLEAF INVESTMENT TRUST\GRL-19-003 - KYLE CANYON & OSO BLANCA\ENGINEER\TITLE MENTS\DWGS\GRL003_TM.DWG



ZON-77627 [PRJ-77555] - REZONING RELATED TO SUP-77628, SUP-77629, SDR-77630 AND TMP-77631 - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC

SOUTHWEST CORNER OF KYLE CANYON DRIVE AND OSO BLANCO DRIVE

10/23/2019



ZON-77627 [PRJ-77555] - REZONING RELATED TO SUP-77628, SUP-77629, SDR-77630 AND TMP-77631 - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC

SOUTHWEST CORNER OF KYLE CANYON DRIVE AND OSO BLANCO DRIVE

10/23/2019

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

October 7, 2019

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

RE: Kyle Canyon & Oso Blanca – Rezoning, Site Development Plan Review, Special Use Permit for Liquor Establishment Tavern Use, Special Use Permit Beer/Wine/Cooler Off-Sale Establishment use and a Tentative Map Justification
APNs: 126-01-702-007 & 126-01-702-008

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Greenleaf Investment Trust, respectfully submits this justification letter in support of a Rezoning, Site Development Plan Review, and a Special Use Permit for Liquor Establishment Tavern Use, a Special Use Permit Beer/Wine/Cooler Off-Sale Establishment use and a Tentative Map on the subject site.

The property is 2.61 acres located on the south west corner of Kyle Canyon Road and Oso Blanca Road. The properties surrounding the site are zoned as follows:

North: (U(SC)) – Undeveloped/Service Commercial
South: (U(SC)) – Undeveloped/Service Commercial
East: (U(SC)) – Undeveloped/Service Commercial
West: R-E – (U(PCD)) – Undeveloped

This project proposes to develop a one-lot commercial subdivision per the C-1 standards. Currently APN: 126-01-702-008 is zoned Undeveloped/Service Commercial (U(SC)) and we are requesting it to be rezoned to C-1 – Limited Commercial District. The site will include entrances on Oso Blanca and on the future street on the western boundary.

We would like to waive the landscape buffer on the western and southern boundaries to 7' where 15' minimum is required. The rest of the site will meet the minimum landscape required on the east side and exceed the landscaping on the north boundary. We will also provide additional landscaping within the site inside the parking lot fingers. Offsites will be constructed including sidewalk on the north, west, and east boundaries.

We are requesting special use permits for Liquor Establishment Tavern Use and Beer/Wine/Cooler Off-Sale Establishment use.

PRJ-77555
10/07/19

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844

Sincerely,
TANEY ENGINEERING

Elisha Scrogum

Elisha Scrogum
Project Coordinator

PRJ-77555
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
16

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

SUBJECT:
SUP-77628 - SPECIAL USE PERMIT RELATED TO ZON-77627 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Special Use Permit FOR A 5,100 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

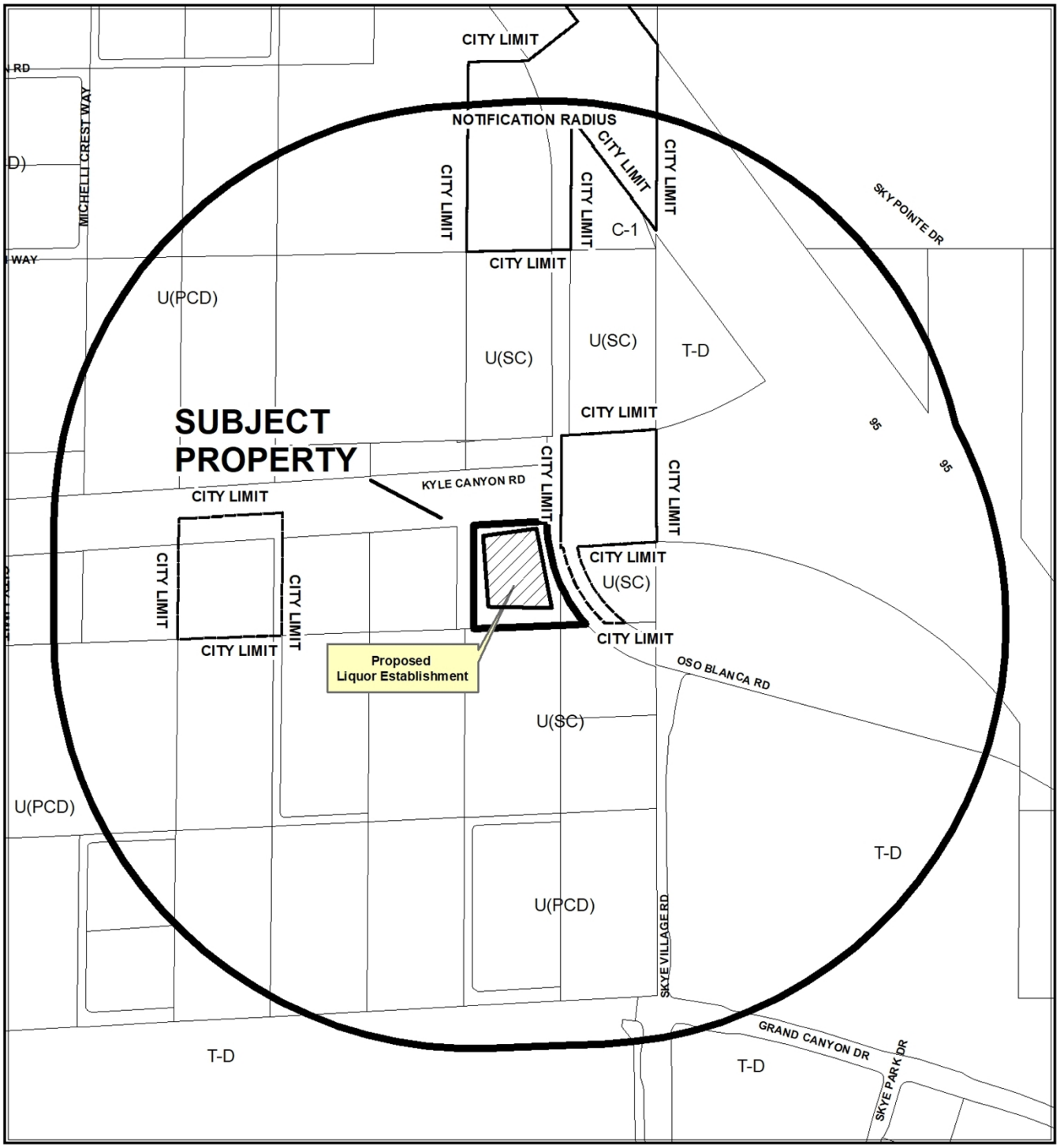
C.C.: 01/15/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - SUP-77628, SUP-77629, SDR-77630 and TMP-77631 [PRJ-77555]
3. Special Map
4. Supporting Documentation

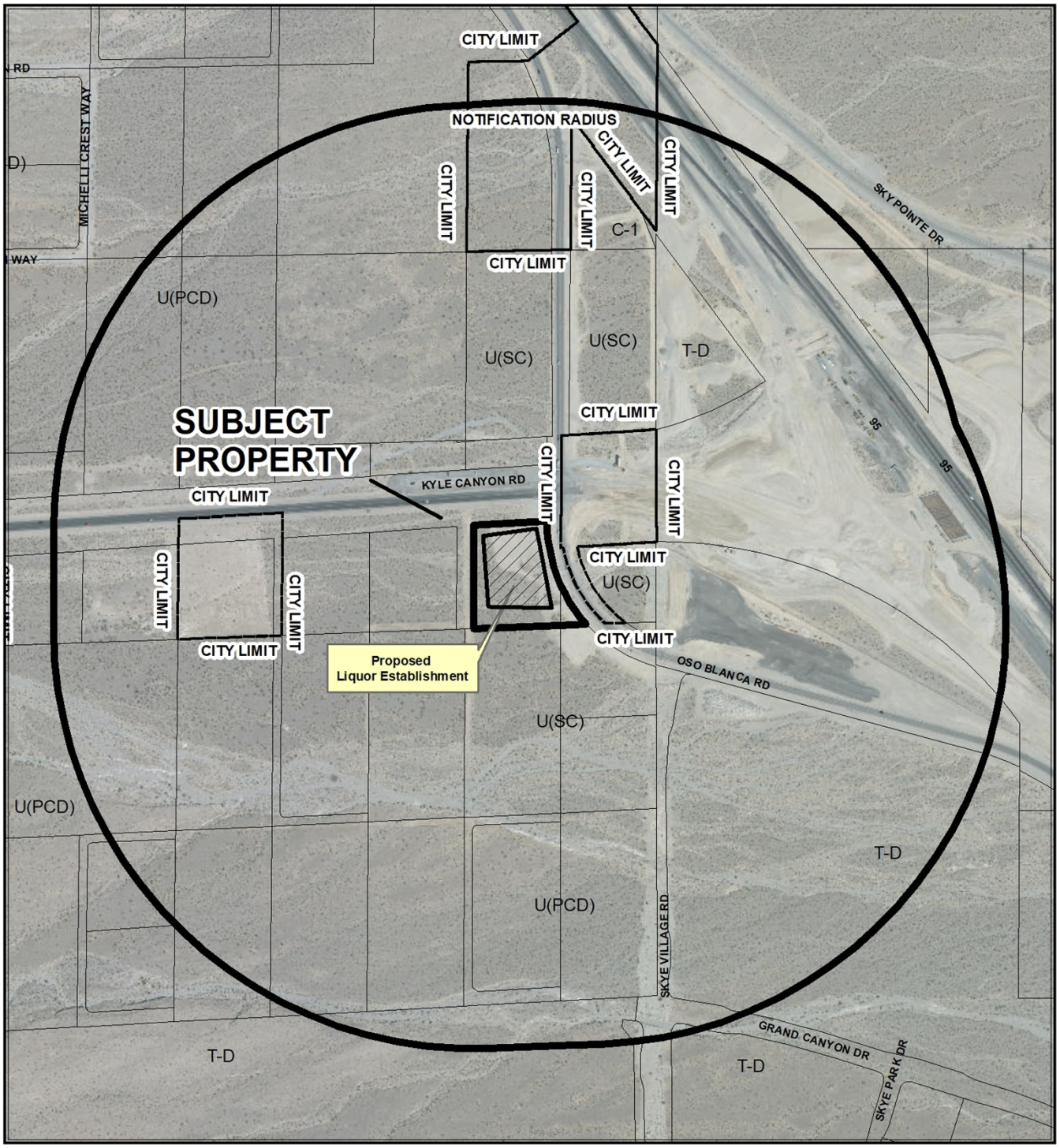
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **SUP-77628, SUP-77629, SDR-77630, TMP-77631 (PRJ-77555)**

RADIUS: 1500 FEET

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



0 410 820 Feet

CASE: **SUP-77628, SUP-77629, SDR-77630, TMP-77631 (PRJ-77555)**

RADIUS: 1500 FEET

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

N



SUP-77628 (PRJ-77555)

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 1500 foot buffer

N

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

Date: Monday, October 28, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Kyle Canyon & Oso Blanco

Project Name Kyle Canyon & Oso Blanco **Proposed Use** _____

Assessor's Parcel #(s) 126-01-702-007 and -008 **Ward #** _____

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

Additional Information _____

Property Owner CM Sagebrush 1-3082 LLC Contact Noah Allison
Address 3191 E. Warm Springs Rd. City Las Vegas State NV Zip 89120
E-mail noah@allisonnevada.com Phone 702-933-4444

Applicant Series of Oxylus, LLC Contact Raffi Tufenkjian
Address 3333 E. Serene Ave. #150 City Henderson State NV Zip 89074
E-mail Raffi@greenleafinv.com Phone (702) 596-9334

Representative Taney Engineering Contact Elisha Scrogum
Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118
E-mail ElishaS@TaneyCorp.com Phone (702) 362-8844

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

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

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

Partner(s) _____

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

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

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

Print Name JOHN MARIANO

Subscribed and sworn before me
This 5th day of September, 20 19

Maria T Frey
Notary Public in and for said County and State

MARIA T. FREY
Notary Public, State of Nevada
No. 97-0104-1
My Appt. Exp Apr. 1, 2021

PRJ-77555
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
17

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

SUBJECT:
SUP-77629 - SPECIAL USE PERMIT RELATED TO ZON-77627 AND SUP-77628 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

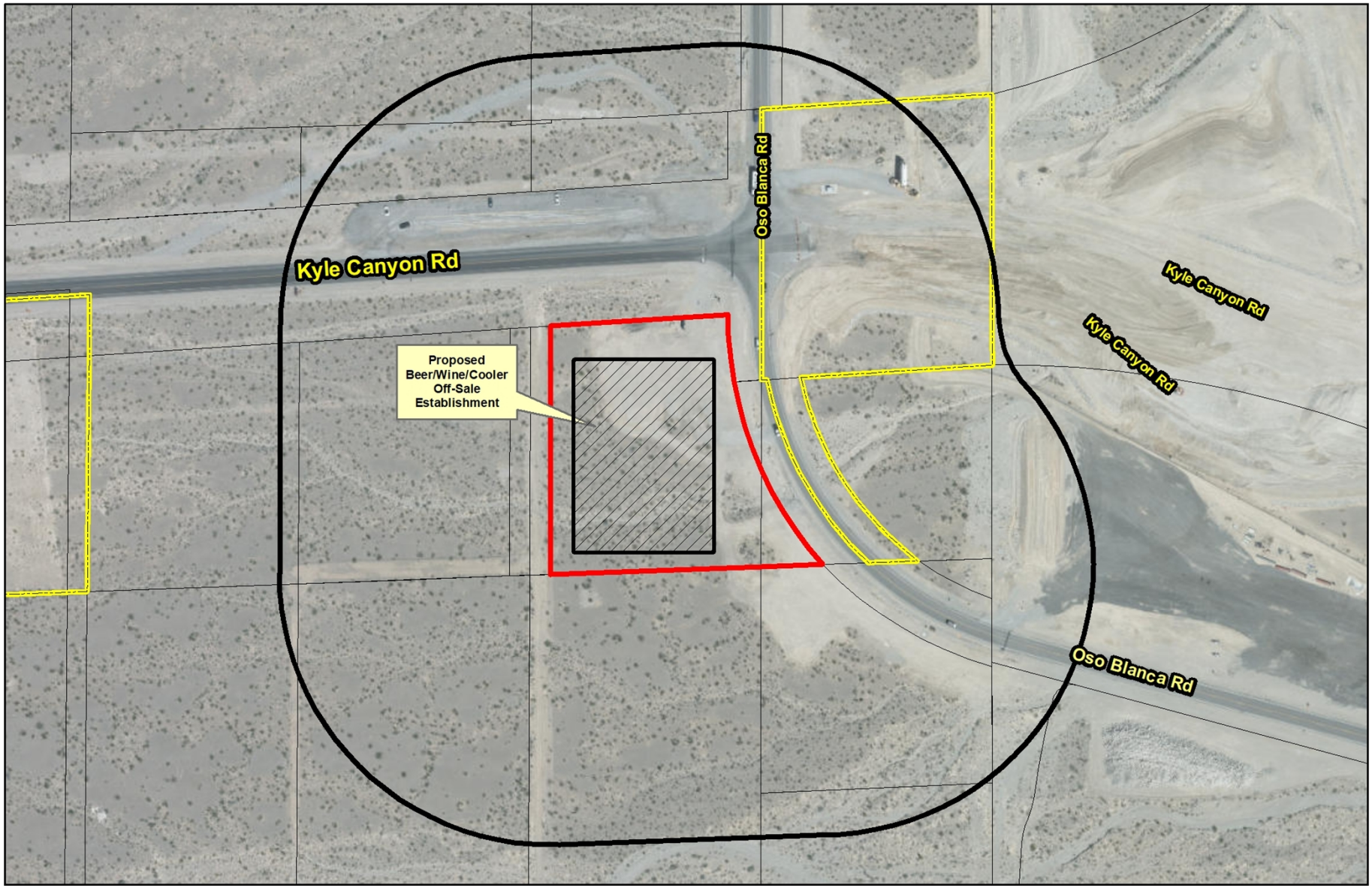
C.C.: 01/15/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

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



SUP-77629 (PRJ-77555)

Beer/Wine/Cooler Off-Sale

Business Licenses

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

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 400 foot buffer

N

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

Date: Monday, October 28, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Kyle Canyon & Oso Blanco

Project Name Kyle Canyon & Oso Blanco **Proposed Use** _____

Assessor's Parcel #(s) 126-01-702-007 and -008 **Ward #** _____

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

Additional Information _____

Property Owner CM Sagebrush 1-3082 LLC Contact Noah Allison

Address 3191 E. Warm Springs Rd. City Las Vegas State NV Zip 89120

E-mail noah@allisonnevada.com Phone 702-933-4444

Applicant Series of Oxylus, LLC Contact Raffi Tufenkjian

Address 3333 E. Serene Ave. #150 City Henderson State NV Zip 89074

E-mail Raffi@greenleafinv.com Phone (702) 596-9334

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone (702) 362-8844

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

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

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

Partner(s) _____

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

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Property Owner Signature _____

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

Print Name JOHN MARIANO

Subscribed and sworn before me

This 5th day of September, 20 19

Maria T Frey

Notary Public in and for said County and State

MARIA T. FREY
Notary Public, State of Nevada
No. 97-0104-1
My Appt. Exp Apr. 1, 2021

PRJ-77555
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
18

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

SUBJECT:
SDR-77630 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77627, SUP-77628 AND SUP-77629 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 3,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

C.C.: 01/15/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Kyle Canyon & Oso Blanco

Project Name Kyle Canyon & Oso Blanco **Proposed Use** _____

Assessor's Parcel #(s) 126-01-702-007 and -008 **Ward #** _____

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

Additional Information _____

Property Owner CM Sagebrush 1-3082 LLC Contact Noah Allison

Address 3191 E. Warm Springs Rd. City Las Vegas State NV Zip 89120

E-mail noah@allisonnevada.com Phone 702-933-4444

Applicant Series of Oxylus, LLC Contact Raffi Tufenkjian

Address 3333 E. Serene Ave. #150 City Henderson State NV Zip 89074

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Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone (702) 362-8844

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

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

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Partner(s) _____

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

Property Owner Signature _____

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

Print Name JOHN MARIANO

Subscribed and sworn before me

This 5th day of September, 20 19

Maria T Frey

Notary Public in and for said County and State

MARIA T. FREY
Notary Public, State of Nevada
No. 97-0104-1
My Appt. Exp Apr. 1, 2021

PRJ-77555
10/07/19

SDR 77630
CM Sagebrush 1-3082

SWC Kyle Canyon Road and Oso Blanca Drive

Proposed 11.3 thousand square foot commercial center.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	5.3	112.18	594
AM Peak Hour			9.94	53
PM Peak Hour			9.77	52

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	3	470.95	3,786
AM Peak Hour			40.19	121
PM Peak Hour			32.67	98

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPER CONVENIENCE MARKET/GAS STATION [1000 SF]	3	837.58	2,513
AM Peak Hour			83.14	249
PM Peak Hour			69.28	358

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL PROPOSED USE [1000 SF]	11.3		**6,893**
AM Peak Hour				**423**
PM Peak Hour				**508**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Kyle Canyon Road	
Average Daily Traffic (ADT)	1,814
PM Peak Hour *(heaviest 60 minutes)*	145

US 95	
Average Daily Traffic (ADT)	10,047
PM Peak Hour *(heaviest 60 minutes)*	804

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Kyle Canyon Road	16,380
US 95	72,600

This project will add approximately 6,893 trips per day on Kyle Canyon Rd., Oso Blanca Dr. and US 95. Currently, Kyle Canyon is at about 11 percent of capacity and US 95 is at about 14 percent of capacity. With this project, Kyle Canyon is expected to be at about 53 percent of capacity and US 95 is expected to be at about 23 percent of capacity. Counts are not available for Oso Blanca in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 508 additional peak hour trips, or about seventeen every two minutes.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
19

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

SUBJECT:
TMP-77631 - TENTATIVE MAP RELATED TO ZON-77627, SUP-77628, SUP-77629 AND SDR-77630 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends APPROVAL.

C.C.: 01/15/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Kyle Canyon & Oso Blanco

Project Name Kyle Canyon & Oso Blanco **Proposed Use** _____

Assessor's Parcel #(s) 126-01-702-007 and -008 **Ward #** _____

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

Additional Information _____

Property Owner CM Sagebrush 1-3082 LLC Contact Noah Allison

Address 3191 E. Warm Springs Rd. City Las Vegas State NV Zip 89120

E-mail noah@allisonnevada.com Phone 702-933-4444

Applicant Series of Oxylus, LLC Contact Raffi Tufenkjian

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E-mail Raffi@greenleafinv.com Phone (702) 596-9334

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone (702) 362-8844

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

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name JOHN MARIANO

Subscribed and sworn before me

This 5th day of September, 20 19

Maria T Frey

Notary Public in and for said County and State

MARIA T. FREY
Notary Public, State of Nevada
No. 97-0104-1
My Appt. Exp Apr. 1, 2021

PRJ-77555
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
20

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

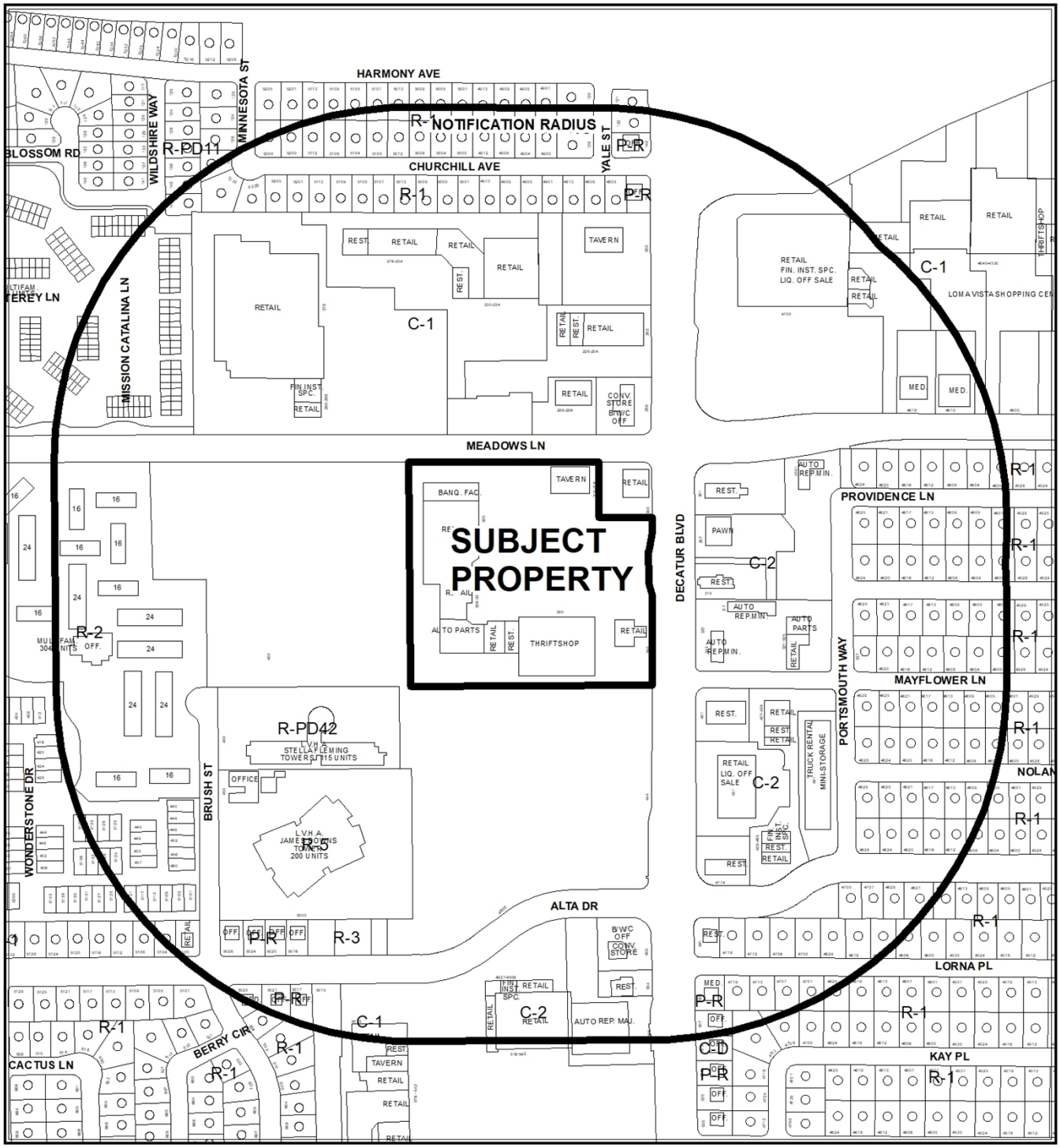
SUBJECT:
VAR-77642 - VARIANCE - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on a request for a Variance TO ALLOW 407 PARKING SPACES WHERE 449 SPACES ARE REQUIRED on 9.32 acres on the west side of Decatur Boulevard, approximately 190 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348]. Staff recommends DENIAL.

C.C.: 01/15/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77642 and SDR-77643 [PRJ-77348]
2. Conditions and Staff Report - VAR-77642 and SDR-77643 [PRJ-77348]
3. Supporting Documentation - VAR-77642 and SDR-77643 [PRJ-77348]
4. Photo(s) - VAR-77642 and SDR-77643 [PRJ-77348]
5. Justification Letter - VAR-77642 and SDR-77643 [PRJ-77348]
6. Submitted after Final Agenda – Protest/Support Postcards and Documentation Not Vetted – Protest Comment Form for VAR-77642 and SDR-77643 [PRJ-77348]



CASE: **VAR-77642, SDR-77643 (PRJ-77348)**

RADIUS: 1000 FEET

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



CASE: **VAR-77642, SDR-77643 (PRJ-77348)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77642	Staff recommends DENIAL, if approved subject to conditions:	
SDR-77643	Staff recommends DENIAL, if approved subject to conditions:	VAR-77642

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 517 - VAR-77642 and SDR-77643

PROTESTS 0 - VAR-77642 and SDR-77643

APPROVALS 0 - VAR-77642 and SDR-77643

AS

** CONDITIONS **

VAR-77642 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77643) shall be required, if approved.

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

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

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

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

SDR-77643 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77642) 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 10/07/19, except as amended by conditions herein.

AS

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

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

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

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

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

Public Works

9. Comply with the approved Traffic Impact Analysis.

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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an 865 square-foot commercial building for a Restaurant with Drive-Through on the west side of Decatur Boulevard approximately 190 feet south of Meadows Lane.

ISSUES

- A Site Development Plan Review is requested for a proposed 865 square-foot Restaurant with Drive-Through.
- A Variance is requested to allow 407 spaces where 449 are required. Staff does not support this request.

ANALYSIS

The subject property is a 9.32-acre shopping center which is zoned C-2 (General Commercial). The proposed portion of the site is a vacant, paved lot used as excess parking for the Shopping Center. The development is in conformance with the requirements of the C-2 (General Commercial) zoning district, which allows for commercial use such as a Restaurant with a Drive-Through. Additionally, the property is located within the Redevelopment Plan Area 2.

The applicant proposes an 865 square-foot Restaurant with Drive-Through. The proposed development would consist of a single-story, 24-foot tall building. The Drive-Through is designed for a double lane handling a capacity of 17 vehicles; Title 19 requires accommodation of a minimum of six vehicles. The layout of this design does not affect or inconvenience traffic on adjacent roadways or on-site.

The exterior of the building comprises rib metal panel siding, CMU veneer, and metal siding. The overall style for the development depicts modern aesthetics. Although the elevations contain wall signage, it is not part of this review and is subject to building permit sign review pursuant to Title 19.08.120 requirements. The building elevation and landscaping have been oriented to help screen the abundance of available parking on the site.

AS

The landscape comprises drought-resistant and water-efficient plants that are consistent with the Southern Nevada Regional Planning Coalition Regional Plan List. The landscape buffer has been designed to screen the drive-through from the public right-of-way.

To accommodate this request, 62 parking spaces will be removed; additionally, the increase in parking demands have raised the overall parking demand by three spaces. These two factors result in the parking deficiency. The applicant is requesting a Variance (VAR-77642) to allow for 407 spaces where 449 are required. Title 19.12 requires one parking space for every 250 square feet of floor area for a Shopping Center Use. The Variance request constitutes of a nine percent parking deviation of the Title 19.12 parking requirements. Despite the Variance, the site is overparked based on the minimal Title 19.12 requirements, as the parking lot is often vacant not meeting the demand for the site's existing uses.

The proposed Restaurant with Drive-Through is compatible with the site's shopping center as well as development in the surrounding area. Staff finds this Variance request to be a self-imposed hardship, as this could be negated by reducing the size of the proposed development; therefore, staff is recommending denial of the requested Variance and Site Development Plan Review applications.

FINDINGS (VAR-77642)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development that is too intense for the subject site. Alternatively, a less intensive commercial development would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-77643)

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 subject site is surrounded by existing commercial uses and is compatible with the 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 Restaurant with Drive-Through has met the minimum development standards set forth by Title 19.08 and conditional use regulations for a Drive-Through listed in 19.12. However, the development requires additional parking beyond what is currently provided and does not meet the parking requirements listed in 19.12.

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

   The proposed drive-through lane has been designed to stack vehicle traffic in an orderly fashion to not impact adjacent roadways or neighboring traffic.

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

   The building materials proposed consists of rib metal panel siding, CMU veneer, and metal siding. Landscape materials are compatible with the Southern Nevada Regional Planning Coalition Regional Plant List.

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

   The proposed building elevations and design characteristics are not unsightly or undesirable and create an orderly and aesthetically pleasing environment. The proposed building and land use are harmonious and compatible with the existing commercial development in the area.

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

   The proposed building is subject to building permit review during the design phase and regular site inspections during the construction phase. Once completed, the restaurant will be subject to regular inspections by several governing agencies to ensure the public health, safety, and general welfare is protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/23/11	Las Vegas City Council approved a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and change the future land use designation on various parcels within the redevelopment Area to Commercial or Mixed-Use. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
07/27/10	A deed was recorded for a change in ownership.

Pre-Application Meeting	
08/29/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review and Variance.

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

Field Check	
10/17/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	9.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	MXU (Mixed Use)	C-2 (General Commercial)
North			C-1 (Limited Commercial)
South	Vacant		C-2 (General Commercial)
East	Shopping Center		
West	Vacant		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

AS

DEVELOPMENT STANDARDS

Pursuant to 19.08., the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	472 Feet	Y
Min. Setbacks • Front • Side	 10 Feet 10 Feet	 47 Feet 12 Feet	 Y Y
Max. Lot Coverage	50 %	27 %	Y
Max. Building Height	N/A	24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • East	 1 Tree / 30 Linear Feet 1 Tree / 20 Linear Feet	 3 Trees 7 Trees	 3 Trees 8 Trees	 Y Y
TOTAL PERIMETER TREES		**10 Trees**	**11 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	1 Trees	5 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • East	 8 Feet 15 Feet		 9 Feet 15 Feet	 Y Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Decatur Boulevard	Parkway Arterial	Title 19.04 Complete Streets	122	Y

AS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	112,110 SF	1 per 250	449				
TOTAL SPACES REQUIRED			449		407		N
Regular and Handicap Spaces Required			440	9	390	16	N
Percent Deviation			9%				

Las Vegas Valley Water District (LVVWD) Comments:
This property is currently served for fire service, however, please note the assemblies are not the backflow prevention required per NAC445A.67195 and will be required to be upgraded if tying into the fire system. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. The development may propose a shared onsite fire system, but for domestic service, each building will be separately metered to comply with LVVWD Service Rules. To comply with LVVWD Service Rules, executed CC&Rs or REA regarding the proposed shared fire system within the parcel will be required for civil plan approval. The recordation of a commercial subdivision map is required prior to civil plan approval by LVVWD.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 310 South Decatur Blvd.

Project Name Dutch Bros Coffee **Proposed Use** Coffee Shop

Assessor's Parcel #(s) 138-36-601-003 **Ward #**

General Plan: Existing MXU Proposed No Change **Zoning:** Existing C-2 Proposed No Change

Additional Information Construction of new Dutch Bros Coffee Stand with double drive-thru lanes. Variance requested for 9% reduction in required parking

Property Owner Decatur Meadows Shopping Center LLC Contact Kurt Guldi

Address One E. Washington St #430 City Phoenix State AZ Zip 85004

E-mail KGULDI@bigcentersusa.com Phone 480-887-0100

Applicant Dutch Bros Coffee Contact Daniel Batty

Address 110 SW 4th St. City Grants Pass State OR Zip 97526

E-mail daniel.batty@dutchbros.com Phone 541-218-8806

Representative ADN Architects Contact Kimberly Raden

Address 1330 Olympic Blvd City Santa Monica State CA Zip 90404

E-mail Kimberly@adnarch.com Phone 310-452-5533 x201

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Michael Bar

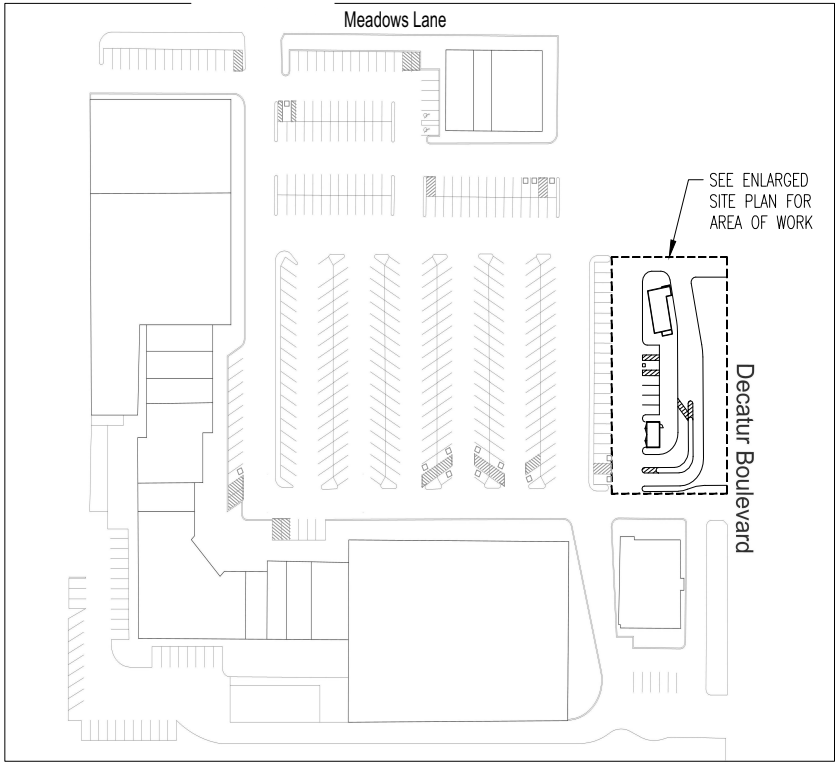
Subscribed and sworn before me

This 4th day of October, 20 19

Notary Public in and for said County and State

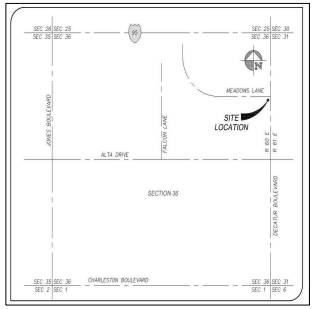
PHUONG THAI
Notary Public - Arizona
Maricopa County
Commission # 555167
My Comm. Expires Nov 27, 2022

PRJ-77348
10/07/19



OVERALL SITE PLAN

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

PARKING ANALYSIS

REQUIRED PARKING

EXISTING SHOPPING CENTER SQUARE FEET:	111,245 S.F.	
DUTCH BROS SQUARE FEET:	862 S.F.	
REQUIRED PARKING: 1 STALL PER 250 S.F.	112,110 S.F. /250 S.F.	449 STALLS

PROVIDED PARKING

STANDARD STALLS	393 STALLS
ADA STALLS	14 STALLS
TOTAL SHOPPING CENTER PARKING PROVIDED (INCLUSIVE OF DUTCH BROS DEVELOPMENT)	407 STALLS
DRIVE-THRU STACK PROVIDED:	17 CAR STACK

A PARKING VARIANCE IS REQUESTED TO ALLOW FOR A 9% REDUCTION IN PARKING REQUIRED FOR OVERALL SHOPPING CENTER

SITE ANALYSIS

APN: 138-36-601-003

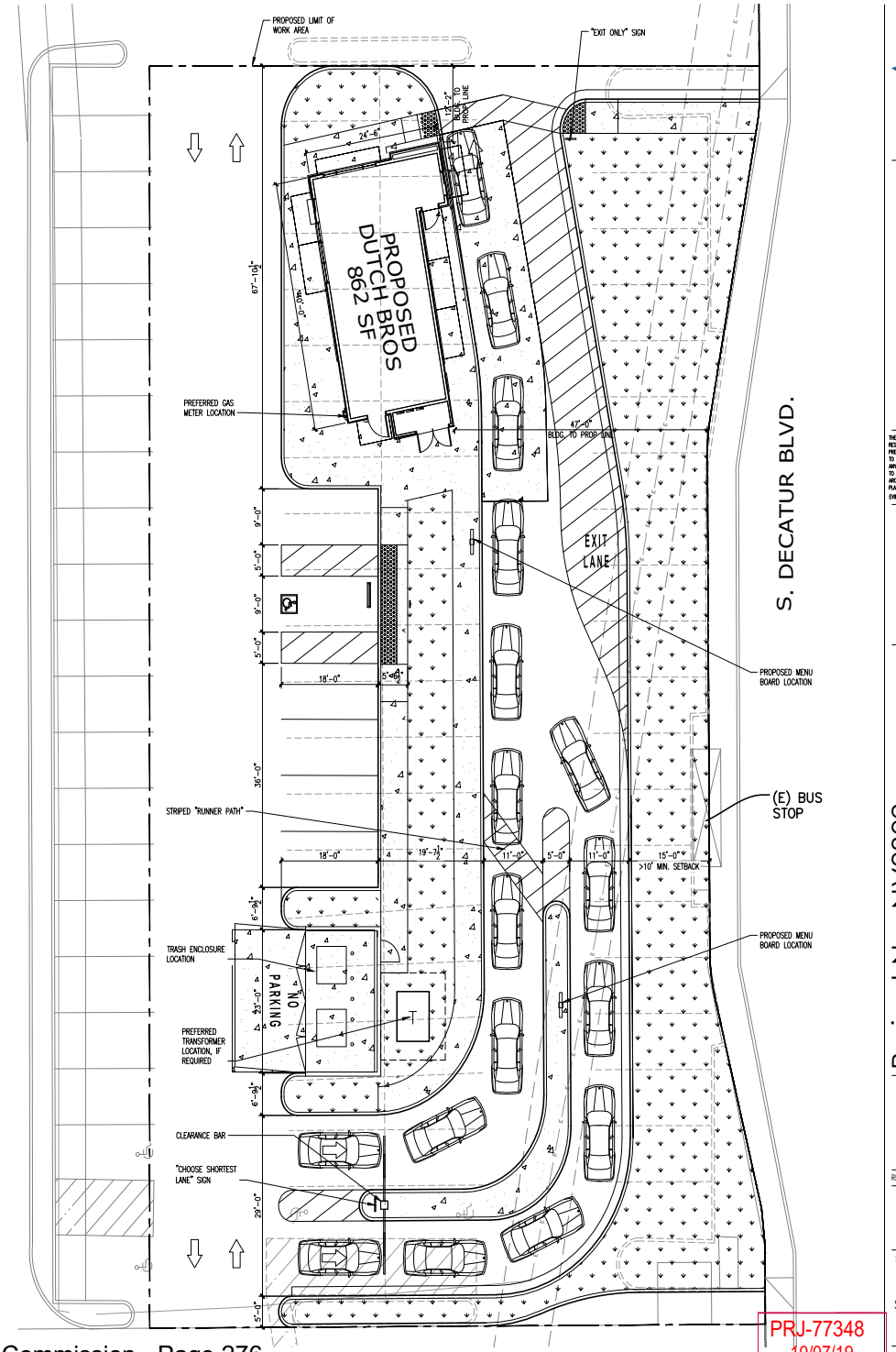
ZONING: C-2

NET SITE AREA: 9.32 ACRES (405,979.2 S.F.)

LIMIT OF WORK AREA:

PROPOSED LIMIT OF WORK AREA:	21,734 S.F.
PROPOSED LANDSCAPE WITHIN LIMIT OF WORK:	5,666 S.F.

= NEW LANDSCAPING AND IRRIGATION. SEE PRELIMINARY LANDSCAPE PLAN FOR ADDITIONAL INFORMATION



ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

PRJ-77348
10/07/19

PAUL W. DEPPE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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Project No: NV0302
Dutch Bros Coffee - New Freestanding Store
DB2040-A1
DECATUR MEADOWS SHOPPING CENTER
S. DECATUR BLVD.
LAS VEGAS, NV. 89107
APN: 138-36-601-003

REV:	DATE:	DESCRIPTION:

SHEET NAME:
SITE PLAN

SHEET NUMBER:
SP1.0

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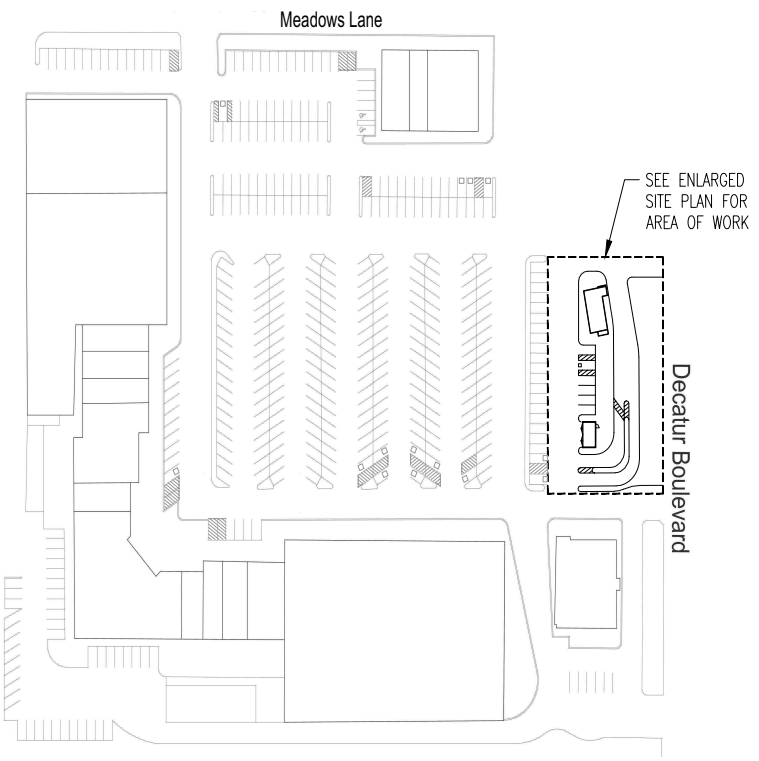

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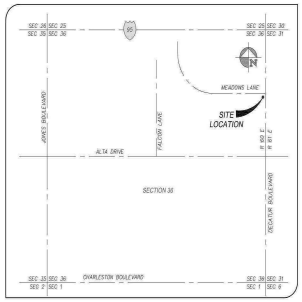

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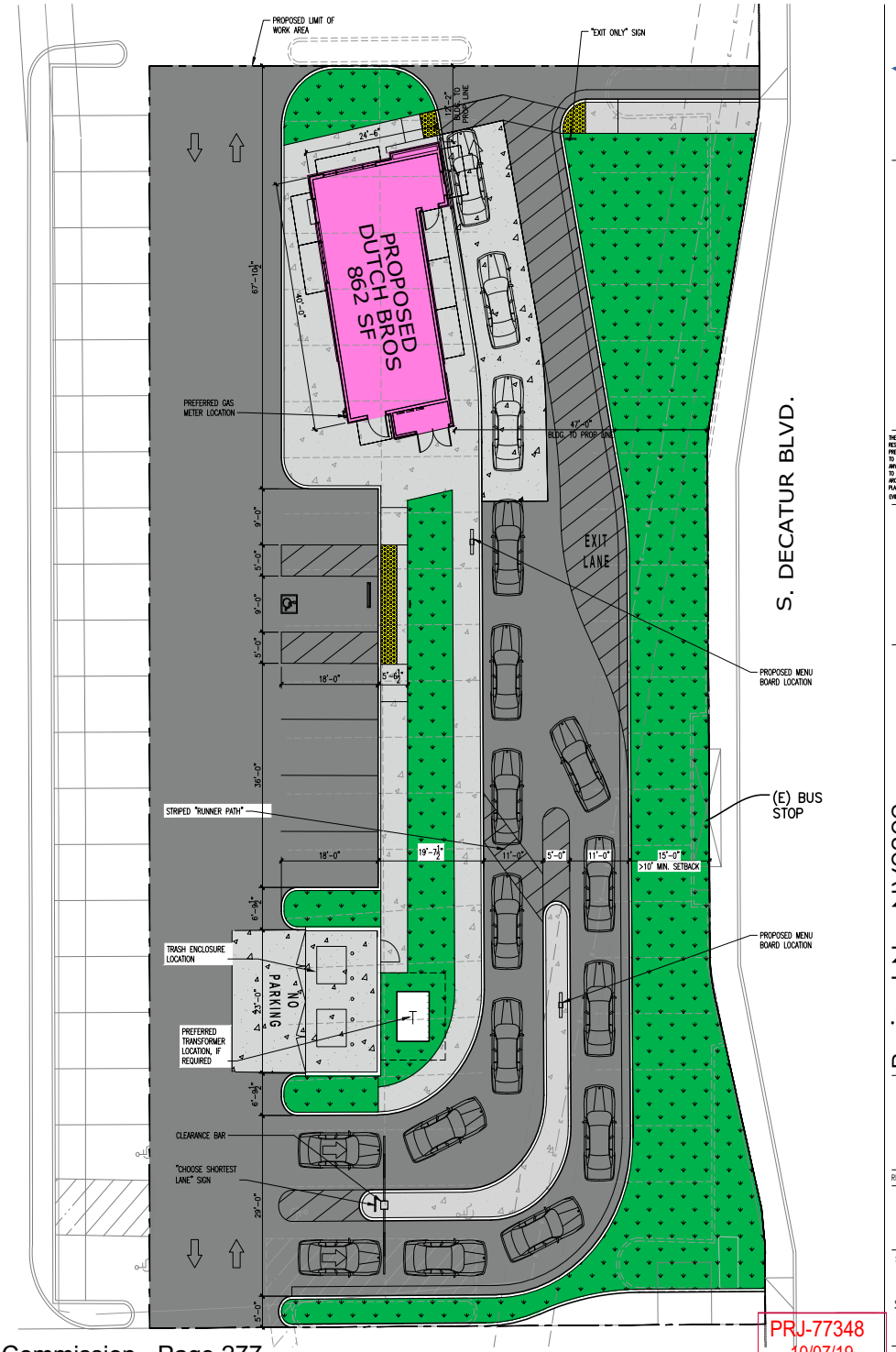

PRJ-77348
10/07/19

ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

DUTCH BROS

PAUL W. DEPPE, AIA
1330 OLYMPIC BLVD.
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PH 310 452-5533 FAX 310 450-4742

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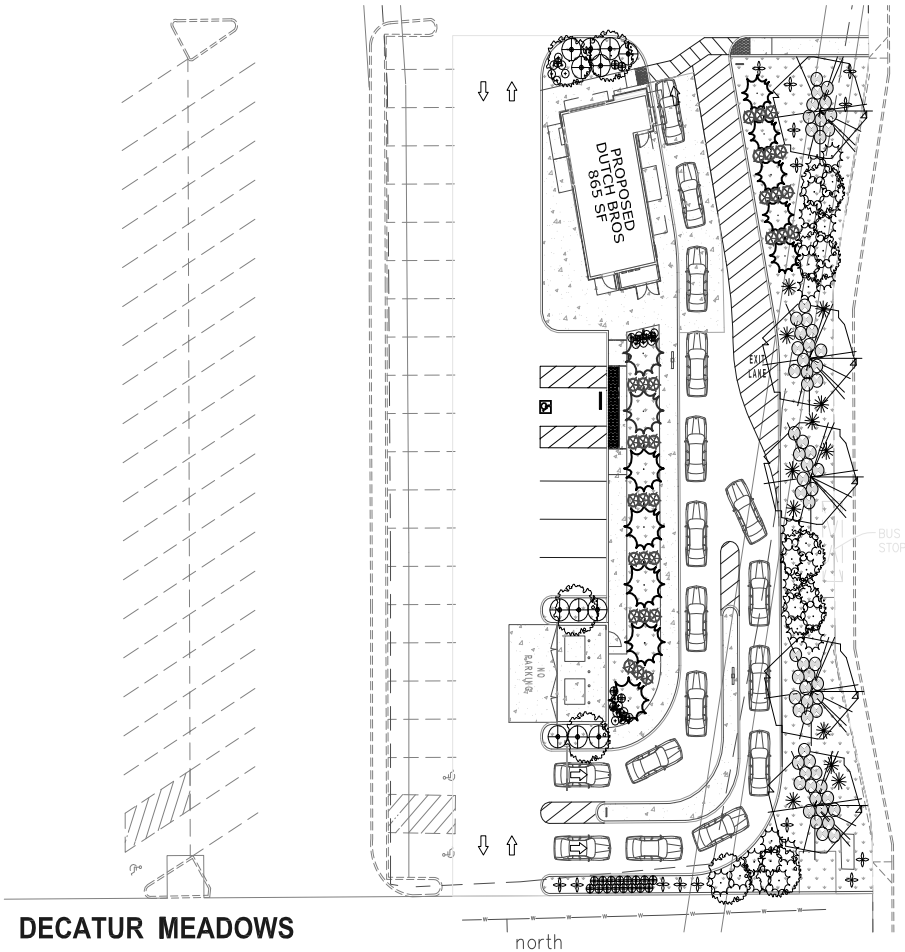
PLANT SCHEDULE

SYMBOL	COMMON NAME		QTY.	SIZE	REMARKS
TREES					
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER®	HONEYLOCUST - FRUITLESS		24" BOX	1 1/2" CALIPER SINGLE TRUNK 5 to 6' HT.
	LAGERSTROEMIA INDICA x FAURIEI 'TUSCARORA'	RED-PINK CRAPE MYRTLE		24" BOX	1" CALIPER, SINGLE TRUNK, 4' to 5' HT.
	ILEX x 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		24" BOX or LARGER	THICK & FULL BUSH 4 to 5' HT.
GROUNDCOVERS					
	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT		5 GAL	
	GAURA LINDHEIMERI 'SISKIYOU PINK'	PINK GAURA		5 GAL	
	TEUCRIUM CHAEMAEDRYS	PROSTRATE GERMANDER		5 GAL	
	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER		5 GAL	
ACCENTS					
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL		5 GAL	
	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE		5 GAL	
	ASPARAGUS DENSIFLORUS 'MYERS'	ASPARAGUS FOXTAIL FERN		5 GAL	
OTHER					
	MOHAVE GOLD 3/4" CRUSHED ROCK	2" DEPTH		3/4" SCREEN	

NOTES:

1) SUBMIT PHOTOS OF ALL TREES FOR APPROVAL PRIOR TO PURCHASE.

2) ALL AREAS OF LANDSCAPE TO RECEIVE A 2" LAYER OF CRUSHED ROCK TO MATCH EXISTING. BLEND NEW AREAS OF LANDSCAPE INTO ADJACENT EXISTING AREAS OF CRUSHED ROCK.



S. DECATUR BLVD.

DECATUR MEADOWS

PLANTING PLAN

PAUL W. DEPPE, AIA
1889 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5588 FAX 310 450-4742

Project No: NV0302
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APN: 138-36-601-003

REV: DATE: DESCRIPTION:

SHEET NAME:
PRELIMINARY PLANTING PLAN

SHEET NUMBER:
L 1.01

PRJ-77348
10/07/19

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	GAURA LINDHEIMERI 'SISKIYOU PINK'	PINK GAURA		5 GAL	
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	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER		5 GAL	
ACCENTS					
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL		5 GAL	
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OTHER					
	MOHAVE GOLD 3/4" CRUSHED ROCK	2" DEPTH		3/4" SCREEN	

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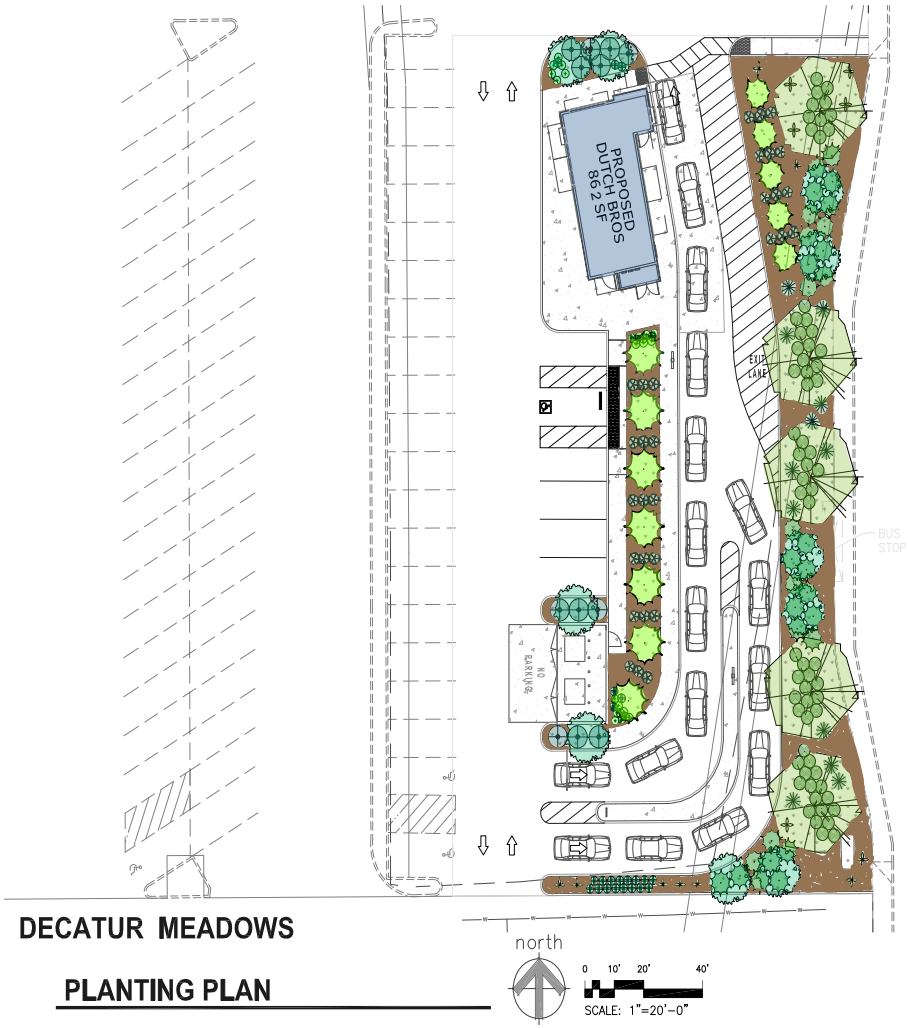

DECATUR MEADOWS

PLANTING PLAN

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, programs, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

DUTCH BROS

PAUL W. DEPPE, AIA
1380 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5588 FAX 310 450-4742

REGISTERED LANDSCAPE ARCHITECT 318 STATE OF NEVADA

Project No: NV0302
Dutch Bros Coffee - New Freestanding Store
DB2040-A1
DECATUR MEADOWS SHOPPING CENTER
S. DECATUR BLVD.
LAS VEGAS, NV. 89107
APN: 138-36-601-003

REV:	DATE:	DESCRIPTION:

SHEET NAME:
PRELIMINARY PLANTING PLAN

SHEET NUMBER:
L 1.01

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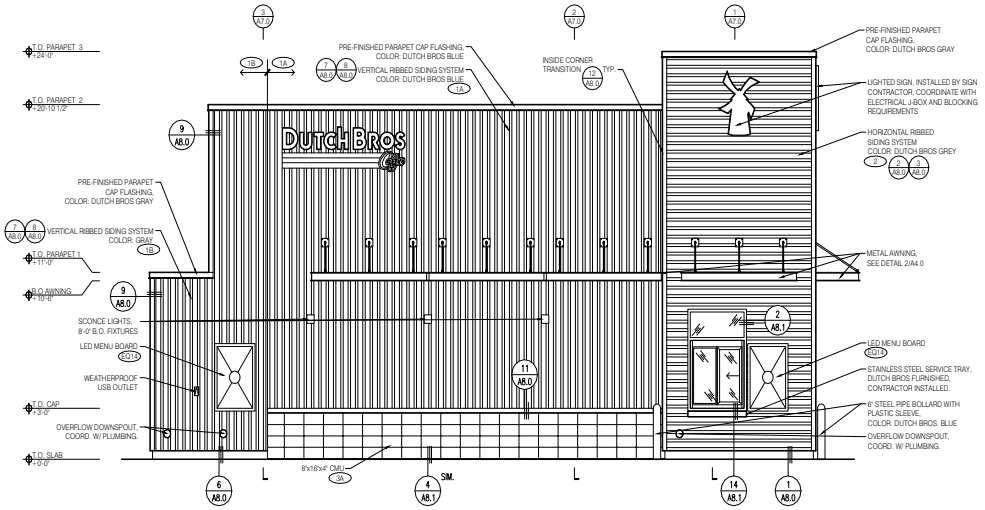
PRJ-77348
10/07/19

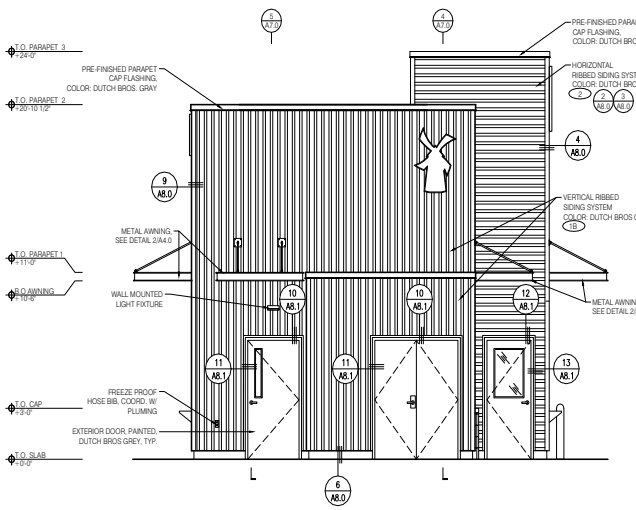
SIDING SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY) COLOR: DB BLUE OR GRAY				
1A	BOX RIB METAL PANEL	AEP	PROFILE: PC10-12C/ BOX RIB/ HR-36	ORIENTATION: VERTICAL; COLOR: COOL REGAL BLUE. DB BLUE AS AVAILABLE
1B	BOX RIB METAL PANEL	AEP	PROFILE: PC10-12C/ BOX RIB/ HR-36	ORIENTATION: VERTICAL COLOR: GRAY
ZONE 2 (TOWER) (Z2) COLOR: DB GRAY				
2	METAL SIDING	AEP	HR-36	ORIENTATION: HORIZONTAL; COLOR: DUTCH BROS GRAY
ZONE 3 (3' BASE) (Z3) COLOR:				
3	CMU VENEER	MUTUAL MATERIALS/ WILLAMETTE STONE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION WITH DB



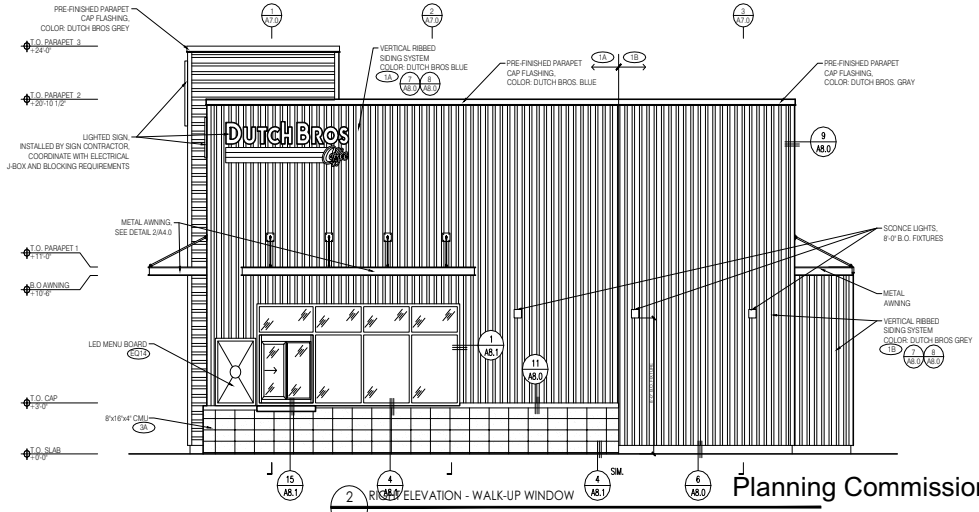
4 LEFT ELEVATION - DRIVE-THRU WINDOW

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



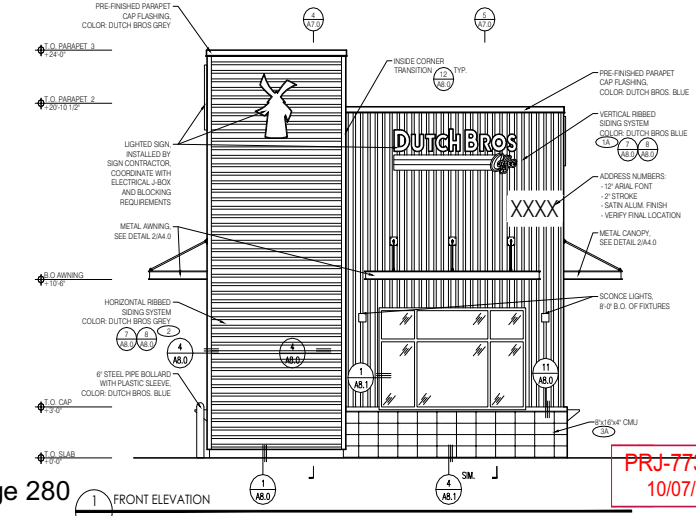
3 REAR ELEVATION

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



2 RIGHT ELEVATION - WALK-UP WINDOW

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



1 FRONT ELEVATION

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

PRJ-77348
10/07/19

PAUL W. DEPPE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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Project No: NV0302
Dutch Bros Coffee - New Freestanding Store
DB2040-A1
DECATUR MEADOWS SHOPPING CENTER
S. DECATUR BLVD.
LAS VEGAS, NV. 89107
APN: 138-36-601-003

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.0

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SIDING SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
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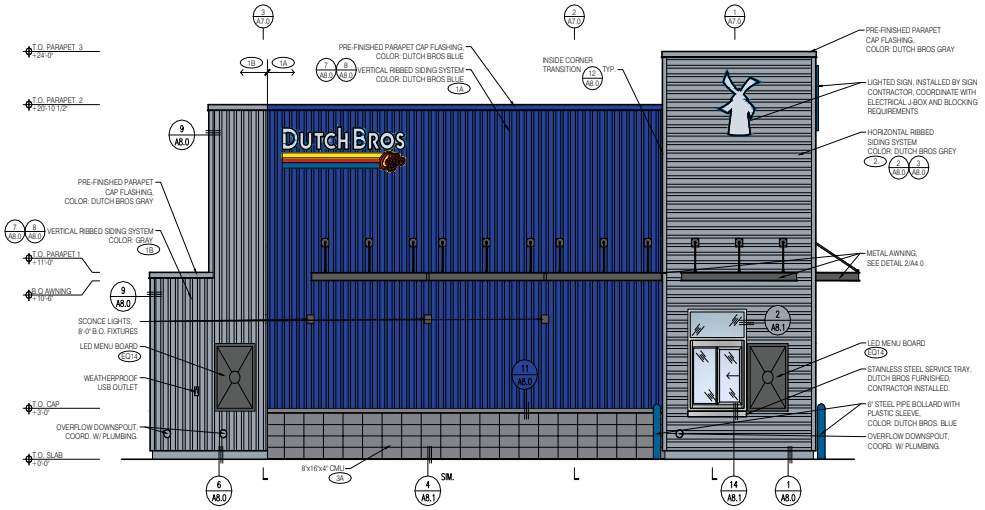
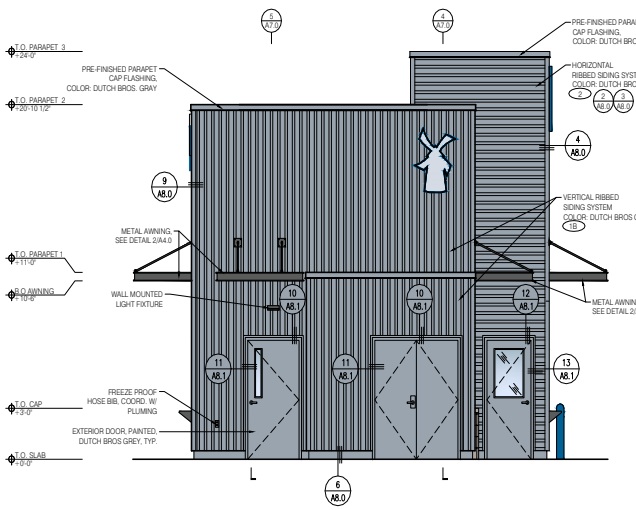


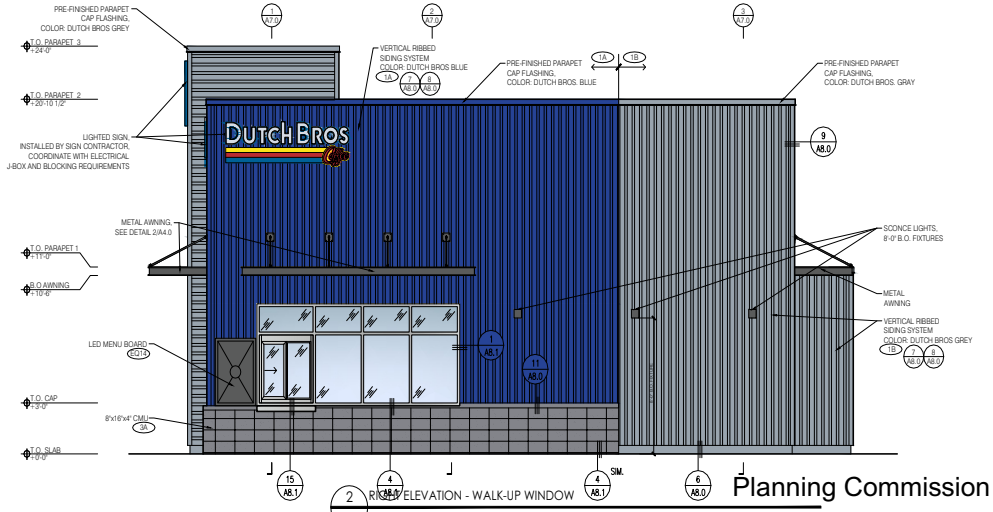
4 LEFT ELEVATION - DRIVE-THRU WINDOW

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



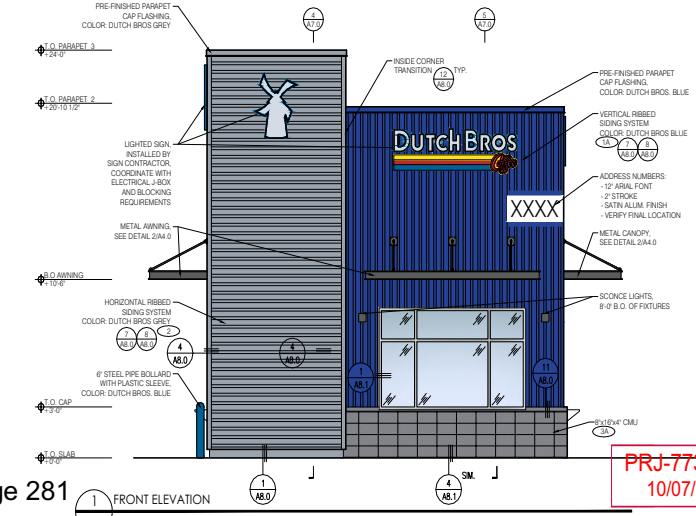
3 REAR ELEVATION

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



2 RIGHT ELEVATION - WALK-UP WINDOW

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



1 FRONT ELEVATION

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

PRJ-77348
10/07/19

PAUL W. DEPPE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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Project No: NV0302
Dutch Bros Coffee - New Freestanding Store
DB240-A1
DECATUR MEADOWS SHOPPING CENTER
S. DECATUR BLVD.
LAS VEGAS, NV. 89107
APN: 138-36-601-003

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.0

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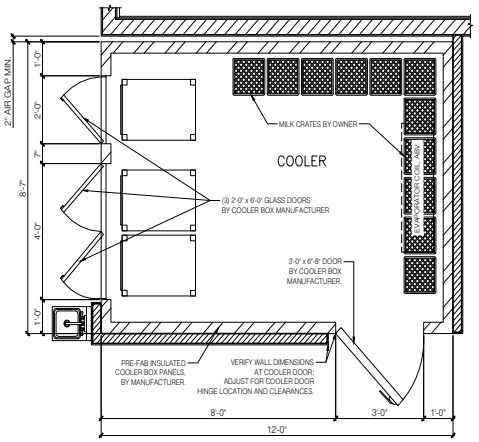


2 ENLARGED COOLER PLAN

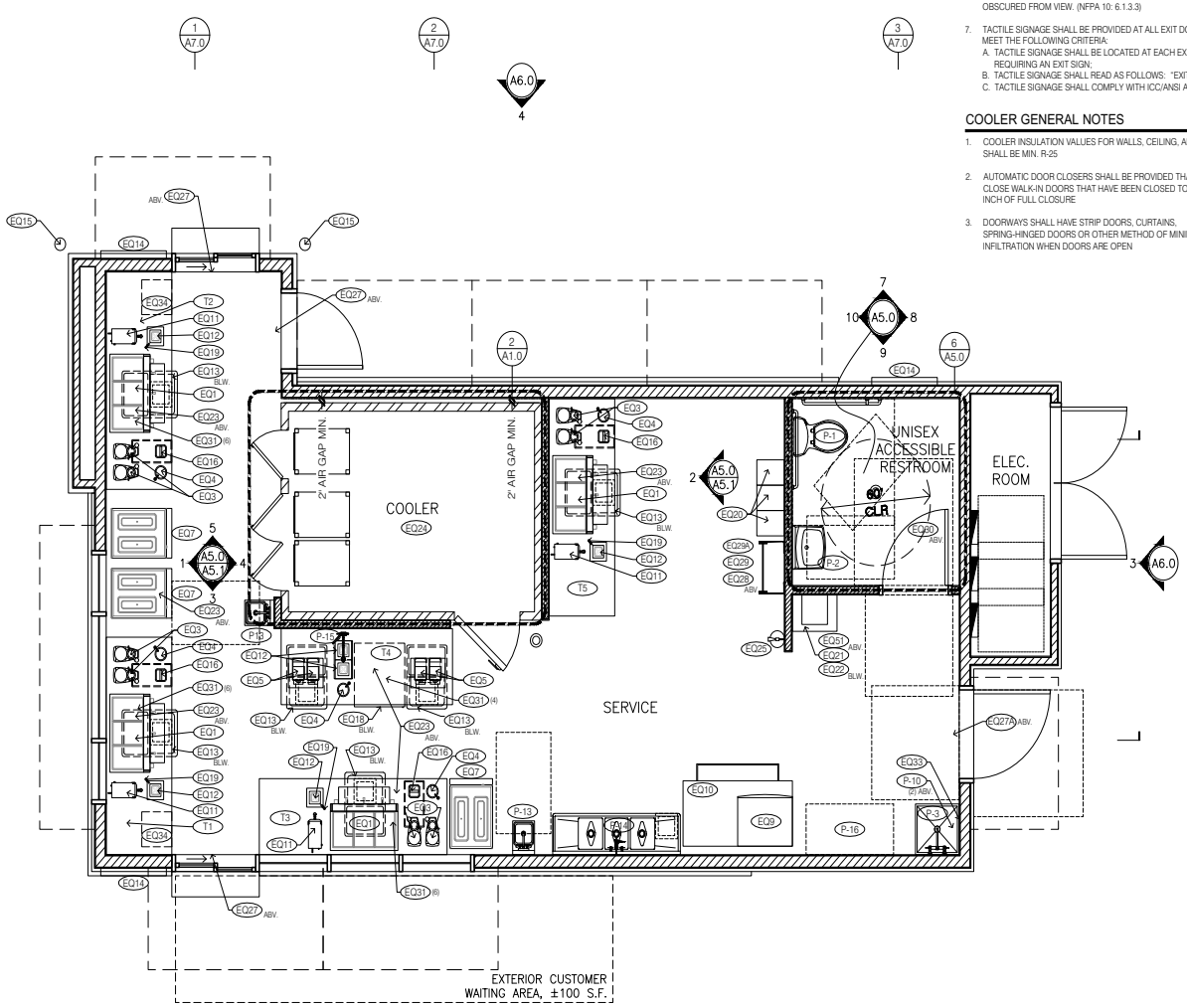
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
2. NOTE: PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS.
3. G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
4. ALL FIRE EXTINGUISHERS SHALL BE STATE OF NEVADA CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10: 6.1.3.8)
5. ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1: 6.1)
6. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10: 6.1.3)
7. FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10: 6.1.3)
8. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10: 6.1.3.3)
7. TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
   A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN;
   B. TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT";
   C. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1

COOLER GENERAL NOTES

1. COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
2. AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
3. DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN



1 EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

PRJ-77348
10/07/19

PAUL W. DEPPE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

Project No: NV0302
Dutch Bros Coffee - New Freestanding Store
DB2040-A1
DECATUR MEADOWS SHOPPING CENTER
S. DECATUR BLVD.
LAS VEGAS, NV. 89107
APN: 138-36-601-003

REV:	DATE:	DESCRIPTION:

SHEET NAME:
EQUIPMENT PLAN/ ENLARGED PLANS

SHEET NUMBER:
A1.0

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Paint Color (Main Building):
"Dutch Bros Blue" (Custom)

Paint Color (Building & Awnings):
"Dutch Bros Grey" (Custom)



CMU Veneer Wainscot:
"Charcoal"
Mutual Materials



Metal Siding:
"PC10-12C", Pre-Finished per Elevations
AEP Span

PRJ-77348
10/07/19

ARMET DAVIS NEWLOVE ARCHITECTS
PHONE: 310-773-7772



VAR-77642 [PRJ-77348] - VARIANCE RELATED TO SDR-77643 - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

WEST SIDE OF DECATUR BOULEVARD, SOUTH OF MEADOWS LANE

10/23/2019



VAR-77642 [PRJ-77348] - VARIANCE RELATED TO SDR-77643 - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

WEST SIDE OF DECATUR BOULEVARD, SOUTH OF MEADOWS LANE

10/23/2019



VAR-77642 [PRJ-77348] - VARIANCE RELATED TO SDR-77643 - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC

WEST SIDE OF DECATUR BOULEVARD, SOUTH OF MEADOWS LANE

10/23/2019

ADN Architects
Armet Davis Newlove & Associates

October 7, 2019

City of Las Vegas
Department of Planning
333 N. Rancho Dr, 3rd Floor
Las Vegas, NV 89106

Re: **Project # PRJ-77348**
Justification Letter for the Proposed Dutch Bros Coffee Stand
Decatur Meadows Shopping Center
A portion of 310 S. Decatur Blvd.
Las Vegas, NV 89107
APN: 138-36-601-1003

Dear Planning Staff,

Please accept this description as the justification letter to accompany the submittal of the remainder of the required documents for our Pre-Application Conference Submittal.

This application is for the proposed development of a new 865 sq. ft. Dutch Bros Drive Through Coffee Stand constructed on a portion of a 405,979 sq. ft. parcel (APN 138-36-601-003). The subject parcel is zoned C-2 and is located within the Decatur Meadows Shopping Center. The proposed use is compatible with all applicable provisions of the Development Code, and therefore the existing zoning and comprehensive plan land use designation. It is also compatible with adjacent land uses (all abutting parcels are within the same zone). Access to the Dutch Bros will be primarily from the North from the entrance drive off of Decatur, as well as cross access from the shopping center to the south.

The double drive through has been designed to hold a seventeen car stack and its layout does not encumber traffic on the public streets or adjacent access drive aisles. Sixty-two parking stalls will be removed to accommodate the Dutch Bros development resulting in a forty-two stall deficit in parking required for the overall shopping center. A parking variance is requested to allow for a 9% reduction in parking requirements for the overall shopping center.

The coffee stand will not have public access to the interior. The drive-thru and walk-up window will operate 5:30am - 10pm Sunday through Thursday and 5:30am – 11:00pm Friday through Saturday. The restaurant typically will have 2 deliveries a week. There is anticipated to be 40 to 50 employees with a shift crew size of 4-6 people.

We appreciate the opportunity to submit this proposed development for your review. Please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Deppe AIA, NCARB, CASp

Date: October 7, 2019

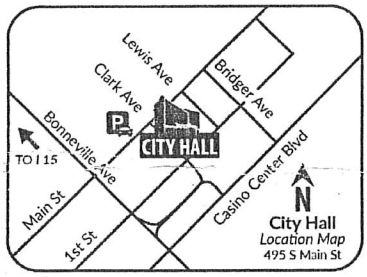
PRJ-77348
10/07/19

1338 Olympic Blvd, Santa Monica, CA 90404
Phone: 310-452-5533 x203 Fax: 310-450-4742 Email: Deppe@ADNarchitects.com www.ADNarchitects.com

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77642 and SDR-77643 [PRJ-77348]

Planning Commission Meeting of **11/26/2019**

RECEIVED
NOV 25 2019
Dept of Planning
City of Las Vegas

PRJ-77348
13836511022
GALINDO CESAR A & MARY C REV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 JRDFNP1 89107

Submitted after final agenda

20-21P

2019-11-20 10:06 123 3037904985 >> ity of Las Vegas P 1/1

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

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U.S. Postage
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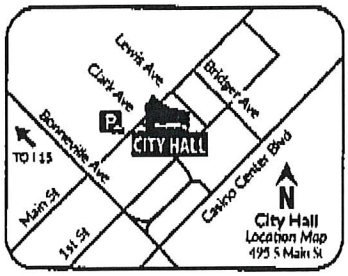
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77642 and SDR-77643 [PRJ-77348]

Planning Commission Meeting of **11/26/2019**

PRJ-77348
13836515361
WINCHELL VICTOR B & ROWENDA G
3587 GOLDEN SPUR LOOP
CASTLE ROCK CO 80108

20-21P

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

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Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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VAR-77642 and SDR-77643 [PRJ-77348]
Planning Commission Meeting of **11/26/2019**

PRJ-77348
13836611056
D & G TRUST
PO BOX 80960
LAS VEGAS NV 89180

53 JRDFMP1 89180

07/14/2012 07:02 7023671521 TEAM_SEIDNER PAGE 01/01

Submitted after final agenda
20-21A

Nora Lares

From: noreply@formstack.com
Sent: Thursday, November 21, 2019 11:33 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 11/21/19 11:33 AM

Meeting Date:	Tuesday, November 26, 2019
Project Number:	PRJ77348
Position:	I OPPOSE the project and all related applications.
Name:	Patrick Watkins
Residential or Business Address:	8550 W Charleston 102-370 Las Vegas, NV 89117
Phone:	(925) 285-2932
Email:	watkins3000@hotmail.com
Comments:	We OPPOSE the request on this project because it will cause more traffic on this already heavily trafficed area. We also OPPOSE any reduction in already allocated PARKING ALLOCATION.

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

Submitted after final agenda

20-21P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
21

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

SUBJECT:
SDR-77643 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77642 - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 865 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on 9.32 acres on the west side of Decatur Boulevard approximately 155 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348]. Staff recommends DENIAL.

C.C.: 01/15/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 310 South Decatur Blvd.

Project Name Dutch Bros Coffee **Proposed Use** Coffee Shop

Assessor's Parcel #(s) 138-36-601-003 **Ward #**

General Plan: Existing MXU Proposed No Change **Zoning:** Existing C-2 Proposed No Change

Additional Information Construction of new Dutch Bros Coffee Stand with double drive-thru lanes. Variance requested for 9% reduction in required parking

Property Owner Decatur Meadows Shopping Center LLC Contact Kurt Guldi

Address One E. Washington St #430 City Phoenix State AZ Zip 85004

E-mail KGULDI@bigcentersusa.com Phone 480-887-0100

Applicant Dutch Bros Coffee Contact Daniel Batty

Address 110 SW 4th St. City Grants Pass State OR Zip 97526

E-mail daniel.batty@dutchbros.com Phone 541-218-8806

Representative ADN Architects Contact Kimberly Raden

Address 1330 Olympic Blvd City Santa Monica State CA Zip 90404

E-mail Kimberly@adnarch.com Phone 310-452-5533 x201

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Michael Bar

Subscribed and sworn before me

This 4th day of October, 20 19

Notary Public in and for said County and State

PHUONG THAI
Notary Public - Arizona
Maricopa County
Commission # 555167
My Comm. Expires Nov 27, 2022

PRJ-77348
10/07/19

SDR 77643
Dutch Bros Coffee

WS of Decatur Boulevard, S of Meadows Lane

Proposed 0.865 thousand square foot coffee shop with drive-through.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/ DRIVE THRU & NO INDOOR SEATING [1000SF]	0.865	2,000.00	1,730
AM Peak Hour			337.04	292
PM Peak Hour			83.33	72

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Decatur Boulevard	
Average Daily Traffic (ADT)	54,376
PM Peak Hour	4350
(heaviest 60 minutes)	

Meadows Lane	
Average Daily Traffic (ADT)	11,361
PM Peak Hour	275
(heaviest 60 minutes)	

Alta Drive	
Average Daily Traffic (ADT)	12,117
PM Peak Hour	275
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Decatur Boulevard	68,100
Meadows Lane	25,318
Alta Drive	16,380

This project will add approximately 1,730 trips per day on Decatur Blvd., Meadows Ln. and Alta Dr. Currently, Decatur is at about 80 percent of capacity, Meadows is at about 45 percent of capacity and Alta is at about 74 percent of capacity. With this project, Decatur is expected to be at about 82 percent of capacity, Meadows to be at about 52 percent of capacity and Alta to be at about 85 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 292 additional peak hour trips, or about five every minute.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
22

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

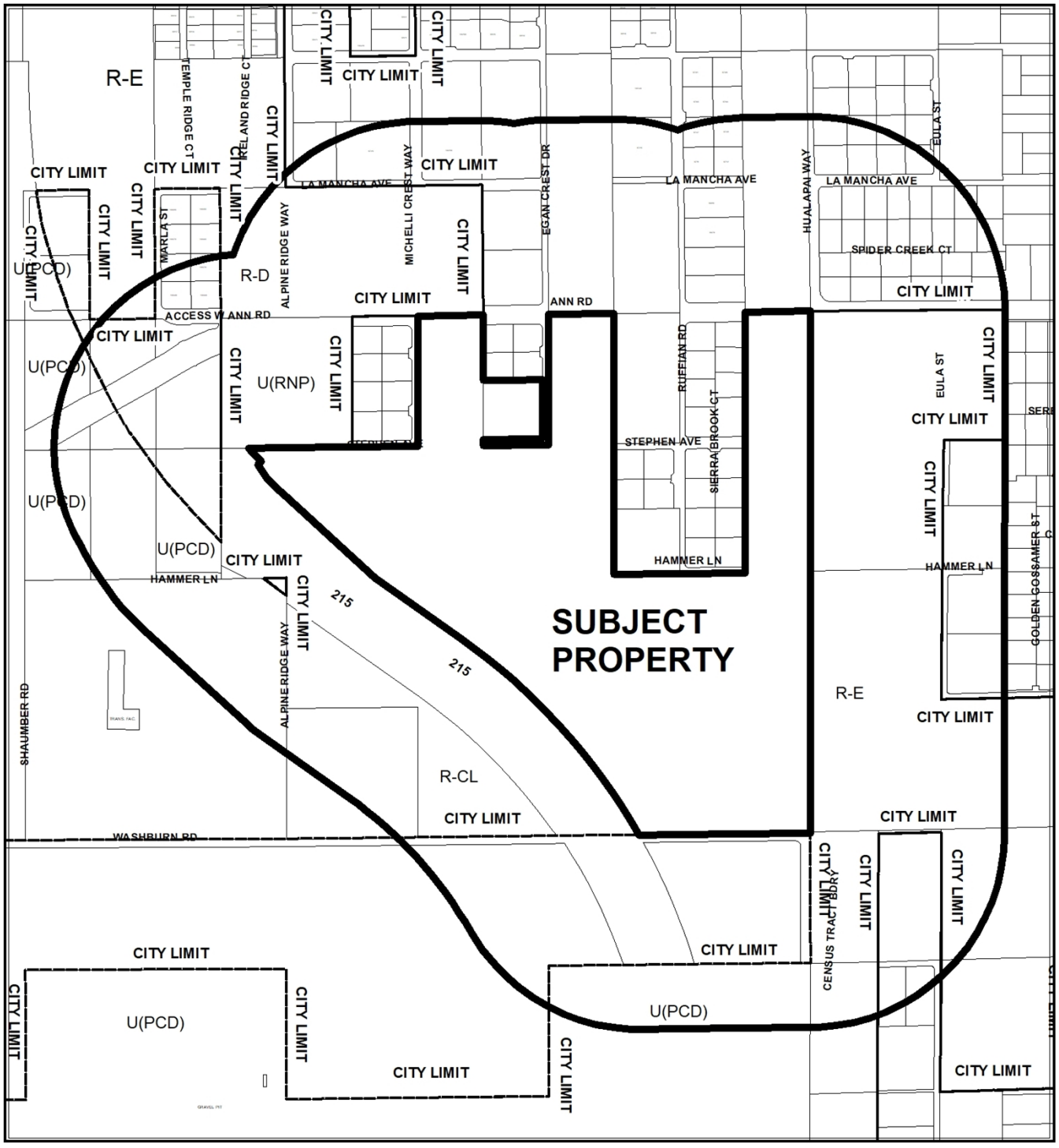
SUBJECT:
VAR-77645 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 140 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

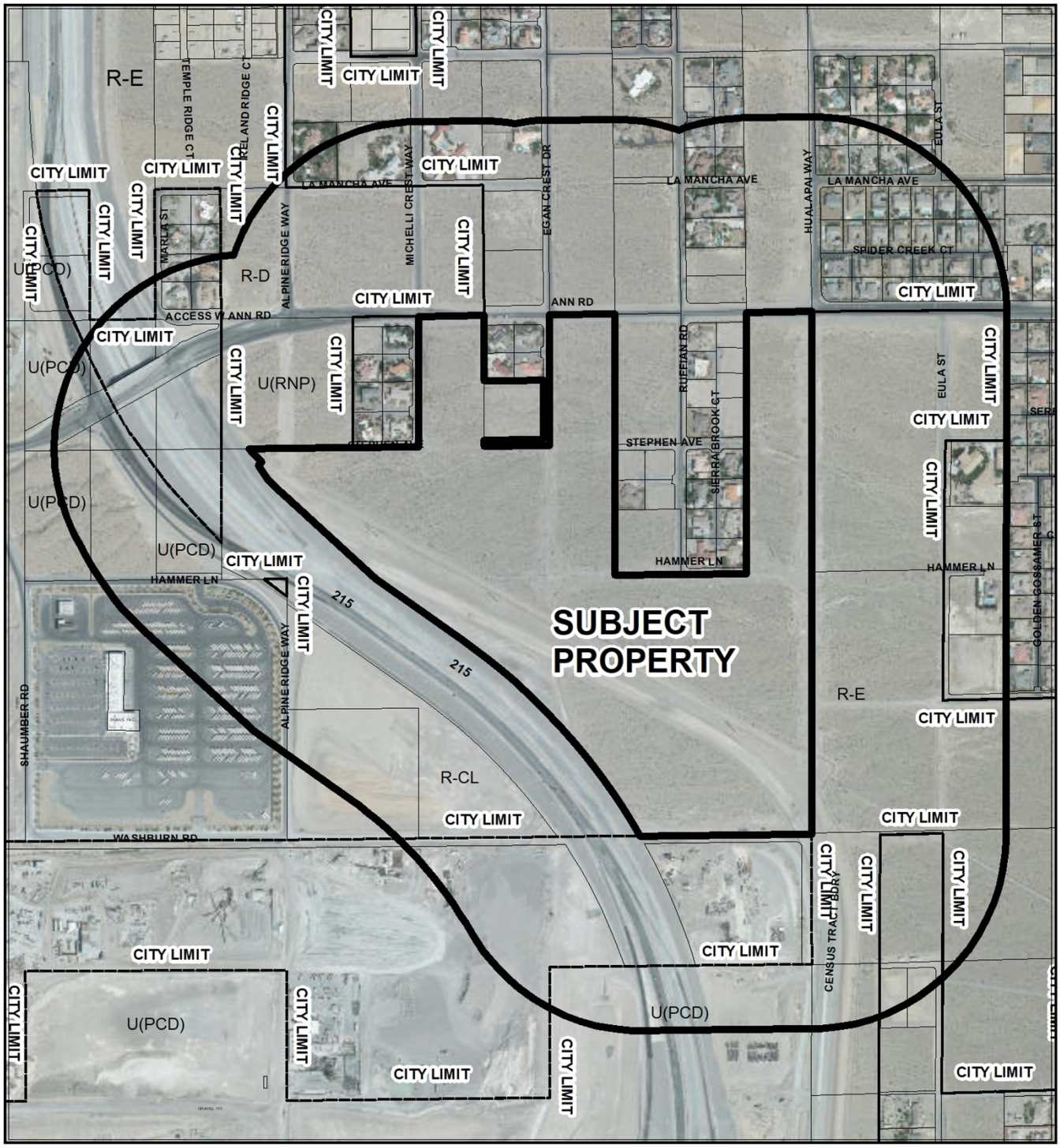
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77645 thru VAR-77681 and TMP-77682 [PRJ-77613]
2. Conditions and Staff Report - VAR-77645 thru VAR-77681 and TMP-77682 [PRJ-77613]
3. Supporting Documentation - VAR-77645 thru VAR-77681 and TMP-77682 [PRJ-77613]
4. Photo(s) - VAR-77645 thru VAR-77681 and TMP-77682 [PRJ-77613]
5. Justification Letter - VAR-77645 thru VAR-77681 and TMP-77682 [PRJ-77613]
6. Protest Postcards for VAR-77645 thru VAR-77679 [PRJ-77613]
7. Protest Documentation Not Vetted for VAR-77645 thru VAR-77681 and TMP-77682 [PRJ-77613] - Comment Forms
8. Submitted at Meeting – Protest Postcard for VAR-77645 thru VAR-77679 [PRJ-77613] by John Kristinik



CASE: **VAR-77645 thru VAR-77681, TMP-77682 (PRJ-77613)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) R-E (RESIDENCE ESTATES) R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)



CASE: **VAR-77645 thru VAR-77681, TMP-77682 (PRJ-77613)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) R-E (RESIDENCE ESTATES) R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77645 THROUGH VAR-77679	Staff recommends DENIAL, if approved subject to conditions:	
VAR-77680	Staff recommends DENIAL, if approved subject to conditions:	
VAR-77681	Staff recommends DENIAL, if approved subject to conditions:	
TMP-77682	Staff recommends DENIAL, if approved subject to conditions:	VAR-77645 THROUGH VAR-77681

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED
135 - VAR-77645 through VAR-77679
135 - VAR-77680
135 - VAR-77681
135 - TMP-77682

PROTESTS
3 - VAR-77645 through VAR-77679
2 - VAR-77680
2 - VAR-77681
2 - TMP-77682

APPROVALS
0 - VAR-77645 through VAR-77679
0 - VAR-77680
0 - VAR-77681
0 - TMP-77682

NE

** CONDITIONS **

VAR-77645 THROUGH VAR-77679 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-77682) shall be required, if approved.

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

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

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

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

VAR-77680 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-77682) shall be required, if approved.

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

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

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

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

Public Works

6. Offsite improvement requirements for Hualapai Way shall be as follows: 25 feet of permanent paving with 14 feet of over paving (total of 39 feet), a 6-foot concrete swale, and a 10-foot concrete trail path (as required by the Trails Element). The pavement markings shall be for one lane in each direction with a center turn lane and 5-foot buffered bike lanes. For Michelli Crest Way and Egan Crest Drive, 28 feet of paving, a 6-foot concrete swale, and a minimum 5-foot wide asphalt sidewalk (on one side). Additionally, sidewalk ramps at each public street intersection are required. Alternatively, the rural street sections adopted by the Regional Transportation Commission (RTC) may be used in lieu of the above described cross sections.

VAR-77681 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-77682) shall be required, if approved.

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

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

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

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

Public Works

6. Streetlights shall be installed at all public street intersections. The installation of streetlights on Hualapai Way shall be deferred. Exterior street lighting for Hualapai Way shall be stubbed out for later use, including all necessary underground improvements including conduit and pull boxes at each future streetlight location, and the developer shall provide to the City such streetlights for future installation and contribute monies for the deferred streetlight bases or monies in lieu of such deferred streetlights and associated streetlight infrastructure shall be contributed to the City. The contribution amount shall be based on the City's current bond schedules for all streetlights and associated infrastructure deferred by this action adjacent to this site. Alternatively, the street lighting for rural streets adopted by the Regional Transportation Commission (RTC) may be used in lieu of the above described street lighting for spacing purposes and any potential contribution amounts.

TMP-77682 CONDITIONS

Planning

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

2. Approval of and conformance to the Conditions of Approval for Variances (VAR-77645 through Variance VAR-77681) shall be required, if approved.

3. A Waiver is hereby approved to allow a zero-foot wide landscape buffer adjacent to the western property line (CC 215) where six feet is required.

4. A Waiver is hereby approved to allow a zero-foot wide landscape buffer adjacent to portions of the north property line (Ann Road) where six feet is required.

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. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
   - One, 36-inch box shade tree with four, five-gallon shrubs shall be planted every 30 feet on-center within the north and west perimeter landscape buffer areas.

8. 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.

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

Public Works

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 60-foot Roadway, Sewer and Drainage Grant for both sides of Alpine Ridge Way on Assessor's Parcel #126-36-501-042 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel #126-36-501-042 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. Construct all incomplete half street improvements on Ann Road, Alpine Ridge Way, Michelli Crest Way, Egan Crest Drive, and Hualapai Way adjacent to this site per current City of Las Vegas Standards unless otherwise approved by VAR-77680 and VAR-77681. The access road on the Alpine Ridge Way alignment owned by the Bureau of Land Management may be constructed per standard drawing 209, however the Alpine Ridge Way terminus shall meet complete street City Standards with street lighting and the required standard turning radius.

12. Private streets shall be granted as "Public Sewer and Drainage Easements to be Privately Maintained" on the Final Map for this site. Additionally, Common Element "K" shall be granted as a Public Sewer Easement. Grant an additional 5-foot Public Utility Easement beyond back of curb on all 31-foot wide Private Streets, to allow adequate separation from proposed public sewers, water, and dry utilities.

13. Construct approximately 9,000 feet of oversized public sewer in Washburn Road from Eula Street to Durango Drive, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Contact the Sanitary Sewer Planning Section prior to civil plan submittal to discuss an Oversizing Agreement. The offsite sewer may be constructed in phases however, Phase 1 must be under construction prior to any issuance of permits for this site and Phase 2 must be under construction prior to home permits issued for more than 50% building permits of this site.

NE

14. Common Elements “K”, “I”, “M”, and "DD" shall be Public Sewer Easements. Extend public sewer through Common Element "M" to the center of the proposed public cul-de-sac, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Extend public sewer through Common Elements “I”, "K", and to Alpine Ridge Way at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

15. 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.

16. 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.

17. Comply with the approved Traffic Impact Analysis for this site.

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

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 proposing to develop a 218-lot single-family residential development on 88.50 acres generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215.

ISSUES

- A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to the western property line (CC 215) where six feet is required. Staff does not support this request.
- A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to portions of the north property line (Ann Road) where six feet is required. Staff does not support this request.
- 35 Variances are requested for 35 lots in order to reduce the lot size and/or the lot widths below the minimum standards for the R-1 zoning district. Staff does not support this request.
- A 1.11 connectivity ratio is proposed where 1.30 is required. Staff does not support a reduced connectivity ratio.
- Nonstandard private streets without sidewalks and nonstandard public streets with no amenity zones are proposed that staff does not support.
- Dead end stub streets are proposed where hammerheads or cul-de-sacs are required. Staff does not support this request.
- A Variance to allow no external streetlights on public streets is requested. Staff does not support this request.

ANALYSIS

The subject 88.50 acres contains three separate zoning districts: R-E, R-D and R-1. The R-1 (Single Family Residential) zoning district has a minimum lot size of 6,500 square feet, 10,000 square-foot size lots for the R-D (Single Family Residential-Restricted) zoning district, and 18,000 square-foot size lots for the R-E (Residence Estates) zoning district. The R-1 zoned lots are adjacent to the Clark County 215 beltway with the density decreasing as they descend northeasterly, then R-D followed by R-E. This configuration places the R-E district adjacent to existing R-E zoned properties and allows the density to increase as it gets closer to the beltway.

NE

The applicant is requesting 35 Variances for 35 lots adjacent to the beltway that would allow lot widths and lot sizes that do not meet the minimum standards for the R-1 zoning district. The table below demonstrates each Variance request for each lot:

Variance	*Lot Number*	*Required Lot Width*	*Proposed Lot Width*	*Required Lot Size*	*Proposed Lot Size*
VAR-77645	140	60 Feet	50 Feet		
VAR-77646	141	60 Feet	50 Feet		
VAR-77647	142	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77648	143	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77649	144	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77650	145	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77651	146	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77652	147	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77653	148	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77654	149	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77655	151	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77656	152	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77657	153	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77658	154	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77659	155	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77660	156	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77661	157	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77662	158	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77663	159	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77664	160	60 Feet	50 Feet	6,500 SF	6,165 SF
VAR-77665	161	60 Feet	50 Feet	6,500 SF	6,132 SF
VAR-77666	162	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77667	163	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77668	164	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77669	165	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77670	166	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77671	167	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77772	168	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77673	169	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77674	170	60 Feet	50 Feet	6,500 SF	6,050 SF
VAR-77675	171	60 Feet	50 Feet	6,500 SF	6,149 SF
VAR-77676	172	60 Feet	50 Feet		
VAR-77677	173	60 Feet	50 Feet		
VAR-77678	174	60 Feet	50 Feet		
VAR-77679	175	60 Feet	50 Feet		

Staff finds these requested Variances to be a self-imposed hardship, as the applicant is able to reduce the number of lots adjacent to this property line, which would allow conformance to the lot size and width requirements for the R-1 zoning district. The applicant is proposing to overdevelop this portion of the overall site and avoid a Rezoning application by requesting a Variance for each lot that would create residential lots not in conformance with their R-1 zoning district. Staff recommends denial of all 35 Variance requests.

Connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. This 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 is proposing a Connectivity Ratio of 1.11. Staff is not able to support this request, as connectivity is an important component of the Complete Streets initiative for achieving a connected transportation system as outlined in the City's General Plan to provide a safe and accessible environment for a variety of transportation modes and users; therefore, staff recommends denial of this request.

Although rural street sections for 60-foot and 80-foot streets are not approved through the Regional Transportation Commission (RTC), the 100-foot street section is approved. Once the 60-foot and 80-foot streets are approved, staff anticipates all rural cross sections will be adopted in the UDC early next year. Street lighting is not required on the rural 60-foot streets except at intersections. Street lighting on 80-foot streets is anticipated to match the 60-foot urban standard for spacing and only be on one side of the street for the 80-foot rural street section. Staff objects to the request to not provide for the future streetlight needs of Hualapai Way and recommends denial of this request.

The applicant is proposing to construct 32-foot wide public streets with no amenity zones in Alpine Ridge Way, Michelli Crest Way and Egan Crest Drive where 60-foot complete streets are required. As stated above, staff anticipates all rural cross sections will be adopted in the UDC early next year. We do not object to the use of street sections that we anticipate being adopted next year nor do we object to not collecting a deferral fee as long as the ultimate rural cross section is constructed. We note that the submitted cross sections match what is currently proposed through the RTC with the exception of the required streetlights, which staff is not able to support.

The applicant is proposing to construct nonstandard private streets within a gated community that do not provide a sidewalk, and dead-end at stub street termini where cul-de-sacs or hammerheads are required. Sidewalks are an important component of the Complete Streets initiative that enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. When streets are designed only for cars, they become barriers for children and the handicap who cannot safely walk or bicycle along or across the streets. Stub streets do not provide adequate roadway for oversized emergency and maintenance vehicles to be able to safely turn around and they are forced to drive in reverse and back out of a street which is not optimal for the workers or the residents; therefore, staff recommends denial of the requested Variance.

The submitted east/west cross sections depict a maximum grade greater than two percent across this site. Per the Tables in Title 19.06.050, a development with natural slope greater than two percent is allowed a maximum six-foot retaining wall. All of the perimeter walls appear to be retaining, but their heights are not labeled. If these retaining walls exceed six feet in height, a Variance will be required.

The submitted north/south cross sections depict maximum natural grade less than two percent across this site. Per the Tables in Title 19.06.050, a development with natural slope less than two percent is allowed a maximum four-foot retaining wall. No retaining walls are shown.

The proposed Tentative Map contains lot sizes and widths that do not adhere to the minimum requirements set forth by Title 19.06; private and public street sections that do not meet the standard requirements set forth by Title 19.04; and a Connectivity Ratio that does not support the City's General Plan goals for achieving a connected transportation system that provides a safe and accessible environment for a variety of transportation modes and users; therefore, staff recommends denial of the Tentative Map.

FINDINGS (VAR-77645 through VAR-77681)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the site by providing lot sizes and widths that do not adhere to the minimum requirements of Title 19.06 for the R-1 zoning district. In addition, the applicant has proposed public and private street sections that do not provide important Complete Street elements such as amenity zones, streetlights, and sidewalks. Reducing the number of lots would allow conformance to all Title 19 requirements for the proposed residential development. 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.	
11/21/18	The City Council approved a request for a General Plan Amendment (GPA-73578) From: PF (Public Facilities) and DR (Desert Rural Density Residential) To: RNP (Rural Neighborhood Preservation), R (Rural Density Residential) and ML (Medium Low Density Residential) on a portion of 146.07 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.

NE

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Rezoning (ZON-73579) from: C-V (Civic) and U (Undeveloped) [PF (Public Facilities) and DR (Desert Rural Density Residential) General Plan Designation] to: R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-1 (Single Family Residential) and R-CL (Single Family Compact-Lot) on a portion of 146.07 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.
04/09/19	A Parcel Map (PMP-76189) was submitted for a technical review of a four-lot parcel map on 39.70 acres at the northeast side of Clark County 215, generally bound by Stephen Avenue, Hammer Lane and Fisher Avenue. The map has not recorded as of 11/14/19.
11/05/19	A Parcel Map (PMP-76093) recorded for a four-lot parcel map on 92.27 acres on the northeast boundaries of the Clark County 215, generally bounded by Ann Road and Hualapai Way.

Most Recent Change of Ownership	
09/07/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
09/24/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a Variance and a Tentative Map.

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

Field Check	
10/17/19	Staff conducted a routine field check to observe the undeveloped site. Staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	85.42

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-1 (Single Family Residential)
			R-D (Single Family Residential-Restricted)
		RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped)
South	Quarry	RNP (Rural Neighborhood Preservation) Clark County	R-U (Rural Open Land District) Clark County
East	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
West	Clark County 215	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

NE

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

DEVELOPMENT STANDARDS

Pursuant to Title 19, the following standards apply for the R-1 Zoning District:

Standard	*Required/Allowed*
Min. Lot Size	6,500 SF
Min. Lot Width	60 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height	2 Stories / 35 Feet

Pursuant to Title 19, the following standards apply for the R-D Zoning District:

Standard	*Required/Allowed*
Min. Lot Size	10,000 SF
Min. Lot Width	80 Feet
Min. Setbacks • Front • Side • Corner • Rear	 25 Feet 5 Feet 15 Feet 30 Feet
Max. Lot Coverage	N/A
Max. Building Height	2 Stories / 35 Feet

NE

Pursuant to Title 19, the following standards apply for the R-E Zoning District:

Standard	***Required/Allowed***
Min. Lot Size	18,000 SF
Min. Lot Width	100 Feet
Min. Setbacks • Front • Side • Corner • Rear	 50 Feet to Public Street / 30 Feet to Private Street 10 Feet 15 Feet 35 Feet
Max. Lot Coverage	N/A
Max. Building Height	2 Stories / 35 Feet

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards			
Standards	***Required***		
	Ratio	***Trees***	
Buffer Trees: • North • West	 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet	By Condition	
LANDSCAPE BUFFER WIDTHS			
Min. Zone Width • North • West	 6 Feet 6 Feet	 0 Feet 0 Feet	 N* N*

**The applicant is requesting a Waiver of the minimum perimeter landscape buffer requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Hualapai Way	Collector	Master Plan of Streets and Highways	80	Y*
Washburn Road	Collector		80	
Ann Road	Collector		100	

**Conditions of approval have been added to ensure half streets improvements are constructed if approved.*

NE

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		40	
Intersection – Internal			25
Cul-de-sac Terminus			11
Total		40	36
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.11**	

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	218	2 Per Dwelling Unit	436	
TOTAL SPACES REQUIRED				
Regular and Handicap Spaces Required			436	

Waivers		
Requirement	***Request***	***Staff Recommendation***
Six-foot wide landscape buffers adjacent to right-of-way.	To allow a zero-foot wide landscape buffer adjacent to the western property line (CC 215).	Denial
Six-foot wide landscape buffers adjacent to right-of-way.	To allow a zero-foot wide landscape buffer adjacent to portions of the north property line (Ann Road).	Denial

NE

Las Vegas Valley Water District (LVVWD) Comments:
To comply with LVVWD Service Rules, UDACS and the Fire Code, the number of residential lots and fire department connections requires the development be fed from two different backbone lines of the public water system. The tentative map does not show points of connection to a distribution main. Internal to the subdivision, there are large diameter transmission mains, and a distribution main, within an existing 60-foot wide BLM Grant, and 30-foot wide BLM Grants, and some of the BLM Grants appear to conflict with proposed residential lots and common elements. LVVWD will not relinquish the BLM Grants. There are above ground facilities along these large diameter mains that need regular maintenance, should be maintained above ground, and through fully paved access roads. In Hualapai, there are two large diameter transmission mains, a distribution main and appurtenances within several overlapping BLM Grants ranging from 60 to 100 feet wide that will remain. In addition, there are proposed residential and comment element lots throughout the subdivision where LVVWD has existing water mains within BLM grants, see attached for approximate watermain location shown in RED. Watermains shall be installed in paved access roads. LVVWD objects to the placement of watermains through the following and requests that paved access roads are placed instead: CE M, CE O, Street Q, Street X, CE H, CE P, CE W, Lot 105, Lot 179, Lot 180, Lot 151, CE Z, and Lot 150. To determine the availability of adequate water resources and point(s) of connection to serve this development, a pre-submittal meeting with Planning and Engineering Services is required prior to civil plan submittal.

NE

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Marc A Boldue

Subscribed and sworn before me

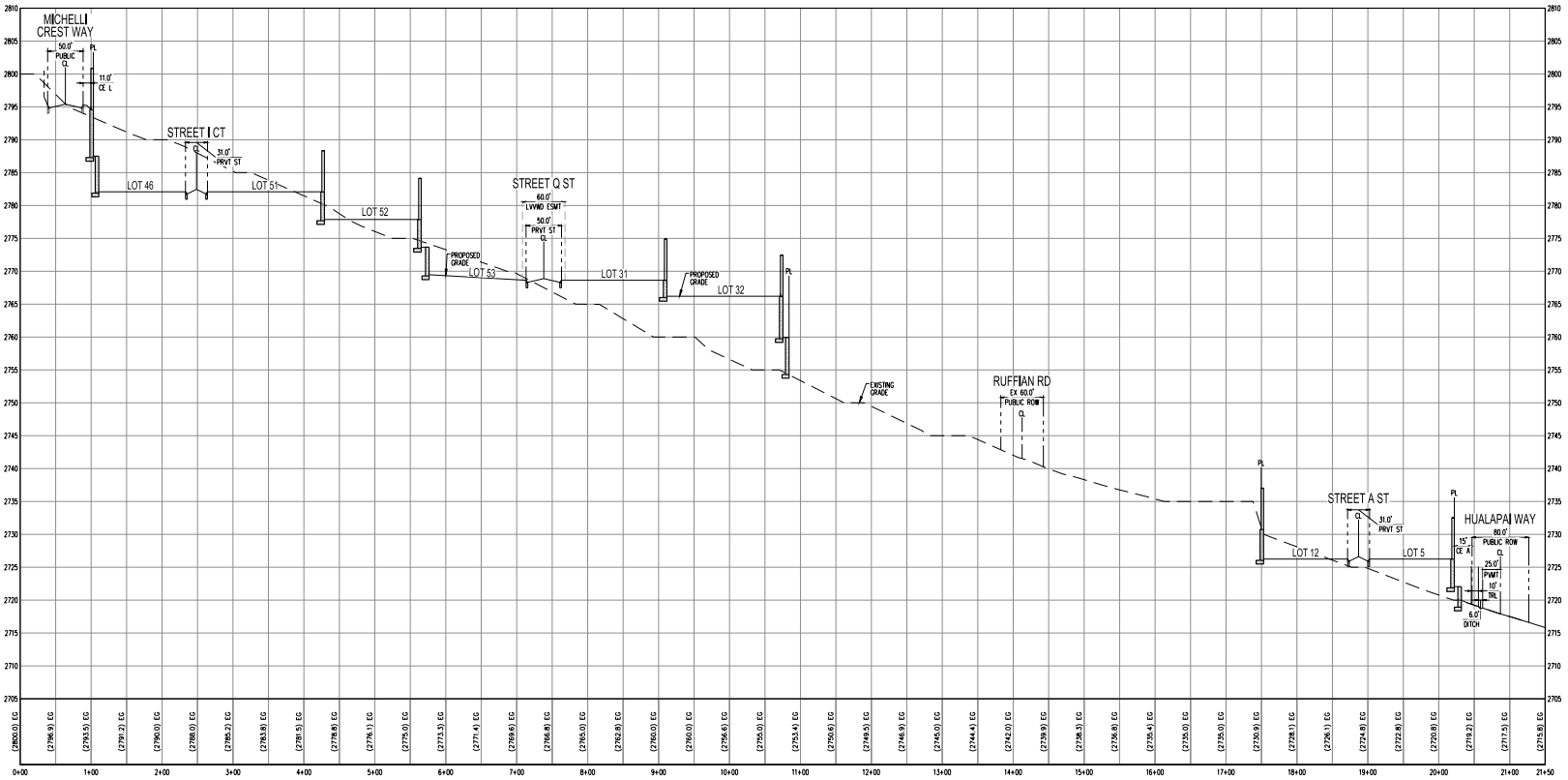
This 27 day of August, 20 19

Debi Guma

Notary Public in and for said County and State

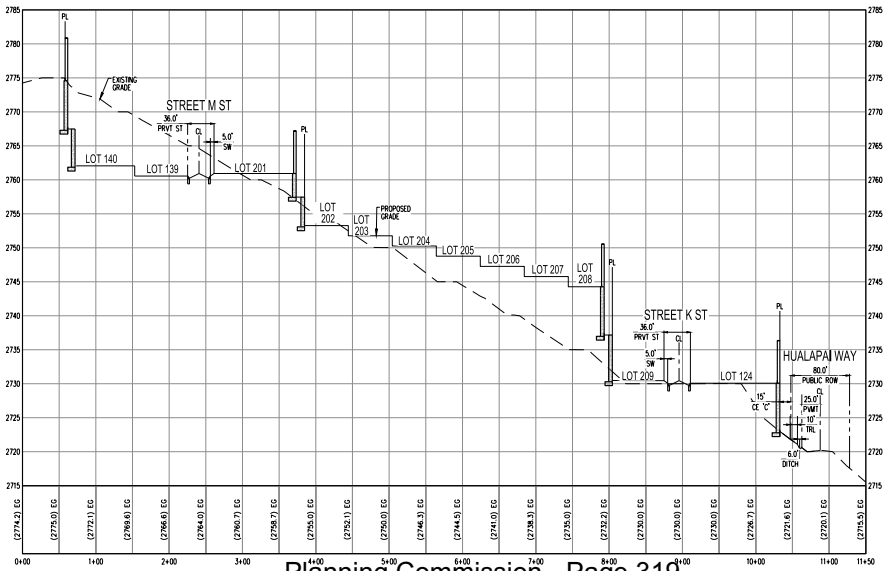
DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19



1. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



Planning Commission - Page 319

2. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
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PRJ-77613
10/07/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH
TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

TM-6
SHEET 6 OF 7

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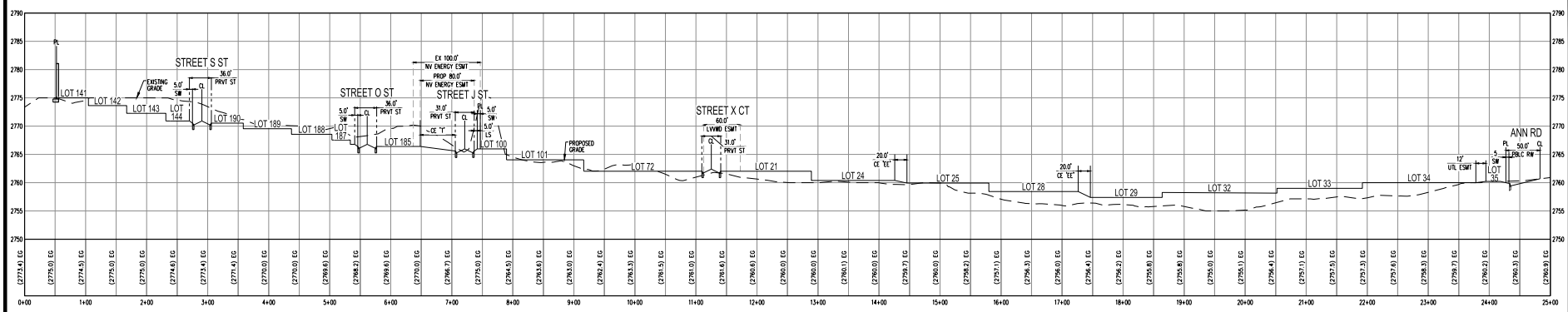
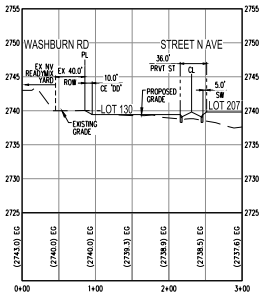


3. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

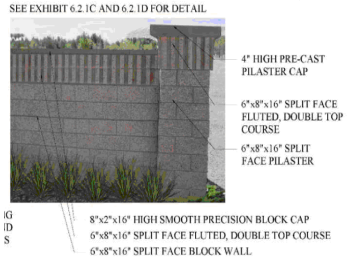


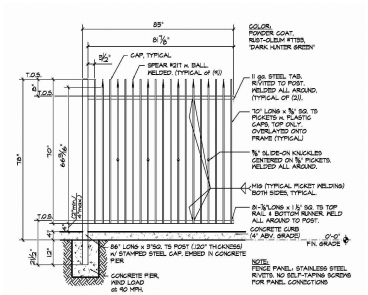
4. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

SUBDIVISION PERIMETER WALL AND PILASTER
(ABUTTING STREETS AND COMMON AREAS)

SEE EXHIBIT 6.2.1C AND 6.2.1D FOR DETAIL

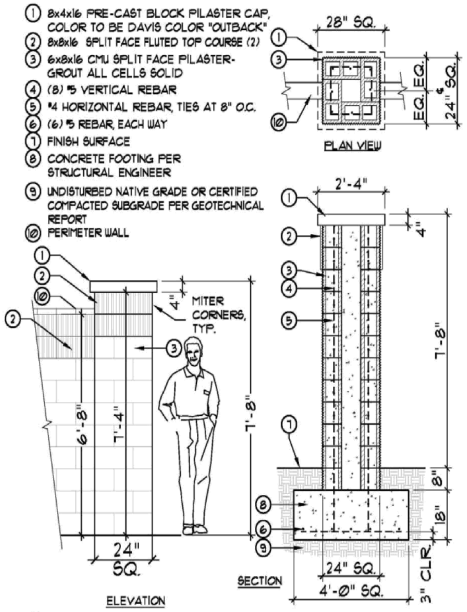




Typical Fence Panel

N.T.S

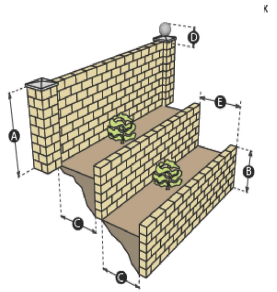
1. 8x4x16 PRE-CAST BLOCK PILASTER CAP, COLOR TO BE DAVIS COLOR "OUTBACK"
2. 8x8x16 SPLIT FACE FLUTED TOP COURSE (2)
3. 6x8x16 CMU SPLIT FACE PILASTER-GROUT ALL CELLS SOLID
4. (8) #5 VERTICAL REBAR
5. #4 HORIZONTAL REBAR, TIES AT 8" O.C.
6. (6) #5 REBAR, EACH WAY
7. FINISH SURFACE
8. CONCRETE FOOTING PER STRUCTURAL ENGINEER
9. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
10. PERIMETER WALL



A 7'-4" HIGH SPLIT FACE PERIMETER PILASTERS
SCALE: 1/2"=1'-0"

SEE DESIGN STANDARDS

A.	Maximum Primary wall Height	6' -12' EXTERIOR 6'-14' INTERIOR 8' RETAINING WALL INTERIOR
B.	Maximum Secondary wall Height	4 FEET
C.	Minimum spacing between wall sections - Inside Dimensions	4 FEET
D.	Maximum Pilaster Height	18 inches
E.	Minimum spacing between wall sections - Outside Dimensions	5 FEET



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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH
TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19
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PROJECT NO. OLY1801-000

PRJ-77613
10/07/19

TM-7
SHEET 7 OF 7

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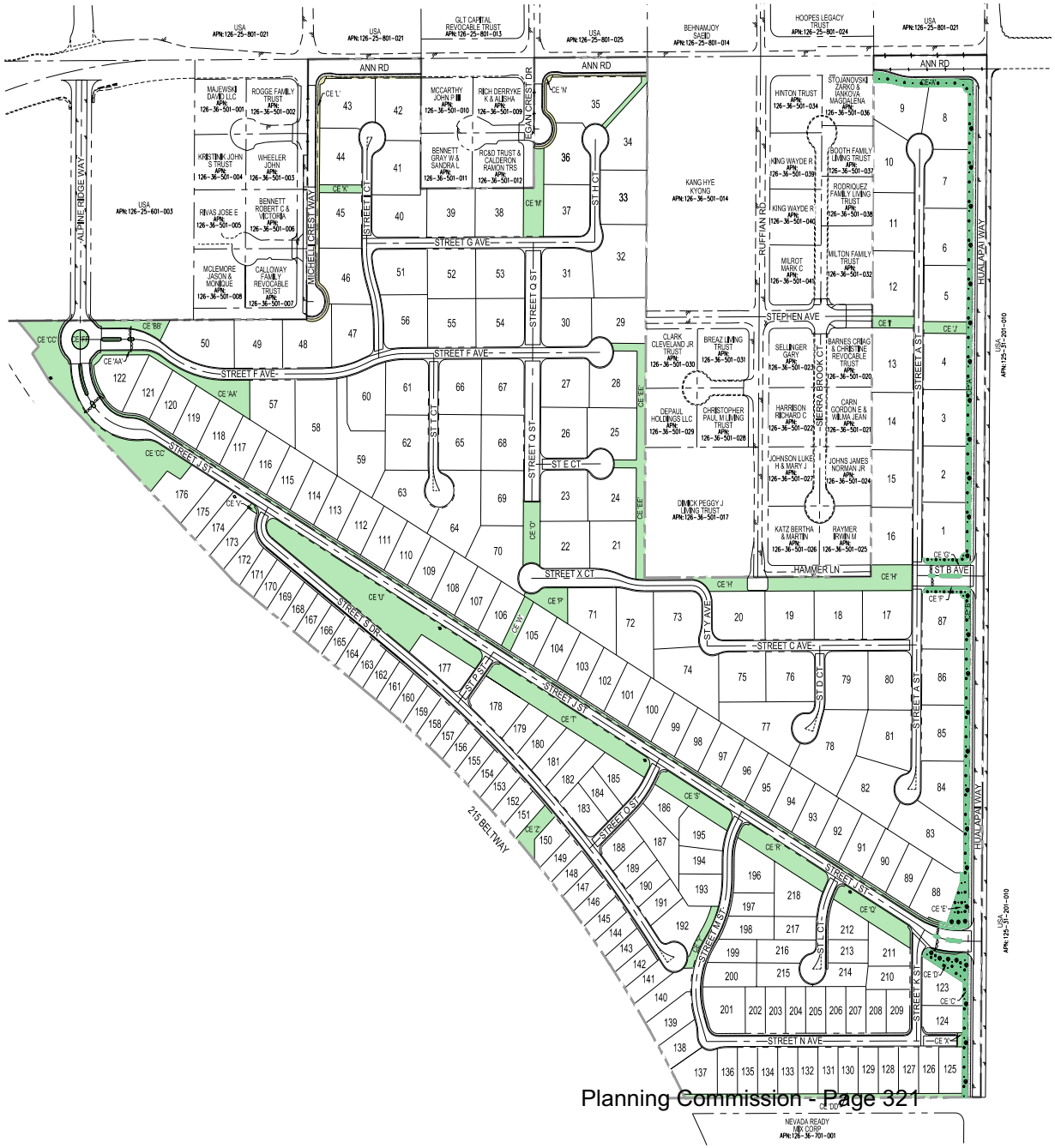
LANDSCAPE PLAN
FOR
ANN AND HUALAPAI NORTH

APN: 126-36-601-009



NOTES

1. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
2. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
3. TREE LOCATIONS SHOWN ON PLANS MAY REQUIRE ADJUSTMENTS IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT CONSTRUCTION MANAGER FOR DECISION ON PLACEMENT.

LEGEND

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- ROADWAY CENTERLINE
- LOT LINE
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- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- EXISTING PROPERY LINE
- PERIMETER STREET LANDSCAPING
- INTERNAL LANDSCAPING TO BE DETERMINED BY DEVELOPER
- LANDSCAPING NOT REQUIRED FOR RURAL AREA COMMON ELEMENT

PLANT LEGEND

	COMMON NAME	SIZE	QUANTITY
	TEXAS HONEY MESQUITE TREE	24"	32
	TURF GRASS	5 GAL	77
	TEXAS RANGER SHRUB	15 GAL	74

PROJECT INFORMATION

EXISTING ZONING:	R-E/R-D/R-1
ACREAGE (GROSS):	88.50 AC
TOTAL R-E LOTS:	87 LOTS
TOTAL R-D LOTS:	35 LOTS
TOTAL R-1 LOTS:	96 LOTS
TOTAL DWELLING UNITS:	218
TOTAL COMMON ELEMENTS:	32
TOTAL COMMON AREA PROVIDED:	366,278 SF (8.41 AC)
TYPICAL LOT SIZE (R-E):	125'x144' (100' MIN WIDTH)
TYPICAL LOT SIZE (R-D):	80'x150' (80' MIN WIDTH)
TYPICAL LOT SIZE (R-1):	55'x120' (60' MIN WIDTH)
DENSITY R-E (GROSS ACREAGE):	1.74 DU/AC
DENSITY R-D (GROSS ACREAGE):	2.97 DU/AC
DENSITY R-1 (GROSS ACREAGE):	3.58 DU/AC
RESIDENT PARKING (2 SPACES/LOT):	436 SPACES
TOTAL REQUIRED PARKING:	436 SPACES

OWNER	DEVELOPER	ENGINEER
UPGROWTH NV PARTNERS, LLC 11411 SOUTHERN HIGHLANDS PKWY, SUITE 300 LAS VEGAS, NV 89141 PH (702) 220-6565	NINETY FIVE MANAGEMENT 11411 SOUTHERN HIGHLANDS PKWY, SUITE 300 LAS VEGAS, NV 89141 PH (702) 220-6565	SLATER HANIFAN GROUP 5740 S. ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89118 PH (702) 284-5300

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10/07/19

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CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH
LANDSCAPE PLAN

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R59

DATE: 10/07/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
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LANDSCAPE PLAN
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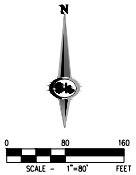
APN: 126-36-601-009





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PRJ-77016
10/03/19

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ANN AND HUALAPAI NORTH
LANDSCAPE PLAN

S16 T20 R59

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OLY1801-000

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LANDSCAPE PLAN
FOR
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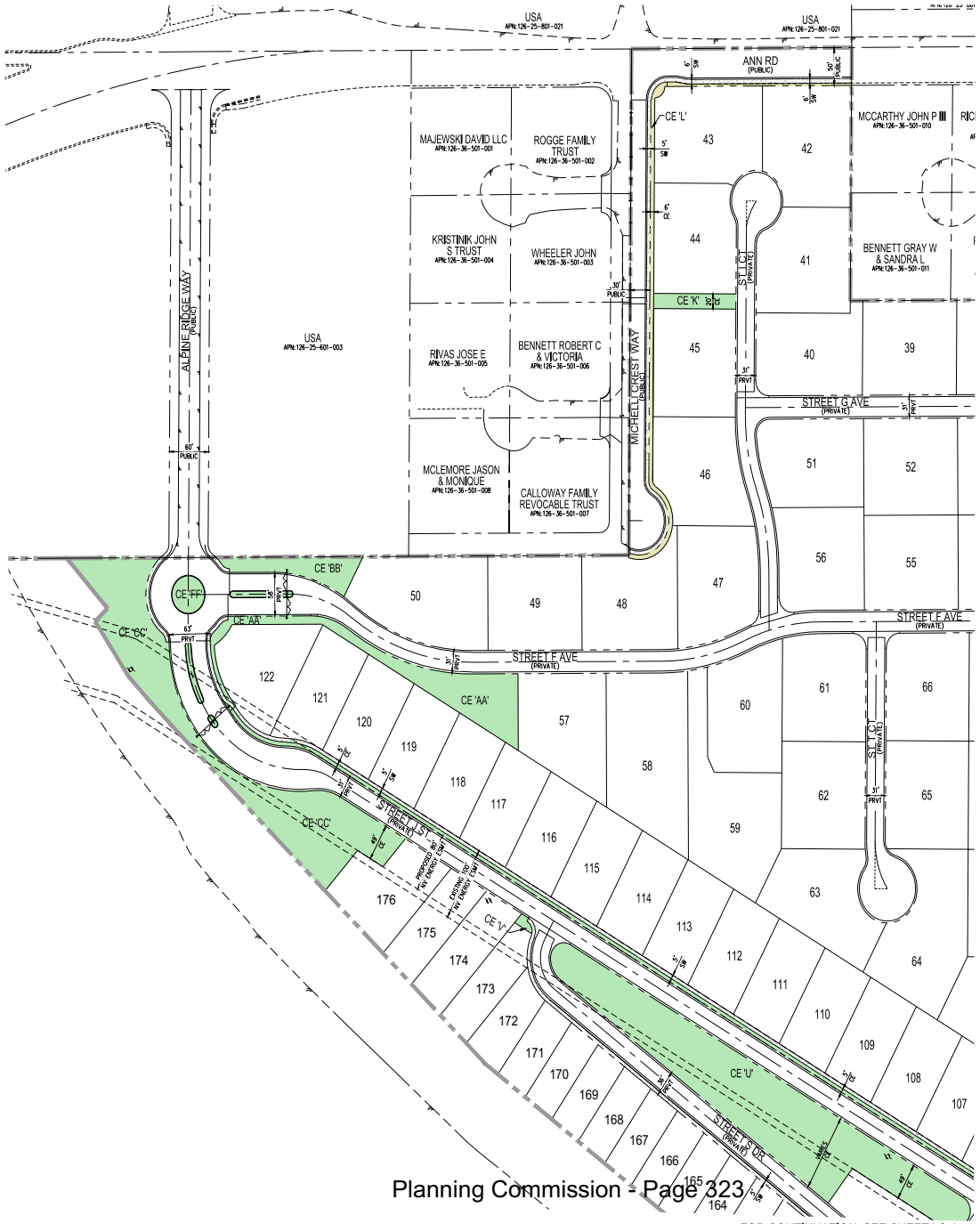
APN: 126-36-601-009



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SCALE - 1"=80' FEET

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PRJ-75618
10/07/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
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CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH
LANDSCAPE PLAN

S36 T19 R59

DATE: 10/07/19
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PROJECT NO.
OLY1801-000

LS-3
SHEET 3 OF 4

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LANDSCAPE PLAN
FOR
ANN AND HUALAPAI NORTH
APN: 126-36-601-009



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PLANT LEGEND

COMMON NAME	SIZE	QUANTITY
TEXAS HONEY MESQUITE TREE	24"	32
TURF GRASS	5 GAL	77
TEXAS RANGER SHRUB	15 GAL	74

OWNER	DEVELOPER	ENGINEER
UPGROWTH NV PARTNERS, LLC 11411 SOUTHERN HIGHLANDS PKWY, SUITE 300 LAS VEGAS, NV 89141 PH (702) 220-6565	NINETY FIVE MANAGEMENT 11411 SOUTHERN HIGHLANDS PKWY, SUITE 300 LAS VEGAS, NV 89141 PH (702) 220-6565	SLATER HANIFAN GROUP 5740 ARVILLE ST, SUITE 216 LAS VEGAS, NV 89118 PH (702) 284-5300

PRJ-77613
10/07/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH

LANDSCAPE PLAN

S36 T19 R59

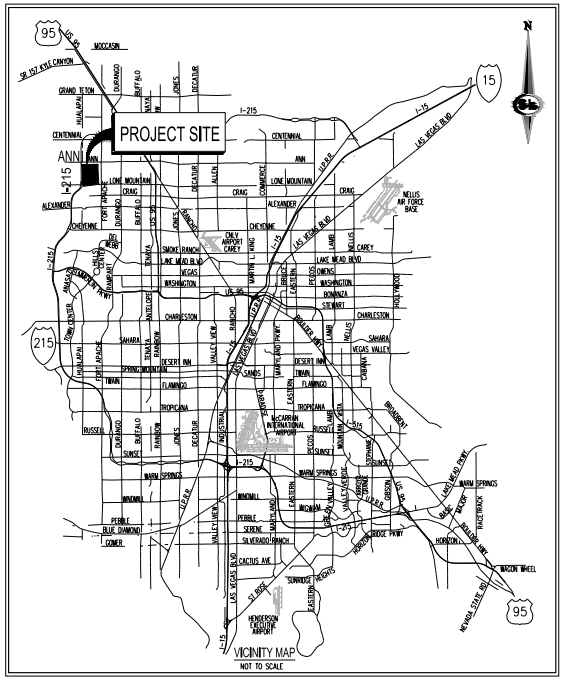
DATE: 10/07/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO. OLY1801-000

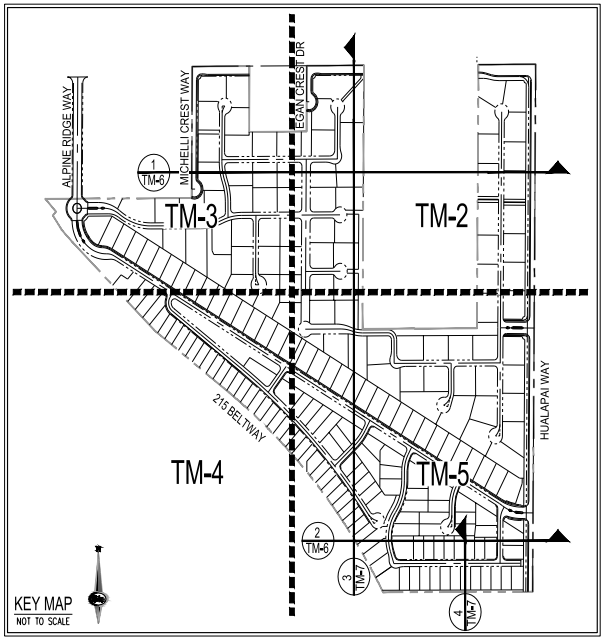
LS-4
SHEET 4 OF 4

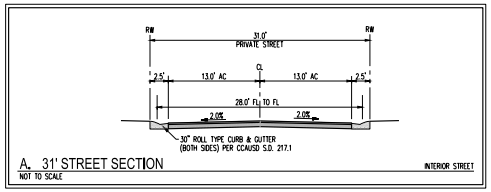
j:\oly1801.000 bim 120\dwg\entitlements\new tm (dr norton layout)\oly1801-000 north landscape plan.dwg 10/7/2019 2:17 PM Lindsey Nickerl

TENTATIVE MAP
FOR
ANN AND HUALAPAI NORTH

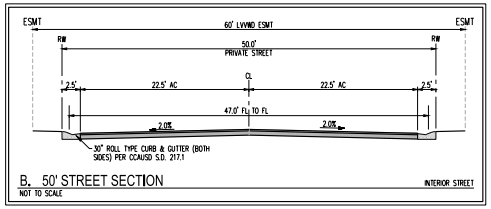
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA
APN: 126-36-601-009



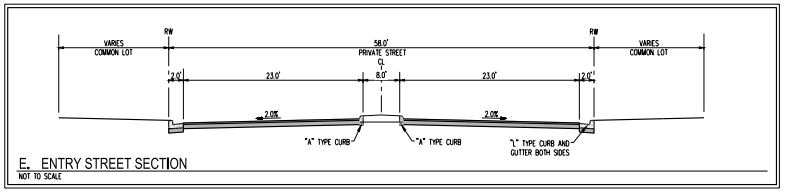




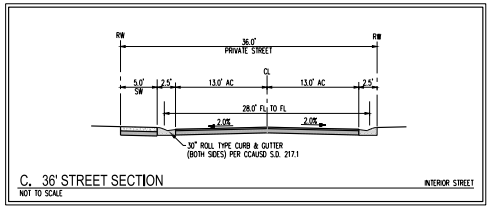
A. 31' STREET SECTION
NOT TO SCALE
INTERIOR STREET



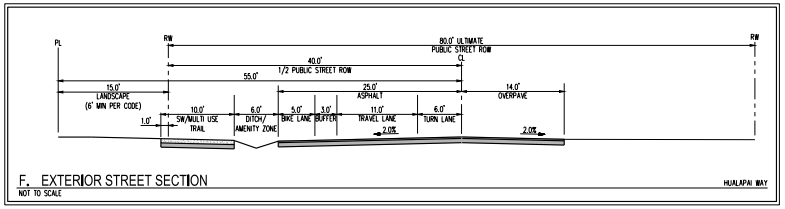
B. 50' STREET SECTION
NOT TO SCALE
INTERIOR STREET



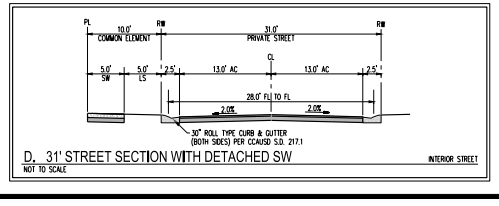
E. ENTRY STREET SECTION
NOT TO SCALE



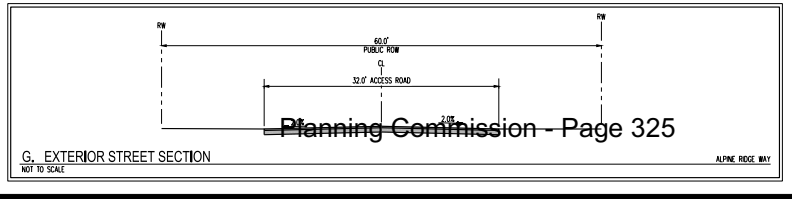
C. 36' STREET SECTION
NOT TO SCALE
INTERIOR STREET



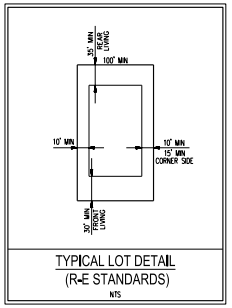
F. EXTERIOR STREET SECTION
NOT TO SCALE
HUALAPAI WAY



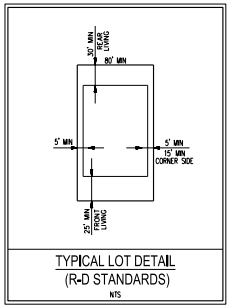
D. 31' STREET SECTION WITH DETACHED SW
NOT TO SCALE
INTERIOR STREET



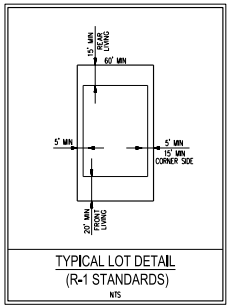
G. EXTERIOR STREET SECTION
NOT TO SCALE
ALPINE RIDGE WAY



TYPICAL LOT DETAIL
(R-E STANDARDS)
NTS



TYPICAL LOT DETAIL
(R-D STANDARDS)
NTS



TYPICAL LOT DETAIL
(R-1 STANDARDS)
NTS

CONNECTIVITY RATIO

CONNECTIVITY RATIO = LINKS/NODES = 43/38 = 1.13

LEGAL DESCRIPTION

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

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS 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. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
4. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
5. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA.
7. ALL INTERIOR STREETS ARE PRIVATE.
8. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
9. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 12" WATER LINE FOUND AT EGAN CREST ROAD AND AN EXISTING 8" WATERLINE STUB FOUND AT ANN ROAD AND ALPINE RIDGE WAY.
10. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" SEWER LINE FOUND AT WASHBURN ROAD.
11. THE SITE AND STREET SLOPES ARE LESS THAN 12%.
12. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
13. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
14. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
15. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.

PROJECT INFORMATION

EXISTING ZONING:	R-E/R-D/R-1
ACREAGE (GROSS):	88.50 AC
TOTAL R-E LOTS:	87 LOTS
TOTAL R-D LOTS:	35 LOTS
TOTAL R-1 LOTS:	96 LOTS
TOTAL DWELLING UNITS:	218
TOTAL COMMON ELEMENTS:	32
TOTAL COMMON AREA PROVIDED:	366,278 SF (8.41 AC)
TYPICAL LOT SIZE (R-E):	125' x 144' (100' MIN WIDTH)
TYPICAL LOT SIZE (R-D):	80' x 150' (80' MIN WIDTH)
TYPICAL LOT SIZE (R-1):	55' x 120' (60' MIN WIDTH)
DENSITY R-E (GROSS ACREAGE):	1.74 DU/AC
DENSITY R-D (GROSS ACREAGE):	2.97 DU/AC
DENSITY R-1 (GROSS ACREAGE):	3.58 DU/AC
RESIDENT PARKING (2 SPACES/LOT):	436 SPACES
TOTAL REQUIRED PARKING:	436 SPACES

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

218 UNITS X 250 GPD/UNITS=54,500 GPD
TOTAL AVERAGE CONTRIBUTION=54,500 GPD=0.0545 MGD
TOTAL PEAK FLOW=0.0545 MGD X 3.458(PEAK FACTOR)=0.188 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

OWNER	DEVELOPER	ENGINEER
UPGROWTH NV PARTNERS, LLC 11411 SOUTHERN HIGHLANDS PKWY, SUITE 300 LAS VEGAS, NV 89141 PH (702) 220-6565	NINETY FIVE MANAGEMENT 11411 SOUTHERN HIGHLANDS PKWY, SUITE 300 LAS VEGAS, NV 89141 PH (702) 220-6565	SLATER HANIFAN GROUP 5740 S. ARVILLE STREET #216 LAS VEGAS, NV 89118 PH (702) 284-5300

PRJ-77618
10/7/2019

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH

TENTATIVE MAP

S16 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

TM-1
SHEET 1 OF 7

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SLATER HANIFAN GROUP
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH

TENTATIVE MAP

S16
T19
R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

TM-2
SHEET 2 OF 7

PRJ-71013
10/07/19

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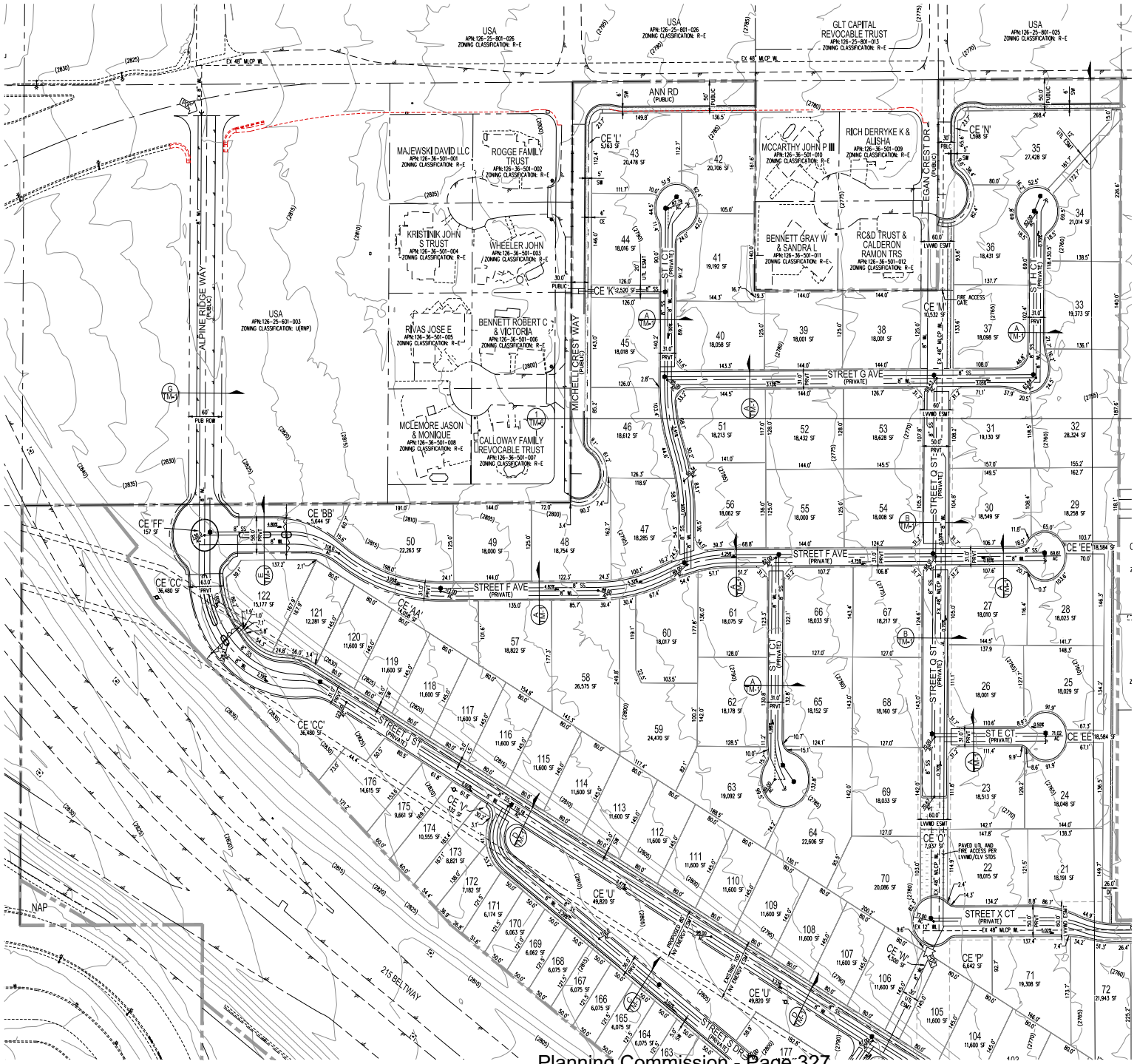

SCALE - 1"=80' FEET

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- LOT LINE
- BACK OF CURB LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING PROPERTY LINE
- EXISTING CONTOUR (5-FT)

PRC-7/8/13
10/07/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
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PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

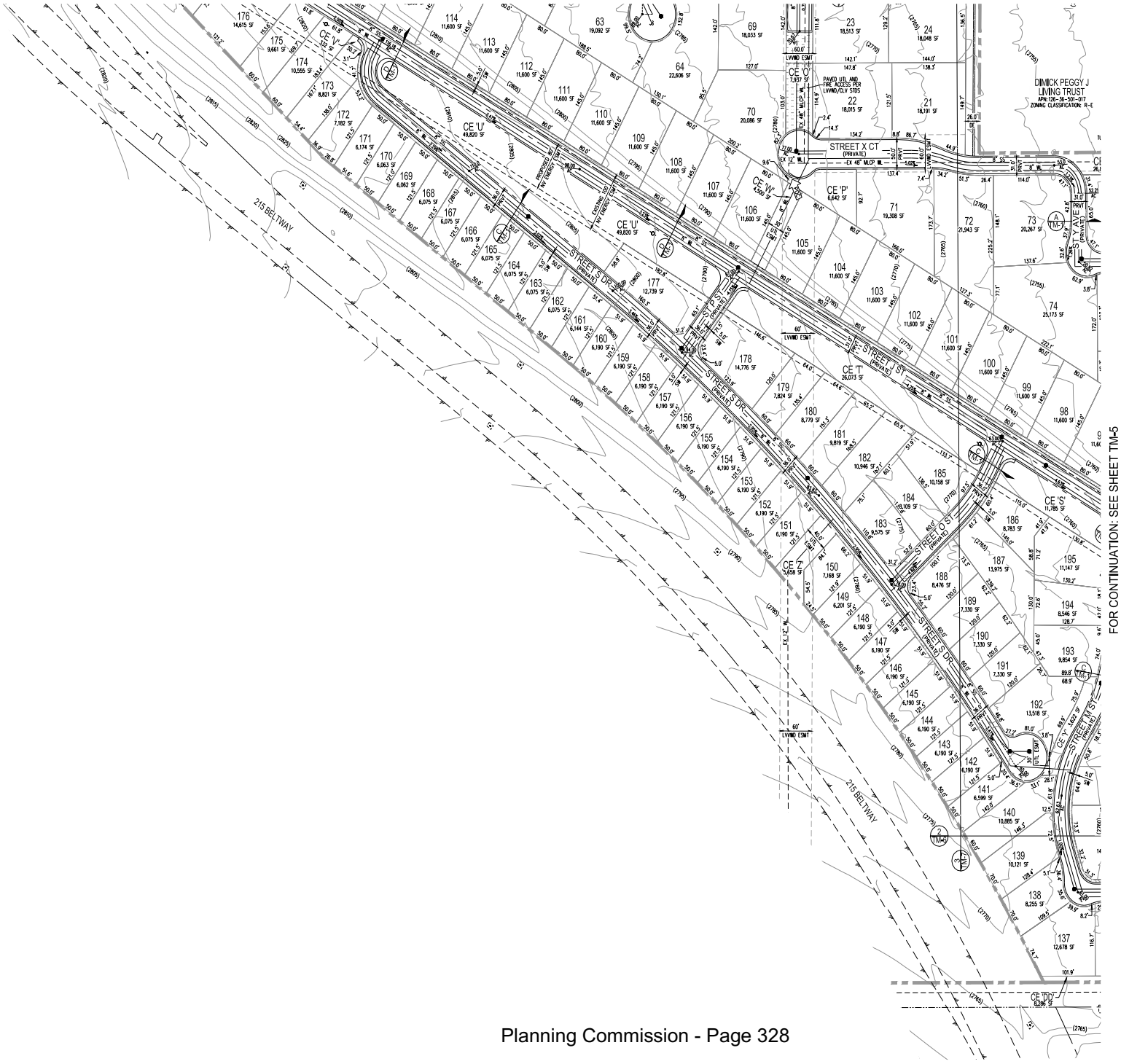
CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC
ANN AND HUALAPAI NORTH
TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO. OLY1801-000

TM-3
SHEET 3 OF 7



LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- LOT LINE
- BACK OF CURB LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING PROPERTY LINE
- EXISTING CONTOUR (5-FT)

PRJ-77613
10/07/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
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CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH

TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19

DRAFTER: CFS

DESIGNER: LBN

CHECKED: STS

PROJECT NO. OLY1801-000

TM-4

SHEET 4 OF 7

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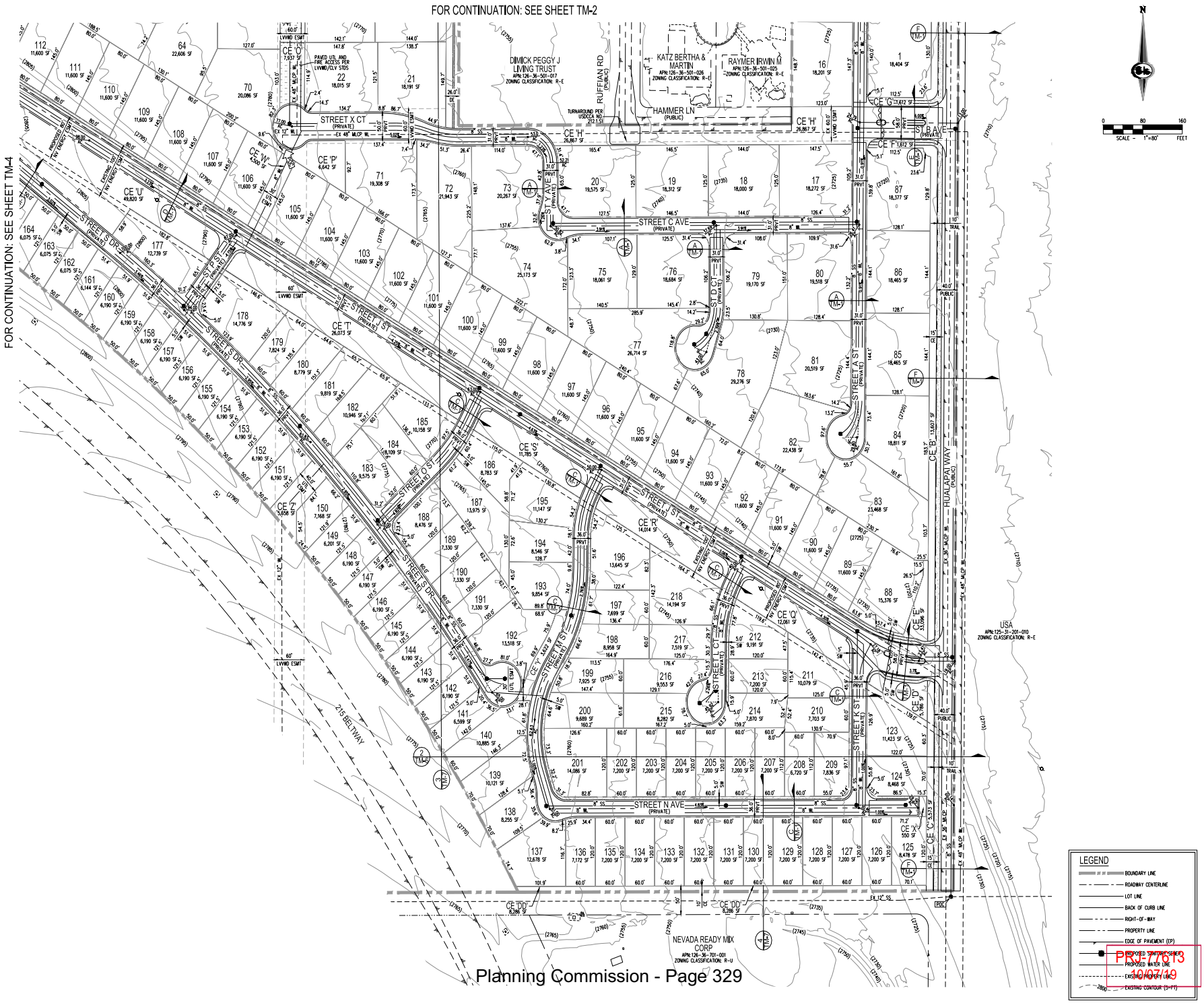

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PHONE (702) 284-5300 FAX (702) 284-5399

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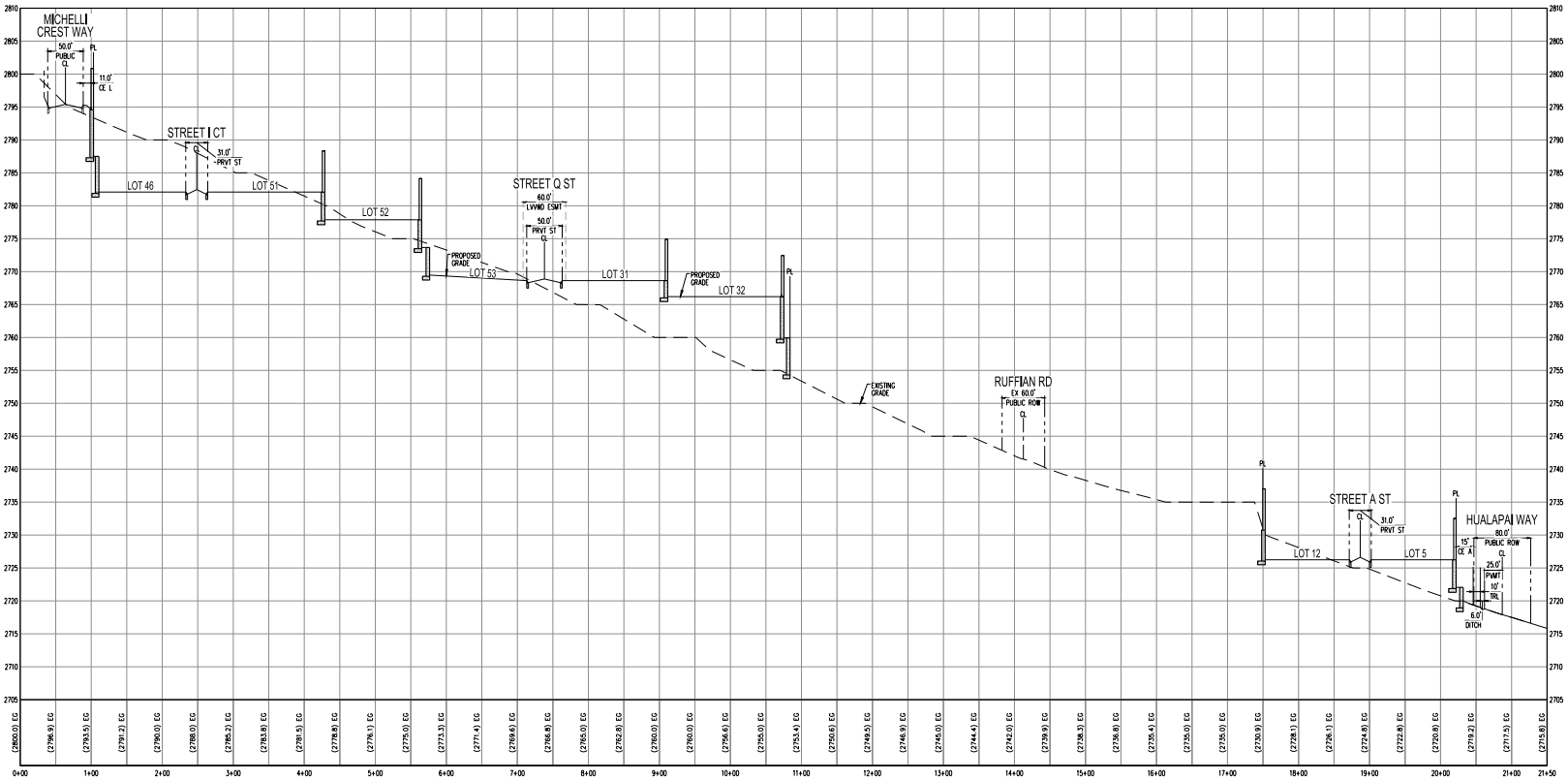
CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC
ANN AND HUALAPAI NORTH
TENTATIVE MAP

S36 T19 R59

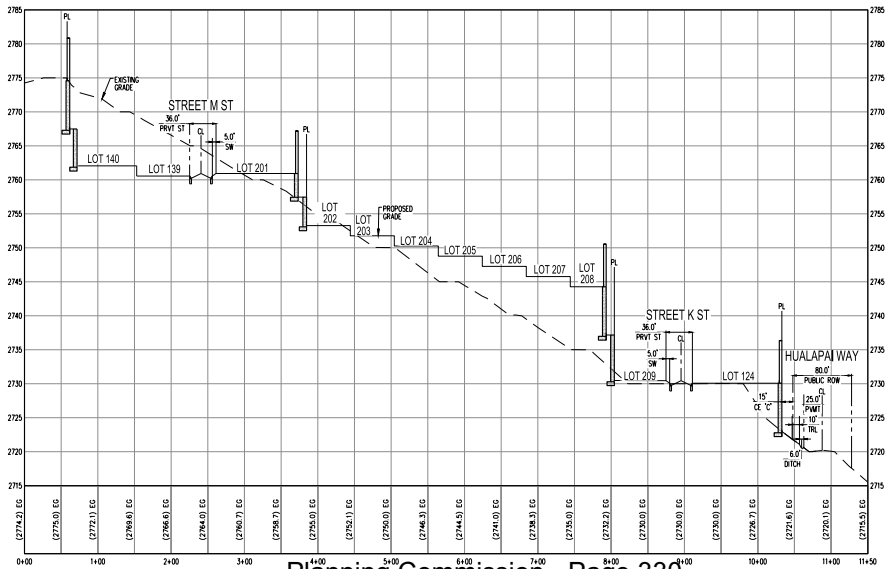
DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO. OLY1801-000

TM-5
SHEET 5 OF 7



1. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



Planning Commission - Page 330

2. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

PRJ-77613
10/07/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

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CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH
TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

TM-6
SHEET 6 OF 7

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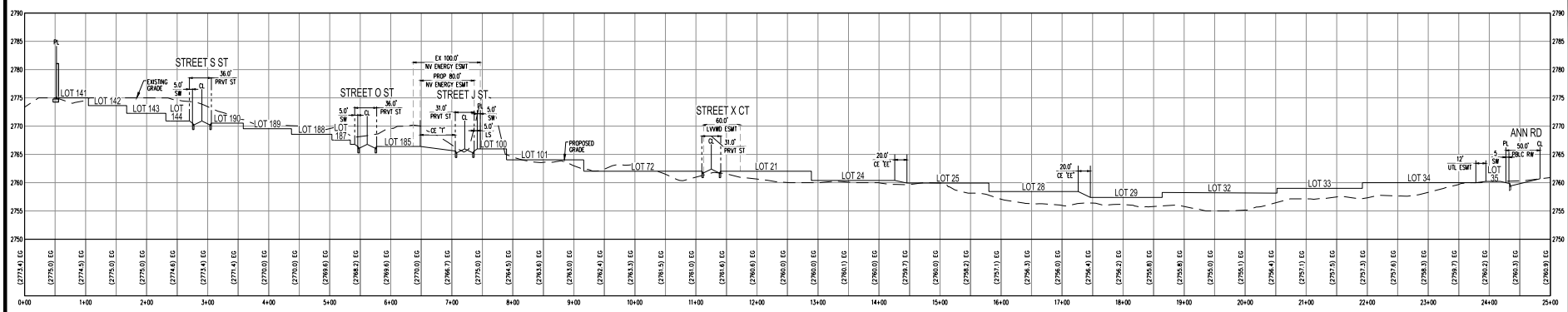
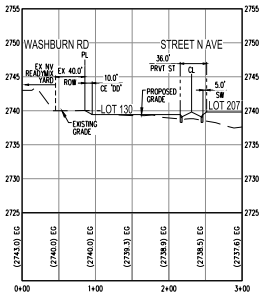


3. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



4. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

SUBDIVISION PERIMETER WALL AND PILASTER
(ABUTTING STREETS AND COMMON AREAS)

SEE EXHIBIT 6.2.1C AND 6.2.1D FOR DETAIL



4" HIGH PRE-CAST PILASTER CAP

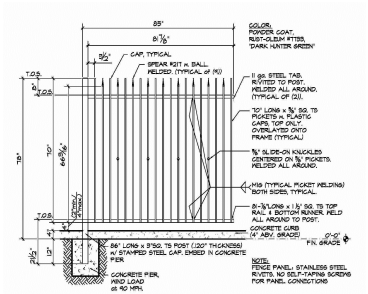
6"x8"x16" SPLIT FACE FLUTED, DOUBLE TOP COURSE

6"x8"x16" SPLIT FACE PILASTER

8"x2"x16" HIGH SMOOTH PRECISION BLOCK CAP

6"x8"x16" SPLIT FACE FLUTED, DOUBLE TOP COURSE

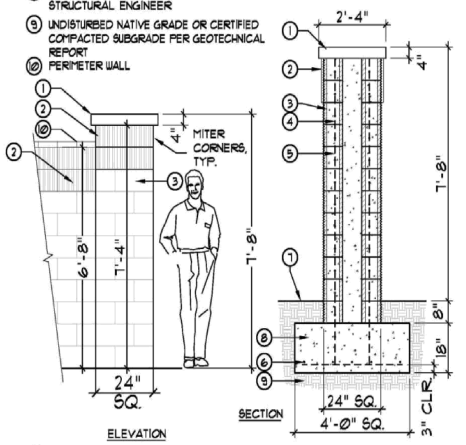
6"x8"x16" SPLIT FACE BLOCK WALL



Typical Fence Panel

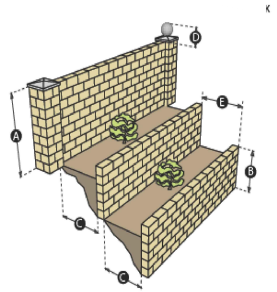
N.T.S

1. 8x4x16 PRE-CAST BLOCK PILASTER CAP, COLOR TO BE DAVIS COLOR "OUTBACK"
2. 8x8x16 SPLIT FACE FLUTED TOP COURSE (2)
3. 6x8x16 CMU SPLIT FACE PILASTER- GROUT ALL CELLS SOLID
4. (8) #5 VERTICAL REBAR
5. #4 HORIZONTAL REBAR, TIES AT 8" O.C.
6. (6) #5 REBAR, EACH WAY
7. FINISH SURFACE
8. CONCRETE FOOTING PER STRUCTURAL ENGINEER
9. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
10. PERIMETER WALL



A 7'-4" HIGH SPLIT FACE PERIMETER PILASTERS
SCALE: 1/2"=1'-0"

SEE DESIGN STANDARDS	
A. Maximum Primary wall Height	6' -12' EXTERIOR 6'-14' INTERIOR 8' RETAINING WALL INTERIOR
B. Maximum Secondary wall Height	4 FEET
C. Minimum spacing between wall sections - Inside Dimensions	4 FEET
D. Maximum Pilaster Height	18 Inches
E. Minimum spacing between wall sections - Outside Dimensions	5 FEET



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CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH

TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

TM-7
SHEET 7 OF 7

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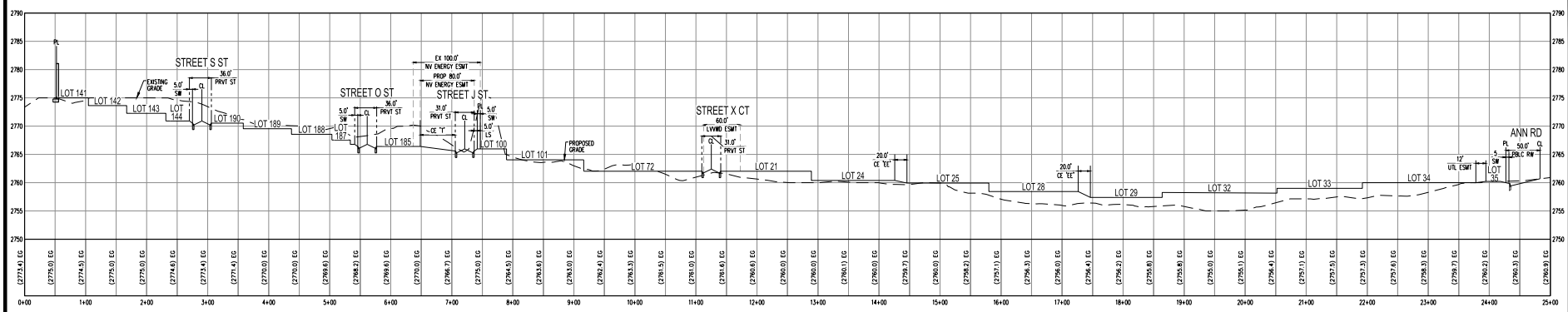
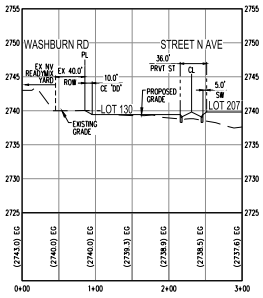


3. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



4. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

SUBDIVISION PERIMETER WALL AND PILASTER
(ABUTTING STREETS AND COMMON AREAS)

SEE EXHIBIT 6.2.1C AND 6.2.1D FOR DETAIL



4" HIGH PRE-CAST PILASTER CAP

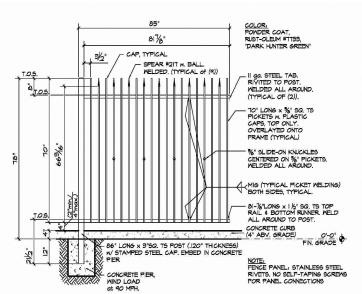
6"x8"x16" SPLIT FACE FLUTED, DOUBLE TOP COURSE

6"x8"x16" SPLIT FACE PILASTER

8"x2"x16" HIGH SMOOTH PRECISION BLOCK CAP

6"x8"x16" SPLIT FACE FLUTED, DOUBLE TOP COURSE

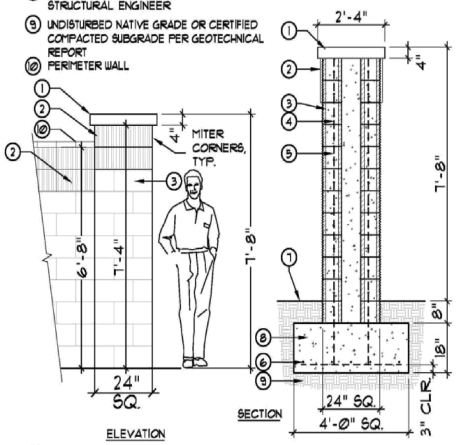
6"x8"x16" SPLIT FACE BLOCK WALL



Typical Fence Panel

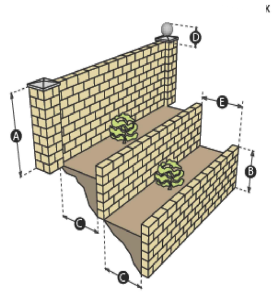
N.T.S

1. 8x4x16 PRE-CAST BLOCK PILASTER CAP, COLOR TO BE DAVIS COLOR "OUTBACK"
2. 8x8x16 SPLIT FACE FLUTED TOP COURSE (2)
3. 6x8x16 CMU SPLIT FACE PILASTER- GROUT ALL CELLS SOLID
4. (8) #5 VERTICAL REBAR
5. #4 HORIZONTAL REBAR, TIES AT 8" O.C.
6. (6) #5 REBAR, EACH WAY
7. FINISH SURFACE
8. CONCRETE FOOTING PER STRUCTURAL ENGINEER
9. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
10. PERIMETER WALL



A 7'-4" HIGH SPLIT FACE PERIMETER PILASTERS
SCALE: 1/2"=1'-0"

SEE DESIGN STANDARDS	
A. Maximum Primary wall Height	6' -12' EXTERIOR 6'-14' INTERIOR 8' RETAINING WALL INTERIOR
B. Maximum Secondary wall Height	4 FEET
C. Minimum spacing between wall sections - Inside Dimensions	4 FEET
D. Maximum Pilaster Height	18 Inches
E. Minimum spacing between wall sections - Outside Dimensions	5 FEET



PRJ-77613
10/07/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI NORTH

TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

TM-7
SHEET 7 OF 7

J:\Oly\801-000 ann 120\dwg\entitlements\tm (dr norton layout).dwg 801-000 tm.dwg 10/3/2019 3:34 PM Cenk Somuncu



VAR-77645 THROUGH VAR-77681 AND TMP-77682 [PRJ-77613] - VARIANCE - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC

NORTHEAST SIDE OF CLARK COUNTY 215, BOUNDED BY ANN ROAD, HUALAPAI WAY, WASHBURN ROAD AND CLARK COUNTY 215

10/17/2019



VAR-77645 THROUGH VAR-77681 AND TMP-77682 [PRJ-77613] - VARIANCE - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC

NORTHEAST SIDE OF CLARK COUNTY 215, BOUNDED BY ANN ROAD, HUALAPAI WAY, WASHBURN ROAD AND CLARK COUNTY 215

10/17/2019

OLY1801.000

October 4, 2019
City of Las Vegas Development Services
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Ann and Hualapai North – APN #'s 126-36-601-009 and 126-36-501-013 Justification Letter for a Tentative Map and Variance

To Whom it May Concern:

Slater Hanifan Group, on behalf of our client, Upgrowth NV, LLC (Olympia Group), respectfully submit this justification letter to request Tentative Map and Variance approvals. This project is generally located south of Ann Road, West of Hualapai Way, north of Washburn Road and east of the 215.

Tentative Map Justification

This map submittal is in conformance with previous entitlement submittals GPA-73577, GPA-73578 and ZON-73579 [PRJ-73471]. This is a very large site and will include 4 different lot sizes that correspond with the zoning application listed above. Please see the attached Tentative Map where these sizes are depicted. We feel that these lot sizes are within the requirements of the approved zoning classifications and will provide for a successful community.

Please note that this community will fall under the new fire sprinkler requirements that were recently approved by the City of Las Vegas. These requirements allow for narrowed street sections for gated communities (see item 4 of the Residential Sprinkler Memorandum of Understanding that was signed by Scott Adams on 02-12-18). This project will be utilizing the street sections as discussed in this memorandum.

Variance Requests and Justifications

Please see below for a list of Variances and their justifications. This site has several development constraints that should be taken into consideration including: steep slope, existing NVE powerline, large diameter waterlines currently crossing the site, and the site is adjacent to the 215 Beltway. All of these constraints cause issues when it comes to a residential lot layout and should be considered when reviewing the Variances. The requests below are from CLV code section 19.04.

Item #1

The following lots that are zoned R-1 do not meet the required lot width of 60' and are 50' instead: The lots effected are lots 140-149 and 151-175 (35 lots total). We believe that the narrowed width of these lots will not be detrimental to this new community or the surrounding area. These lots are located approx. 800' south of any existing homes and are located near the 215 Beltway which will provide a buffer to any neighboring parcels. This site also has several development constraints that should be taken into consideration including: steep slope, existing NVE powerline and large diameter waterlines currently crossing the site, and the site is adjacent to the 215 Beltway. All of these constraints cause problems when it comes to a residential lot layout.

PRJ-77613
10/07/19

The following lots that are zoned R-1 do not have the required minimum area of 6,500 square feet: 142-149 and 151-171 (29 lots total). These lots are located approx. 800' south of any existing homes and are located near the 215 Beltway which will provide a buffer to any neighboring parcels. This site also has several development constraints that should be taken into consideration including: steep slope, existing NVE powerline and large diameter waterlines currently crossing the site, and the site is adjacent to the 215 Beltway. All of these constraints cause problems when it comes to a residential lot layout.

Please note that there are 35 lots that will be covered by Item #1 above. All 35 lots require the lot width Variance and some of these 35 lots require the lot size variance but only 35 total lots are affected.

Item #2 - Modified Right-of-Way and Street Section for Hualapai Way. We are requesting a variance to allow the right-of-way for Hualapai Way to be reduced from a total of 100' to 80'. We have met with CLV Public Works and they have indicated that they will support this request because Hualapai dead ends to the north and only provides access to a small number of parcels to the south. We further request that the actual construction of Hualapai be per the to be approved CLV/RTC section named "Typical Configuration for Rural Roadways 80 FT. Right-Of-Way". This section will provide a ½ street pavement width of 25', a 6' wide drainage ditch and a 10' wide multi-use trail. Please review the detailed street cross section for Hualapai on the cover sheet of the attached Tentative Map. This construction has been discussed with CLV Public Works and they have indicated that they would support this request. This section is also per the CLV trails master plan.

Item #3 - Connectivity. We have calculated the connectivity index based on our layout. The index is 1.1 where 1.3 is required. Please see above for justifications for this Variance.

Item #4 - Stub Streets. The site plan shows several stub streets which are not allowed without a Variance. With the constraints listed above we believe that these stub streets are warranted and will provide for a quality community. Please note that all of the stub streets are less than 125' in length and the stub streets will be full width.

Item #5 - No Sidewalk on streets within the R-E lots. We are requesting a Variance for the R-E portion of the site to have no sidewalks. This request is a product of the neighborhood meetings we held. The neighbors wanted our site to exclude sidewalks adjacent to their existing homes to maintain a rural feel. Please note that the streets section in this area will be 31' from back of roll curb to back of roll curb (28' from FL to FL) which is in conformance with 19.04.230, figure 1. We feel that the large homesites in this area will not be impacted by the lack of sidewalks.

Item #6 - Widened Street Section for Street Q and Street X. We are requesting a Variance to allow Streets Q and X to be 50' in width from back of roll curb to back of roll curb instead of the required 31'. This is required because there is an existing 48" LVVWD waterline in this area. The additional street width is needed to accommodate the existing waterline as well as the other utilities that will be installed with this community.

Item #7 - Modified Improvements for Michelli Crest, Alpine Ridge and Egan Crest. Our community is adjacent to these existing rural streets. The neighbors in the area have requested that we maintain a rural feel for the community. We request that these remain 32' wide rural streets with

PRJ-77613
10/07/19

5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | shg-inc.com | westwoodps.com

no curb, sidewalk or streetlights. This Variance request will allow us to conform to the neighbors wishes. The right-of-way and landscape widths will remain at 30' and 6' respectively. We request to not pay a deferral fee for these improvements as our rural improvements will be the ultimate condition.

Item #8 – 3-Point-Turnarounds/Hammerheads. We are requesting a Variance to utilize hammerheads compliant with USDCCA No. 212.1.S1 for firetruck accessibility at the intersection of Ruffian Rd and Hammer Ln as well as at the intersection of Sierra Brook Ct and Stephen Ave. This idea was discussed and preliminarily approved at a meeting with CLV Fire on October 2, 2019 and as such, we believe it is the best option for the intersections listed above to provide for sufficient emergency apparatus turnaround.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
Slater Hanifan Group

S. Tracy Stratton
Senior Project Manager

PRJ-77613
10/07/19

5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | shg-inc.com | westwoodps.com

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

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City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77645 THROUGH VAR-77679 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

22-SOP

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

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Permit No. 1630

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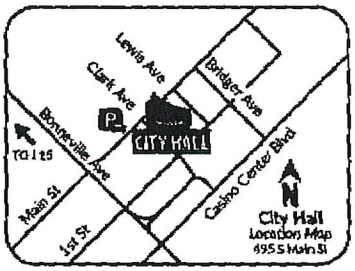

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-77645 THROUGH VAR-77679 {PRJ-77613}
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

22-56P

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

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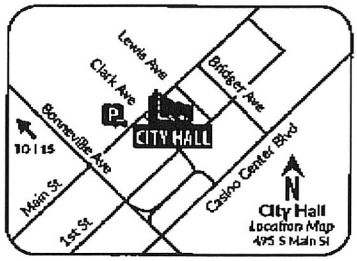

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City of Las Vegas

PRJ-77613
12531116014
LAGRANGE LARRY G & SHARON K
5425 GOLDEN GOSSAMER ST
LAS VEGAS NV 89149

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77645 THROUGH VAR-77679 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

No. 0949 P. 1

Nov. 19. 2019 8:01AM

22-Sep

Nora Lares

From: noreply@formstack.com
Sent: Sunday, November 17, 2019 9:36 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 11/17/19 9:36 AM

Meeting Date:	Tuesday, November 26, 2019
Project Number:	prj-77613
Position:	I OPPOSE the project and all related applications.
Name:	Rich Menchio
Residential or Business Address:	5670 Ruffian Street Las Vegas, NV 89149
Phone:	(818) 421-4287

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

22-59 P

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

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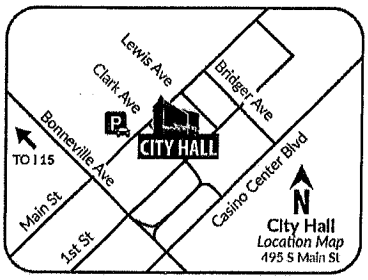
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77645 THROUGH VAR-77679 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12636501004
KRISTINIK JOHN S TRUST
KRISTINIK JOHN S TRS
5565 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

Submitted at Planning Commission

Date 11/26/19 Item 22-56
By John Kristinik

31 JRCFNP1 89145

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
23

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

SUBJECT:
VAR-77646 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 141 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiaccompanies.com Phone 702 220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma

Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
24

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

SUBJECT:
VAR-77647 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 142 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail bmorris@olympiacompanies.com Phone 702 220-6565

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Address 5740 S Arville Street, Suite 216 City Las Vegas State NV Zip 89118
E-mail lvproc@westwoodps.com Phone 702 284-5300

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

City Official **Partner(s)**

Partner(s)

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

Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma
Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
25

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

SUBJECT:
VAR-77648 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 143 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

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Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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BACKUP DOCUMENTATION:
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Meeting Date	
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Project Name Ann and Hualapai North **Proposed Use** Single Family

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Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

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Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

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Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma

Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
26

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

SUBJECT:
VAR-77649 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 144 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris
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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
27

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

SUBJECT:
VAR-77650 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 145 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
28

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

SUBJECT:
VAR-77651 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 146 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
29

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

SUBJECT:
VAR-77652 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 147 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

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

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City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
30

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

SUBJECT:
VAR-77653 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 148 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
31

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

SUBJECT:
VAR-77654 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 149 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
32

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

SUBJECT:
VAR-77655 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 151 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

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Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma

Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
33

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

SUBJECT:
VAR-77656 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 152 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
34

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

SUBJECT:
VAR-77657 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 153 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
35

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

SUBJECT:
VAR-77658 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 154 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

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10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
36

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

SUBJECT:
VAR-77659 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 155 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris
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Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen
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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
37

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

SUBJECT:
VAR-77660 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 156 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

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Partner(s)

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
38

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

SUBJECT:
VAR-77661 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 157 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
39

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

SUBJECT:
VAR-77662 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 158 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

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Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma

Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
40

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

SUBJECT:
VAR-77663 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 159 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
41

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

SUBJECT:
VAR-77664 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 160 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

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E-mail bmorris@olympiacompanies.com Phone 702 220-6565

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
42

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

SUBJECT:
VAR-77665 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,132 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 161 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

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E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
43

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

SUBJECT:
VAR-77666 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 162 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

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Applicant Olympia Companies Contact Ben Morris

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City Official **Partner(s)**

Partner(s)

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Print Name Marc A Boldue

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
44

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

SUBJECT:
VAR-77667 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 163 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

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Partner(s)

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Print Name Marc A Boldue

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
45

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

SUBJECT:
VAR-77668 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 164 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

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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 Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma
Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
46

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

SUBJECT:
VAR-77669 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 165 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
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Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen
Address 5740 S Arville Street, Suite 216 City Las Vegas State NV Zip 89118
E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
47

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

SUBJECT:
VAR-77670 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 166 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris
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Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen
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If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

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10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
48

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

SUBJECT:
VAR-77671 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 167 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

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Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
49

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

SUBJECT:
VAR-77672 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 168 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditons:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

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Partner(s)

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
50

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

SUBJECT:
VAR-77673 - VARIANCE - PUBLIC HEARING - AAPPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 169 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris
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City Official **Partner(s)**

Partner(s)

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Property Owner Signature
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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
51

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

SUBJECT:
VAR-77674 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 170 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

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City Official **Partner(s)**

Partner(s)

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
52

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

SUBJECT:
VAR-77675 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,149 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 171 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma

Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
53

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

SUBJECT:
VAR-77676 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 172 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

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E-mail bmorris@olympiacompanies.com Phone 702 220-6565

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
54

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

SUBJECT:
VAR-77677 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 173 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

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E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
55

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

SUBJECT:
VAR-77678 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 174 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
56

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

SUBJECT:
VAR-77679 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 175 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

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PRJ-77613
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
57

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

SUBJECT:
VAR-77680 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 1.11 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED; A NONSTANDARD STREET DESIGN FOR HUALAPAI WAY WHERE ADHERENCE TO TITLE 19.04 IS REQUIRED; 32-FOOT WIDE PUBLIC STREETS WITH NO AMENITY ZONES IN MICHELLI CREST WAY AND EGAN CREST DRIVE WHERE 60-FOOT COMPLETE STREETS ARE REQUIRED; DEAD-END STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED; AND PRIVATE STREETS WITH NO SIDEWALKS WITHIN A GATED COMMUNITY WHERE 33-FOOT WIDE STREETS WITH SIDEWALKS ON ONE SIDE IS REQUIRED FOR A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards
4. Submitted at Meeting – Protest Postcard by John Kristinik

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

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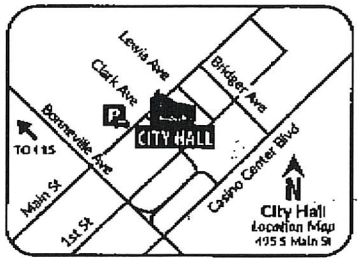
PRJ-77613
10/07/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 19 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77680 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12531116014
LAGRANGE LARRY G & SHARON K
5425 GOLDEN GOSSAMER ST
LAS VEGAS NV 89149

No. 0949 P. 4

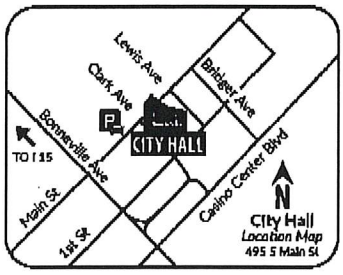
Nov. 19. 2019 8:01AM

57P

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77680 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

57P

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

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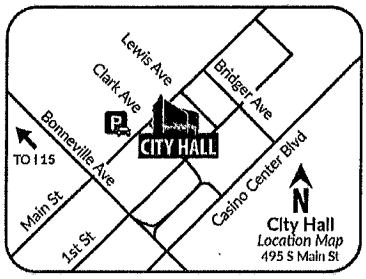
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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VAR-77680 [PRJ-77613]

Planning Commission Meeting of **11/26/2019**

PRJ-77613
12636501004
KRISTINIK JOHN S TRUST
KRISTINIK JOHN S TRS
5565 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

Submitted at Planning Commission

Date 11/26/19 Item 57

By John Kristnik

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
58

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

SUBJECT:
VAR-77681 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW NO EXTERNAL STREETLIGHTS ON HUALAPAI WAY, MICHELLI CREST WAY, ALPINE RIDGE WAY AND EGAN CREST DRIVE WHERE SUCH ARE REQUIRED on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. 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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards
4. Submitted at Meeting – Protest Postcard by John Kristinik

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma

Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

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

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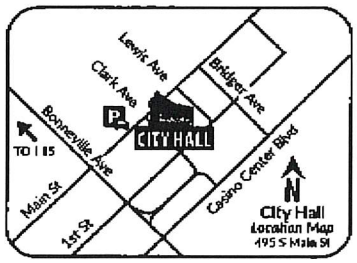

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77681 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12531116014
LAGRANGE LARRY G & SHARON K
5425 GOLDEN GOSSAMER ST
LAS VEGAS NV 89149

No. 0949 P. 2

Nov. 19. 2019 8:01AM

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

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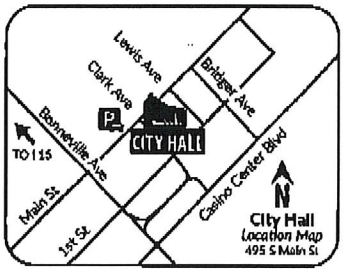

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77681 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

58P

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

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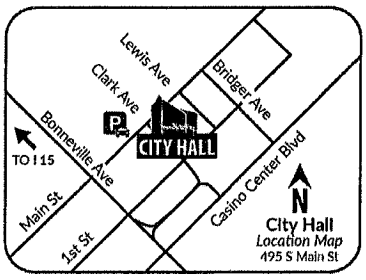

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77681 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12636501004
KRISTINIK JOHN S TRUST
KRISTINIK JOHN S TRS
5565 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

Submitted at Planning Commission

Date 11/26/19 Item 58
By John Krishnik

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
59

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

SUBJECT:
TMP-77682 - TENTATIVE MAP RELATED TO VAR-77645 THROUGH VAR-77681 - ANN AND HUALAPAI NORTH - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Tentative Map FOR A 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-E (Residence Estates), R-D (Single Family Residential-Restricted) and R-1 (Single Family Residential) Zones, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. School Development Tracking Form Submitted by Clark County School District
4. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
5. Protest Postcards
6. Submitted after Final Agenda – Protest Postcard
7. Submitted at Meeting – Protest Postcard by John Kristinik

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai North **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-009 & 126-36-501-013 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-E, R-D, R-1 Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris
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Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen
Address 5740 S Arville Street, Suite 216 City Las Vegas State NV Zip 89118
E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Marc A Boldue

Subscribed and sworn before me
This 27 day of August, 20 19

Debi Guma
Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77613
10/07/19

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

School Development Tracking Form

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

Date Filed 10/22/2019 **Application Number** TMP-77682 **Entity** LV

Company Name Upgrowth NV Partners, LLC

Contact Name

Contact Mailing Address

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

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

Project Name Ann & 215

Project Description 218 single family residential lots

APN's 126-36-501-013 and 126-36-601-007

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	218	x 0.196 =	43	x 0.101 =	22	x 0.137 =	29
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			43		22		29

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Dean Allen ES	8680 W. Hammer Ln.	K-5	595	494	10/07/19
Justice Myron Leavitt MS	4707 Quadrel St.	6-8	1,596	1,585	10/07/19
Centennial HS	10200 Centennial Pkwy	9-12	2,541	2,890	10/07/19

*** CCSD Comments** Centennial HS is over capacity for the 2019-20 school year. It is 113.73% of program capacity.

☐ Approved ☐ Disapproved

TMP 77682
Olympia Companies

SWC Ann Road & Hualapai Way

Proposed 218 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	218	9.44	**2,058**
AM Peak Hour			0.74	**161**
PM Peak Hour			0.99	**216**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Ann Road

Average Daily Traffic (ADT)	2,682
PM Peak Hour	215

(heaviest 60 minutes)

CC 215 Beltway

Average Daily Traffic (ADT)	31,923
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Ann Road	16,380
CC 215 Beltway	72,600

This project will add approximately 2,058 trips per day on Ann Rd., Hualapai Wy. and the CC-215 Beltway. Currently, Ann is at about 16 percent of capacity and the Beltway is at about 44 percent of capacity. With this project, Ann is expected to be at about 29 percent of capacity and the Beltway to be at about 47 percent of capacity. No counts are available for Hualapai in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 216 additional cars, or about seven every two minutes.

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

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

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No. 0949 P. 3

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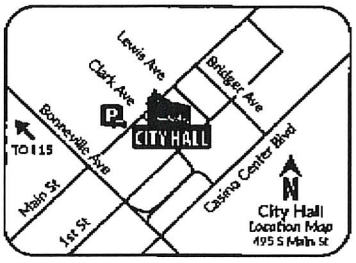

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77682 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12531116014
LAGRANGE LARRY G & SHARON K
5425 GOLDEN GOSSAMER ST
LAS VEGAS NV 89149

Nov. 19. 2019 8:01AM

SQP

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

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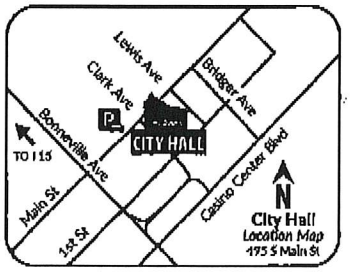

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77682 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

SQP

City of Las Vegas
Department of Planning
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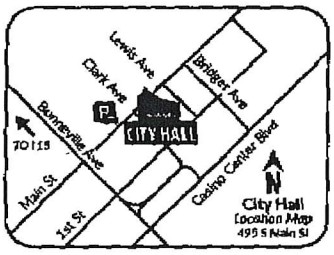

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77682 [PRJ-77613]
Planning Commission Meeting of **11/26/2019**

PRJ-77613
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

Submitted after final agenda
SQP

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

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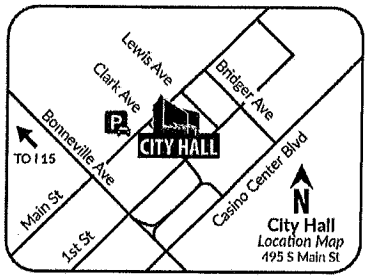

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77682 [PRJ-77613]

Planning Commission Meeting of **11/26/2019**

PRJ-77613
12636501004
KRISTINIK JOHN S TRUST
KRISTINIK JOHN S TRS
5565 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

Submitted at Planning Commission

Date 11/26/19 Item 59

By John Kristinik

31 JRDFMP1 89149

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
60

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

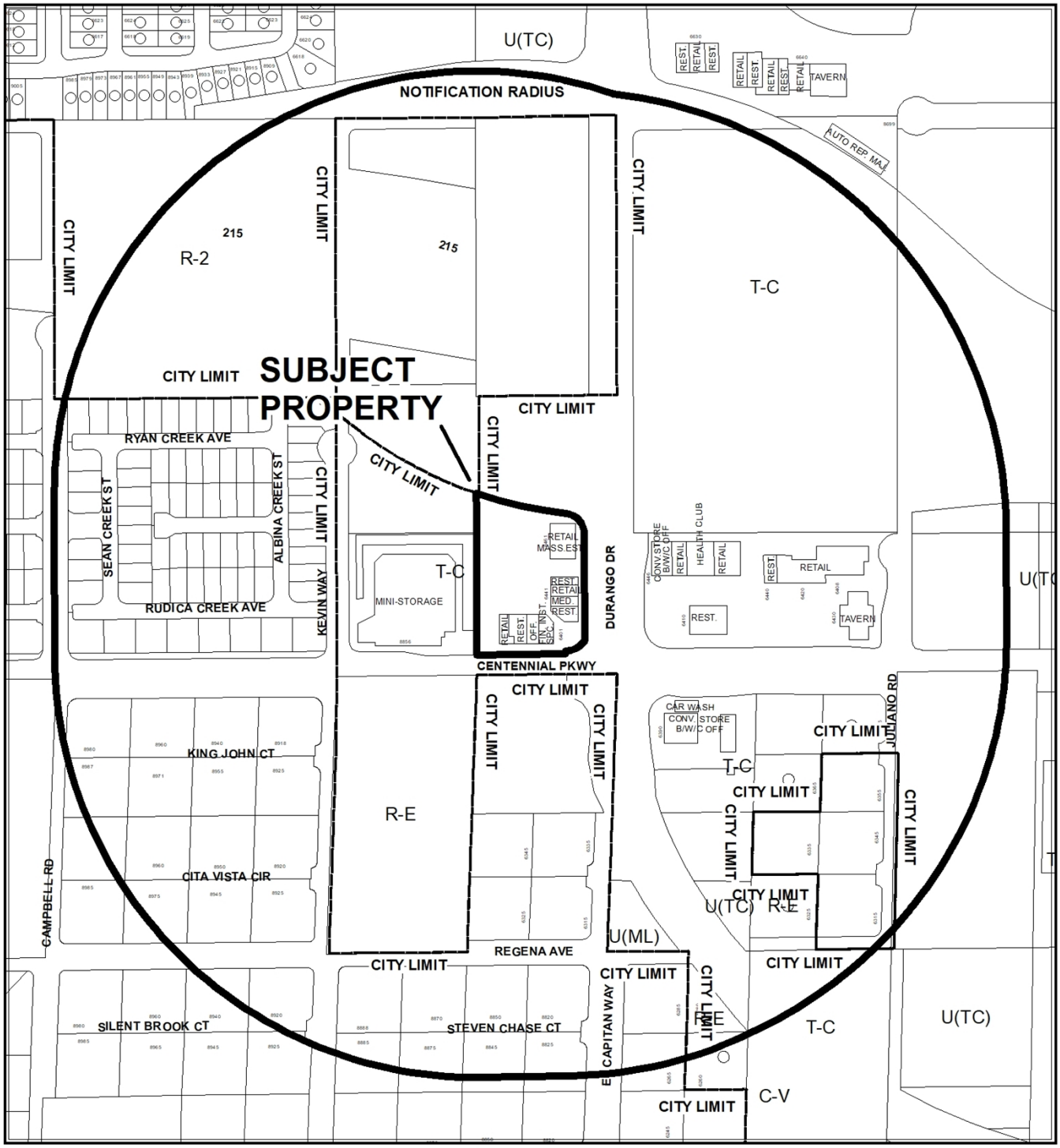
SUBJECT:
VAR-77689 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Variance TO ALLOW 100 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), TC (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77689, SUP-77690 and SDR-77691 [PRJ-77503]
2. Conditions and Staff Report - VAR-77689, SUP-77690 and SDR-77691 [PRJ-77503]
3. Supporting Documentation - VAR-77689, SUP-77690 and SDR-77691 [PRJ-77503]
4. Photo(s) - VAR-77689, SUP-77690 and SDR-77691 [PRJ-77503]
5. Justification Letter - VAR-77689, SUP-77690 and SDR-77691 [PRJ-77503]
6. Action Letter for SDR-9825
7. Protest Postcard for VAR-77689 and SUP-77690 [PRJ-77503]
8. Submitted after Final Agenda – Documentation Not Vetted – Support Letters for VAR-77689, SUP-77690 and SDR-77691 [PRJ-77503]



0 270 540 Feet

CASE: **VAR-77689, SUP-77690, SDR-77691 (PRJ-77503)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: TC (Town Center) Zone, [SC-TC(Service Commercial - Town Center) Special Land Use Designation]

N



CASE: **VAR-77689, SUP-77690, SDR-77691 (PRJ-77503)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: TC (Town Center) Zone, [SC-TC(Service Commercial - Town Center) Special Land Use Designation]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77689	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77690	Staff recommends DENIAL, if approved subject to conditions:	VAR-77689
SDR-77691	Staff recommends DENIAL, if approved subject to conditions:	VAR-77689 SUP-77690

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED
131 - VAR-77689 and SUP-77690
131 - SDR-7691

PROTESTS
1 - VAR-77689 and SUP-77690
1 - SDR-7691

APPROVALS
0 - VAR-77689 and SUP-77690
0 - SDR-7691

AS

** CONDITIONS **

VAR-77689 CONDITIONS

Planning

1. Prior approval of Variance (VAR-24502) allowing 102 spaces where 128 are required shall be expunged, upon final approval of this Variance.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77690) and Site Development Plan Review (SDR-77691) shall be required, if approved.

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

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

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

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

SUP-77690 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77689) and Site Development Plan Review (SDR-77691) shall be required.

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

AS

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

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

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

SDR-77691 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77689) and Special Use Permit (SUP-77690) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-9825).

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 10/08/19, except as amended by conditions herein.

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.

AS

Public Works

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to 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.

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, Town Center Standards and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing an Auto Smog Check Use at the northwest corner of Centennial Parkway and Durango Drive.

ISSUES

- The Auto Smog Check Use is a Conditional Use in Town Center; however, the minimum Conditional Use requirements are not met.
- A Variance is requested to allow 100 parking spaces where 133 are required. Staff does not support this request.
- A Special Use Permit is requested to allow an Auto Smog Check use where services are provided outside of an enclosed structure. Staff does not support this request.
- A Site Development Plan Review is requested to meet the conditional requirement.

ANALYSIS

The applicant is proposing to develop an 81 square-foot auto smog check kiosk on a portion of a 1.97-acre commercial lot within Town Center at the northwest corner of Centennial Parkway and Durango Drive. The proposed use will be located in the SC-TC (Service Commercial – Town Center) Special Land Use designation.

Title 19 defines an Auto Smog Check use as “A facility for the test of vehicle emissions.” Per the Town Center Development Standards Manual, the proposed Auto Smog Check use is conditionally permitted in the SC-TC (Service Commercial-Town Center) Land Use District, provided that all of the conditional requirements listed below are met:

1. All service shall be performed within a completely enclosed structure.

   This condition is not met; a Special Use Permit (SUP-77690) has been requested to address this condition.

2. If conducted as an accessory use of a Service Station or an Auto Repair (Major or Minor), the facility shall be designed to be architecturally compatible with the primary building on the site.

   This condition does not apply, as the proposal is for a stand-alone Auto Smog Check kiosk.

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3. When operated as a primary use, no other automobile repair shall be permitted in conjunction with the facility.

   This condition will be met through review and inspection from the Business Licensing department.

4. No required parking spaces shall be used or eliminated to provide the facility.

   The site is already under parked and has an active parking Variance (VAR-24502) allowing 102 spaces where 128 are required. This proposal will utilize three of the required spaces: one space for the kiosk, one space for services, and one space for parking. A Variance (VAR-77689) has been requested to address this condition.

5. Any permanent structure shall have a Site Development Plan Review, per LVMC 19.16.100.

   A Site Development Plan Review (SDR-77691) is requested to address this condition.

6. Service bay doors shall not face public right-of-way and shall remain closed except to allow the entry or exit of vehicles.

   The proposed kiosk is oriented to be screened from the public right-of-way by the existing commercial development.

On 11/21/07, the City Council approved a Variance (VAR-24502) to allow 102 spaces where 128 were required. Due to the intensification of the land uses with this request, the parking demands have changed. As stated in the justification letter, the applicant is requesting to remove one space to add the new kiosk and use one space for services. In addition Title 19 requires one parking space independent of vehicle stack and testing spaces. Thus, the applicant is requesting a new Variance to address the updated demand of 100 spaces where 133 spaces are now required. Per Condition #1 of VAR-77689, final approval of this item will expunge the existing parking Variance.

Based on the multiple waivers of the Town Center Conditional Use requirements, staff does not support this request. If approved, VAR-77689 shall replace VAR-24502 as the active parking variance for the site. If denied, the existing parking Variance (VAR-24502) will remain active for this site.

FINDINGS (VAR-77689)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by providing a development that is too intense for the subject site. A less intensive commercial development 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 (SUP-77690)

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.**

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The proposed use is not compatible with the adjacent uses as the Auto Smog Check use does not meet all of the Conditional Use Regulations. The land use cannot be conducted in a compatible manner with the commercial site as the parking requirement is not met.

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

   The subjected site does not meet the parking requirements to support the intensity of the proposed use. Additionally, the testing will not be taking place within an enclosed building as required by the Town Center Conditional Use requirements for the Auto Smog Check 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.**

   This site has primary access from Centennial Parkway and Durango Drive which are adequate in size to meet the requirements of the proposed use.

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

   Approval of this requested Special Use Permit is consistent with the overall objectives of the General Plan and Town Center Development Standards.

5. **The use meets all of the applicable conditions per the Town Center Development Standards**

   The requested Auto Smog Check does not meet all applicable Conditional Use Regulations, as vehicle emission tests cannot be performed within an enclosed building.

FINDINGS (SDR-77691)

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 building is consistent in scale and architectural style of the surrounding commercial subdivision.

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 Town Center Development Standards or Title 19.12 as evidenced by the requested Variance for parking and Special Use Permit to comply with the Conditional Use requirements.

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

   This site has primary access from Centennial Parkway and Durango Drive which are adequate in size to meet the requirements of the proposed use. Site access and circulation will remain unchanged with the proposed development.

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

   The proposed building materials are consistent with the existing development. Per the applicant's submitted justification letter, the building shall match the appearance of the existing commercial center with paint and stone corner accents.

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 elevations are aesthetically pleasing and are compatible with other existing buildings within the commercial subdivision.

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

   The proposed building is subject to permit review and inspection, thereby protecting the public health, safety, and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/01/05	The Planning Commission approved (final action) a request for a Site Development Plan Review (SDR-9825) for a proposed 18,000 square-foot Retail Development and Waivers of the Town Center Development Standards for building placement and the parking lot and perimeter landscaping requirements on 1.92 acres adjacent to the northwest corner of Centennial Parkway and Durango Drive.
07/18/07	The City Council denied an appeal for a Special Use Permit (SUP-20608) for an Auto Title Loan Establishment and Financial Institution-Specified and a Waiver of the minimum square-footage requirement at 6441 North Durango Drive, Suite #120. The Planning Commission and staff recommended denial.
11/21/07	The City Council approved a request for a Special Use Permit (SUP-23086) for a proposed 313 square-foot Massage Establishment within a 4,062 square-foot Day Spa with a Waiver to allow a distance separation of 350 feet from a residentially zoned property where 400 feet is required at 6461 North Durango Drive, Suite #110 through Suite #140. The Planning Commission recommended approval.
	The City Council approved a request for a Variance (VAR-24502) to allow 102 parking spaces where 128 is the minimum required on 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive. The Planning Commission recommended approval.
09/10/13	The Planning Commission approved a Special Use Permit (SUP-50450) for a Financial Institution, Specified Use at 6401 North Durango Drive, Suites #110 and #120. Staff recommended denial.

Most Recent Change of Ownership	
01/28/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/22/07	A building permit (C-80131) was issued for a commercial building at 6441 North Durango Drive.
	A building permit (C-800132) was issued for a commercial building at 6401 North Durango Drive.
	A building permit (C-80134) was issued for a commercial building at 6461 North Durango Drive.

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Related Building Permits/Business Licenses	
06/19/07	A business license (B05-03096) was issued for cosmetology at 6461 North Durango Drive, Suite #130. The license is currently active and set to expire on 10/01/20.
	A business license (M03-00172) was issued for a massage establishment at 6401 North Durango Drive, Suite #130. The license is currently active and set to expire on 04/01/20.
07/03/07	A business license (G50-00987) was issued for beauty product sales at 6461 North Durango Drive, Suite #130. The license is currently active and set to expire on 04/01/20.
12/05/07	A business license (R10-00897) was issued for a restaurant at 6441 North Durango Drive, Suite #140. The license is currently active and set to expire on 12/01/19.
03/26/08	A business license (R10-00487) was issued for a takeout restaurant at 6441 North Durango Drive, Suite #110. The license is currently active and set to expire on 03/01/20.
05/01/08	A business license (P50-02867) was issued for massage administrative at 6461 North Durango Drive, Suite #130. The license is currently active and set to expire on 10/01/20.
10/11/11	A business license (R10-00142) was issued for catering services at 6441 North Durango Drive, Suite #140. The license is currently active and set to expire on 04/01/20.
12/19/13	A business license (N02-99540) was issued for a non-depository lender at 6401 North Durango Drive, Suite #110. The license is currently active and set to expire on 02/01/20.
09/25/14	A business license (G62-08445) was issued for a bakery at 6401 North Durango Drive, Suite #150. The license is currently active and set to expire on 03/01/20.
09/12/15	A business license (G63-06924) was issued for a dry cleaner at 6461 North Durango Drive, Suite #160. The license is currently active and set to expire on 04/01/20.
06/20/16	A business license (G64-04585) was issued for an insurance agency at 6401 North Durango Drive, Suite #130. The license is currently active and set to expire on 07/01/20.
06/16/17	A business license (G65-04545) was issued for a chiropractic firm at 6401 North Durango Drive, Suite #110. The license is currently active and set to expire on 06/01/20.
06/28/17	A business license (G50-04887) was issued for permanent makeup at 6461 North Durango Drive, Suite #130. The license is currently active and set to expire on 05/01/20.

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Related Building Permits/Business Licenses	
04/19/18	A business license (G66-02800) was issued for a medical firm at 6401 North Durango Drive, Suite #130. The license is currently active and set to expire on 05/01/20.
05/16/18	A business license (G66-03536) was issued for radiology services at 6441 North Durango Drive, Suite #130. The license is currently active and set to expire on 12/01/19.

Pre-Application Meeting	
09/18/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Variance, Special Use Permit, and Site Development Plan Review for a new auto smog kiosk.

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

Field Check	
10/23/19	A field check by staff was conducted for the subject site. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	1.97

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation]
North	I-215 Beltway	I-215 Beltway	I-215 Beltway
South	Vacant Land (Clark County)	ML [(Medium Low Density Residential) – Clark County]	R-E [(Rural Estates Residential District) – Clark County]

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Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Shopping Center	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation]
West	Mini-Storage Facility		

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	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 Town Center Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Side	10 Feet	12 Feet	Y
• Rear	20 Feet	80 Feet	Y
Max. Building Height	2 Stories	12 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Parkway	Major Street	Master Plan of Streets & Highways	140	Y
Durango Drive	Collector Street	Master Plan of Streets & Highways	100	Y

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Pursuant to the Town Center Development Standards 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	
Restaurant	5,280 SF	1:50 SF pubic seating and waiting area 1:200 SF total remaining	38		38		Y
Financial Institution, Specified	1,805 SF	1:250 SF	7		7		Y
Office, Other than Listed	927 SF	1:300 SF	3		3		Y
Office, Medical or Dental	2,213 SF	1:200 SF of gross floor area up to 2,000 SF, 1:175 additional	11		11		Y
General Personal Service							
--Massage Establishment	7 Rooms	2 Spaces/ Massage Room (min. of spaces)	14		14		Y
--Tanning Salon	6 beds	2 spaces/ bed	12		12		Y
--Beauty Shop	9 stations	3 spaces/ station	26		26		Y
--Nail Salon	7 stations	2 spaces/station	14		7		N
--Other Uses Not Listed (Drycleaners)	1,533 SF	1:250 SF	6		0		N
Auto Smog Check		1 space, independent of vehicle staking and testing spaces	2		0		N
TOTAL SPACES REQUIRED			133		100		N
Regular and Handicap Spaces Required			97	5	95	5	N
Percent Deviation			24.8%				

AS

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

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

Project Address (Location) 6441 N. DURANGO DRIVE

Project Name SMOG BUSTERS **Proposed Use** N/C

Assessor's Parcel #(s) 125-20-402-008 **Ward #** 6

General Plan: Existing SHOPPING Proposed P/F **Zoning:** Existing TC Proposed N/C

Additional Information DEW SMOG KIOSK

Property Owner DOUMANI CENTENNIAL, LLC Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Applicant SAME ↑ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative DAPPER DEVELOPMENT Contact PIERRE BURTON, JR

Address 985 WHITE DRIVE #100 City LV State NV Zip 89119

E-mail pierre@dapperdevelopment.com Phone 702-733-3622

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 Ronald M. Doumani, MANAGER DOUMANI CENTENNIAL LLC

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

Print Name Ronald M. Doumani

Subscribed and sworn before me

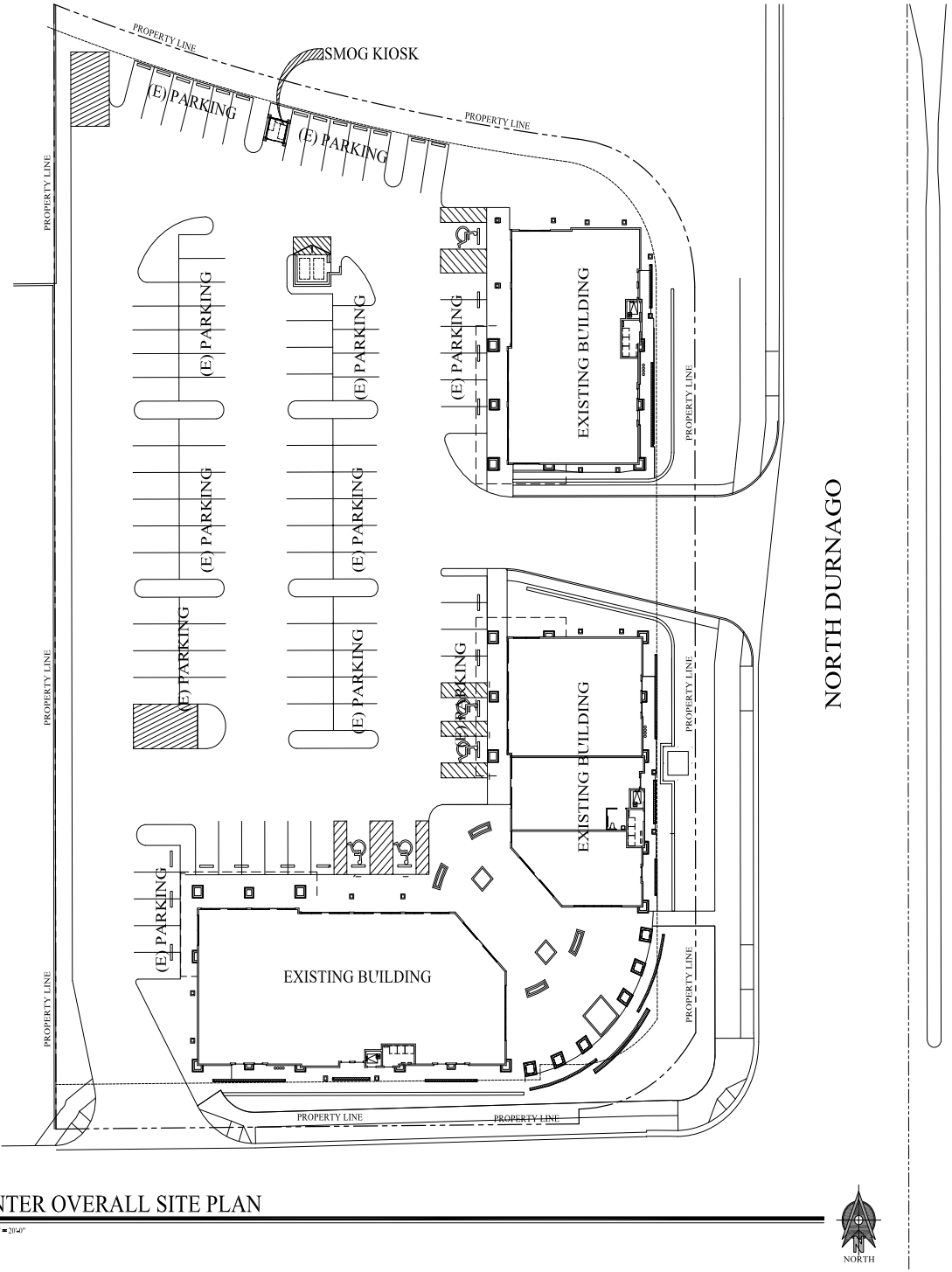
This 7 day of October, 20 19

Notary Public in and for said County and State

State of Nevada County of Clark

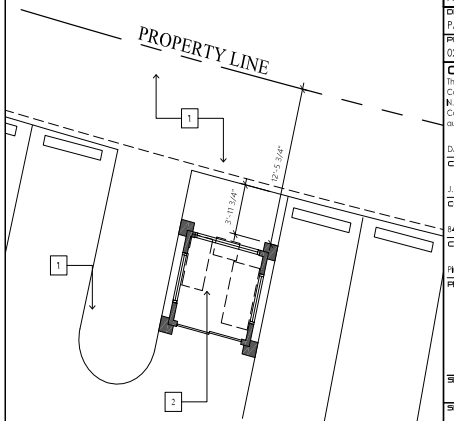
STACY A. SMITH
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-3221-1
My Appt. Expires Aug. 15, 2022

PRJ-77503
10/08/19



1 CENTER OVERALL SITE PLAN

SCALE: 1" = 20'-0"



2 ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0"

KEYNOTES

1. EXISTING LANDSCAPE TO REMAIN
2. NEW SMOG KIOSK PER PLAN/ELEVATIONS

project data

GENERAL INFORMATION

OWNER:	DOUMANI CENTENNIAL L L C
TENANT:	SMOG KIOSK

SITE INFORMATION

PROJECT ADDRESS:	6441 N DURANGO DR
ASSESSORS PARCEL #:	125-20-402-008
JURISDICTION:	CITY OF LAS VEGAS
ZONING CLASSIFICATION:	C-2
PLANNED LANDUSE:	Town Center District (T-C)
PROPOSED ZONING:	NO CHANGE

SURROUNDING ZONING DISTRICTS:

NORTH:	N/A
EAST:	Town Center District (T-C)
SOUTH:	Town Center District (T-C)
WEST:	Town Center District (T-C)

SITE AREA:	1.97 AC
BUILDING AREA:	81 S.F.

SETBACKS:	NORTH:	10 FEET
	EAST:	10 FEET
	SOUTH:	15 FEET
	WEST:	20 FEET

PARKING

EXISTING SHOPPING CENTER:	103 SPACES APPROVED
SMOG KIOSK ADDTION TAKING 1 SPACE:	102 SPACES
PARKING REQ. FOR KIOSK - 1 SPACE	101 SPACES
PARKING FOR SERVICE:	100 SPACES

PARKING WAIVER REQUESTED TO ALLOW 100 SPACES WHERE 103 APPROVED

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO. 84672
965 WHITE DRIVE #100
LV NV 89119
DAPPERDEVELOPMENT.COM
P: 702.733.3622

CONSULTANT:

PRJ-77563
10/08/19

Planning Commission Page 484

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REV	DESCRIPTION	BY	DATE
1	X	PJB	00.XX.XX
2	X	PJB	00.XX.XX

STATUS:
design review

PROJECT:
SMOG BUSTERS
APN: 125-20-402-008
6441 N DURANGO DR
LAS VEGAS NV 89149

SCALE: AS NOTED	DATE: 08.30.19
DRAWN BY: PABjr	CHECKED BY: RW/ED/JD
PROJECT NO: 02019.45	SCOPE: KIOSK

CONTRACTOR:
These plans are prepared by the Contractor as an exemption to N.R.S.623.00 for the work under the Contractors license category authorized under N.R.S. 624

DAPPER BUILDING COMPANY, LLC
COMPANY NAME

J. DAPPER
CONTRACTOR REPRESENTATIVE

84672
CONTRACTOR LICENSE NO.

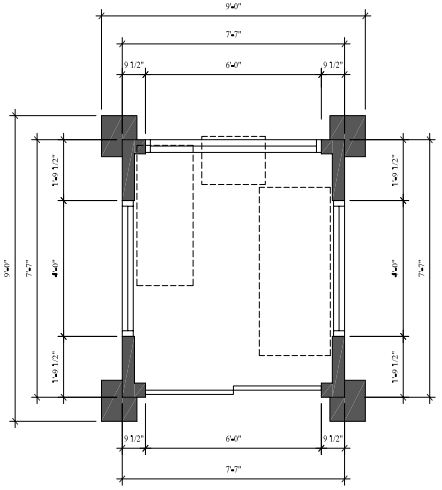
Piere A Burton Jr.
PLANS PREPARED BY

SIGNATURE

SHEET NO:

SP1

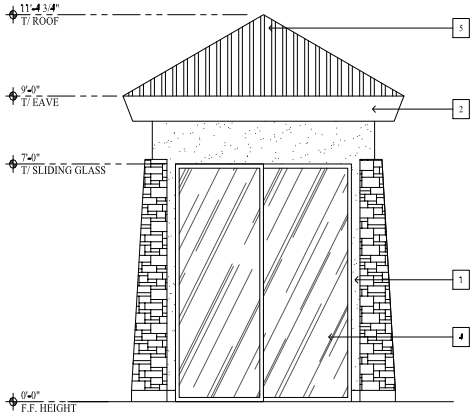
PLAN/ELEV



1 FLOOR PLAN

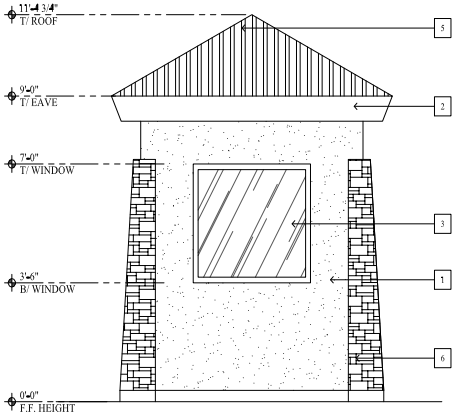
SCALE: 1/2" = 1'-0"

NORTH



S SOUTH ELEVATION

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

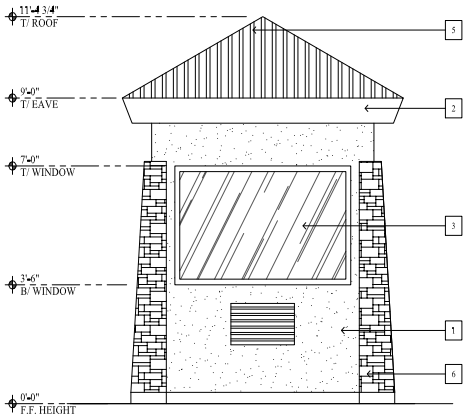


E EAST ELEVATION

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

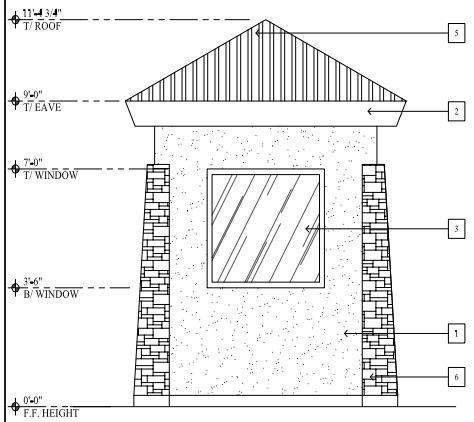
KEYNOTES

1. STUCCO FINISH - PAINT TO MATCH RETAIL BUILDING DUNN EDWARDS "Cedar Chest" (BROWN) OR EQUAL
2. METAL EAVE TRIM - DUNN EDWARDS "Kraft Paper" OR EQUAL MATCH EXISTING RETAIL BUILDING EAVE COLOR
3. TEMPERED GLASS WINDOWS
4. TEMPERED GLASS SLIDING DOOR - LOCKABLE
5. STANDING SEAM METAL ROOF TO MATCH SHOPPING CENTER
6. ANGLED CUTSTONE FINISH TO MATCH SHOPPING CENTER



N NORTH ELEVATION

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



W WEST ELEVATION

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

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO. 84672
985 WHITE DRIVE #100
LV NV 89119
DAPPERDEVELOPMENT.COM
PH 7027333622

CONSULTANT:

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NO.	DESCRIPTION	INIT.	DATE
1	X	XXX	XX/XX/XX
2	X	XXX	XX/XX/XX

STATUS:
design review

PROJECT:
SMOG BUSTERS
APN: 125-20-402-008
6441 N DURANGO DR
LAS VEGAS NV 89149

SCALE:	DATE:
AS NOTED	08.30.19
DRAWN BY:	CHECKED BY:
PABjr	RW/ED/JD
PROJECT NO:	SCOPE:
02019.45	KIOSK

CONTRACTOR:
These plans are prepared by the Contractor as an exemption to N.R.S.623.00 for the work under the Contractors license category authorized under N.R.S. 624

DAPPER BUILDING COMPANY, LLC
COMPANY NAME

J. DAPPER
CONTRACTOR REPRESENTATIVE

84672
CONTRACTOR LICENSE NO.

Pierre A Burton Jr.
PLANS PREPARED BY

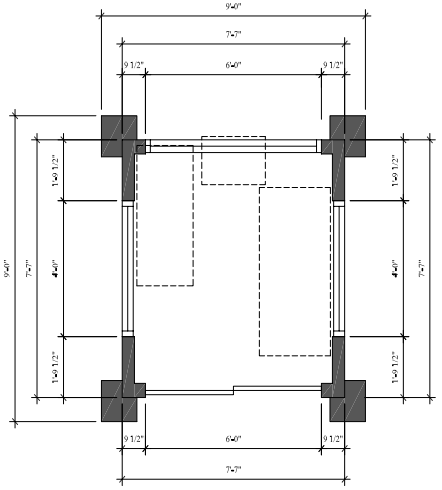
SIGNATURE

SHEET NO.

A1

PLAN/ELEV

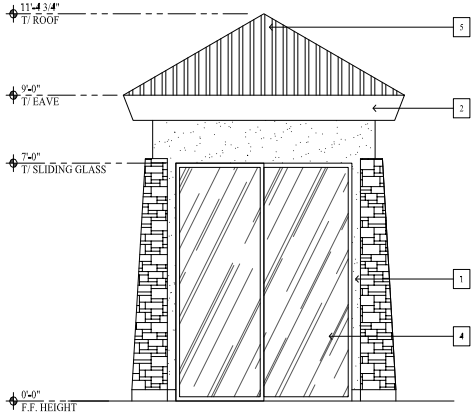
PRJ-77503
10/08/19



1 FLOOR PLAN

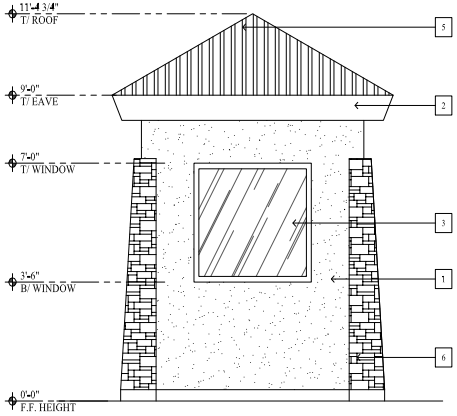
SCALE: 1/2" = 1'-0"

NORTH



S SOUTH ELEVATION

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

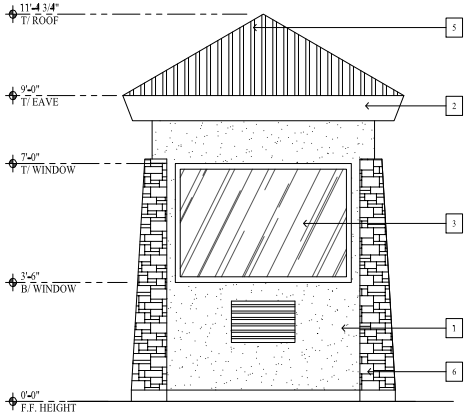


E EAST ELEVATION

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

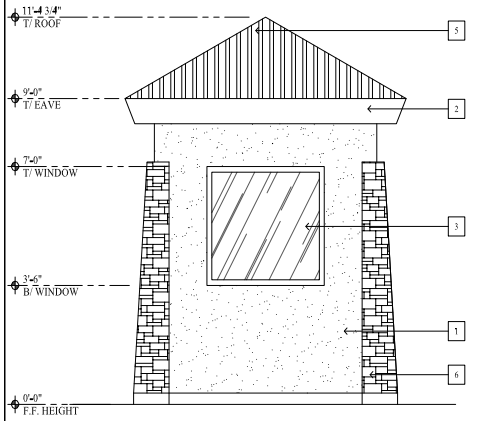
KEYNOTES

1. STUCCO FINISH - PAINT TO MATCH RETAIL BUILDING DUNN EDWARDS "Cedar Chest" (BROWN) OR EQUAL
2. METAL EAVE TRIM - DUNN EDWARDS "Kraft Paper" OR EQUAL MATCH EXISTING RETAIL BUILDING EAVE COLOR
3. TEMPERED GLASS WINDOWS
4. TEMPERED GLASS SLIDING DOOR - LOCKABLE
5. STANDING SEAM METAL ROOF TO MATCH SHOPPING CENTER
6. ANGLED CUTSTONE FINISH TO MATCH SHOPPING CENTER



N NORTH ELEVATION

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



W WEST ELEVATION

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

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	Rev.	DATE
1	X		
2	X		

STATUS:
design review

PROJECT:
SMOG BUSTERS
APN: 125-20-402-008
6441 N DURANGO DR
LAS VEGAS NV 89149

SCALE:	DATE:
AS NOTED	08.30.19
DRAWN BY:	CHECKED BY:
PABjr	RW/ED/JD
PROJECT NO:	SCOPE:
02019.45	KIOSK

CONTRACTOR:
These plans are prepared by the Contractor as an exemption to N.R.S.623.00 for the work under the Contractors license category authorized under N.R.S. 624

DAPPER BUILDING COMPANY, LLC

COMPANY NAME

J. DAPPER

CONTRACTOR REPRESENTATIVE

84672

CONTRACTOR LICENSE NO.

Piere A Burton Jr.

PLANS PREPARED BY

SIGNATURE

SHEET NO.

A1

PLAN/ELEV

PRJ-77503
10/08/19



VAR-77689 [PRJ-77503] - VARIANCE RELATED TO SUP-77690 AND SDR-77691 - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC

NORTHWEST CORNER OF CENTENNIAL PARKWAY AND DURANGO DRIVE

10/23/2019



VAR-77689 [PRJ-77503] - VARIANCE RELATED TO SUP-77690 AND SDR-77691 - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC

NORTHWEST CORNER OF CENTENNIAL PARKWAY AND DURANGO DRIVE

10/23/2019



VAR-77689 [PRJ-77503] - VARIANCE RELATED TO SUP-77690 AND SDR-77691 - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC

NORTHWEST CORNER OF CENTENNIAL PARKWAY AND DURANGO DRIVE

10/23/2019

DAPPER
BUILDING COMPANY

OFFICE 702-733-3622
FACSIMILE 702-733-8653

September 3, 2019

City of Las Vegas Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: SMOG HUT – JUSTIFICATION LETTER
APN #: 125-20-402-008
6441 NORTH DURANGO DRIVE

The plans submitted today depict a proposed smog kiosk in an existing shopping center located at the address above.

The building will site at the north end of the parking lot. The existing shopping center does not have a sheet exposure view, so the building will be somewhat hidden from public view.

There will be no changes to the existing landscaping in the shopping center. Any disturbance to the landscaping shall be replaced.

The appearance to the building shall match the existing shopping center buildings. The exterior paint shall match the existing buildings. The stone corner accents shall match the existing shopping center.

The shopping center required parking was approved at 103 spaces. The addition of this kiosk would occupy 1 space, in conjunction with having 1 space required for service. Therefore, we respectfully request a parking waiver for this standard.

Please let us know if more information is needed.

Sincerely,

PRJ-77503
10/08/19

NEVADA CONTRACTORS LICENSE – LIMIT 2.5 MILLION
B2 – GENERAL BUILDING – 84672

DAPPER
BUILDING COMPANY

OFFICE 702-733-3622
FACSIMILE 702-733-8653

PIERE A BURTON Jr, Architectural Project Manager

PRJ-77503
10/08/19

NEVADA CONTRACTORS LICENSE – LIMIT 2.5 MILLION
B2 – GENERAL BUILDING – 84672

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

December 2, 2005

Ritter Charitable Trust
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: SDR-9825 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 18,000 SQUARE FOOT RETAIL BUILDING on 1.92 acres adjacent to the northwest corner of Centennial Parkway and El Capitan (APN 125-20-402-008), T-C (Town Center), Ward 6 (Ross), was considered by the Planning Commission on December 1, 2005.

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

Planning and Development

1. All previously approved Site Development Plans and Special Use Permits on the subject site shall be expunged.

2. The landscape plan shall be revised and approved by the Planning and Development Department staff prior to the time application is made for a building permit, to indicate conformance with the Town Center Streetscape Design Standards for Parkways and Arterials pursuant to Figure 2 and 2A.

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

4. All development shall be in conformance with the site plan, date stamped 10/31/05 and building elevations, date stamped 10/13/05, except as amended by conditions herein.

5. A Waiver of Town Center Development Standards for building placement where Town Center Standard require a setback of 0-15 feet, parking lot standards which require a parking finger every six spaces, and perimeter landscaping requirements which require minimum buffer width of eight and 15 feet are hereby approved.

6. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

PRJ-77503
10/08/19

7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.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. The landscape plan shall include irrigation specifications.

9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

14. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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. 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.

PRJ-77503
10/08/19

Public Works

17. Construct all incomplete half-street improvements, including transition paving, on Centennnial Parkway adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundary of this site prior to construction of hard surfacing (asphalt or concrete). This site shall be responsible for all, if any, incomplete half-street improvements on Durango Drive, including median landscaping, that are not constructed by the Durango Drive Phase IV Special Improvement District. Obtain appropriate encroachment agreements for landscaping within the right-of-way in accordance with Town Center Standards.

18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

20. All landscaping 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. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PRJ-77503
10/08/19

22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, Town Center Standards and all other applicable site-related actions.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on December 2, 2005.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Mr. Keith Lyon
Greenstreet Properties, LLC
2320 Paseo Del Prado, Suite #305
Las Vegas, Nevada 89102

Mr. Anthony Young
Indigo Architecture
5960 South Rainbow Boulevard, Suite #100
Las Vegas, Nevada 89118

PRJ-77503
10/08/19

11/17/2019 20:16 FAX 001/001

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 19 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77689 and SUP-77690 [PRJ-77503]

Planning Commission Meeting of **11/26/2019**

PRJ-77503
12529102003
KALKOWSKI KRISTOPHER J & LISA JO
8940 KING JOHN CT
LAS VEGAS NV 89149-3221

31 JRDFNP1 89149

60-61P

FARMERS SM
INSURANCE

Farmers Insurance-Daniel Lococo

6401 N Durango Drive Suite 130

Las Vegas, NV 89149

RECEIVED

NOV 2 5 2019

Dept of Planning
City of Las Vegas

November 19, 2019

Re: Letter of Support for PRJ-77503

To Whom It May Concern:

Please accept this as a letter of support for PRJ-77503. We believe the design is in good taste, matching the aesthetic of the shopping center. We also believe this use is a needed amenity in the neighborhood and will bring more business to our retail center. Farmer's Insurance has operated out of this retail center since 2016 and can attest that parking capacity is not a concern.

Regards,

Daniel T. Lococo

Managing Member, Daniel T. Lococo Insurance Agency PLLC, dba Farmer's Insurance

Submitted after final agenda

60-62A

Quiznos



Quizno's Subs
6441 N Durango Drive Suite 140
Las Vegas, NV 89149

RECEIVED
NOV 2 5 2019
Dept of Planning
City of Las Vegas

November 18, 2019

Re: Letter of Support for PRJ-77503

To Whom It May Concern:
Please accept this as a letter of support for PRJ-77503. We believe the design is in good taste, matching the aesthetic of the shopping center. We also believe this use is a needed amenity in the neighborhood. Quizno's has operated out of this retail center since 2006 and can attest that parking capacity is not a concern.
Regards,

Tom Giacalone
Managing Member, TEG Partners, LLC dba Quizno's

60-62A

Dee's Donuts

6401 N Durango Drive Suite #150

Las Vegas, NV 89149

RECEIVED
NOV 2 1 2019
Dept of Planning
City of Las Vegas

November 18, 2019

Re: Letter of Support for PRJ-77503

To Whom It May Concern:

Please accept this as a letter of support for PRJ-77503. We believe the design is in good taste, matching the aesthetic of the shopping center. We also believe this use is a needed amenity in the neighborhood. We have operated out of this retail center for over ten years and can attest that parking capacity is not a concern.

Regards,

Insoo Roh 11-21-19

Owner, Dee's Donuts

60-62A

Align Chiropractic

6401 N Durango Drive Suite #130

Las Vegas, NV 89149

RECEIVED

NOV 2 1 2019

Dept of Planning
City of Las Vegas

November 18, 2019

Re: Letter of Support for PRJ-77503

To Whom It May Concern:

Please accept this as a letter of support for PRJ-77503. We believe the design is in good taste, matching the aesthetic of the shopping center. We also believe this use is a needed amenity in the neighborhood. We have operated out of this retail center since 2009 and can attest that parking capacity is not a concern.

Regards,

Dr. Ryan Kissling

Manager, Align Chiropractic

Le0-Le2A

Align Chiropractic
6401 N Durango Drive Suite #130
Las Vegas, NV 89149

RECEIVED
NOV 2 1 2019
Dept of Planning
City of Las Vegas

November 18, 2019

Re: Letter of Support for PRJ-77503

To Whom It May Concern:
Please accept this as a letter of support for PRJ-77503. We believe the design is in good taste, matching the aesthetic of the shopping center. We also believe this use is a needed amenity in the neighborhood. We have operated out of this retail center since 2009 and can attest that parking capacity is not a concern.
Regards,

Dr. Keith Quisberg
Manager, Align Chiropractic



LO-42A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
61

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

SUBJECT:
SUP-77690 - SPECIAL USE PERMIT RELATED TO VAR-77689 - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK USE on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 6441 N. DURANGO DRIVE

Project Name SMOG BUSTERS **Proposed Use** N/C

Assessor's Parcel #(s) 125-20-402-008 **Ward #** 6

General Plan: Existing SHOPPING Proposed P/F **Zoning:** Existing TC Proposed N/C

Additional Information DEW SMOG KIOSK

Property Owner DOUMANI CENTENNIAL, LLC Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Applicant SAME ↑ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative DAPPER DEVELOPMENT Contact PIERRE BURTON, JR

Address 985 WHITE DRIVE #100 City LV State NV Zip 89119

E-mail pierre@dapperdevelopment.com Phone 702-733-3622

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 Ronald M. Doumani, MANAGER DOUMANI CENTENNIAL LLC

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

Print Name Ronald M. Doumani

Subscribed and sworn before me

This 7 day of October, 20 19

Notary Public in and for said County and State

State of Nevada County of Clark

STACY A. SMITH
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-3221-1
My Appt. Expires Aug. 15, 2022

PRJ-77503
10/08/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
62

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

SUBJECT:
SDR-77691 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77689 AND SUP-77690 - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-9825) FOR A PROPOSED 81 SQUARE-FOOT AUTO SMOG CHECK BUILDING on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcard

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

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

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

Project Address (Location) 6441 N. DURANGO DRIVE

Project Name SMOG BUSTERS **Proposed Use** N/C

Assessor's Parcel #(s) #22 125-20-402-008 **Ward #** 6

General Plan: Existing SHOPPING Proposed N/C **Zoning:** Existing TC Proposed N/C

Additional Information DEW SMOG KIOSK

Property Owner DOUMANI CENTENNIAL, LLC Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Applicant SAME ↑ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative DAPPER DEVELOPMENT Contact PIERRE BURTON, JR

Address 985 WHITE DRIVE #100 City LV State NV Zip 89119

E-mail pierre@dapperdevelopment.com Phone 702-733-3622

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 Ronald M. Doumani, MANAGER DOUMANI CENTENNIAL LLC

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

Print Name Ronald M. Doumani

Subscribed and sworn before me

This 7 day of October, 20 19

Notary Public in and for said County and State

State of Nevada County of Clark

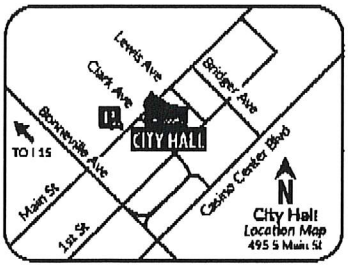
STACY A. SMITH
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-3221-1
My Appt. Expires Aug. 15, 2022

PRJ-77503
10/08/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 19 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77691 [PRJ-77503]

Planning Commission Meeting of **11/26/2019**

PRJ-77503
12529102003
KALKOWSKI KRISTOPHER J & LISA JO
8940 KING JOHN CT
LAS VEGAS NV 89149-3221

62P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
63

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

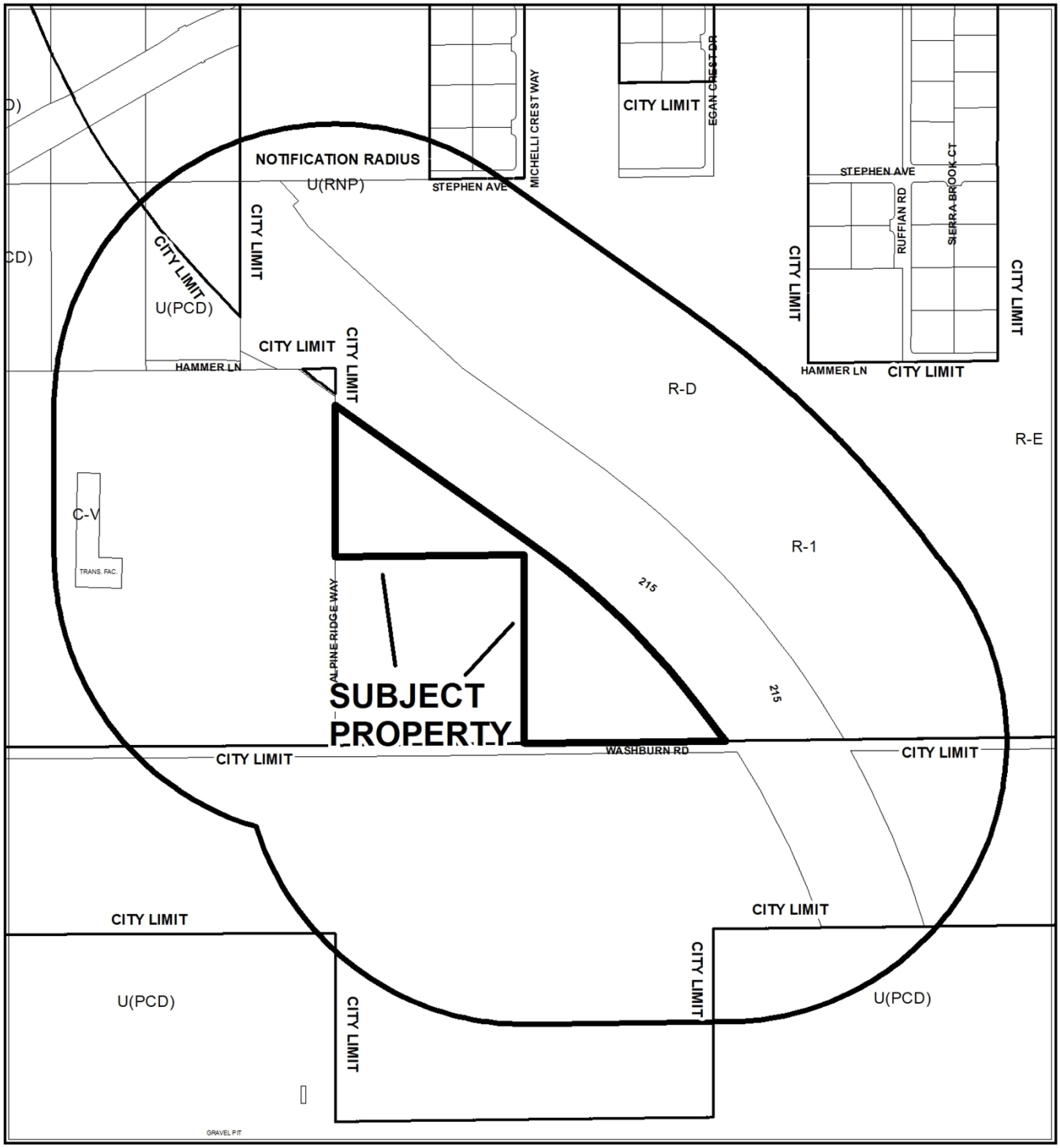
SUBJECT:
VAR-77693 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 1.13 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED; NONSTANDARD PRIVATE STREETS WHERE SUCH IS REQUIRED; AND DEAD-END STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED FOR A PROPOSED 86-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77614]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77693 and TMP-77694 [PRJ-77614]
2. Conditions and Staff Report - VAR-77693 and TMP-77694 [PRJ-77614]
3. Supporting Documentation - VAR-77693 and TMP-77694 [PRJ-77614]
4. Photo(s) - VAR-77693 and TMP-77694 [PRJ-77614]
5. Justification Letter - VAR-77693 and TMP-77694 [PRJ-77614]



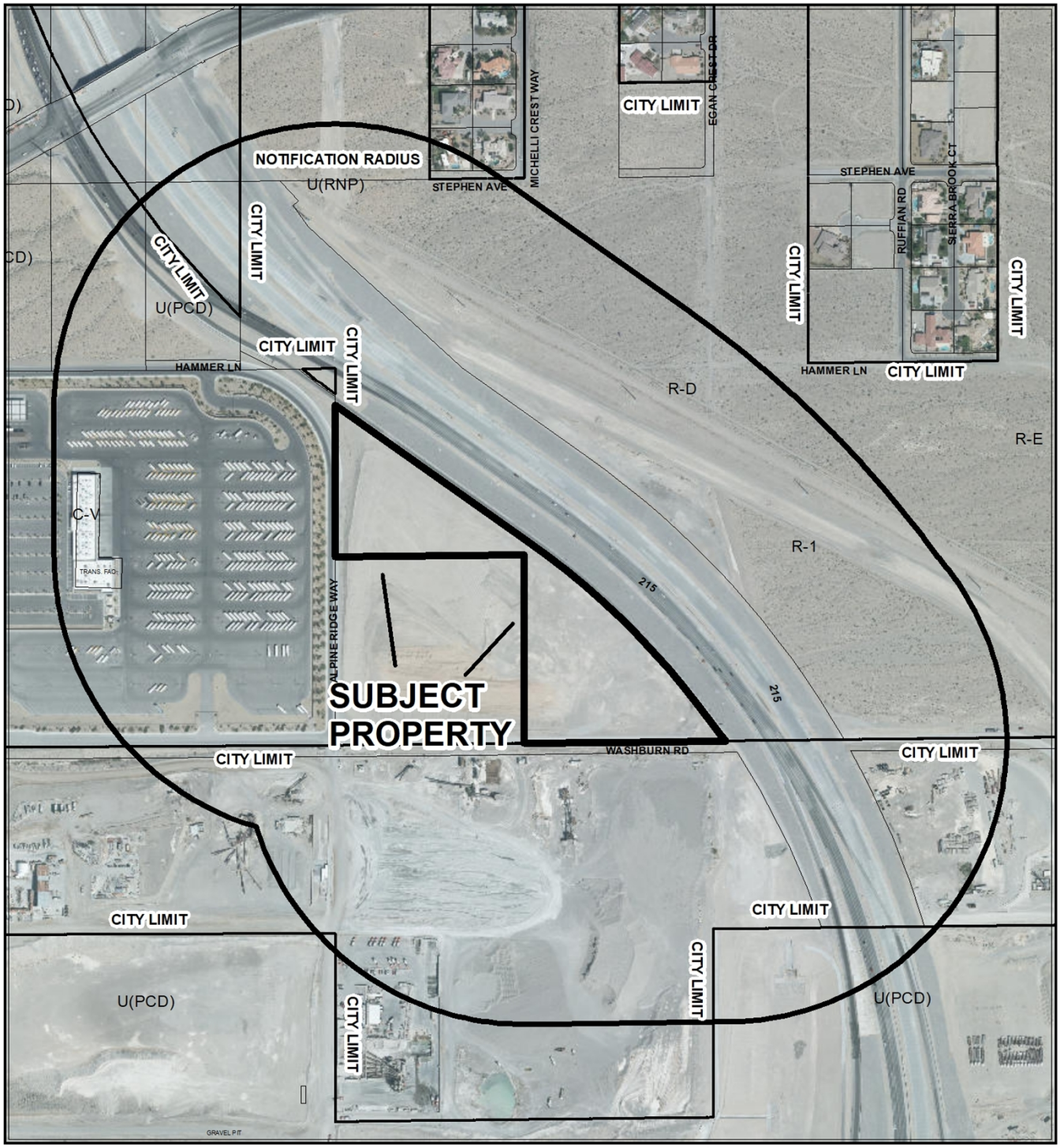
0 410 820 Feet

CASE: **VAR-77693, TMP-77694 (PRJ-77614)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N



0 410 820 Feet

CASE: **VAR-77693, TMP-77694 (PRJ-77614)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77693	Staff recommends DENIAL, if approved subject to conditions:	
TMP-77694	Staff recommends DENIAL, if approved subject to conditions:	VAR-77693

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED
12 - VAR-74693
12 - TMP-77694

PROTESTS
0 - VAR-74693
0 - TMP-77694

APPROVALS
0 - VAR-74693
0 - TMP-77694

NE

** CONDITIONS **

VAR-77693 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-77694) shall be required, if approved.

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

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

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

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

TMP-77694 CONDITIONS

Planning

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

2. Approval of Variance (VAR-77693) shall be required, if approved.

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

NE

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

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

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

Public Works

7. Dedicate 30 feet of right-of-way adjacent to this site for Alpine Ridge Street on the Final Map for this site.

8. Private streets shall be granted as "Public Sewer and Drainage Easements to be Privately Maintained" on the Final Map for this site. Additionally, Common Element "K" shall be granted as a Public Sewer Easement.

9. Grant a Public Sewer Easement across Common Element "J". The width to be determined by the Design and Construction Standards for Wastewater Collection Systems (DCSWCS), Table "A". Construct a 12-foot wide paved access to the proposed new sanitary sewer manhole in Washburn Road alignment from "Street U Drive".

10. Construct all incomplete half street improvements on Alpine Ridge Street adjacent to this site per current City of Las Vegas Standards.

11. Construct approximately 9,000 feet of oversized public sewer in Washburn Road from Eula Street to Durango Drive, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Contact the Sanitary Sewer Planning Section prior to civil plan submittal to discuss an Oversizing Agreement. The offsite sewer may be constructed in phases; however, Phase 1 must be under construction prior to any issuance of permits for this site and Phase 2 must be under construction prior to home permits issued for more than 50% building permits of this site.

12. 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.
13. 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.

14. Comply with the approved Traffic Impact Analysis for this site.

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

16. Comply with all previous conditions of approval for TMP-75357 and all other site related actions.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop an 86-lot single-family residential development on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215.

ISSUES

- ***Correction: The Connectivity Ratio has been increased from the advertised 1.13 to 1.18.***
- A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to portions of the eastern property line where six feet is required. Staff does not support this request.
- A Variance is requested to allow a 1.18 Connectivity Ratio where 1.30 is required; to allow 36-foot wide private streets behind a gate where the standard is either 24, 28 or 33 feet in width; and dead-end stub streets where either hammerheads or culs-de-sacs are required. Staff does not support this request.

ANALYSIS

The applicant is proposing an 86-lot single-family residential subdivision within the R-CL (Single Family Compact-Lot) zoning district. The submitted north/south and east/west cross section depict a maximum 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 retaining wall. All of the perimeter walls appear to be retaining, but their heights are not labeled. If the proposed retaining and/or perimeter screen walls exceed the allowed height set forth by Title 19.06, a Variance will be required.

Six-foot wide landscape buffers are required adjacent to right-of-way within the R-CL zoning district. No landscape buffer is required for interior lot lines. The proposed tentative map provides landscape buffers that meet the requirements for landscape buffers with the exception of the eastern portion of the subject site adjacent to proposed Lots 58 through 72 and 75. This portion of the tentative map does not provide the required six-foot wide landscape buffer and a Waiver of this requirement is being requested by the applicant. Staff does not support this request.

NE

Title 19.04 sets the standards for Complete Streets. Within this chapter is a section, 19.04.040, which requires a connectivity ratio of 1.30. 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). In this instance, the applicant has proposed a tentative map with 13 links and 11 nodes, or a connectivity ratio of 1.18.

Title 19.04.230 provides Private Gated Community Street standards street sections that include street widths of 24 feet, 28 feet and 33 feet. The applicant is proposing private streets with a width of 36 feet. As this is not a standard private gated community street standard as defined by Title 19.04.230, staff is not able to support the request for nonstandard private streets and is recommending denial of the request.

As stated by Title 19.04.100, public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

A. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street lengths up to 600 feet; or
B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.

The applicant has proposed dead-end stub streets in lieu of cul-de-sacs or hammerheads. Title 19.04 requires cul-de-sacs or hammerheads in order to provide adequate street turn around for all vehicular types includes private vehicles and emergency vehicles. Staff is not able to support a Variance that would not provide adequate turn around radii for vehicular traffic and is recommending denial of the request.

Staff finds the requested Waiver and Variance to be self-imposed hardships as the subject site does not provide an exceptional or extraordinary circumstance that would warrant the requested Variance and Waiver. Staff is not able to support the requested tentative map and recommends denial of both applications.

FINDINGS (VAR-77693)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a residential development that does not meet the minimum development standards for connectivity, private street design and street terminus. The site does not provide any physical constraints that would warrant the requested Variance. 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.	
11/21/18	The City Council approved a request for a General Plan Amendment (GPA-73578) From: PF (Public Facilities) and DR (Desert Rural Density Residential) To: RNP (Rural Neighborhood Preservation), R (Rural Density Residential) and ML (Medium Low Density Residential) on a portion of 146.07 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-73579) from: C-V (Civic) and U (Undeveloped) [PF (Public Facilities) and DR (Desert Rural Density Residential) General Plan Designation] to: R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-1 (Single Family Residential) and R-CL (Single Family Compact-Lot) on a portion of 146.07 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.

Most Recent Change of Ownership	
09/07/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
09/24/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a Variance and a Tentative Map.

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

NE

Field Check	
10/17/19	Staff conducted a routine field check to observe the undeveloped site. Staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	11.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
North	US95	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Undeveloped	PF (Public Facilities)	C-V (Civic)
	Quarry	MDP (Major Development Projects) Clark County	R-U (Rural Open Land District) Clark County
East	US95	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Bus Yard	PF (Public Facilities)	C-V (Civic)
	Undeveloped		

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

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the R-CL Zoning District:

Standard	***Required/Allowed***
Min. Lot Size	3,000 SF
Min. Lot Width	35 Feet
Min. Setbacks • Front • Side • Corner • Rear	 14 Feet to House / 18 Feet to Garage 10 Feet (Combined) 10 Feet 10 Feet
Max. Lot Coverage	70 %
Max. Building Height	2 Stories / 35 Feet
Mech. Equipment	Screened

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	 28 Trees 25 Trees 33 Trees 14 Trees	 Not Indicated Not Indicated Zero 14 Trees	 Y* Y* Y** Y*
TOTAL PERIMETER TREES		**100 Trees**	**67 Trees**	**Y***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 6 Feet 6 Feet 6 Feet 6 Feet		 6 Feet 9 Feet Zero Feet 25 Feet	 Y Y N*** Y

**A Condition of Approval has been added to ensure compliance.*
***The applicant is requesting a Waiver to allow for a zero-foot wide landscape buffer adjacent to the eastern property line.*
****A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to a portion of the eastern property line.*

NE

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alpine Ridge Way	Collector	Master Plan of Streets and Highways	33	Y*

**Alpine Ridge Way will be 60 feet per condition of approval number ten.*

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		12	
Intersection – Internal			6
Intersection – External Street or Stub Terminus			5
Non-Vehicular Path - Unrestricted		1	
Total		13	11
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.18**	

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	86	2 per Dwelling Unit	172				
TOTAL SPACES REQUIRED			172		172		By Condition

NE

Clark County School District:

Proposed 86 Single-Family Residential Lots:					
Student Yield		**Elementary School**		**Middle School**	**High School**
Single-Family Units (343)		86 x 0.196		86 x 0.101	86 x 0.137
Total Additional Students		17		9	12
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Dean Ellen Elementary School	8680 West Hammer Lane	Kindergarten – 5th Grade	595 Students	494 Students	10/07/19
Justice Myron Leavitt Junior High School	4707 Quadrel Street	6th – 8th Grade	1,596 Students	1,585 Students	10/07/19
Centennial High School	10200 Centennial Parkway	9th - 12th Grade	2,541 Students	2,890 Students*	10/07/19

**Centennial High School is over capacity for the 2019-2020 school year. It is 113.73 percent of the program capacity.*

Department of Public Works Traffic Study:

Tentative Map for a Proposed 86-Unit Single Family Residential Development – Washburn Road & Alpine Ridge Way				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	86	9.44	812
AM Peak Hour			0.74	64
PM Peak Hour			0.99	85
Existing Traffic on Nearby Streets				
Ann Road				
Average Daily Traffic (ADT)			2,682	
PM Peak Hour (Heaviest 60 Minutes)			215	
CC 215 Beltway				
Average Daily Traffic (ADT)			31,923	
PM Peak Hour (heaviest 60 minutes)			275	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Ann Road			16,380	
CC 215 Beltway			72,600	

Summary
This project will add approximately 2,058 trips per day on Washburn Road, Alpine Ridge Way, Ann Road and the CC-215 Beltway. Currently, Ann Road is at about 16 percent of capacity and the Beltway is at about 44 percent of capacity. With this project, Ann Road is expected to be at about 21 percent of capacity and the Beltway to be at about 45 percent of capacity. No counts are available for Washburn Road or Alpine Ridge Way in this vicinity, but they are believed to be under capacity.
Based on Peak Hour use, this development will add into the area roughly 85 additional cars, or about three every two minutes.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Six-foot wide landscape buffer adjacent to right-of-way.	Zero-foot wide landscape buffer adjacent to portions of the east property line.	Denial

Las Vegas Valley Water District (LVVWD) Comments:
To comply with LVVWD Service Rules, UDACS and the Fire Code, the number of residential lots and fire department connections requires the development be fed from two different backbone lines of the public water system. The tentative map does not show points of connection to a distribution main. Internal to the subdivision there is a distribution main, within an existing 60-foot wide BLM Grant. LVVWD will not relinquish the BLM Grants. There are above ground facilities along these large diameter mains that need regular maintenance, should be maintained above ground, and through fully paved access roads. LVVWD objects to the placement of watermains through the following and requests that paved access roads are placed instead: CE J. To determine the availability of adequate water resources and point(s) of connection to serve this development, a pre-submittal meeting with Planning and Engineering Services is required prior to civil plan submittal.

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) Ann & 215

Project Name Ann and Hualapai South **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-008 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-CL Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141

E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen

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

E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

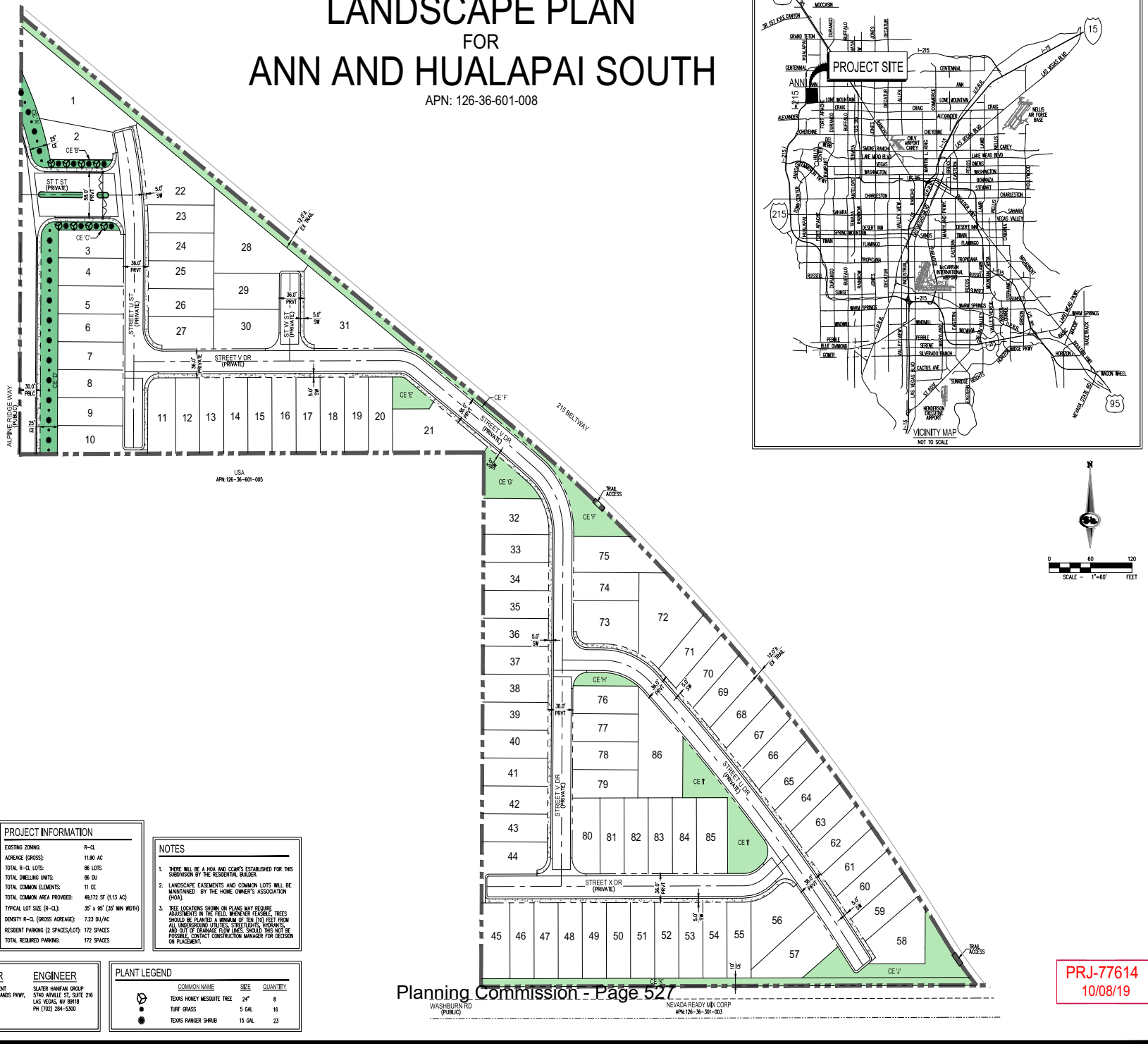
Debi Guma

Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77614
10/08/19

LANDSCAPE PLAN
FOR
ANN AND HUALAPAI SOUTH
APN: 126-36-601-008



LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- LOT LINE
- BACK OF CURB LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- EXISTING PROPERY LINE
- PERIMETER STREET LANDSCAPING
- INTERNAL LANDSCAPING TO BE DETERMINED BY DEVELOPER

PROJECT INFORMATION

EXISTING ZONING:	R-CL
ACREAGE (GROSS):	11.90 AC
TOTAL R-CL LOTS:	86 LOTS
TOTAL DWELLING UNITS:	86 DU
TOTAL COMMON ELEMENTS:	11 CE
TOTAL COMMON AREA PROVIDED:	49,172 SF (1.13 AC)
TYPICAL LOT SIZE (R-CL):	35' x 95' (35' MIN WIDTH)
DENSITY R-CL (GROSS ACREAGE):	7.23 DU/AC
RESIDENT PARKING (2 SPACES/LOT):	172 SPACES
TOTAL REQUIRED PARKING:	172 SPACES

NOTES

1. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
2. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
3. TREE LOCATIONS SHOWN ON PLANS MAY REQUIRE ADJUSTMENTS IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT CONSTRUCTION MANAGER FOR DECISION ON PLACEMENT.

OWNER

UPGROWTH NV PARTNERS, LLC
11411 SOUTHERN HIGHLANDS PKWY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565

DEVELOPER

NINETY FIVE MANAGEMENT
11411 SOUTHERN HIGHLANDS PKWY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565

ENGINEER

SLATER HANIFAN GROUP
5740 ARVILLE ST, SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300

PLANT LEGEND

	COMMON NAME	SIZE	QUANTITY
	TEXAS HONEY MESQUITE TREE	24"	8
	TURF GRASS	5 GAL	16
	TEXAS RANGER SHRUB	15 GAL	23

PRJ-77614
10/08/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI SOUTH

LANDSCAPE PLAN

S16 T19 R59

DATE: 10/07/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS

PROJECT NO.
OLY1801-000

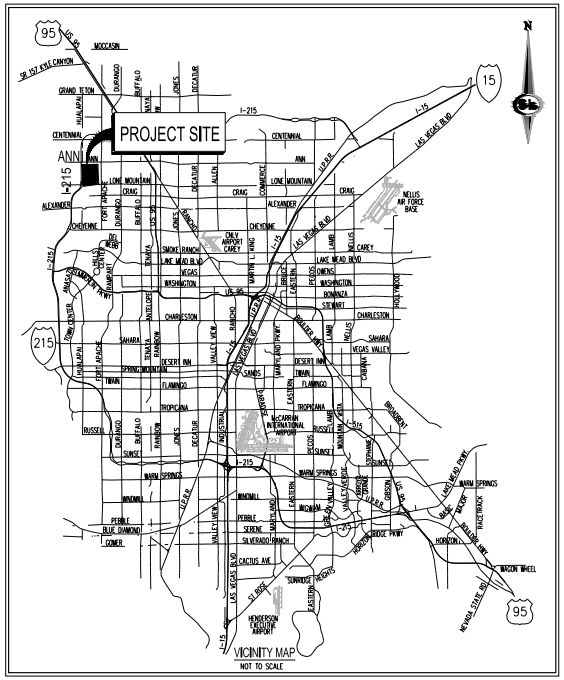
PROFESSIONAL ENGINEER, STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2020
CIVIL
No. 15293

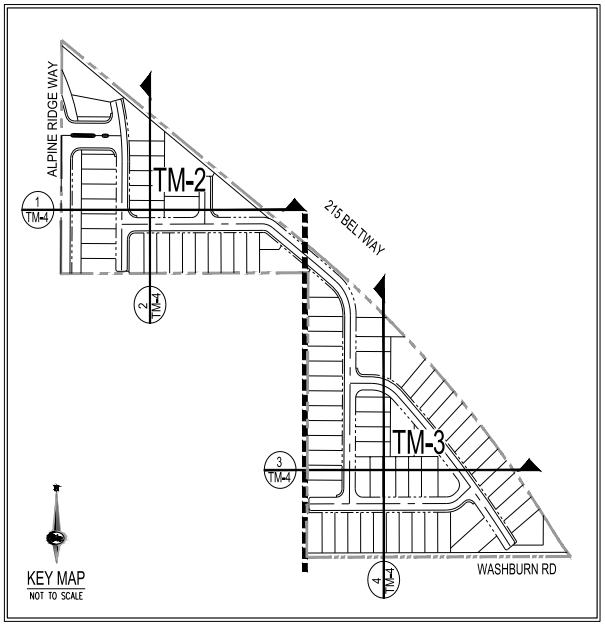
LS-1
SHEET 1 OF 1

J:\Olympia\OLY1801-000 John H\PDS\Land Use\Entitlements\Ann_Hu (for Adrian Rosso)\Ann\OLY1801-000_south landscape plan.dwg 10/7/2019 2:03 PM Chris Somers

TENTATIVE MAP
FOR
ANN AND HUALAPAI SOUTH

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA
APN: 126-36-601-008





CONNECTIVITY RATIO

CONNECTIVITY RATIO = LINKS/NODES = 12/11 = 1.09

LEGAL DESCRIPTION

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

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS 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. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
4. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
5. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA.
7. ALL INTERIOR STREETS ARE PRIVATE.
8. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
9. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 12" WATER LINE FOUND AT EGAN CREST ROAD AND AN EXISTING 8" WATERLINE STUB FOUND AT ANN ROAD AND ALPINE RIDGE WAY.
10. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" SEWER LINE FOUND AT WASHBURN ROAD.
11. THE SITE AND STREET SLOPES ARE LESS THAN 12%.
12. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
13. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
14. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
15. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.

PROJECT INFORMATION

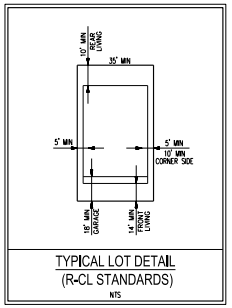
EXISTING ZONING:	R-CL
ACREAGE (GROSS):	11.90 AC
TOTAL R-CL LOTS:	86 LOTS
TOTAL DWELLING UNITS:	86
TOTAL COMMON ELEMENTS:	11
TOTAL COMMON AREA PROVIDED:	49,172 SF (1.13 AC)
TYPICAL LOT SIZE (R-CL):	35' x 95' (35' MIN WIDTH)
DENSITY R-CL (GROSS ACREAGE):	7.23 DU/AC
RESIDENT PARKING (2 SPACES/LOT):	172 SPACES
TOTAL REQUIRED PARKING:	172 SPACES

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

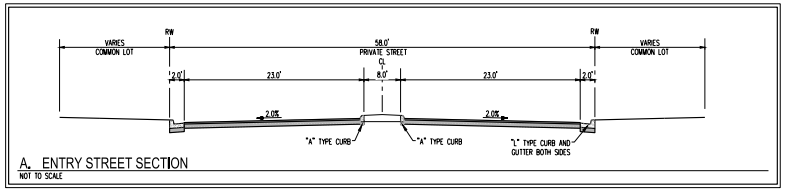
86 UNITS X 250 GPD/UNITS=21,500 GPD
TOTAL AVERAGE CONTRIBUTION=21,500 GPD=0.021500 MGD
TOTAL PEAK FLOW=0.07575 MGD X 4.278 (PEAK FACTOR)=0.092 MGD

UTILITY SERVICES BY

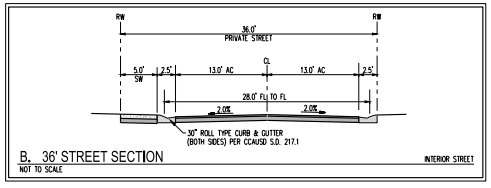
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY



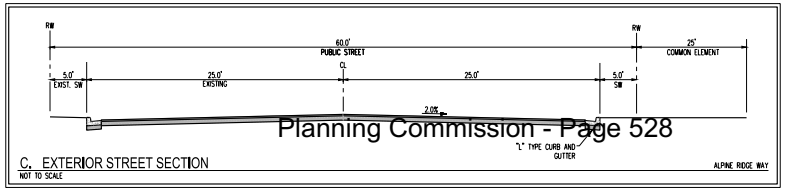
TYPICAL LOT DETAIL
(R-CL STANDARDS)
NTS



A. ENTRY STREET SECTION
NOT TO SCALE



B. 36' STREET SECTION
NOT TO SCALE
INTERIOR STREET



C. EXTERIOR STREET SECTION
NOT TO SCALE
ALPINE RIDGE WAY

OWNER	DEVELOPER	ENGINEER
UPGROWTH NV PARTNERS, LLC 11411 SOUTHERN HIGHLANDS PKWY, SUITE 300 LAS VEGAS, NV 89141 PH (702) 220-6565	NINETY FIVE MANAGEMENT 11411 SOUTHERN HIGHLANDS PKWY, SUITE 300 LAS VEGAS, NV 89141 PH (702) 220-6565	SLATER HANIFAN GROUP 5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118 PH (702) 284-5300

PRJ-77614
10/08/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI SOUTH
TENTATIVE MAP

S16 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER — STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2020
CIVIL
No. 15292

TM-1
SHEET 1 OF 5

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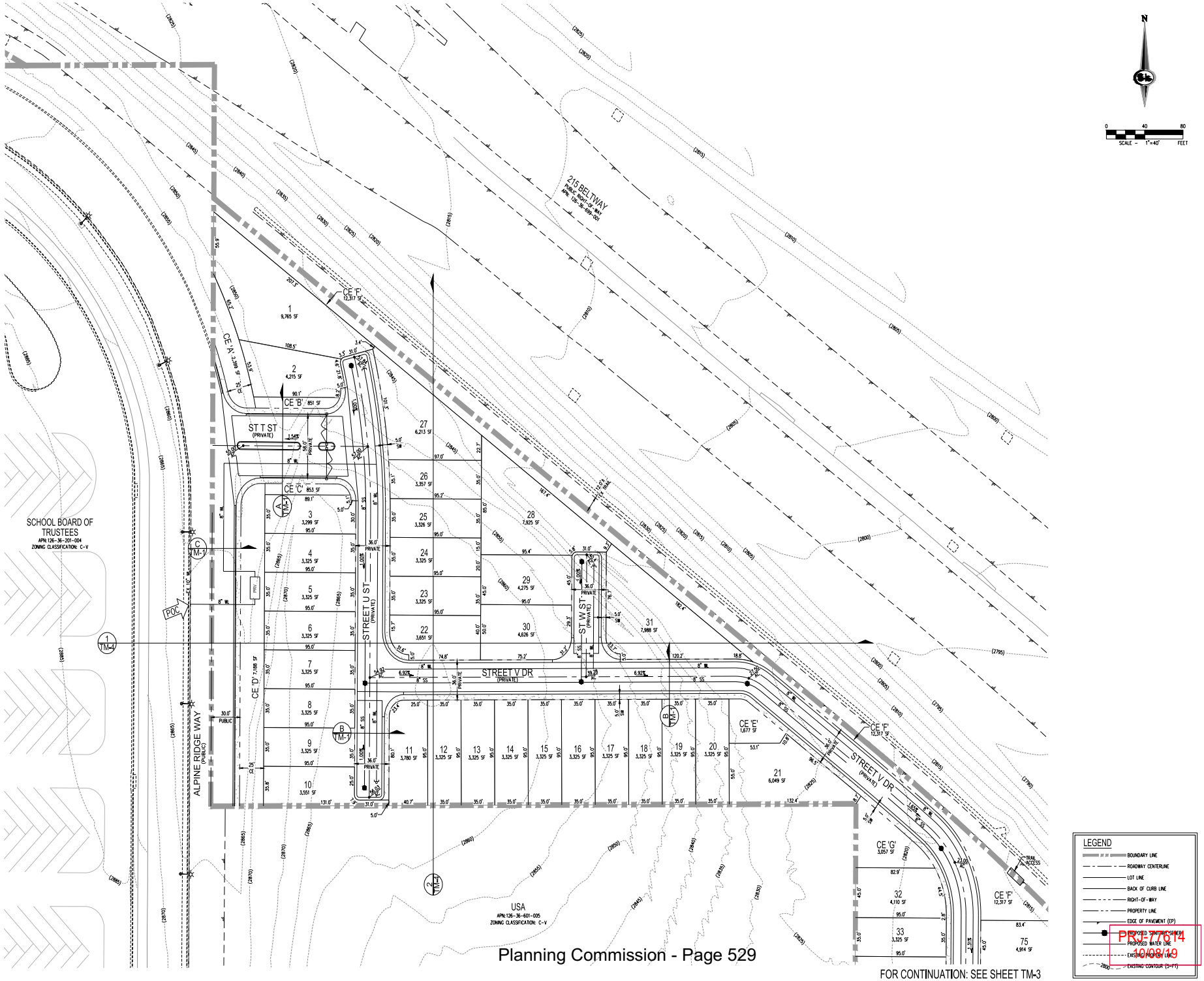

FOR CONTINUATION: SEE SHEET TM-3

PRJ-77614
10/08/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI SOUTH

TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO. OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2020
CIVIL
No. 15292

TM-2
SHEET 2 OF 5

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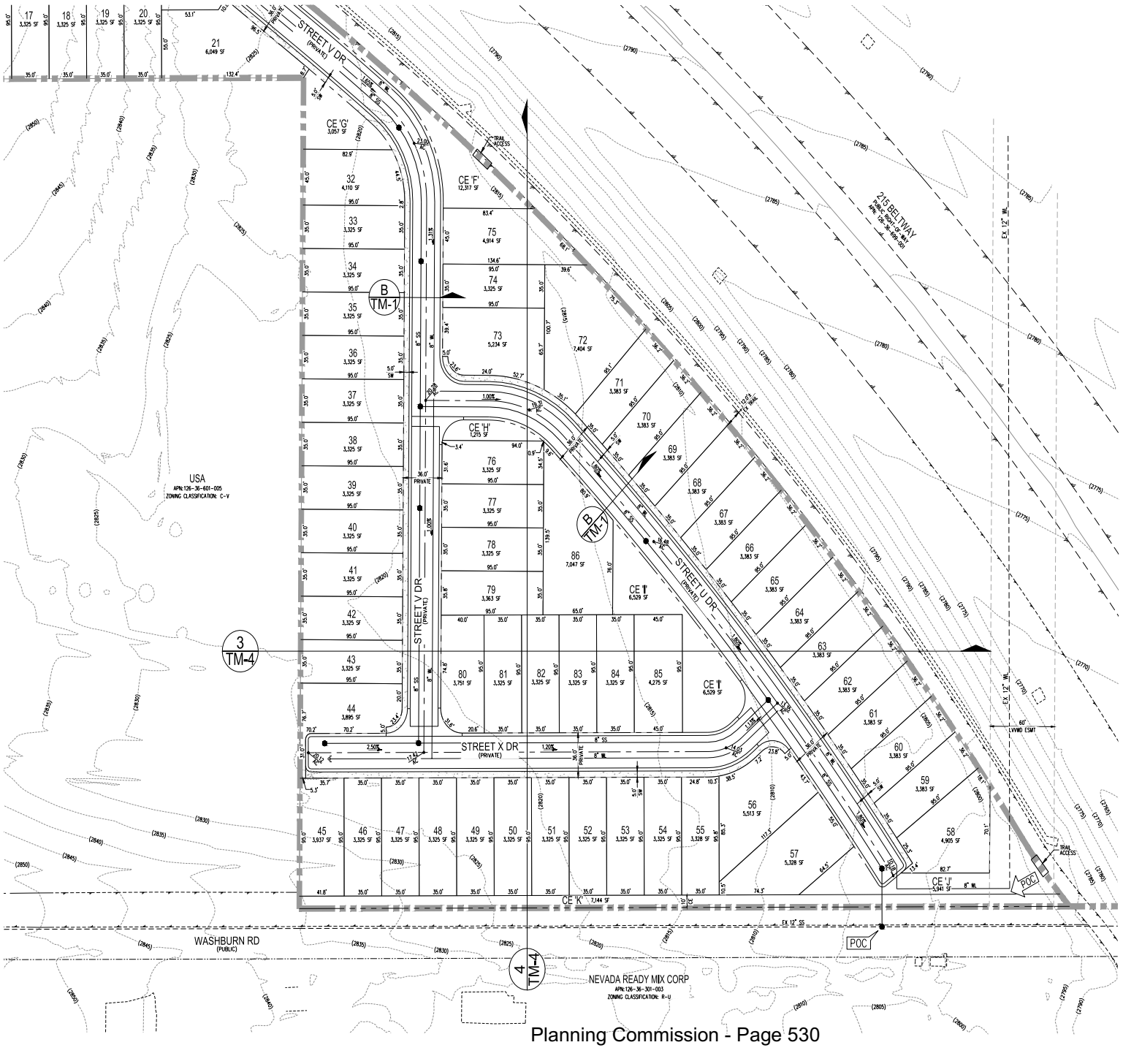
FOR CONTINUATION: SEE SHEET TM-2



LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- LOT LINE
- BACK OF CURB LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING PROPERTY LINE
- EXISTING CONTOUR (5-FT)

PRJ-77614
10/08/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI SOUTH

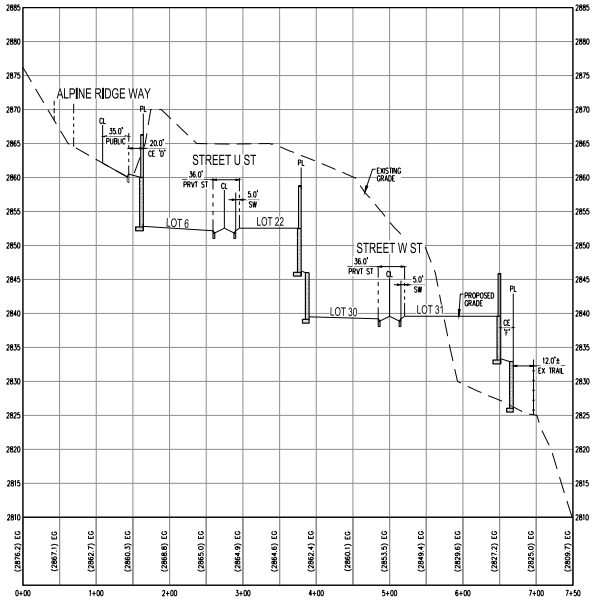
TENTATIVE MAP

S36 T19 R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO. OLY1801-000

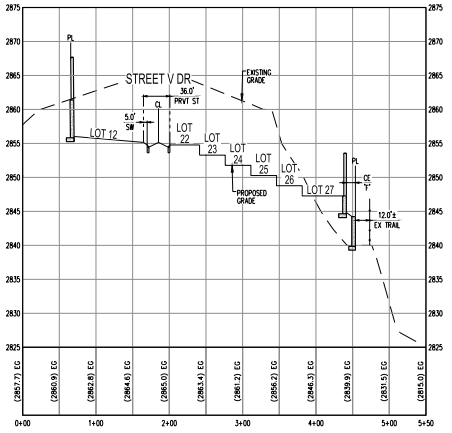
PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2020
CIVIL
No. 15292

TM-3
SHEET 3 OF 5



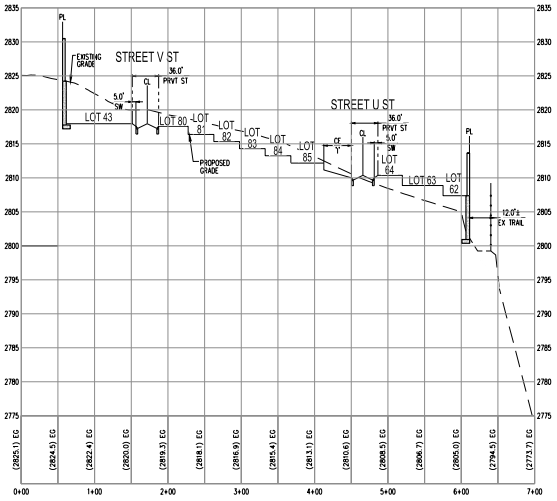
1. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



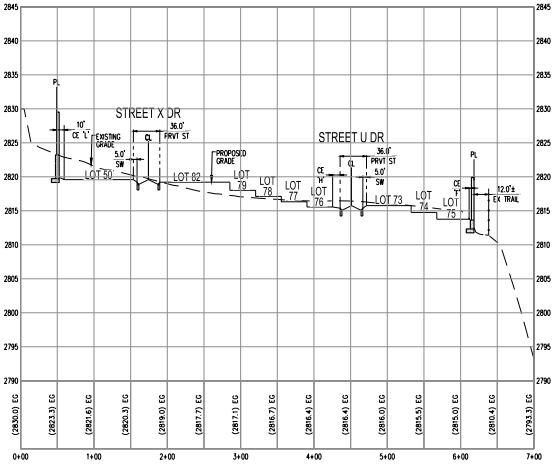
2. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



3. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



4. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

PRJ-77614
10/08/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI SOUTH
TENTATIVE MAP

S36
T19
R59

DATE: 10/03/19
DRAFTER: CFS
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2020
CIVIL
No. 15292

TM-4
SHEET 4 OF 5

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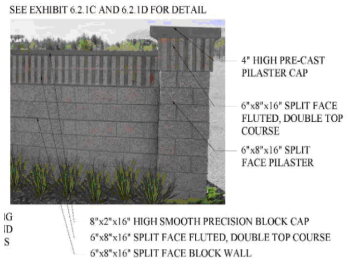
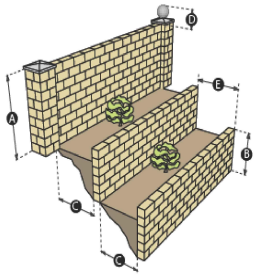
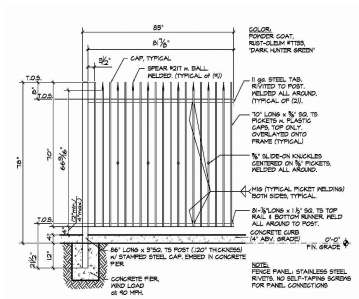
SUBDIVISION PERIMETER WALL AND PILASTER
(ABUTTING STREETS AND COMMON AREAS)

SEE EXHIBIT 6.2.1C AND 6.2.1D FOR DETAIL



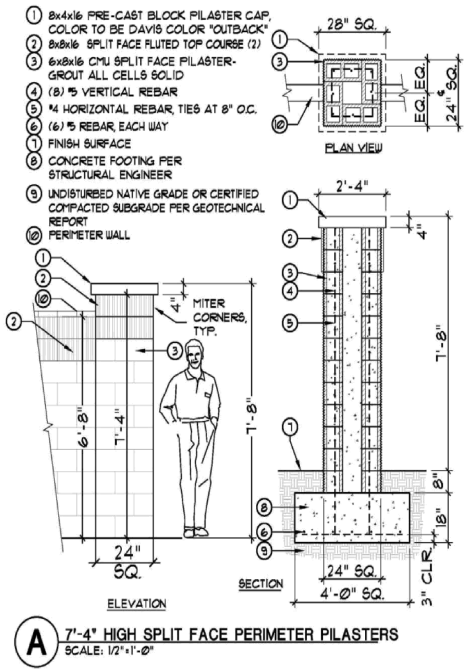
SEE DESIGN STANDARDS	
A. Maximum Primary wall Height	6' -12' EXTERIOR 6'-14' INTERIOR 8' RETAINING WALL INTERIOR
B. Maximum Secondary wall Height	4 FEET
C. Minimum spacing between wall sections - Inside Dimensions	4 FEET
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 FEET





Typical Fence Panel

N.T.S



A 7'-4" HIGH SPLIT FACE PERIMETER PILASTERS
SCALE: 1/2"=1'-0"

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV PARTNERS, LLC

ANN AND HUALAPAI SOUTH

TENTATIVE MAP

S36 T19 R59

DATE: 09/30/19

DRAFTER: CFS

DESIGNER: LBN

CHECKED: STS

PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2020
CIVIL
No. 15292

TM-5
SHEET 5 OF 5

PRJ-77614
10/08/19

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VAR-77693 [PRJ-77614] - VARIANCE RELATED TO TMP-77694 - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC

SOUTHWEST SIDE OF CLARK COUNTY 215, BOUNDED BY WASHBURN ROAD, ALPINE RIDGE WAY AND CLARK COUNTY 215

10/17/2019



VAR-77693 [PRJ-77614] - VARIANCE RELATED TO TMP-77694 - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC
SOUTHWEST SIDE OF CLARK COUNTY 215, BOUNDED BY WASHBURN ROAD, ALPINE RIDGE WAY AND CLARK COUNTY 215

10/17/2019

OLY1801.000

October 4, 2019
City of Las Vegas Development Services
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Ann and Hualapai South – APN # 126-36-601-008 Justification Letter for a Tentative Map and Variance

To Whom it May Concern:

Slater Hanifan Group, on behalf of our client, Upgrowth NV, LLC (Olympia Group), respectfully submit this justification letter to request Tentative Map and Variance approvals. This project is generally located south and west of Clark County 215, north of Washburn Road and east of Alpine Ridge Way.

Tentative Map Justification

This map submittal is in conformance with previous entitlement submittals GPA-73577, GPA-73578 and ZON-73579 [PRJ-73471]. This is a very large site and there will be 1 lot size that corresponds with the approved zoning application listed above. Please see the attached Tentative Map where these sizes are depicted. We feel that these lot sizes are within the requirements of the approved zoning classifications and will provide for a successful community.

Please note that this community will fall under the new fire sprinkler requirements that were recently approved by the City of Las Vegas. These requirements allow for narrowed street sections for gated communities (see item 4 of the Residential Sprinkler Memorandum of Understanding that was signed by Scott Adams on 02-12-18). This project will be utilizing the street sections as discussed in this memorandum.

Variance Requests and Justifications

Please see below for a list of Variances and their justifications. This site has several development constraints that should be taken into consideration including: steep slope, an irregularly shaped parcel, and the site is adjacent to the 215 Beltway. All of these constraints cause issues when it comes to a residential lot layout and should be considered when reviewing the Variances. The requests below are from CLV code section 19.04.

1. **Item #1 - Connectivity.** We have calculated the connectivity index based on our layout. The index is 1.1 where 1.3 is required. Please see above for justifications for this Variance.

2. **Item #2 - Stub Streets**. The site plan shows several stub streets which are not allowed without an approved Variance. With the constraints listed above we believe that these stub streets are warranted and will provide for a quality community. Please note that all of the stub streets are less than 125' in length and will be a full width of 31' from BC to BC which equals 28' from FL to FL.

PRJ-77614
10/08/19

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
Slater Hanifan Group



S. Tracy Stratton
Senior Project Manager

PRJ-77614
10/08/19

5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | shg-inc.com | westwoodps.com

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
64

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

SUBJECT:
TMP-77694 - TENTATIVE MAP RELATED TO VAR-77693 - ANN AND HUALAPAI SOUTH - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Tentative Map FOR AN 86-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77614]. Staff recommends DENIAL.

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. School Development Tracking Form Submitted by Clark County School District
4. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ann & 215

Project Name Ann and Hualapai South **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-008 **Ward #**

General Plan: Existing RNP, R, ML Proposed **Zoning:** Existing R-CL Proposed

Additional Information

Property Owner Upgrowth NV Partners, LLC Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Applicant Olympia Companies Contact Ben Morris
Address 11411 Southern Highlands Parkway, Suite 300 City Las Vegas State NV Zip 89141
E-mail bmorris@olympiacompanies.com Phone 702 220-6565

Representative Slater Hanifan Group a Westwood Team Contact Chelsea Jensen
Address 5740 S Arville Street, Suite 216 City Las Vegas State NV Zip 89118
E-mail lvproc@westwoodps.com Phone 702 284-5300

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Marc A Boldue

Subscribed and sworn before me

This 27 day of August, 20 19

Debi Guma
Notary Public in and for said County and State

DEBI GUMA
Notary Public, State of Nevada
No. 98-3016-1
My Appt. Exp. Jan. 10, 2022

PRJ-77614
10/08/19

DEPARTMENT OF PLANNING

DATE:

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

RE: **PROJECT NAME** Ann and Hualapai South
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Upgrowth NV Partners, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Alysha Harris at (702)-284-5300. Thank you.

Sincerely,

(Signature)

Marc A Boldure
(Print)

Subscribed and sworn before me

This 7th day of October, 20 19.

Kayla Gilbert
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KAYLA GILBERT
Appt. No. 18-3754-1
My Appt. Expires Aug. 31, 2022

PRJ-77614
10/08/19

ANN AND HUALAPAI SOUTH

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.
- N/A ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☒ 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☒ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- N/A ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-77614
10/08/19

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

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

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

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

B. Supplemental Information

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

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

☐ N/A 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

☑ 3. Any proposed deviations from City standards.

☐ N/A 4. A copy of the deed for the property, if required.

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

☐ N/A 6. A compatible digital format copy of the tentative map.

☐ N/A 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: Roger Bailey

Department of Public Works Signature: Roger Bailey

Date: 9/24/19

PRJ-77614
10/08/19

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

School Development Tracking Form

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

Date Filed 10/22/2019 **Application Number** TMP-77694 **Entity** LV

Company Name Upgrowth NV Partners, LLC

Contact Name

Contact Mailing Address

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

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

Project Name Ann & 215

Project Description 86 single family residential lots

APN's 126-36-601-008

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	86	x 0.196 =	17	x 0.101 =	9	x 0.137 =	12
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			17		9		12

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Dean Allen ES	8680 W. Hammer Ln.	K-5	595	494	10/07/19
Justice Myron Leavitt MS	4707 Quadrel St.	6-8	1,596	1,585	10/07/19
Centennial HS	10200 Centennial Pkwy	9-12	2,541	2,890	10/07/19

*** CCSD Comments** Centennial HS is over capacity for the 2019-20 school year. It is 113.73% of program capacity.

☐ Approved ☐ Disapproved

TMP 77694
Olympia Companies

NEC Washburn Road & Alpine Ridge Way

Proposed 86 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	86	9.44	**812**
AM Peak Hour			0.74	**64**
PM Peak Hour			0.99	**85**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Ann Road

Average Daily Traffic (ADT)	2,682
PM Peak Hour	215

(heaviest 60 minutes)

CC 215 Beltway

Average Daily Traffic (ADT)	31,923
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Ann Road	16,380
CC 215 Beltway	72,600

This project will add approximately 2,058 trips per day on Washburn Rd., Alpine Ridge Wy., Ann Rd., and the CC-215 Beltway. Currently, Ann is at about 16 percent of capacity and the Beltway is at about 44 percent of capacity. With this project, Ann is expected to be at about 21 percent of capacity and the Beltway to be at about 45 percent of capacity. No counts are available for Washburn or Alpine Ridge in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 85 additional cars, or about three every two minutes.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
65

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

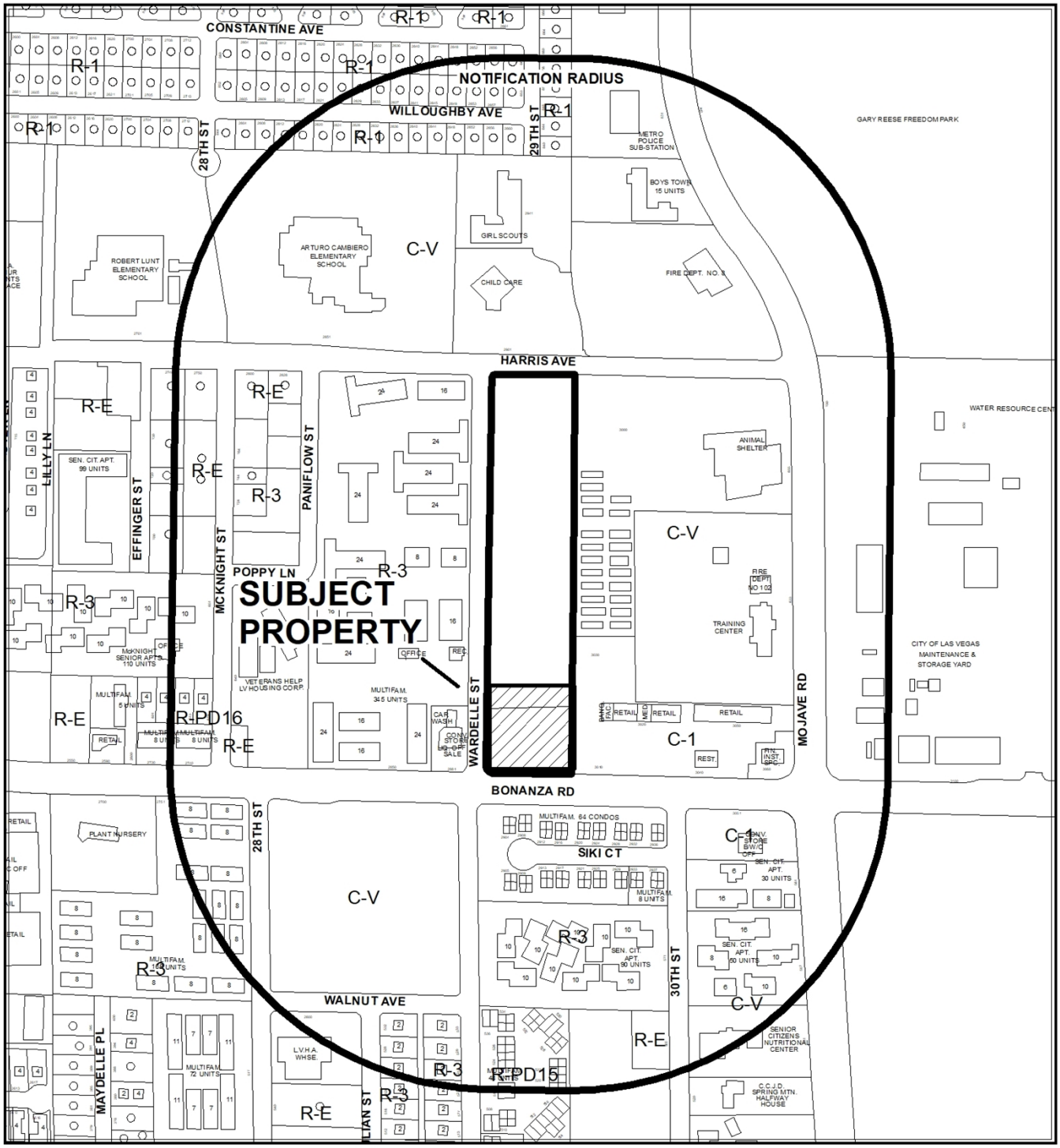
SUBJECT:
VAR-77699 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY - For possible action on a request for a Variance TO ALLOW 47 PARKING SPACES WHERE 65 ARE REQUIRED on 1.40 acres at the northeast corner of Bonanza Avenue and Wardelle Street (APN 139-25-405-012 and a portion of 011), C-V (Civic) and R-3 (Medium Density Residential) Zones, Ward 3 (Diaz) [PRJ-77546]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77699 and SDR-77700 [PRJ-77546]
2. Conditions and Staff Report - VAR-77699 and SDR-77700 [PRJ-77546]
3. Supporting Documentation - VAR-77699 and SDR-77700 [PRJ-77546]
4. Photo(s) - VAR-77699 and SDR-77700 [PRJ-77546]
5. Justification Letter - VAR-77699 and SDR-77700 [PRJ-77546]
6. Submitted after Final Agenda – Documentation Not Vetted – Support Comment Form for VAR-77699 and SDR-77700 [PRJ-77546]



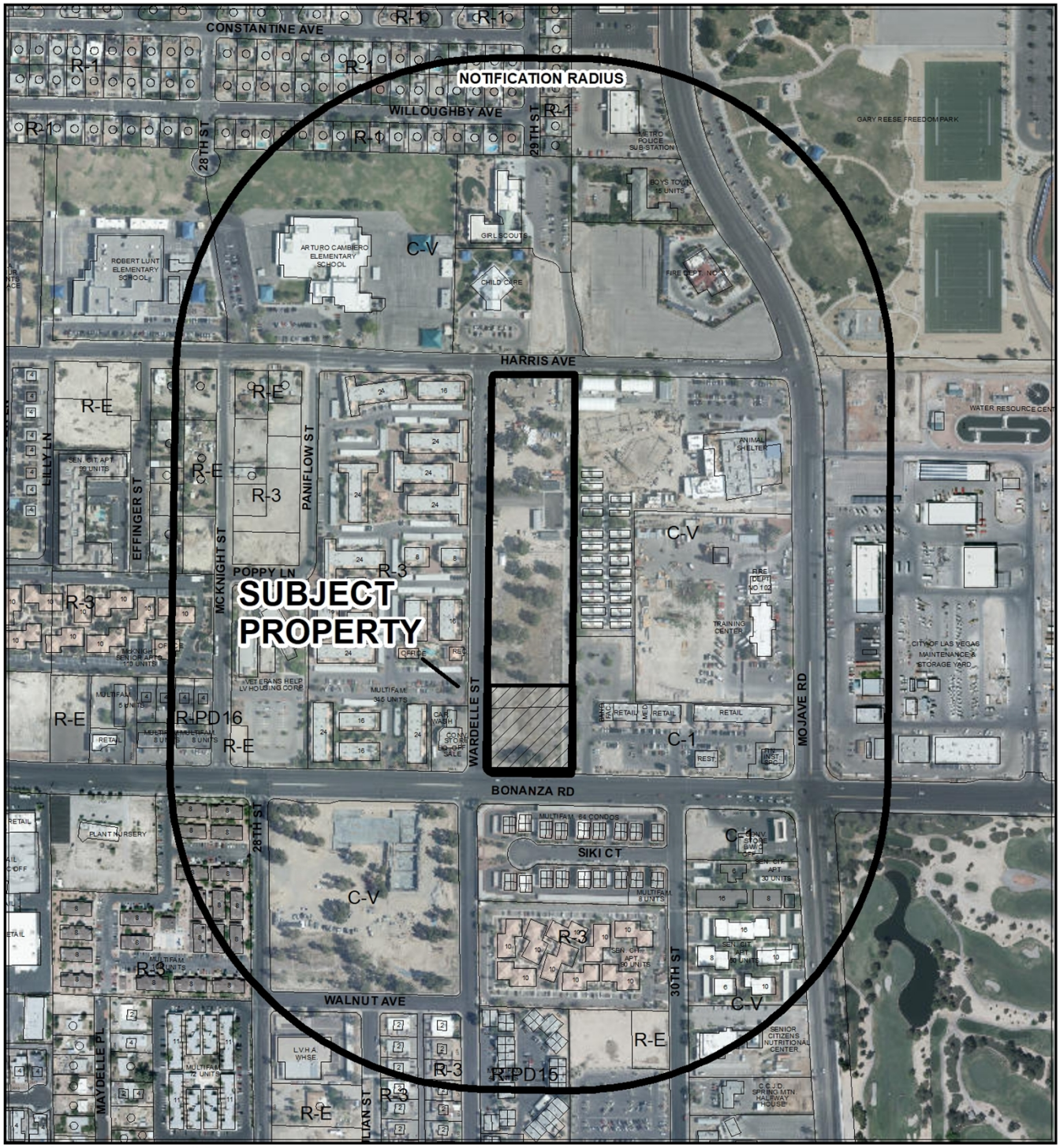
0 362.5 725 Feet

CASE: **VAR-77699, SDR-77700 (PRJ-77546)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 362.5 725 Feet

CASE: **VAR-77699, SDR-77700 (PRJ-77546)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77699	Staff recommends DENIAL, if approved subject to conditions:	
SDR-77700	Staff recommends DENIAL, if approved subject to conditions:	VAR-77699

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 42

NOTICES MAILED 213 - VAR-77699 and SDR-77700

PROTESTS 0 - VAR-77699 and SDR-77700

APPROVALS 0 - VAR-77699 and SDR-77700

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** CONDITIONS **

VAR-77699 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77700) shall be required, if approved.

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

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

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

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

SDR-77700 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77699) 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 10/09/19, except as amended by conditions herein.

FS

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

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

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

7. 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.

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

Public Works

9. Correct all American's with Disabilities Act (ADA) deficiencies and remove all unused driveway cuts on the sidewalk adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

10. Concurrent with development, connect to public sewer in Bonanza Road.

11. Prior to the submittal of any construction drawings, coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to discuss grading and pre-treatment requirements for any proposed outdoor water play features which connect to the sanitary sewer.

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

13. Unless otherwise allowed by the City Engineer, submit a License Agreement for landscaping and private improvements in the Bonanza Road public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a proposed 14,500 square-foot individual care center and a 3,700 square-foot clinic located at the northeast corner of Wardelle Road and Bonanza Road.

ISSUES

- The applicant has proposed 47 parking spaces where 65 are required, and a Variance has been requested to provide relief from this requirement. Staff recommends denial of the request.
- The applicant has requested a Site Development Plan Review for a 15,500 square-foot Individual Care Center and a 3,700 square-foot Clinic. Staff recommends denial of the request.
- The 15,500 square-foot individual care center will be utilized as a Pre-K facility that will accommodate up to 200 students between the ages of two and five years old.
- The 3,700 square-foot clinic will be open to the public, but students and family members of the individual care center will receive preference at the facility.
- The subject site includes a 4,726 square-foot ground lease from the Southern Nevada Regional Housing Authority adjacent to the north property line.

ANALYSIS

The subject site is zoned C-V (Civic) and R-3 (Medium Density Residential). The City of Las Vegas has obtained a 4,726 square-foot ground lease from the Southern Nevada Regional Housing Authority extending 19 feet to the north of the northern property line. This ground lease results in the subject site being split zoned C-V (Civic) and R-3 (Medium Density Residential). The northern 19 feet of the subject site is zoned R-3 (Medium Density Residential), which is acceptable as the lease area only contains parking and landscaping, which is permissible within the R-3 (Medium Density Residential) zoning district. The remainder of the subject site is zoned C-V (Civic).

The C-V zoned portion of the subject site is not located adjacent to any single-family residential zoning districts, therefore the site is not subject to the height standards of Title 19.06.060, the landscape buffer standards of Title 19.08.040(F) and Title 19.08.050, and the parking design standards of Title 19.08.110. Aside from the development standards specified within Title 19.10.020, and the parking standards contained within Title 19.12, the site development standards are established in conjunction with the Site Development Plan Review.

The subject site receives access via a drive from Bonanza Road and a drive from Wardelle Street. The justification letter states that the individual care facility will accommodate up to 200 students and 25 employees. If approved, the facility will be included with the City's Strong Start Academy program. The Individual Care Facility, in conjunction with the 3,700 square-foot Clinic, requires 65 parking spaces; however, only 47 spaces are being provided. This constitutes a deviation of 28 percent from Title 19 standards. The applicant has requested a companion Variance (VAR-77699) to provide relief from this requirement.

Title 19.10.020 requires that buildings be located at the established setback line adjacent to street frontages, and that pedestrian plazas are provided in locations of high pedestrian traffic. All buildings are located at the street frontage, and a plaza is being provided at the main entrance of the building. The parking areas are located towards the rear and interior side yard of the property, and are located away from the street frontage as required by Title 19.10.020. The children play area is located within a courtyard area enclosed by the two proposed buildings. Secure entry points will provide access to the classrooms, playground, and other interior areas of the facility. The justification letter states that the building will be constructed to LEED silver standards.

The building elevations depict a single-story structure with a varying roofline between 16 and 24 feet in height, and an exterior consisting of clear glazing, aluminum storefront assembly, CMU, and metal panels. The elevations depict a 37-foot tall cooling tower within the interior courtyard area. The proposed building materials of all structures are harmonious and compatible with development in the area.

The site is not subject to the landscape and buffer standards contained in Title 19.08; however, the applicant has provided extensive on-site landscaping. The landscape plan depicts a five-foot landscape buffer adjacent to the east and west property lines, and a 10-foot buffer along the south property line. The west and south landscape buffer areas will be planted with 24-inch box Texas Mountain Laurels and Chaste Trees and various one and five-gallon shrubs. The east landscape buffer is within a 20-foot sewer easement, which restricts the maximum mature height of landscaping to 24 inches. Within this buffer area, various one-gallon shrubs have been proposed to improve aesthetics while still abiding by the height restriction within the easement. Interior to the site, there are eight parking area trees, and additional one and five-gallon shrubs adjacent to the building face. One-gallon shrubs are provided within the two parking lot landscape islands encumbered by the sewer easement.

A five-foot perimeter landscape buffer will be provided within the ground lease area adjacent to the north property line, which will consist of decorative rock only. During construction of the adjacent multi-family residential development to the north, the installation of a six-foot landscape buffer with perimeter trees will be provided at this location.

The proposed individual care facility and family clinic provides much needed services within this area of the City. The proposed development is compatible and consistent with development in the area, and is appropriate for this location; however, the applicant has created a self-imposed hardship by not providing the required amount of on-site parking specified by Title 19.12. As such, Staff recommends denial of the request.

FINDINGS (VAR-77699)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by overbuilding the site. The reduction of the building footprint would allow conformance to the Title 19 parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-77699)

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 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;**

   The site does not meet the minimum parking requirement identified in Title 19.12, and a companion Variance has been requested to provide relief from this requirement. The development meets all other applicable city plans, polices, and standards.

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

   The site will receive access from Wardelle Road and Bonanza Road, and site access and circulation does 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 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;**

   The building elevations are not unsightly or obnoxious in appearance, 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.**

   Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
11/13/18	The Planning Commission approved a Special Use Permit (SUP-74647) for an alternative parking analysis for a proposed multi-family development. Staff had recommended approval.
11/13/18	The Planning Commission approved a Site Development Plan Review (SDR-74649) for a 64-unit multi-family residential development. Staff had recommended approval.
03/26/19	A two-lot parcel map (PMP-74870) was recorded for the subject site.
10/29/19	Staff administratively approved a Minor Amendment to an approved Site Development Plan Review (SDR-76627) for a 64-unit multi-family residential development to revise the site configuration and update building elevations.

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

Pre-Application Meeting	
9/24/19	A pre-application meeting was held to discuss general submittal requirements. The parking deficiency was discussed as well as the preference for an alternative parking analysis Special Use Permit rather than Variance application. The multi-family leaseback area was discussed, as well as the acknowledgement that landscaping would be limited along the east property line due to various easements and infrastructure.

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

Field Check	
10/03/19	The subject site is undeveloped.

Details of Application Request	
Site Area	
Net Acres	1.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities) M (Medium Density Residential)	C (Civic) R-3 (Medium Density Residential)
North	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	General Retail Store, other than listed	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	General Retail Store, other than listed Restaurant Banquet Facility Financial Institution, Specified	SC (Service Commercial)	C-1 (Limited Commercial)

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

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DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	56,238 SF	Y
Min. Lot Width	N/A	270 Feet	Y
Min. Setbacks			
• Front	N/A	10 Feet	Y
• Side	N/A	65 Feet	Y
• Corner	N/A	5 Feet	Y
• Rear	N/A	60 Feet	Y
Max. Lot Coverage	N/A	30 %	Y
Max. Building Height	N/A	37 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.10, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:	N/A	N/A		
• North	N/A	N/A	0 Trees	Y
• South	N/A	N/A	8 Trees	Y
• East	N/A	N/A	0 Trees	Y
• West			6 Trees	Y
TOTAL PERIMETER TREES		**N/A**	**14 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	N/A	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width	N/A			
• North	N/A		5 Feet	Y
• South	N/A		10 Feet	Y
• East	N/A		5 Feet	Y
• West			5 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Planned Streets and Highways Map	100	Y
Wardelle Road	Local Street	Title 13	60	Y

Pursuant to Title 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	
Individual Care Facility	25 Employees 200 Students	1 per employee 1 per 10 children	45				
Clinic	3,700	1:200 SF	19				
TOTAL SPACES REQUIRED			62		45		N*
Regular and Handicap Spaces Required			3		2		N*
Percent Deviation			28%				

*A companion Variance (VAR-77699) has been requested to provide relief from this requirement.

Las Vegas Valley Water District (LVVWD) Comments:
This parcel is currently served for domestic use, however, civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability for the proposed use.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) NEC of Bonanza Rd & Wardelle St

Project Name Las Vegas Strong Start Academy **Proposed Use** Individual Care Fac & Offic Clinic

Assessor's Parcel #(s) 139-25-405-012 and a portion of 139-25-405-011 **Ward #** 3 Diaz

General Plan: Existing PF Proposed PF **Zoning:** Existing C-V, R-3 Proposed C-V, R-3

Additional Information

Property Owner Southern Nevada Housing Authority Contact Frank Stafford

Address 340 N. 11th St City Las Vegas State NV Zip 89101

E-mail fstafford@snvrha.org Phone 702.477.3157

Applicant City of Las Vegas Contact Shelly Hayden

Address 333 Rancho Dr City Las Vegas State NV Zip 89106

E-mail shayden@LasVegasNevada.GOV Phone 702.229.3429

Representative Simpson Coulter Studio Contact Carson Nolan

Address 151 Warm Springs City Las Vegas State NV Zip 89119

E-mail cnolan@simpsoncoulter.com Phone 702.435.1150

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 Teresa M Boyce

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 —

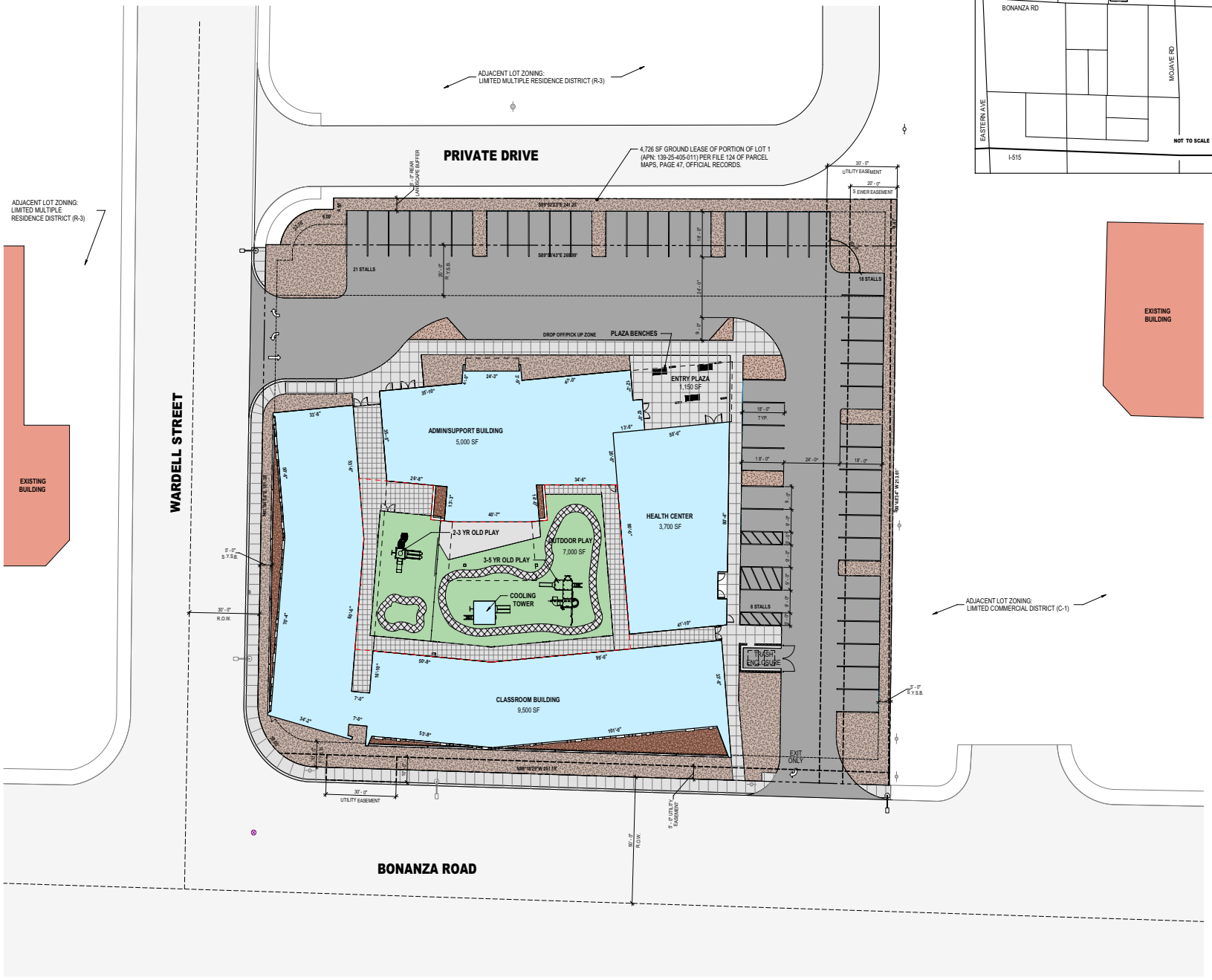
This 8th day of October, 20 19

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

PRJ-77546
10/09/19



SITE ANALYSIS

DEVELOPMENT SUMMARY:
ON A VACANT SITE, CONSTRUCT TWO TENANT SPACES FOR A 14,500 SF PRE-K CENTER AND A 3,700 SF HEALTH CENTER TOTALING 18,200 SF. THE SITE DEVELOPMENT FEATURES WILL INCLUDE AN ENCLOSED 7,000 SF OUTDOOR PLAY AREA, 1,150 SF ENTRY PLAZA, AND LANDSCAPED PARKING.

SITE INFORMATION:

APN:	139-25-405-012 139-25-405-011 (PORTION OF PROPERTY)
ADDRESS:	700 WARDELLE ST LAS VEGAS, NV 89101
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	CV (CIVIC)
SITE ACREAGE:	1.4 ACRES

PARKING:	REQUIRED	PROVIDED
CHILDCARE FACILITY	45	27
HEALTH CENTER	20	20
TOTAL		47
HANDICAP SPACES (UP TO 50 STALLS, 2 REQUIRED)	2	2

SETBACKS:	REQUIRED	PROVIDED
FRONT	10	10
CORNER SIDE	5	5
BACK	5	5
SIDE	20	20

*SETBACKS DEFINED BY DEVELOPMENT PLAN, BASED ON (R-3)

LANDSCAPE BUFFER**:	REQUIRED	PROVIDED
FRONT	*	10
CORNER SIDE	*	5
BACK	*	5
SIDE	*	5

**LANDSCAPE BUFFER AS DEFINED BY DEVELOPMENT PLAN, BASED ON LESS RESTRICTIVE SETBACKS OF (R-3)

DEVELOPMENT STATISTICS:

BUILDINGS:	ADMIN BUILDING	5,000 SF
	CLASSROOM BUILDING	9,500 SF
	HEALTH CENTER	3,700 SF
	TOTAL	18,200 SF
SITE COVERAGE:	139-25-405-012	56,526 SF
	139-25-405-011 (PORTION)	4,726 SF
	TOTAL	61,252 SF

FLOOR AREA RATIO: 18,200 SF / 61,252 SF = 30 %

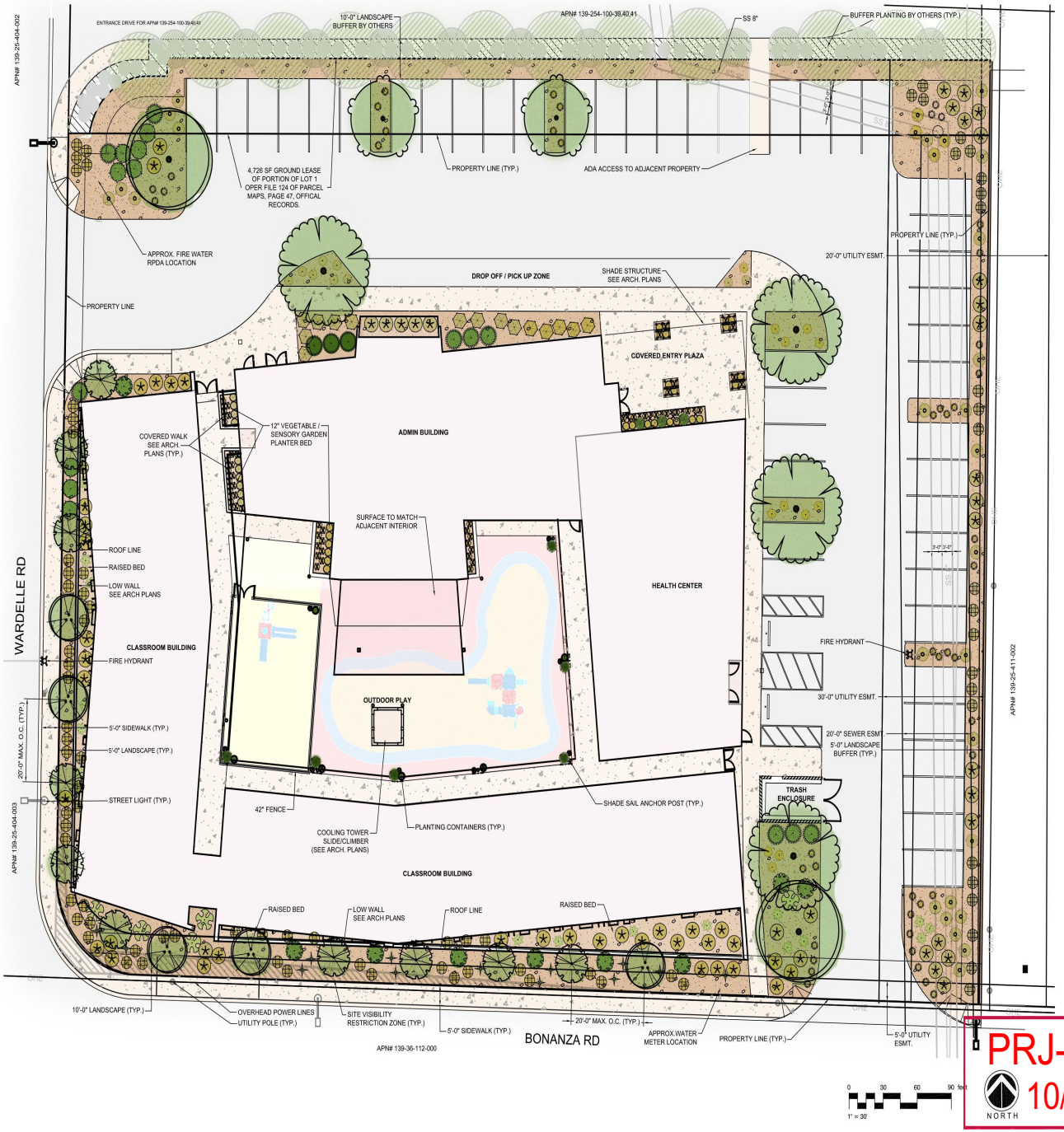
SITE PLAN

CITY OF LAS VEGAS
STRONG START ACADEMY
ENTITLEMENTS SUBMITTAL
10/07/2019

PRJ-77546
10/09/19

SC STUDIO

1 PRELIMINARY SITE PLAN
SCALE: 1/16" = 1'-0"



PLANT SCHEDULE

ALL PLANT MATERIAL SHALL MEET OR EXCEED THE ARIZONA NURSERY ASSOCIATION'S TREE SPECIFICATIONS.

SYMBOL	TREES	SIZE	QTY
	ACACIA STENOPHYLLA SHOESTRING ACACIA STANDARD	24"BOX	2
	PISTACIA CHINENSIS 'SARAH'S RADIANCE' TM CHINESE PISTACHE STANDARD	24"BOX	2
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	24"BOX	5
	ULMUS PARVIFOLIA 'LACEBARK ELM' CHINESE ELM TREE STANDARD	24"BOX	4
	VITEX AGNUS-CASTUS CHASTE TREE STANDARD	24"BOX	10

SYMBOL	SHRUBS	SIZE	QTY
	AUCUBA JAPONICA 'GOLD DUST' GOLD DUST AUCUBA	5 GAL	9
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	9
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS RANGER	5 GAL	8
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	5 GAL	30
	SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL	12

SYMBOL	AGAVES, CACTI & YUCCAS	SIZE	QTY
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	5 GAL	16
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	13
	YUCCA RECURVIFOLIA WEEPING YUCCA	5 GAL	5

SYMBOL	GROUNDCOVERS	SIZE	QTY
	AJUGA REPTANS CARPET BUGLE	5 GAL	19
	ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS	5 GAL	53
	CHRYSACTINIA MEXICANA DAMIANITA	5 GAL	47
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	1 GAL	65
	LANTANA MONTEVIDENSIS 'PURPLE' PURPLE TRAILING LANTANA	1 GAL	15
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' DWARF MOCK ORANGE	5 GAL	36
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	63
	TEUCRIUM CHAMAEDRYS GERMANDER	5 GAL	21
	TRADESCANTIA PALLIDA 'PURPLE HEART' PURPLE QUEEN SPIDERWORT	1 GAL	32

MATERIALS

SYMBOL	DECORATIVE ROCK DESCRIPTION	QTY
	1/4" MINUS DECOMPOSED GRANITE 2" DEPTH COLOR: APACHE BROWN	2,201 SF
	2 TO 4" GRANITE COBBLE, 4" DEPTH COLOR: APACHE BROWN	8,393 SF

PLANTING NOTES

1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-0" FROM STREET LIGHTS AS NECESSARY.
2. ALL TREES WITHIN 5'-0" OF PERIMETER WALLS, SIDEWALKS, STREETS, OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT GUARD AND A DEEP ROOT IRRIGATION SYSTEM.
3. IN SIGHT VISIBILITY ZONES (SVZ), THE LANDSCAPE IS DESIGNED TO MEET CLARK COUNTY STANDARD DRAWING NO. 201.2 AND H.M.C. 19.7.4.J.4(C).

LANDSCAPE SITE CALCULATIONS

TOTAL LANDSCAPE AREA: 10,670 S.F.

THERE ARE NO TURF AREAS

PARKING LOT REQUIREMENTS:

[PER 30.64-14(H) PERIMETER TREES COUNT TOWARD PARKING TREE REQ.]

PARKING SPACES PROVIDED: 47
TREES REQUIRED: 12
TREES PROVIDED: 6 [UTILITY EASEMENT CONFLICTS]
SHRUBS REQ. (4 [5 GAL.] PER TREE): 48
SHRUBS PROVIDED: 48

PRJ-77546
10/09/19

LAGE design
314 S. WATER STREET
SUITE 120
HENDERSON, NV 89015
TEL. 702-479-5225
www.lagedesigninc.com
DBE + WBE

Simpson Coulter | STUDIO
PLANNING • ARCHITECTURE • INTERIOR DESIGN

SC STUDIO

STRONG START ACADEMY

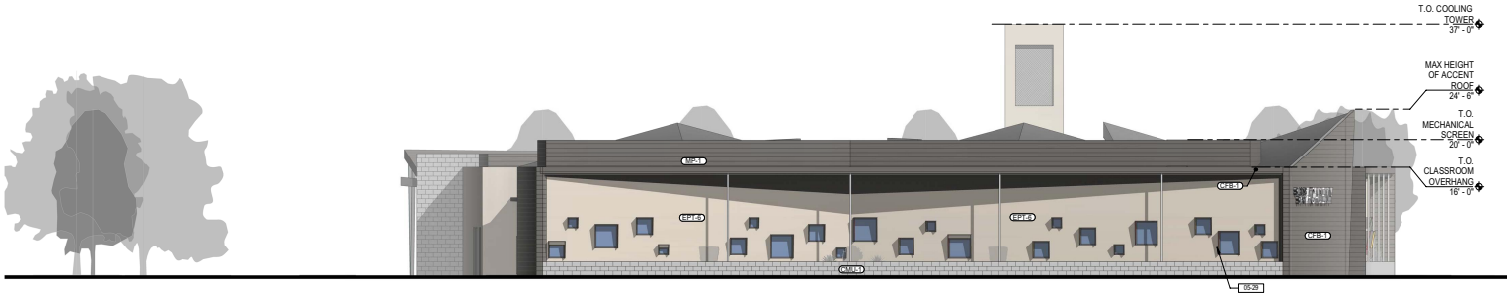
BONANZA RD & WARDELLE ST,
CITY OF LAS VEGAS

DATE: 10/08/19

LANDSCAPE PLAN

NOT FOR CONSTRUCTION

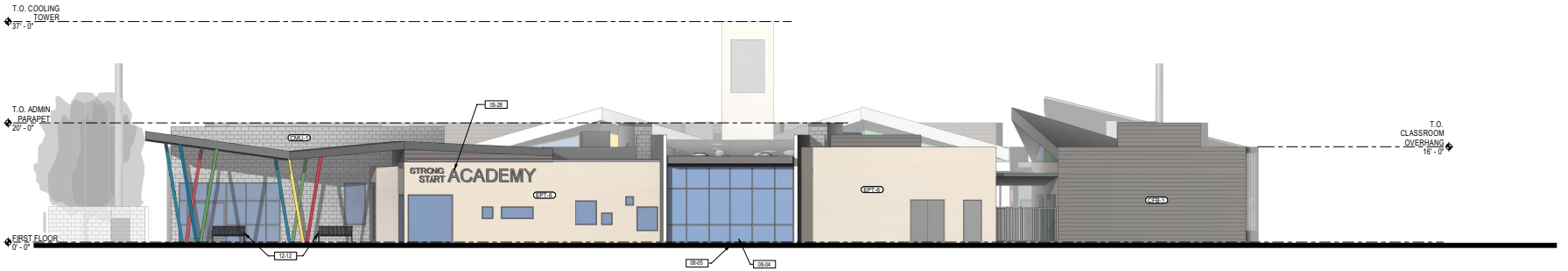
DESIGNED BY: DM
DRAWN BY: MM
CHECKED BY: CS



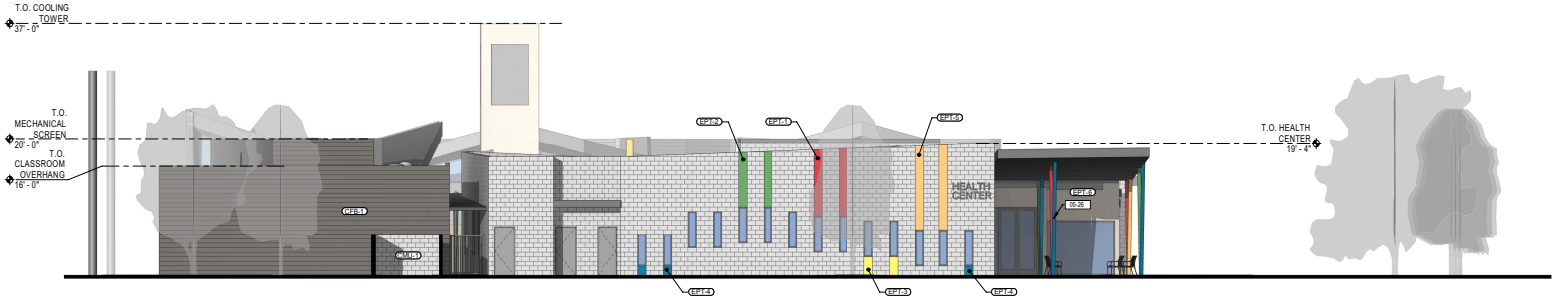
FINISH MATERIALS LIST - ABBREVIATED		
MARK	DESCRIPTION	COLOR
CFB-1	CEMENTITIOUS FIBER BOARD	
EPT-1	EXTERIOR PAINT COLOR	SW6871 POSITIVE RED
EPT-2	EXTERIOR PAINT COLOR	SW6733 GRASSHOPPER
EPT-3	EXTERIOR PAINT COLOR	SW9020 RAYO DEL SOL
EPT-4	EXTERIOR PAINT COLOR	SW6790 ADRIATIC SEA
EPT-5	EXTERIOR PAINT COLOR	SW6656 SERAPE
EPT-6	EXTERIOR PAINT COLOR	SW7036 ACCESSIBLE BEIGE
EPT-7	EXTERIOR PAINT COLOR	SW7019 GAUNLET GRAY
MP-1	METAL PANEL	20 SLATE GREY

KEYNOTE LEGEND	
NO.	KEYNOTE
05-26	COLUMN, PAINTED
05-28	METAL LETTERS
05-29	METAL WINDOW SURROUND. INTERIOR PAINTED ACCENT COLOR.
08-04	CLEAR GLAZING
08-05	ALUMINUM STOREFRONT ASSEMBLY
12-12	PREFINISHED SITE SEATING

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



2 LOOKING SOUTH FROM PARKING LOT
SCALE: 1/8" = 1'-0"



3 LOOKING WEST FROM PARKING LOT
SCALE: 1/8" = 1'-0"



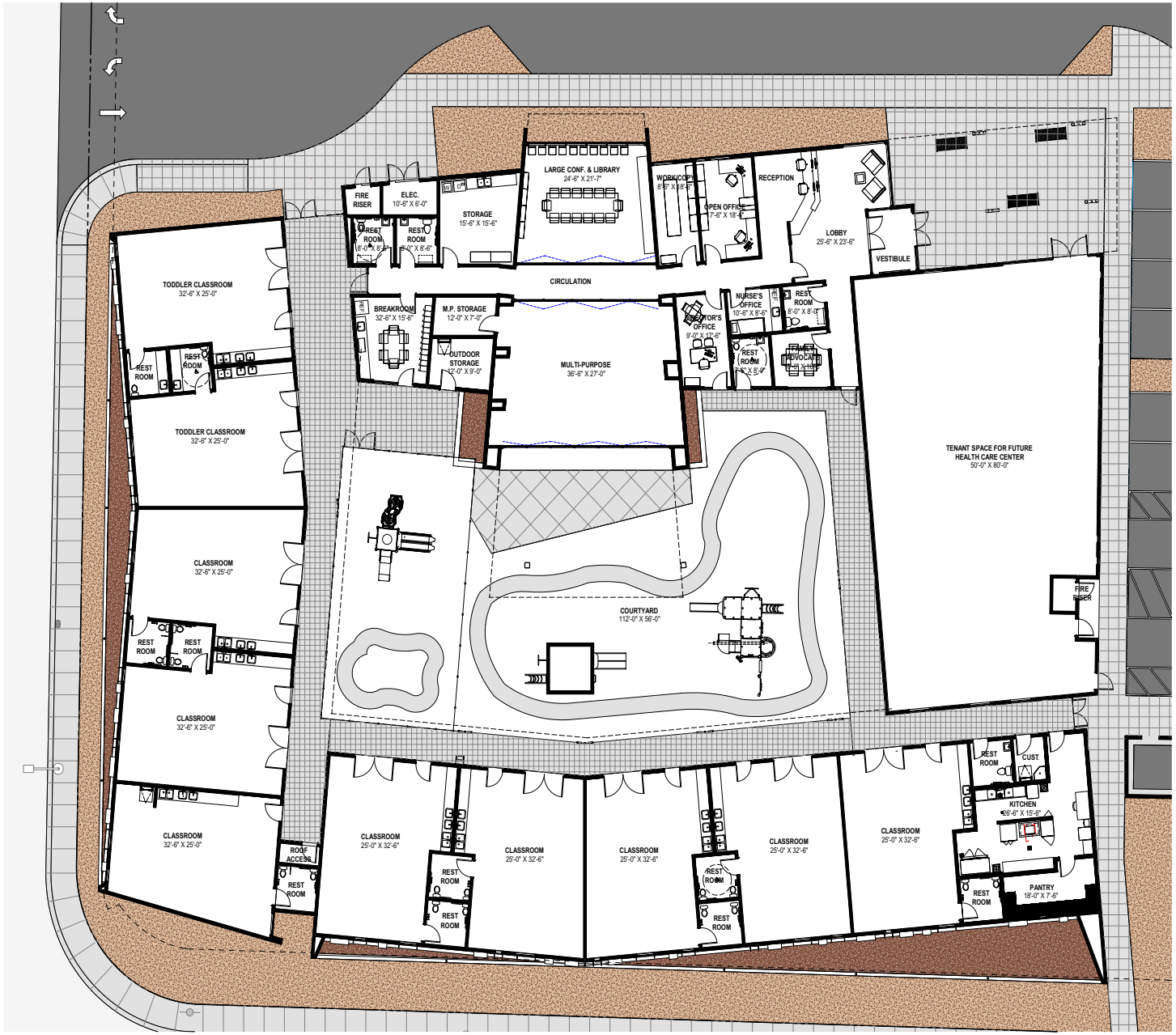
4 BONANZA FACADE
SCALE: 1/8" = 1'-0"

ELEVATIONS

CITY OF LAS VEGAS
STRONG START ACADEMY
ENTITLEMENTS SUBMITTAL
10/07/2019

SC STUDIO

PRJ-77546
10/09/19



1 **FLOOR PLAN**
SCALE: 1/8" = 1'-0"

4' 8' 16' 32'

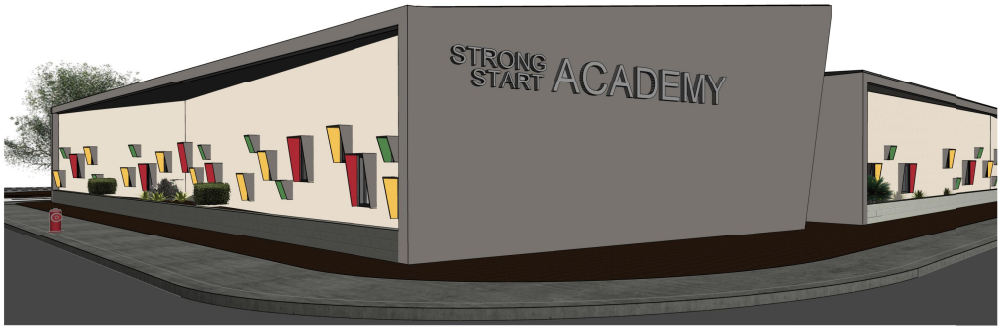
FLOOR PLAN

CITY OF LAS VEGAS
STRONG START ACADEMY
ENTITLEMENTS SUBMITTAL
10/07/2019

PRJ-77546
10/09/19

SC STUDIO

EPT-6 EXTERIOR PAINT COLOR - FIELD



EPT-1 EXTERIOR PAINT COLOR

EPT-2 EXTERIOR PAINT COLOR

EPT-3 EXTERIOR PAINT COLOR



CMU- 1 CONCRETE MASONRY UNIT - FIELD



CMU-2 CONCRETE MASONRY UNIT - ACCENT

EPT-4 EXTERIOR PAINT COLOR

EPT-5 EXTERIOR PAINT COLOR

EPT-7 EXTERIOR PAINT COLOR

MP-1 METAL PANEL

PRJ-77546
10/08/19

EXTERIOR COLOR BOARD
SCALE: NTS

CITY OF LAS VEGAS
STRONG START ACADEMY
ENTITLEMENT PACKAGE
09-23-2019

SC STUDIO



VAR-77699 [PRJ-77546] - VARIANCE RELATED TO SDR-77700 - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY

NORTHEAST CORNER OF BONANZA AVENUE AND WARDELLE STREET

10/30/2019



VAR-77699 [PRJ-77546] - VARIANCE RELATED TO SDR-77700 - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY

NORTHEAST CORNER OF BONANZA AVENUE AND WARDELLE STREET

10/30/2019



VAR-77699 [PRJ-77546] - VARIANCE RELATED TO SDR-77700 - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY

NORTHEAST CORNER OF BONANZA AVENUE AND WARDELLE STREET

10/30/2019

October 07, 2019

Las Vegas Planning Department
333 N Rancho Drive
Las Vegas, NV 89106
RE: Bonanza & Wardelle Site Development

To Whom It May Concern,

We are requesting approval of the project site for use as a Pre-K education center and health clinic totaling 18,200 sf on a 1.4-acre site. The City of Las Vegas Department of Youth Development and Social Innovation, in conjunction with the Department of Public Works, have a vision to develop the Las Vegas Strong Start Academy in an area requiring child care and health care services. This will be the third location for Las Vegas Strong Start Academies and the first ground up construction.

The Pre-K center is designed to accommodate 200 children from two to five years old during traditional business hours Monday through Friday. There will be approximately 25 child care employees. The health care center will give priority to students and families but offer available appointment openings to the general public. There will be up to 10 staff members to support the six to eight exam rooms and will have the same business hours as the school. Both facilities will be subject to state and local heath department licensing.

The project is planned to be a minimum of LEED Silver Certification. Since children cannot use outdoor play areas when the temperature is above 100 degrees, a natural ventilation cooling tower is planned for the courtyard outdoor play area to mitigate high temperatures and extend outdoor play time as the school year approaches the summer extremes. Accommodations will be provided for future solar panels and electric vehicle charging stations. A low-income housing development is slated to break ground in the coming months on the adjacent property to the north. A pedestrian link to the Pre-K center will be provided to encourage families to walk to school or appointments without having to walk in the right of way. The pedestrian crossing for Bonanza at Wardelle provides a safe link to other apartment communities around the site, as well as the newly constructed East Las Vegas Library, encouraging parents to walk to the Las Vegas Strong Start Academy.

The on-site parking requirement for Individual Care Centers is one space for each staff member, plus one space for each 10 individuals cared for. For 200 students and 25 staff members this totals approximately 45 parking spaces. The on-site parking requirement for medical offices is one space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet. For the 3,700sf clinic it requires approximately 20 spaces, totaling 65 required spaces for the site. Given the proximity and access to nearby housing for students and staff members, as well as a “drop off” area for parents who decide to drive, we are requesting a reduction in on-site parking from 65 to 47.

The proposed development is compatible with development in the area. It utilizes light colored building materials relating to East Las Vegas Library and modern architecture to relate to the library as well as the new housing development to the north. Except for a request for reduction in on-site parking, the project is consistent with the City’s General Plan. By encouraging walking, the proposed site access is not negatively impacting adjacent roadways. Landscaping and building design characteristics and materials are appropriate for the city. Security measures are critical for child care centers to protect the public health, safety and general welfare. The play area is in an interior courtyard and access will be controlled into the building.

PRJ-77546
10/08/19

1571 E. WARM SPRINGS RD. LAS VEGAS NV 89119 • 702.435.1150 • www.simpsoncoulter.com

Site Information:

APN:	139-25-405-012 139-25-405-011	(The project includes a 4,726 SF ground lease from the Southern Nevada Regional Housing Authority of the adjacent property)
ADDRESS:	700 WARDELLE ST LAS VEGAS, NV 89101	
ZONING:	CV (CIVIC) (No change proposed)	
PROJECT ACREAGE:	1.4 ACRES	

Please feel free to contact me with any questions or comments.

Best,

Carson Nolan, RA, LEED AP
Project Architect
702.435.1150
cnolan@simpnsoncoulter.com

PRJ-77546
10/08/19

1611 E. WARM SPRINGS RD. LAS VEGAS NV 89119 • 702.435.1150 • www.simpsoncoulter.com

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, November 19, 2019 12:45 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 11/19/19 12:45 PM

Meeting Date:	Tuesday, November 26, 2019
Project Number:	PRJ-77546
Position:	I SUPPORT the project and all related applications.
Name:	Rodell ray
Residential or Business Address:	4415 Flood St Port St. John, FL 32927
Phone:	(253) 334-1549
Email:	happyinseattle1@comcast.net

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Submitted after final agenda

65-66A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
66

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

SUBJECT:
SDR-77700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77699 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,400 SQUARE-FOOT INDIVIDUAL CARE CENTER AND A 3,700 SQUARE-FOOT CLINIC on 1.40 acres at the northeast corner of Bonanza Avenue and Wardelle Street (APN 139-25-405-012 and a portion of 011), C-V (Civic) and R-3 (Medium Density Residential) Zones, Ward 3 (Diaz) [PRJ-77546]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) NEC of Bonanza Rd & Wardelle St

Project Name Las Vegas Strong Start Academy **Proposed Use** Individual Care Fac & Offic Clinic

Assessor's Parcel #(s) 139-25-405-012 and a portion of 139-25-405-011 **Ward #** 3 Diaz

General Plan: Existing PF Proposed PF **Zoning:** Existing C-V, R-3 Proposed C-V, R-3

Additional Information

Property Owner Southern Nevada Housing Authority Contact Frank Stafford

Address 340 N. 11th St City Las Vegas State NV Zip 89101

E-mail fstafford@snvrha.org Phone 702.477.3157

Applicant City of Las Vegas Contact Shelly Hayden

Address 333 Rancho Dr City Las Vegas State NV Zip 89106

E-mail shayden@LasVegasNevada.GOV Phone 702.229.3429

Representative Simpson Coulter Studio Contact Carson Nolan

Address 151 Warm Springs City Las Vegas State NV Zip 89119

E-mail cnolan@simpsoncoulter.com Phone 702.435.1150

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 Teresa M Boyce

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 8th day of October, 20 19

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

PRJ-77546
10/09/19

SDR 77700
City of Las Vegas

NEC Bonanza Avenue and Wardelle Street

Proposed 18.1 thousand square foot clinic.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CLINIC [1000 SF]	18.1	38.16	**691**
AM Peak Hour			3.69	**67**
PM Peak Hour			3.28	**59**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	28,599
PM Peak Hour	2,288

(heaviest 60 minutes)

Mojave Street	
Average Daily Traffic (ADT)	13,515
PM Peak Hour	1,081

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	50,900
Mojave Street	35,490

This project will add approximately 691 trips per day on Bonanza Rd., Wardelle St. and Mojave St. Currently, Bonanza is at about 56 percent of capacity and Mojave is at about 38 percent of capacity. With this project, Bonanza is expected to be at about 58 percent of capacity and Mojave is expected to be at about 40 percent of capacity. Counts are not available for Wardelle in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 67 additional peak hour trips, or about one every minute.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
67

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

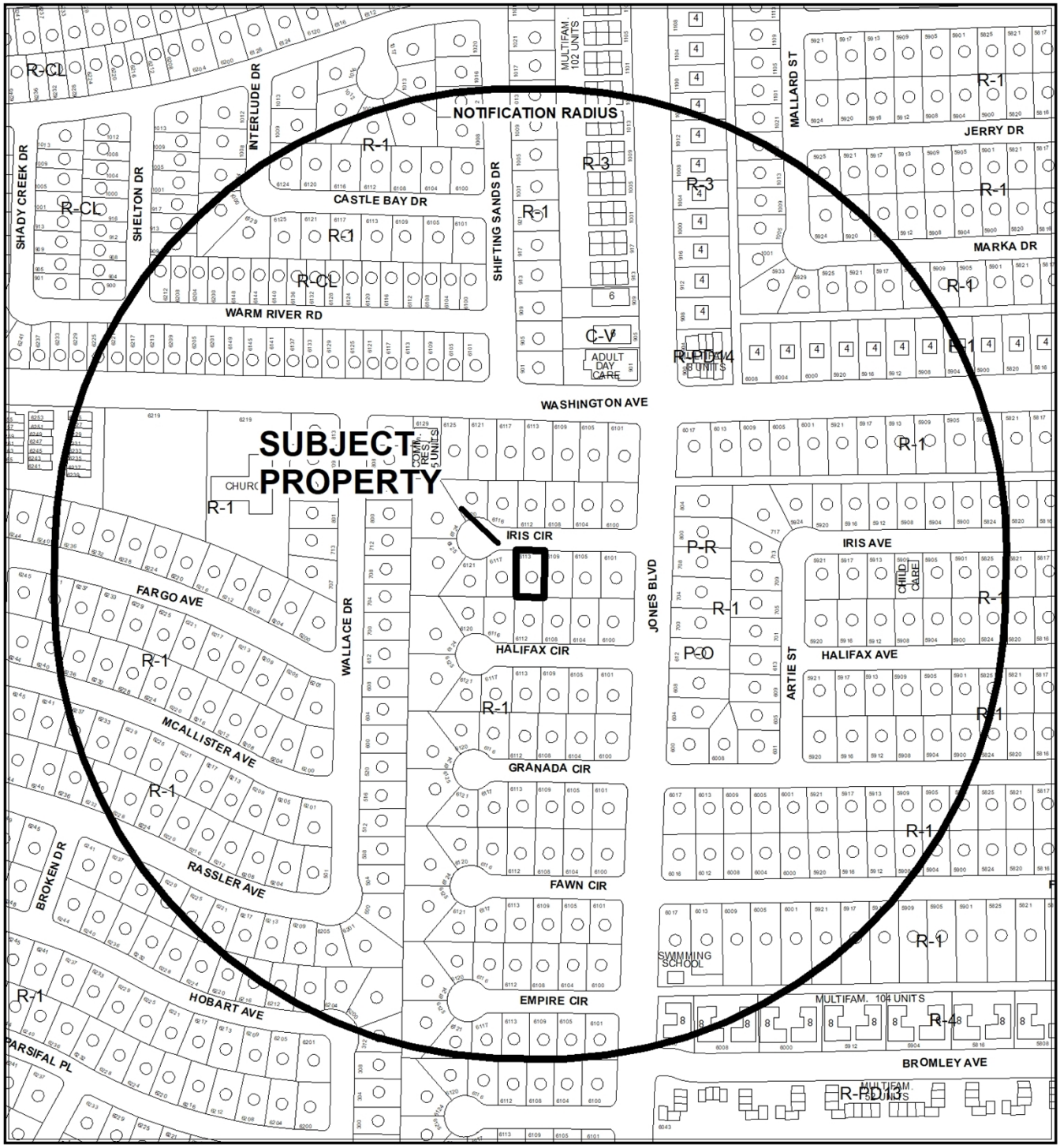
SUBJECT:
VAR-77644 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JANA BARKLEY - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING FRONT PORCH ADDITION on 0.14 acres at 6113 Iris Circle (APN 138-26-713-019), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77616]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



0 245 490 Feet

CASE: **VAR-77644 (PRJ-77616)**

RADIUS: 1000 FEET

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

N



0 245 490 Feet

CASE: **VAR-77644 (PRJ-77616)**

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 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JANA BARKLEY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77644	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 403

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

VAR-77644 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing 160 square-foot front porch addition located 17 feet from the front property line where 20 feet is required at 6113 Iris Circle.

ISSUES

- The existing addition was completed without obtaining the required building permits.
- A Variance is requested to allow a 17-foot front yard setback where 20 feet is required. Staff does not support this request.

ANALYSIS

The subject site is located in an R-1 (Single Family Residential) zoning district. Per Title 19.16.070, this residential zone has a minimum 20-foot front yard building setback.

According to the justification letter date stamped on 10/07/19, the applicant had purchased the property unaware of any issues regarding the constructed front porch addition. The addition was constructed without proper building permits. There are no Code Enforcement violations associated with this Variance request.

No unique or extraordinary evidence has been presented to warrant the requested Variance. As such, the hardship is self-imposed and therefore, staff recommends denial of this request.

FINDINGS (VAR-77644)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, as the applicant has created a self-imposed hardship by building within the front setback. Removing the constructed addition 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.	
06/28/61	The Board of City Commissioners approved a Rezoning (Z-0017-61) from R-E (Residence Estates) to R-1 (Single Family Residential) on property generally located between Jones Boulevard and Torrey Pines Drive from Washington Avenue to Fremont Street.
04/09/64	The City Planning Commission approved a Rezoning (Z-0026-64) from R-3 (Limited Multiple Residence) to R-1 (Single Family Residential) on property generally located on the east side of Torrey Pines Drive between Clarice Avenue and Washington Avenue.
05/11/09	A Code Enforcement case (#77997) was processed for a vacant house with bugs and high weeds at 6113 Iris Court. The case was resolved on 05/28/19.
04/16/12	A Code Enforcement case (#112965) was processed for an electric cord from 5th wheel to home at 6113 Iris Court. The case was resolved on 04/17/12.
11/12/13	A Code Enforcement case (#135329) was processed for auto repairs out of home at 6113 Iris Court. The case was resolved on 11/27/13
05/22/19	A Code Enforcement case (#200371) was processed for demolition construction being done without permits at 6113 Iris Court. The case has not been resolved.

Most Recent Change of Ownership	
08/21/19	A deed was recorded for a change in ownership.

Pre-Application Meeting	
08/21/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Variance.

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

Field Check	
10/23/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density)	R-1 (Single Family Residential)
North			
South			
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y

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

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	20 Feet	17 Feet	N
• Side	5 Feet	5 Feet	Y
Max. Lot Coverage	50%	40%	Y or N
Max. Building Height	35 Feet	8.5 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Iris Circle	Local Street	Title 13	50	Y

AS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 6113 IRIS CIRCLE

Project Name 6113 IRIS CIRCLE - FRONT PORCH VARIANCE **Proposed Use** _____

Assessor's Parcel #(s) 138-26-713-019 **Ward #** _____

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

Additional Information _____

Property Owner JANA BARKLEY Contact 205 617 6138

Address 6113 IRIS CIRCLE City LAS VEGAS State NV Zip 89107

E-mail barkleyjana@yahoo.com Phone _____

Applicant _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name JANA BARKLEY

Subscribed and sworn before me

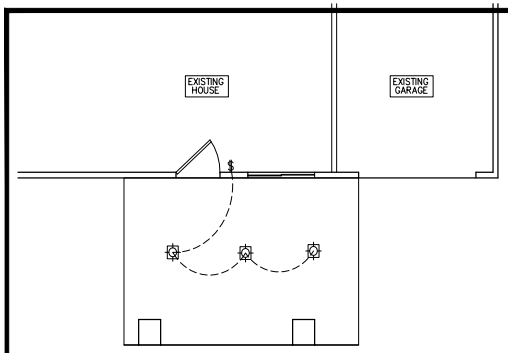
This 3rd day of October, 20 19

_____

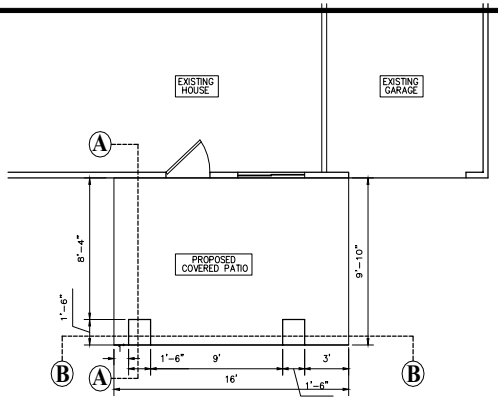
Notary Public in and for said County and State

VERONIKA ARIAS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-29-2021
Certificate No: 09-11175-1

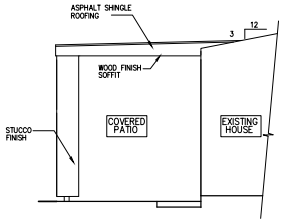
PRJ-77616
10/07/19



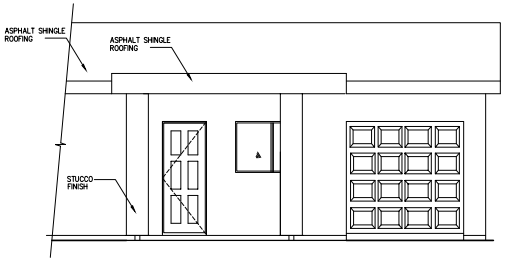
ELECTRICAL PLAN
SCALE: 1/4"=1'



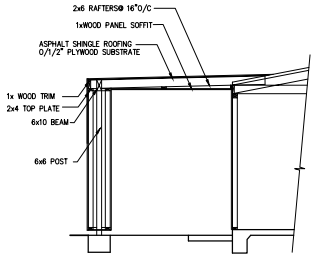
FLOOR PLAN
SCALE: 1/4"=1'



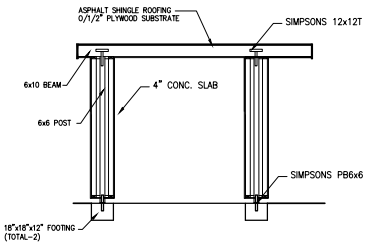
PARTIAL EAST ELEVATION
SCALE: 1/4"=1'



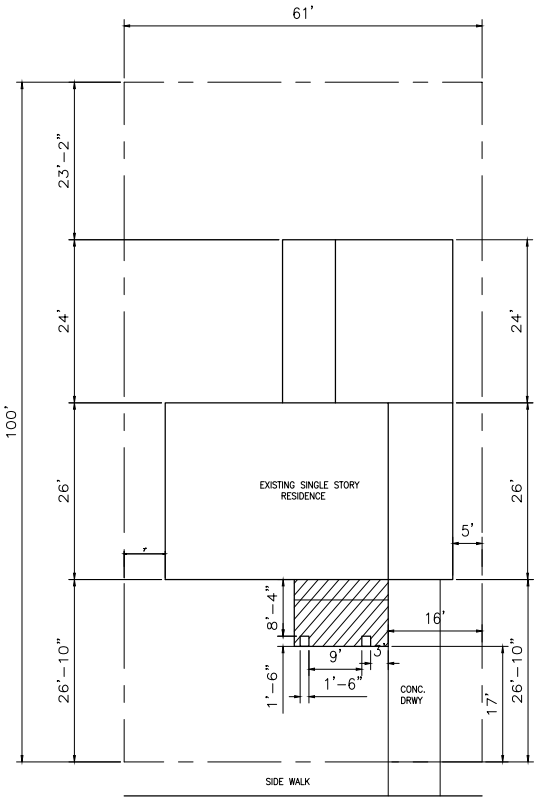
PARTIAL NORTH ELEVATION
SCALE: 1/4"=1'



SECTION A-A
SCALE: 1/4"=1'



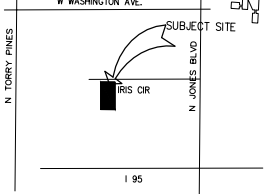
SECTION B-B
SCALE: 1/4"=1'



6113 IRIS CIRCLE

PLOT PLAN
SCALE: 1"=10'

VICINITY MAP



PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
6113 IRIS CIRCLE
LAS VEGAS NV 89107
APN# 138-26-713-019

CONTACT: ALDO
(702) 882-7146

SHEET INDEX

A1 SITE PLAN, ELEVATIONS & CODE ANALYSIS
FLOOR PLAN, ELEVATION & SECTIONS

CODE ANALYSIS

CODE USED – 2018 IBC, UMC, UPC, IFC
2017 NEC & ANSI 2009

JURIDICTION:	CITY OF LAS VEGAS
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	V-B
FIRE PROTECTION:	NO SPRINKLERS

FLOOR AREA = 160 SQ.FT.

HEIGHT. = 8'-6"

COVERED PATIO @
6113 IRIS CIRCLE, LAS VEGAS

CONTRACTOR:

LCL#: TEL: DATE: 09/03/19

DRAWING NAME: BUILDING ELEVATIONS , SITE PLAN & DETAILS

DRAWN BY: RVN TEL: (702) 882-7146 DRAWING NUM: A1

PRC 7515
10/07/19



VAR-77644 [PRJ-77616] - VARIANCE - APPLICANT/OWNER: JANA BARKLEY
6113 IRIS CIRCLE

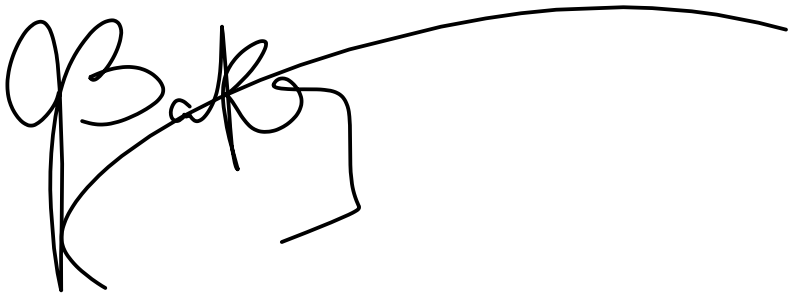
10/23/2019

To Whom It May Concern,

I, Jana Barkley, recently purchased the property at 6113 Iris Circle, Las Vegas, Nevada 89107. I was unaware of the permitting issues involving the front porch. I would like to keep the front porch as it was presented to me at the time of purchase; therefore I am requesting the variance be granted to allow a 17-foot front yard setback where 20 feet is required for an existing front porch addition on .14 acres at 6113 Iris Circle (APN 138-26-713-019) R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77616].

Thank you in advance,

Jana Barkley

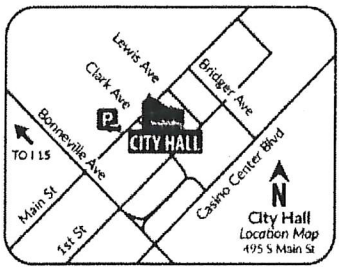


PRJ-77616
10/07/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 2 5 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77644 [PRJ-77616]

Planning Commission Meeting of **11/26/2019**

PRJ-77616
13826712030
SWINBURNE KAREN M & PETER K
704 N WALLACE DR
LAS VEGAS NV 89107-1354

97 JRDFNP1 89107

Submitted after final agenda
6 7P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
68

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

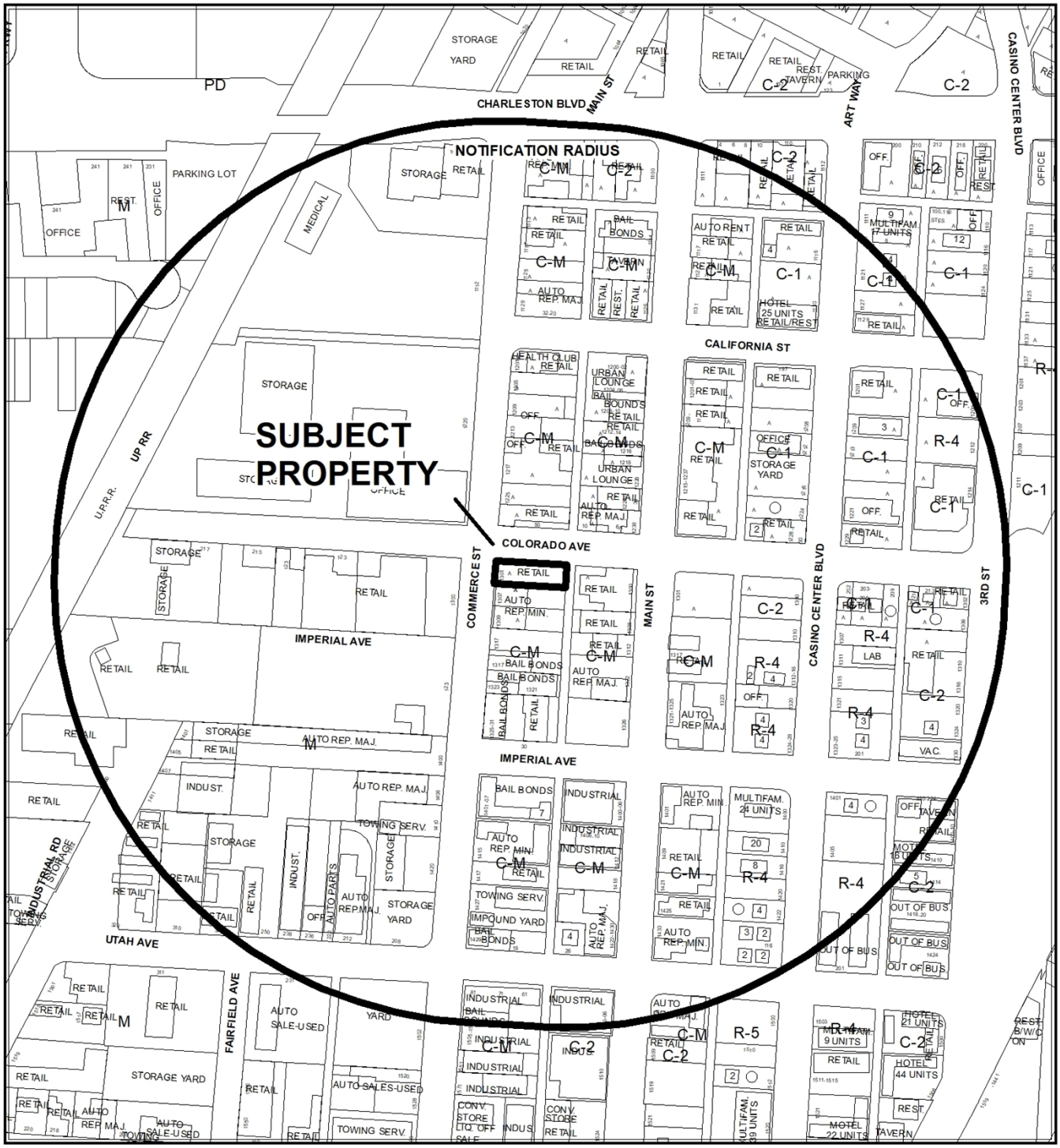
SUBJECT:
WVR-77596 - WAIVER - PUBLIC HEARING - APPLICANT: MICHAEL CORNTHWAITE OWNER: NEVADA GOOD LUCK INVESTMENTS, LLC - For possible action on a request for a Waiver of APPENDIX F, INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.19 acres at 1301 South Commerce Street (APN 162-03-110-123), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77455]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	9
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. Support Postcards



0 260 520

Feet

CASE: **WVR-77596 (PRJ-77455)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERICAL/INDUSTRIAL)

N



0 260 520 Feet

CASE: **WVR-77596 (PRJ-77455)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERICAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MICHAEL CORNTHWAITE OWNER: NEVADA GOOD LUCK INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-77596	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 161

PROTESTS 0

APPROVALS 9

NE

**** CONDITIONS ****

WVR-77596 CONDITIONS

Planning

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

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

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

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

Public Works

5. Unless otherwise allowed by the Department of Public Works, install the Reduced Pressure Detector Assembly (RPDA) and the reduced pressure principle assembly (RPPA) with three bollards just inside the alley. The applicant shall install the slim design of the RPDA and maintain a minimum of 14-feet of clearance.

6. Submit a License Agreement for landscaping and private improvements in public rights of way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Waiver of the Appendix F, Interim Downtown Las Vegas Development Standards to install a backflow device on the sidewalk, back of curb at 1301 Commerce Street.

ISSUES

- Appendix F, Interim Downtown Las Vegas Development Standards requires all utility vaults to be located underground and/or incorporated within the building footprint. Utility vaults are not to be located along the street frontage of the project.

ANALYSIS

The applicant is currently in the process of designing the renovation of the subject site in order to house up to five separate suites to include food and beverage, retail, and a tavern. As stated in the justification letter date stamped 10/01/19, the utilities were originally designed to be located along the alley, but when the applicant met with the Las Vegas Valley Water District (LVVWD) they indicated the water mains were not in the alley and they would not accept a design that extended the water main to the alley. The LVVWD is requiring the utility adjacent to their mains in Colorado or Commerce, which would place the backflow device on the sidewalk at the back of curb.

FINDINGS (WVR-77596)

Staff is not able to support utility placement in direct conflict with Appendix F, Interim Downtown Las Vegas Development Standards and is recommending denial of the request. If approved, staff has added conditions of approval to allow placement within the alley.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/08/18	The Department of Planning approved a request for a Conditional Use Verification (CUV-75026) for a Beer/Wine/Cooler On-Sale establishment use at 1301 South Commerce Street.
01/16/19	Code Enforcement processed a complaint (#195906) from Republic Services that stated the property owner is not providing trash services for the tenants nor requiring them to obtain service at 1301 South Commerce Street. The case was resolved on 02/12/19.
10/08/19	A Final Map (FMP-77018) recorded for reversion to acreage of three lots on 0.57 acres at the southwest corner of Colorado Avenue and South Commerce Street.
10/22/19	The Planning Commission approved a request for a Special Use Permit (SUP-77368) for a proposed 2,112 square-foot Urban Lounge use with 379 square feet of outdoor seating area at the southeast corner of Colorado Avenue and Commerce Street. Staff recommended approval.

Most Recent Change of Ownership	
07/30/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/03/19	A building permit (C19-01461) was issued for an interior demo of three suites (1301, 1307, and 1309). The permit received its final inspection on 04/03/19.

Pre-Application Meeting	
09/16/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a Waiver application.

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

Field Check	
10/17/19	During a routine site visit staff observed the subject site where nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	0.57

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	LI/R (Light Industrial/ Research)	C-M (Commercial/ Industrial)
North	Auto Repair Garage, Major		
South	Vacant		
East	Library, Art Gallery or Museum	C (Commercial)	
West	Food Processing	LI/R (Light Industrial/ Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District - Area 1 (18b Arts District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 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***
Colorado Street	Collector	Master Plan of Streets and Highways	80	Y
Commerce Street	Collector	Master Plan of Streets and Highways	80	Y

Las Vegas Valley Water District (LVVWD) Comments:
This parcel is currently served for domestic service. The proposed improvements would require consolidation of parcels with APNs: 162-03-110-123, 162-03-110-123, and 162-03-110-125.

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) Waiver

Project Address (Location) 1301 South Commerce Street

Project Name Commerce Greyshell Improvements **Proposed Use** Retail

Assessor's Parcel #(s) 16203110123 **Ward #**

General Plan: Existing No Change Proposed No Change **Zoning:** Existing CM Proposed CM

Additional Information

Property Owner NEVADA GOOD LUCK INVESTMENTS L L C Contact JONATHAN KERMANI

Address 1620 S. LOS ANGELES ST. UNIT C City Los Angeles State CA Zip 90015

E-mail jkermani@wininv.com Phone 310-876-8461

Applicant Michael Cornthwaite Contact

Address P.O. Box 217 Las Vegas, NV. 89125 City Las Vegas State NV Zip 89125

E-mail michael@frglv.com Phone 702-300-6268

Representative Keith Yarnell Contact

Address 211 Tower Street City Las Vegas State NV Zip 89101

E-mail Keith@ycivegas.com Phone 386-566-0924

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 Trinity Schlottman-General Contractor **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Jonathan Kermani

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

PRJ-77455
10/01/19

JURAT

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 27 day of Septemb

2019 by Jonathan Kermani

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

AFSHIN KHODDAM
Commission # 2147440
Notary Public - California
Los Angeles County
My Comm. Expires Apr 21, 2020

Signature (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Dept of Planning
(Title or description of attached document)

Application / Relationship forms & Statements of Fin. Interest
(Title or description of attached document continued)

Number of Pages 1 Document Date 9/27/19

Additional information

INSTRUCTIONS

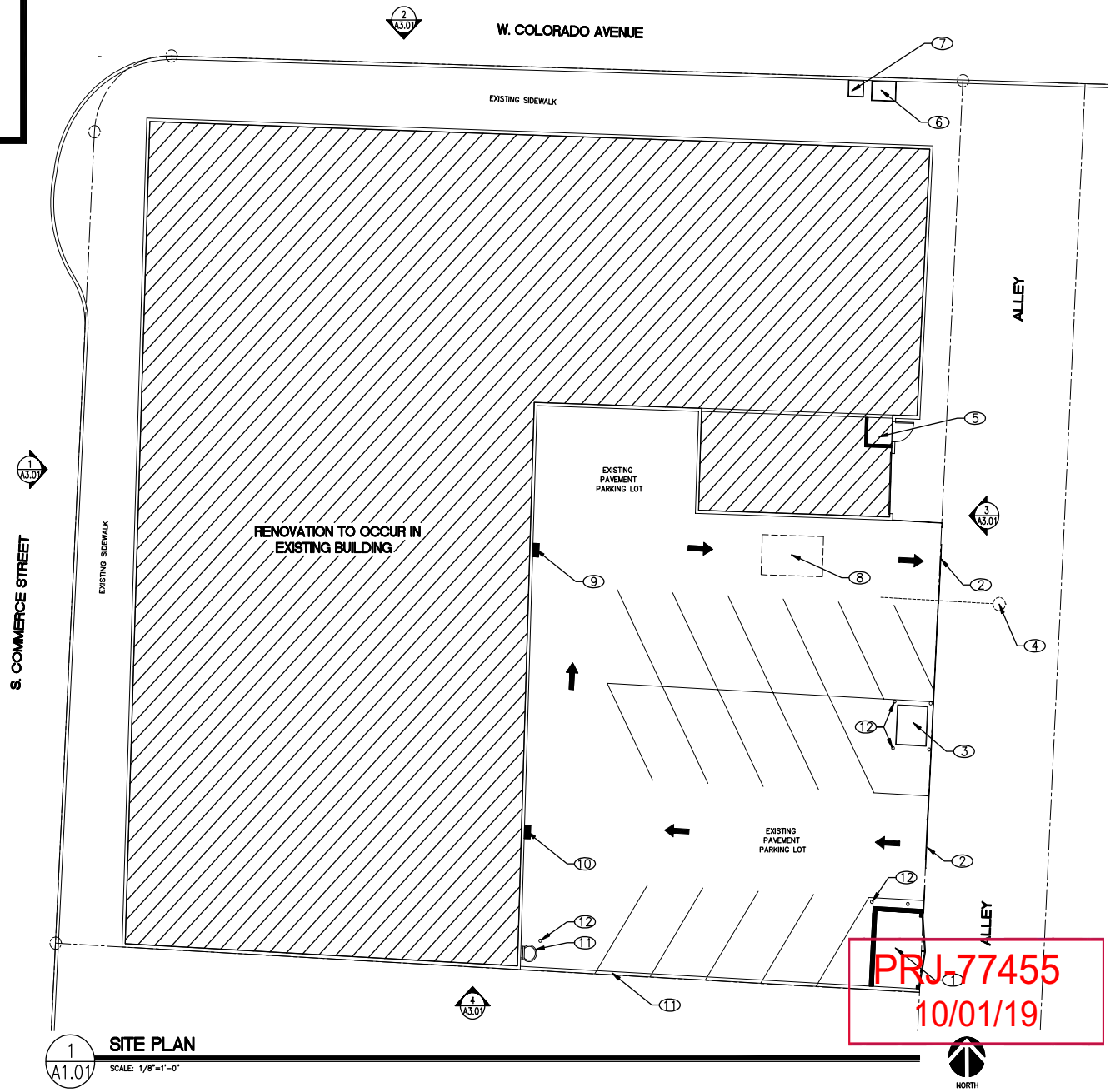
The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

PRJ-77455
10/01/19

KEYNOTES

1. TRASH ENCLOSURE.
2. NEW FENCE AND GATE.
3. NEW TRANSFORMER.
4. SEWER POINT OF CONNECTION.
5. 4'-0" X 4'-0" FIRE RISER ROOM W/ EXTERIOR DOOR.
6. RPPA.
7. RPDA.
8. RELOCATED GREASE INTERCEPTOR.
9. SWITCH GEAR.
10. GAS METERS.
11. NEW CAGED ROOF LADDER.
12. NEW BOLLARD.



1 A1.01 SITE PLAN

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

PRJ-77455
10/01/19

TRINITY HAVEN DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address

Trinity Haven Development
211 Tower Street
Las Vegas, NV 89101
702-204-8737

MULTI-JURISDICTIONAL
LICENSE #3000001795

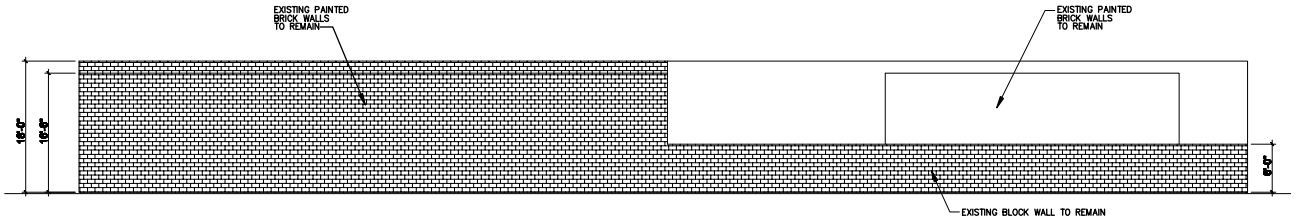
Project Name and Address

COMMERCE STREET UNITS

1301,1307,1309 COMMERCE ST.
LAS VEGAS, NV 89102

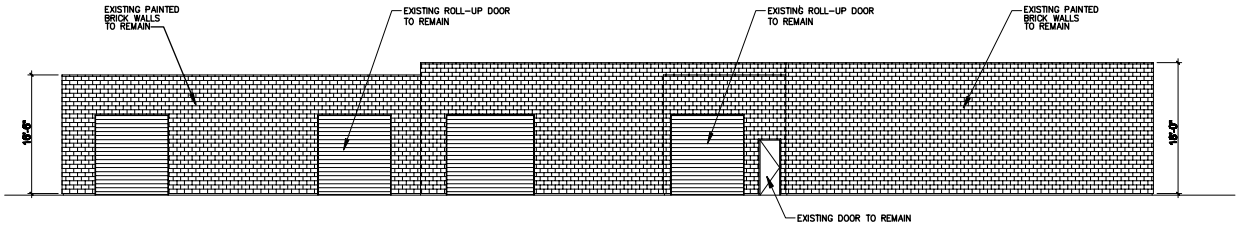
Project 2019-28
Date 6-19-2019
Scale AS NOTED

Sheet **A1.01**



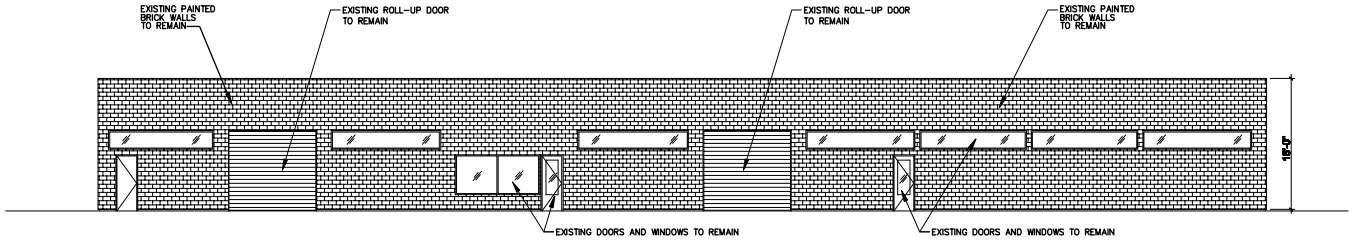
4 A3.01 **EXISTING SOUTH SIDE ELEVATION**

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



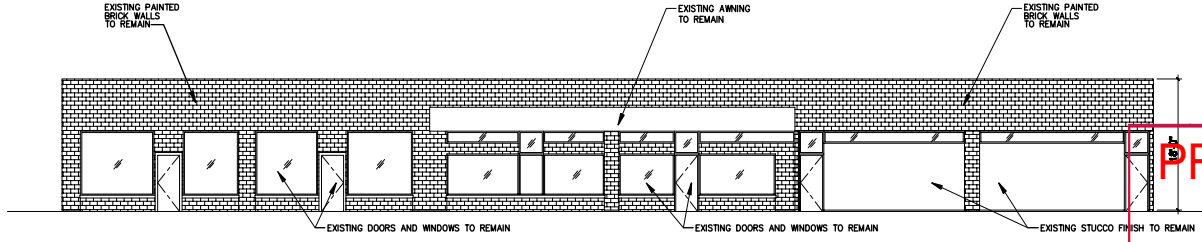
3 A3.01 **EXISTING EAST SIDE ELEVATION**

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



2 A3.01 **EXISTING NORTH SIDE ELEVATION**

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



1 A3.01 **EXISTING WEST SIDE ELEVATION**

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

PRJ-77455
10/01/19

TRINITY HAVEN
DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address

Trinity Haven Development
211 Tower Street
Las Vegas, NV 89101
702-204-8737

MULTI-JURISDICTIONAL
LICENSE #3000001795

Project Name and Address

COMMERCE STREET UNITS

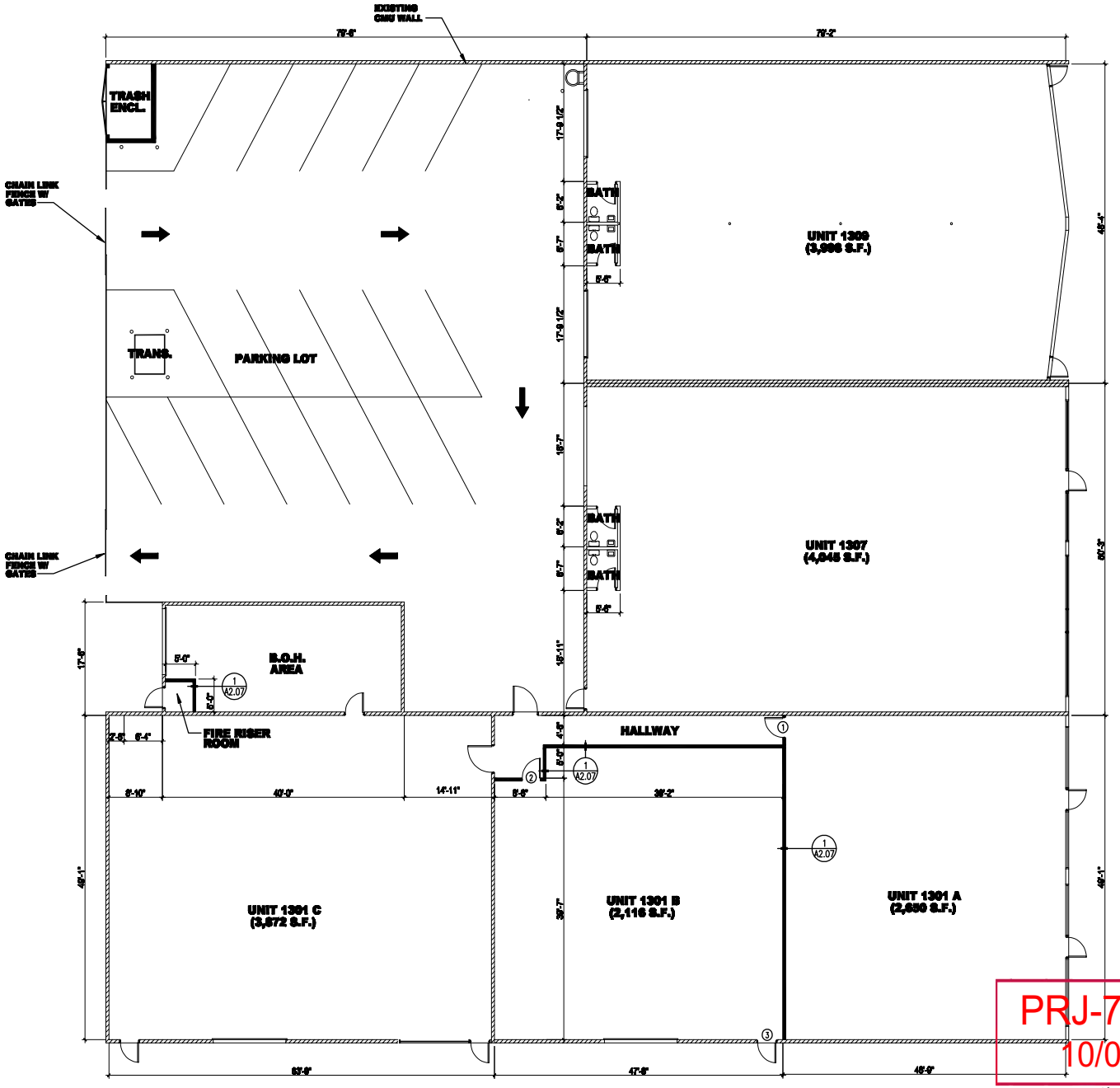
1301,1307,1309 COMMERCE ST.
LAS VEGAS, NV 89102

Project 2019-28

Date 6-19-2019

Scale AS NOTED

Sheet **A3.01**



1 A2.01 **OVERALL FLOOR PLAN**

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

NORTH

PRJ-77455
10/01/19

TRINITY HAVEN DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address

Trinity Haven Development
211 Tower Street
Las Vegas, NV 89101
702-204-8737

MULTI-JURISDICTIONAL
LICENSE #3000001795

Project Name and Address

COMMERCE STREET UNITS

1301,1307,1309 COMMERCE ST.
LAS VEGAS, NV 89102

Project	Sheet
2019-28	**A2.01**
Date: 6-19-2019	
Scale: AS NOTED	



WVR-77596 [PRJ-77455] - WAIVER - APPLICANT: MICHAEL CORNTHWAITE OWNER: NEVADA GOOD LUCK INVESTMENTS, LLC

1301 SOUTH COMMERCE STREET

10/17/2019



WVR-77596 [PRJ-77455] - WAIVER - APPLICANT: MICHAEL CORNTHWAITE OWNER: NEVADA GOOD LUCK INVESTMENTS, LLC

1301 SOUTH COMMERCE STREET

10/17/2019

September 26, 2019

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

Re: Justification Letter for Variance to Allow Utilities in the ROW

To Whom It May Concern:

We are requesting a waiver of the interim downtown Las Vegas overlay district site planning standards to allow installation of backflow devices as required by the Las Vegas Valley Water District.

The site is located at 1301 Commerce Street, Las Vegas, Nevada 89102. Our project involves the renovation of a 16,000 sf building which will be subdivided into at least five suites for food and beverage, tavern limited uses, and retail shops. We have submitted our utility plans to the City of Las Vegas, the Las Vegas Valley Water District, and NV Energy so we can acquire permits for the new infrastructure to serve the project. We originally designed the utilities to be located along the alley and we were successful in placing the grease interceptors, transformers, trash bins, and gas meters along the alley on private property. When we met with the LVVWD they indicated that water mains were not present in the alley. We designed a system that included extending the water main to the alley and presented this plan to the water district in person. The water district again stated that we needed to redesign the system and have it adjacent to their mains in Colorado (or Commerce) which places the backflow device on the sidewalk at the back of curb. We were told according to the water districts rules and state law that we would not be able to place the backflow devices in the alley.

If you have any questions please feel free to contact Keith Yarnell at 386-566-0924 or keith@ycivegas.com

Sincerely,

Keith Yarnell

PRJ-77455
10/01/19

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

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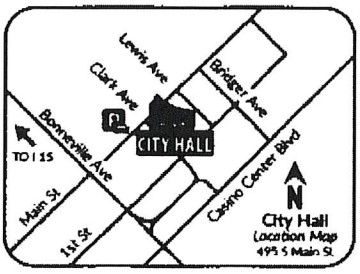

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-77596 [PRJ-77455]
Planning Commission Meeting of **11/26/2019**

PRJ-77455
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 JRDFMP1 89158

68A

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

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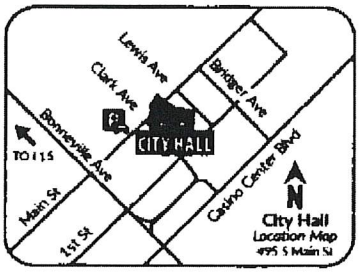

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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WVR-77596 (PRJ-77455)
Planning Commission Meeting of **11/26/2019**

PRJ-77455
16203110130
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

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

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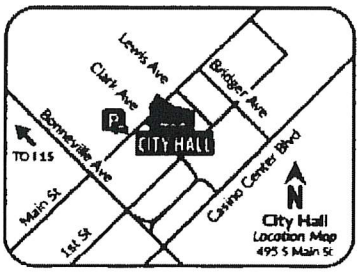

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WVR-77596 [PRJ-77455]
Planning Commission Meeting of **11/26/2019**

PRJ-77455
16203210019
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

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

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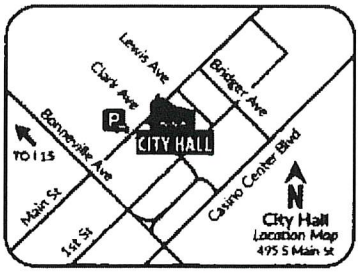

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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WVR-77596 [PRJ-77455]
Planning Commission Meeting of **11/26/2019**

PRJ-77455
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S #1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

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

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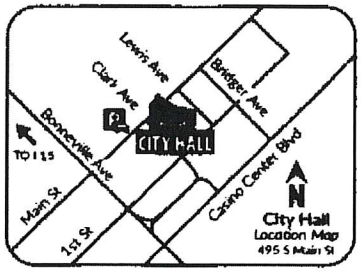

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City of Las Vegas

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

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WVR-77596 [PRJ-77455]
Planning Commission Meeting of **11/26/2019**

PRJ-77455
16203210015
CREAGH GARY JR & GARY SR
3726 LAS VEGAS BLVD S UNIT 1706
LAS VEGAS NV 89158

101 JRDFNP1 89158

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

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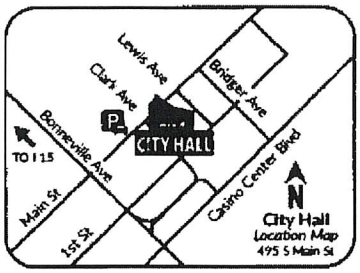

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WVR-77596 [PRJ-77455]
Planning Commission Meeting of **11/26/2019**

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16203101002
STICKY 2 L L C
3726 LAS VEGAS BLVD S #1706
LAS VEGAS NV 89158-4364

101 JRDFNP1 89158

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P.003/008
(FAX)
11/18/2019 08:49

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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Las Vegas, NV
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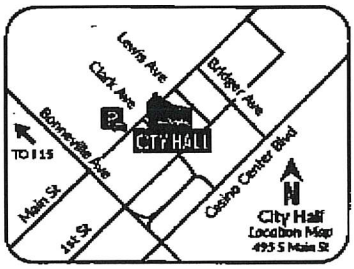

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WVR-77596 [PRJ-77455]
Planning Commission Meeting of 11/26/2019

PRJ-77455
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 JRDFNP1 89102

68A

P.004/008
(FAX)
11/18/2019 08:49

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

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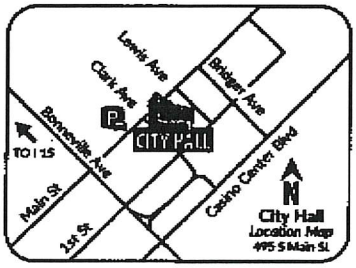

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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WVR-77596 [PRJ-77455]
Planning Commission Meeting of **11/26/2019**

PRJ-77455
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 JRDFNP1 89102

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P.005/008
(FAX)
11/18/2019 08:49

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

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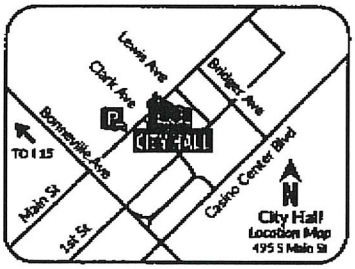

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-77596 [PRJ-77455]
Planning Commission Meeting of **11/26/2019**

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Dept of Planning
City of Las Vegas

PRJ-77455
16203110108
BAILEY KAREN M & PRATO T LIV TR
C/O THOMAS PRATO TRS
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFNP1 89102

68A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
69

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

SUBJECT:
TXT-77845 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.16 Applications and Procedures regarding neighborhood meeting requirements, 19.18.020 Words and Terms Defined regarding the definition of Open Space, and to provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 26, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TXT-77845	Staff has NO RECOMMENDATION.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED News Paper Notification Only

APPROVALS 0

PROTESTS 0

SG

** PROPOSED AMENDMENTS **

1. Title 19.16.010 is hereby amended by adding a new Subchapter E as follows, and re-lettering the subsequent subchapters accordingly:

E. Neighborhood Meetings

1. General.
    a. The purpose of a neighborhood meeting is to inform the public of the details of a proposed amendment regarding land use or other application for new development, redevelopment or repurposing of land. Neighborhood meetings may be either required or voluntary.
    b. The meeting shall be conducted by the applicant or representative for the associated application, and may be attended by representatives from the City to monitor the results.
    c. All required neighborhood meetings shall be conducted pursuant to the procedures posted by the Department and available upon request. Voluntary meetings are strongly encouraged but not required to follow these procedures.
2. Neighborhood Meetings.

    A neighborhood meeting is required for any of the following:

    a. An application for a General Plan Amendment affecting land use.
    b. An application that would result in the repurposing of golf courses or open spaces. The term "repurposing" includes changing or converting all or a portion of the use of the golf course or open space to one or more other uses.
    c. A neighborhood meeting may be required for any application by the City Council, Planning Commission or the Director when a determination is made that additional information is necessary to ensure the public health, safety and welfare, or to protect the public interest.
3. Applicability.
    a. The meeting requirement of 3.b, above, applies to open space that is located within:
        i. An existing residential development,
        ii. A development within an R-PD District,
        iii. An area encompassed by a Special Area Plan adopted by the City, or
        iv. An area subject to a Master Development Plan within a PD District.

b. Exceptions:
   i. Any project that has been approved as part of the City of Las Vegas Capital Improvement Plan.
   ii. Any project that is governed by a development agreement that has been approved pursuant to LVMC 19.16.150.
   iii. The repurposing of any area that has served as open space pertaining to a nonresidential development where that open space functions as an area for vehicle parking, landscaping, or any similar incidental use.
   iv. The reprogramming of open space recreational amenities that simply changes or adds to the programming or activities available at or within that open space.
   i. The repurposing of any area where the currently required development application or applications to accomplish the repurposing already have been approved by the approval authority, with no further discretionary approval pending.

5. Notification.
   a. Notice of a required meeting shall be provided in general accordance with the notice provisions and procedures for a General Plan Amendment in LVMC Title 19.16.030(F)(2), except that no newspaper publication is required.
   b. All notices are subject to review and approval by the Department prior to mailing.
   c. Fees pursuant to the Department fee schedule shall be assessed and collected as applicable prior to notification of the meeting.
   d. Voluntary meetings are strongly encouraged but not required to follow these notification procedures.

2. Title 19.18.020 is hereby amended by amending the definition for Open Space as follows:

Open Space. Any parcel or area of land or water that:

1. ~~As part of, and in consideration of development approval, has~~ Has been or is to be formally set aside, dedicated, designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and occupants of land adjoining or neighboring such area; and
2. Is either unimproved or includes only improvements that pertain to or are incidental to the intended use and enjoyment of the area. Such improvements may include structures, amenities, landscaping, paving or other surface treatments that provide for or facilitate recreation and enjoyment, or that provide for support and maintenance of the area for its intended purposes.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19.16.010 General Requirements to add language regarding neighborhood meetings in general, as well as a specific requirement for a meeting for the repurposing of golf courses and other open space. It would also amend LVMC Title 19.18.020 Words and Terms Defined to revise the definition of "open space".

ANALYSIS

Currently, there is nowhere in LVMC Title 19 that details the purpose of a neighborhood meeting. The only chapter in which the term or any information related to it appears is in 19.16.030 General Plan Amendment, which notes that it is a requirement of that type of application, and provides some information regarding procedural requirements. This amendment provides additional information, clarifying that a neighborhood meeting is required for any application that affects the land use designation of a property, and includes a new requirement for a neighborhood meeting for any application that would repurpose certain golf courses or open space. It clarifies what is meant by the term "repurpose", provides specific exemptions from the requirement, and revises the definition of "open space". Staff has no recommendation regarding this amendment.

FINDINGS

This amendment accomplishes the following:

1. It adds general language to clarify the purpose of a neighborhood meeting, when a meeting is required, and what public notification is required.
2. It adds a requirement for a neighborhood meeting when certain golf courses and/or open spaces are repurposed for other uses.
3. It revises and clarifies the definition of "open space".

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: November 26, 2019

Agenda Item No.:
70

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.