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

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

December 8, 2020
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 November 10, 2020.

6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

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

7. 20-0219 - APPLICANT: PRAYER MOUNTAIN/INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL - For possible action on the following Land Use Entitlement project requests at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APNs 137-12-401-001, 011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

   7a. 20-0219-EOT1 - Third Extension of Time of an approved Variance (VAR-55721) TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED on a portion of 4.99 acres (APN 137-12-401-011). Staff recommends APPROVAL.

   7b. 20-0219-EOT2 - Third Extension of Time of an approved Site Development Plan Review (SDR-55723) FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS WHERE SEVEN FEET IS REQUIRED. Staff recommends APPROVAL.

8. 20-0232 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS - For possible action on the following Land Use Entitlement project requests on 22.77 acres at 555 East Washington Avenue (APN 139-26-201-012), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

   8a. 20-0232-EOT1 - First Extension of Time of an approved Variance (VAR-74336) TO ALLOW A PROPOSED BUILDING TO NOT BE PLACED AT THE ESTABLISHED SETBACK LINE AND TO ALLOW THE PROPOSED PARKING LOT TO BE LOCATED ALONG THE STREET FRONTAGE WHERE SUCH IS NOT ALLOWED IN THE CIVIC ZONING DISTRICT. Staff recommends APPROVAL.

   8b. 20-0232-EOT2 - First Extension of Time of an approved Site Development Plan Review (SDR-74337) for a Major Amendment to a previously approved Civic Review (CV-0001-92) FOR A PROPOSED ONE-STORY, 6,148 SQUARE-FOOT BUILDING AND PARKING LOT EXPANSION TO AN EXISTING 250,000 SQUARE-FOOT GOVERNMENT FACILITY. Staff recommends APPROVAL.

9. 20-0248-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: NULEAF CLV DISPENSARY, LLC - OWNER: HERD PROPERTIES, LLC, ET AL - For possible action on a Land Use Entitlement project request for the first Extension of Time of an approved Special Use Permit (SUP-74295) FOR A MARIJUANA DISPENSARY USE at 1600 South Las Vegas Boulevard, Suite #150 (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

10. 20-0246-TMP1 - TENTATIVE MAP - HOME 2 AT DEER SPRINGS - APPLICANT: SUN WEST CUSTOM HOMES - OWNER: DEERSPRINGS H6, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.39 acres on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APN 125-20-201-034), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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.

11. 20-0267-SCD1 - SUMMERLIN MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: HOWARD HUGHES COMPANY, LLC - OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL - For possible action on a Land Use Entitlement project request for a Major Deviation of the Summerlin Development Standards TO ALLOW A NON-STANDARD CUL-DE-SAC WHERE SUCH IS REQUIRED on a portion of 28.62 acres at 215 and 231 Antelope Ridge Drive (APN 137-27-813-001 and 137-27-720-001), P-C (Planned Community) Zone [SF3/NF (Single Family Detached/Neighborhood Focus) and COS (Community Open Space) Summerlin Special Land Use Designations], Ward 2 (Seaman). Staff recommends APPROVAL.

12. 20-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW PRIVATE STREETS ON PRIVATE LOTS WHERE COMMON LOTS MAINTAINED BY A PRIVATE MAINTENANCE ORGANIZATION ARE REQUIRED, NONSTANDARD PRIVATE STREETS BEHIND A GATE AND DEAD-END STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street (APN 139-35-815-002), R-TH (Single Family Attached) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

13. 20-0295-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON RANCHO, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 12-FOOT PERIMETER WALL HEIGHT WHERE EIGHT FEET IS THE MAXIMUM ALLOWED ALONG THE EAST AND THE WEST PROPERTY LINES at 2324 West Charleston Boulevard (APN 139-32-802-032), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

14. 20-0104-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER TOLL NORTH LV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE USE at the northeast corner of Canyon View Lane and Skye Village Road (APN 125-07-212-012 and 013), T-D (Traditional Development) Zone [ML (Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

15. 20-0114-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAFT STUDIOS, INC. DBA PINSPIRATION - OWNER: 7208-7290 LAKE MEAD BOULEVARD HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,380 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW AN 80-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7210 West Lake Mead Boulevard, Suites #7 and #8 (APN 138-22-601-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

16. 20-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TRAVIS PATTERSON - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 772 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 5009 Maverick Street (APN 125-35-712-032), R-D (Single Family Residential-Restricted), Ward 4 (Anthony). Staff recommends APPROVAL.

17. 20-0191-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASPER & JADE STUDIOS - OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,209 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A 990-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 231 North Buffalo Drive, Suite A (APN 138-28-819-015), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

18. 20-0192-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOLL NORTH LV, LLC - OWNER: ARROYO CAP IA, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE USE at 9007 Sky Village Road (APN 126-12-511-004), T-D (Traditional Development) Zone [L (Low Residential) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

19. 20-0197-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 12,000 SQUARE-FOOT LIQUOR SALES USE at 10591 West Lone Mountain Road (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL.

20. 20-0220-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1500 East Charleston Boulevard (APN 162-02-110-009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

21. 20-0228-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREAT PIES, LLC - OWNER: GREAT WASH PARK, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,832 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 1,141 SQUARE-FOOT OUTDOOR PATIO AREA at 410 South Rampart Boulevard, Suite #120 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

22. 20-0244-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REMINGTON SKYE, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A 2,946 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH 768 SQUARE FEET OF OUTDOOR SEATING on 1.43 acres at 9800 W Skye Canyon Park Dr (APN 125-07-210-036), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

23. 20-0250-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM A CHURCH/HOUSE OF WORSHIP AND A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED; AND A ZERO-FOOT DISTANCE SEPERATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 2291 South Fort Apache Road, Suite #106 (APN 163-06-816-033), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

24. 20-0251-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,916 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 1,581 SQUARE-FOOT OUTDOOR SEATING AREA at 1327 Main Street (APNs 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

25. 20-0263-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL USE WITH A WAIVER TO ALLOW 15 VEHICLES WHERE FIVE IS THE MAXIMUM ALLOWED at 9232 West Sahara Avenue (APN 163-05-410-002), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

26. 20-0258 - PUBLIC HEARING - APPLICANT: NEXMETRO - OWNER: CENTURY COMMUNITIES NEVADA, LLC -

For possible action on the following Land Use Entitlement project requests on 12.67 acres on the west side of Oso Blanca Road, approximately 1,680 feet north of W Skye Canyon Park Dr (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [Skye R-2 (Medium-Low Density Residential District) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

26a. 20-0258-SDR1 - FOR A PROPOSED 127-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT. Staff recommends APPROVAL.

26b. 20-0258-VAC1 - Petition TO VACATE PUBLIC SEWER AND DRAINAGE EASEMENTS. Staff recommends APPROVAL.

27. 20-0264-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 43-FOOT TALL, THREE-STORY, 60-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS on 2.99 acres at 832 North Eastern Avenue (APN 139-25-301-001), Ward 3 (Diaz). Staff recommends APPROVAL.

28. 20-0260 - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests on 23.05 acres on the northwest corner of Iron Mountain Road and N Skye Canyon Park Dr (APN 125-06-810-004), T-D (Traditional Neighborhood) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

28a. 20-0260-VAC1 - Petition TO VACATE PUBLIC DRAINAGE AND SEWER EASEMENTS adjacent to the eastern property line. Staff recommends APPROVAL.

28b. 20-0260-TMP1 - LUNA AT SUNSTONE - FOR A PROPOSED 162-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. Staff recommends APPROVAL.

29. 20-0273-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ALHAMBRA PLACE PARTNERSHIP - For possible action on a Land Use Entitlement project request for a Petition TO VACATE GOVERNMENT PATENT EASEMENTS generally located on the south side of Deer Springs Way, approximately 320 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Fiore). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

30. ABEYANCE - 20-0142 - PUBLIC HEARING - APPLICANT/OWNER: MARLON L JOHNSON - For the possible action on the following Land Use Entitlement project requests on 0.92 acres at southwest corner of Mountain Trail and Sunset Drive (APNs 139-19-812-038 and 039), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

30a. ABEYANCE - 20-0142-GPA1 - FROM: R (RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH). Staff recommends DENIAL.

30b. ABEYANCE - 20-0142-ZON1 - FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: M (INDUSTRIAL). Staff recommends DENIAL.

30c. ABEYANCE - 20-0142-VAR1 - TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED. Staff recommends DENIAL.

30d. ABEYANCE - 20-0142-VAR2 - TO ALLOW NO OFFSITE IMPROVEMENTS (CURB, SIDEWALKS, GUTTERS) WHERE SUCH ARE REQUIRED. Staff recommends DENIAL.

30e. ABEYANCE - 20-0142-SDR1 - FOR A PROPOSED HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPING DEVELOPMENT STANDARDS. Staff recommends DENIAL.

31. ABEYANCE - 20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street

and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

31a. ABEYANCE - 20-0092-SUP1 - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.

31b. ABEYANCE - RENOTIFICATION - 20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS. Staff recommends DENIAL.

32. ABEYANCE - 20-0026 - PUBLIC HEARING - APPLICANT/OWNER: SURETE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 1.43 acres on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

32a. ABEYANCE - 20-0026-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL). Staff recommends DENIAL.

32b. ABEYANCE - 20-0026-ZON1 - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL). Staff recommends DENIAL.

32c. ABEYANCE - 20-0026-VAR1 - TO ALLOW A PROPOSED UNPAVED SURFACE PARKING LOT WHERE SUCH IS SUCH IS NOT ALLOWED; A SOLID SCREEN WALL IN THE FRONT YARD OF A COMMERCIAL PROPERTY WHERE SUCH IS PROHIBITED; A NINE-FOOT TALL PERIMETER METAL FENCE WHERE EIGHT FEET IS ALLOWED; AND NON-DECORATIVE, NON-CONTRASTING MATERIALS WHERE SUCH IS NOT ALLOWED. Staff recommends DENIAL.

32d. ABEYANCE - 20-0026-SUP1 - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN 5 TRUCKS OR TRAILERS, AND TO ALLOW THE USE TO BE VISIBLE FROM ADJOINING STREETS. Staff recommends DENIAL.

32e. ABEYANCE - 20-0026-SDR1 - FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW AN EXISTING CHAIN LINK FENCE ADJACENT TO THE WEST PROPERTY LINE TO REMAIN, WHERE SUCH MATERIAL IS PROHIBITED. Staff recommends DENIAL.

33. ABEYANCE - 20-0166 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

33a. ABEYANCE - 20-0166-GPA1 - To amend a portion of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM LOW DENSITY RESIDENTIAL, M (MEDIUM DENSITY RESIDENTIAL), H (HIGH DENSITY RESIDENTIAL), MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE). Staff recommends APPROVAL.

33b. ABEYANCE - 20-0166-ZON1 - FROM: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), R-4 (HIGH DENSITY RESIDENTIAL), R-5 (APARTMENT), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL), C-V (CIVIC) AND UNDESIGNATED (FORMERLY RIGHT-OF-WAY) TO: T3-N (T3 NEIGHBORHOOD), T3-N-O (T3 NEIGHBORHOOD-OPEN), T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T4-M (T4 MAKER), T5-N (T5 NEIGHBORHOOD), T5-C (T5 CORRIDOR) AND T5-M (T5 MAKER). Staff recommends APPROVAL.

34. ABEYANCE - 20-0111-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SLA 2121, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW 222 PARKING SPACES WHERE 230 ARE REQUIRED on 5.31 acres at 2121 North Jones Boulevard (APN 138-24-201-001), R-PD32 (Residential Planned Development - 32 Units Per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

35. ABEYANCE - 20-0167 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC. - For possible action on the following Land Use Entitlement project requests on 0.39 acres at 2603 Highland Drive (APN 162-09-110-016), M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

35a. 20-0167-VAR1 - TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.

35b. ABEYANCE - 20-0167-SUP1 - FOR A PROPOSED MAJOR AMENDMENT TO PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-73838) TO ALLOW A 576 SQUARE-FOOT EXPANSION TO AN EXISITNG MARIJUANA CULTIVATION FACILITY USE RESULTING IN AN OVERALL SQUARE-FOOTAGE OF 11,343 SQAURE FEET. Staff recommends APPROVAL.

35c. ABEYANCE - 20-0167-SDR1 - FOR A PROPOSED MARIJUANA CULTIVATION FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.

36. ABEYANCE - 20-0171-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/ TRANSIENT SALES LOT USE on 0.31 acres at the southwest corner of Washington Avenue and Main Street (APN 139-27-703-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL.

37. ABEYANCE - 20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

38. 20-0207 - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT AND BUREAU OF LAND MANAGEMENT - For possible action on the following Land Use Entitlement project requests on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street (APNs 125-19-301-006 and -014), Ward 6 (Fiore). Staff recommends APPROVAL on 20-0201-ZON1. Staff recommends DENIAL on 20-0201-VAR1 and 20-0207-SDR1.

38a. 20-0207-ZON1 - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on a 20.0 acre portion of 23.29 acres. Staff recommends APPROVAL.

38b. 20-0207-VAR1 - TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS. Staff recommends DENIAL.

38c. 20-0207-SDR1 - FOR A PROPOSED WATER RESERVOIR AND 9,819 SQUARE-FOOT PUMPING STATION AND PRESSURE-REDUCING VALVES DEVELOPMENT. Staff recommends DENIAL.

39. 20-0269 - PUBLIC HEARING - APPLICANT: PARDEE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on 10.41 acres of the east corner of Sky Vista Drive and Red Point Drive (APN 137-22-813-001), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

39a. 20-0269-SCD1 - TO ALLOW PUBLIC STREETS THAT DO NOT MEET THE PUBLIC STREET STANDARDS. Staff recommends DENIAL.

39b. 20-0269-TMP1 - SUMMERLIN VILLAGE 25 PARCEL F - FOR A 68-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

40. 20-0194 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD THOMAS - For possible action on the following Land Use Entitlement project requests on 2.60 acres at 8109 Silver Sage Circle (APN 125-12-801-037), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

40a. 20-0194 -VAR1 - TO ALLOW ZERO PARKING SPACES WHERE 10 ARE REQUIRED. Staff recommends DENIAL.

40b. 20-0194 -VAR2 - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED; A FIVE-FOOT CORNER-SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED; A ONE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE IN FRONT OF THE PRINCIPAL DWELLING WHERE SUCH IS PROHIBITED; ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING WHERE SUCH ARE REQUIRED AND A SIX-FOOT FRONT YARD CHAIN LINK FENCE WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED. Staff recommends DENIAL.

40c. 20-0194 -SUP1 - TO ALLOW AN ANIMAL KEEPING & HUSBANDRY USE. Staff recommends DENIAL.

40d. 20-0194 -SUP2 - TO ALLOW A HORSE CORRAL OR STABLE (COMMERCIAL) USE. Staff recommends DENIAL.

41. 20-0223 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: TIMOTHY MOTT, ETAL - For possible action on the following Land Use Entitlement project requests on 3.99 acres located at the northwest corner of Log Cabin Way and Four Views Street (APN 125-05-606-010), R-E (Residence Estates), Ward 6 (Fiore). Staff recommends APPROVAL on 20-0223-VAR1 and 20-0223-TMP1. Staff recommends DENIAL on 20-0223-VAR2, 20-0223-VAR3, 20-0223-VAR4, 20-0223-VAR5 and 20-0223-VAR6.

41a. 20-0223-VAR1 - TO ALLOW RTC (REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) RURAL OFFSITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED. Staff recommends APPROVAL.

41b. 20-0223-VAR2 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

41c. 20-0223-VAR3 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

41d. 20-0223-VAR4 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

41e. 20-0223-VAR5 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

41f. 20-0223-VAR6 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

41g. 20-0223-TMP1 - FOUR VIEWS - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends APPROVAL.

42. 20-0225 - PUBLIC HEARING - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC - For possible action on the following Land Use Entitlement project requests on 2.10 acres at the northeast corner of El Parque Avenue and Cimarron Road (APN 163-04-701-004), Ward 1 (Knudsen). Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.

42a. 20-0225-VAR1 - TO ALLOW A 14-FOOT TALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED ON A GREATER THAN TWO PERCENT SLOPE AND TO ALLOW A 66-FOOT LOT WIDTH FOR LOT #5 WHERE 100 FEET IS THE MINIMUM ALLOWED. Staff recommends DENIAL.

42b. 20-0225-VAC1 - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT. Staff recommends APPROVAL.

42c. 20-0225-TMP1 - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

43. 20-0247 - PUBLIC HEARING - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC - For

possible action on the following Land Use Entitlement project requests on 2.57 acres on the east side of South 8th Street between Franklin Avenue and Sweeney Avenue (APN 162-03-604-004), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

43a. 20-0247-VAR1 - TO ALLOW 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43b. 20-0247-VAR2 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43c. 20-0247-VAR3 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43d. 20-0247-VAR4 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43e. 20-0247-VAR5 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43f. 20-0247-VAR6 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43g. 20-0247-VAR7 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43h. 20-0247-VAR8 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43i. 20-0247-VAR9 - TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

43j. 20-0247-TMP1 - THE PINES AT JOHN S. PARK - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

44. 20-0313 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlements project requests on the Clark Avenue alignment between Main Street and Transit Station Street, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

44a. 20-0313-VAR1 - TO ALLOW A STREET NAME CHANGE ALONG A PRIMARY STREET NAME ALIGNMENT WHERE SUCH IS NOT PERMITTED. Staff recommends APPROVAL.

44b. 20-0313-SNC1 - TO ALLOW A STREET NAME CHANGE FROM: CLARK AVENUE TO: IRWIN MOLASKY AVENUE. Staff recommends APPROVAL.

45. 20-0169-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROSIE LANDA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK FOR A PORTE COCHERE WHERE 30 FEET IS REQUIRED, A 42-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING WHERE 50 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

46. 20-0243-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT/OWNER: MAUREEN E. AND GEOFFREY SANDT - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE CLASS II [CASITA] THAT IS TALLER THAN THE PRINCIPAL DWELLING WHERE SUCH IS NOT ALLOWED on 0.23 acres at 6300 Vista Verde North (APN 163-02-710-013), R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

47. 20-0257 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests on 12.07 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APNs 125-07-601-009 and 010), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

47a. 20-0257-SUP1 - FOR PROPOSED BEER SALES. Staff recommends APPROVAL.

47b. 20-0257-SUP2 - FOR PROPOSED WINE SALES. Staff recommends APPROVAL.

47c. 20-0257-SUP3 - FOR PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY). Staff recommends APPROVAL.

47d. 20-0257-SUP4 - FOR A PROPOSED 4,931 SQUARE-FOOT CONVENIENCE STORE. Staff recommends APPROVAL.

47e. 20-0257-SUP5 - FOR PROPOSED GASOLINE SALES. Staff recommends APPROVAL.

47f. 20-0257-SUP6 - FOR A PROPOSED CAR WASH. Staff recommends APPROVAL.

47g. 20-0257-SDR1 - FOR A PROPOSED 71,168 SQUARE-FOOT SHOPPING CENTER. Staff recommends APPROVAL.

47h. 20-0257-TMP1 - GRAND CANYON COMMERCIAL - FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION. Staff recommends APPROVAL.

48. 20-0256-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-77198) FOR A PROPOSED 10,908 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY on 0.40 acres at 1018 South Commerce Street (APN 139-33-801-006), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

49. 20-0272-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LABO FUNERAL HOME/CHAPEL - OWNER: JLC NUCLEUS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A MORTUARY OR FUNERAL CHAPEL USE on 6.14 acres at 940 West Owens Avenue (APN 139-21-806-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

50. 20-0274-ROC1 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS - For possible action on a Land Use Entitlement request for a Review of Condition TO REMOVE CONDITION #1 FROM APPROVED SPECIAL USE PERMIT (SUP-77094) WHICH STATES, “ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED IN CONFORMANCE WITH TITLE 19 AND FINAL INSPECTIONS APPROVED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL” at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Citizens Participation:

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

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website - www.lasvegasnevada.gov
and
The Nevada Public Notice Website - notice.nv.gov

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

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: December 8, 2020

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION WORKSHOP MEETING OF NOVEMBER 10, 2020.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

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: December 8, 2020

Agenda Item No.: **7**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

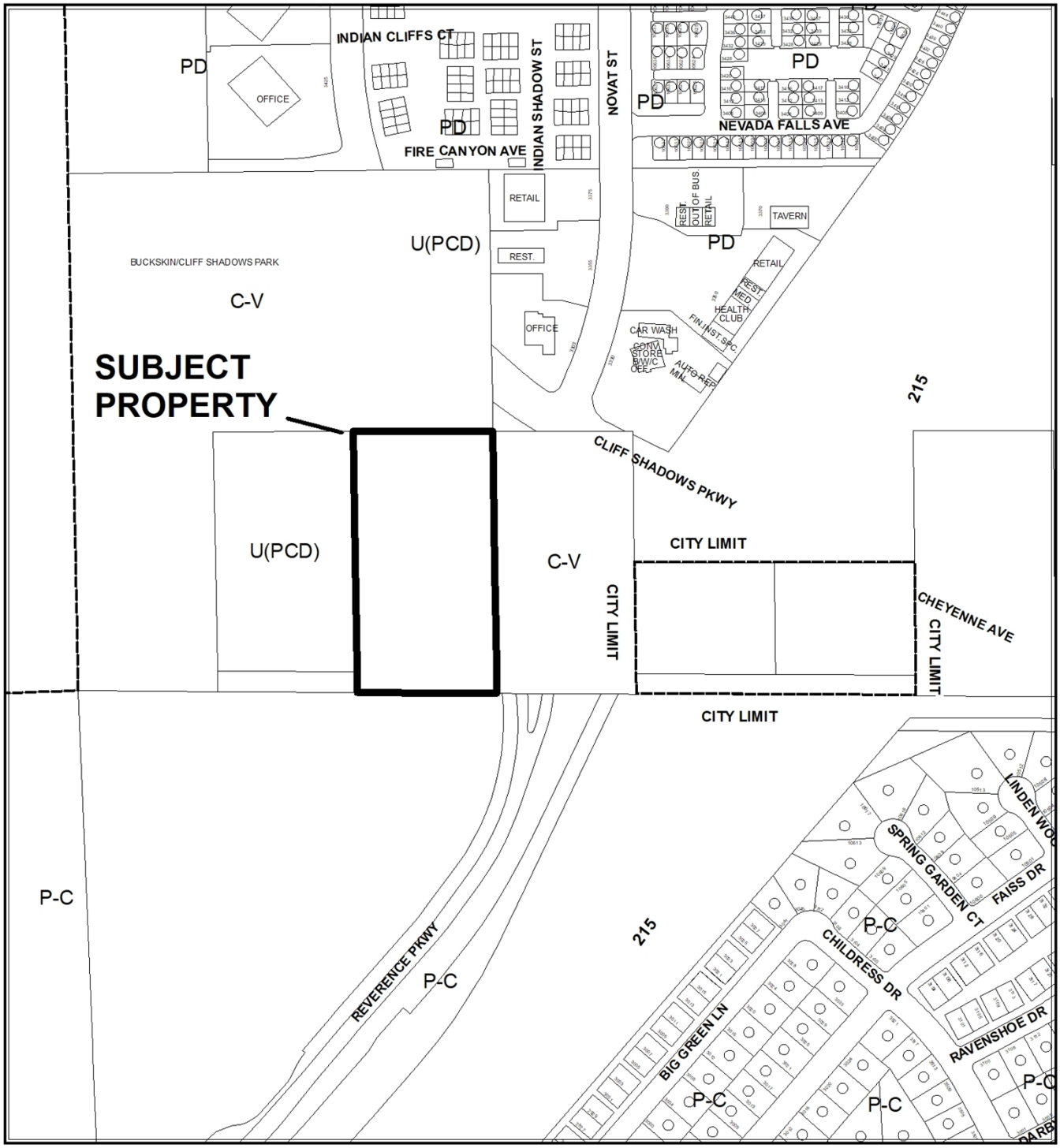
SUBJECT:
20-0219 - APPLICANT: PRAYER MOUNTAIN/INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL - For possible action on the following Land Use Entitlement project requests at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APNs 137-12-401-001, 011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

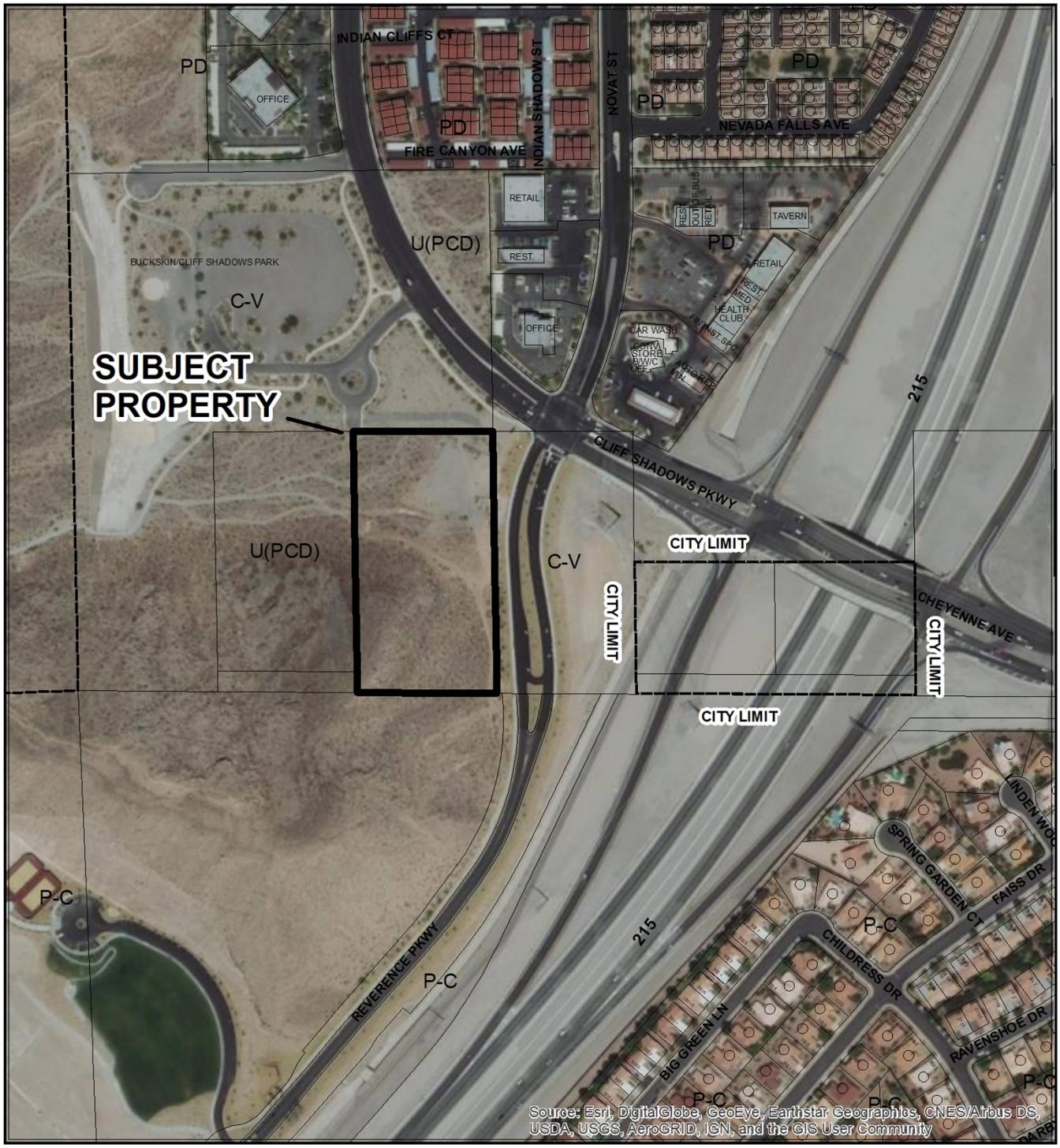
RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0219-EOT1
2. Location and Aerial Maps for 20-0219-EOT2
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Action Letter for EOT-74275 [PRJ-74051]
8. Action Letter for VAR-55721 [PRJ-55315]
9. Action Letter for VAC-55722 [PRJ-55315]



CASE: 20-0219-EOT1

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) AND C-V (CIVIC)



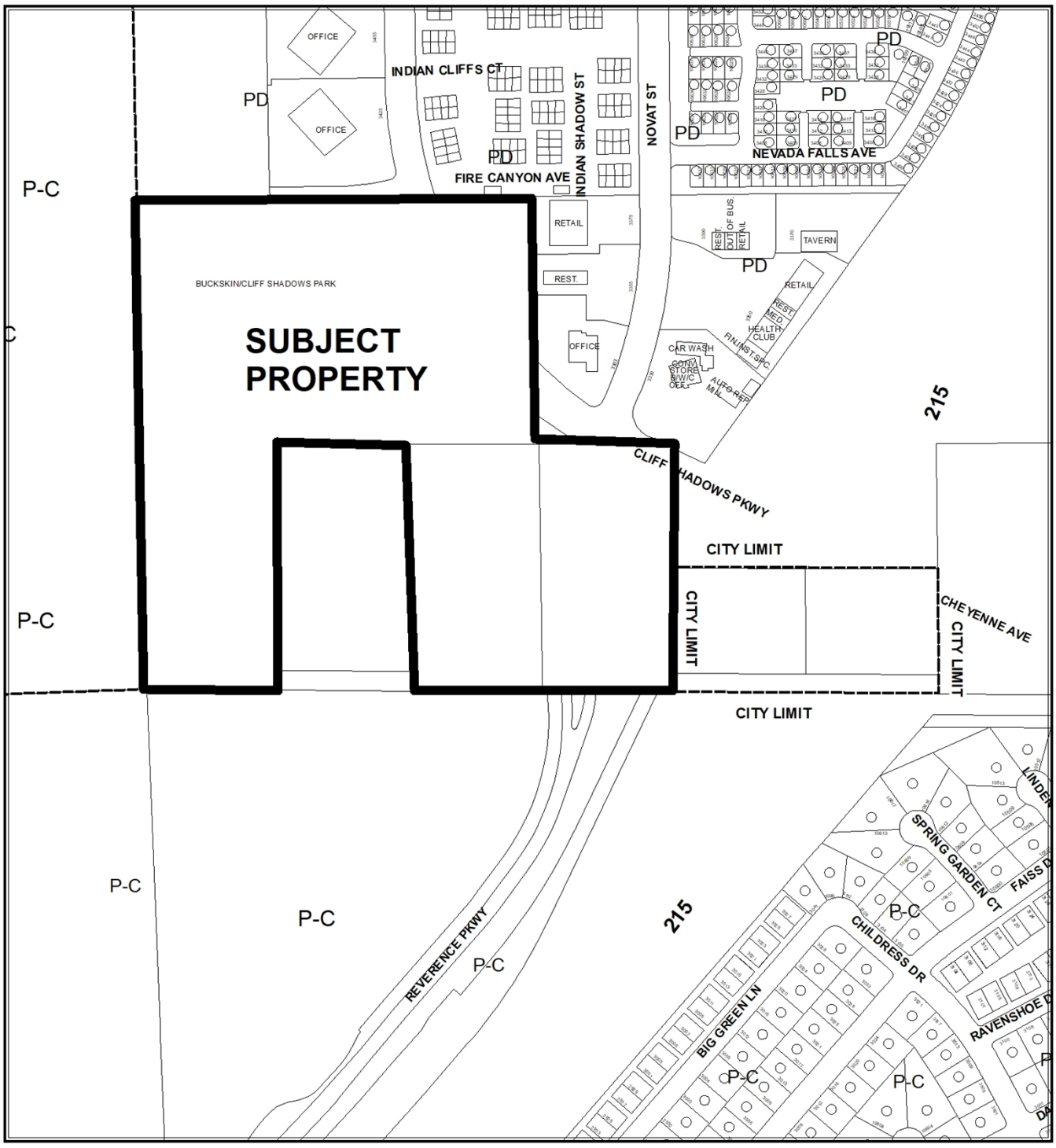
0 280 560

Feet

CASE: 20-0219-EOT1

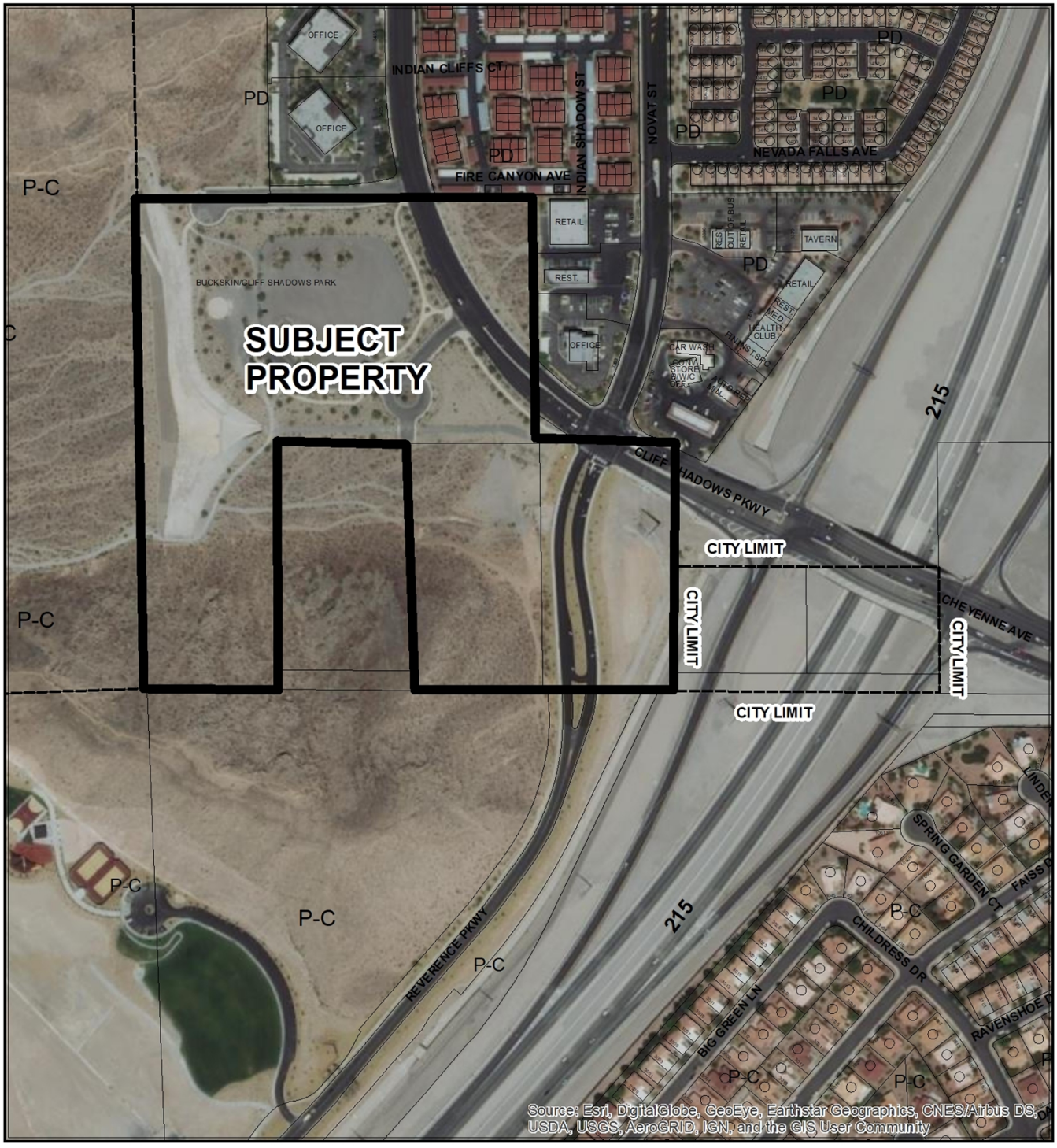
ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) AND C-V (CIVIC)

N



CASE: 20-0219-EOT2

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) AND C-V (CIVIC)



0 295 590 Feet

CASE: 20-0219-EOT2

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) AND C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PRAYER MOUNTAIN/INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0219-EOT1	Staff recommends APPROVAL, subject to conditions:	
20-0219-EOT2	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

20-0219-EOT1 CONDITIONS

Planning

1. This approval shall expire 10/14/2022 unless another extension of time is approved by the City Council.

2. Conformance to the approved conditions for Variance (VAR-55721).

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

20-0219-EOT2 CONDITIONS

Planning

1. This approval shall expire 10/14/2022 unless another extension of time is approved by the City Council.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-55723).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting Extensions of Time for an approved Variance (VAR-55721) to allow 119 onsite parking spaces where 338 spaces are required and an approved Site Development Plan Review (SDR-55723) for a proposed 66,192 square-foot Church/House of Worship and ancillary school on 5.07 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. The approved Site Development Plan Review includes waivers of perimeter wall height and landscape buffers.

ISSUES

- These are the third Extension of Time requests for the parking Variance (VAR-55721) and Site Development Plan Review (SDR-55723) for the Church/House of Worship.
- Improvements to Reverence Parkway, which bisects and provides access to the site, have been completed.
- The applicant has requested a three-year extension. Due to the length of time from the initial approval, staff supports a two-year extension.

ANALYSIS

This is the third Extension of Time request for the approved Variance (VAR-55721) and Site Development Plan Review (SDR-55723). A related Extension of Time (20-0219-EOT3) of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements in conflict with the church development will be reviewed administratively by Department of Planning staff.

The original entitlements for the church expired in 2014 and were then reinstated as a new submittal later that year. There have been no permits issued and thus no development activity on this site. Reverence Parkway (formerly Desert Hope Drive), which provides access to and bisects the subject property, was completed in 2018. According to the applicant, engineering for this project could not resume until construction of the infrastructure for the Reverence master planned development adjacent to the south commenced. In addition to the new road, a new commercial building was constructed north of the church site. A four-story, 42-unit multi-family condominium development was proposed north of the adjacent equestrian trailhead, but those entitlements expired in 2018. Per the submitted justification letter, the church has been fundraising and continuing with plans to develop the site; however, the restrictions placed on gatherings due to Covid-19 has severely limited progress.

Because the overall site is an assemblage of parcels administered by different entities and some areas of the site are unusable due to steep slopes, not all of the church parking is proposed on parcels owned by the applicant. Nearly all of the required parking will still be provided on the overall site.

FINDINGS (20-0219-EOT1)

None of the developmental changes in the area impact the provision of parking for the church development. Therefore, staff recommends approval of the requested Extension of Time with conditions.

FINDINGS (20-0219-EOT2)

Surrounding development in the area has not directly impacted the compatibility of the Church/House of Worship use in relation to the subject site. Staff therefore recommends approval of the requested Extension of Time with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/17/03	The City Council approved a Rezoning (ZON-3209) from U (Undeveloped) [PCD (Planned Community Development) General Plan Amendment] to PD (Planned Development) on 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of Clark County 215. The Planning Commission had no recommendation; staff recommended approval.
	The City Council approved a Major Modification (MOD-3206) of the Lone Mountain West Master Plan to add approximately 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of Clark County 215 to the Plan area and to permit churches within all residential land use designations with approval of a Special Use Permit. The Planning Commission and staff recommended approval.
01/09/08	The City Council approved a Disposition and Development Agreement to allow the International Church of Las Vegas to develop portions of APNs 127-12-401-011 and 040 and to share the use of these areas for purposes of overflow parking and recreation.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/01/08	Department of Planning staff approved a Hillside Development Plan Review (HIL-30765) pursuant to Title 19.06.170 (now UDC 19.10.140) for a proposed five-story, 89,550 square-foot Church/House of Worship on 5.07 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215.
07/07/10	The City Council approved a Major Modification (MOD-30617) of the Lone Mountain West Master Land Use Plan to amend the land use designation from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities) on 5.07 acres approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APNs 137-12-401-011 and 137-12-410-003]
	The City Council approved a Rezoning (ZON-31062) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 0.08 acres at the southwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and staff recommended approval. [APN 137-12-410-003]
	The City Council approved a Petition to Vacate (VAC-30622) U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street. The Planning Commission and staff recommended approval. The approval expired 07/07/14.
	The City Council approved a Variance (VAR-37943) to allow 119 parking spaces where 338 are required on 4.99 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APN 137-12-401-011]. The approval expired 07/07/14.
	The City Council approved a Site Development Plan Review (SDR-37942) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and related school with waivers of the Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height and zero-foot landscape buffers along portions of the north, south, east and west perimeters on 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APNs 137-12-401-001, 011, 040 and 137-12-410-003]. The approval expired 07/07/14.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/14/14	The Planning Commission approved a request (VAR-55721) to reinstate a previously approved Variance to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
10/14/14	The Planning Commission approved a request (VAC-55722) to reinstate a previously approved Petition to Vacate U.S. Government Patent Easements generally located southwest of the intersection of corner of Cliff Shadows Parkway and Novat Street. Staff recommended approval.
	The Planning Commission approved a request (SDR-55723) to reinstate a previously approved Site Development Plan Review for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
10/26/15	Department of Planning staff administratively approved an Extension of Time (EOT-61673) to 10/14/16 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.
11/16/16	Department of Planning staff administratively approved a second Extension of Time (EOT-67227) to 10/14/18 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.
12/13/16	The Planning Commission approved a request for an Extension of Time (EOT-67225) to 10/14/18 of an approved Variance (VAR-55721) to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a request for an Extension of Time (EOT-67225) to 10/14/18 of an approved Site Development Plan Review (SDR-55723) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
09/06/18	Department of Planning staff administratively approved a third Extension of Time (EOT-74273) to 10/14/2020 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.
10/23/18	The Planning Commission approved a request for an Extension of Time (EOT-74276) to 10/14/20 of an approved Site Development Plan Review (SDR-55723) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
	The Planning Commission approved a request for an Extension of Time (EOT74275) to 10/14/20 of an approved Variance (VAR-55721) to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.

Most Recent Change of Ownership	
12/21/12	A deed was recorded for a change in ownership on APNs 137-12-401-011 and 137-12-410-003. The remaining parcels are owned by the United States of America, managed by the Bureau of Land Management and leased to the city of Las Vegas.

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

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

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

Field Check	
10/29/20	Staff conducted a routine field check and found no issues.

Details of Application Request	
Site Area	
Gross Acres	9.12 (including federal land)
Net Acres	5.07 (applicant owned parcels)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	PD (Planned Development)
		OS-R (Open Space/Recreation) – Lone Mountain West	C-V (Civic)
North	Public Park (Equestrian Trailhead)	OS-R (Open Space/Recreation) – Lone Mountain West	C-V (Civic)
	Financial Institution, General with Drive Through	VC (Village Commercial) – Lone Mountain	PD (Planned Development)
	Office Other Than Listed		

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
	Service Station and Auto Repair Garage, Minor		
	Undeveloped	MFM (Multi-Family Medium) – Lone Mountain West	U (Undeveloped)
South	Undeveloped	COS (Community Open Space) - Summerlin	P-C (Planned Community)
East	CC 215 ROW	Right-of-Way	Right-of-Way
West	Undeveloped	L (Low Density Residential) – Lone Mountain West	U (Undeveloped)
	Public Park (Equestrian Trailhead)	OS-R (Open Space/Recreation) – Lone Mountain West	C-V (Civic)

Master Plan Areas	***Compliance***
Lone Mountain West	Y
Special Purpose and Overlay Districts	***Compliance***
C-V (Civic) District	Y
PD (Planned Development) District	Y
Hillside Development Area	Y

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

DEVELOPMENT STANDARDS

All development within the Lone Mountain West Master Plan area is subject to the requirements of the Lone Mountain West Master Plan. The Lone Mountain West Master Plan does not establish design standards for buildings located within the PF (Public Facilities) land use designation; therefore, the development standards for this development shall be established by the PF (Public Facilities) Lone Mountain West Special Land Use Designation and any corresponding Site Development Plan Review approval under Title 19.16.100.

The site also falls within the Hillside Development Overlay District, which is subject to the regulations contained in Title 19.10.140. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. A Hillside Development Plan Review (HIL-30765) for the proposed church development was approved in 2008.

Pursuant to the above, the proposed landscaping, parking, setbacks, and maximum building heights for this project are defined below. Any future development will require review for determination of appropriate development standards.

Standard	***Provided***	***Compliance***
Building Floor Area	66,192 SF	Y
Min. Setbacks		
• Front	263 Feet	Y
• Side	40 Feet	Y
• Rear	203 Feet	Y
Max. Lot Coverage	19 %	Y
Max. Building Height	2 Stories/35 Feet	Y
Site Disturbance	3.43 acres	Y
Trash Enclosure	Walled, Gated, Roofed	Y
Mech. Equipment	Parapet Screened	Y

Pursuant to Title 19.10.140 Hillside Development Overlay District Standards, the following site disturbance standards apply:

Slope	*Site Area*	*Maximum Disturbance Allowed*		*Proposed Disturbance*	*Compliance*
0-15%	2.70 acres	100%	2.70 acres		
15-25%	0.43 acres	50%	0.21 acres		
25% and greater	1.86 acres	35%	0.65 acres		
Total Parcel Area	4.99 acres		3.56 acres	3.43 acres	Y

Pursuant to Title 19.12 and the Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees (West):				
• North	1 Tree / 20 Linear Feet	21 Trees	27 Trees	Y
• South	1 Tree / 30 Linear Feet	13 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	26 Trees	26 Trees	Y
• West	1 Tree / 30 Linear Feet	23 Trees	11 Trees	N
Buffer Trees (East):				
• North	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• South	1 Tree / 30 Linear Feet	3 Trees	4 Trees	Y
• East	1 Tree / 30 Linear Feet	25 Trees	26 Trees	Y
• West	1 Tree / 20 Linear Feet	16 Trees	32 Trees	Y
TOTAL PERIMETER TREES		**135 Trees**	**134 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	87 Trees	78 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	7 Feet		0 Feet	N
• South	7 Feet		0 Feet	N
• East	7 Feet		0 Feet	N
• West	7 Feet		0 Feet	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Cliff Shadows Parkway	Major Collector	Master Plan of Streets and Highways Map	100	Y
Reverence Parkway (formerly Desert Hope Drive)	N/A	Civil Improvement Drawing Set (#107Y4950)	90	N/A

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	1,350-seat gathering room	1 space per 4 seats in gathering room	338				
TOTAL SPACES REQUIRED			338		119		N*
Regular and Handicap Spaces Required			330	8	111	8	N*
Percent Deviation			65%				

*Approved through VAR-55721

Waivers		
Requirement	***Request***	***Staff Recommendation***
Max 3’6” tall retaining walls with 5’ terraces in between [LMW Subsection 3.6.1 (i)]	Retaining walls up to 16 feet with no terracing	Approval
7’ perimeter landscape planting strip along interior lot lines [LMW Subsection 4.3.3 (i)]	Zero-foot landscape planting strip along portions of the north, south, east and west lot lines	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24” box shade tree per 6 uncovered parking spaces in islands and at ends of rows (87 parking lot trees required)	78 parking lot trees	Approval
8 parking lot islands in offsite lot	4 diamonds in offsite lot	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of Time SDR55723 / VAR55721 / VAC55722

Project Address (Location) Cliff Shadows Parkway and Reverence Parkway Las Vegas NV 89129

Project Name Prayer Mountain - International Church of Las Vegas **Proposed Use** Church / School / Day Care (C-V)

Assessor's Parcel #(s) APN 13712401001 / APN 13712401040 **Ward #** 4

General Plan: Existing PCD Proposed PCD **Zoning:** Existing C-V Proposed C-V

Additional Information These applications are for extensions of previously approved SDR55723, VAR55721, and VAC55722; Applicant accepts all previous conditions imposed by City Council and Planning Commission

Property Owner City of Las Vegas Contact Teresa Boyce
Address 495 S. Main St. City Las Vegas State NV Zip 89101
E-mail tboyce@lasvegasnevada.gov Phone 702-229-1022

Applicant International Curch of Las Vegas Contact Ron Portaro
Address 8100 Westcliff Dr. City Las Vegas State NV Zip 89145
E-mail ronportaro@msn.com Phone 702-610-1919

Representative Ron Portaro Contact Ron Portaro
Address 3425 Cliff Shadows Parkway Suite 110 City Las Vegas State NV Zip 89129
E-mail ronportaro@msn.com Phone 702-610-1919

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

☐ **Yes**
☒ **No**

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

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

Partner(s) _____

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

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

Print Name Teresa M Boyce

Subscribed and sworn before me Teresa M. Boyce

This 12th day of October, 20 20

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

20-0219
10/12/2020

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) Extension of Time SDR55723 / VAR55721 / VAC55722

Project Address (Location) Cliff Shadows Parkway and Reverence Parkway Las Vegas NV 89129

Project Name Prayer Mountain - International Church of Las Vegas **Proposed Use** Church / School / Day Care (C-V)

Assessor's Parcel #(s) 137-12-401-011 / 137-12-410-003 **Ward #** 4

General Plan: Existing PCD Proposed PCD **Zoning:** Existing C-V Proposed C-V

Additional Information These applications are for extensions of previously approved SDR55723, VAR55721, and VAC55722; Applicant accepts all previous conditions imposed by City Council and Planning Commission

Property Owner International Church of Las Vegas Contact Ron Portaro

Address 8100 Westcliff Dr. City Las Vegas State NV Zip 89145

E-mail ronportaro@msn.com Phone 702-610-1919

Applicant International Curch of Las Vegas Contact Ron Portaro

Address 8100 Westcliff Dr. City Las Vegas State NV Zip 89145

E-mail ronportaro@msn.com Phone 702-610-1919

Representative Ron Portaro Contact Ron Portaro

Address 3425 Cliff Shadows Parkway Suite 110 City Las Vegas State NV Zip 89129

E-mail ronportaro@msn.com Phone 702-610-1919

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Paul M. Goulet

Subscribed and sworn before me

This 9th day of October, 20 20

Krystofer Bergsrud

Notary Public in and for said County and State

Krystofer Bergsrud NOTARY PUBLIC STATE OF NEVADA Appt. No. 20-2383-01 My Appt. Expires: Sept.16, 2024

20-6219 FOR 12/2020



Planning Commission - Page 38
20-0219
10/10/2020

GRAPHIC SCALE

(IN FEET)
HORIZONTAL SCALE= 1"=50'

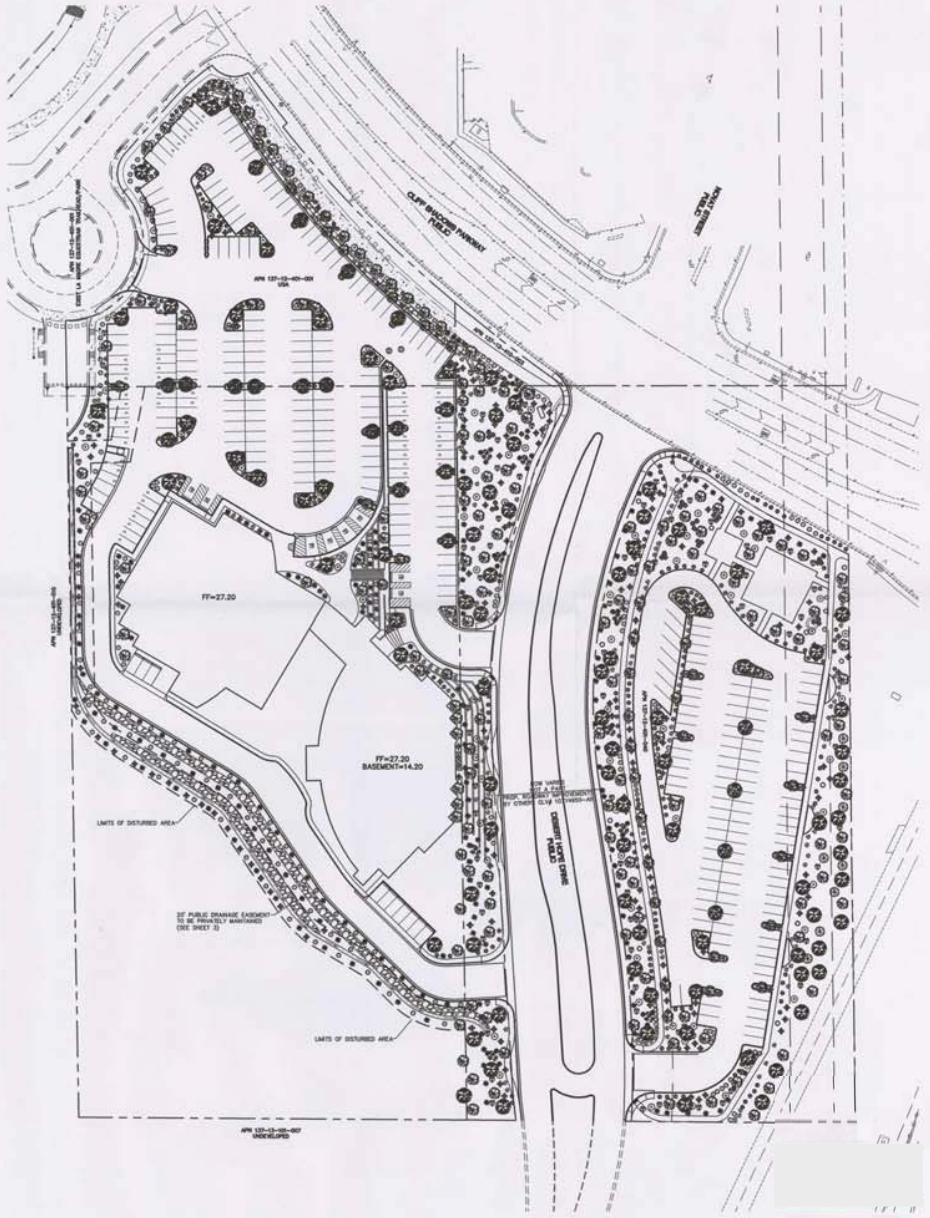
PLANT SCHEDULE

SYM.	SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME
	24" Box	189	Cercidium floridum	'Desert Museum' Palo Verde (Multi-trunk)
	24" Box	114	Prosopis glandulosa	'Chilean' Mesquite (Std-trunk)
TREE				
	5 Gal	8	Cassia nemophila	Feathery cassia
	5 Gal	79	Dasylirion wheeleri	Desert spoon
	5 Gal	33	Hesperaloe parviflora	Red yucca
	5 Gal	82	Xylosma congesta	Xylosma
	5 Gal	41	Muhlenbergia capillaris	Regal Mist
	5 Gal	180	Prostrate Rosemary	Trailing rosemary
	5 Gal	93	Fire Thorn pyracantha	Pyracantha 'Santa Cruz'
SHRUBS				
	1 Gal	345	Lantana Camera	Gold Trailing Lantana
	1 Gal	149	Trachelospermum jasminoides	Star Jasmine
	1 Gal	260	Chrysactinia mexicana	Damianita
GROUND COVERS				
	750 TONS		Install aprox. 89,890 = 750 tons 3/4" Decorative Granite	
	25 TONS		GRANITE BOULDERS (2'X2'X2', 2'X3'X2') RED GRANITE	
	3 SEATING-AREAS		BOULDER OR BLOCK WALL BACK RETAING WALL BEHIND EACH SEATING AREA 32' PER AREA 3 AREAS = 96 TOTAL LIN. FT OF WALL	
MATERIALS	6		2 BENCHES PER SEATING AREA ALONG PATHWAYPER SEATING AREA = 6 TOTAL BENCHES	
	5		TRASH CANS BY SEATING AREA AND ALONG PATHWAY	
	16		LAMP LIGHT POST, SPACED EVERY 90'-100' ALONG PATHWAY	
	6		DOG STATION	

BLM PROPERTY PARKING AREA/PARK TRAIL AREA

Parking Area = 70,954 Sq. Ft Park-/trail area = 65,517 Sq. Ft.
Total area = 136,471 Sq. Ft. Park-/trail area = 48% total

20-0219
10/10/2020



NO.	DATE	BY	APPV'D.	REVISION DESCRIPTION

KENT E. ANDERSON
Exp: 10-01-10
CIVIL
8012
STAMP DATE:

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT
3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
fax: (702) 648-4143

TITLE: PRELIMINARY LANDSCAPE PLAN
PROJECT: PRAYER MOUNTAIN
INTERNATIONAL CHURCH OF LAS VEGAS
CITY OF LAS VEGAS NEVADA

WORK ORDER NO: 050915
DESIGN BY: KA
DRAWN BY: MH
DATE: 05-04-10
SCALE: 1"=50'
SHEET 1 OF 1 SHEETS
CLV DWG NO. N/A

JVC ARCHITECTS atelier

INTERNATIONAL CHURCH OF LAS VEGAS

PRAYER MOUNTAIN

8100 WESTCLIFF DRIVE

LAS VEGAS, NEVADA 89134

0813-ICLV-PM

04-12-10

A4-1

ELEVATIONS

DESIGN PHASE

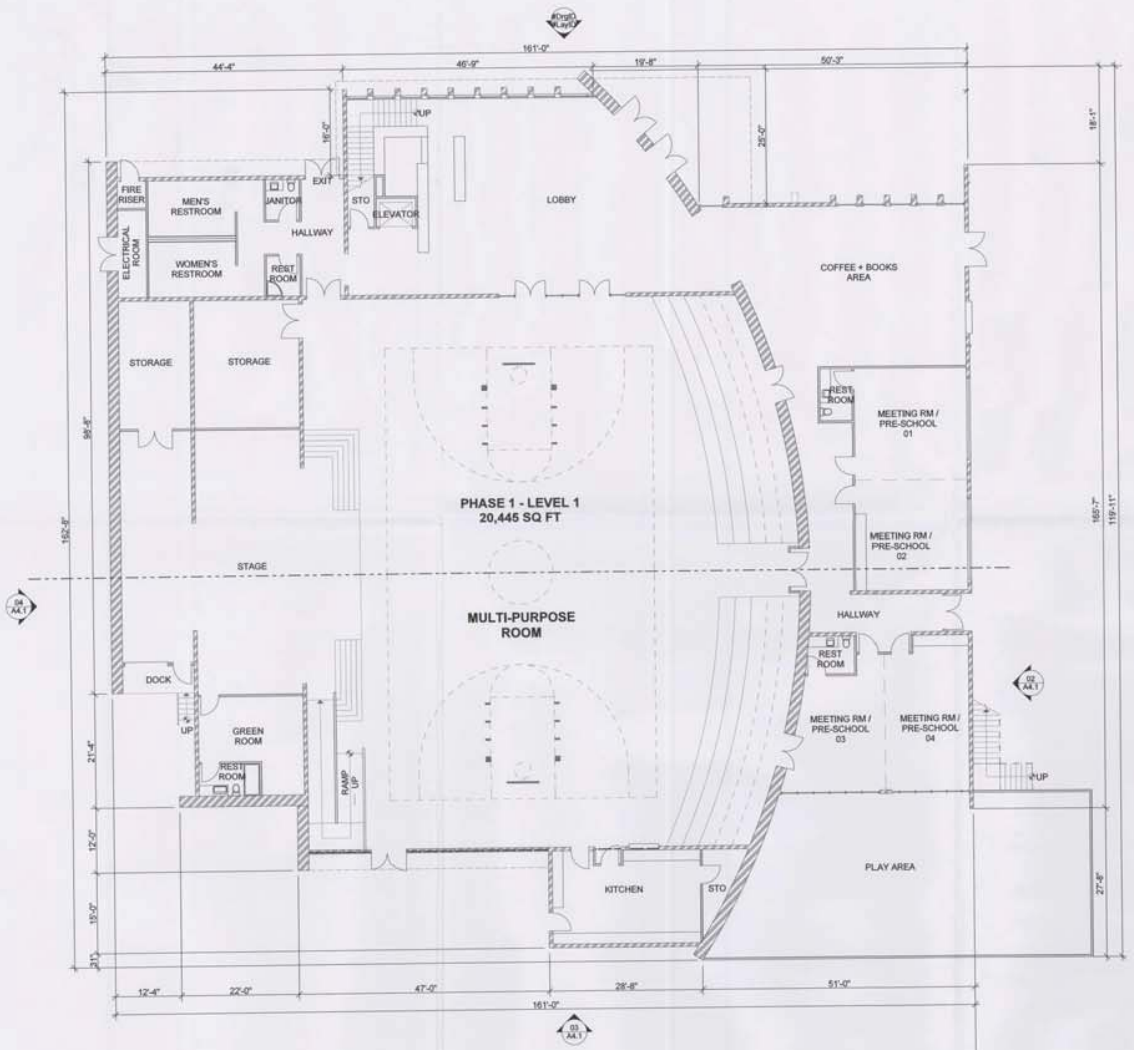
04 WEST ELEVATION
SCALE: 1/16" = 1'-0"

03 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

02 EAST ELEVATION
SCALE: 1/16" = 1'-0"

01 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

20-0219
10/07/2020



01 PHASE 1 - LEVEL 1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREA

PHASE 1

FLOOR 1 LEVEL	= 20,445 SQ FT
FLOOR 2 LEVEL	= 7,425 SQ FT
TOTAL	= 27,870 SQ FT

20-0219
10/10/2020

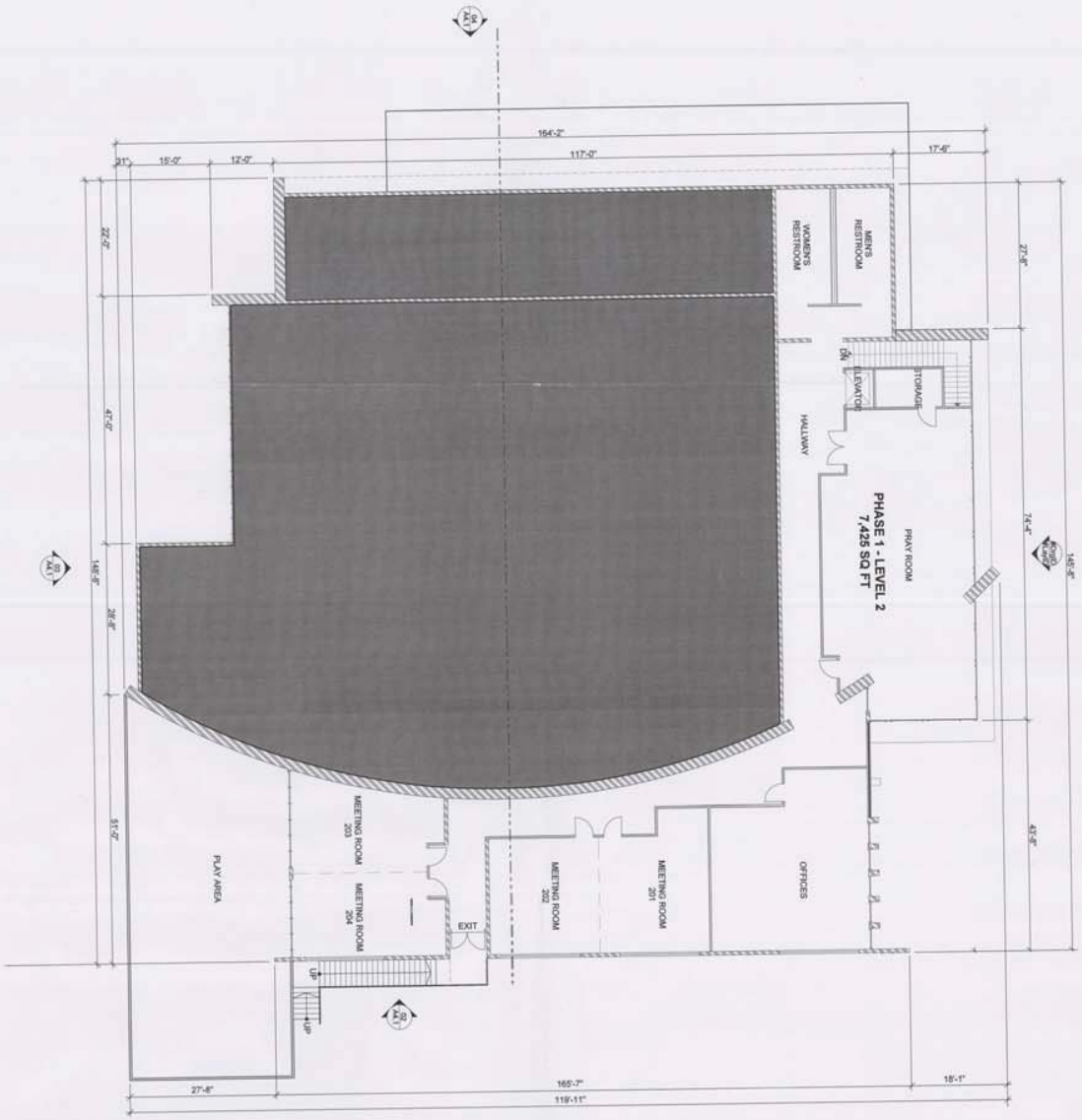
JVC ARCHITECTS
atelier

INTERNATIONAL CHURCH OF LAS VEGAS

PRAYER MOUNTAIN
Planning Commission - Page 41
LAS VEGAS, NEVADA 89134

0813-ICLV-PM
04-12-10

A1.1
PHASE 1 LEVEL 1
DESIGN PHASE



FLOOR AREA	
PHASE 1	
FLOOR 1 LEVEL	= 20,445 SQ. FT.
FLOOR 2 LEVEL	= 7,425 SQ. FT.
TOTAL	= 27,870 SQ. FT.

20-0219
10/10/2020

INTERNATIONAL CHURCH OF LAS VEGAS

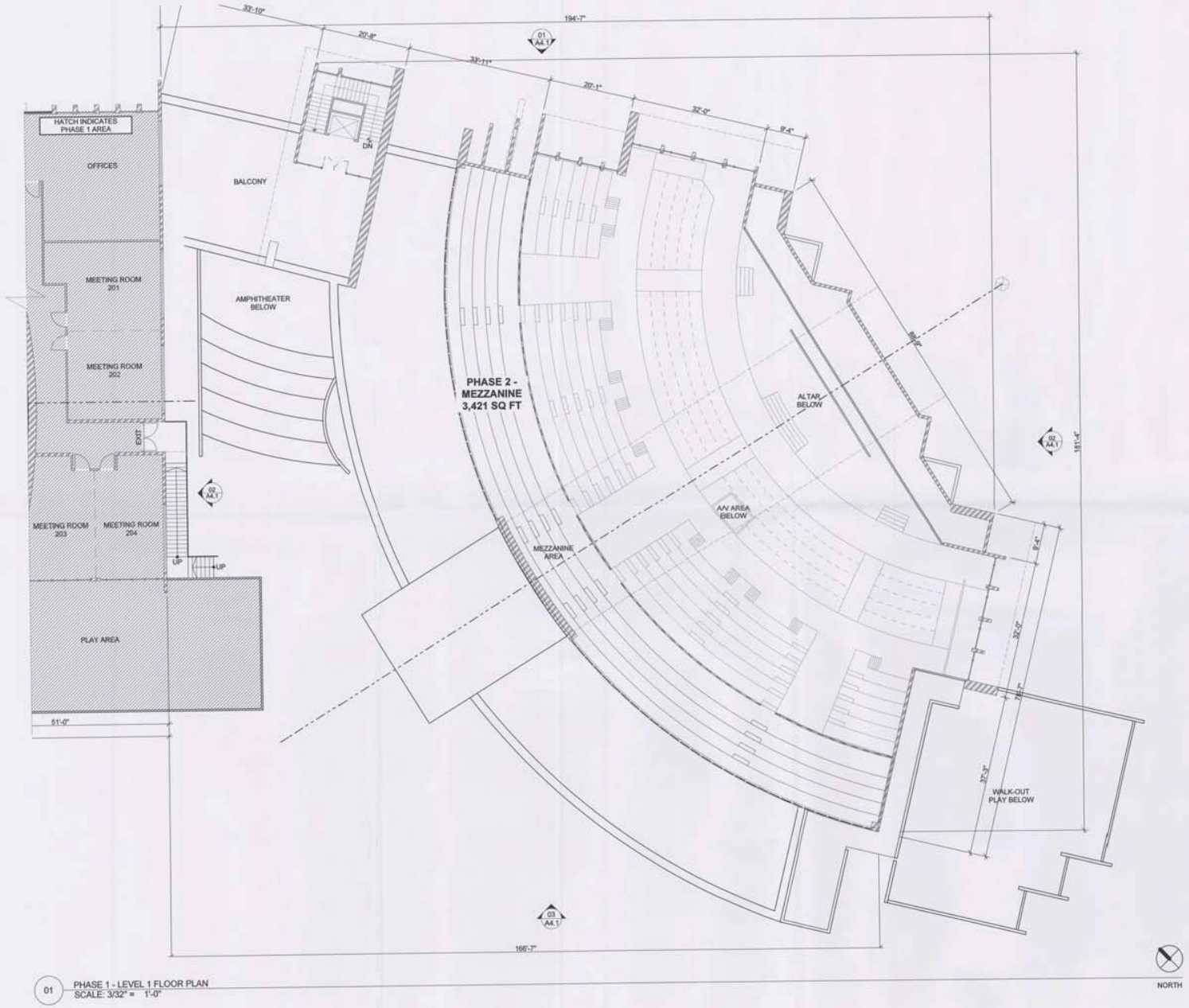
PRAYER MOUNTAIN
8100 WESTCLIFF DRIVE
LAS VEGAS, NEVADA 89134

A1.2
PHASE 1 LEVEL 2
DESIGN PHASE

0813-JCLV-PM
04-12-10

JVC ARCHITECTS
atelier

NOTE: THESE DRAWINGS ARE THE PROPERTY OF JVC ARCHITECTS AS AN INSTRUMENT OF SERVICE AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION OF THE ARCHITECT
© JVC ARCHITECTS 2018



01 PHASE 1 - LEVEL 1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREA

PHASE 1

FLOOR 1 LEVEL	= 20,445 SQ FT
FLOOR 2 LEVEL	= 7,425 SQ FT
TOTAL	= 27,870 SQ FT

PHASE 2

BASE LEVEL	= 14,052 SQ FT
FLOOR 1 LEVEL	= 20,849 SQ FT
MEZZANINE LEVEL	= 3,421 SQ FT
TOTAL	= 38,322 SQ FT

TOTAL SQUARE FOOTAGE = 66,192 SQ FT

20-0219
10/10/2020

JVC ARCHITECTS
atelier

8365 cameron ste 10
las vegas nv 89113
ph 702.871.3416
fax 702.871.2630
www.jvcarchitects.biz

INTERNATIONAL CHURCH OF LAS VEGAS

PRAYER MOUNTAIN
8100 WEST CLIFF DRIVE
LAS VEGAS, NEVADA 89134

Planning Commission - Page 43

0813-ICLV-PM
04-12-10

A1.5
MEZZANINE LEVEL
DESIGN PHASE

© JVC ARCHITECTS 2010
NOTE: THESE DRAWINGS ARE THE PROPERTY OF JVC ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT



01 PHASE 2 - BASEMENT LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREA

PHASE 1

FLOOR 1 LEVEL	= 20,445 SQ FT
FLOOR 2 LEVEL	= 7,425 SQ FT
TOTAL	= 27,870 SQ FT

PHASE 2

BASE LEVEL	= 14,052 SQ FT
FLOOR 1 LEVEL	= 20,849 SQ FT
MEZZANINE LEVEL	= 3,421 SQ FT
TOTAL	= 38,322 SQ FT

TOTAL SQUARE FOOTAGE = 66,192 SQ FT

20-0219
10/10/2020

JVC ARCHITECTS
atelier

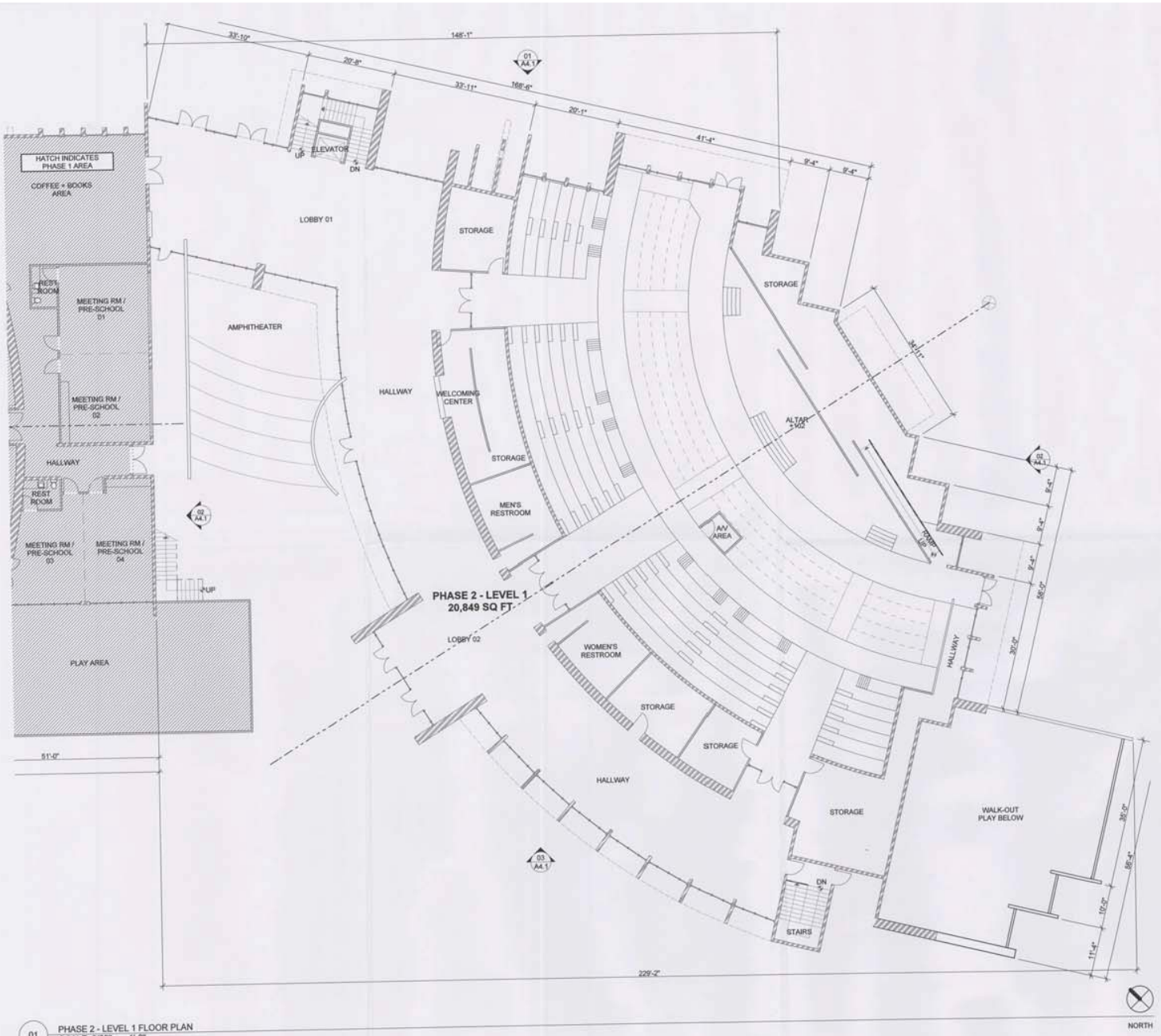
8365 cameron ste 10
las vegas nv 89113
ph 702.871.3416
fax 702.871.2630
www.jvcarchitects.biz

INTERNATIONAL CHURCH OF LAS VEGAS
PRAYER MOUNTAIN
8100 W. FLAMINGO RD.
LAS VEGAS, NEVADA 89134

0813-ICLV-PM
04-12-10

A1.4
PHASE 2 BASEMENT LEVEL
DESIGN PHASE

NOTE: THESE DRAWINGS ARE THE PROPERTY OF JVC ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE ARCHITECT



01 PHASE 2 - LEVEL 1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREA

PHASE 1

FLOOR 1 LEVEL	= 20,445 SQ FT
FLOOR 2 LEVEL	= 7,425 SQ FT
TOTAL	= 27,870 SQ FT

PHASE 2

BASE LEVEL	= 14,052 SQ FT
FLOOR 1 LEVEL	= 20,849 SQ FT
MEZZANINE LEVEL	= 3,421 SQ FT
TOTAL	= 38,322 SQ FT

TOTAL SQUARE FOOTAGE = 66,192 SQ FT

20-0219
10/10/2020

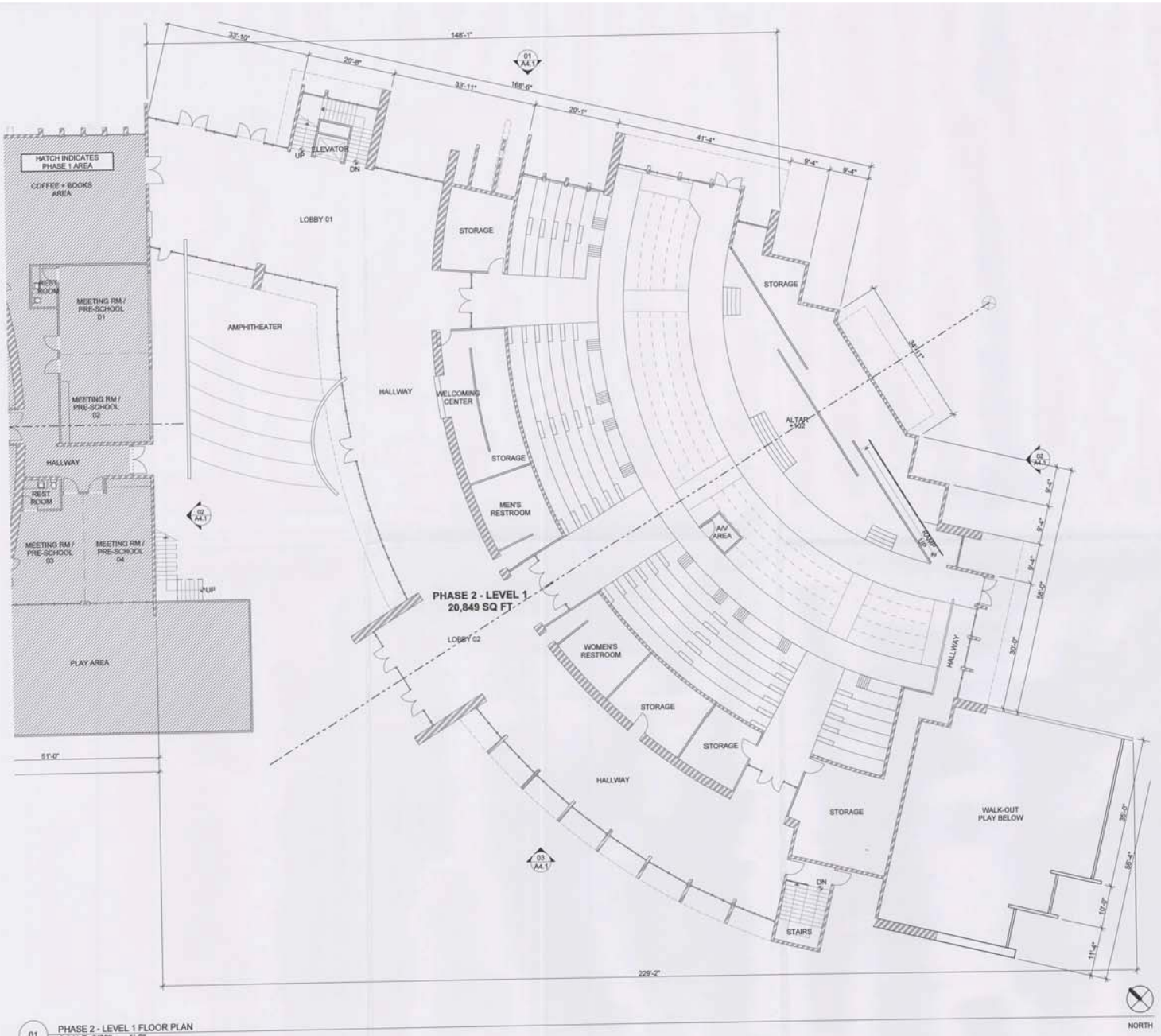
JVC ARCHITECTS
atelier

INTERNATIONAL CHURCH OF LAS VEGAS

PRAYER MOUNTAIN
8100 WEST CLIFF DRIVE
LAS VEGAS, NEVADA 89134

0813-ICLV-PM
04-12-10

A1.3
PHASE 2 LEVEL 1
DESIGN PHASE



01 PHASE 2 - LEVEL 1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR AREA

PHASE 1

FLOOR 1 LEVEL	= 20,445 SQ FT
FLOOR 2 LEVEL	= 7,425 SQ FT
TOTAL	= 27,870 SQ FT

PHASE 2

BASE LEVEL	= 14,052 SQ FT
FLOOR 1 LEVEL	= 20,849 SQ FT
MEZZANINE LEVEL	= 3,421 SQ FT
TOTAL	= 38,322 SQ FT

TOTAL SQUARE FOOTAGE = 66,192 SQ FT

20-0219
10/10/2020

JVC ARCHITECTS
atelier

6385 cameron ste 15
las vegas, nv 89118
ph 702.871.3400
fax 702.871.2630
www.jvcarchitects.biz

INTERNATIONAL CHURCH OF LAS VEGAS
PRAYER MOUNTAIN
BUSINESS PARK
LAS VEGAS, NEVADA 89134

Planning Commission - Page 46

0813-ICLV-PM
04-12-10

A1.3
PHASE 2 LEVEL 1
DESIGN PHASE

NOTE: THESE DRAWINGS ARE THE PROPERTY OF JVC ARCHITECTS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION OF THE ARCHITECT
© JVC ARCHITECTS 2010

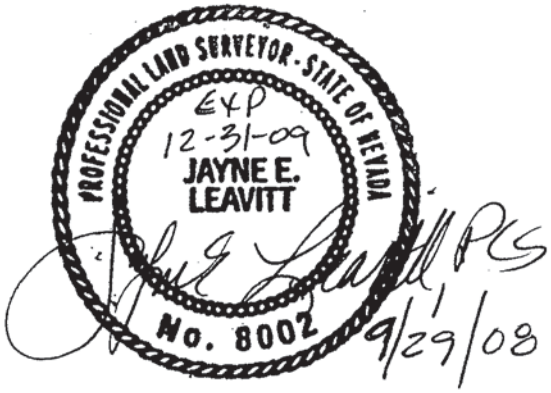
DESCRIPTION
FOR
PATENT RESERVATION VACATION
INTERNATIONAL CHURCH OF LAS VEGAS
SWE REF. NO. 050915.10

THE NORTH, EAST, WEST AND SOUTH 33.00 FEET OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 702, INSTRUMENT NO. 861767, CLARK COUNTY OFFICIAL RECORDS.

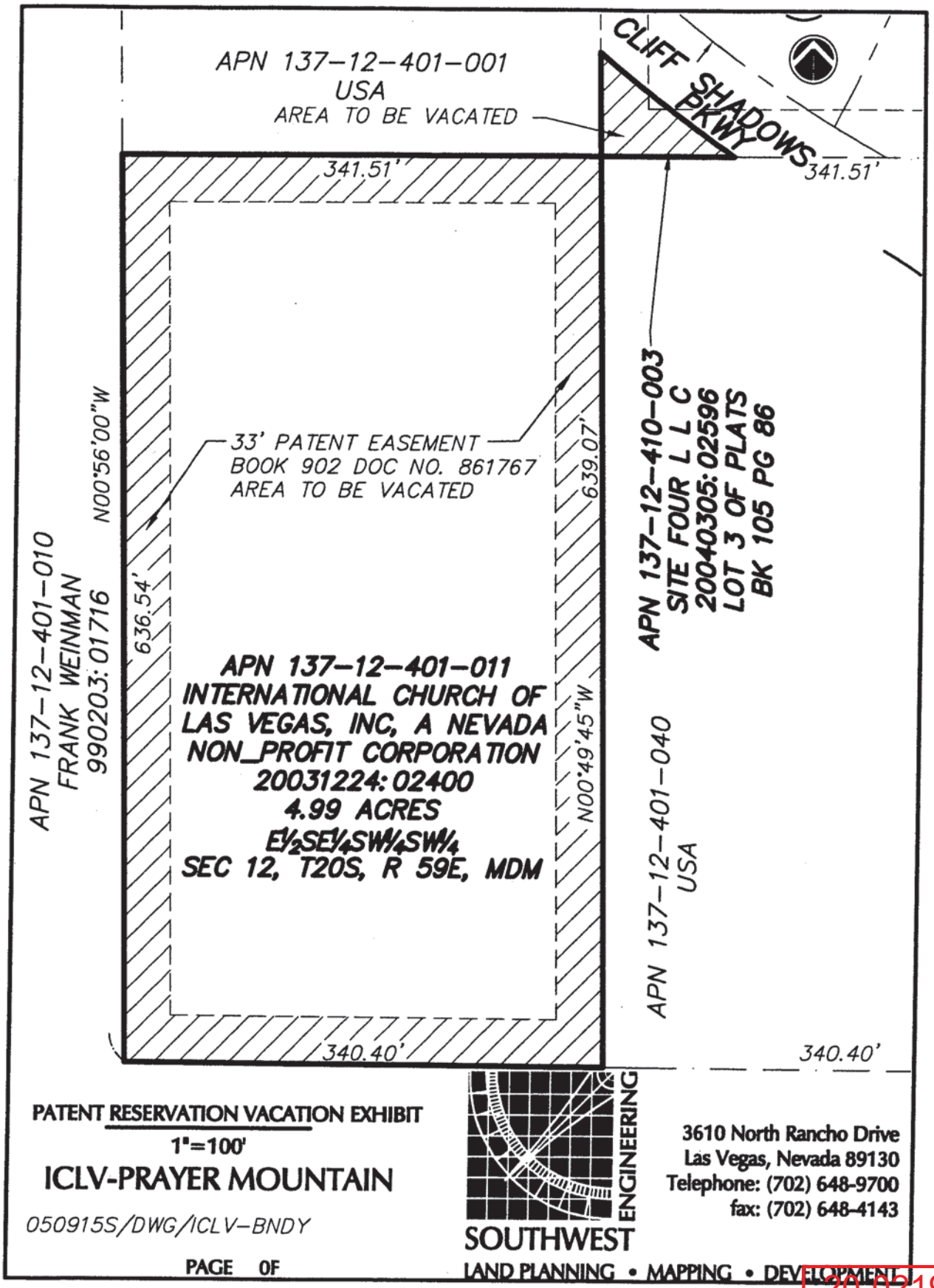
1902

TOGETHER WITH:
THE WEST AND SOUTH 33.00 FEET OF LOT THREE (3) OF CHEYENNE/BELTWAY (A COMMERCIAL SUBDIVISION) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 105 OF PLATS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, BEING A PORTION OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 893, INSTRUMENT NO. 852328, CLARK COUNTY OFFICIAL RECORDS, .

PREPARED BY:
JAYNE E. LEAVITT, P.L.S.
ACTING AS AN AGENT FOR
SOUTHWEST ENGINEERING
3610 N. RANCHO DR.
LAS VEGAS NV 89130
702-648-9700 X245



20-0219
10/12/2020
COPY



PATENT RESERVATION VACATION EXHIBIT

1"=100'

ICLV-PRAYER MOUNTAIN

050915S/DWG/ICLV-BNDY

PAGE 0F

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT

3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
fax: (702) 648-4143

20-0219
10/12/2020

COPY

Note: N/A – No Patent Reservation Vacations

20-0219
10/10/2020

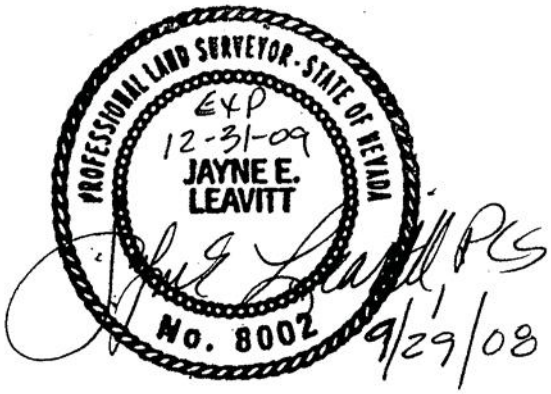
DESCRIPTION
FOR
PATENT RESERVATION VACATION
INTERNATIONAL CHURCH OF LAS VEGAS
SWE REF. NO. 050915.10

THE NORTH, EAST, WEST AND SOUTH 33.00 FEET OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 702, INSTRUMENT NO. 861767, CLARK COUNTY OFFICIAL RECORDS.

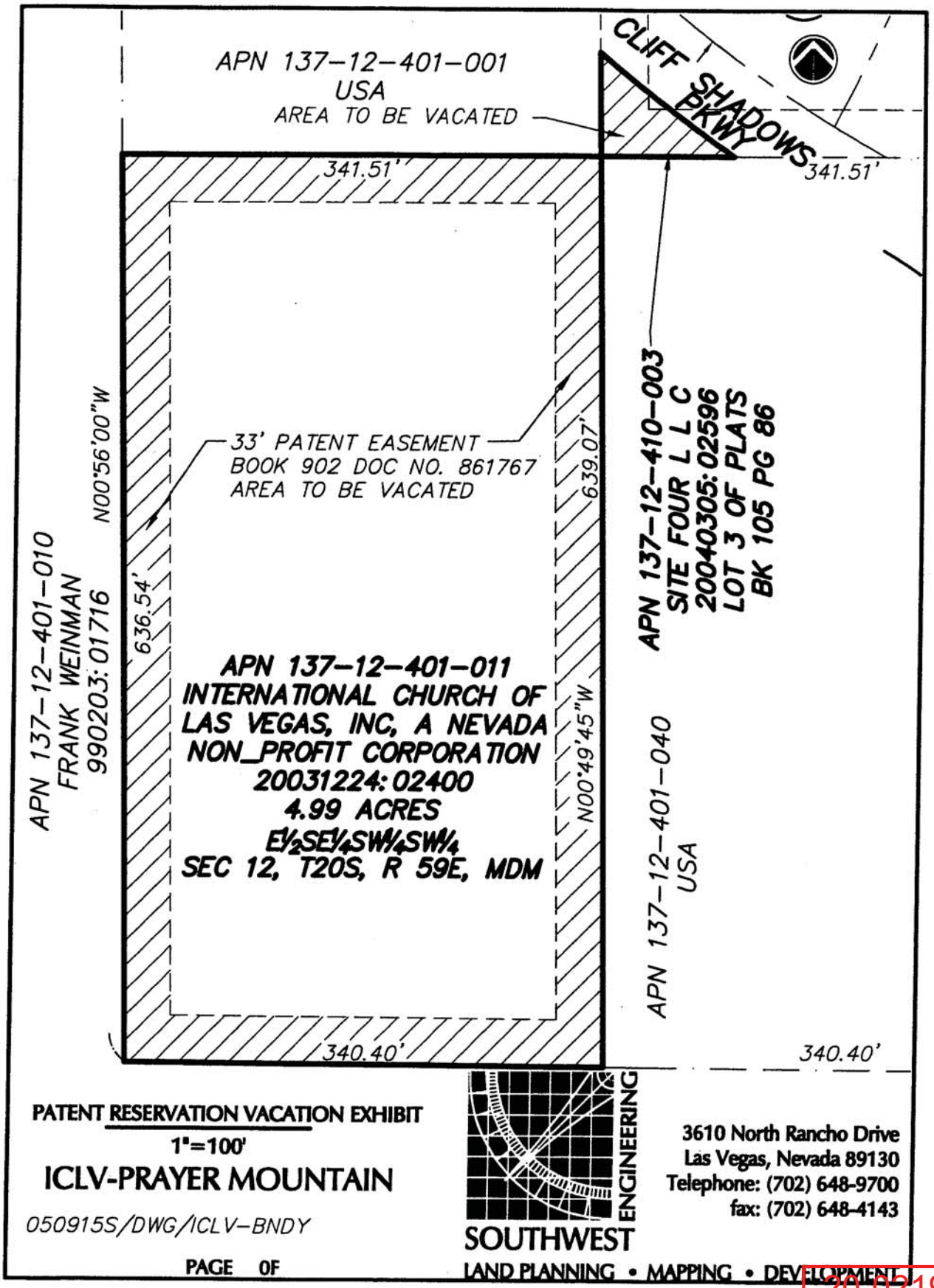
1902

TOGETHER WITH:
THE WEST AND SOUTH 33.00 FEET OF LOT THREE (3) OF CHEYENNE/BELTWAY (A COMMERCIAL SUBDIVISION) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 105 OF PLATS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, BEING A PORTION OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 893, INSTRUMENT NO. 852328, CLARK COUNTY OFFICIAL RECORDS, .

PREPARED BY:
JAYNE E. LEAVITT, P.L.S.
ACTING AS AN AGENT FOR
SOUTHWEST ENGINEERING
3610 N. RANCHO DR.
LAS VEGAS NV 89130
702-648-9700 X245



20-0219
10/12/2020
COPY



PATENT RESERVATION VACATION EXHIBIT

1"=100'

ICLV-PRAYER MOUNTAIN

050915S/DWG/ICLV-BNDY

PAGE 0F

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
fax: (702) 648-4143

20-0219
10/12/2020

COPY

BOOK 902

861767

4-1232
(Oct. 1954)

Nevada 024786

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada,
is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant Don E. Humphreys, Junior,

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 20 S., R. 59 E.,

Sec. 12, $W\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}SW\frac{1}{4}$.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the FIFTEENTH day of MARCH in the year of our Lord one thousand nine hundred and FIFTY-SIX and of the Independence of the United States the one hundred and EIGHTIETH.

[SEAL]

For the Director, Bureau of Land Management.

By Rose M. Beall
Acting Chief, Patents Section.

Patent Number 1158067

20-0219
10/12/2020
COPY

BOOK 893

852328

1-2

INST. NO 852328
OFFICIAL RECORD BOOK NO. 893
RECORDED AT REQUEST OF
STEWART TITLE INSURANCE OF NEVADA
MAY 26 9 20 AM '78
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
FEE 4.00 DEPUTY mc

20-0219
10/12/2020

BOOK 893

852328

2-1

Nevada 041458

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada has been issued showing that full payment has been made by the claimant John Elwood Brownlee pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 20 S., R. 59 E.,

Sec. 12, E½NE¼SW¼SW¼.

The area described contains 5 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWELFTH day of JANUARY in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EIGHTY-FOURTH.

(SEAL)

For the Director, Bureau of Land Management.

By Ruth W. Talley
Ruth W. Talley Chief, Patents Section.

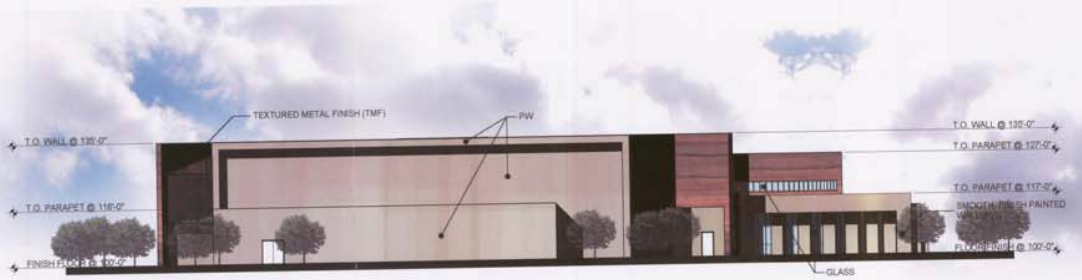
Patent Number 1203154

ST 35162-FQ
WHEN RECORDED MAIL TO:
Mr. John E. Brownlee
1206 Devers
West Covina, Calif. 91790

GPO 866887

20-0219
10/12/2020

COPY



04 WEST ELEVATION
SCALE: 1/16" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



02 EAST ELEVATION
SCALE: 1/16" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

JVC ARCHITECTS
atelier

INTERNATIONAL CHURCH OF LAS VEGAS
PRAYER MOUNTAIN
8100 WESTCLIFF DRIVE
LAS VEGAS, NEVADA 89134

0813-ICLV-PM
04-12-10

A4.1
ELEVATIONS
DESIGN PHASE

20-0219
10/10/2020



20-0219-EOT1 AND 20-0219-EOT2 - APPLICANT: PRAYER MOUNTAIN/INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND CLARK COUNTY 215

10/29/2020



20-0219-EOT1 AND 20-0219-EOT2 - APPLICANT: PRAYER MOUNTAIN/INTERNATIONAL CHURCH OF LAS VEGAS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC., ET AL
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND CLARK COUNTY 215

10/29/2020

INTERNATIONAL
CHURCH OF LAS VEGAS | Summerlin

8100 Westcliff Drive, Las Vegas, NV 89145
702.242.2273 Fax 702.673.4771

To: Jonathan Boyles, CLV Planning Department
From: Ron Portaro, Senior Consultant
International Church of Las Vegas

Date: October 6, 2020

Subject: Justification Letter: EOT Request – Prayer Mountain/International Church Applications - EOT for approved PRJ 200219: SDR 55723 / VAR 55721 / VAC 55723

Proposed Use: House of Worship / School / Day Care

Dear Mr. Boyles
As you know, ICLV previously received City Council approvals on the following applications:

- **SDR 55723**
- **VAR 55721**
- **VAC 55723 (Administrative review & approval)**

The International Church of Las Vegas operates its main ministry of worship services, pastoral care, day care, K-8 education, bible and ministry training, and ministry events on a 13-acre campus located at 8100 Westcliff Dr. in the City of Las Vegas. Through its main campus and 3 other smaller campuses in the Las Vegas Valley, ICLV regularly provides the same services as its main campus and in addition serves the homeless community, provides food and clothing to those in need, and a variety of ministerial services to the community through its outreach programs.

The Planning Commission had previously approved and granted extensions of time for the SDR /VAR/VAC based on the extraordinary length of time it took to work through neighborhood issues and through the planning process. As the church had been in the fund raising and planning process earlier this year; all that stopped with the Covid-19 pandemic. Restrictions of church attendance by Governor Sisolak's order limiting attendance has thrown the church into financial hardship. Many of our staff have had their hours reduced and, unfortunately, some have been terminated.

We would like to formally request an extension of all of the following approved EOTs

20-0219
10/10/2020

1) SDR 55723– identical to that as previously approved with related waivers of the Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height and zero-foot landscape buffers along portions of the North, South, East, and West perimeters of the property,
2) VAR 55721 Related parking variance – identical to that as previous approved, and
3) VAC 55722 Related vacation request to vacate 63-ft. of government patent easements-identical to that as previously approved.
   NOTE: VAC 55722 is an administrative review only pursuant to the approval letter sent by Planning.

4) **Note 1:** The church is NOT requesting any changes to the previously approved Site Development Review, Vacation, and Variance at this time. Plans and documents remain the same. All the conditions previously imposed by the Planning Department, Public works, and City Council are accepted by the church in submitting this application.
   Note: 2: Conditions in the area relative to new buildings have not changed substantially since the most recent approvals. Minor retail has gone in off of Novat across the street.

Request for 3-year EOT:
The church would also request that this extension be for a 3-year period. The reason is that the church will soon be filing an application with the BLM for an R & PP lease. We are told that this process will be 24 to 36 months. The EOT for a 3-year time period would coincide with timetables for the BLM application and approval. Councilman Anthony is in favor of the 3-year extension. This would allow for a coordination of the city of Las Vegas and the BLM applications to be completed within a time period that would be conducive to project design and initiation of on-site and off-site civil activities.

CLV Criteria for Site Development Plans:
The City of Las Vegas has established criteria that must be met to gain approval.

Note: This application and accompanying drawings and documents for Site Development Plans are identical to the previous approvals by the City Council.
1. The proposed project is compatible with adjacent development and development in the area;

2. The proposed development is consistent with the General Plan, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly adopted city plans, policies and standards;

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

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

20-0219
10/10/2020

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.

Green Initiatives:
This project has not been fully engaged with the architectural design and drawings. However, the church has already identified several areas where it fits into the City of Las Vegas adopted sustainability policies.

City of Las Vegas Green Building Program
To the degree that funds are available to make participation a reality, the church plans to participate in the city's Green Building Program.

1. Sustainability – Trails. The City of Las Vegas has installed a trail along part of the property, which is the subject of these applications. The church cooperated with the City of Las Vegas in granting an easement to the city on one of the church parcels to allow for a trail on either side of the church's property owned by the BLM and/or under lease agreement with the city. This allows for continuous connectivity between adjacent parcels and creates access to the adjacent equestrian park and to the trail system currently under construction throughout the Cliff Shadows/Cheyenne corridor. The church desires to contribute to making the area a "walkable community".

2. Bike racks and storage will be made available for cyclists.

3. Water saving measures will be part of the engineering and design of the site. Xeriscape features will be installed where possible. Buildings will be situated with a building footprint location (N-S-E-W) with energy and cost savings in mind;

4. It is the church's intent to construct the facilities using sustainable and environmentally safe materials; i.e. plumbing and water system will be engineered to result in significant conservation measures. Lighting systems will include LED low voltage fixtures and bulbs and/or CFL lighting wherever allowed.

For these reasons, we request that these applications move forward to allow for the continued planning and engineering and ultimate construction of the church's Prayer Mountain project. Please let us know if you require any additional information associated with this application.
Thank you for your assistance in this matter.

Warmest Regards,

Ron M. Portaro
ICLV Representative

20-0219
10/10/2020

Cc: Paul Goulet, Senior Pastor

20-0219
10/10/2020

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

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

October 24, 2018

Mr. Robyn Garcia
Church International
8100 Westcliff Drive
Las Vegas, Nevada 89145

RE: EOT-74275 [PRJ-74051] - EXTENSION OF TIME RELATED TO EOT-74276
PLANNING COMMISSION MEETING OF OCTOBER 23, 2018

Dear Applicant:

The Planning Commission at a regular meeting held on October 23, 2018 voted to ***APPROVE*** a request for an Extension of Time of an approved Variance (VAR-55721) TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APN 137-12-401-011), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-74051]..

This approval is subject to the following conditions:

Planning

1. This approval shall expire 10/14/2020 unless another extension of time is approved by the City Council.

2. Conformance to the approved conditions for Variance (VAR-55721).

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

This action by the Planning Commission on **October 23, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***November 5, 2018***.

20-0219
10/10/2020

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Director
Department of Planning
PL:nl

cc:

Mr. Ron Portaro
3425 Cliff Shadows Parkway, Ste. 110
Las Vegas, Nevada 89145

Ms. Teresa Boyce
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

20-0219
10/10/2020

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

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

October 24, 2018

Mr. Robyn Garcia
Church International
8100 Westcliff Drive
Las Vegas, Nevada 89145

RE: EOT-74276 [PRJ-74051] - EXTENSION OF TIME RELATED TO EOT-74275
PLANNING COMMISSION MEETING OF OCTOBER 23, 2018

Dear Applicant:

The Planning Commission at a regular meeting held on October 23, 2018 voted to ***APPROVE*** a request for an Extension of Time of an approved Site Development Plan Review (SDR-55723) FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES WHERE SEVEN FEET IS REQUIRED on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215 (portions of APNs 137-12-401-001, 137-12-401-011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony) [PRJ-74051].

This approval is subject to the following conditions:

Planning

1. This approval shall expire 10/14/2020 unless another extension of time is approved by the City Council.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-55723).

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

20-0219
10/10/2020

This action by the Planning Commission on **October 23, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***November 5, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Director
Department of Planning

PL:nl

cc:

Mr. Ron Portaro
3425 Cliff Shadows Parkway, Ste. 110
Las Vegas, Nevada 89145

Ms. Teresa Boyce
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

20-0219
10/10/2020

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

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

September 6, 2018

Mr. Robin Garcia or Mr. Paul Kennedy
Church International Las Vegas
8100 Westcliff Drive
Las Vegas, Nevada 89145

RE: EOT-74273 [PRJ-74051] – ADMINISTRATIVE EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE – SEPTEMBER 2018

Dear Applicant:

Your request for an Extension of Time of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located southwest of the intersection of Cliff Shadows Parkway and Novat Street, Ward 4 (Anthony) [PRJ-74051], has been considered administratively by the Department of Planning staff.

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

Planning

1. This approval shall expire on 10/14/20, unless another Extension of Time is administratively approved.

2. Conformance to the Conditions of Approval for a Petition to Vacate (VAC-55722) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Department of Planning staff on **September 6, 2018** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Ron Portaro
7958 Lookout Rock Circle
Las Vegas, Nevada 89139

20-0219
10/10/2020

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2014

Ms. Janet Kennedy
International Church of Las Vegas
8100 Westcliff Road
Las Vegas, Nevada 89145

RE: VAR-55721 [PRJ-55315] - VARIANCE RELATED TO SDR-55723 AND VAC-55722
PLANNING COMMISSION MEETING OF OCTOBER 14, 2014

Dear Applicant:

Your request to reinstate a previously approved Variance TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APN 137-12-401-011), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-55315], was considered by the Planning Commission on October 14, 2014.

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

Planning

1. Approval of and conformance to the Conditions of Approval for a Petition to Vacate (VAC-55722) and Site Development Plan Review (SDR-55723) 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.

20-0219
10/13/2020

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

This action by the Planning Commission on **October 14, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 27, 2014***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Ms. Janet Kennedy
Prayer Mountain/International Church of Las Vegas
8100 Westcliff Road
Las Vegas, Nevada 89145

Mr. Ron Portaro
3245 Cliff Shadows Parkway, Ste. 110
Las Vegas, Nevada 89129

20-0219
10/13/2020

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

October 15, 2014

Ms. Janet Kennedy
International Church of Las Vegas
8100 Westcliff Road
Las Vegas, Nevada 89145

RE: SDR-55723 [PRJ-55315] - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-55721 AND VAC-55722
PLANNING COMMISSION MEETING OF OCTOBER 14, 2014

Dear Applicant:

Your request to reinstate a previously approved Site Development Plan Review FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS WHERE SEVEN FEET IS REQUIRED on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215 (portions of APNs 137-12-401-001, 137-12-401-011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony) [PRJ-55315], was considered by the Planning Commission on October 14, 2014.

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

Planning

1. Approval of and conformance to the Conditions of Approval for a Variance (VAR-55721) and Petition to Vacate (VAC-55722) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/21/14, except as amended by conditions herein.

20-0219
10/13/2020

FM-0073a-04-12

4. A Waiver from the Lone Mountain West Wall and Landscape Standards is hereby approved, to allow retaining walls of up to 16 feet in height without intermediate terracing, and to allow a zero-foot landscape buffer along portions of the north, south, east and west property lines.

5. An Exception from Title 19.08.110(C)(10) is hereby approved, to allow 78 parking lot trees for the overall site where 87 trees are required and four diamond planters within the east lot where eight parking lot islands are required.

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

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

8. This approval shall apply to the site as a whole. Any proposed phasing plan for site construction shall be submitted to the Planning and Development Department for consideration prior to issuance of any building permits to determine whether a Minor or Major Site Development Plan Review is required for approval.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: on the south side of Cliff Shadows Parkway, west of the intersection with the future Desert Hope Drive, a Multi-Use Transportation Trail is required and shall meet all minimum standards of the Trails Element of the Las Vegas 2020 Master Plan.

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

11. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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

20-0219
10/13/2020

Public Works

13. Coordinate with the Right-of-Way Section of the Department of Operations and Maintenance to obtain a Bureau of Land Management (BLM) Right-of-Way Grant Easement at the northwest corner of this site (Assessor's Parcel #137-12-401-001), including the existing circular turn around and roadway providing access to both Assessor's Parcel #137-12-401-010 and this site from Cliff Shadows Parkway prior to the issuance of any permits for this site. Comply with the requirements of the Right-of-Way Section.

14. Prior to the issuance of permits for the parking areas that is not owned by the applicant, coordinate with the Department of Operations and Maintenance to obtain agreements to construct and operate these parking areas. Provide written proof that the required parking agreements meet the satisfaction of the Operations and Maintenance Department.

15. Complete the required improvements for the Multi-Use Non-Equestrian Trail along Cliff Shadows Parkway for all portions of this site that are adjacent to Cliff Shadows Parkway. Coordinate with the Right-of-Way Section of the Department of Operations and Maintenance to determine BLM document requirements to construct the portions of the Multi-Use Non-Equestrian Trail that are on Assessor's Parcel #137-12-401-040. Comply with the requirements of the Right-of-Way Section.

16. A Petition of Vacation for the existing Cheyenne Avenue right-of-way adjacent to the southwest corner of this site shall be submitted to the City and shall be approved by the City Council prior to the submittal of any construction drawings for this site. The Order of Vacation shall record prior to the issuance of any permits for this site. If such Petition of Vacation is not approved by City Council, this site shall be redesigned to accommodate dedication of appropriate right-of-way to extend or terminate Cheyenne Avenue.

17. Petition of Vacation VAC-55722 shall record prior to the issuance of permits.

18. If not already in place at the time of development of this site, construct all incomplete street improvements on Cliff Shadows Parkway and full street improvements on Desert Hope Drive concurrent with development. Desert Hope Drive improvements shall be built per the approved construction drawings for "Improvement Plans for Desert Hope Drive Access Road, Reverence (Village 26)," modified as approved by the Department of Public Works. Required improvements on Desert Hope Drive may be phased in accordance with the submitted phasing plan as follows:

    Phase I: Construct the full width of the intersection of Desert Hope Drive and Cliff Shadows Parkway, including curb, gutter, sidewalk, bases, conduits, and poles for the future signalization of the Desert Hope Drive / Cliff Shadows Parkway intersection, on both southwest and southeast quadrants concurrent with on-site development activities. Construct permanent improvements including curb/gutter, sidewalk and asphalt paving on the west half of Desert Hope Drive from the intersection with Cliff Shadows Parkway extending south to the first driveway into the proposed site, and including the northern curb return for the driveway. A minimum of two lanes of temporary asphalt roadway shall be

20-0219
10/13/2020

constructed for the east half of Desert Hope Drive, extending southward a minimum of 150 feet from the intersection, before transitioning to the permanent improvements on the west half. The developer shall work with the Traffic Engineering Division to ensure that the temporary improvements accommodate the proposed grade differences between east and west halves in an appropriate and safe manner.

Phase II: Construct all remaining permanent improvements on the full width of Desert Hope Drive, removing and replacing all temporary improvements as needed, extending to the southern edge of this site concurrent with on-site development activities.
Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

19. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Cliff Shadows Parkway and Desert Hope Drive public rights-of-way prior to this issuance of permits for these improvements. 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 property 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 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 Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

20. If not already in place, extend public sewer in Desert Hope Drive to the southern edge of this site at a size, depth and location acceptable to the Collection System Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way or public sewer easements prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

21. 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.

22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20-0219
10/13/2020

23. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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. 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.

This action by the Planning Commission on **October 14, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 27, 2014***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

20-0219
10/13/2020

cc:

Ms. Janet Kennedy
Prayer Mountain/International Church of Las Vegas
8100 Westcliff Road
Las Vegas, Nevada 89145

Mr. Ron Portaro
3245 Cliff Shadows Parkway, Ste. 110
Las Vegas, Nevada 89129

20-0219
10/13/2020

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

October 24, 2018

Mr. Robyn Garcia
Church International
8100 Westcliff Drive
Las Vegas, Nevada 89145

RE: EOT-74275 [PRJ-74051] - EXTENSION OF TIME RELATED TO EOT-74276
PLANNING COMMISSION MEETING OF OCTOBER 23, 2018

Dear Applicant:

The Planning Commission at a regular meeting held on October 23, 2018 voted to ***APPROVE*** a request for an Extension of Time of an approved Variance (VAR-55721) TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215 (APN 137-12-401-011), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-74051]..

This approval is subject to the following conditions:

Planning

1. This approval shall expire 10/14/2020 unless another extension of time is approved by the City Council.

2. Conformance to the approved conditions for Variance (VAR-55721).

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

This action by the Planning Commission on **October 23, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***November 5, 2018***.

20-0219
10/13/2020

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Director
Department of Planning
PL:nl

cc:

Mr. Ron Portaro
3425 Cliff Shadows Parkway, Ste. 110
Las Vegas, Nevada 89145

Ms. Teresa Boyce
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

20-0219
10/13/2020

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

October 24, 2018

Mr. Robyn Garcia
Church International
8100 Westcliff Drive
Las Vegas, Nevada 89145

RE: EOT-74276 [PRJ-74051] - EXTENSION OF TIME RELATED TO EOT-74275
PLANNING COMMISSION MEETING OF OCTOBER 23, 2018

Dear Applicant:

The Planning Commission at a regular meeting held on October 23, 2018 voted to ***APPROVE*** a request for an Extension of Time of an approved Site Development Plan Review (SDR-55723) FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES WHERE SEVEN FEET IS REQUIRED on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215 (portions of APNs 137-12-401-001, 137-12-401-011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony) [PRJ-74051].

This approval is subject to the following conditions:

Planning

1. This approval shall expire 10/14/2020 unless another extension of time is approved by the City Council.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-55723).

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

20-0219
10/13/2020

This action by the Planning Commission on **October 23, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***November 5, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Director
Department of Planning

PL:nl

cc:

Mr. Ron Portaro
3425 Cliff Shadows Parkway, Ste. 110
Las Vegas, Nevada 89145

Ms. Teresa Boyce
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

20-0219
10/13/2020

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2014

Ms. Janet Kennedy
International Church of Las Vegas
8100 Westcliff Road
Las Vegas, Nevada 89145

RE: VAC-55722 [PRJ-55315] - VACATION RELATED TO VAR-55721 AND SDR-55723
PLANNING COMMISSION MEETING OF OCTOBER 14, 2014

Dear Applicant:

Your request to reinstate a previously approved Petition to Vacate U.S. Government Patent Easements generally located southwest of the intersection of Cliff Shadows Parkway and Novat Street, Ward 4 (Anthony) [PRJ-55315], was considered by the Planning Commission on October 14, 2014.

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

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street, exclusive of the five feet adjacent to Cliff Shadows Parkway (area back of curb) and the area needed for access to Assessor's Parcel Number 137-12-401-010. Alternatively, prior to the recordation of the Order of Vacation, provide a recorded Joint Access Agreement between this site and Assessor's Parcel Number 137-12-401-010.

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

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

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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

20-0219
10/13/2020

This action by the Planning Commission on **October 14, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 27, 2014***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Ms. Janet Kennedy
Prayer Mountain/International Church of Las Vegas
8100 Westcliff Road
Las Vegas, Nevada 89145

Mr. Ron Portaro
3245 Cliff Shadows Parkway, Ste. 110
Las Vegas, Nevada 89129

20-0219
10/13/2020

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

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

September 6, 2018

Mr. Robin Garcia or Mr. Paul Kennedy
Church International Las Vegas
8100 Westcliff Drive
Las Vegas, Nevada 89145

RE: EOT-74273 [PRJ-74051] – ADMINISTRATIVE EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE – SEPTEMBER 2018

Dear Applicant:

Your request for an Extension of Time of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located southwest of the intersection of Cliff Shadows Parkway and Novat Street, Ward 4 (Anthony) [PRJ-74051], has been considered administratively by the Department of Planning staff.

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

Planning

1. This approval shall expire on 10/14/20, unless another Extension of Time is administratively approved.

2. Conformance to the Conditions of Approval for a Petition to Vacate (VAC-55722) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Department of Planning staff on **September 6, 2018** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Ron Portaro
7958 Lookout Rock Circle
Las Vegas, Nevada 89129

20-0219
10/13/2020

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
7a

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0219-EOT1 - Third Extension of Time of an approved Variance (VAR-55721) TO ALLOW 119 PARKING SPACES WHERE 338 SPACES ARE REQUIRED on a portion of 4.99 acres (APN 137-12-401-011). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
7b

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0219-EOT2 - Third Extension of Time of an approved Site Development Plan Review (SDR-55723) FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS WHERE SEVEN FEET IS REQUIRED. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.: **8**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

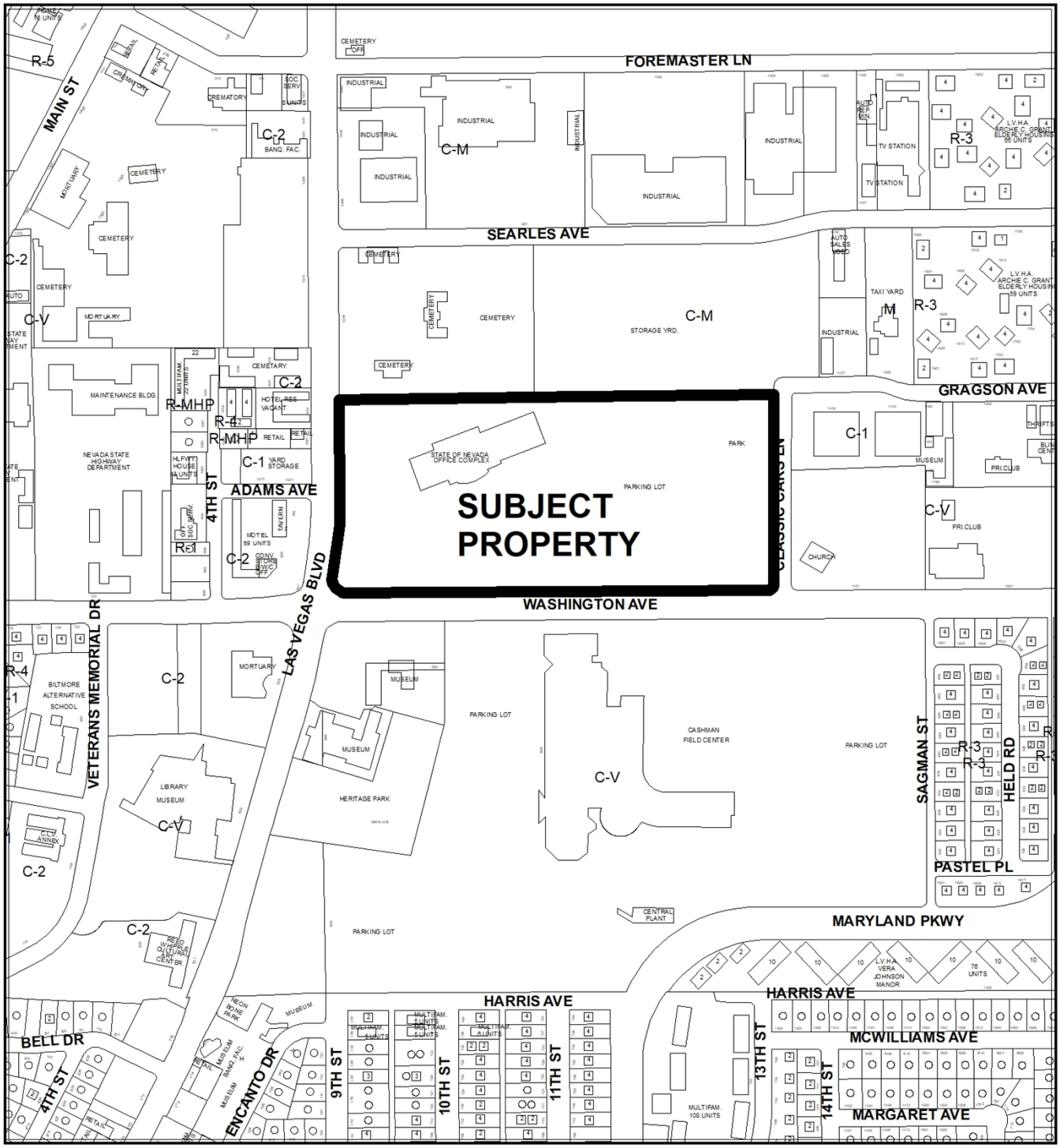
SUBJECT:
20-0232 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS - For possible action on the following Land Use Entitlement project requests on 22.77 acres at 555 East Washington Avenue (APN 139-26-201-012), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for VAR-74336 [PRJ-73760]



CASE: 20-0232

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: 20-0232

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0232-EOT1	Staff recommends APPROVAL, subject to conditions:	
20-0232-EOT2	Staff recommends APPROVAL, subject to conditions:	20-0232-EOT1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0232-EOT1 CONDITIONS

Planning

1. This approval shall expire on 10/09/22 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Variance (VAR-74336) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

20-0232-EOT2 CONDITIONS

Planning

1. This approval shall expire on 10/09/22 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-74337) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of a previously approved Variance (VAR-74336) and Site Development Plan Review (SDR-74337) for a proposed one-story, 6,148 square-foot building and parking lot expansion to an existing 250,000 square-foot government facility at 555 East Washington Avenue.

ISSUES

- The applications for Extension of Time (20-0232-EOT1 and 20-0232-EOT2), were received on 10/06/20.
- On 10/09/18, the Planning Commission approved Variance (VAR-74336) and Site Development Plan Review (SDR-74337), with a two-year time limit. These applications would have expired as of 10/09/20.
- This is the first request for Extension of Time for Variance (VAR-74336) and Site Development Plan Review (SDR-74337).

ANALYSIS

On 10/09/18, the Planning Commission approved Variance (VAR-74336) and Site Development Plan Review (SDR-74337) for a proposed one-story, 6,148 square-foot building and parking lot expansion on a property located at 555 East Washington Avenue that is zoned C-V (Civic).

Pursuant to Titles 19.16.110 and 19.16.100 of the Unified Development Code, the Variance and Site Development Plan Review; respectively have the “approval period” of two (2) years. These entitlements are considered exercised upon the issuance of a building permit associated with the Site Development Plan Review. A building permit (L19-00201) has been processed by the Department of Building and Safety on 02/06/19 for a civil plan review, however the permit has not been issued.

The applicant is requesting an Extension of Time for the proposed project and has indicated in the submitted justification letter that the applicant has experienced setbacks and delays related to this project beyond the applicant’s control.

FINDINGS (20-0232-EOT1 and 20-0232-EOT2)

Variance (VAR-74336) and Site Development Plan Review (SDR-74337) have not been exercised in accordance with Titles 19.16.110 and 19.16.100 of the Unified Development Code, as a building permit has not been issued for the proposed development. There have been no changes to the surrounding land uses since Variance and Site Development Plan Review were approved. Granting of these requests will not cause any harm to the City or neighboring developments and will give the applicant time to continue to develop the site. Staff recommends approval of these requests with a two-year time limit. If these requests are approved, then Variance (VAR-74336) and Site Development Plan Review (SDR-74337) will expire on 10/09/22. If denied, the applications will expire on 10/09/20.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/28/92	The Board of Zoning Adjustment approved a Variance (V-0041-92) to allow 820 parking spaces where 900 spaces are required for a proposed office development on property located at the northeast corner of Washington Avenue and Las Vegas Boulevard. Staff recommended approval.
05/20/92	The City Council approved a Civic Review (CV-0001-92) for a proposed six-story, 225,000 square-foot office building on 22.77 acres at the northeast corner of Washington Avenue and Las Vegas Boulevard. The Planning Commission and staff recommended approval.
06/20/07	The City Council approved a request for a Street Name Change (SNC-20845) from Fantasy Lane to Classic Cars Lane between Washington Avenue and Gragson Avenue. The Planning Commission and staff recommended approval.
09/19/13	A Code Enforcement Case (133578) was processed for bushes growing through a chain link fence and obstructing a sidewalk at the northwest corner of Washington Avenue and Classic Cars Lane. The case was resolved 10/08/13.
04/25/16	A Code Enforcement Case (165806) was processed for overgrown weeds throughout the property at 555 East Washington Boulevard. The case was resolved 04/28/16.

c

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/09/18	The Planning Commission approved a request for a Variance (VAR-74336) to allow a proposed building to not be placed at the established setback line and to allow the proposed parking lot to be located along the street frontage where such is not allowed in the civic zoning district at 555 East Washington Avenue.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-74337) for a Major Amendment to a previously approved Civic Review (CV-0001-92) for a proposed one-story, 6,148 square-foot building and parking lot expansion to an existing 250,000 square-foot government facility at 555 East Washington Avenue.

Most Recent Change of Ownership	
11/09/92	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/06/19	A building permit (L19-00201) was processed for civil plans for State of Nevada fleet services building at 555 East Washington Avenue. The permit has not been issued.

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

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

Field Check	
10/30/20	The subject site is located in the northeast corner of a large office complex (State of Nevada) and consists of landscaped open space with a walking trail. The area along Classic Cars Lane is not developed with any structures except for a solar panel array. The site perimeter is enclosed by a chain link fence. The west side of Classic Cars Lane is unimproved.

Details of Application Request	
Site Area	
Net Acres	22.77

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Government Facility	PF (Public Facilities)	C-V (Civic)
North	Cemetery/Mausoleum	PF (Public Facilities)	C-V (Civic)
	Warehouse/ Distribution Center	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Outdoor Storage		
South	Commercial Recreation/ Amusement (Outdoor)	PF (Public Facilities)	C-V (Civic)
	Government Facility		
East	Church/House of Worship	MXU (Mixed Use)	C-V (Civic)
	Government Facility	C (Commercial)	C-1 (Limited Commercial)
West	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Outdoor Storage		
	Hotel, Residence	M (Medium Density Residential)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Land Use Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
C-V (Civic) District	N
Other Plans or Special Requirements	***Compliance***
Trails (Pioneer Trail)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 555 E Washington Ave

Project Name Fleet Services Maintenance Build ng **Proposed Use**

Assessor's Parcel #(s) 139-26-201-012 **Ward #** 5 - Crear

General Plan: Existing PF Proposed **Zoning:** Existing C-V Proposed

Additional Information Extension of Time Request of previously approved SDR and Variance.

Property Owner State of Nevada - Fleet Services Contact Robbie Burgess

Address 750 E King Street City Carson City State NV Zip 89701

E-mail rdburgess@admin.nv.gov Phone 775-684-1800

Applicant State of Nevada Public Works Division Contact Kirsten Nalley

Address 2300 McLeod Street City Las Vegas State NV Zip 89104

E-mail knalley@admin.nv.gov Phone 702-486-5115

Representative LGA Architecture Contact Jason Jorjorian

Address 241 W Charleston Blvd #107 City Las Vegas State NV Zip 89102

E-mail jjorjorian@lgainc.com Phone 702-238-4403

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Robert D. Burgess

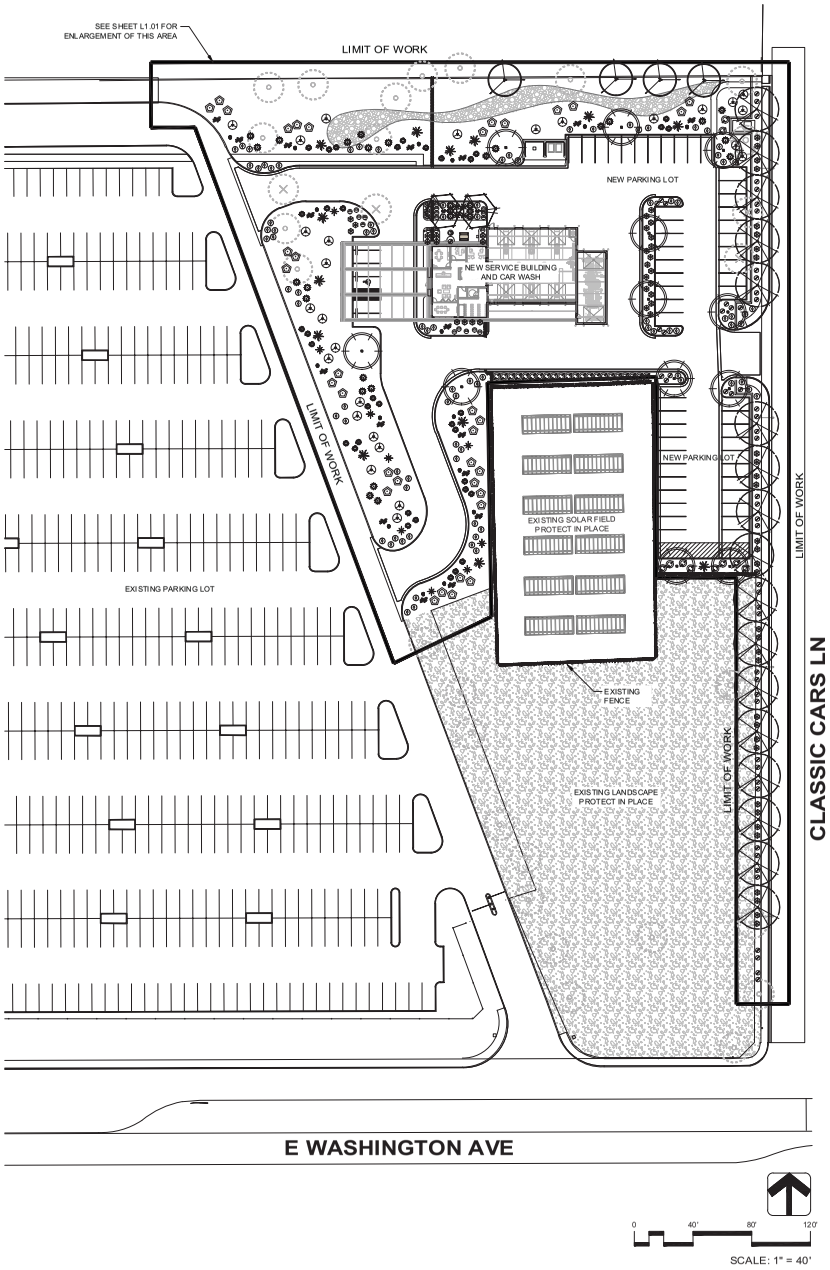
Subscribed and sworn before me

This 1st day of October, 20 20

Notary Public in and for said County and State

JENNIFER THOMAS
NOTARY PUBLIC
STATE OF NEVADA
No. 09-9346-12 My Appt. Exp. April 06, 2023

20-0232
10/06/2020



PLANTING LEGEND

PLANT SCHEDULE

TREES	BOTANICAL NAME	CONT	CAL	QTY
	FRAXINUS VELUTINA `RIO GRANDE` FAN-TEX ASH	24" BOX	1.50"	17
	PARKINSONIA X `DESERT MUSEUM` DESERT MUSEUM PALO VERDE	24" BOX	1.50"	2
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	1.50"	12
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX	1.50"	2
EXISTING TREES	BOTANICAL NAME	CONT	CAL.	QTY
	EXISTING TREE - TO BE REMOVED	EXISTING		2
	EXISTING TREE - TO REMAIN	EXISTING		3
	EXISTING PALM - TO REMAIN	EXISTING		2
SHRUBS	BOTANICAL NAME	CONT		QTY
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL		27
	DALEA CAPITATA `SIERRA GOLD` TM SIERRA GOLD DALEA	5 GAL		92
	DASYLIRION ACROTRICHE TOOTHLESS SOTOL	5 GAL		30
	EUPHORBIA RIGIDA GOPHER PLANT	5 GAL		20
	FOUQUIERIA SPLENDENS OCOTILLO 8-10 CANES	BARE ROOT		13
	HESPERALOE FUNIFERA GIANT SWORD FLOWER	5 GAL		13
	HESPERALOE PARVIFLORA `RED` RED YUCCA	5 GAL		55
	LEUCOPHYLLUM CANDIDUM `THUNDER CLOUD` TM VIOLET SILVERLEAF RANGER	5 GAL		65
	LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY` LYNN`S TEXAS RANGER	5 GAL		32
	NOLINA MICROCARPA BEAR GRASS	5 GAL		36
	SENNA ARTEMISIOIDES FEATHERY SENNA	5 GAL		35
CACTI	BOTANICAL NAME	CONT		QTY
	FEROCACTUS WISLIZENII FISH HOOK BARREL CACTUS	5 GAL		16
	OPUNTIA VIOLACEA `SANTA RITA` PURPLE PRICKLY PEAR	5 GAL		17
DRY STREAM BED	BOTANICAL NAME	CONT		QTY
	4"-8" CHUNKY DRY STREAM BED COLOR: TBD. ALL PLANTER AREAS TO RECEIVE A MIN. 2" LAYER UNLESS OTHERWISE NOTED.	S.F.		2,994 SF
EXISTING LANDSCAPE	BOTANICAL NAME	CONT		QTY
	EXISTING LANDSCAPE PROTECT IN PLACE	S.F.		54,717 SF

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DR	DECORATIVE ROCK. SIZE: 1/2" SCREENED COLOR: TBD ALL PLANTER AREAS TO RECEIVE 2" MINIMUM DEPTH LAYER UNLESS OTHERWISE NOTED , SEE NOTE #_.	39,809 S.F.	'X' L.X.XX

CONSTRUCTION SCHEDULE

SITE AMENITIES

SYMBOL	ITEM	QTY.	DESCRIPTION	DETAIL(S)	SHEET
SA-1	PICNIC TABLE	1	COATED 6' PERFORATED STEEL PICNIC TABLE. DESIGN INTENT BASED ON ANOVA RALLY 6' RECTANGULAR PICNIC TABLE MODEL# D6000. FRAME COLOR TO BE BROWN. SEAT/TABLETOP COLOR TO BE TEXTURED SANDSTONE.	'I'	L1.02
SA-2	TRASH RECEPTACLE	1	COATED PERFORATED STEEL TRASH RECEPTACLE WITH DOME TOP. DESIGN INTENT BASED ON ANOVA RALLY 32 GALLON TRASH RECEPTACLE, DOME TOP. MODEL# D6005DT. LID COLOR TO BE BROWN. BODY COLOR TO BE TEXTURED SANDSTONE.	'J'	L1.02
SA-3	PEDESTAL GRILL	1	GALVANIZED PEDESTAL GRILL. DESIGN INTENT BASED ON KAY PARK RECREATION MODEL# SB 1635 G.	'K'	L1.02

SITE ANALYSIS: WITHIN LIMIT OF WORK

TOTAL LANDSCAPE AREA:	42,691 SF
TOTAL OPEN SPACE AREA:	118,470 SF
TOTAL AREA:	124,655 SF

20-0232
10/06/2020

LGA people process place
241 W. CHARLESTON, SUITE 107
LAS VEGAS, NEVADA 89102
TEL: 702.263.7111
www.lgainc.com

southwick LANDSCAPE ARCHITECTURE
702.597.3108
1700 W Horizon Ridge Pkwy, Suite 203
Henderson NV 89012
www.southwickla.com

REGISTERED LANDSCAPE ARCHITECT JOSEPH D. VICKERS JR. 638 Expires: 6-30-18 STATE OF NEVADA

STATE OF NEVADA

SPWD PROJECT 17-P04

FLEET SERVICES MAINTENANCE BUILDING (GRANT SAWYER SITE)

555 WASHINGTON AVE
LAS VEGAS, NV 89101

Project No.: 010117002
File: 010117002 FLEET SERVICE
Drawn By: JON MARENFELD
Checked By: JOE VICKERS

All Drawings, Specifications and Copies thereof furnished by the Architect are to be used only with respect to this Project and are not to be used on any other Project with the exception of one contract set for the Project. Title rights in all Drawings and Documents are to be retained and not suitably accounted for to the Architect on request at the completion of the Project. Any use or reproduction of this Drawing in whole or in part by any means whatsoever is strictly prohibited except with the specific written consent of LG Architects Inc., a Nevada Corporation. Copyright © LG Architects, Inc. all rights reserved. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of the Architects common law Copyright or other reserved rights.

Key Plan:

Date of Issue: 6/27/18
PLANNING SUBMITTAL

OVERALL PLANTING PLAN

L1.00

All dimensions and on-site conditions are to be verified by the Subcontractors before starting their work. Reportany discrepancies to the General Contractor.

Call before you Dig
ARIZONA BLUE STAKE, INC. (ONLY FOR UTILITIES PROVIDERS)
Call 811
1-800-227-2600
ARIZONA BLUE STAKE, INC. (ONLY FOR UTILITIES PROVIDERS)
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

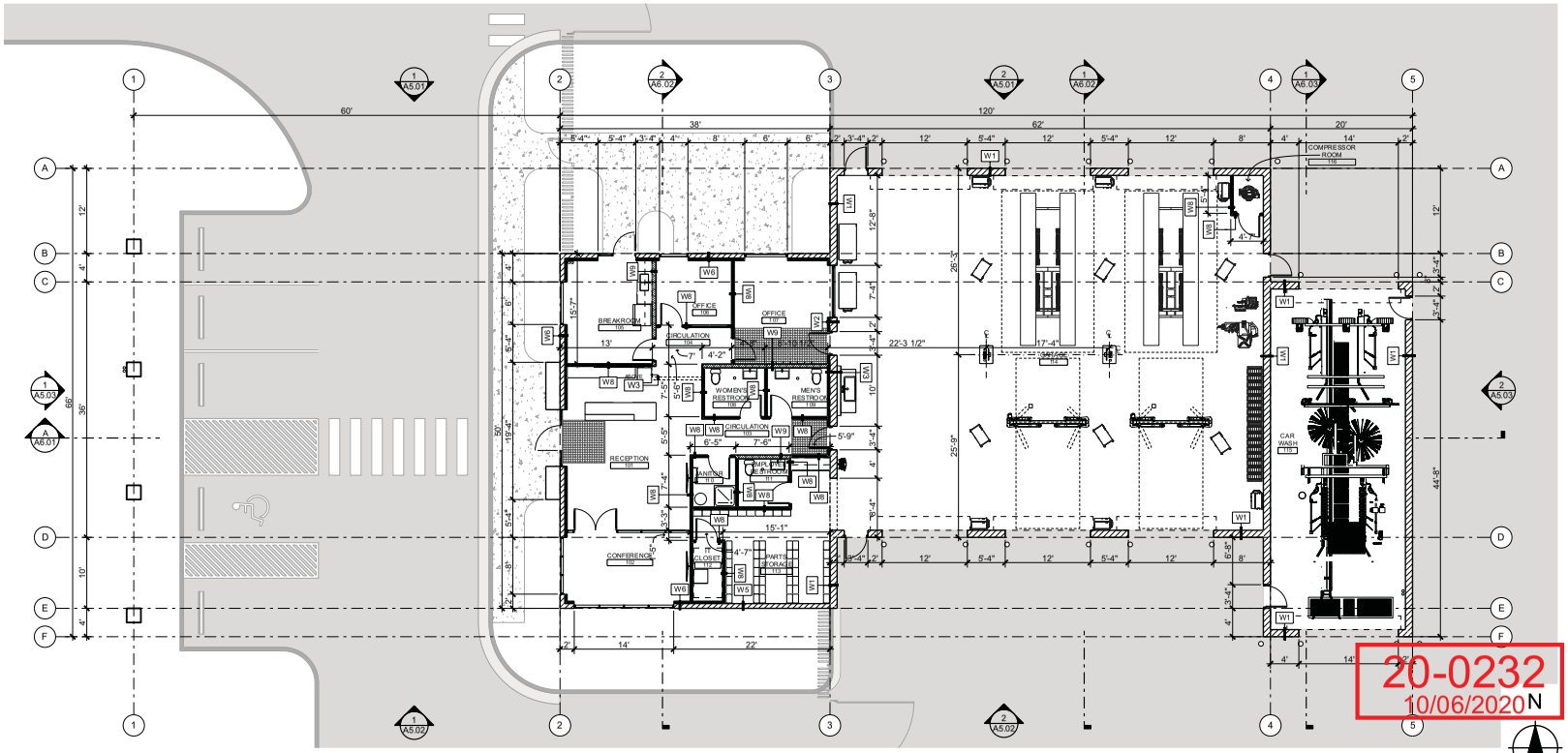
Bill Skinner BIM Issue - BIM Skinner 210101170002 FLEET SERVICES\DESIGN\DEVELOPMENT\A21-01\FLOOR PLAN Friday, May 18, 2018 12:24 PM

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM THE FACE OF MASONRY, STUD FRAMING, OR CENTER OF COLUMN UNLESS NOTED OTHERWISE. CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. REFERENCE FLOOR SLAB ELEVATION FOR FLEET BUILDING IS 0' = 1892.10 PER CIVIL.
3. PROVIDE BACKING IN WALL WHERE REQUIRED FOR TOILET ACCESSORIES, FIXTURES, CABINETS, WALL MOUNTED EQUIPMENT, ETC PER MANUFACTURER REQUIREMENTS.
4. ALL DOOR FRAMES SHALL BE AT 4", FROM THE HINGE SIDE OF FRAME, TO AN ADJACENT WALL, UNO. VERIFY ALL DOORS MEET ADA APPROACH CLEARANCES PRIOR TO INSTALLATION.
5. REFER TO BUILDING SECTIONS, WALL SECTIONS AND DETAILS FOR ADDITIONAL WALL TYPE INFORMATION.
6. WALL TYPES ABOVE OPENINGS SHALL MATCH ADJACENT WALL TYPES, UNO.
7. TYPICAL INTERIOR WALLS TO BE WX, 10' HIGH UNO. SEE ELEVATIONS, SECTIONS, AND WALL SECTIONS.

FLOOR PLAN LEGEND

- W — WALL SYSTEM TAG - SEE A2.10
- 1110 — DOOR TAG - SEE DOOR SCHEDULE ON A2.60
- A — WINDOW TAG - SEE WINDOW SCHEDULE ON A2.60



20-0232
10/06/2020

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

LGA people process place
241 W. CHARLESTON, SUITE 107
LAS VEGAS, NEVADA 89102
TEL: 702.263.7111
www.lgainc.com

STATE OF NEVADA

SPWD PROJECT 17-P04

FLEET SERVICES MAINTENANCE BUILDING (GRANT SAWYER SITE)

555 WASHINGTON AVE
LAS VEGAS, NV 89101

Project No.: 010117002
File: 010117002 FLEET SERVICE
Drawn By: RHETT NOSECK
Checked By: JASON JORJORIAN

All Drawings, Specifications and Copies thereof furnished by the Architect are to be used only with respect to this Project and are not to be used on any other Project. They are not to be loaned, copied or given to any party to the building contract. Such Documents are to be returned or suitably accounted for to the Architect on request at the completion of the Project. Any use or reproduction of this Drawing in whole or in part by any means whatsoever is strictly prohibited except with the specific written consent of LG Architects, Inc., a Nevada Corporation. Copyright © LG Architects, Inc. all rights reserved. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of the Architects common law Copyrights or other reserved rights.

Key Plan:

Date of Issue: 6/8/18
DESIGN DEVELOPMENT

FLOOR PLAN - DIMENSION

A2.02

All dimensions and on-site conditions are to be verified by the Subcontractors before starting their work. Report any discrepancies to the General Contractor.

BIM Server: BIM local - BIM Server 210\010117002 FLEET SERVICE\DESIGN DEVELOPMENT\A2.02\FLOOR PLAN - DIMENSION.rvt Friday, August 17, 2018 2:34 PM



20-0232-EOT1 AND 20-0232-EOT2 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS
555 EAST WASHINGTON AVENUE

10/29/2020



20-0232-EOT1 AND 20-0232-EOT2 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS
555 EAST WASHINGTON AVENUE

10/29/2020



20-0232-EOT1 AND 20-0232-EOT2 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS
555 EAST WASHINGTON AVENUE

10/29/2020



20-0232-EOT1 AND 20-0232-EOT2 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS
555 EAST WASHINGTON AVENUE

10/29/2020



20-0232-EOT1 AND 20-0232-EOT2 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS
555 EAST WASHINGTON AVENUE

10/29/2020



20-0232-EOT1 AND 20-0232-EOT2 - APPLICANT/OWNER: STATE OF NEVADA DIVISION OF LANDS
555 EAST WASHINGTON AVENUE

10/29/2020

LGA
ARCHITECTURE

September 30, 2020

City of Las Vegas Department of Planning
Development Services Center
333 North Rancho Drive
Las Vegas, NV 89106-3797

Subject: **Former PRJ-73760**
SPWD 17-P04
FLEET SERVICES MAINTENANCE BUILDING (GRANT SAWYER SITE)
EOT Submittal Justification Letter

To Whom it may concern,

This letter is to request an Extension of Time for PRJ-73760 for formerly approved SDR and Variance requests.

The request for the extension of time is for two years. The earliest this project will be funded by the State of Nevada is July 1, 2021. There will be time required to get the project ready for construction. Based upon our anticipated schedule, this time will extend past October 2021, and that is why we are requesting a 2 year extension to October of 2022.

The State of Nevada through the Public Works Division desires to construct a new 6,000 s.f. Fleet Services Facility that will be located on the Grant Sawyer Building site at 555 E. Washington Avenue in Las Vegas, Nevada. The proposed site development is approximately 2 acres and located on the eastern edge of the Grant Sawyer site adjacent to Classic Cars Lane. The State of Nevada Fleet Services Division will operate the facility.

This project will include visitor parking, secured parking, administration business area, mechanic shop bays, vehicle wash bay, and controlled waste oil storage area. The extent of vehicle services provided at his facility will be oil changes, tire changes, brake service, and minor vehicle diagnostics. The hours of operation for the facility will be from 7am to 7:30pm, Monday through Friday. The facility service is for state operated vehicles only and will not serve the general public. Some of the sustainable features for the development include; electrical vehicle charging, building orientation, covered visitor parking, light color building material palate, shading for windows, and natural building ventilation for the shop.

Visitor access to the site will connect to the existing Grant Sawyer Campus visitor parking lot and service only access will be from Classic Car Lane. The secured parking will be protected by steel fencing to the west and south, existing chain link fence to the north, and masonry block wall to the east.

Due to the private nature of the facility use and private access only for State employees, there is a Variance request for the parking and building orientation to the street within C-V zoning. In addition, there is a Variance request for deviation of complete streets requirement along Classic Car Lane. The existing conditions along Classic Car Lane and how the sidewalk will tie into the existing condition at Washington would be best accomplished with an attached sidewalk.

10/06/2020

Craig S. Galati FAIA, FSMPS, CPSM John A. Haddad Jason Jorjorian, AIA, LEED AP Lance J. Kirk, AIA, NCARB, LEED AP

702.263.7111 LGAarchitecture.com 3201 W. Charleston Blvd., Suite 107, Las Vegas, NV 89102

The site (APN:139-26-201-012) is currently zoned C-V (Civic District), and is owned by the State of Nevada Division of Lands. The State is not requesting any changes to the current zoning.

Thank you in advance for your time in reviewing this request. Please contact our office with any questions or comments.

Sincerely,
LGA Architecture



Jason Jorjorian

20-0232
10/06/2020

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

October 10, 2018

Robbie Burgess
State of Nevada - Fleet Services
750 East King Street
Carson City, Nevada 89071

RE: VAR-74336 [PRJ-73760] - VARIANCE RELATED TO SDR-74337 PLANNING COMMISSION MEETING OF OCTOBER 9, 2018

Dear Ms. Burgess:

The Planning Commission at a regular meeting held on October 9, 2018 voted ***APPROVE*** a request for a Variance TO ALLOW A PROPOSED BUILDING TO NOT BE PLACED AT THE ESTABLISHED SETBACK LINE AND TO ALLOW THE PROPOSED PARKING LOT TO BE LOCATED ALONG THE STREET FRONTAGE WHERE SUCH IS NOT ALLOWED IN THE CIVIC ZONING DISTRICT on 22.77 acres at 555 East Washington Avenue (APN 139-26-201-012), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-73760].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-74337) 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.

This action by the Planning Commission on **October 9, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 22, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Director
Department of Planning

PL:nl:clb

cc: Ms. Kristen Nalley
State of Nevada Public Works Division
2300 McLeod Drive
Las Vegas, Nevada 89104

Mr. Jason Jorjorian
LGA
241 West Charleston Boulevard, Suite #107
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

October 10, 2018

Robbie Burgess
State of Nevada - Fleet Services
750 East King Street
Carson City, Nevada 89071

RE: SDR-74337 [PRJ-73760] – SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-74336
PLANNING COMMISSION MEETING OF OCTOBER 9, 2018

Dear Ms. Burgess:

The Planning Commission at a regular meeting held on October 9, 2018 voted to ***APPROVE*** a request for a Major Amendment to a previously approved Civic Review (CV-0001-92) FOR A PROPOSED ONE-STORY, 6,148 SQUARE-FOOT BUILDING AND PARKING LOT EXPANSION TO AN EXISTING 250,000 SQUARE-FOOT GOVERNMENT FACILITY on 22.77 acres at 555 East Washington Avenue (APN 139-26-201-012), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-73760].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-74336) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/29/18, except as amended by conditions herein.

4. Prior to submittal for a building permit, the site plan shall be revised to conform to Title 19.08 handicap accessible parking space design standards.

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

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

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

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

9. 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. Contact the City Engineer's Office at 702-229-6739 to coordinate the development of this project with the "Las Vegas Boulevard - Stewart Avenue to Washington Avenue" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

12. Unless otherwise allowed by the City Traffic Engineer, the gate on Classic Car Lane shall be set back a minimum of 18 feet from the back of curb. Alternatively, the gate may be exit only.

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

This action by the Planning Commission on **October 9, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 22, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Director
Department of Planning

PL:nl:clb

cc: Ms. Kristen Nalley
State of Nevada Public Works Division
2300 McLeod Drive
Las Vegas, Nevada 89104

Mr. Jason Jorjorian
LGA
241 West Charleston Boulevard, Suite #107
Las Vegas, Nevada 89102

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
8a

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0232-EOT1 - First Extension of Time of an approved Variance (VAR-74336) TO ALLOW A PROPOSED BUILDING TO NOT BE PLACED AT THE ESTABLISHED SETBACK LINE AND TO ALLOW THE PROPOSED PARKING LOT TO BE LOCATED ALONG THE STREET FRONTAGE WHERE SUCH IS NOT ALLOWED IN THE CIVIC ZONING DISTRICT. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
8b

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0232-EOT2 - First Extension of Time of an approved Site Development Plan Review (SDR-74337) for a Major Amendment to a previously approved Civic Review (CV-0001-92) FOR A PROPOSED ONE-STORY, 6,148 SQUARE-FOOT BUILDING AND PARKING LOT EXPANSION TO AN EXISTING 250,000 SQUARE-FOOT GOVERNMENT FACILITY. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.: **9**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

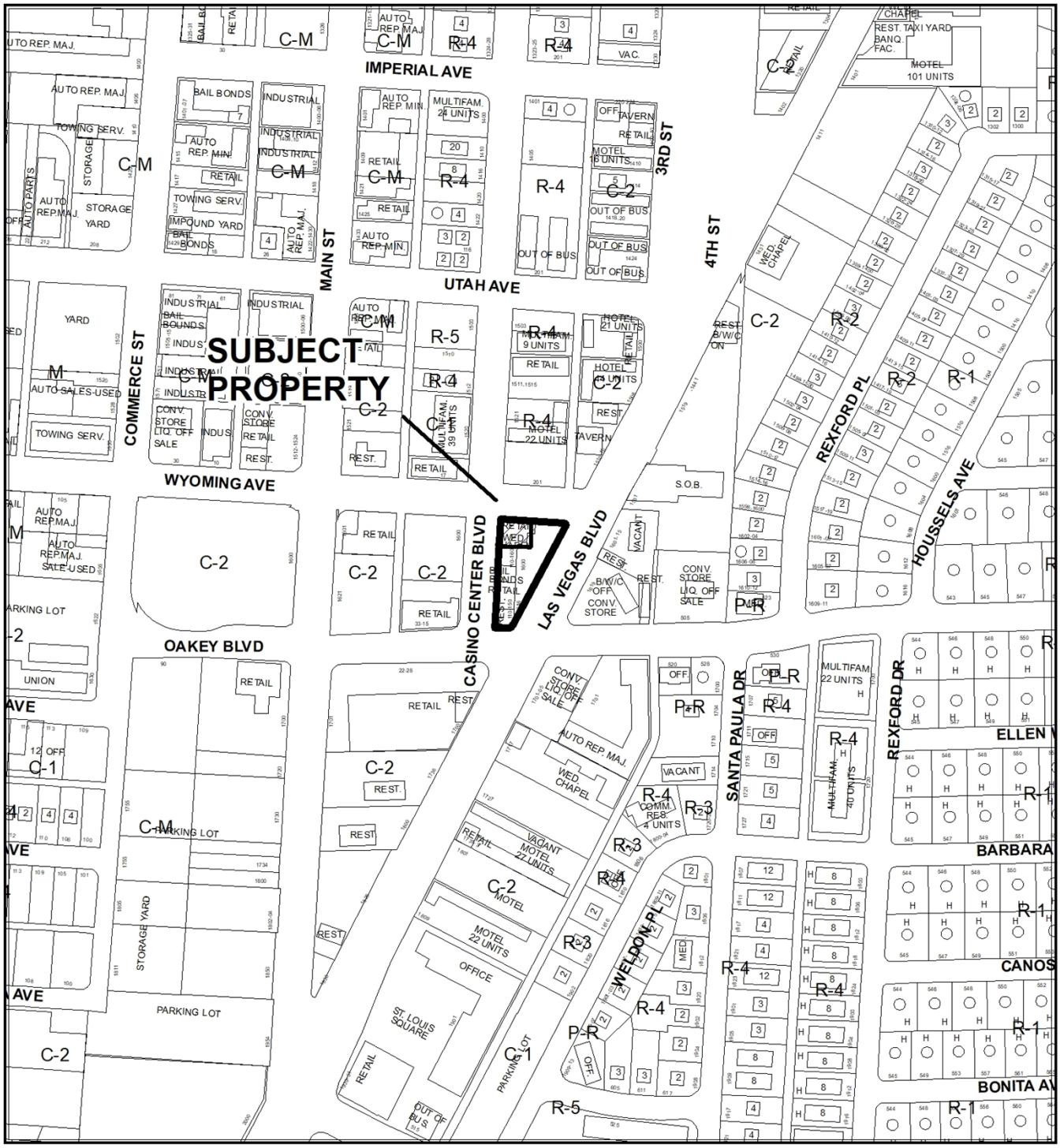
SUBJECT:
20-0248-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: NULEAF CLV DISPENSARY, LLC - OWNER: HERD PROPERTIES, LLC, ET AL - For possible action on a Land Use Entitlement project request for the first Extension of Time of an approved Special Use Permit (SUP-74295) FOR A MARIJUANA DISPENSARY USE at 1600 South Las Vegas Boulevard, Suite #150 (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map - Gaming Restricted
3. Special Map - Marijuana
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Action Letter for SUP-74295 [PRJ-74197]



CASE: 20-0248-EOT1

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

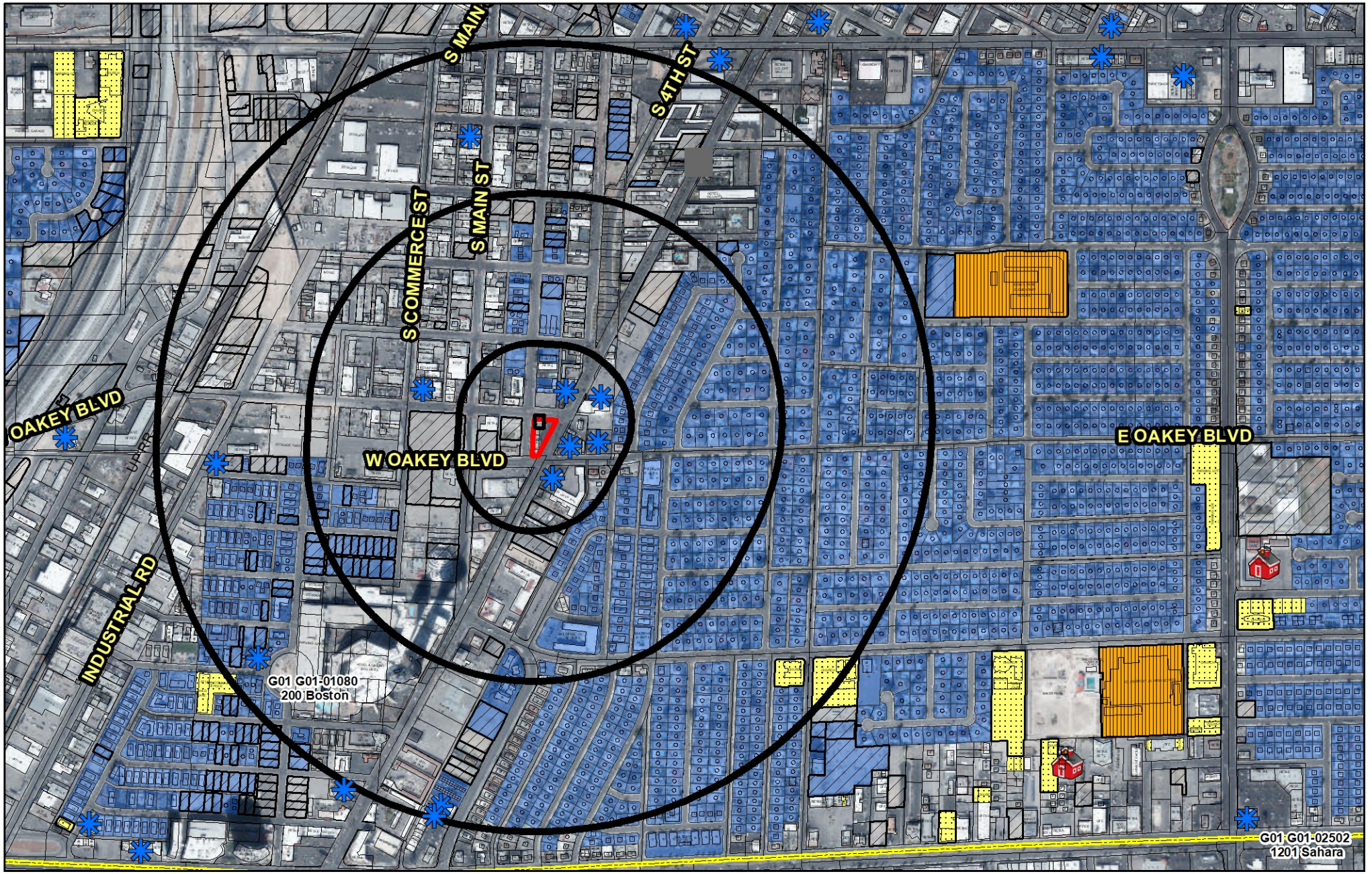


0 260 520 Feet

CASE: 20-0248-EOT1

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

N



20-0248-EOT1

Gaming Restricted

Business Licenses

Gaming Restricted

NOTE: Developed residential district" means a parcel of land zoned primarily for residential use in which at least one completed residential unit has been constructed on the date that the petitioner files a petition pursuant to this section.

Subject Property

Vacant Parcels

Protected Uses (NRS 463.3086)

Residential Property

Religious

Schools

500 ft not less from the property line of a developed residential district

1500 ft not less from the property line of a school or primarily religious services or worship Structure

2500 ft not adversely affect from the property line of a school or primarily religious services or worship Structure

N

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

Date: Thursday, November 12, 2020



20-0248-EOT1

Marijuana Establishments

Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- North Las Vegas Marijuana Despensary
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted
- Clark County Marijuana Despensary

Protected Uses

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

Prohibited Areas

- Fremont

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

N

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

Date: Thursday, November 12, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NULEAF CLV DISPENSARY, LLC - OWNER: HERD PROPERTIES, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0248-EOT1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

20-0248-EOT1 CONDITIONS

Planning

1. This approval shall expire on October 23, 2022 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for SUP-74295 and all other related actions as required by the Department of Planning and the Department of Public Works.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first Extension of Time request for a previously approved Special Use Permit (SUP-74295) allowing a proposed 3,272 square-foot Cannabis Dispensary use located at 1600 South Las Vegas Boulevard, Suite #150.

ISSUES

- This is the first request for an Extension of Time for a previously approved Cannabis Dispensary.
- In October 2018, the Planning Commission approved a Special Use Permit (SUP-74295) for a proposed 3,272 square-foot Cannabis Dispensary use at 1600 South Las Vegas Boulevard, Suite #150.

ANALYSIS

This is the first request for an Extension of Time for a Special Use Permit (SUP-74295) for a proposed 3,272 square-foot Cannabis Dispensary at 1600 South Las Vegas Boulevard. The Planning Commission approved the original entitlement in October 2018. Condition of Approval Number Three (3) required that the "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."

In December 2019, the City Council approved an Ordinance (Ord. 6718 § 2) to amend the Special Use Permit requirements for a Cannabis Dispensary. This amendment added additional distance separation requirements for this use to not be located within 1,000 feet of another dispensary or 1,500 feet away from a nonrestricted gaming establishment. While the distance separation requirement to a nonrestricted gaming establishment is mandatory, the distance separation to a dispensary is waivable.

Since the original Special Use Permit approval in October 2018, a business license was issued for a medical marijuana dispensary at 1736 South Las Vegas Boulevard, which is located approximately 295 feet away from the subject site. The business licenses for this establishment were issued beginning in December 2018. There are no nonrestricted gaming establishments within 1,500 feet of the subject site.

Pursuant to Title 19.16.110, a Special Use Permit is deemed exercised upon the issuance of a temporary or permanent business license. Since no business license has been issued for the approved use, an Extension of Time is necessary. If denied, the land entitlements will have expired on 10/23/20.

FINDINGS (20-0248-EOT1)

This is the applicant's first request for an Extension of Time of a previously approved Special Use Permit (SUP-74295) allowing a 3,272 square-foot Cannabis Dispensary at 1600 South Las Vegas Boulevard. In the submitted justification letter date stamped on 10/14/20, the applicant identifies several issues that have affected the Special Use Permit from being exercised including asbestos control and the COVID-19 pandemic.

According to the Clark County Assessor's property records, the commercial building was built in 1959. As such, the applicant was required to perform asbestos testing and remediation for the commercial suite. The applicant received final asbestos clearance from Macrotec Consulting, LLC in August 2020. Following this, the applicant was able to complete the demolition of the commercial suite at the end of August.

The applicant had a variety of complications due to the COVID-19 pandemic. The applicant operates other dispensaries throughout the state and the drastic decline in tourism has made it difficult for the applicant to build out the proposed use on time. In addition, during this time the applicant experienced difficulty finding a contractor to hire and complete the tenant improvement build-out.

From March 2020 through June 2022, the City is working to complete a Las Vegas Boulevard Beautification project. This improvement plan will stretch from Sahara Avenue (from the south) to Stewart Avenue (to the north). The subject site is located within this improvement plan and will be affected by this beautification project. As such, a portion of the subject site will be allocated toward the beautification project and will require a reconfiguration and redesign of the subject site's parking design. The submitted site plan date stamped on 10/14/20, does not reflect any changes from the previously approved plan. The applicant will be held to the existing approved site plan until such time that the City has acquired the portion of the subject site. The reconfiguration and redesign of the parking lot will be subject to an on-site improvement plan.

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

At the state level, the applicant has been working diligently with the State of Nevada for Extensions of Time, receiving approvals in September 2019 and June 2020. The applicant continues to work with the State and City to remain compliant while working to overcome impediments to be operational. The request does not jeopardize public health, safety, and welfare; therefore, staff recommends approval of this request subject to a two-year time limit.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/29/14	The City Council approved Special Use Permit (SUP-55218) for a proposed 3,272 square-foot Medical Marijuana Dispensary at 1600 South Las Vegas Boulevard, Suite #150. The Planning Commission and Staff recommended approval of the request. This Special Use Permit expired on 04/29/16.
10/23/18	The Planning Commission approved a Special Use Permit (SUP-74295) for a proposed 3,272 square-foot Marijuana Dispensary use at 1600 South Las Vegas Boulevard, Suite #150.

Most Recent Change of Ownership	
10/22/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/29/06	A Business License (B05-03024) was issued for hair, nails, and waxing services at 1600 South Las Vegas Boulevard, Suite #110. The license is currently active and set to expire on 09/01/21.
03/14/11	A Business License (R09-01694) was issued for a restaurant and caterer at 1600 South Las Vegas Boulevard, Suite #140. The license is currently active and set to expire on 02/01/21.
04/18/11	A Business License (B01-01244) was issued for a bail bond agent at 1600 South Las Vegas Boulevard, Suite #140. The license is currently active and set to expire on 03/01/21.
09/30/15	A Building Permit (C-300804) was processed for a tenant improvement at 1600 South Las Vegas Boulevard, Suite #150. The permit was never issued and expired on 06/21/16.
07/26/17	A Business License (G65-05327) was issued for formal wear rental and tailoring at 1616 South Las Vegas Boulevard, Suite #150. The license is currently active and set to expire on 01/01/21.

Related Building Permits/Business Licenses	
05/16/18	A Business License (G65-05327) was issued for a clothing store at 1616 South Las Vegas Boulevard, Suite #140. The license is currently active and set to expire on 05/01/21.
06/30/20	A Building Permit (C20-02342) was issued for the demolition and removal of nonbearing walls at 1600 South Las Vegas Boulevard, Suite #150.

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

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

Field Check	
11/09/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Rental Store	C (Commercial)	C-2 (General Commercial)
	General Retail Store, Other than Listed		
	General Personal Service		
	Bailbond Service		
	Restaurant(s)		
North	Liquor Establishment (Tavern)		
	Open Air Vendor/Transient Sales Lot		
	Parking Lot		

AS

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Restaurants		
East	General Retail Store, Other than Listed Beer/Wine/Cooler Off-Sale Establishment		
West	Vacant		
	Undeveloped		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	120	Y
Wyoming Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
Casino Center Boulevard	Collector Street	Master Plan of Streets and Highways Map	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	
General Retail Other than Listed	1,114 SF	1 per 175 SF	7				
Cannabis Dispensary	3,272 SF		19				
Bailbond Service	620 SF	1 per 300 SF	2				
General Personal Service	15 stations	Two spaces per chair	30				
Restaurant	2,408 SF	1 per 50 SF public seating 1 per 200 SF remaining floor area	29 5				
Rental Store	1,197 SF	1 per 250 SF	5				
TOTAL SPACES REQUIRED			96		47		Y
Regular and Handicap Spaces Required			92	4	44	3	Y

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

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) Extension of Time for SUP-74295

Project Address (Location) 1600 Las Vegas Blvd. South, Suite 150, Las Vegas, NV 89104

Project Name NuLeaf **Proposed Use** Marijuana Dispensary

Assessor's Parcel #(s) Ptn. of 162-03-210-058 **Ward #** 3 - Olivia Diaz

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

Additional Information Request for first extension of time for SUP-74295

Property Owner Cook Living Trust and Herd Properties, LLC Contact Nevada Cook

Address 3286 Brentwood St. City Las Vegas State NV Zip 89121

E-mail nevadabcook@gmail.com Phone (702) 737-0190

Applicant NuLeaf CLV Dispensary, LLC Contact Timothy Schick

Address 6037 S. Fort Apache Rd., Suite 130 City Las Vegas State NV Zip 89148

E-mail tim@nuleafnv.com Phone (702) 997-0066

Representative Argentum Law Contact Jeff Donato

Address 6037 S. Fort Apache Rd., Suite 130 City Las Vegas State NV Zip 89148

E-mail jeff@argentumnv.com Phone (702) 997-0063

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 Nevada Brooks Cook

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

Print Name Nevada Brooks Cook Tlee Cook Trust

Subscribed and sworn before me

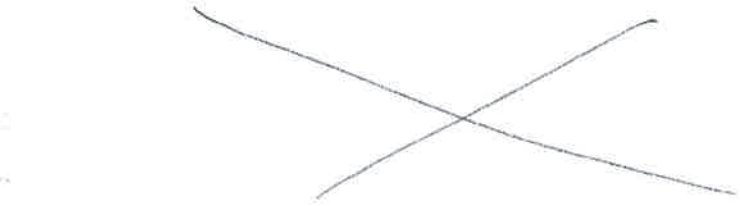
This 6th day of October, 20 20

Notary Public in and for said County and State See Attached for Notary

20-0248
10/14/2020

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

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



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

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

State of California
County of Monterey

Subscribed and sworn to (or affirmed) before me on this 6th day of October, 2020,
by Date Month Year
(1) Nevada Brooks Cook
~~(and (2)~~ ~~)~~,
Name(s) of Signer(s)

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

KAYLA MENDEZ
Notary Public – California
Monterey County
Commission # 2231886
My Comm. Expires Feb 23, 2022

Signature
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

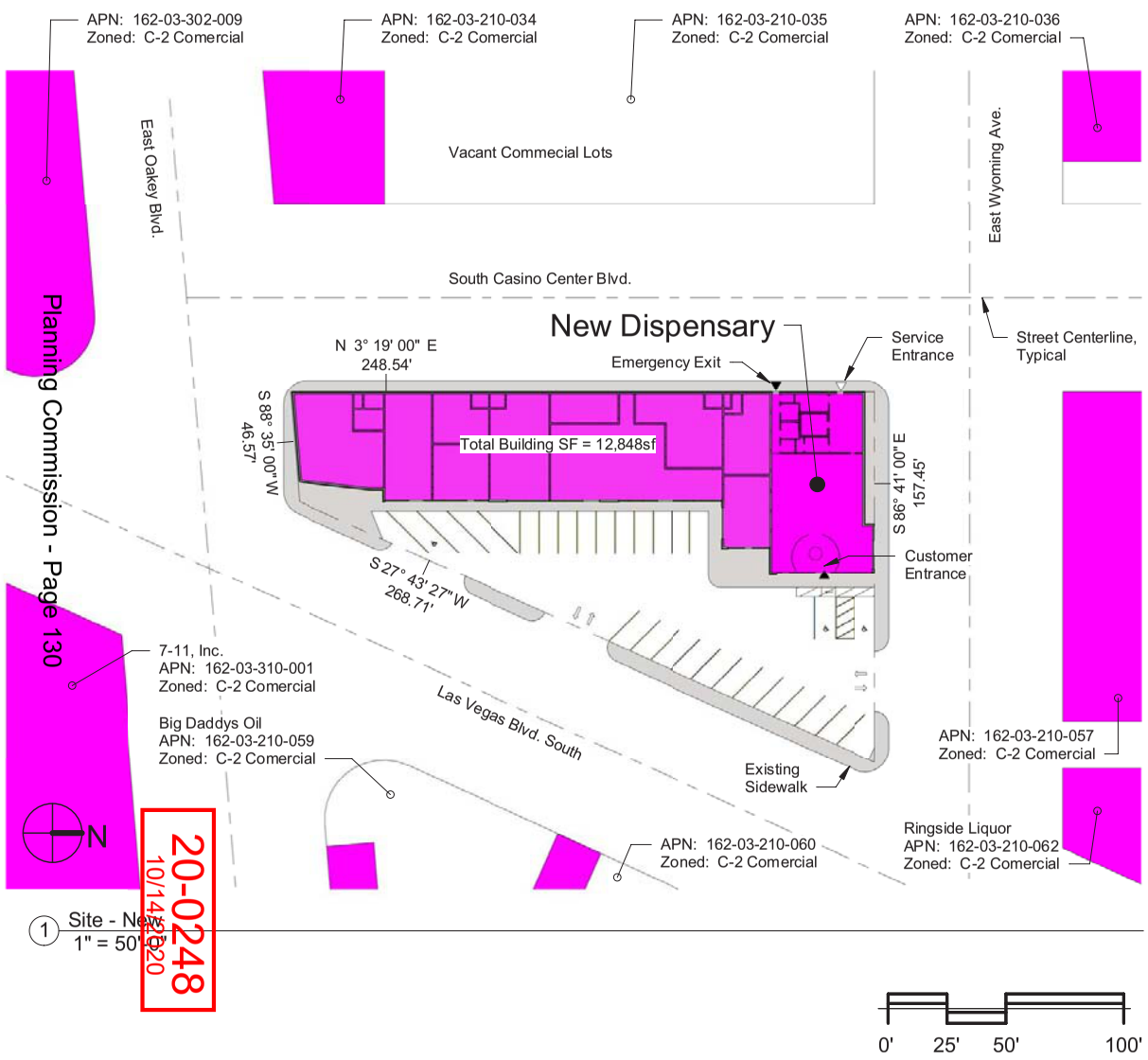
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

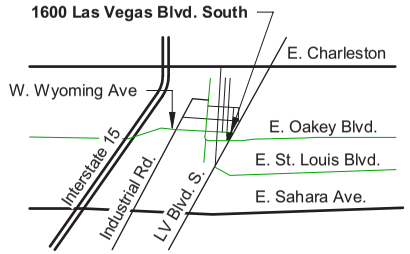
Title or Type of Document: Application/Petition Form 8 Statement of Financial Interest Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

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

20-0248
10/14/2020



1 Site - New
1" = 50'-0"



2 Vicinity Plan
3/16" = 1'-0"

Site Data:

Parcel #:	162-03-210-058
Site Area:	.056 acre (~25,031sf)
Building Area:	12,848sf (VIF)
Suite SF:	3,272sf (VIF)

Required Parking Analysis:

- Building Area / 175sf
- 3272sf / 175sf = 18.7, or (19) spaces required.

Provided Parking:

- (13) 9' x 18' spaces, ***and***,
- (3) 9' x 18' Accessible Spaces, w/ 9' aisle (VIF), ***and***,
- (10) 8' x 18' spaces

Comercially Zoned Parcels

Existing Sidewalk

4dP
C.M. Ryan, AIA
P: (415) 531-0404

NuLeaf Dispensary
1600 Las Vegas Blvd. South,
Suite 150

Date: 8/21/18

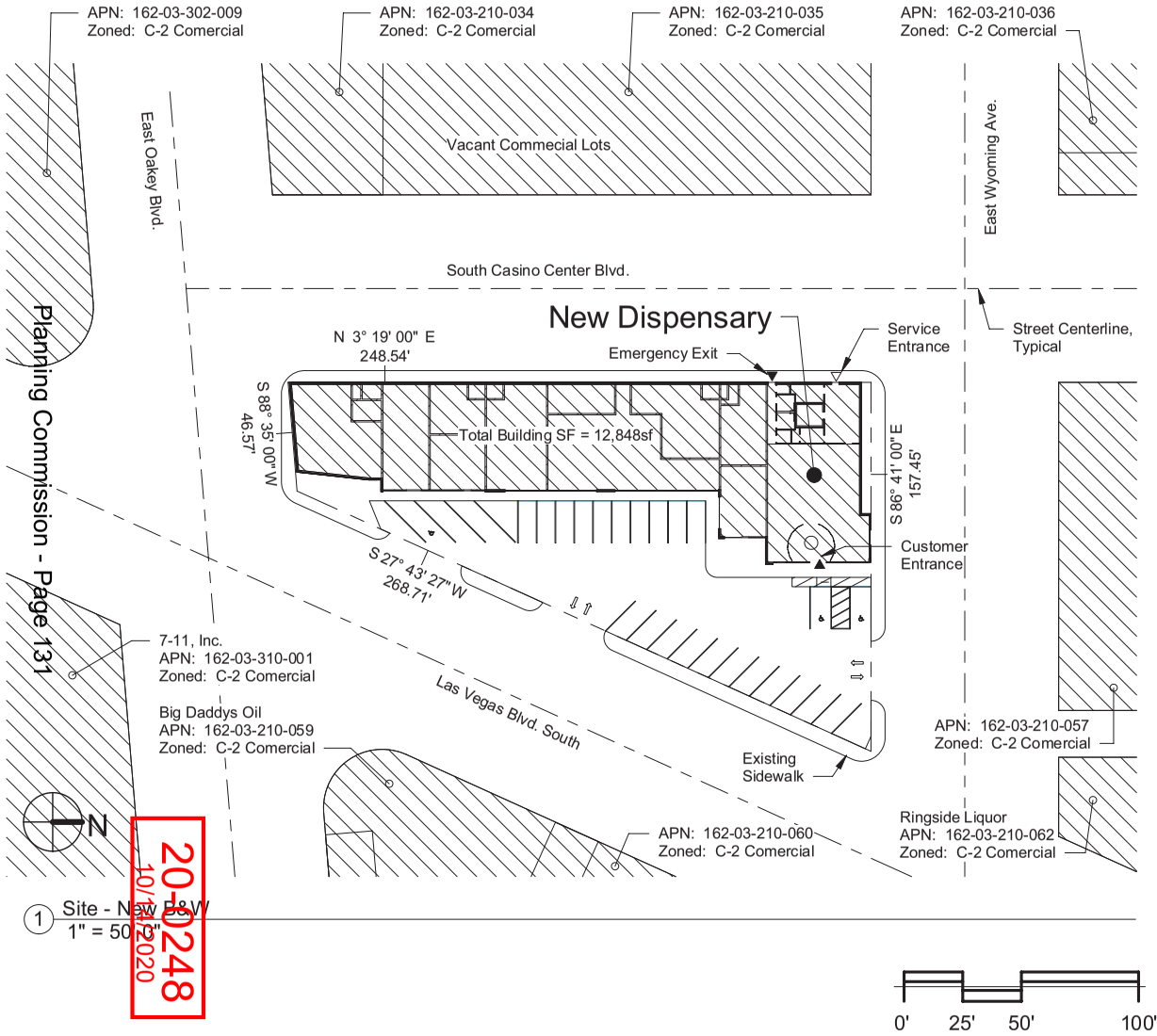
Siteplan

A-1.00

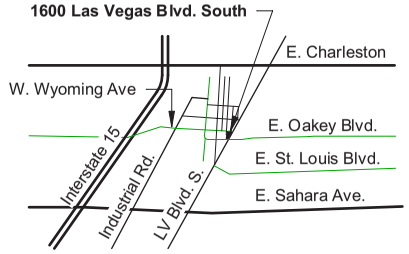
Scale: As indicated

8/21/2018 11:10:44 AM

(c) 2018 Christopher M. Ryan, AIA, Architect, D.B.A. 4dPERSPECTIVE. USE OF THESE DRAWINGS AND DOCUMENTS IS RESTRICTED TO THE PROJECT FOR WHICH THEY WERE PREPARED. ANY PUBLICATION IS EXPRESSLY LIMITED TO SUCH PROJECT.



1 Site - New B&W
1" = 50'-0"



2 Vicinity Plan B & W
3/16" = 1'-0"

Site Data:

Parcel #:	162-03-210-058
Site Area:	.056 acre (~25,031sf)
Building Area:	12,848sf (VIF)
Suite SF:	3,272sf (VIF)

Required Parking Analysis:

- Building Area / 175sf
- 3272sf / 175sf = 18.7, or (19) spaces required.

Provided Parking:

- (13) 9' x 18' spaces, ***and***,
- (3) 9' x 18' Accessible Spaces, w/ 9' aisle (VIF), ***and***,
- (10) 8' x 18' spaces

Comercially Zoned Parcels

Existing Sidewalk

4dP
C.M. Ryan, AIA
P: (415) 531-0404

NuLeaf Dispensary
1600 Las Vegas Blvd. South,
Suite 150

Date: 8/21/18

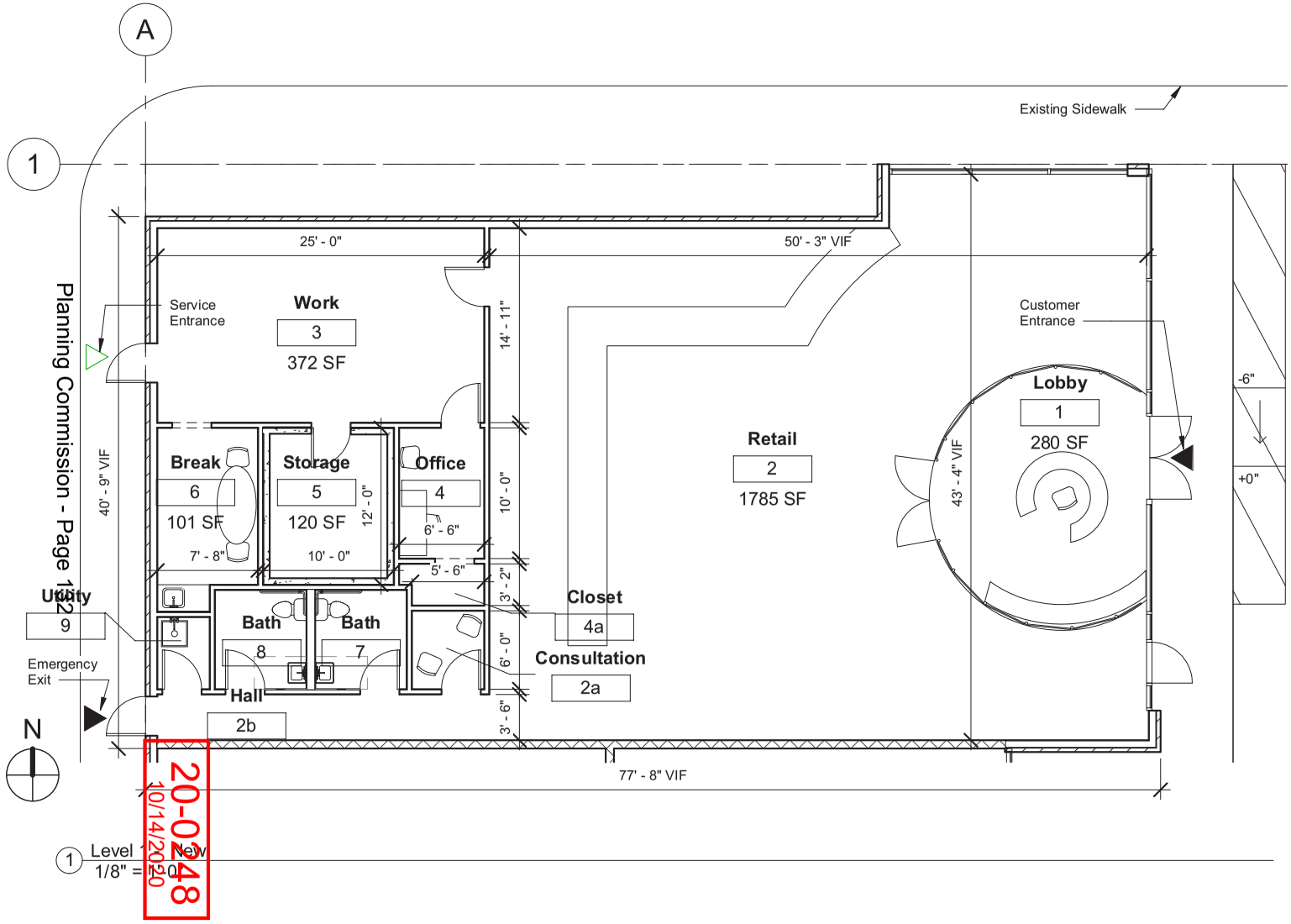
Siteplan

A-1.00b

Scale: As indicated

8/21/2018 11:10:52 AM

(c) 2018 Christopher M. Ryan, AIA, Architect, D.B.A. 4dPERSPECTIVE. USE OF THESE DRAWINGS AND DOCUMENTS IS RESTRICTED TO THE PROJECT FOR WHICH THEY WERE PREPARED. ANY PUBLICATION IS EXPRESSLY LIMITED TO SUCH PROJECT.



20-0248
10/14/2020

Project Info:

Parcel#: 162-03-210-058
Zoning: C-2, General Commercial
Project address: 1600 Las Vegas, Bvld. South, Suite 150
Suite Size: 3,272sf gross area.
Verify In Field

Building Info:
Construction Type: VB
Occupancy: M,B

Suite 150 Occupancy UNCHANGED:
Existing Occupancy: (M) Mercantile
New Occupancy: (M) Mercantile

Maximum Occupants (per I.B.C.)
3,272sf / 60sf = 54.5, or (55) occupants

No Fixed Seating provided.

4dP
C.M. Ryan, AIA
P: (415) 531-0404

NuLeaf Dispensary
1600 Las Vegas Blvd. South,
Suite 150

Date: 8/21/18

Floorplan
A-1.10
Scale: 1/8" = 1'-0"

8/21/2018 11:10:55 AM

(c) 2018 Christopher M. Ryan, AIA, Architect, D.B.A. 4dPERSPECTIVE. USE OF THESE DRAWINGS AND DOCUMENTS IS RESTRICTED TO THE PROJECT FOR WHICH THEY WERE PREPARED. ANY PUBLICATION IS EXPRESSLY LIMITED TO SUCH PROJECT.



20-0248-EOT1 - APPLICANT: NULEAF CLV DISPENSARY, LLC - OWNER: HERD PROPERTIES, LLC, ET AL
1600 SOUTH LAS VEGAS BOULEVARD, SUITE #150

11/09/2020



20-0248-EOT1 - APPLICANT: NULEAF CLV DISPENSARY, LLC - OWNER: HERD PROPERTIES, LLC, ET AL
1600 SOUTH LAS VEGAS BOULEVARD, SUITE #150

11/09/2020

Jeff Donato
Director of Licensing & Regulatory Compliance
Phone: (702) 997-0063
Fax: (702) 997-0038
Email: jeff@argentumnv.com

Law Offices
Las Vegas (702) 997-0066
Reno (775) 473-7444

October 14, 2020

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

Re: First Request for Extension of Time for SUP-74295

To Whom It May Concern:

This law firm represents NuLeaf CLV Dispensary, LLC, a Nevada limited liability company (the **"Applicant"**), with regard to its land use and licensing matters for a proposed Marijuana Dispensary (the **"Proposed Use"**) to be located upon that certain real property zoned General Commercial (C-2) and within the Downtown Las Vegas Overlay – Gateway District. The real property is located at 1600 Las Vegas Blvd. South, Suite 150, Las Vegas, Nevada, more particularly described as a portion of Assessor's Parcel Number 162-03-210-058 (the **"Subject Property"**).

On October 23, 2018, the Las Vegas Planning Commission at its regular meeting approved SUP-74295 to allow a proposed 3,272 square foot marijuana dispensary use upon the Subject Property (the **"SUP"**). Subject to Condition No. 3, the approval of the SUP shall be void two years from the date of final approval or by October 23, 2020 (the **"Expiration Date"**), unless exercised pursuant to the provisions of LVMC Title 19.16 or an extension of time is submitted and approved by the City.

Upon securing the SUP, the Applicant has spent a considerable amount of time and money working with an architect to design the proposed marijuana dispensary. As part of the design process and due to when the building was constructed, the Applicant had to perform asbestos testing and had to deal with the required remediation of the same. On August 10, 2020, the Applicant received a final asbestos clearance from Macrotec Consulting, LLC. Subsequent to receiving the final asbestos clearance, the Applicant applied for and obtained demolition permits from the City of Las Vegas and completed the demolition towards the end of August 2020. Additionally, the area in and around the Subject Property was and is currently undergoing a redevelopment plan by the City, which requires public works to annex hundreds of square feet of the proposed dispensary site and necessitate a change in the design of the Applicant's parking lot and flow of traffic to and from the Subject Property. As part of the Las Vegas Boulevard

20-0248
10/14/2020

6037 S. Fort Apache Road ♦ Suite 150 ♦ Las Vegas ♦ Nevada ♦ 89148
www.argentumnv.com

redevelopment plan, the Applicant has participated in numerous public and private meetings with City officials and property owners. This process consumed a great deal of the first half of 2019 and delayed the Applicant from finalizing its designs and starting construction until the Applicant could fully understand the impacts the Las Vegas Boulevard redevelopment plan would have on the Subject Property and proposed marijuana dispensary establishment.

In addition to the delays indicated above, the Applicant had to work with the State to seek an extension of time to become operational. The State approved the first extension on September 12, 2019 and a second extension on June 24, 2020. Subsequent to securing the first extension from the State, in March of 2020, COVID-19 spread throughout the country causing most states to close or significantly limit the operation of businesses. This caused significant hardship for the Applicant. The Applicant's dispensaries are a little more unique than most in that its Washoe County dispensary gains a significant amount of business from tourists, and individuals residing in California. Due to the COVID outbreak, tourism in Lake Tahoe came to a standstill, and delivery services were restricted to Nevada residents only. Moreover, the Applicant's Clark County dispensary is located only a few blocks from the Las Vegas Strip, and also sees a significant number of customers that are on vacation. The closing of the resort corridor resulted in an equally significant decline in sales for the Applicant's Clark County dispensary. This drastic hit to business and the resulting impact on cash flow made it impossible to consider building out the Proposed Use on the Subject Property. In addition, even if the Applicant did have the ability to continue construction, it would have been difficult to find contractors that could complete the construction due to the COVID outbreak.

Pursuant to a telephone discussion with Mark Rex on or about October 8, 2020, we were instructed to include language in the justification letter related to the necessary revisions to the site plan for the project due to the City's redevelopment plan in and around the area of the Subject Property. Due to the taking of the right-of-way by the City, the Applicant will work closely with staff on the revisions to the site plan to determine a viable solution that works both for the Applicant and City. The revisions to the site plan are necessary due to the City taking a portion of the Subject Property's parking lot for the redevelopment of Las Vegas Boulevard. We were informed that the revisions to the site plan will not require a public hearing and can be completed during the building permit process.

/ / /

/ / /

/ / /

/ / /

/ / /

20-0248
10/14/2020

6037 S. Fort Apache Road ♦ Suite 150 ♦ Las Vegas ♦ Nevada ♦ 89148
www.argentumnv.com

Based upon the foregoing, the Applicant has demonstrated that it has and continues to work closely with the State and City to remain compliant while working diligently to overcome significant impediments to become operational. Therefore, the Applicant hereby respectfully requests the City to approve a one-year extension of time on its Special Use Permit, which would allow construction to be completed and the facility to become fully operational.

Thank you in advance for your consideration. If you should have any questions, please do not hesitate to contact me.

Sincerely,

ARGENTUM LAW

Jeff Donato

JDON/jjd

20-0248
10/14/2020

6037 S. Fort Apache Road ♦ Suite 150 ♦ Las Vegas ♦ Nevada ♦ 89148
www.argentumnv.com

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

October 24, 2018

Cook Living Trust and Herd Properties, LLC
3286 Brentwood Street
Las Vegas, Nevada 89121

RE: SUP-74295 [PRJ-74197] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF OCTOBER 23, 2018

Dear Applicant:

The Planning Commission at a regular meeting held on October 23, 2018 voted to ***APPROVE*** a request for a Special Use Permit FOR A PROPOSED 3,272 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1600 South Las Vegas Boulevard, Suite #150 (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74197].

This approval is subject to the following conditions:

Planning

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

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

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

4. Approval from the DDRC-ARC is required for proposed signage prior to submitting for sign permits.

5. All development shall be in conformance with the site plan and floor plan date stamped 08/23/18, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

20-0248
10/14/2020

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

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

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

This action by the Planning Commission on **October 23, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***November 5, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Deputy Director
Department of Planning

PL:nl

cc:

Mr. Timothy Schick
NuLeaf CLV Dispensary, LLC
6077 S. Fort Apache Road, Ste. 120
Las Vegas, Nevada 89148

Mr. Jeff Donato
Argentum Law
6077 S. Fort Apache Road, Ste. 120
Las Vegas, Nevada 89148

20-0248
10/14/2020

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
10

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

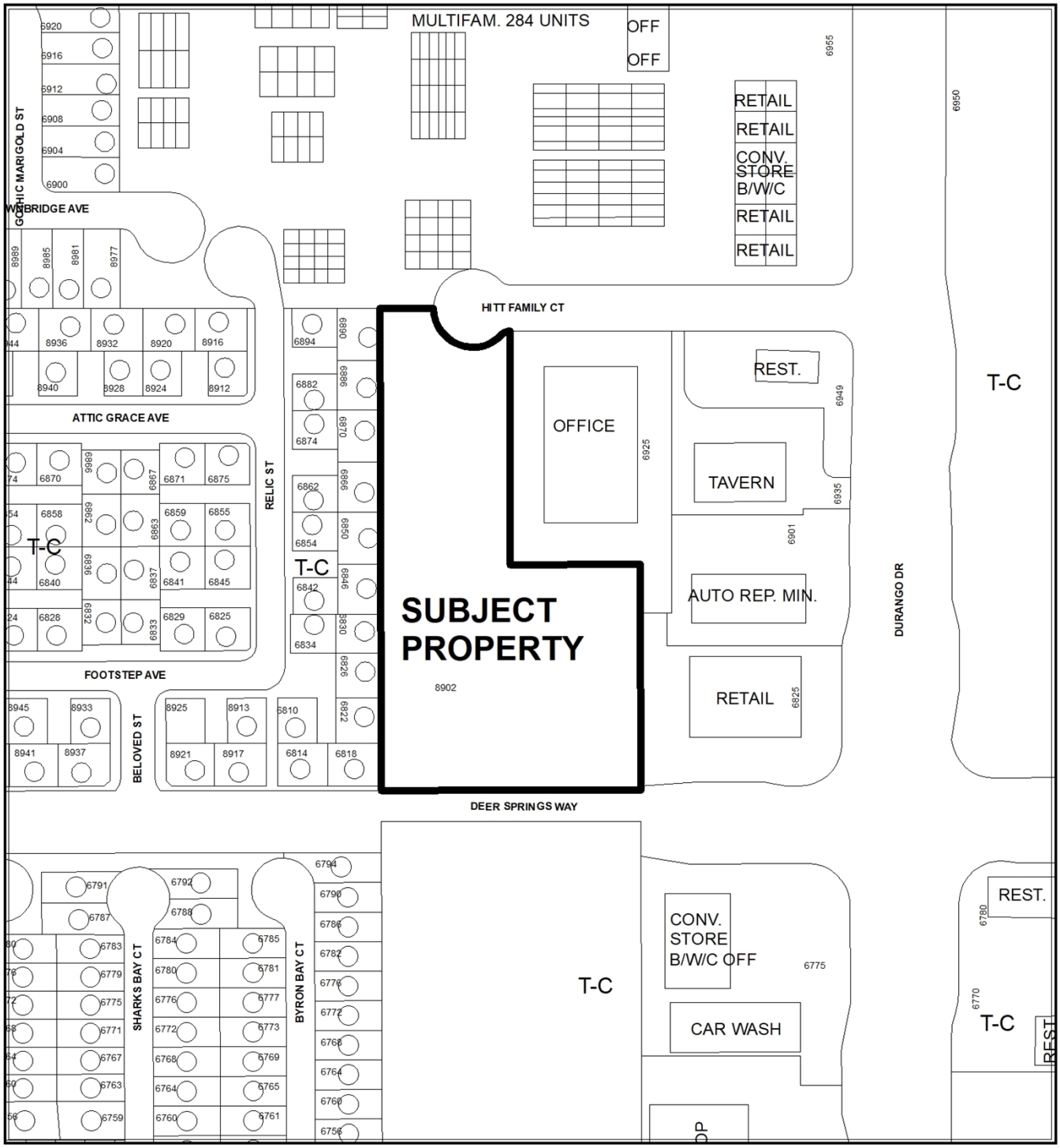
SUBJECT:
20-0246-TMP1 - TENTATIVE MAP - HOME 2 AT DEER SPRINGS - APPLICANT: SUN WEST CUSTOM HOMES - OWNER: DEERSPRINGS H6, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.39 acres on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APN 125-20-201-034), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: 20-0246-TMP1

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **20-0246-TMP1**

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SUN WEST CUSTOM HOMES - OWNER: DEERSPRINGS H6, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0246-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0246-TMP1 CONDITIONS

Planning

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

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

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

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

Public Works

5. If not already constructed or guaranteed, construct all incomplete half street improvements on Deer Springs Way and Hitt Family Court adjacent to this site concurrent with the development of this site.

6. Prior to the submittal of any construction drawings, contact the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable point of connection to public sewer.

7. 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.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on 3.39 acres on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive

ISSUES

- All proposed perimeter and retaining walls conform to previously approved Site Development Plan Review (SDR-75644).

ANALYSIS

The subject site has a zoning designation of T-C (Town Center). Furthermore, the subject site is located within the UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation. The site is currently approved to be developed as an office and hotel development. On March 12, 2019 the Planning Commission approved a Special Use Permit (SUP-75643) for a proposed 128-unit Hotel, Motel or Hotel Suites use and Site Development Plan Review (SDR-75644) for a proposed commercial development including a 6,500 square-foot office building and 128-unit hotel building on the subject site. All proposed structures on the site are required to adhere to previously approved Site Development Plan Review (SDR-75644).

Access to the site will remain off of Deer Springs Way and Hitt Family Court. Site circulation is logical throughout the site and will be unaffected by mapping. Parking and access is intended to be allowed across the site. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision.

The Department of Public Works has noted that there are no east/west and north/south cross sections showing stationing or elevations and therefore, the exact slope of the existing topography is undeterminable. However, based on the provided topography and the dimensions provided, the east/west slope has a natural slope greater than 2% and the north/south slope is less than 2%. Per Town Center Development Standards retaining walls are allowed to be a maximum six feet without a required separation from another retaining wall. A maximum retaining wall of six feet is shown along the east property line (section 3/TM2), and a maximum retaining wall of six feet is shown along the north property line. Nothing is shown for the south property line.

The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing two parcels would remain in their current condition.

FINDINGS (20-0246-TMP1)

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/17/01	The City Council approved a Petition for Annexation (A-0003-99) property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres. The Planning Commission and staff recommended approval of the request.
05/07/03	The City Council approved a request for a Rezoning (ZON-1913) from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] to T-C (Town Center) on 1.25 acres adjacent to southeast corner of Haley Avenue and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-1914) for a fifteen-story Office/Retail building with parking garage adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards to allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/16/05	The City Council approved a request for an Extension of Time (EOT-6007) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-6008) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-6009) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
09/06/06	The City Council approved a request for a Petition to Vacate (VAC-14268) U.S. Government Patent Easements generally located west of Durango Drive, north of Deer Springs Way. The Planning Commission and staff recommended approval of the request.
09/21/06	The Planning Commission approved a Tentative Map (TMP-15639) for a one-lot commercial subdivision on 3.08 acres on the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval. This Tentative Map was approved with a two-year approval which expired on 09/21/08.
04/18/07	The City Council approved a request for an Extension of Time (EOT-20199) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-20203) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for an Extension of Time (EOT-20206) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
06/18/08	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28034) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28035) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28036) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
03/18/09	The City Council approved a request for a Petition to Vacate (VAC-32645) U.S. Government Patent Easements generally located adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Commission and staff recommended approval of the request.
03/06/18	A Code Enforcement case (#186471) was processed for dumping on a vacant lot (APN 125-20-201-015). The case was resolved on 04/23/18.
03/12/19	The Planning Commission approved a request for a Special Use Permit (SUP-75643) for a proposed 128-unit Hotel, Motel or Hotel Suites use with waivers to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required and to allow the use to be located more than 1,000 feet from a freeway interchange in town center on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a request for a Site Development Plan Review (SDR-75644) for a proposed commercial development including a 6,500 square-foot office building and 128-unit hotel building with a waiver of town center interior parking lot landscaping, building exterior feature and building height development standards on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive.

Most Recent Change of Ownership	
05/06/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/16/19	A building permit (L19-02738) was issued for an exploratory 24" x 5' x 80' trench for water line to determine distances between existing utilities and proposed water line at 8908 West Deer Springs. The permit has not been finalized.
03/05/20	A building permit (C20-01054) was issued for temporary power for construction at 8908 West Deer Springs. The permit has not been finalized.
08/13/20	A building permit (PRC19-00152) was issued for an office building at 8908 West Deer Springs. The permit was finalized on 08/13/20.
08/19/20	A building permit (C19-03866) was issued for an office building at 8908 West Deer Springs. The permit has not been finalized.
	A building permit (C19-03867) was issued for onsite improvements for an office building at 8908 West Deer Springs. The permit has not been finalized.
09/17/20	A building permit (PRC19-00152-D001) was issued for deferred roofing trusses calculations at 8908 West Deer Springs. The permit was finalized on 09/17/20.

Pre-Application Meeting	
10/07/20	A pre-application conference was held with the applicant to discuss the Tentative Map submittal requirements for a one-lot commercial subdivision.

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

Field Check	
10/30/20	During a routine site inspection, staff noted that an office building on the north perimeter of the site was currently under construction. The southern perimeter of the site remains undeveloped.

Details of Application Request	
Site Area	
Net Acres	3.39

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
North	Mixed Use Development	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	U (Undeveloped) [TC (Town Center) General Plan Designation]
East	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
West	Single Family Residential	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)

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

JB

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Deer Springs Way	Town Center Arterial	Town Center Development Standards Manual	80	Y
Hitt Family Court	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 8908 West Deer Springs Way

Project Name Home 2 Suites by Hilton Deer Springs **Proposed Use**

Assessor's Parcel #(s) 125-20-201-034 **Ward #** 6

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

Additional Information Proposed commercial subdivision to include hotel/motel and office building

Property Owner DEERSPRINGS H6, LLC Contact Dan Coletti

Address 6675 South Cimarron Road, Suite 100 City Las Vegas State NV Zip 89113

E-mail Dan@SunWestCustomHomes.com Phone 702-363-8060

Applicant Sun West Custom Homes Contact Dan Coletti

Address 6675 South Cimarron Road, Suite 100 City Las Vegas State NV Zip 89113

E-mail Dan@SunWestCustomHomes.com Phone 702-363-8060

Representative Actus Contact Kathrine Logan

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

E-mail Kathrine.Logan@Actus-NV.com Phone 702-586-9296 x127 or 702-409-2834

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name DANIEL S. COLETTI

20-0246
10/08/2020

Subscribed and sworn before me

This 24TH day of SEPTEMBER, 20 20

_____

Notary Public in and for said County and State

CHRISTINE A. ALAIMO
Notary Public State of Nevada
No. 03-84988-1
My appt. exp. Dec. 20, 2021

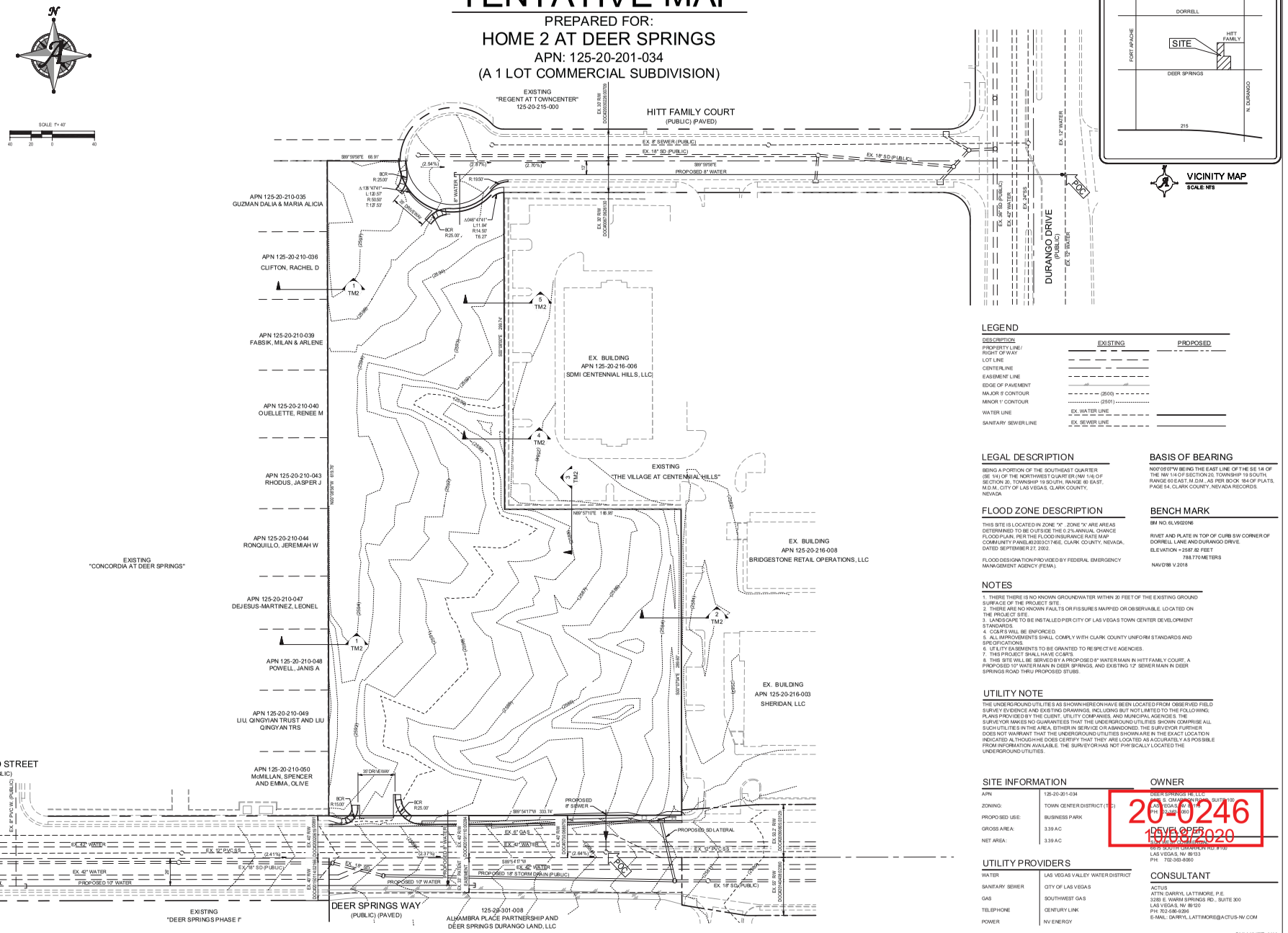
TENTATIVE MAP

PREPARED FOR:

HOME 2 AT DEER SPRINGS

APN: 125-20-201-034

(A 1 LOT COMMERCIAL SUBDIVISION)



VICINITY MAP
SCALE: NTS

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY		
LOT LINE		
CENTERLINE		
EASEMENT LINE		
EDGE OF PAVEMENT		
MAJOR 5' CONTOUR	(2500)	
MINOR 1' CONTOUR	(2501)	
WATER LINE	EX. WATER LINE	
SANITARY SEWER LINE	EX. SEWER LINE	

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARING

N00°09'07"W BEING THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS PER BOOK 184 OF PLATS, PAGE 54, CLARK COUNTY, NEVADA RECORDS.

FLOOD ZONE DESCRIPTION

THIS SITE IS LOCATED IN ZONE "X" . ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL#32003C0746E, CLARK COUNTY, NEVADA, DATED SEPTEMBER 27, 2002.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

BENCH MARK

BM NO. 6LV9I20N6

RIVET AND PLATE IN TOP OF CURB SW CORNER OF DORRELL LANE AND DURANGO DRIVE

ELEVATION = 2587.82 FEET
788.770 METERS
NAVD'88 V.2018

NOTES

1. THERE THERE IS NO KNOWN GROUNDWATER WITHIN 20 FEET OF THE EXISTING GROUND SURFACE OF THE PROJECT SITE.
2. THERE ARE NO KNOWN FAULTS OR FISSURES MAPPED OR OBSERVABLE, LOCATED ON THE PROJECT SITE.
3. LANDSCAPE TO BE INSTALLED PER CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS.
4. CC&R'S WILL BE ENFORCED.
5. ALL IMPROVEMENTS SHALL COMPLY WITH CLARK COUNTY UNIFORM STANDARDS AND SPECIFICATIONS.
6. UTILITY EASEMENTS TO BE GRANTED TO RESPECTIVE AGENCIES.
7. THIS PROJECT SHALL HAVE CC&R'S.
8. THIS SITE WILL BE SERVED BY A PROPOSED 8" WATER MAIN IN HITT FAMILY COURT, A PROPOSED 10" WATER MAIN IN DEER SPRINGS, AND EXISTING 12" SEWER MAIN IN DEER SPRINGS ROAD THRU PROPOSED STUBS.

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SITE INFORMATION

APN	125-20-201-034
ZONING:	TOWN CENTER DISTRICT (TC)
PROPOSED USE:	BUSINESS PARK
GROSS AREA:	3.39 AC
NET AREA:	3.39 AC

OWNER

DEER SPRINGS 16, LLC
2300 S. CIMARRON ROAD, SUITE 100
LAS VEGAS, NV 89102
PH: 702-383-8060

DEVELOPER

DEER SPRINGS 16, LLC
2300 SOUTH CIMARRON RD. #100
LAS VEGAS, NV 89102
PH: 702-383-8060

UTILITY PROVIDERS

WATER	LAS VEGAS VALLEY WATER DISTRICT
SANITARY SEWER	CITY OF LAS VEGAS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
POWER	NV ENERGY

CONSULTANT

ACTUS
ATTN: DARRYL LATTIMORE, P.E.
3283 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NV 89120
PH: 702-586-9266
E-MAIL: DARRYL.LATTIMORE@ACTUS-NV.COM

CNLV/HTE: N/A

20-0246
10/08/2020

Actus
3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9266
Engineering - Surveying - Consulting - Planning

TENTATIVE MAP
HOME 2 AT DEER SPRINGS
SUN WEST COMMERCIAL
LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
1			

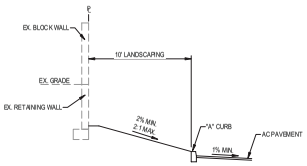
PROFESSIONAL ENGINEER — DARRYL C. LATTIMORE — EXP: 12/31/21 — CIVIL — STATE OF NEVADA — NO. 17516

DATE	09/28/2020
DRAWN	BTP
DESIGNED	BTP
CHECKED	DCL
PROJECT #	SWH012001
SHEET GROUP	TENTATIVE MAP
SHEET NUMBER	TM1

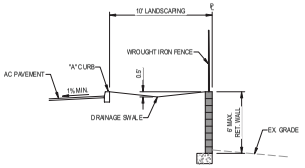
SHEET 1 OF 2

Planning Commission - Page 153

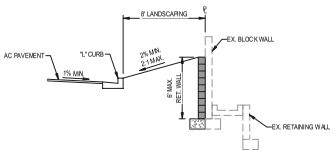
Plot Stamp: 9/28/2020 7:56:20 AM - Brad Proudfit
File: P:\SWH012001 - Deer Springs Commercial Subdivision\Civil_SDI\SWH012001-SD-TM.dwg, Tab: TM1



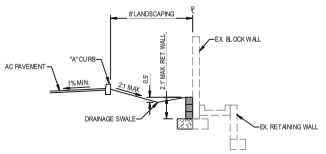
1 SECTION @ WEST P/L
TM2 NOT TO SCALE



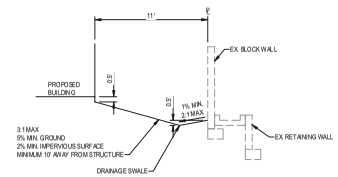
2 SECTION @ EAST P/L
TM2 NOT TO SCALE



3 SECTION @ NORTH P/L
TM2 NOT TO SCALE



4 SECTION @ EAST P/L
TM2 NOT TO SCALE



5 SECTION @ EAST P/L
TM2 NOT TO SCALE

20-0246
10/08/2020

CNLV/HTE: N/A

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

TENTATIVE MAP SECTIONS
HOME 2 AT DEER SPRINGS
SUN WEST COMMERCIAL
LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY

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

DATE	09/28/2020
DRAWN	BTP
DESIGNED	BTP
CHECKED	DCL
PROJECT #	SWH012001

SHEET GROUP
TENTATIVE MAP

SHEET NUMBER
TM2

SHEET 2 OF 2

Plot Stamp: 9/28/2020 7:56:56 AM - Brad Proudfit
File: P:\SWH012001 - Deer Springs Commercial Subdivision\Civil_SD\SWH012001-SD-TM2.dwg, Tab: TM2



20-0246-TMP1 - APPLICANT: SUN WEST CUSTOM HOMES - OWNER: DEERSPRINGS H6, LLC
SOUTH SIDE OF HITT FAMILY COURT WEST OF DURANGO DRIVE

10/29/2020



20-0246-TMP1 - APPLICANT: SUN WEST CUSTOM HOMES - OWNER: DEERSPRINGS H6, LLC
SOUTH SIDE OF HITT FAMILY COURT WEST OF DURANGO DRIVE

10/29/2020



20-0246-TMP1 - APPLICANT: SUN WEST CUSTOM HOMES - OWNER: DEERSPRINGS H6, LLC
SOUTH SIDE OF HITT FAMILY COURT WEST OF DURANGO DRIVE

10/29/2020

September 29, 2020

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

Mr. Eric D. McCammond
Senior Management Analyst
Planning Department
City of Las Vegas
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re.: Home 2 Suites by Hilton Deer Springs
Justification Letter for Tentative Map
Application # 100213-PRE
APN: 125-20-201-034

Dear Eric,

On behalf of our client, Sun West Custom Homes, we are requesting review and approval of a Tentative Map for subject property. We are not seeking a Site Development Plan Review at this time; please see SDR-75644.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call me at our office at (702) 586-9296 x127.

Sincerely,

Kathrine Logan
Entitlements Coordinator

20-0246
10/08/2020

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
11

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

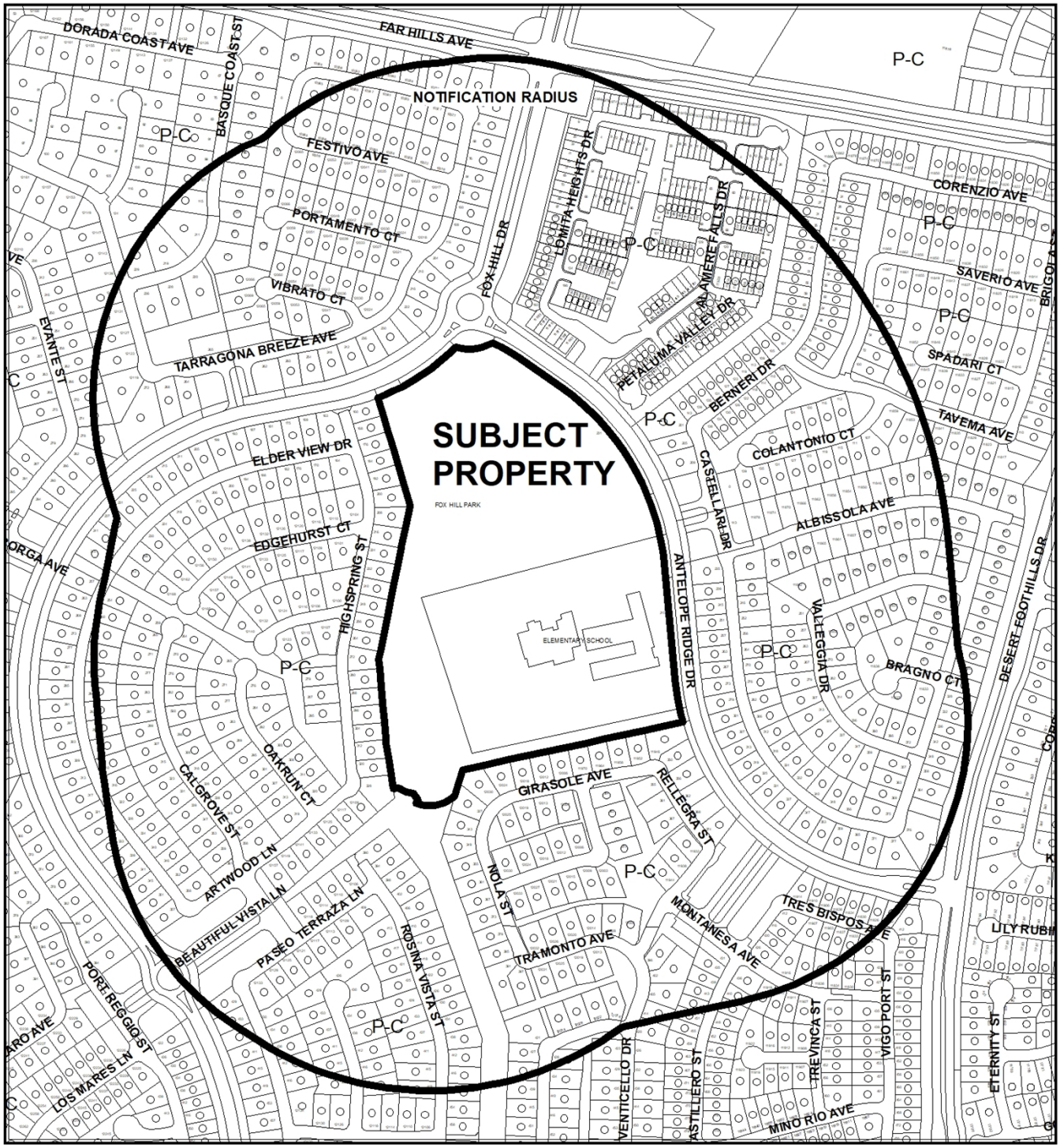
SUBJECT:
20-0267-SCD1 - SUMMERLIN MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: HOWARD HUGHES COMPANY, LLC - OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL - For possible action on a Land Use Entitlement project request for a Major Deviation of the Summerlin Development Standards TO ALLOW A NON-STANDARD CUL-DE-SAC WHERE SUCH IS REQUIRED on a portion of 28.62 acres at 215 and 231 Antelope Ridge Drive (APN 137-27-813-001 and 137-27-720-001), P-C (Planned Community) Zone [SF3/NF (Single Family Detached/Neighborhood Focus) and COS (Community Open Space) Summerlin Special Land Use Designations], Ward 2 (Seaman). Staff recommends APPROVAL.

C.C.: 01/20/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

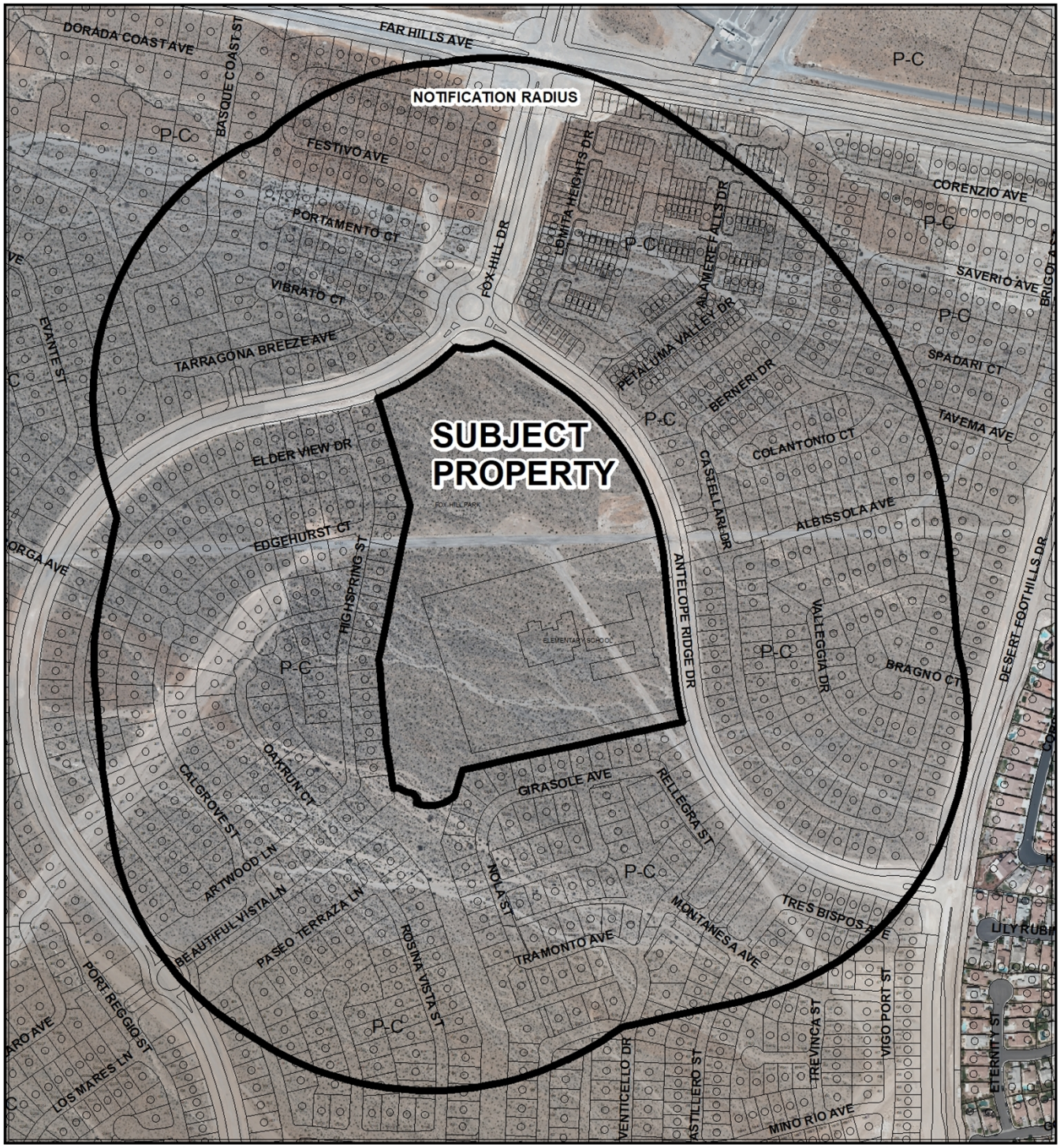
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcards



CASE: **20-0267-SCD1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [SF3/NF (SINGLE FAMILY DETACHED/NEIGHBORHOOD FOCUS) AND COS (COMMUNITY OPEN SPACE) SUMMERLIN SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **20-0267-SCD1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [SF3/NF (SINGLE FAMILY DETACHED/NEIGHBORHOOD FOCUS) AND COS (COMMUNITY OPEN SPACE) SUMMERLIN SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0267-SCD1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 930

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0267-SCD1 CONDITIONS

Planning

1. Conformance to the approved Conditions of Approval for Summerlin Site Development Plan Review (CRG-61413 and CRG-62628), shall be required if approved, except where amended herein.

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

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

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

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

Public Works

6. Dedication shall exclude the driveway returns; the right-of-way line shall be continuous with the back of curb extending across the driveway curb returns, unless otherwise allowed by the City. In addition, appropriate easements for pedestrian, streetlight, fire hydrant, etc. shall also be granted per City standards, and the roadway easement for the circular turn-around area within the park shall additionally include, if needed and if not already in place, public sewer and public drainage easements unless otherwise determined by the City.

7. Construct streetlights along the unnamed street per the approved Summerlin West lighting study. Additionally, post a street name sign at the intersection with Antelope Ridge Drive per City standards.

8. The dedication of the private street along with any associated Public, Streetlight, Traffic Appurtenance, and Pedestrian Access Easements shall not be accepted until required improvements are either constructed or guaranteed in accordance with UDC section 19.02.130. A Fire Access Easement is not required.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Major Deviation of the Summerlin Development Standards to allow a proposed non-standard cul-de-sac design where such is prohibited at 215 and 231 Antelope Ridge Drive.

ISSUES

- A Major Deviation of the Summerlin Development Standards is necessary to allow a non-standard cul-de-sac design where such is prohibited.
- The Summerlin Non-Residential Design Review Committee has acknowledged and supports a deviation from the Summerlin Development Standards to allow the proposed non-standard cul-de-sac design.

ANALYSIS

On October 14th, 2015 the City Referral Group approved a request for Summerlin Site Development Plan Review (CRG-61413) for an 11.27-acre park at the southwest corner of Fox Hill Drive and Antelope Ridge Drive. On February 10th, 2016 the City Referral Group approved another request for a Summerlin Site Development Plan Review (CRG-62628) for a proposed 96,000 square-foot Elementary School with 53 classrooms located at 215 Antelope Ridge Drive.

The site is located within Summerlin Village 23B “The Paseos”, which is subject to the requirements of the Summerlin Development Standards and an existing development agreement between The Howard Hughes Company, LLC and the City of Las Vegas (Summerlin West). The subject parcel is designated for Single Family Detached, Neighborhood Focus and COS (Community Open Space) by the Village 23B Development Plan.

The Department of Public Works has noted that although the cul-de-sac does not meet City of Las Vegas nor Summerlin Standards for a public cul-de-sac, Howard Hughes and the Clark County School district have negotiated with the City to accept this private road as public right-of-way. Therefore the Department of Public Works has no objection to this request.

The Summerlin Non-Residential Design Committee has reviewed the proposed non-standard cul-de-sac design and approved it with the understanding that it deviates from the Summerlin Development Standards, finding that a deviation is acceptable because is in support of an existing Clark County operated elementary school and Summerlin Public Park. Furthermore, the surrounding area is currently developed with multi-family and single-family detached dwellings, which will not be negatively impacted by the proposed cul-de-sac design; therefore, staff can support the applicant's request.

FINDINGS (20-0267-SCD1)

Staff recommends that the Major Deviation to allow the non-standard cul-de-sac design be approved, as the proposed design has been deemed appropriate in this location along Antelope Ridge Drive and will have no negative impact on the surrounding properties.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
10/14/15	The City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-61413) for an 11.27-acre park at the southwest corner of Fox Hill Drive and Antelope Ridge Drive.
02/10/16	The City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-62628) for a proposed 96,000 square-foot Elementary School with 53 classrooms located at 215 Antelope Ridge Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/07/17	A Code Enforcement case (#174481) was processed noise violations associated with the construction of a new elementary school at 215 Antelope Ridge Road. The case was resolved on 02/21/17.
06/19/19	The City Council approved a Major Deviation (SCD-75882) of the Summerlin Development Standards to allow a proposed 36 square-foot animated wall sign where such is prohibited at 215 Antelope Ridge Drive.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership (APN 137-27-813-001).
03/25/20	A deed was recorded for a change in ownership (APN 137-27-720-001).

Related Building Permits/Business Licenses	
10/24/17	A building permit (#C17-01249) was issued for a park (Fox Hills Park) at 231 Antelope Ridge Drive. The permit was finalized on 10/27/17.

Pre-Application Meeting	
10/15/20	A pre-application meeting was held with the applicant to discuss submittal requirements for a Major Deviation to the Summerlin Development Standards for a non-standard cul-de-sac design.

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

Field Check	
11/12/20	During a routine site inspection staff observed a well maintained site free from trash and debris.

Details of Application Request	
Site Area	
Net Acres	on a portion of 28.62 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public School, Primary	NF (Neighborhood Focus)	P-C (Planned Community)
		SF3 (Single Family Detached – 10 Units per Acre)	
	Summerlin Park	COS (Community Open Space)	
North	Multi-Family	MF2 (Medium Density Multi-Family)	P-C (Planned Community)
	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	
South	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)
East	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)
West	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin	N*
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	N*
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

* Summerlin Development Standards prohibit the use of non-standard cul-de-sacs.

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Antelope Ridge Drive	Neighborhood Collector Level 1	Summerlin Improvement Standards	44	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	20-0267
Total Fee	
Date Received	10/16/2020
Received By	

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

Project Address (Location) Summerlin V23B , The Paseos

Project Name Summerlin V23B , The Paseos **Proposed Use**

Assessor's Parcel #(s) 137-27-720-001 **Ward #**

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

Additional Information

PROPERTY OWNER Howard Hughes Company, LLC

Address 10845 Griffith Peak Drive Suite 160 State NV Zip 89135

E-mail julia.cleaver@howardhughes.com Phone 702.791.4388

APPLICANT Howard Hughes Company, LLC

Address 10845 Griffith Peak Drive Suite 160 State NV Zip 89135

E-mail julia.cleaver@howardhughes.com Phone 702.791.4388

REPRESENTATIVE GCW, Inc. / Jennifer Veras

Address 1555 S. Rainbow Boulevard State NV Zip 89135

E-mail jveras@gcwengineering.com Phone 702.804.2096

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

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

Property Owner Signature

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

Print Name Kevin T. Orrock

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

Subscribed and sworn before me

This 4 day of September, 20 20

Rebecca Misty Abasta County: Clark STATE: NEVADA

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

20-0267
10/16/2020

Application/Petition For: Major Deviation

Project Address (Location) Summerlin V23B, The Paseos

Project Name Summerlin V23B, The Paseos **Proposed Use** _____

Assessor's Parcel #(s) 137-27-813-001 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Clark County School District **Contact** _____

Address 4190 McLeod Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89121

E-mail Address _____

APPLICANT Clark County School District **Contact** _____

Address 4190 McLeod Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89121

E-mail Address _____

REPRESENTATIVE GCW, Inc. **Contact** Jennifer Veras

Address 1555 S. Rainbow Boulevard **Phone:** (702) 804-2096 **Fax:** (702) 804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address jveras@gcwengineering.com

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

Property Owner Signature* _____

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

Print Name Linda C. Penn

Subscribed and sworn before me

This 5 day of September, 20 18.

Rebecca Misty Abasta - Clark County, State of Nevada

Notary Public in and for said County and State

REBECCA MISTY ABASTA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

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.

DEPARTMENT OF PLANNING

20-0267
10/16/2020

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 137-27-813-001

Name of Property Owner: Clark County School District

Name of Applicant: _____

Name of Representative: Jennifer Veras / GCW, Inc.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Linda K. Perri

Subscribed and sworn before me

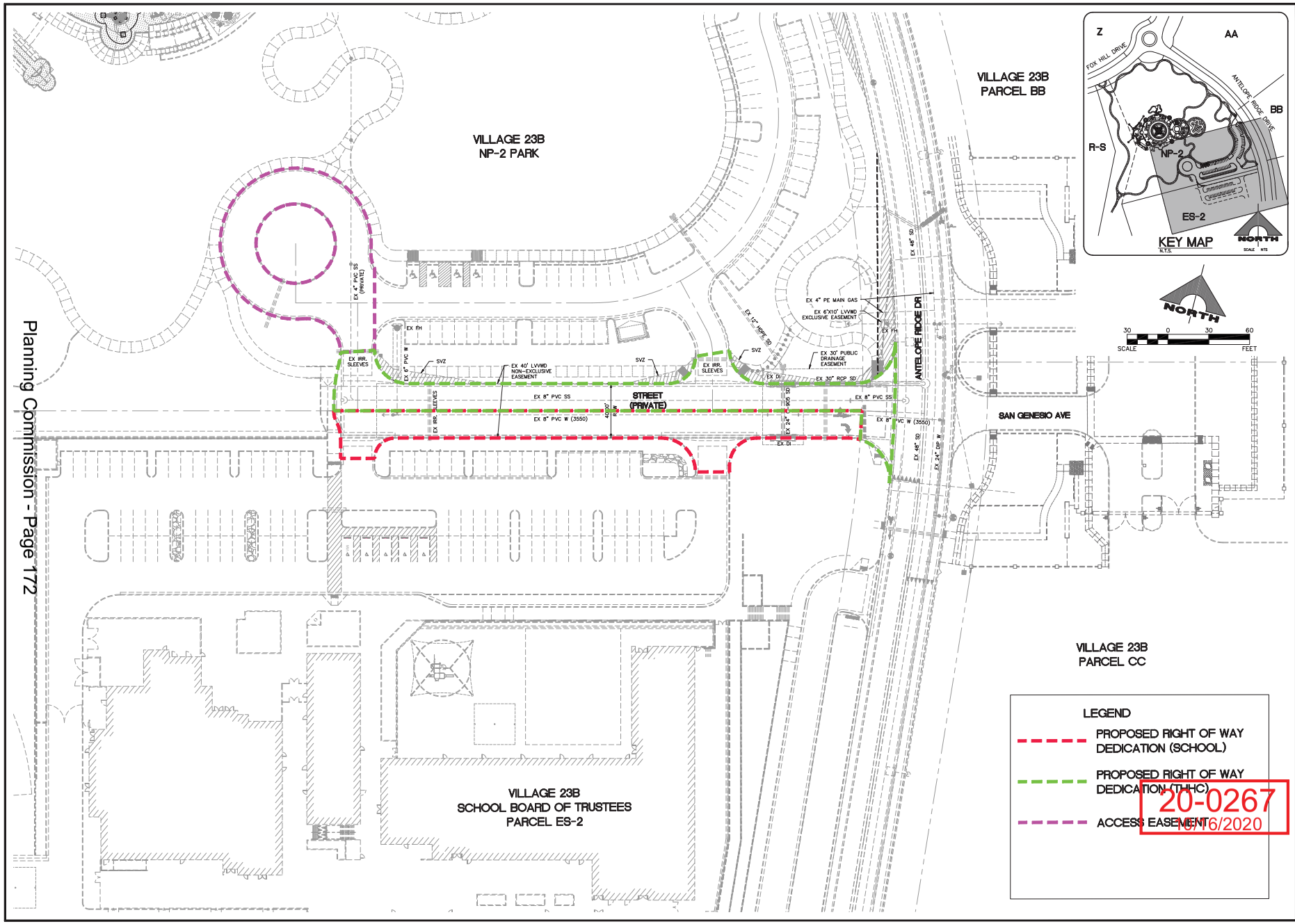
This 5 day of September, 2018

Rebecca Misty Abasta

Notary Public in and for said County and State

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

Revised 03/28/16



20-0267
10/16/2020

Planning Commission - Page 172

% COMPLETE

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE

PROJECT NO.

DESIGN:
DRAWN:
CHECK:
PLOT DATE: 07-16-18
V23B NP2 PARK EASEMENT SITE PLAN.DWG
PLOT TIME: 14:20:21

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\600\62023B-000\DWG\EXHIBITS\V23B NP2 PARK ACCESS ROAD\V23B NP2 PARK EASEMENT SITE PLAN.DWG
MICHAEL FANG

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23B NP-2 PARK

EASEMENT SITE PLAN

DRAWING
EXH
1 OF 1 SHTS



20-0267-SCD1 - APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL
AT 215 AND 231 ANTELOPE RIDGE DRIVE

11/12/2020



20-0267-SCD1 - APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL
AT 215 AND 231 ANTELOPE RIDGE DRIVE

11/12/2020



20-0267-SCD1 - APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL
AT 215 AND 231 ANTELOPE RIDGE DRIVE

11/12/2020



20-0267-SCD1 - APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL
AT 215 AND 231 ANTELOPE RIDGE DRIVE

11/12/2020

GCW
ENGINEERS \ SURVEYORS

September 16, 2020

City of Las Vegas
Department of Planning
333 South Rancho Boulevard
Las Vegas, NV 89106

RE: Summerlin Village 23B Between Vassiliadis Elementary School and Fox Hill Park (NP-2)

To Whom It May Concern:

On behalf our client, The Howard Hughes Company LLC (HHC) is requesting that the existing "Cul-de-sac Road" between the existing elementary school and the NP-2 Park be accepted by the City of Las Vegas as a public right of way due to its location between the two developments in Village 23B, The Paseos. This road was intended to be a public street, but the standard requirement for a cul-de-sac got relocated to a non-standard location within the NP-2 Park, as the standard cul-de-sac location was conflicting with on site development.

In lieu of the standard cul-de-sac, HHC will provide an access easement to enable vehicles to turn around using the cul-de-sac constructed with the park area. By dedicating this street as shown as public right of way, it will give the City, and Metro more control of ingress/ egress and parking, which is typical adjacent to public school property.

All construction was performed under third party inspection for the road improvements, and the utilities (water, sewer and storm drain) are public utilities with existing easements.

We hope that this meets with CLV approval. If you have any questions, please contact Julie Cleaver at 702.791.4388.

Sincerely,

Jennifer Veras
Project Coordinator
GCW, Inc.

cc: Julie Cleaver
Vicki Marjerisson

20-0267
10/16/2020

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

Howard Hughes®

October 16, 2020

Mr. Jonathan Boyles, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Summerlin Design Review Committee (SDRC) Approval for a Major Deviation for Village 23B Access Road

Dear Jonathan:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Major Deviation application for the Village 23B Access Road, including the "Easement Site Plan" exhibit dated 7-18-2018.

Please contact me if you require additional information in this regard.

Sincerely,

Vincent Esposito, AIA
Senior Land Planner

cc: Peter Lowenstein
Eric McCammond
Brian Walsh
Julie Cleaver

20-0267
10/16/2020

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Director, Current Planning
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/02/2020

CASE: 20-0267-SCD1

SUBJECT: APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature

12.2.2020
Date

Julie Clearwine
Please Print Name

The Howard Hughes Corp.
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

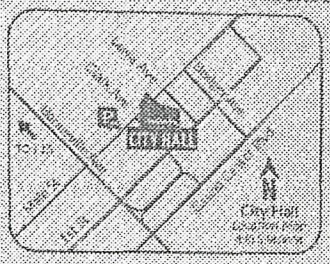
Submitted after final agenda
ITEM 11

+16316040306

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. 1538

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.

20-0267-SCD1
Planning Commission Meeting of **12/08/2020**

20-0267-SCD1
13727316018
LIN WONCHON
LUK KING YI
168 HIGHSPRING ST
LAS VEGAS NV 89138

89 HIGHSPRING 89138

2020-12-05 13:30 PST -

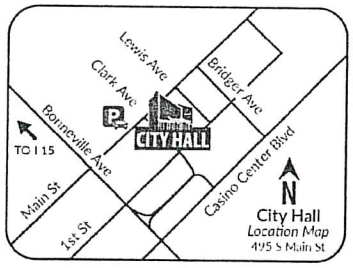
Submitted after final agenda

11P

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

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

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.

20-0267-SCD1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0267-SCD1
13727319015
WADE DANIEL M & FRITZI R
228 BASQUE COAST ST
LAS VEGAS NV 89138

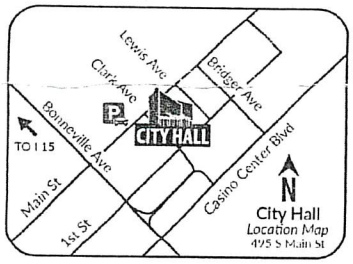
53 HRDFNP1 89139

11P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 07 2020
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.

20-0267-SCD1

Planning Commission Meeting of **12/08/2020**

20-0267-SCD1
13727417032
ROBERTS GEORGE & TRAN THAO TRUST
ETAL
ROBERTS GEORGE S TRS
12125 ARTWOOD LN
LAS VEGAS NV 89138

59 HRDFNP1 89138

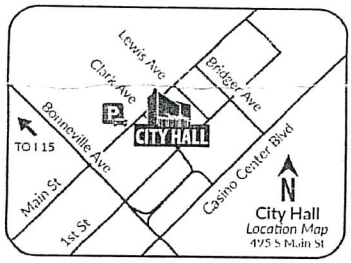
11P

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

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
DEC 07 2020
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.

20-0267-SCD1

Planning Commission Meeting of **12/08/2020**

20-0267-SCD1
13727417032
ROBERTS GEORGE & TRAN THAO TRUST
ETAL
ROBERTS GEORGE S TRS
12125 ARTWOOD LN
LAS VEGAS NV 89138

59 HRDFNP1 89138

11P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
12

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

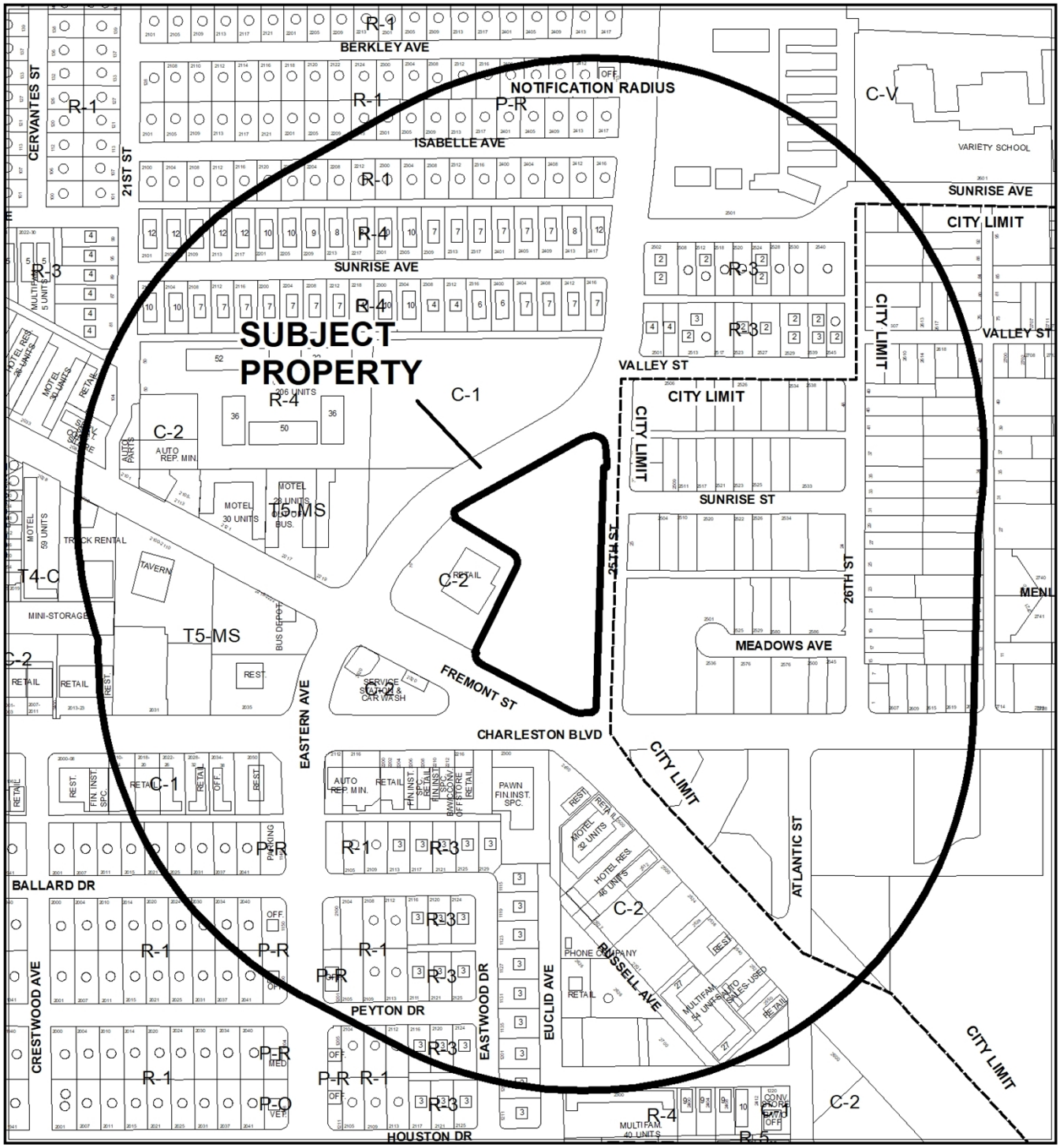
SUBJECT:
20-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW PRIVATE STREETS ON PRIVATE LOTS WHERE COMMON LOTS MAINTAINED BY A PRIVATE MAINTENANCE ORGANIZATION ARE REQUIRED, NONSTANDARD PRIVATE STREETS BEHIND A GATE AND DEAD-END STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street (APN 139-35-815-002), R-TH (Single Family Attached) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	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. Action Letter for WVR-73056 [PRJ-72886]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcard



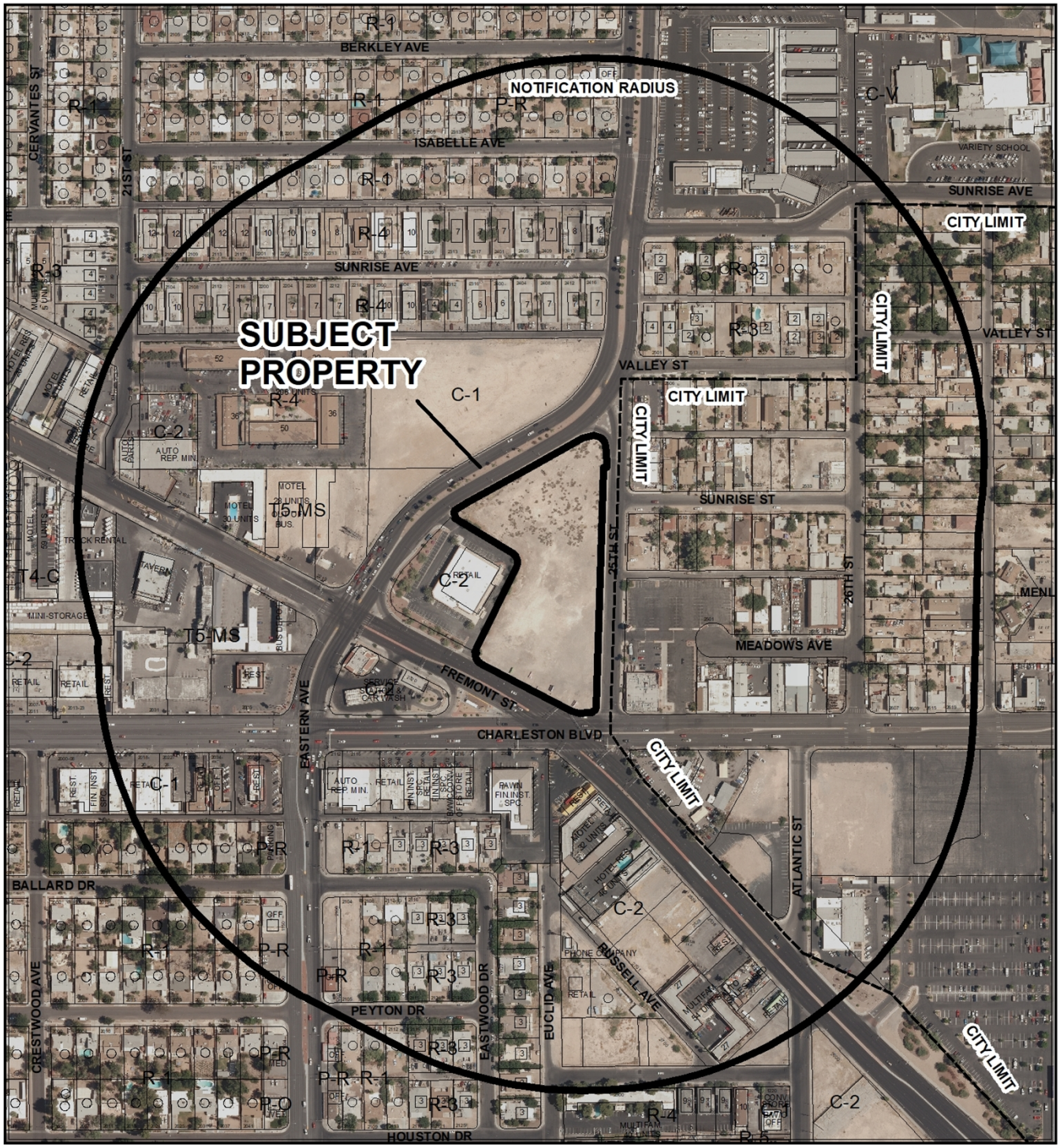
0 300 600 Feet

CASE: **20-0276-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

N



CASE: **20-0276-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0276-VAR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 315

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0276-VAR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Tentative Map (TMP-73057) shall be required, if approved.

2. This approval shall be void on June 20, 2022, 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request regarding private streets within a previously approved single family residential subdivision located at the northwest corner of Charleston Boulevard and 25th Street.

ISSUES

- The City Council approved Waiver (WVR-73056) request to allow 24-foot wide private streets that terminate in a non-standard design behind a gate where 47-foot wide streets are required on 06/20/18.
- This Waiver approval expired June 20, 2020 before a final map could be recorded.
- The applicant now requests Variance (20-0276-VAR1) to reinstate the previous approval using the same application materials as previously approved. Staff supports the request.

ANALYSIS

The City Council approved a Tentative Map (TMP-73057) for a 79-lot single family attached residential subdivision on the subject site on 06/20/18. The map was accompanied by a Waiver (WVR-73056) to allow 24-foot wide private streets that terminate in a nonstandard design behind a gate where 47-foot wide streets are required. However, the Waiver approval expired June 20, 2020 before a final map could be recorded or permits issued. The tentative map remains active and does not expire until June 20, 2022. The tentative map included a waiver of perimeter landscape standards that is not part of the expired waiver.

In the interim between the time of approval of the Waiver and expiration of the Waiver, the City Council adopted an ordinance (Ord #6630) amending Title 19.04 with regard to private streets behind a gate. Private streets must now be designated as common lots that are maintained by a private association. In addition, there are three allowed private street widths (24', 28' and 33'), each of which require sidewalks on one side. Private streets must otherwise meet public street dimensional standards. The Tentative Map shows street widths of 24' and 30' without sidewalks, which now requires a Variance. In addition, private stub streets are not allowed per 19.04.100, which also requires a Variance unless redesigned as cul-de-sacs or hammerheads.

Redesign would require a new tentative map. The proposed Townhome lots are situated such that they extend to the centerline of the proposed private streets. This was done to ensure that lot sizes and setbacks would conform to R-TH standards. This design is not allowed without a Variance. The applicant is requesting the improvements to remain as previously approved with no changes. If approved, a condition will state the new expiration date is to align with the approved Tentative Map, which expires June 20, 2022 if no final map is recorded. The proposed Variance must be approved before any final map can be recorded, as the code issues apply to all streets within the subdivision.

FINDINGS (20-0276-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

Sufficient evidence of a unique or extraordinary circumstance has been presented, in that the Variance request is the same in scope as the previously approved Waiver which has since expired. It is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/17/07	Code Enforcement processed a case (#56882) to investigate a complaint regarding trash and weeds on a vacant lot at the northwest corner of Charleston Boulevard and 25th Street. The case was resolved 08/21/07.
08/21/07	Code Enforcement processed a case (#56956) to investigate a complaint regarding trash and debris on a vacant lot at the northwest corner of Charleston Boulevard and 25th Street. The case was resolved 09/19/07.
06/17/15	Code Enforcement processed a case (#156135) concerning refuse in an open lot at the northwest corner of Charleston Boulevard and 25th Street. The case was resolved 07/15/15.
05/03/17	Code Enforcement processed a case (#178266) to check a vacant lot at the northwest corner of Charleston Boulevard and 25th Street. The case was resolved 05/22/17.
06/28/17	Code Enforcement processed a case (#180219) to check a vacant lot at the northwest corner of Charleston Boulevard and 25th Street. The case was resolved 07/12/17.
06/20/18	The City Council approved a Rezoning (ZON-73055) from R-PD13 (Residential Planned Development – 13 Units per Acre) to R-TH (Single Family Attached) on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street. The Planning Commission recommended denial; staff recommended approval.
06/20/18	The City Council approved a Waiver (WVR-73056) to allow 24-foot wide primate streets that terminate in a nonstandard design behind a gate where 47-foot wide streets are required on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street. The Planning Commission recommended denial; staff recommended approval. The approval expired 06/20/20.
06/20/18	The City Council approved a Tentative Map (TMP-73057) for a 79-lot single family attached residential subdivision with a waiver to allow a three-foot landscape buffer along a portion of the north and south perimeter where six feet is required on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street. The Planning Commission recommended denial; staff recommended approval.
06/11/19	Staff approved a Drainage Study update (DS04087-4) for a proposed 79-lot single family attached subdivision at the northwest corner of Charleston Boulevard and 25th Street.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/21/19	Staff completed a Final Map Technical Review (FMP-77562) for a 31-lot (excluding remainder lot) single family residential subdivision (Eastern Avenue Lofts – Unit 1) on 4.23 acres at the northwest corner of Charleston Boulevard and 25th Street. This map has not been recorded.

Most Recent Change of Ownership	
01/27/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/12/18	A building permit was processed for civil improvement plans (L18-01951, CLV Drawing #107Y5127) for a 31-lot single family attached residential development at the northwest corner of Charleston Boulevard and 25th Street. A final mylar of the plans has not been submitted.
09/16/20	A building permit was processed for a grading, clear and grub permit (R20-13837) for a gated 75-lot single family attached residential subdivision on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street. The planning review was denied pending approval of a new variance for deviations from Title 19.04 requirements, which are tied to the related tentative map.

Details of Application Request	
Site Area	
Net Acres	4.24

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

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

Field Check	
10/27/20	Staff conducted a routine field check and found an undeveloped lot. It is noted that trash and debris was found onsite.

Details of Application Request	
Site Area	
Net Acres	4.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	R-PD13 (Residential Planned Development – 13 Units per Acre
North	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
South	General Retail	C (Commercial)	C-2 (General Commercial)
East	General Retail	CN (Commercial Neighborhood) – Clark County	C-2 (General Commercial) – Clark County
	Single Family Detached Dwellings	RM (Residential Medium) – Clark County	R-3 (Multiple-Family Residential) – Clark County
West	General Retail	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Rafael Rivera Walkable Community Plan	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	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***
Eastern Avenue	Primary Arterial	Master Plan of Streets & Highways	100 Feet	Y
Fremont Street	Primary Arterial	Master Plan of Streets & Highways	100 Feet	Y
25th Street	Local Street	Title 13	68 Feet	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) Waiver Reinstatement

Project Address (Location) NW Corner of Fremont and 25th

Project Name Eastern Avenue Lofts **Proposed Use** Single-Family Townhomes

Assessor's Parcel #(s) 139-35-815-002 **Ward #** _____

General Plan: Existing TMP 73057 Proposed _____ **Zoning:** Existing R-TH Proposed _____

Additional Information _____

Property Owner Urban Lofts XIV, Ltd Contact Larry Davis, President

Address 4512 Montrose Blvd City Houston State TX Zip 77006

E-mail LDA@TEXAS.NET Phone (713) 522-6441

Applicant Rhett Butler Contact _____

Address 1998 Lewis Avenue City Las Vegas State NV Zip 89101

E-mail RHETT@LSDA.NET Phone (702) 301-7057

Representative Ben Navo Contact _____

Address 4512 Montrose Blvd City Houston State TX Zip 77006

E-mail BENN@LSDA.NET Phone (713) 522-6441

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 Larry Davis, President

Subscribed and sworn before me

This 20th day of October, 20 20

_____

Notary Public in and for said County and State

20-0276

BENJAMIN PLANCARTE
Notary Public, State of Texas
Comm. Expires 03-17-2024
Notary ID 132407983

TENTATIVE MAP FOR EASTERN AVENUE LOFTS APN 139-35-815-002



INTERIOR STREET SECTIONS

SETBACKS

FRONT: 3.68' – 6.89'
REAR: 4.06'–26.68'
SIDE: 0'–14.14'

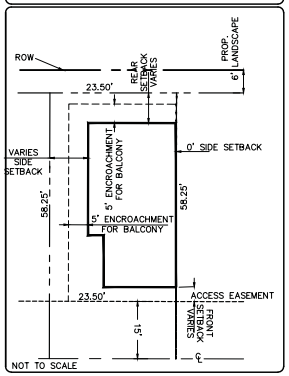
UTILITIES

WATER: LAS VALLEY WATER DISTRICT
TELPHONE: CENTRAL TELEPHONE COMPANY
SEWER: CITY OF LAS VEGAS
POWER: NEVADA POWER
GAS: SOUTHWEST GAS CORPORATION

PARKING REQUIREMENTS

PARKING REQUIRED: 158 (BASED ON 2:1 SINGLE FAMILY)
PARKING PROVIDED : 158 PRIVATE
20 GUEST PARKING
TOTAL 178

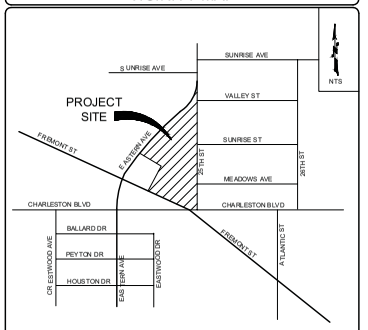
TYPICAL LOT LAYOUT



LINE TABLE

CURVE TABLE

VICINITY MAP



SITE DATA

PROPOSED 79 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

APN: 139–35–815–002

EXISTING ZONING: R–PD13
PROPOSED ZONING: R–TH

LOT AREA (GROSS): 4.24 ACRES
LOT AREA (NET): 4.24 ACRES

DENSITY OF THE SUBDIVISION: 18.6 UNITS/AC

MAX HEIGHT OF DISTRICT: 3 STORIES/35'

OPEN SPACE REQUIRED: 61,079 SF
OPEN SPACE PROVIDED: 18,539 SF
O.S. #1 = 9,450 SF
O.S. #2 = 202 SF
O.S. #3 = 82 SF
O.S. #4 = 0 SF
O.S. #5 = 385 SF
O.S. #6 = 382 SF
O.S. #7 = 678 SF
O.S. #8 = 911 SF
O.S. #9 = 329 SF
O.S. #10 = 5,860 SF
O.S. #11 = 176 SF
TOTAL = 18,455 SF

LEGEND

(XXXX.XX)	EXISTING GRADE ELEVATION
XXXX.XX	DESIGN GRADE ELEVATION
[XXXX.XX]	DESIGN GRADE ELEVATION BY OTHERS
	PROPOSED SUB-DRAIN
	PROPOSED SUB-DRAIN MANHOLE
12" SD	EXISTING STORM DRAIN
12" W	EXISTING WATER LINE
8" S	EXISTING SEWER LINE
2" G	EXISTING GAS LINE
	EXISTING FIRE HYDRANT
	FIRE ACCESS ROUTE
	EXISTING BLOCK WALL
	PROPOSED BLOCK WALL
	RIGHT-OF-WAY OR PROPERTY LINE

BASIS OF BEARING

NORTH 02° 10'35" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA , AS SHOWN ON THaT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN BOOK 32, PAGE 91 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION - 2LV01 35SSE6A

A RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND EASTERN AVENUE.

ELEVATION = 568.8894 meters (NAVD 88 PUBLISHED)
ELEVATION = 1866.37 US SURVEY FEET (NAVD 88 PUBLISHED)

NOTES

1. THERE ARE NO EXISTING S THE PROPERTY.
2. THERE ARE NO EXISITNG IF EASEMENTS ON THE PROPER
3. THERE ARE NO EXISITNG S TO THE SITE.

ASSESSOR'S PARCEL NUMBER
CALL BEFORE YOU DIG
1-702-227-2929

Call before you Dig
Call 811
1-800-227-2600

FAST
Call before you Dig Underground
1-702-432-5300

RECEIVED
10/20/2020

OWNER/DEVELOPER:
URBAN LOFTS XIV LTD
4512 MONTROSE BOULEVARD
HOUSTON, TEXAS, 77006
(713) 522-2244

ENGINEER:
HAUNTECH, PLLC
2300 W. SAHARA AVE, SUITE 800
LAS VEGAS, NEVADA 89102
PHONE: (702) 214-2100
EMAIL: JOE@HAUNTECH.COM

TENTATIVE MAP

PROJECT:
EASTERN AVENUE LOFTS
TENTATIVE MAP
LAS VEGAS, NEVADA

DESIGNER:
DRAWN BY:

PROFESSIONAL ENGINEER STATE OF NEVADA
JOE A. HAUN
EXP: 6/30/19
CIVIL
No. 14439

JOB NO.
18–0015

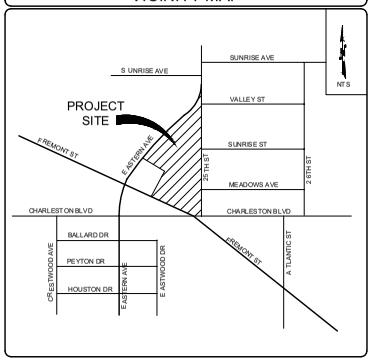
CLV NO.

SHEET NO.
TM1
1 OF 3

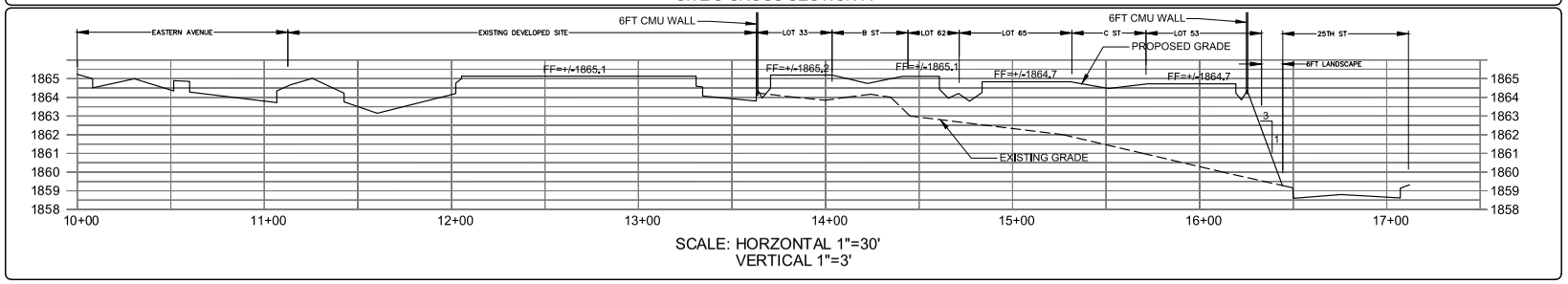
Planning Commission - Page 196

TENTATIVE MAP
FOR
EASTERN AVENUE LOFTS
APN 139-35-815-002

VICINITY MAP

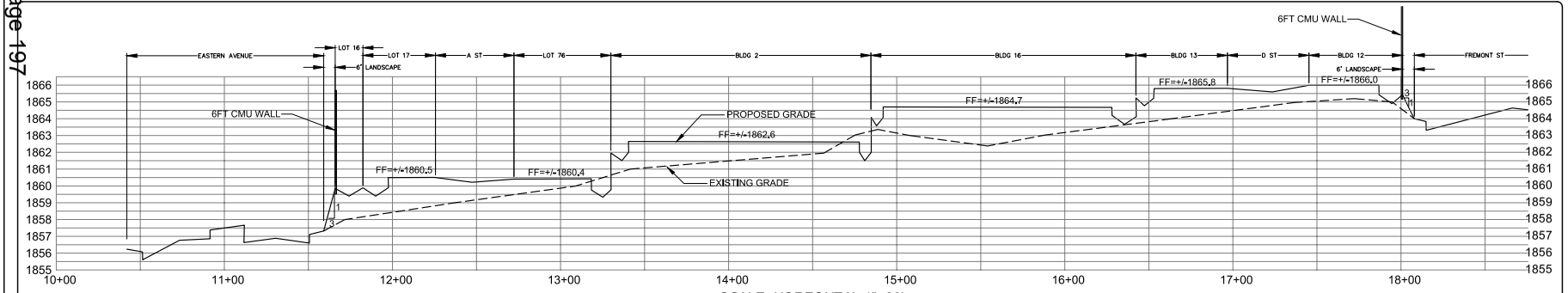


SITE'S CROSS SECTION A



SCALE: HORZONTAL 1"=30'
VERTICAL 1"=3'

SITE'S CROSS SECTION B



SCALE: HORZONTAL 1"=30'
VERTICAL 1"=3'

20-0276
10/20/2020

BASIS OF BEARING

NORTH 02° 10'35" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA , AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN BOOK 32, PAGE 91 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION - 2LV01 35SSE6A

A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND EASTERN AVENUE.

ELEVATION = 568.8694 METERS (NAVD'88 PUBLISHED)
= 1866.37 U.S. SURVEY FEET (CALCULATED)

1-702-227-2929

Call before you Dig
Call 811
1-800-227-2600

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

NOTES

1. THERE ARE NO EXISTING PROPERTY.
2. THERE ARE NO EXISITNG ON THE PROPERTY.
3. THERE ARE NO EXISITNG THE SITE.

REVISIONS:

OWNER/DEVELOPER:
URBAN LOFTS XIV LTD
4512 MONTROSE BOULEVARD
HOUSTON, TEXAS, 77006
PHONE (713) 522-6441

ENGINEER:
HAUNTEC, PLLC
2721 IRONSIDE DRIVE
LAS VEGAS, NEVADA 89108
PHONE: (702) 219-5785
EMAIL: jhaun@haunteceng.com

TENTATIVE MAP

PROJECT:
EASTERN AVENUE LOFTS
TENTATIVE MAP
LAS VEGAS, NEVADA

DESIGNER:
DRAWN BY:

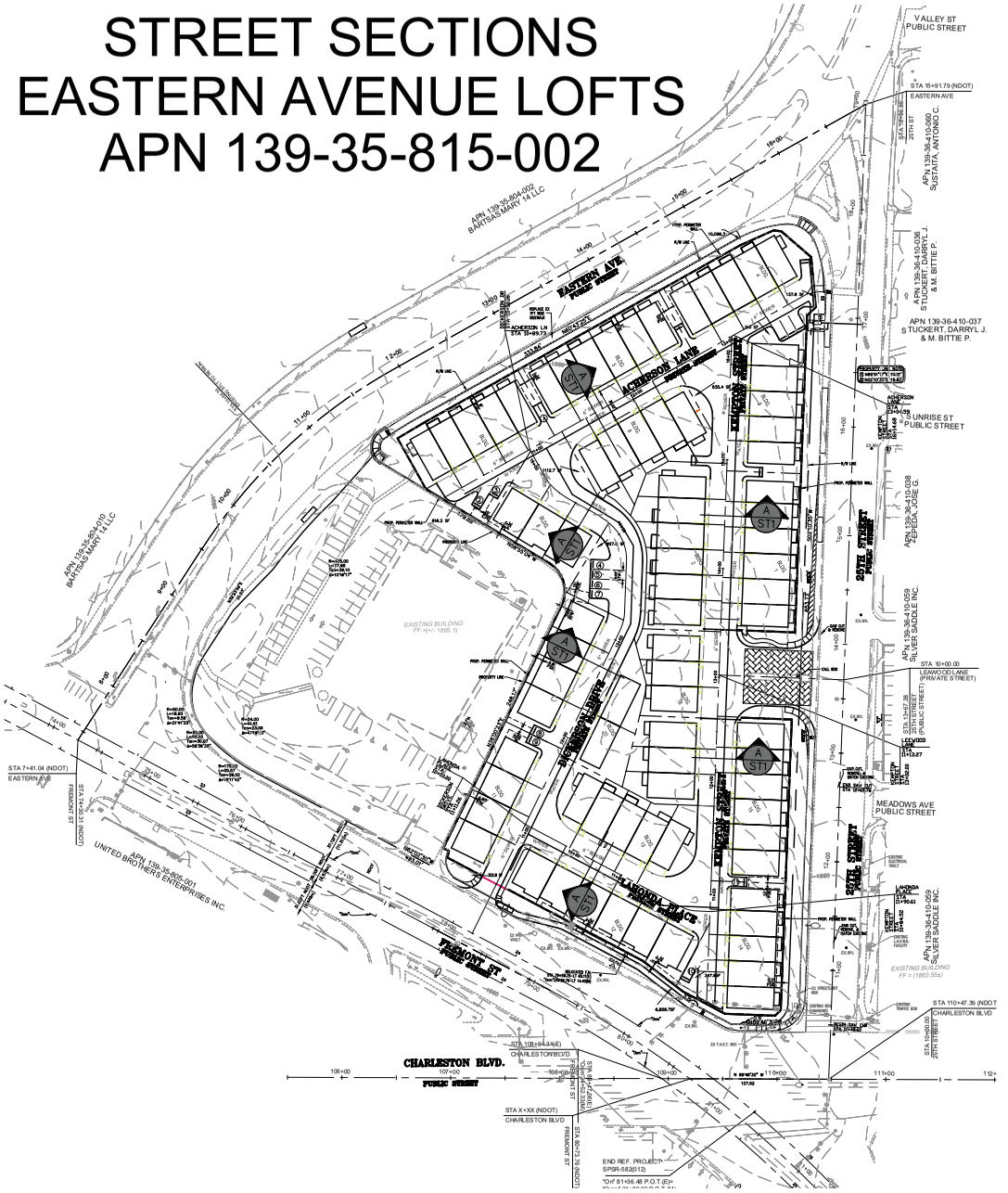
PROFESSIONAL ENGINEER-STATE OF NEVADA
JOE A. HAUN
EXP: 6/30/19
CIVIL
No.14439

JOB NO.
18-0015

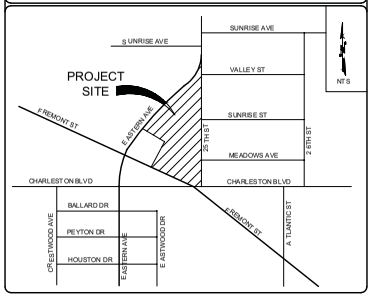
CLV NO.

SHEET NO.
TM2
2 OF 3

STREET SECTIONS
EASTERN AVENUE LOFTS
APN 139-35-815-002



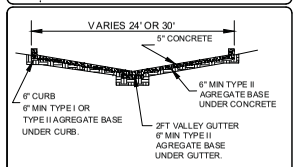
VICINITY MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

INTERIOR STREET SECTIONS



INTERIOR STREET SECTION (PRIVATE)

A SCALE: NONE

BASIS OF BEARING

NORTH 02°10'35" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN BOOK 32, PAGE 91 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION - 2LV01 35SSE6A

A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND EASTERN AVENUE.

ELEVATION = 568.8694 METERS (NAVD'88 PUBLISHED)
= 1866.37 U.S. SURVEY FEET (CALCULATED)

NOTES

1. THERE ARE NO EXISTING STRUCTURES OR FACILITIES ON THE PROPERTY.
2. THERE ARE NO EXISITNG IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.
3. THERE ARE NO EXISITNG STORM DRAINS ON OR ADJACENT TO THE SITE.

20-0276
10/20/2020

AVOID FUTURE OVERHEAD FROM LINE TO SERVICE
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Call before you Dig
1-800-227-2600

Call 1-702-432-5300

REVISIONS:

OWNER/DEVELOPER:
URBAN LOFTS XIV LTD
4512 MONTROSE BOULEVARD
HOUSTON, TEXAS, 77006
PHONE (713) 522-6441

ENGINEER:
HAUNTEC, PLLC
2721 IRONSIDE DRIVE
LAS VEGAS, NEVADA 89108
PHONE: (702) 219-5785
EMAIL: jhaun@hauntecengs.com

STREET SECTIONS

PROJECT:
EASTERN AVENUE LOFTS
TENTATIVE MAP
LAS VEGAS, NEVADA

DESIGNER:
DRAWN BY:

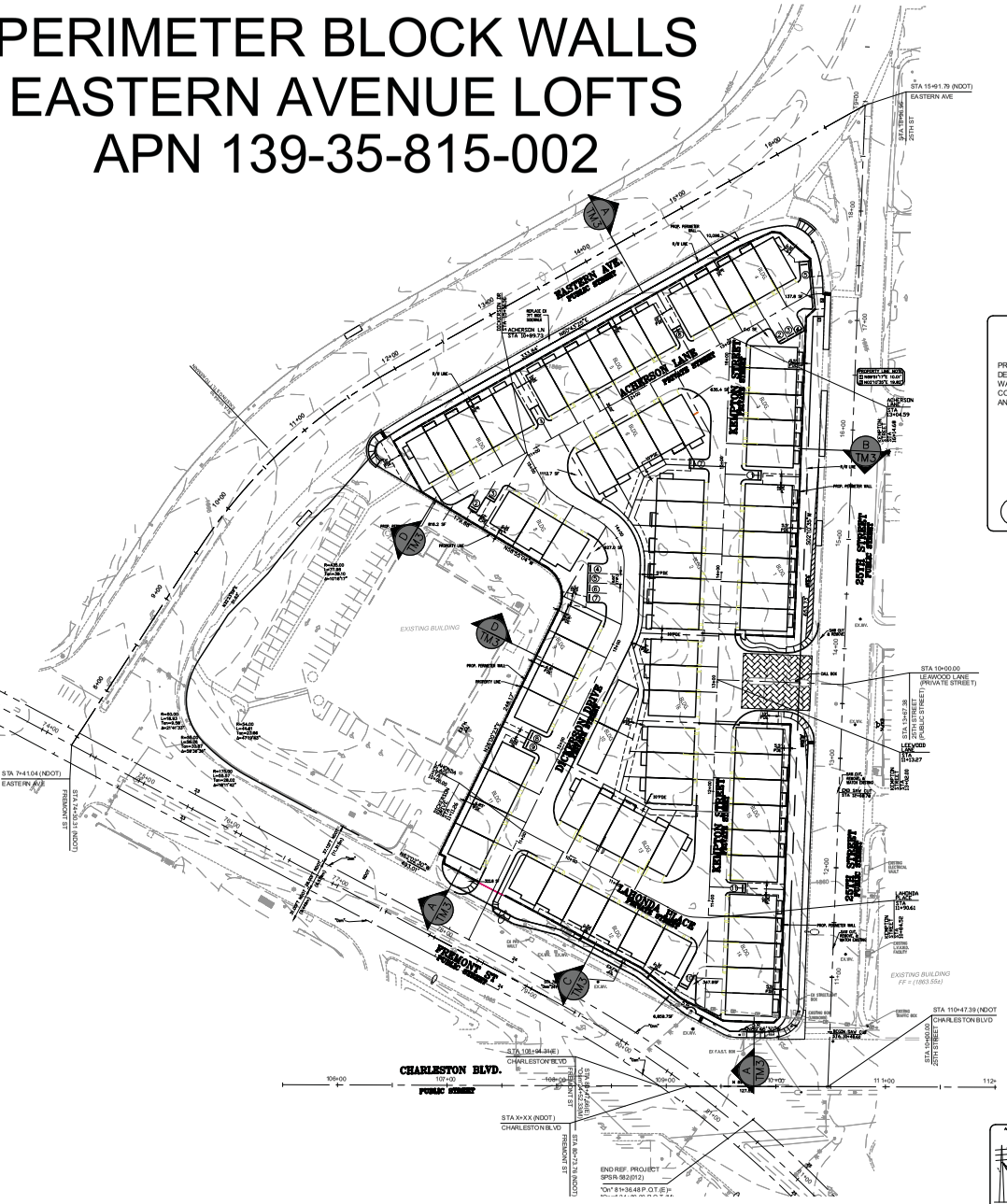
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOE A. HAUN
EXP: 6/30/19
CIVIL
No. 14439

JOB NO.
18-0015

CLV NO.

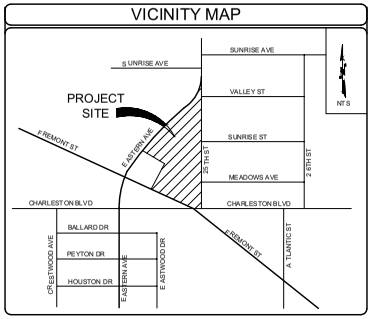
SHEET NO.
ST1
1 OF 1

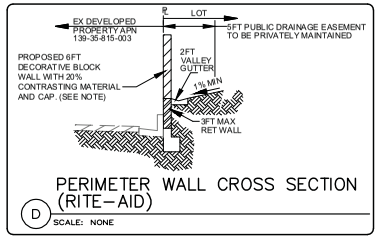
PERIMETER BLOCK WALLS
EASTERN AVENUE LOFTS
APN 139-35-815-002



Planning Commission - Page 199

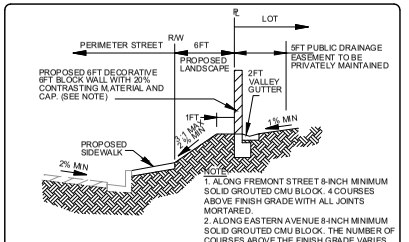
VICINITY MAP





PERIMETER WALL CROSS SECTION (RITE–AID)

D SCALE: NONE



PERIMETER WALL CROSS SECTION (FREMONT ST & EASTERN AVE)

A SCALE: NONE

BASIS OF BEARING

NORTH 02°17'35" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA , AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN BOOK 32, PAGE 91 OF PLATS.

BENCHMARK

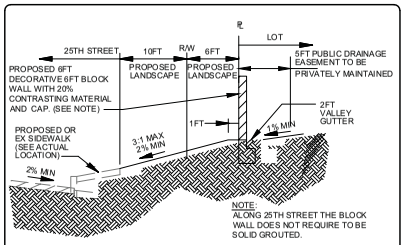
CITY OF LAS VEGAS BENCHMARK STATION - 2LV01 35SSE6A

A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF FREMONT STREET AND EASTERN AVENUE.

ELEVATION = 568.8594 METERS (NAVD'88 PUBLISHED)
= 1866.37 U.S. SURVEY FEET (CALCULATED)

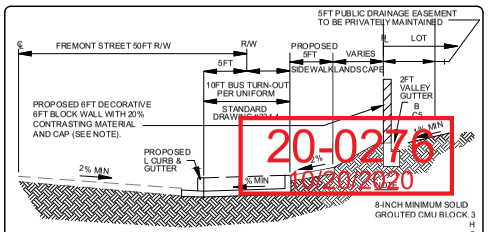
NOTES

1. THERE ARE NO EXISTING STRUCTURES OR FACILITIES ON THE PROPERTY.
2. THERE ARE NO EXISITNG IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.
3. THERE ARE NO EXISITNG STORM DRAINS ON OR ADJACENT TO THE SITE.



PERIMETER WALL CROSS SECTION (25TH STREET)

B SCALE: NONE



PERIMETER WALL CROSS SEC
(BUS TURN–OUT)

C SCALE: NONE

20-0276
10/20/2020

1-702-227-2929 | Call before you Dig 811 1-800-227-2600 | FAST Call Before You Dig 1-702-452-6300

REVISIONS:

OWNER/DEVELOPER:
URBAN LOFTS XIV LTD
4412 MONTROSE BOULEVARD
HOUSTON, TEXAS 77006
PHONE (713) 522-6441

ENGINEER:
HAUNTEC, PLLC
2721 RONSIL DRIVE
LAS VEGAS, NEVADA 89108
PHONE (702) 595-3135
EMAIL: jhaun@haunteceng.com

PROJECT:
PERIMETER BLOCK WALL
EASTERN AVENUE LOFTS
TENTATIVE MAP
LAS VEGAS, NEVADA

DESIGNER:
DRAWN BY:

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOE A. HAUN
EXP: 6/30/19
CIVIL
No.14439

JOB NO.
18–0015

CLV NO.

SHEET NO.
BW1
1 OF 1



20-0276-VAR1 - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.
NORTHWEST CORNER OF CHARLESTON BOULEVARD AND 25TH STREET

10/27/2020



20-0276-VAR1 - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.
NORTHWEST CORNER OF CHARLESTON BOULEVARD AND 25TH STREET

10/27/2020



20-0276-VAR1 - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.
NORTHWEST CORNER OF CHARLESTON BOULEVARD AND 25TH STREET

10/27/2020

URBAN LOFTS TOWNHOMES

Urban Lofts XIV, Ltd.
4512 Montrose Blvd.
Houston, TX 77006
(713) 522-6441

City of Las Vegas, Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

October 16, 2020

To Whom is May Concern,

This justification letter has been provided to explain the necessity to reinstate WVR 73056, which had expired on June 20, 2020. WVR 73056 is also linked to our tentative map (TMP 73057), which was approved on June 21, 2018. We need to reinstate the waiver in order for our tentative map to remain valid and are currently receiving the final signatures on our final map and improvement plans for this project.

For your reference:
FMP: 77562
Improvement Plans: L18-01951

Regards,

Uptown Lofts XIV, Ltd. by

Larry Davis, President

20-0276
10/20/2020

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

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

June 21, 2018

Mr. Larry Davis
Urban Lofts XIV, LTD
4512 Montrose Boulevard
Houston, Texas 77006

RE: WVR-73056 [PRJ-72886] - WAIVER RELATED TO ZON-73055 AND TMP-73057
CITY COUNCIL MEETING OF JUNE 20, 2018

Dear Mr. Davis:

The City Council at a regular meeting held on June 20, 2018 voted to ***APPROVE*** a request for a Waiver TO ALLOW 24-FOOT WIDE PRIVATE STREETS THAT TERMINATE IN A NON-STANDARD DESIGN BEHIND A GATE WHERE 47-FOOT WIDE STREETS ARE REQUIRED on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street (APN 139-35-815-002), R-PD13 (Residential Planned Development - 13 Units per Acre) Zone [PROPOSED: R-TH (Single Family Attached)], Ward 3 (Coffin) [PRJ-72886].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-73055) and Tentative Map (TMP-73057) 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. A Waiver of Title 19.04.070 is hereby approved, to allow 24-foot wide private streets that terminate in a non-standard design behind a gate where 47-foot wide streets are required.

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

20-0276
10/20/2020

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.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 21, 2018.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb:nl

cc: Mr. Domenic Radford
Interurban Construction LLC
117 South 11th Street
Las Vegas, Nevada 89101

Mr. Joe Alvin Haun, P.E.
Hauntec
2721 Ironside Drive
Las Vegas, Nevada 89108

20-0276
10/20/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/02/2020

CASE: 20-0276-VAR1

SUBJECT: APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

[signature] 12/2/2020

Signature Date

Larry S. Davis

Please Print Name

Urban Lofts XIV, Ltd.

Company Name

Sincerely,

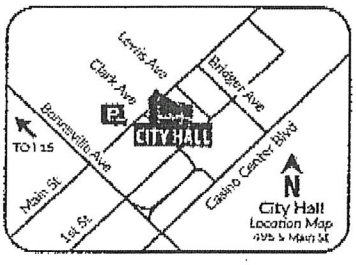
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 12

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

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.

20-0276-VAR1
Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

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

20-0276-VAR1
16201101005
JAMES ALPHA MOUSE L L C
25060 HANCOCK AVE STE 103-208
MURRIETA CA 92652

Submitted after final agenda

12A

104 HRDFNP1 92563

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
13

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

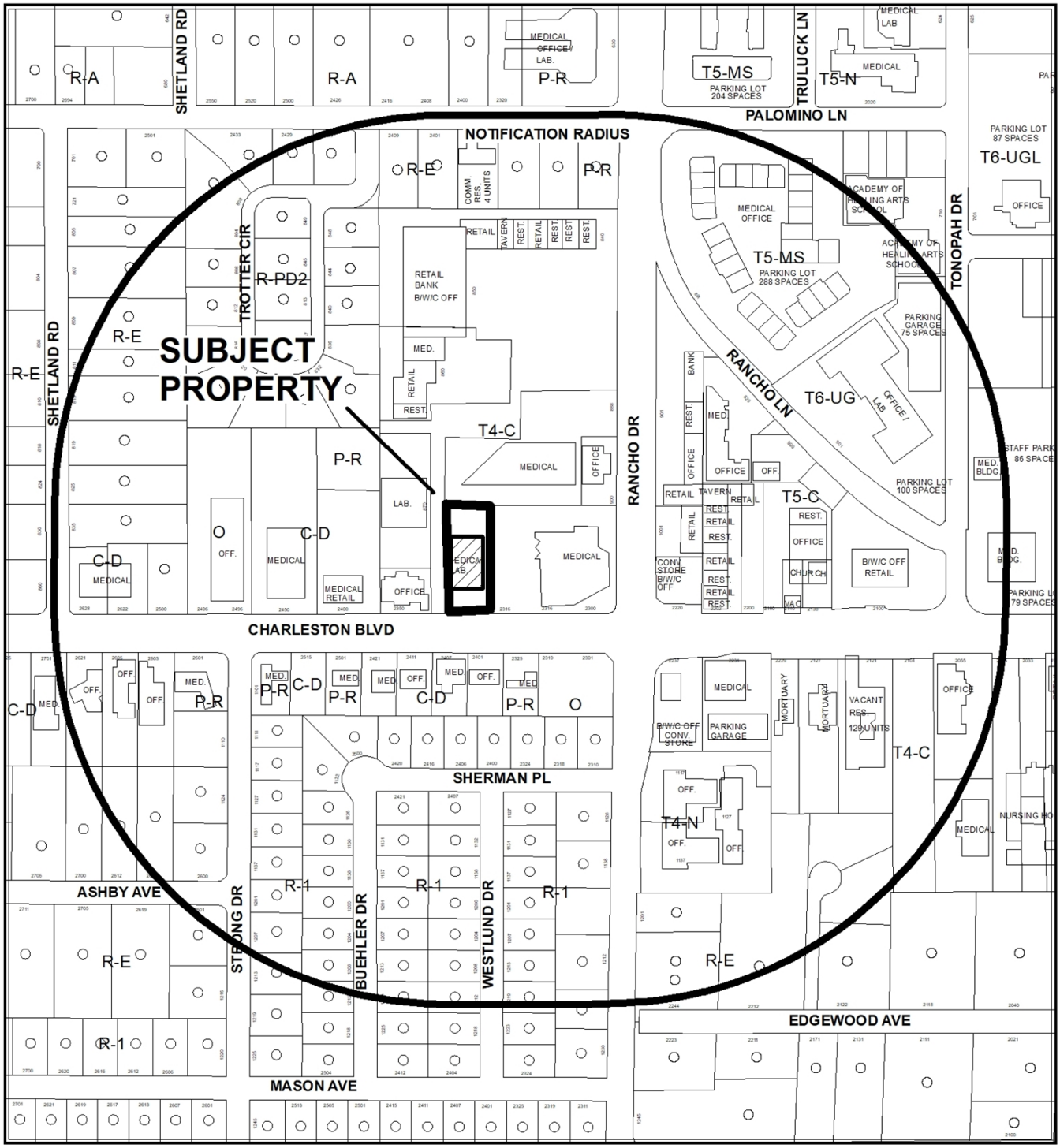
SUBJECT:
20-0295-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON RANCHO, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 12-FOOT PERIMETER WALL HEIGHT WHERE EIGHT FEET IS THE MAXIMUM ALLOWED ALONG THE EAST AND THE WEST PROPERTY LINES at 2324 West Charleston Boulevard (APN 139-32-802-032), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

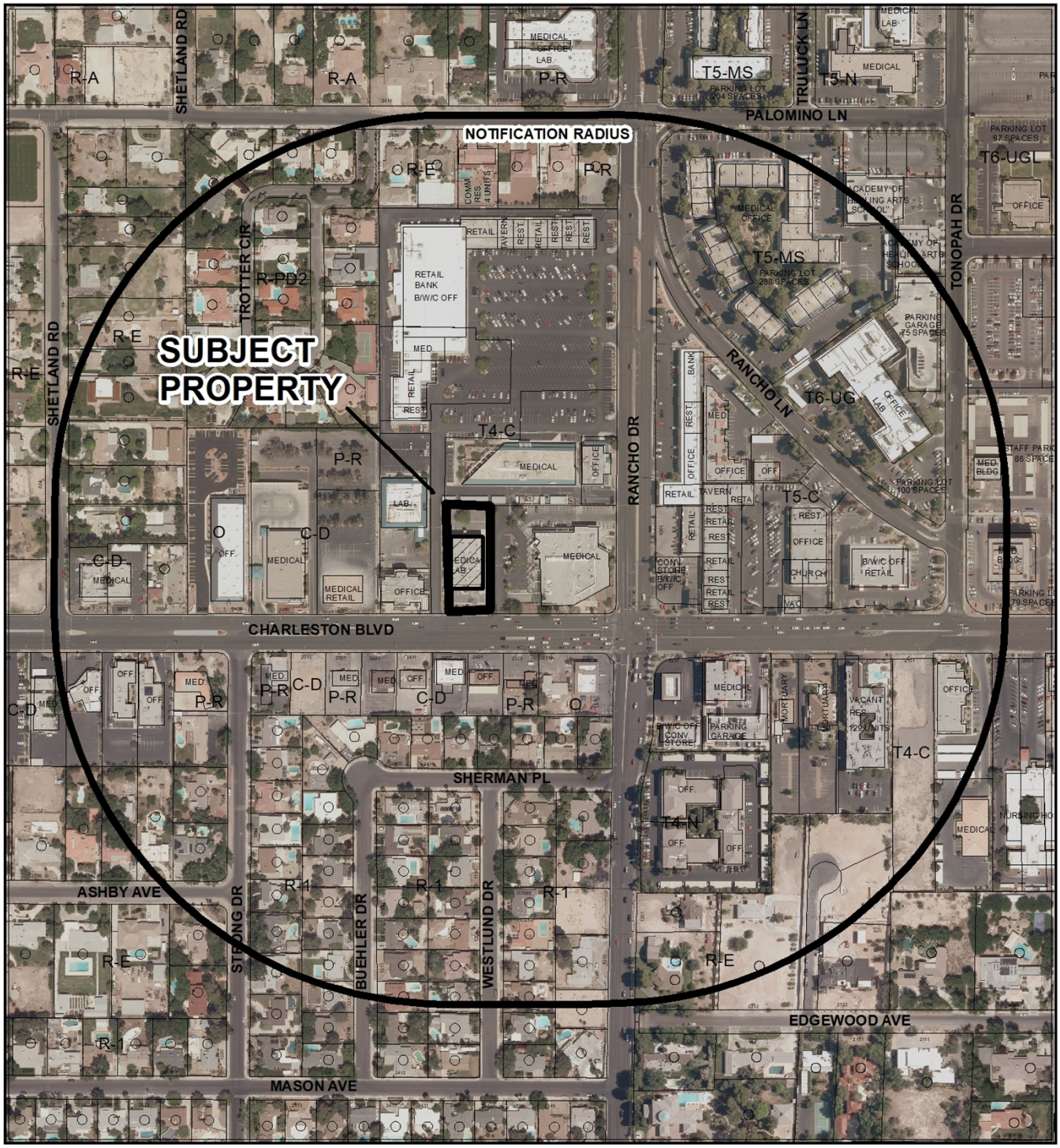
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards
7. Submitted at Meeting - E-comments



CASE: **20-0295-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T4-C (T4 CORRIDOR)



CASE: **20-0295-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T4-C (T4 CORRIDOR)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHARLESTON RANCHO, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0295-VAR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 181

PROTESTS 0

APPROVALS 0

EM

**** CONDITIONS ****

20-0295-VAR1 CONDITIONS

Planning

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

2. A Variance is hereby approved, to allow a maximum perimeter wall/fence height of 12-feet adjacent to the east and west property lines.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to allow a perimeter fence that exceeds the maximum height allowed along the east and west property lines at 2324 West Charleston Boulevard.

ISSUES

- Variance (20-0295-VAR1) is requested to allow a 12-foot tall perimeter fence height where eight feet is the maximum allowed along the east and west property lines. Staff supports this request.
- Variance (20-0017-VAR1) was approved by City Council on 09/16/20 to allow an 11-foot perimeter fence height where eight feet is the maximum allowed along portions of the north and west property lines. If this Variance is approved, the applicant will be allowed to build a perimeter wall and/or fence to a maximum height of 11-feet along the north property line and a maximum height of 12-feet along the east and west property lines.

ANALYSIS

The subject site is home to an existing office building, currently under renovations. It is zoned T4-C (T4 Corridor) and subject to Title 19 development standards. Per the submitted justification letter, the applicant proposes to construct a 12-foot tall security fence along the east and west perimeter property lines to "mitigate potential 'footholds' from adjacent and current property site improvements, such as tops of existing walls, that will allow a person to scale and/or climb over the tenants security fence. This request is also in compliance with the tenants federal security guidelines, which requires the fencing to be "eight feet above the highest 'potential' foothold." City Council previously approved a Variance (20-0017-VAR1) to allow an 11-foot perimeter fence height where eight feet is the maximum allowed along portions of the north and west perimeter property lines.
Per Form Based Code Section Title 19.09.100.C, fencing and screening in all Transect Zones are established in LVMC Section 19.06.040.H (Fences and Walls) and LVMC Section 19.06.120. Title 19.06.040.H addresses fence requirements pertaining to design and permitted materials. Per the submitted elevations, the proposed fence will be wrought iron with decorative "quad flare" adornments, a permissible design and material.

EM

The building's tenant is a Federal Government entity and the Federal Bureau of Investigations (FBI) has established the subject building as a Facility Security Level (FSL) III Facility. Per Zachary J. Keough, FBI Physical Security Specialist, in an email dated September 14, 2020, the proposed fence is required in order for the new tenant to meet FBI and Interagency Security Committee (ISC) requirements for occupancy.
Staff finds that sufficient evidence of a unique or extraordinary circumstance has been presented in that the building's federal government tenant has unique security requirements outside the scope of current City of Las Vegas Title 19 Development Standards. As such, staff recommends approval of the applicant's Variance request.

FINDINGS (20-0295-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

Sufficient evidence of a unique or extraordinary circumstance has been presented, in that the building's federal government tenant has unique security requirements outside the scope of current City of Las Vegas Title 19 Development Standards. In view of the unique circumstance, it is concluded that the applicant's hardship is not preferential in nature, and is within the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/21/20	Code Enforcement Case (#CE20-00307) was opened regarding security and maintenance concerns of a vacant building at 2324 West Charleston Boulevard. The case was resolved on 02/11/20.
06/17/20	The City Council approved General Plan Amendment (GPA-78218) from L (Low Density Residential), O (Office) and SC (Service Commercial) to FBC (Form-Based Code) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive.
09/16/20	The City Council approved a Variance (20-0017-VAR1) to allow an 11-foot perimeter wall height where eight feet is the maximum allowed along portions of the North and West property lines at 2324 West Charleston Boulevard. Staff recommended Denial. Planning Commission recommended Approval.

Most Recent Change of Ownership	
09/23/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/16/20	Building Permit (#C19-02959) was issued for a tenant improvement at 2324 West Charleston Boulevard. The permit remains active.

Pre-Application Meeting	
10/29/20	Staff conducted a virtual pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
11/03/20	Staff conducted a routine field check and found an existing building undergoing renovations. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.72

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Medical or Dental	FBC (Form Based Code)	T4-C (T4 Corridor)
North	Office, Medical or Dental	FBC (Form Based Code)	T4-C (T4 Corridor)
South	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
East	Office, Medical or Dental	FBC (Form Based Code)	T4-C (T4 Corridor)
West	Office, Medical or Dental	FBC (Form Based Code)	T4-C (T4 Corridor)

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
FBC (Form Based Code)	N*
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The applicant has requested the subject Variance to allow an increased fence height.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply

Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Perimeter Fence/Wall Height	8 Feet	12 Feet	N*

**The applicant requested the subject Variance to allow an increase wall height.*

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) 2324 W. Charleston Blvd., las Vegas NV 89102

Project Name GSA - Field Office (2324 W. Charleston Office T.I.) **Proposed Use** Field Office

Assessor's Parcel #(s) 139-328-02-032 **Ward #**

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

Additional Information Request for additional sections of perimeter fencing on East side of the Property line to be increased in height from eight (8) feet allowed by 19.08-070 C-1 to twelve (12) feet.

Property Owner Charleston Rancho LLC Contact Mr. Jeremy Fray
Address 2877 Paradise Road Suite 3402 City Las Vegas State NV Zip 89109
E-mail jeremy@jmfdevelop.com Phone (702) 360-5511

Applicant Charleston Rancho LLC Contact Mr. Jeremy Fray
Address 2877 Paradise Road Suite 3402 City Las Vegas State NV Zip 89109
E-mail jeremy@jmfdevelop.com Phone (702) 360-5511

Representative WESTAR Architectural Group/NV Inc. Contact Cheryl Felske
Address 4052 Dean Martin Drive City Las Vegas State NV Zip 89103
E-mail cfelske@wagnarchitects.com Phone (702) 878-0000

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 Phyllis Schwartz Manager, Charleston Ranchos LLC
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Phyllis R. Schwartz

20-0295
10/29/2020

Subscribed and sworn before me
This 28th day of October, 20 20

Notary Public in and for said County and State

ALEJANDRO LEGARRETA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 07/03/2023
Certificate No: 19-2626-1

PARKING ANALYSIS

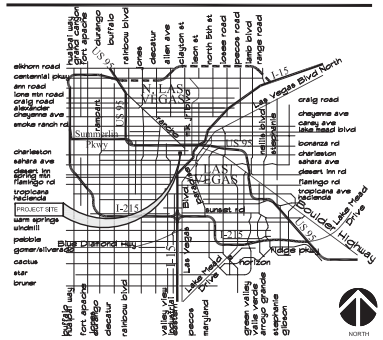
TOTAL BUILDING SQUARE FOOTAGE:	19,545 SQ FT
PARKING RATIO:	1: 300
PARKING REQUIRED:	66 SPACES (65.15)
ACTUAL PER CLV RECORDS:	53 SPACES
ACCESSIBLE PARKING REQUIRED:	3 SPACES (1 - VAN ACCESSIBLE)
TOTAL PARKING REQUIRED:	
	STANDARD - 50 SPACES
	ACCESSIBLE - 03 ACCESSIBLE SPACES
	TOTAL 53 SPACES
TOTAL PARKING PROVIDED:	
NORTH LOT - STANDARD:	16 SPACES (16 X 9)
GARAGE - STANDARD-IMPAIRED:	31 SPACES (16 X 9) (1)
	01 ACCESSIBLE SPACE (1) (2)
SOUTH LOT- STANDARD-IMPAIRED:	06 SPACES (18 X 9)
	02 ACCESSIBLE SPACES (2)
TOTAL PARKING PROVIDED:	56 SPACES

FOOTNOTES:

(1) GENERAL NOTE: THE SITE IS PARKING IMPAIRED. THE EXISTING CIRCULATION AND PARKING IS BASED ON SUBSTANDARD SIZES CURRENTLY NOT APPROVED AND IOR USED IN THE CURRENT ZONING CODES. LAYOUT HAS BEEN ADJUSTED TO CONFORM WHERE FEASIBLY POSSIBLE TO CURRENT STANDARDS.

(2) THE ACCESSIBLE SPACE(S) HAVE BEEN RESTRIPPED TO ADDRESS THE CURRENT CODE.

VICINITY MAP



ADJACENT LAND USES / STREETS

NORTH:	APN:13932802019
	ZONING: LIMITED COMMERCIAL DISTRICT (C-1)
EAST:	APN: 13932802037
	ZONING: LIMITED COMMERCIAL DISTRICT (C-1)
SOUTH:	W. CHARLESTON BLVD.
WEST:	APN: 13932802012
	ZONING: LIMITED COMMERCIAL DISTRICT (C-1)

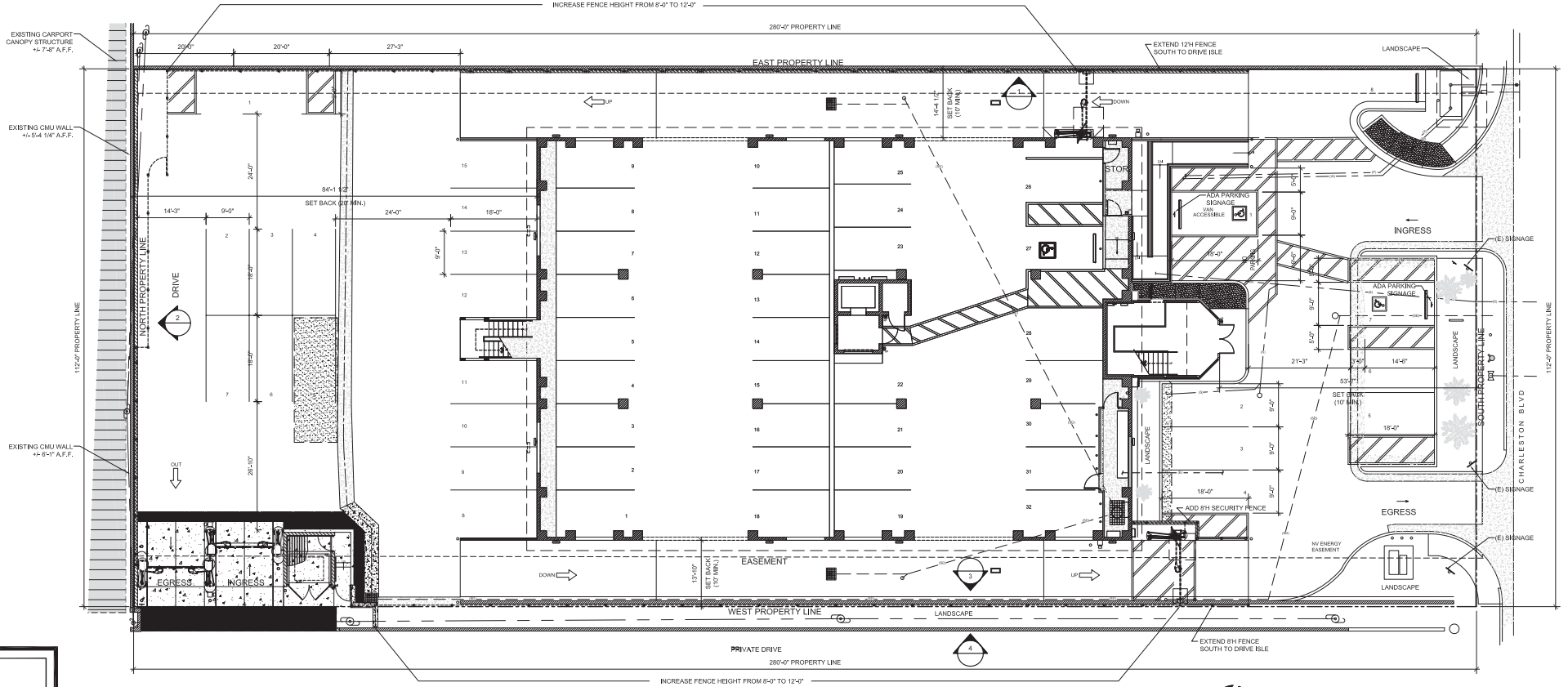
SITE DATA

TOTAL BUILDING AREA:	19,835.87 S.F.
PROPERTY SIZE:	31,363.2 S.F.
FLOOR AREA RATIO (F.A.R.)	0.63

SITE PLAN LEGEND

- EXISTING ADA ACCESS PATHWAY TO REMAIN
- PROPERTY LINE
- EXISTING NUMBER OF STANDARD PARKING STALLS 9'-0" X 18'-0"
- EXISTING DISABLED PARKING STALL 9'-0" X 18'-0" STALL W/ 8'-0" STRIPED SIDE ACCESS W/ APPROVED ADA SIGNAGE.
- EXISTING FIRE HYDRANT.
- EXISTING SITE UTILITY POLES TO REMAIN
- EXISTING SITE SIGN TO REMAIN
- EXISTING SITE WALL MOUNTED LIGHTING TO REMAIN
- EXISTING CMU PROPERTY WALL
- NEW SECURITY FENCE LINE
- (E) RETAINING WALL (W.O.)
- EXISTING CONCRETE PAVING
- NEW CONCRETE PAVING
- ASPHALT PAVING INFILL TO MATCH EXISTING
- EXISTING FIRE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING STORM DRAIN LINE
- COMMERCIAL BUILDING
- LANDSCAPING
- PAVEMENT

20-0295
10/29/2020



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

GRAPHIC SCALE: 1" = 10'-0"

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
6952 Dean Martin Drive - Las Vegas, NV, 89103 ph(702)795-0000 fax(702)795-0655

05.19.2020, REVISION 1 - 06.17.2020

19045 - GSA W. CHARLESTON OFFICE T.I.
2324 WEST CHARLESTON BOULEVARD LAS VEGAS, NEVADA, 89102

PARKING ANALYSIS

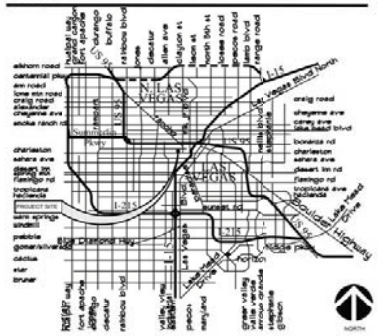
TOTAL BUILDING SQUARE FOOTAGE:	19,545 SQ FT
PARKING RATIO:	1: 300
PARKING REQUIRED:	66 SPACES (65.15)
ACTUAL PER CIV RECORDS:	53 SPACES
ACCESSIBLE PARKING REQUIRED:	3 SPACES (1 - VAN ACCESSIBLE)
TOTAL PARKING REQUIRED:	
	STANDARD - 50 SPACES
	ACCESSIBLE - 03 ACCESSIBLE SPACES
	TOTAL 53 SPACES
TOTAL PARKING PROVIDED:	
NORTH LOT - STANDARD:	16 SPACES (18 X 9)
GARAGE - STANDARD-IMPAIRED:	31 SPACES (16 X 9) (1)
	01 ACCESSIBLE SPACE (1) (2)
SOUTH LOT- STANDARD-IMPAIRED:	06 SPACES (18 X 9)
	02 ACCESSIBLE SPACES (2)
TOTAL PARKING PROVIDED:	56 SPACES

FOOTNOTES:

(1) GENERAL NOTE: THE SITE IS PARKING IMPAIRED. THE EXISTING CIRCULATION AND PARKING IS BASED ON OUTDATED SIZES CURRENTLY NOT APPROVED AND /OR USED IN THE CURRENT ZONING CODES. LAYOUT HAS BEEN ADJUSTED TO CONFORM WHERE FEASIBLY POSSIBLE TO CURRENT STANDARDS.

(2) THE ACCESSIBLE SPACES HAVE BEEN RESTRIPED TO ADDRESS THE CURRENT CODE.

VICINITY MAP



ADJACENT LAND USES / STREETS

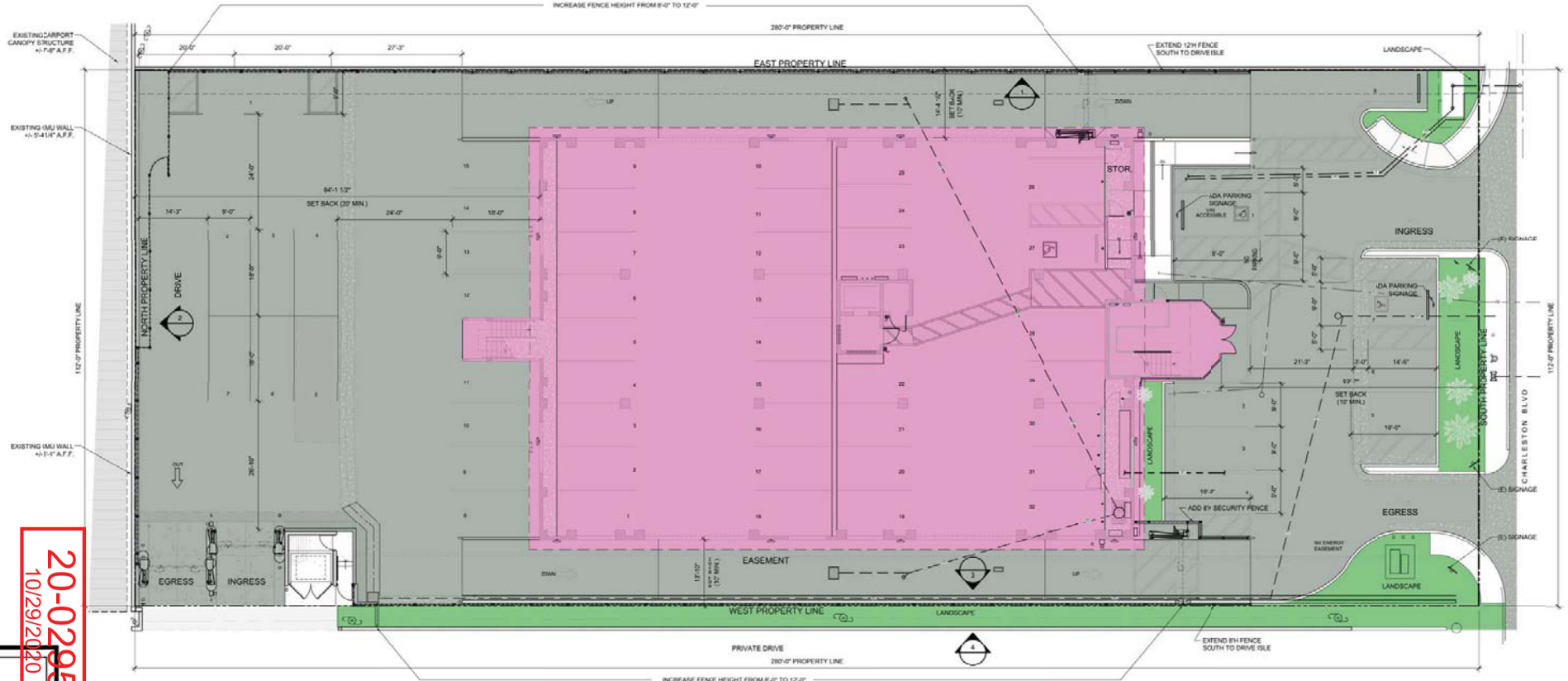
NORTH:	APN:13932802019
	ZONING: LIMITED COMMERCIAL DISTRICT (C-1)
EAST:	APN: 13932802037
	ZONING: LIMITED COMMERCIAL DISTRICT (C-1)
SOUTH:	W. CHARLESTON BLVD.
WEST	APN: 13932802012
	ZONING: LIMITED COMMERCIAL DISTRICT (C-1)

SITE DATA

TOTAL BUILDING AREA:	19,835.87 S.F.
PROPERTY SIZE:	31,363.2 S.F.
FLOOR AREA RATIO (F.A.R.):	0.63

SITE PLAN LEGEND

- EXISTING ADA ACCESS PATHWAY TO REMAIN
- PROPERTY LINE
- EXISTING NUMBER OF STANDARD PARKING STALLS 9'-0" X 18'-0"
- EXISTING DISABLED PARKING STALL 9'-0" X 18'-0" STALL W/ 8'-0" STRIPED SIDE ACCESS W/ APPROVED ADA SIGNAGE.
- EXISTING FIRE HYDRANT.
- EXISTING SITE UTILITY POLES TO REMAIN
- EXISTING SITE SIGN TO REMAIN
- EXISTING SITE WALL MOUNTED LIGHTING TO REMAIN
- EXISTING CMU PROPERTY WALL
- NEW SECURITY FENCE LINE
- (E) RETAINING WALL (W.O.)
- EXISTING CONCRETE PAVING
- NEW CONCRETE PAVING
- ASPHALT PAVING INFILL TO MATCH EXISTING
- EXISTING FIRE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING STORM DRAIN LINE
- COMMERCIAL BUILDING
- LANDSCAPING
- PAVEMENT



1 SITE PLAN
SCALE: 1" = 10'-0"

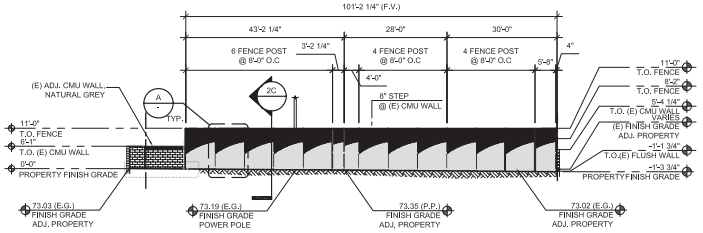
20-0295
10/29/2020

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE - PLANNING - INTERIOR DESIGN

05.19.2020, REVISION 1 - 06.17.2020

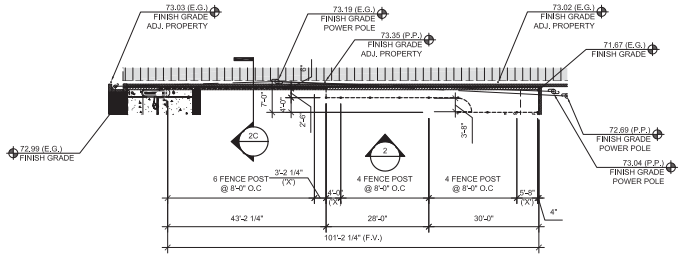
19045 - GSA W. CHARLESTON OFFICE T.I.
2324 WEST CHARLESTON BOULEVARD LAS VEGAS, NEVADA, 89102

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. No document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.



2 NORTH PERIMETER WALL ELEVATION (VARIANCE REQUEST)

SCALE: 1/16" = 1'-0"



2 NORTH PERIMETER WALL PLAN (VARIANCE REQUEST)

SCALE: 1/16" = 1'-0"

NORTH

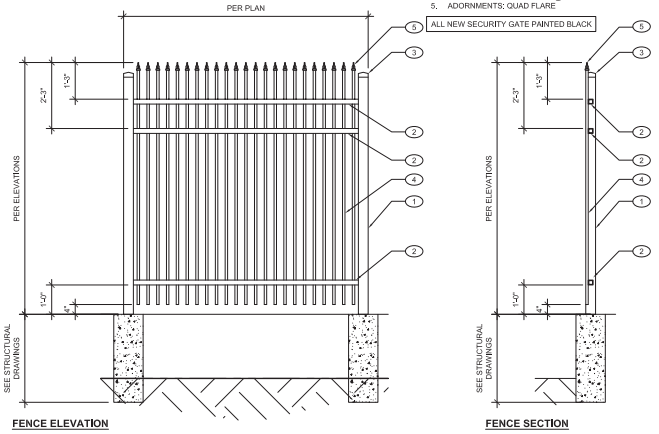
SITE FENCING LEGEND

- PROPERTY LINE
- FINISH GRADE
- ADJACENT PROPERTY FINISH GRADE
- EXISTING EASEMENT
- EXISTING SITE UTILITY POLES TO REMAIN
- EXISTING CMU PROPERTY PERIMETER WALL - NATURAL GREY
- NEW SECURITY FENCE LINE - PAINTED BLACK
- (E) RETAINING WALL (W.O.)
- 4X4 FENCE POST @ 8'-0" O.C. MAX - PAINTED BLACK.

FENCE ELEVATION & SECTION KEYNOTES

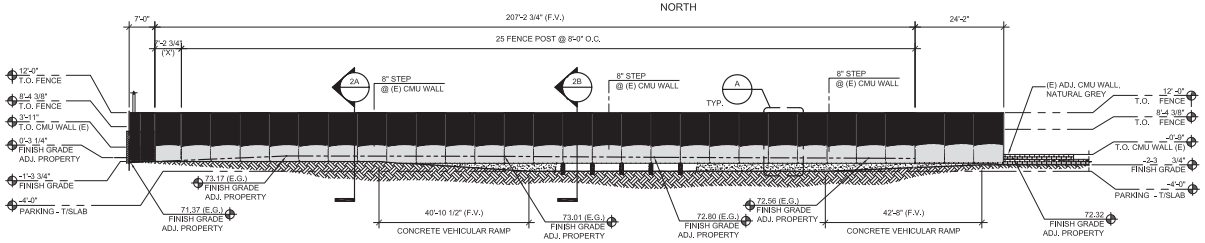
1. POST: HSS 4X4X1/4"
2. RAILS: HSS 2X2X1/4"
3. CAPS
4. PICKETS: 1X1 SOLID STOCK @ 4" O.C.
5. ADORNMENTS: QUAD FLARE

ALL NEW SECURITY GATE PAINTED BLACK



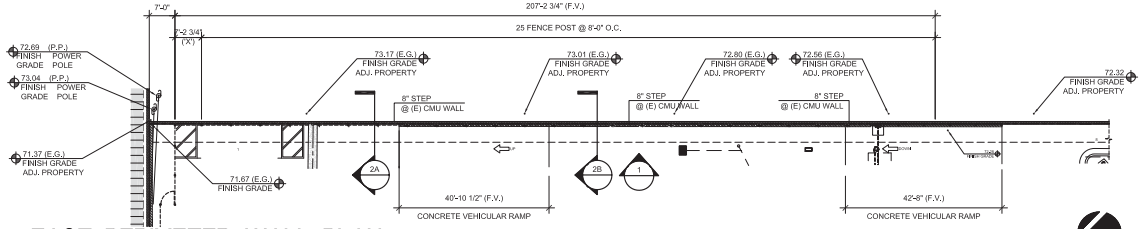
A TYPICAL ELEVATION & SECTION

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



1 EAST PERIMETER WALL ELEVATION

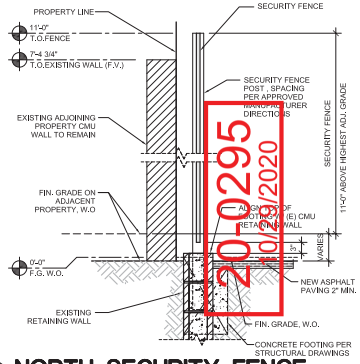
SCALE: 1/16" = 1'-0"



1 EAST PERIMETER WALL PLAN

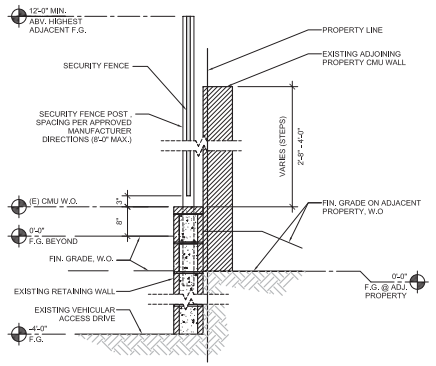
SCALE: 1/16" = 1'-0"

NORTH



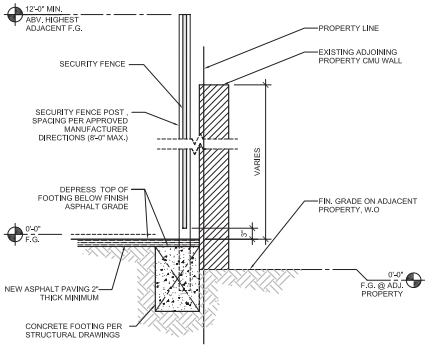
2C NORTH SECURITY FENCE

SCALE: 3/4" = 1'-0"



2B EAST SECURITY FENCE @ DRIVE

SCALE: 3/4" = 1'-0"



2A EAST SECURITY FENCE @ REAR LOT

SCALE: 3/4" = 1'-0"

18' 16' 12' 8' 4' 0 5' 10' 20' 40'

GRAPHIC SCALE 3/16" = 1'-0"

20-0295
dd 7/2020

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
4002 Dean Martin Drive - Las Vegas, NV. 89103 ph(702.475.6900) fax(702.475.6430)

05.19.2020, REVISION 1 - 06.17.2020

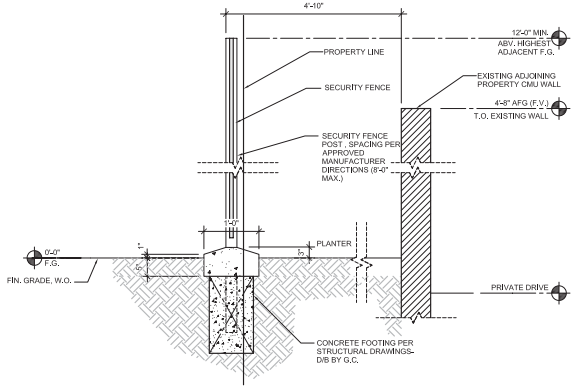
19045 - GSA W. CHARLESTON OFFICE T.I.
2324 WEST CHARLESTON BOULEVARD LAS VEGAS, NEVADA, 89102

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

SITE FENCING LEGEND

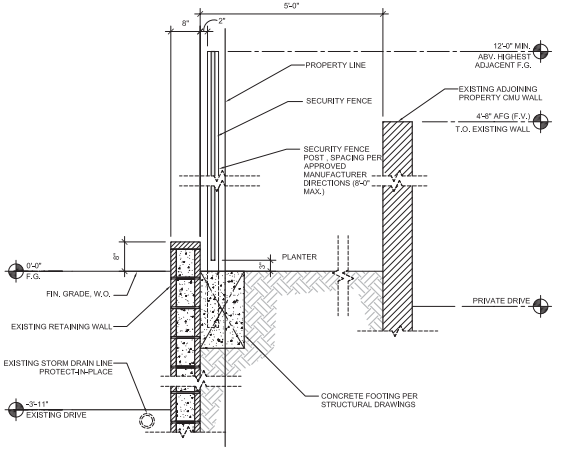
- PROPERTY LINE
- FINISH GRADE
- ADJACENT PROPERTY FINISH GRADE
- EXISTING EASEMENT
- EXISTING SITE UTILITY POLES TO REMAIN
- EXISTING CMU PROPERTY PERIMETER WALL - NATURAL GREY
- NEW SECURITY FENCE LINE - PAINTED BLACK
- (E) RETAINING WALL (W.O.)
- FENCE POST @ 8'-0" O.C. MAX. - PAINTED BLACK

20-0295
10/29/2020



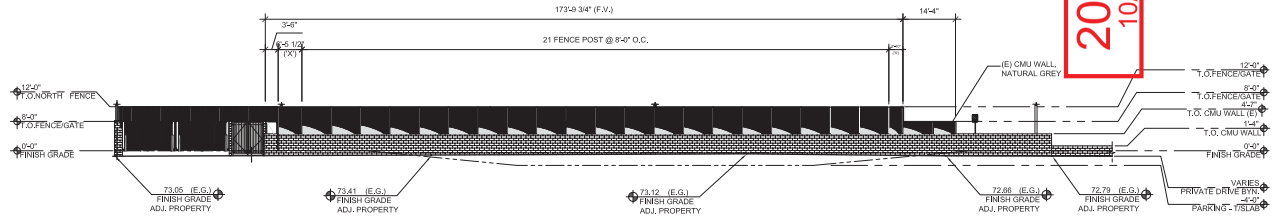
2B WEST SIDE SECURITY FENCE SECTION

SCALE: 3/4" = 1'-0"



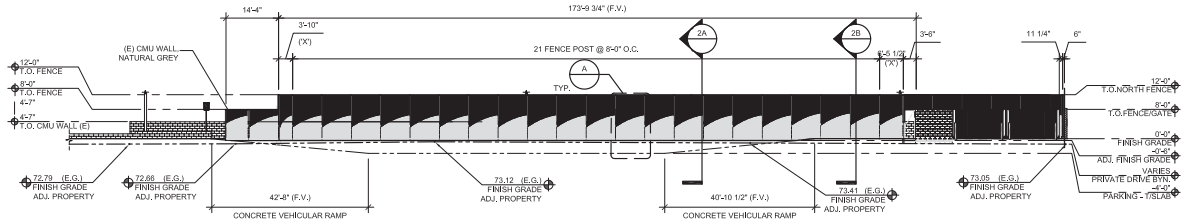
2A WEST SIDE SECURITY FENCE SECTION

SCALE: 3/4" = 1'-0"



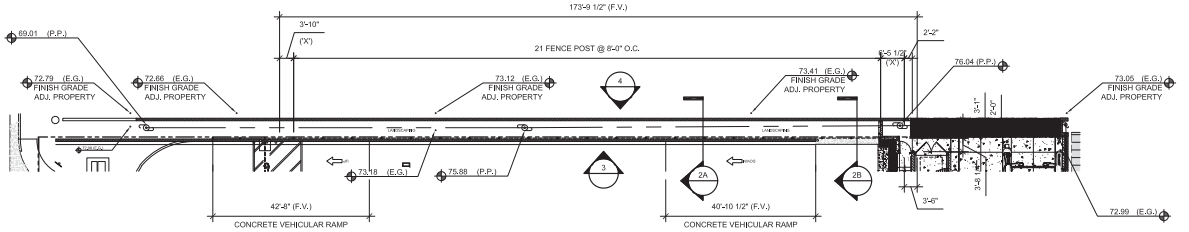
4 WEST PERIMETER WALL ELEVATION - ADJACENT PROPERTY VIEW

SCALE: 1/16" = 1'-0"



3 WEST PERIMETER WALL ELEVATION - PROPERTY VIEW

SCALE: 1/16" = 1'-0"



3 WEST PERIMETER WALL PLAN

SCALE: 1/16" = 1'-0"

NORTH

18' 16' 12' 8' 4' 0 5' 10' 20' 40'

GRAPHIC SCALE 1/16" = 1'-0"

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
4032 Dean Martin Drive, Las Vegas, NV, 89103 ph 702.878.6000 fax 702.878.6430

Pirtle, James J. III (FFD) (CON)

From: Keough, Zachary J. (SECD) (FBI)
Sent: Monday, September 14, 2020 12:15 PM
To: Pirtle, James J. III (FFD) (CON)
Cc: Sparke, Paul (LS) (FBI); Smith, Dean A. (SECD) (FBI); Stone, Bruce W. (SECD) (FBI); Lovelace, Phylicia L. (LV) (FBI)
Subject: LV-Charleston Building Fence

JJ,

Per FBI Policy, Facility Security Level (FSL) Levels III, IV, and V facilities are required to have an anti-climb/anti-ram fence. The FBI's Physical Security Unit (PSU) conducted a site assessment in May 2019 of the Charleston Building, establishing the FSL as a Level III facility. The assessment resulted in the requirement of an anti-climb fence.

The main justification for the fence is to limit pedestrian access to restricted areas. This is reinforced by the Interagency Security Committee (ISC) which elaborates on various site security criteria to include:

- **Restricted Areas or Significant Areas and Assets**-Provide fences, walls, gates or other barriers to prevent unauthorized access to restricted areas and monitor with CCTV or security force patrols. Use High Security Locks, access control and Intrusion Detection System.
- **Control of Parking**-Control vehicle access to underground/in-building parking.
- **Authorized Parking**-Limit parking to employee vehicles, authorized visitor vehicles, approved government vehicles, and other authorized parkers.
- **Vehicle Access to Controlled Parking**-use vehicle gates to limit access of vehicles to authorized vehicles only.

If the proposed fence is denied, the Charleston Building could be at risk of not meeting FBI and ISC requirements for occupancy.

Thanks,

Zach

Zachary J. Keough
Physical Security Specialist
SecD/SOS/PSU
202-203-3629 (Office)
202-744-7269 (Cell)

_____
Mailing Address:
FBI HQ
ATTN: Zachary J. Keough
935 Pennsylvania Ave, NW, PAT-II, 6th Floor, P-600
Washington, DC 20535

20-0295
11/18/2020



20-0295-VAR1 - APPLICANT/OWNER: CHARLESTON RANCHO, LLC
2324 WEST CHARLESTON BOULEVARD

11/03/2020



20-0295-VAR1 - APPLICANT/OWNER: CHARLESTON RANCHO, LLC
2324 WEST CHARLESTON BOULEVARD

11/03/2020



20-0295-VAR1 - APPLICANT/OWNER: CHARLESTON RANCHO, LLC
2324 WEST CHARLESTON BOULEVARD

11/03/2020



20-0295-VAR1 - APPLICANT/OWNER: CHARLESTON RANCHO, LLC
2324 WEST CHARLESTON BOULEVARD

11/03/2020



20-0295-VAR1 - APPLICANT/OWNER: CHARLESTON RANCHO, LLC
2324 WEST CHARLESTON BOULEVARD

11/03/2020



20-0295-VAR1 - APPLICANT/OWNER: CHARLESTON RANCHO, LLC
2324 WEST CHARLESTON BOULEVARD

11/03/2020



20-0295-VAR1 - APPLICANT/OWNER: CHARLESTON RANCHO, LLC
2324 WEST CHARLESTON BOULEVARD

11/03/2020

WESTAR ARCHITECTS

Date: October 28, 2020

Sent via: on-line submission

To: **CITY OF LAS VEGAS**
DEPARTMENT OF PLANNING
Rancho Road, Las Vegas, NV

Project; **GSA. W. Charleston Office T.I.**
2324 W. Charleston Blvd, Las Vegas, Nevada 89102
APN: 139-328-02-032

Subject: **VARIANCE Request for FENCE HEIGHT MODIFICATIONS – Justification Letter**

The intent of this letter is to request a variance to the eight (8) foot wall height allowed by 19.08 070 C-1 for the Fence/Wall per Table 7 of Title 19-Development Code. Variance 20-0017-VAR1 was recently approved for the north fence line to be increased from eight (8) feet to eleven (11) feet. This variance is an 'in-kind' request which applies to the east and west property lines of the site as described below and entails an increase to the fence height from eight feet (8) to twelve (12) feet. Location is as follows:

East Property Line: extend the fence line to the south of the gate on the east property line down to the end of the drive ramp retention wall and increase to the height of the currently designed security fence from the north side of the gate back to the north property line. The height of the overall east property line security fence shall be a uniform 12'-0" above finish grades of the parking lot.

West Property Line: extend the fence line to the south of the gate on the west property line down to the end of the drive ramp and increase the height of the currently designed security fence from the north side of the gate back to the north property line. The height of the overall west property line security fence shall be a uniform 12'-0" above finish grades of the parking lot.

Reason: the Federal tenant/client and landlord would like to make the following modifications to the site perimeter fencing to meet the tenant's security protocol and needs, and address the aesthetic final product installation:

- Tenant: to mitigate potential 'footholds' from adjacent and current property site improvements, such as tops of existing walls etc,,, that will allow a person to scale and/or climb over the tenants Security Fence, and to meet the intent of the Federal guidelines for fencing to be 8'-0" above the highest 'potential' foothold.
- Landlord: to provide an 'Uniform height' of the Security Fencing installation along the perimeter of the site, in lieu of jogged and varying heights

Current status:
The Tenant Improvements for GSA's W. Charleston's Office is currently permitted for construction under: C19-09259.

We thank you for your consideration of this venue on this site.

Respectfully submitted,
WESTAR Architects,
Ms. Cheryl Felske, Project Manager
Cc: WAGN file B

20-0295
10/29/2020

4052 Dean Martin Drive Las Vegas, NV 89103
702 878 0000 p 702 878 8430 f

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/02/2020

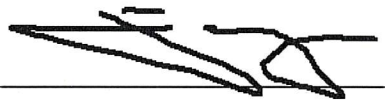
CASE: 20-0295-VAR1

SUBJECT: APPLICANT/OWNER: CHARLESTON RANCHO, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***



Signature

12.2.2020

Date

Jeremy M Fray

Please Print Name

JMF Development LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

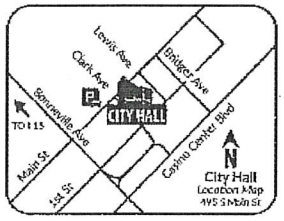
Submitted after final agenda

ITEM 13

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.
20-0295-VAR1
Planning Commission Meeting of **12/08/2020**

20-0295-VAR1
16205512008
RAINBOW & D I LIMITED LIABILITY COMPANY
9016 GROVE CRST
LAS VEGAS NV 89134

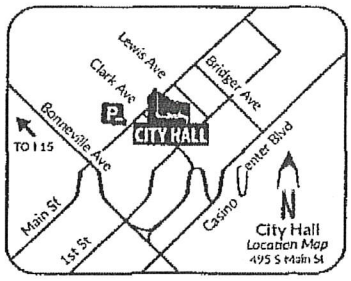
131 HRDFNP1 89134

Submitted after final agenda
13P

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0295-VAR1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

20-0295-VAR1
16204101015
RENTCHLER LIVING TRUST
RENTCHLER JOHN M TRS
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

89 HRDFMP1 89102

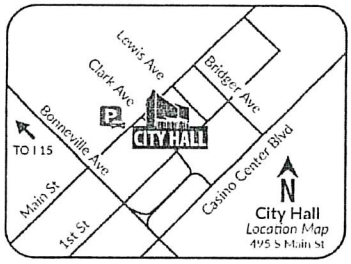
DEC-3-2020 05:14P FROM:RENTCHLER 7023847880 TO:7024647499 P:1/1

13P

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
DEC 07 2020
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.

20-0295-VAR1

Planning Commission Meeting of **12/08/2020**

20-0295-VAR1
16205511025
ROSA MICHELLE
1122 BUEHLER DR
LAS VEGAS NV 89102-2106

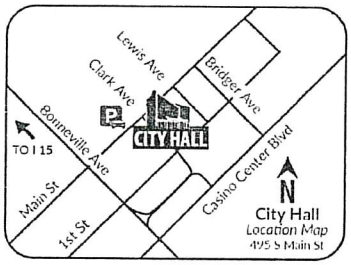
89 HRDFNP1 89102

13P

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0295-VAR1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0295-VAR1
16205513013
ROSA MICHELLE
1126 BUEHLER DR
LAS VEGAS NV 89102

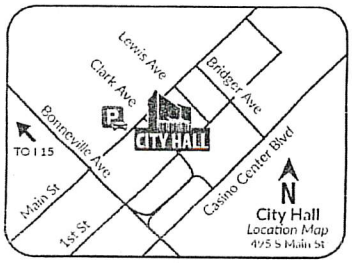
89 HRDFNP1 89102

13P

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
DEC 0 3 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

20-0295-VAR1
Planning Commission Meeting of **12/08/2020**

20-0295-VAR1
16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

89 HADFNP1 89102

Submitted after final agenda

13A

13

Form Name:	Planning Application Comments 2020
Submission Time:	December 1, 2020 3:07 pm
Browser:	Chrome 86.0.4240.198 / OS X
IP Address:	98.181.153.9
Unique ID:	712883639
Location:	37.750999450684, -97.821998596191

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0295
Position	I OPPOSE the project and all related applications.
Name	Mario Garcia
Residential or Business Address	824 Trotter Cir Las Vegas, NV 89107
Phone	(702) 302-7927
Email	mag356@cox.net
Comments	It is difficult enough to see oncoming westbound traffic on W. Charleston when exiting from the Smith's shopping center through the driveway west of this building. A higher wall on the west side of the property would make it even more difficult to spot oncoming traffic and pedestrians on the sidewalk. I don't see a need to go beyond a 6' wall (even if 8' is allowed) for this property. Tall walls are for prison or detention facilities. Is this the message we want to send in the Medical District?

Submitted at Planning Commission

Date 12/8/2020 Item 13

Comments

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
14

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

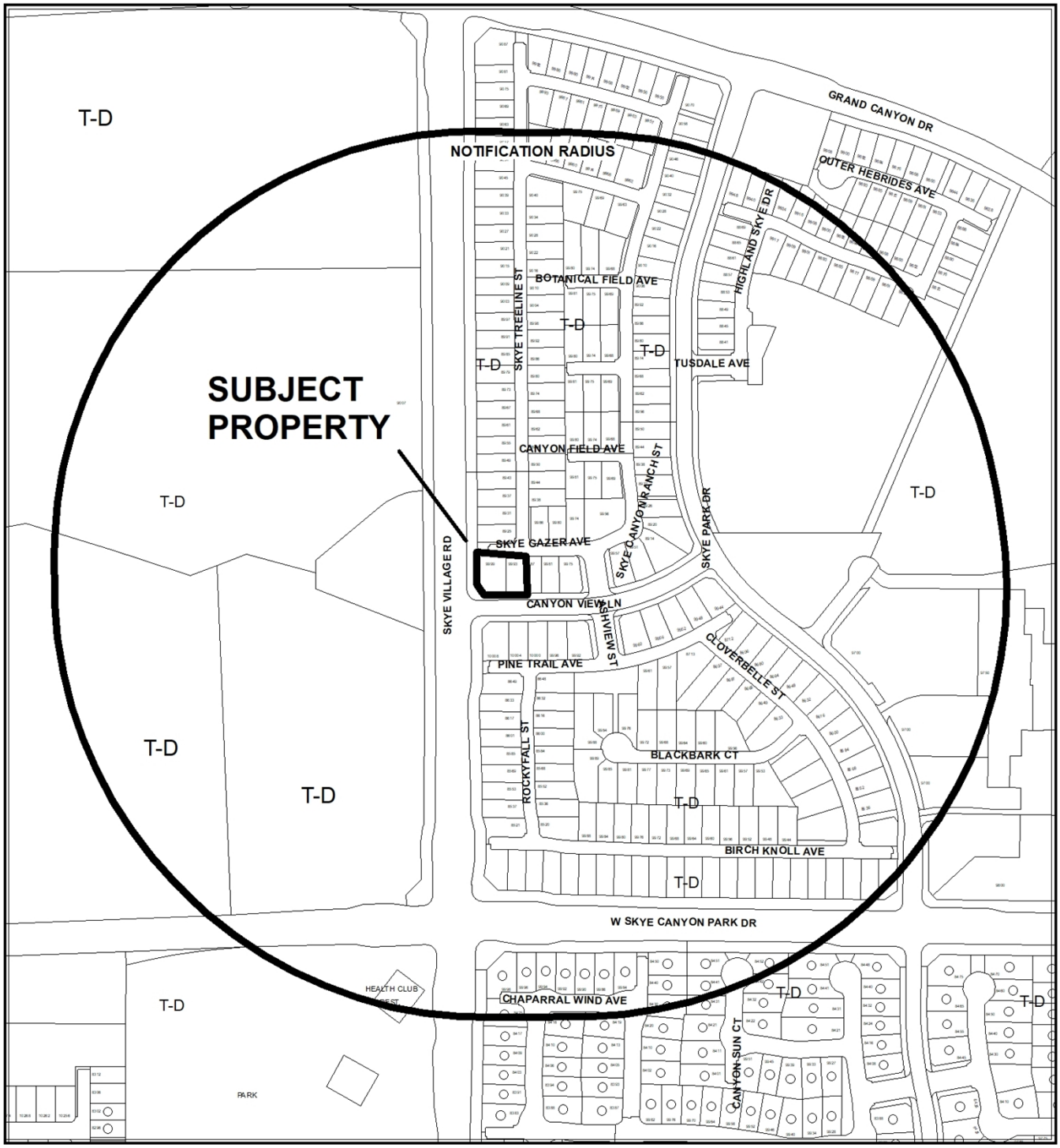
SUBJECT:
20-0104-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER TOLL NORTH LV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE USE at the northeast corner of Canyon View Lane and Skye Village Road (APN 125-07-212-012 and 013), T-D (Traditional Development) Zone [ML (Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

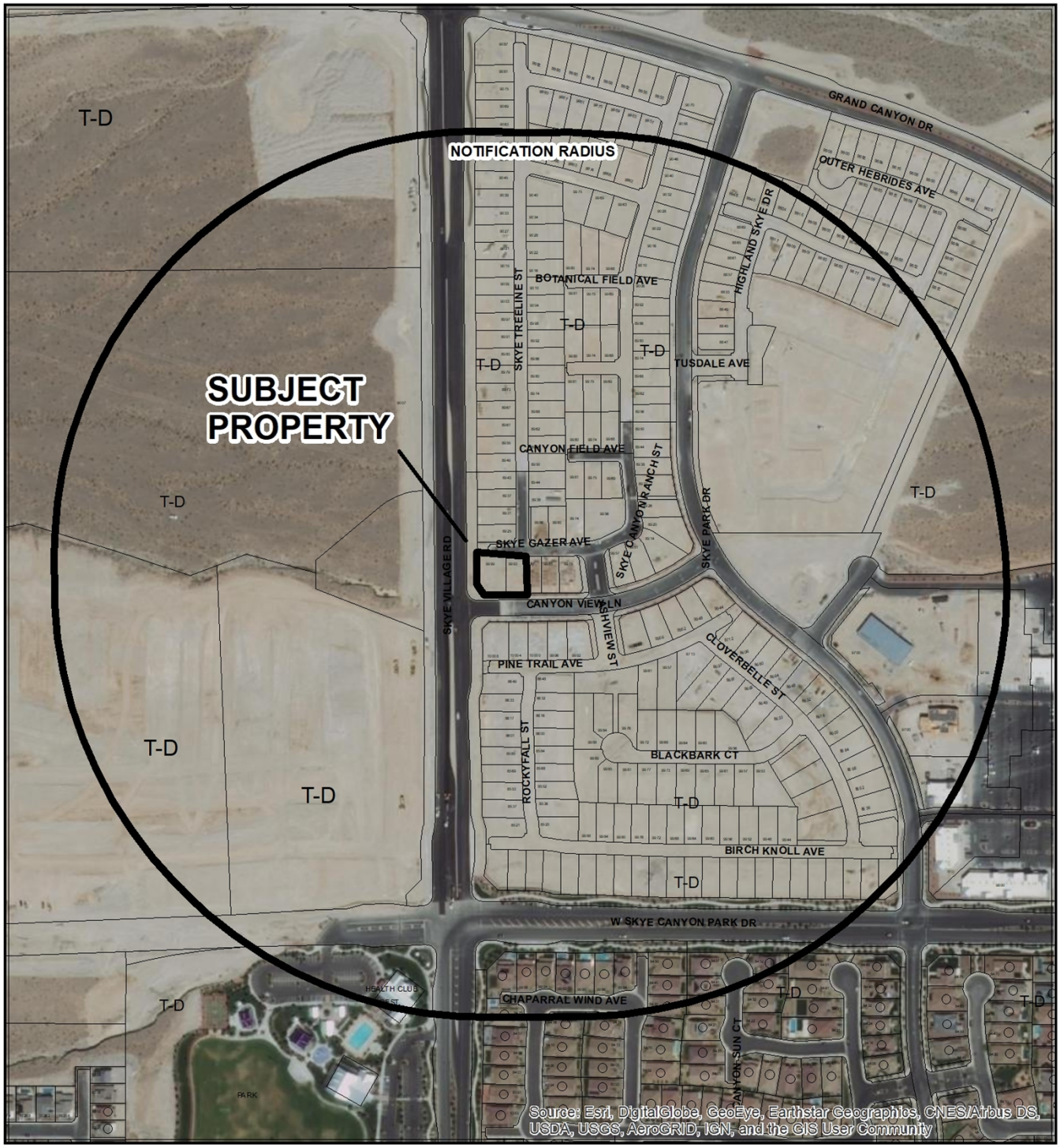
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: **20-0104-SUP1**

RADIUS: 1000 FEET

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



0 325 650 Feet

CASE: **20-0104-SUP1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER TOLL NORTH LV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0104-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 227

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0104-SUP1 CONDITIONS

Planning

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

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

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

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

Public Works

5. 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 Special Use Permit request to allow a Temporary Real Estate Sales Office use at northeast corner of Canyon View Lane and Skye Village Road.

ISSUES

- The Temporary Real Estate Sales Office use is permitted as a conditional use in the T-D (Traditional Development) zoning district.
- Conditional Use Requirement 1(a) is not met as the applicant proposes to operate from an office building where operation within a model home or trailer is allowed.
- A Special Use Permit is requested as the applicant fails to meet minimum Conditional Use Regulations. Staff supports the request.

ANALYSIS

The subject site is part of the Skye Canyon Master Plan Area, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Canyon Development Standards. The City Council approved Tentative Map (TMP-75328) request for the subject site to allow a proposed 123-lot single family residential subdivision on March 6, 2019. The applicant now requests a Special Use Permit for a Temporary Real Estate Sales Office use. The use is subject to Title 19 development standards. A minimum of five on-site parking spaces in compliance with ADA parking requirements are required. The submitted site plan depicts the required amount of parking.

Per Title 19, the Temporary Real Estate Sales Office is defined as, “An office operating at a fixed location within an existing model home, trailer or commercial structure which is used temporarily for the purpose of real estate sales.” Per the submitted justification letter, the applicant intends to operate a sales office for the residential subdivision daily between the hours of 10am and 6pm. It is anticipated that the sales office will be open between 36 and 42 months. At near completion of the community, the sales office will be deconstructed. The submitted floor and elevation plans depict a single-story, 17-foot tall, 1,156 square-foot office building. The building façade will feature stucco materials. An adequate amount of landscaping is provided.

As the proposed request adheres to Title 19 requirements and is compatible with the proposed development in the surrounding area, staff recommends approval.

FINDINGS (20-0104-SUP1)

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

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

   The proposed temporary use can be conducted in a manner that is harmonious and compatible with the existing 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 to support the proposed temporary sales office 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 Canyon View Lane, a 45-foot Minor Collector as described by the Kyle Canyon Development Standards, is adequate in size to meet 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.**

   If approved, the proposed will be subject to building permit and license requirements, thereby ensuring the protection of the public health, safety and welfare.

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

   The proposed use adheres to Title 19 requirements for a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/15/64	The City Commission approved the annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Blvd.
05/15/03	The City Council approved a rezoning (ZON-1364) FROM: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) TO: C-2 (General Commercial), C-1 (Limited Commercial), 0 (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) on property located on, or in close proximity to, both sides of Rancho Drive from Gowan Road to the northern City limits at Moccasin Road.
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
07/18/07	The City Council approved a request (ROC-22954) to remove all Conditions of an approved Rezoning (ZON-20543) which Rezoned Property from: R-E (Residence Estates) and U (Undeveloped) TND (Traditional Neighborhood Development) Land Use Designation to: TD (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road.
08/08/07	The City Council approved a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval.
08/15/07	The City Council approved a request (TMP-22586) for a 213-Lot Mixed-Use Subdivision on 1,712 acres generally located north of Grand Teton Drive, south of the Moccasin Road Alignment, between Shaumber Road on the west and Fort Apache Road on the east. Planning Commission recommended approval.
09/19/07	The City Council approved a rezoning (ZON-20475) to establish a G–O (Gaming Overlay) District on 51.38 acres at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/19/07	The City Council approved a request (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. Planning Commission and staff recommended approval.
12/20/07	The Planning Commission approved a request (TMP-25492) for a 105-Lot Mixed-Use Subdivision on 1,711.97 acres at the southwest corner of Fort Apache Road and Moccasin Road.
01/10/08	The Planning Commission denied a request (MOD-25755) for a Major Modification to the Kyle Canyon Development Standards and Design Guidelines to add the Standards and Design Guidelines for the Town Center Mixed-Use and the Urban Mixed-Use Land Use Categories.
02/06/08	The City Council approved a request (MSH-25695) to amend the Master Plan of Streets and Highways to rename Horse Drive west of Grand Canyon Drive to Kyle Heights Parkway; to realign a portion of the Iron Mountain Road alignment between Horse Drive and the Northern Beltway; to reclassify various streets as identified by the special design designations adopted as part of the Kyle Canyon Development Standards and Design Guidelines; and to add or remove various roadway segments. The Planning Commission and staff recommended approval. The City Council also approved a Major Modification (MOD-25875) of the Kyle Canyon Development Standards and Design Guidelines to amend various street names and to clarify street cross section drawings within the Community. A subsequent Street Name Change application will be required prior to issuance of the first residential permit in the Community. The Planning Commission and staff recommended approval.
02/20/08	The City Council approved a request (GPA-25383) to modify Map Number 7 ("Existing and Proposed Trail Alignments") of the Centennial Hills Sector Plan to remove alignments of a proposed Multi-Use Non-Equestrian Trail along the Hualapai Way alignment between Grand Teton Drive and Kyle Canyon Road and along Log Cabin Way between Fort Apache Road and a point approximately 4,080 feet in a westerly direction. The Planning Commission and staff recommended approval.
08/06/08	The City Council approved a required review (DIR-28767) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval. A condition of approval required a follow-up review on 10/01/08.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/03/08	The City Council approved a follow-up required review (DIR-29916) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC (abeyed from 10/01/08). Staff recommended approval.
08/05/09	The City Council approved the required review (DIR-34955) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.
04/08/14	The Planning Commission approved a request (TMP-53058) for a 45-Lot Subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road.
08/06/14	The City Council approved a request or possible action on a request for required review (DIR-54776) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.
07/20/16	The City Council approved a request (VAR-63963) for a Variance to allow Natural Washes where Low Flow Concrete Channels are required within the Skye Canyon Master Planned Community. Planning Commission and staff recommended approval.
07/20/16	The City Council approved a Directors Business Item (DIR-63962) for the 3rd amendment to the Kyle Canyon Development agreement. The Planning Commission and Staff recommended approval on 06/14/16.
04/15/15	The City Council approved a Directors Business Item (DIR-57816) for the 2nd amendment to the Kyle Canyon Development agreement. The Planning Commission and Staff recommended approval on 03/10/15.
05/12/15	The Planning Commission approved a request (TMP-58560) for a proposed 66-Lot Mixed-Use Subdivision on 1,501.80 acres at the northeast corner of Grand Teton Drive and Puli Drive.
03/16/16	The City Council approved a request (MOD-62679) for a Major Modification of the Kyle Canyon Development Standards to amend to Blended Land Use Design Guidelines. Planning Commission and staff recommended approval.
09/13/16	The Planning Commission approved a request (TMP-65803) for a proposed 86-Lot Mixed-Use Subdivision on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/18/18	The City Council approved a request (MOD-73325) for a Major Modification of the Kyle Canyon Development Standards to amend the Minimum Setbacks for the Kyle R-CL (Single Family Compact Lot), Kyle R-TH (Single Family Attached), and Kyle R-2 (Medium-Low Density Residential) Districts. Both the Planning Commission and staff recommended approval.
03/06/19	The City Council approved Tentative Map (TMP-75328) to allow a proposed 123-lot single family residential subdivision. Staff recommended approval.

Most Recent Change of Ownership	
04/26/19	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
07/23/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a Special Use Permit.

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

Field Check	
10/30/20	Staff conducted a routine field check and found an undeveloped area. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.19

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

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) 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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Canyon View Lane	Minor Collector	Kyle Canyon Development Standards	45	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	
Temporary Real Estate Sales Office	1	Min. of 5	5				
TOTAL SPACES REQUIRED			5		5		Y
Regular and Handicap Spaces Required			4	1	4	1	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) 9993 & 9999 SKYE GAZER AVENUE

Project Name AVIANO **Proposed Use** Temporary Real Estate Sales Offic

Assessor's Parcel #(s) 12507212012 & 12507212013 **Ward #** 6 - Fiore

General Plan: Existing Residential Proposed No Change **Zoning:** Existing T-D Proposed No Change

Additional Information Request is for temporary structure to be used as a sales office while the community is actively selling. The structure will be deconstructed at near completion of the community and a home will be built on each parcel as intended

Property Owner TOLL NORTH LV, LLC Contact JASON REED

Address 1140 N. TOWN CENTER DRIVE, SUITE #250 City LAS VEGAS State NV Zip 89144

E-mail JREED1@TOLLBROTHERS.COM Phone (702) 243-9800

Applicant TOLL NORTH LV, LLC Contact JASON REED

Address 1140 N. TOWN CENTER DRIVE, SUITE #250 City LAS VEGAS State NV Zip 89144

E-mail JREED1@TOLLBROTHERS.COM Phone (702) 243-9800

Representative JASON REED Contact JASON REED

Address 1140 N. TOWN CENTER DRIVE, SUITE #250 City LAS VEGAS State NV Zip 89144

E-mail JREED1@TOLLBROTHERS.COM Phone (702) 243-9800

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 on Final Maps, Tentative Maps and Parcel Maps

Print Name Dan Wright

Subscribed and sworn before me

This 28 day of July, 20 20

Michelle Gresser

Notary Public in and for said County and State

MICHELLE GRESSER
Notary Public-State of Nevada
APPT. NO. 14-14891-1
My Appt. Expires 10-02-2022

SKYE TRE
SKYE GAZER AVE
(PRIVATE)
CE I
CE A
61
62
63
64
65
66
67
68
69
70
71
72
3:1 MAX
SALES OFFICE
PARKING LOT
PATIO
PORCH
POP OUT
FIREPLACE

LEGEND
BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
PROPERTY LINE
CURB AND GUTTER
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED SCREEN WALL
ADA WALKWAY
PROPOSED 100W STREETLIGHT
FIRE HYDRANT
SCARPING
IRRIGATION METER
SIGHT VISIBILITY ZONE

TYPICAL LOT DETAIL R-1
NOT TO SCALE
105' MIN
50' MIN
FRONT
LIVING
GARAGE
PATIO
INTERIOR
CORNER SIDE

Landscape Construction Drawings for:

TOLL BROTHERS AT AVIANO - SKYE CANYON

Phase 1, Lots 64 - 68, APN 125-07-111-003
Las Vegas, Nevada
Model Landscape Plans

Planning Commission - Page 253

REVISIONS

REV.	SHEET	DESCRIPTION	DATE	BY
1				
2				
3				
4				
5				
6				
7				

20-0104
07/30/2020

SUBMITTED FOR APPROVAL _____ DATE
APPROVED _____ DATE
RELEASED FOR BID _____ DATE
CONSTRUCTION SET ISSUED _____ DATE

CONSTRUCTION NOTES AND LEGEND

NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
2. ALL WORK SHALL BE PERFORMED BY A NEVADA LICENSED CONTRACTOR.
3. CONSTRUCTION AND INSTALLATION OF ALL LANDSCAPE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO NV-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND/OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.
5. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE.

LEGEND

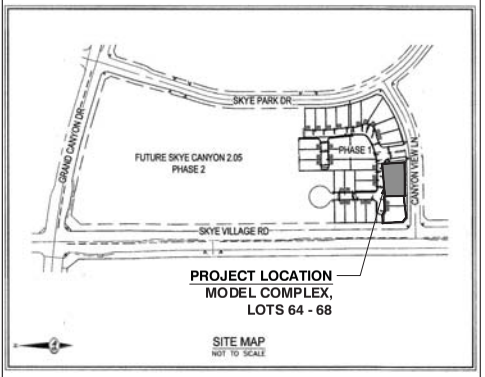
ϕ	DIAMETER	(33.60)	EXISTING SPOT ELEVATION
FF	FINISH FLOOR ELEVATION	33.60	PROPOSED SPOT ELEVATION
GF	GARAGE FLOOR ELEVATION	HT	HEIGHT
PE	PAD ELEVATION	BCR	BEGINNING OF CURB RADIUS
TW	TOP OF WALL	ECR	END OF CURB RADIUS
TF	TOP OF FOOTING ELEVATION	TC	TOP OF CURB
BW	BOTTOM OF WALL	BC	BOTTOM OF CURB
TS	TOP OF STEP	EJ	EXPANSION JOINT
BS	BOTTOM OF STEP	SJ	SCORE JOINT
CB	CATCH BASIN	SC	SAW CUT
FG	FINISH GRADE	R	RADIUS
FS	FINISH SURFACE	RDWD	REDWOOD
HP	HIGH POINT	HDR	HEADER
LP	LOW POINT	LA	LANDSCAPE ARCHITECT
FL	FLOW LINE	MIN	MINIMUM
OC	ON CENTER	MAX	MAXIMUM
CB	CATCH BASIN	MJ	MASTIC JOINT
TG	TOP OF GRATE ELEVATION	TYP	TYPICAL
INV	INVERT ELEVATION	PA	PLANTING AREA
BB	BOND BEAM ELEVATION		

ALIGN
1.0% GRADIENT IN PERCENTAGE
4:1 RATIO: 4' HORIZONTAL DISTANCE PER 1' OF VERTICAL HEIGHT
R RIDGE
GB GRADE BREAK
DIRECTION OF FLOW
ATRIUM DRAIN
DECK DRAIN
TURF DRAIN
31 PROPOSED CONTOUR
31 EXISTING CONTOUR
BERM - BUILT-UP LANDSCAPE GRADE
DETAIL REFERENCE — SHEET LOCATION
SECTION REFERENCE — SHEET LOCATION

VICINITY MAP



LOCATION MAP



CONSULTANTS

LANDSCAPE ARCHITECT
SUMMERS MURPHY & PARTNERS, INC.
34197 COAST HIGHWAY, SUITE 200
DANA POINT, CA 92629
PHONE: 949.443.1446
FAX: 949.443.1631
CONTACT: PAT MURPHY

ARCHITECT
BSB DESIGN, INC.
9105 EAST DEL CAMINO DRIVE, STE 105
SCOTTSDALE, AZ 85258
PHONE: 480.663.2100
CONTACT: CHRIS BLACKBURN

CIVIL ENGINEER
WESTWOOD
5740 S. ARVILLE STREET, STE 216
LAS VEGAS, NV 89118
PHONE: 702.527.6670
CONTACT: KEVIN BROSS

POOL CONTRACTOR

STRUCTURAL ENGINEER
COMPANY
ADDRESS
ADDRESS
PHONE:
CONTACT:

APPLICANT

TOLL BROTHERS
1140 N. TOWN CENTER DRIVE #250
LAS VEGAS, NV 89144
CONTACT: JASON REED
PHONE: 702.204.4440

SHEET INDEX

NO.	SHEET	SHEET DESCRIPTION
1	TL	TITLE SHEET
2	PT-1	TREE PLANTING LAYOUT PLAN
3	PS-1	SHRUB PLANTING LAYOUT PLAN
4	PD-1	PLANTING DETAILS
5	PN-1	PLANTING NOTES

PLAN SET 'A'
DATED: 05/29/2020
SMP PLAN CONTROL

Underground Service Alert
Call TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
PATRICK C.M. MURPHY
848
STATE OF NEVADA

These drawings and/or the accompanying specifications are the exclusive property of Summers/Murphy & Partners, Inc. and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method, in whole or part, is prohibited except by written permission from Forsum/Summers & Murphy, Inc.

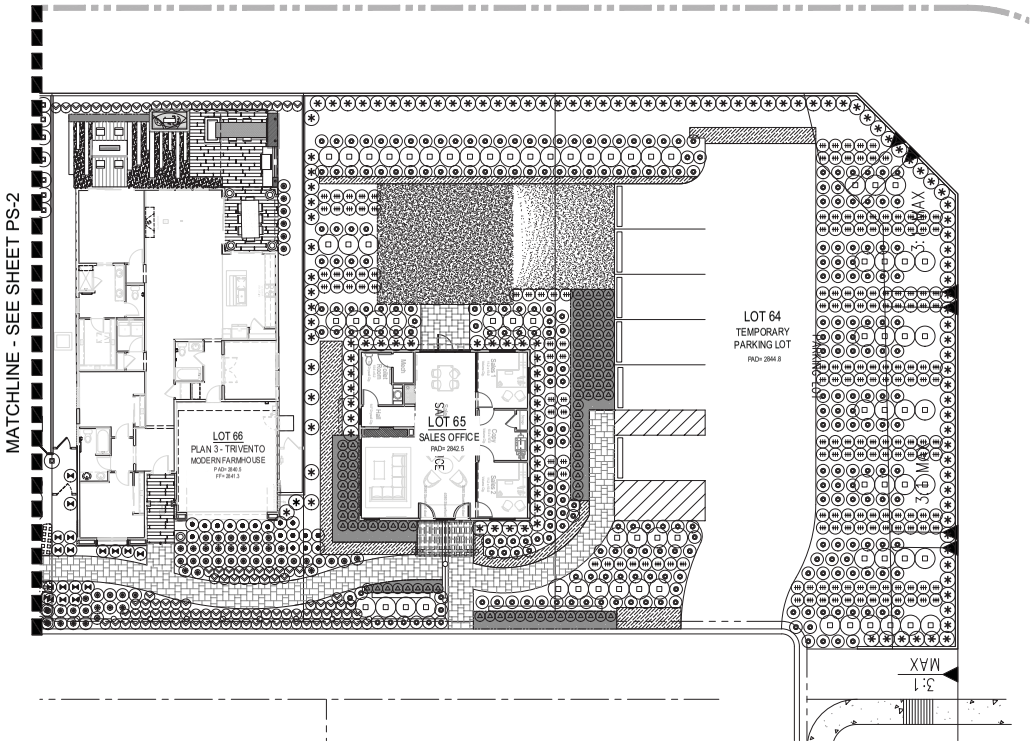
DATE | REVISION:

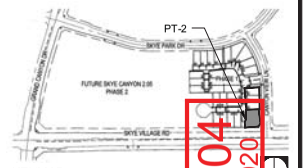
OWNER:
TOLL BROTHERS
1140 N. TOWN CENTER DR. #250
LAS VEGAS, NEVADA 89144
PHONE: 702.243.9800

PROJECT:
TOLL BROTHERS AT AVIANO - SKYE CANYON
TRACT 4, LOTS 64-68
LAS VEGAS, NEVADA
LANDSCAPE CONSTRUCTION PLANS

SHEET DESCRIPTION
TITLE SHEET

DESIGNED	RH
DRAWN	LH
CHECKED	SMP
DATE	05/15/2020
JOB NO.	115968
CAD FILE	968_MDL_TL.dwg
SHEET NUMBER	TL





20-0104
07/30/2020

SHRUB LEGEND

SYM	BOTANICAL/COMMON NAME	SIZE/SPACING	QTY.
LOT 65, SALES OFFICE			
	AGAVE PARRYI MESCAL AGAVE	5 GAL. @36" O.C.	100
	CAREX DIVULSA BERKELEY SEDGE	5 GAL. @12" O.C.	
	CHRYSACTINIA MEXICANA DAMIANITA	5 GAL. @30" O.C.	189
	DASYLIRION WHEELERI GREY DESERT SPOON, SOTOL	15 GAL. @48" O.C.	71
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' TRAILING GERMANDER	5 GAL. @30" O.C.	271
	XYLOSMA CONGESTUM SHINY XYLOSMA	15 GAL. @36" O.C.	131
LOT 66, PLAN 3| 'MODERN FARMHOUSE'			
	DIETES BICOLOR YELLOW MORAEA, FORTNIGHT LILY	5 GAL. @24" O.C.	107
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	5 GAL. @30" O.C.	56
	ROSA FLORIBUNDA 'ICEBERG WHITE' WHITE ICEBERG ROSE	15 GAL. @30" O.C.	17
	ROSA FLORIBUNDA 'ICEBERG BURGANDY BURGANDY ICEBERG ROSE	15 GAL. @30" O.C.	17

GENERAL PLANTING NOTES:

1. AT THE CONCLUSION OF ROUGH GRADING, AN AGRONOMIC SOILS REPORT SHALL BE OBTAINED BY THE CONTRACTOR. RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF PLANTING AREAS.
2. TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. IF THE CONTRACTOR CANNOT LOCATE MATERIAL OF ACCEPTABLE SIZE AT THE TIME OF INSTALLATION, CONTACT LANDSCAPE ARCHITECT FOR SPECIES SUBSTITUTION; DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
3. CONCEAL IRRIGATION VALVES IN SHRUB AREAS.
4. TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN SIX (6) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
5. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF FOUR (4)FEET FROM ALL UNDERGROUND UTILITIES, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. TWENTY (20)FEET FROM ALL STREETLIGHTS. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 8" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER TREE AND SHRUB MASSES AS SHOWN ON PLAN.
6. SODDED LAWN SHALL BE "MARATHON IIE" TURF - TYPE DWARF FESCUE AVAILABLE FROM SOUTHLAND SOD FARMS (805) 488-3585.
7. CONTRACTOR / DEVELOPER IS TO CONTACT THE CITY FOR A FINAL INSPECTION OF THE LANDSCAPE ONCE ALL WORK IS COMPLETE.
8. CONTRACTOR IS TO PROVIDE COPIES OF SOIL AMENDMENT DELIVERY TICKETS TO THE CITY INSPECTOR AT THE FINAL INSPECTION.
9. MATURE PLANTING S SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
10. ALL PLANTING BEDS TO RECEIVE A TOP DRESSING OF "FOREST FLOOR" ORGANIC BARK MULCH (SEE PLANTING DETAIL) BOTH SHRUB AREAS AND SIDEYARDS TO RECEIVE 2" THICK LAYER.
11. ALL TREES ARE TO BE TAGGED BY LANDSCAPE ARCHITECT.

NORTH

SCALE: 1" = 10' - 0"

0 10 20 30 40

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1646

REGISTERED LANDSCAPE ARCHITECT
PATRICK C.M. MURPHY
848
STATE OF NEVADA

These drawings and/or the accompanying specifications are the exclusive property of Summers/Murphy & Partners, Inc. and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method, in whole or part, is prohibited except by written permission from Forsum/Summers & Murphy, Inc.

DATE	REVISION:

OWNER:
TOLL BROTHERS
1140 N. TOWN CENTER DR. #260
LAS VEGAS, NEVADA 89144
PHONE: 702.243.9800

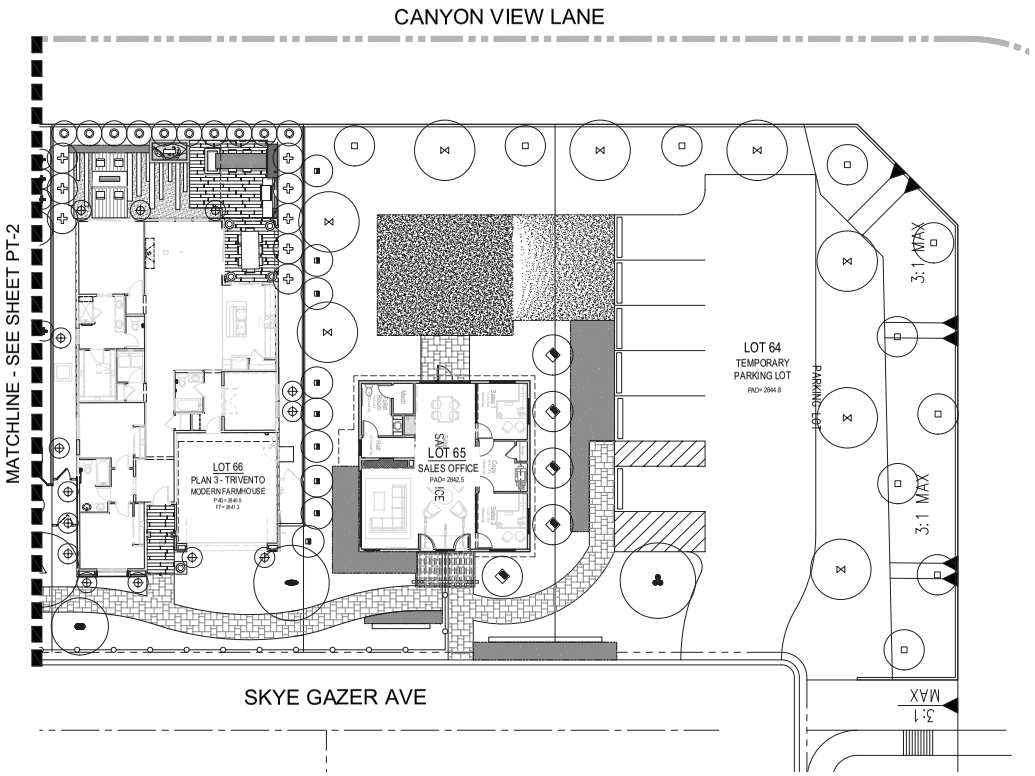
PROJECT:
TOLL BROTHERS AT AVIANO - SKYE CANYON
TRACT 4, LOTS 64-66
LAS VEGAS, NEVADA
MODEL LANDSCAPE CONSTRUCTION PLANS

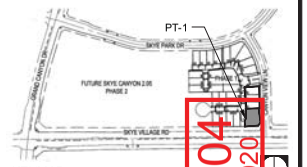
SHEET DESCRIPTION
SHRUB PLANTING LAYOUT PLAN

DESIGNED	RH
DRAWN	LH
CHECKED	SMP
DATE	05/15/2020
JOB NO.	115968
CAD FILE	968_MDL_PS.dwg

SHEET NUMBER
PS-1
17 OF 19

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG





KEYMAP
NOT TO SCALE

20-0104
07/30/2020

TREE LEGEND

SYM	BOTANICAL/COMMON NAME	SIZE	FORM	QTY.
LOT 65, SALES OFFICE				
	PINUS ELDARICA AFGHAN PINE	24" BOX		9
	PINUS ELDARICA AFGHAN PINE	36" BOX		10
	PROSOPIS GLANDULOSA 'MAVERICK' MAVERICK TEXAS HONEY MESQUITE	36" BOX	MULTI-TRUNK SYMMETRICAL SHAPE	7
	PROSOPIS 'PHOENIX' CHILEAN MESQUITE	36" BOX	MULTI-TRUNK SYMMETRICAL SHAPE	1
	PROSOPIS 'PHOENIX' CHILEAN MESQUITE	48" BOX	MULTI-TRUNK SYMMETRICAL SHAPE	1
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	8' BTH	STRAIGHT TRUNK MATCHING	5
**LOT 66, PLAN 3	'MODERN FARMHOUSE'**			
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX	MULTI-TRUNK SYMMETRICAL SHAPE	1
	DODONEA VISCOSA 'PURPUREA' PURPLE-LEAFED HOP-BUSH	15 GAL	COLUMNAR	1
	DODONEA VISCOSA 'PUPUREA' PURPLE-LEAFED HOP-BUSH	24" BOX	COLUMNAR	10
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	24" BOX	LOW BRANCH NATURAL	8
	PROSOPIS 'PHOENIX' CHILEAN MESQUITE	~~48" BOX~~	MULTI-TRUNK SYMMETRICAL SHAPE	1

GENERAL PLANTING NOTES:

1. AT THE CONCLUSION OF ROUGH GRADING, AN AGRONOMIC SOILS REPORT SHALL BE OBTAINED BY THE CONTRACTOR. RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF PLANTING AREAS.
2. TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. IF THE CONTRACTOR CANNOT LOCATE MATERIAL OF ACCEPTABLE SIZE AT THE TIME OF INSTALLATION, CONTACT LANDSCAPE ARCHITECT FOR SPECIES SUBSTITUTION; DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
3. CONCEAL IRRIGATION VALVES IN SHRUB AREAS.
4. TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN SIX (6) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
5. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF FOUR (4)FEET FROM ALL UNDERGROUND UTILITIES, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. TWENTY 20)FEET FROM ALL STREETLIGHTS. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT. GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 8" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER TREE AND SHRUB MASSES AS SHOWN ON PLAN.
6. SODDED LAWN SHALL BE "MARATHON IIE" TURF - TYPE DWARF FESCUE AVAILABLE FROM SOUTHLAND SOD FARMS (805) 488-3585.
7. CONTRACTOR / DEVELOPER IS TO CONTACT THE CITY FOR A FINAL INSPECTION OF THE LANDSCAPE ONCE ALL WORK IS COMPLETE.
8. CONTRACTOR IS TO PROVIDE COPIES OF 9OIL AMENDMENT DELIVERY TICKETS TO THE CITY INSPECTOR AT THE FINAL INSPECTION.
9. MATURE PLANTING S SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
10. ALL PLANTING BEDS TO RECEIVE A TOP DRESSING OF 'FOREST FLOOR' ORGANIC BARK MULCH (SEE PLANTING DETAIL) BOTH SHRUB AREAS AND SIDEYARDS TO RECEIVE 2" THICK LAYER.
11. ALL TREES ARE TO BE TAGGED BY LANDSCAPE ARCHITECT.

NORTH

SCALE: 1" = 10' - 0"
0 10 20 30 40

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT PATRICK C.M. MURPHY 848 STATE OF NEVADA

These drawings and/or the accompanying specifications are the exclusive property of Summers/Murphy & Partners, Inc. and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method, in whole or part, is prohibited except by written permission from Forsum/ Summers & Murphy, Inc.

DATE REVISION:

OWNER:
TOLL BROTHERS
1140 N. TOWN CENTER DR. #260
LAS VEGAS, NEVADA 89144
PHONE: 702.349.9800

PROJECT:
TOLL BROTHERS AT AVIANO - SKYE CANYON
TRACT 4, LOTS 64-68
LAS VEGAS, NEVADA
MODEL LANDSCAPE CONSTRUCTION PLANS

SHEET DESCRIPTION
TREE PLANTING LAYOUT PLAN

DESIGNED	RH
DRAWN	LH
CHECKED	SMP
DATE	05/15/2020
JOB NO.	115968
CAD FILE	968_MDL_PT.dwg

SHEET NUMBER
PT-1
15 OF 20

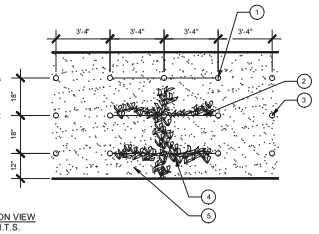
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

I ESPALIER / VINE ATTACHMENT

LEGEND

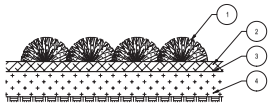
1. 3/8" STAINLESS STEEL EYE SCREW IN LEAD SHIELDS
2. 12 GA. GALVANIZED WIRE. SECURE VINE TO WIRE WITH NURSERYMAN'S TAPE
3. FUTURE EYE SCREWS
4. ANGLE BACK TRUNK OF VINE TO WALL AND REMOVE STAKE, SECURE TO WIRE
5. MASONRY WALL

NOTES:
- FOR 5 GALLON VINE, INSTALL ROWS 1 AND 2.
- FOR 15 GALLON VINE, INSTALL ROWS 1, 2, AND 3.
- THIS DETAIL PERTAINS TO ALL FENCE/MASONRY WALLS, NOT BUILDING WALLS. VINES AT BUILDING WALLS TO REMAIN ON WOOD TRELLIS.
  15 GALLON VINES TO BE ON 15 GALLON VINE RACK
  5 GALLON VINES TO BE ON 5 GALLON VINE RACKS



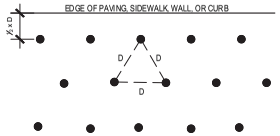
ELEVATION VIEW
SCALE: N.T.S.

G GROUND COVER PLANTING



LEGEND

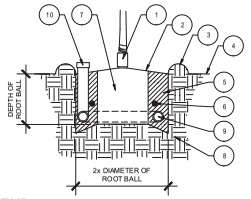
1. GROUND COVER PLANT FROM FLATS OR LINERS
2. 2" DEEP MULCH
3. FINISH GRADE
4. PREPARED BACKFILL - SEE SPECIFICATIONS FOR TYPE AND DEPTH



NOTE: LOCATION PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN.

D - AS NOTED ON PLAN

D TREE PLANTING WITH DRAINAGE



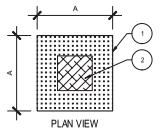
LEGEND

1. (1) 8" ARBOR GUARD FOR EACH TREE IN TURF BY DEEP ROOT CORP. (714) 898-0563.
2. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE
3. 3" HIGH WATER BASIN - SEE SPECIFICATIONS
4. FINISH GRADE
5. BACKFILL MIX - SEE SOILS REPORT
6. PLANTING TABLET - SEE SCHEDULE FOR QUANTITY
7. ROOT BALL
8. NATIVE SUBGRADE
9. 4" DIA. FLEXIBLE PERFORATED DRAIN PIPE ENCIRCLING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE. SURROUND PIPE WITH FILTER FABRIC.
10. 4" VERTICAL PERFORATED DRAIN PIPE. CONNECT TO PIPE AT BASE OF PIT AND CAP AT SURFACE. SURROUND PIPE WITH FILTER FABRIC.

A PLANT PIT SIZING CHART

PLAS-01

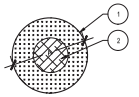
CONTAINER SIZE	A WIDTH	B DEPTH
1 GALLON	12"	DEPTH OF ROOTBALL
5 GALLON	26"	
15 GALLON	36"	
24" BOX	48"	
30" BOX	54"	
36" BOX	66"	
48" BOX	84"	



PLAN VIEW

FOR BOX TREES

1. PLANT PIT TO BE SQUARE - SEE ABOVE FOR DIMENSIONS
2. ROOT BALL



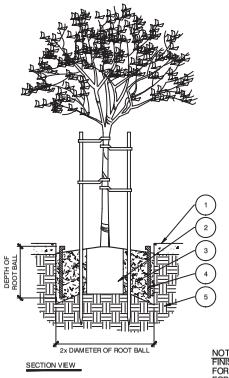
PLAN VIEW

FOR CONTAINER PLANTS

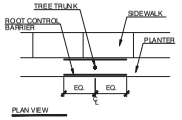
1. PLANT PIT TO BE ROUND - SEE ABOVE FOR DIMENSIONS.
2. ROOT BALL

20-0104
07/30/2020

E ROOT CONTROL BARRIER



SECTION VIEW



PLAN VIEW

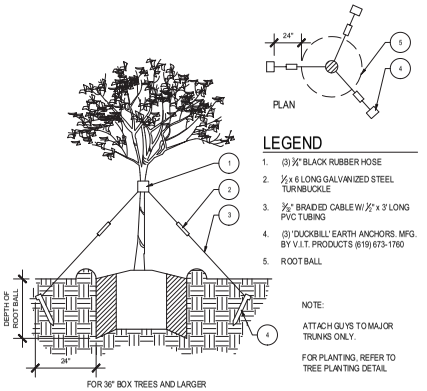
LEGEND

1. CONCRETE PAVING - REFER TO CONSTRUCTION PLAN
2. ROOT BALL
3. AMENDED BACKFILL MIX
4. ONE PIECE, MOLDED AND RIBBED ROOT BARRIER. RIBS TO BE A MINIMUM OF ½" WIDE x ½" DEEP, AND FACING THE TREE. ROOT BARRIER TO BE MADE OF POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS, .080" THICH MIN AND 24" HIGH x 10' LONG (5 ON EACH SIDE OF TRUNK) REFER TO PLAN ABOVE
5. NATIVE SUBGRADE

NOTES:
FINISH GRADE TO BE LEVEL WITH TOB OF CURB.
FOR PLANTING, REFER TO TREE PLANTING DETAIL
FOR STAKING, REFER TO TREE STAKING DETAIL
ROOT CONTROL FOR TREES 5' FROM ANY HARDSCAPE. PLACE LINEAR BARRIERS AGAINST PAVING - BOTH SIDES

ALL PARKWAY STREET TREES RECEIVE ROOT BARRIER.

B TREE GUYING



FOR 36" BOX TREES AND LARGER

LEGEND

1. (3) ¾" BLACK RUBBER HOSE
2. ½ x 6 LONG GALVANIZED STEEL TURNBUCKLE
3. 3/16" BRAIDED CABLE W/ ½" x 3' LONG PVC TUBING
4. (3) "DUCKBILL" EARTH ANCHORS. MFG. BY V.I.T. PRODUCTS (619) 673-1760
5. ROOT BALL

NOTE:
ATTACH GUYS TO MAJOR TRUNKS ONLY.

FOR PLANTING, REFER TO TREE PLANTING DETAIL

H PLANT TABLET SCHEDULE & NOTES

PLANTING TABLET SCHEDULE

GRO-POWER PLANTING TABLETS FOR CONTAINER-GROWN PLANTS

1 GALLON	CONTAINER RECEIVES	2-3	TABLETS
3 GALLON	CONTAINER RECEIVES	3-6	TABLETS
5 GALLON	CONTAINER RECEIVES	6-9	TABLETS
7 GALLON	CONTAINER RECEIVES	8-10	TABLETS
10 GALLON	CONTAINER RECEIVES	10-12	TABLETS
15 GALLON	CONTAINER RECEIVES	12-15	TABLETS
20"-24" BOX	RECEIVES	14-16	TABLETS
30" BOX	RECEIVES	16-18	TABLETS
36" BOX	RECEIVES	18-20	TABLETS
42" BOX	RECEIVES	20-22	TABLETS
48" BOX	RECEIVES	22-24	TABLETS
60" BOX	RECEIVES	32-36	TABLETS
LARGER SIZES:	FOR EACH 1/2" CALIPER USE:	3-4	TABLETS

SOD LAWN

SOD LAWN SHALL BE "MARATHON IIE" TURF - TYPE DWARF FESCUE AVAILABLE FROM SOUTHLAND SOD FARMS (805) 488-3585.

SOILS REPORT

AT THE CONCLUSION OF ROUGH GRADING AN AGRONOMIC SOILS REPORT SHALL BE PREPARED BY THE OWNER AND FURNISHED TO THE CONTRACTOR, AND ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS.

SOIL MIXTURE

SOIL MIXTURE AND ANY AMENDMENT ADDITIVES SHOULD BE PROVIDED FOR BID PURPOSES ONLY.

SOILS ANALYSIS

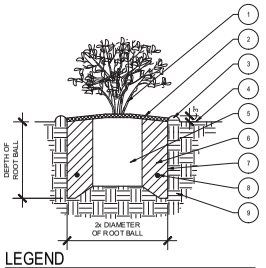
SOIL ANALYSIS SUBMITTED TO THE CITY SHOULD INCLUDE THE FOLLOWING:
- SOIL TEXTURE
- PERCENTAGE OF ORGANIC MATTER
- SOIL INFILTRATION RATE (MEASURED OR DERIVED FROM SOIL TEXTURE / INFILTRATION RATE TABLES)
- PH AND TOTAL SOLUBLE SALTS

ORGANIC TOP DRESSING

ALL PLANTING BEDS TO RECEIVE A LAYER OF ORGANIC TOP DRESSING "FOREST FLOOR, O"-2" CUT.
- SHRUB AREAS TO RECEIVE: 2" LAYER MINIMUM
- GROUNDCOVER AREAS TO RECEIVE: 1 1/2" LAYER MINIMUM

AVAILABLE FROM:
AGUINAGA FERTILIZER
(949) 786-9558

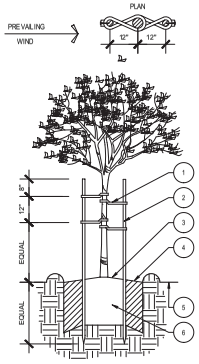
F SHRUB PLANTING



LEGEND

1. 1,5, OR 15 GALLON SHRUB
2. 2" LAYER OF MULCH
3. 3" WATER BASIN
4. FINISH GRADE
5. ROOT BALL
6. AMENDED SOIL FOR PLANTING - SEE SOILS REPORT
7. PLANT PIT EXCAVATION
8. PLANTING TABLETS - SEE SCHEDULE FOR QUANTITY
9. NATIVE SUBGRADE

C TREE STAKING



FOR 24" BOX TREES OR SMALLER

LEGEND

1. 'CINCH-TIE' BY V.I.T. CO. (619) 673-1760
2. LODGEPOLE PINE STAKE COPPER NAPHTHENATE IMPREGNATED. 2-1/2" DIA. x 12' LONG FOR 24" BOX AND SMALLER.
3. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE
4. MIN. 18" DIAMETER MULCH ZONE AROUND THE BASE OF EACH TREE IN TURF.
5. FINISH GRADE
6. ROOT BALL

NOTE:
MINIMUM TWO TIES (TOP & BOTTOM) REQUIRED. USE THIRD TIE WHEN NECESSARY TO HOLD TREE IN UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE (WRAP STAKE TO FORM FIGURE EIGHT. NAIL W (1) GALVANIZED NAIL THROUGH EACH TIE INTO POLE.

FOR PLANTING, REFER TO TREE PLANTING DETAIL.

Planning Commission - Page 256

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT, CA 92629
(949) 443-1646

REGISTERED LANDSCAPE ARCHITECT
PATRICK C.M. MURPHY
848
STATE OF NEVADA

These drawings and/or the accompanying specifications are the exclusive property of Summers/Murphy & Partners, Inc. and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method, in whole or part, is prohibited except by written permission from Forsum/Summers & Murphy, Inc.

REVISION:
DATE:

OWNER:
TOLL BROTHERS
1140 N. TOWN CENTER DR. #250
LAS VEGAS, NEVADA 89144
PHONE: 702.243.9800

PROJECT:
TOLL BROTHERS AT AVIANO - SKYE CANYON
TRACT 4, LOTS 64-68
LAS VEGAS, NEVADA
MODEL LANDSCAPE CONSTRUCTION PLANS

SHEET DESCRIPTION
PLANTING DETAILS

DESIGNED	SMP
DRAWN	SMP
CHECKED	SMP
DATE	05/15/2020
JOB NO.	115968
CAD FILE	968_MDL_PD

SHEET NUMBER
PD-1
19 OF 20

I. GENERAL SITE PLANNING

The Owner shall have a soil analysis made after completion of the rough grading. The Contractor shall incorporate all soil amendments and fertilizers prescribed herein. The soil preparation specified below shall be adjusted according to the analysis, after approval from landscape architect.

A. Weed Control for Lawn, Shrub & Ground Cover Areas (Except Slopes)

1. Remove all existing weeds from surface. Remove all roots of Bermuda-Johnson Grass, etc. and dispose of off site.
2. Install irrigation.
3. Fertilize all shrub/ground cover areas. Apply 10 lbs. of 16-20-0 commercial fertilizer per 1,000 sq. ft. or as directed by soils report.
4. Water all shrub/ground cover areas for three (3) weeks to germinate weed seeds. Apply water at low rate to avoid erosion.
5. Licensed applicator shall apply systemic weed killer to all planting areas per manufacturer's specifications.

B. Soil Preparation & Finish Grading

1. Rough grade: Site to be received by Landscape Contractor to within 1/10 foot plus or minus by owner based upon Civil Engineer's grading plan.
2. Finish grade: Finish grading to consist of grading, raking and hand work necessary to achieve desired contour and flow line patterns, based upon Civil Engineer's plans, resulting in evenly finished surfaces free of debris and litter.
3. Spread over all lawn, shrub and ground cover areas, amendments and fertilizer prescribed in soils report. Thoroughly mix into soil to depth to of 6" or more and fine grade. Shape mounds as shown on plans. Contractor to import soil necessary to attain design grades and berms, all import soil shall be free of weeds, debris, and have balanced Ph. Smooth and even grading without depressions or high spots, to provide smooth and even surfaces for proper drainage. Final grade shall be 1" below walk/top of curb. Remove from the site all stones over 2" in size.

C. Planting

Plant trees, shrubs and ground cover as called for where indicated on Planting Plan and as detailed on Planting Detail sheet.

Substitutions of plants will not be accepted unless approved by Landscape Architect.

1. Ground Cover - Flats and/or Cuttings

   All plant materials specified as rooted cuttings or flat stock on Planting Plan shall remain in the flats until time of transplanting. The flat soil shall contain sufficient moisture so that soil does not fall apart when lifting plant from flat. Ground cover plants shall not allowed to dry out before or while being planted. Roots shall not be exposed to the air except while actually being planted. Wilted plants will not be accepted. At the time of planting, the soil around each plant shall be firmed sufficiently to force out air pockets. Plants to be planted in triangular spacing as specified O.C. (On Center). All cuttings shall be minimum of 6" long. Install plants in 6" X 6' planting pits. Water immediately after each planting until one inch of water penetration is obtained. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this contract shall be repaired immediately.

2. Shrub & Trees

   Plant all container-grown plants in planting pits, two (2) times wider and two (2) times deeper than the container, as directed on Planting Detail sheet. Thoroughly mix 1/3 organic backfill (Nitrolized Redwood Shavings or equal) and the amendments specified in the soils analysis with the site soil, prior to backfilling of planting pits. Install Plant Tablets, per the manufacturer's instructions and as detailed on Planting Detail Sheet. Contractor shall construct basins around all trees not in lawn areas; basins shall not exceed top of root ball crown.

3. Top Dressing

   Top dress all ground cover and shrub areas with 2" thick layer of OGC (Organic Ground Cover), to be specified on all planting plans.

4. Staking

   Stake all trees as detailed on Planting Detail Sheet.

D. Special Backfill Mixes

1. Azaleas - Use 80% coarse Peat Moss, and 20% clean top soil.
2. Camellias & Ferns - Use 50% Peat Moss, 25% Forest Humus and 25% Site Soil
3. Pots and Planters - Use Kellogg's Indoor Planter Mix.

E. Sod - See Planting Details Sheet for sod type.

1. Areas shall have a smooth and continual grade between existing or fixed controls, such as: walks, curbs, catch basins. Roll, scarify, rake and level as necessary to obtain true, even soil structure.
2. Apply fertilizers as specified on Planting Detail Sheet and mix into the soil.
3. Sod shall be installed the same day it is delivered. Sod shall not be left on pallets in the hot sun. Contractor shall be responsible for any and all damage to sod not installed on day of delivery.
4. Unroll sod carefully and place in staggered pattern of strips. Sod shall be installed against adjacent strips to eliminate joints and edges.
5. Trim sod to conform to lawn shapes designated in the Planting Plan.
6. After sod is laid, it shall be irrigated thoroughly to provide moisture penetration to at least 6" into prepared soil.
7. All sod in sodded areas shall be handled and laid in a high standard workmanship manner. All ends, joints, and cuts shall fit tightly so that there are no voids and the final appearance is one of a continuous lawn. Sections of sod less than 18" long or 9" wide shall not be used.
8. No sod area will be accepted until approved by the Landscape Architect.

F. Hydroseed Turf

Hydroseed all areas designated as 'Hydroseeded Turf'. See Planting Detail Sheet for type and quality of seed mix, fertilizer and additional amendments.

1. Application

   a. Equipment: Hydraulic equipment used for the application of the fertilizer, seed, and fiber pulp, shall be of the 'Super Hydro-Seeder' type as approved by the Landscape Architect. This equipment shall have a built-in agitator system and operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry containing not less than 40 lbs. of fiber mulch plus a combination of 7 lbs. fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which shall place the slurry tank and spray nozzle within sufficient proximity to be seeded.

   b. Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the heights of the agitator shaft, good circulation shall be established and at this time the seed shall be added. Fertilizer shall then be added, followed by fiber mulch. The fiber mulch shall be added to the mixture after the seed and when the tank is at least one-third filled with water. All fiber mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence immediately when tank is full.

   c. Application: Apply hydro-mulch in the form of a slurry consisting of wood cellulose fiber, seed, chemical additives, commercial fertilizer and water. When hydraulically sprayed on the soil surface, the hydromulching shall form a blotter-like ground cover impregnated uniformly with seed and fertilizer and shall allow the absorption of moisture and rain fall and percolation to the underlying soil. Remove construction. Leave site broom-clean.

II. GENERAL SLOPE PLANTING

The Owner shall have a soil analysis made after completion of rough grading. The Contractor shall incorporate all soil amendments and fertilizers prescribed herein. The soil preparation specified below shall be adjusted accordingly to the analysis after approval from the landscape architect.

A. Planting Preparation

1. Slope Texturing

   a. Cut Slopes: These surfaces shall be roughened in a horizontal direction following the contour of the slope. The roughened texture shall be made by hand raking or similar mechanical means.

   b. Fill Slopes: These surfaces shall be compacted and finished and also roughened in a horizontal direction following the contour of the slope. The roughened texture shall be made by hand raking or similar mechanical means.

2. Weed Eradication Procedures

   a. Manually remove all existing vegetation and dispose of it off-site.

   b. Fertilize all planting areas with fertilizer based on Soil Labs recommendations. (See Planting Detail Sheet). Add any and all soil amendments as required, per the soil analysis. Begin watering process to activate fertilizer and additive chemicals.

   c. Water all planting areas thoroughly and continuously for a period of two (2) consecutive weeks. The Landscape Architect shall approve specific watering duration and frequency program designed to germinate all residual weed seeds.

   d. Discontinue watering process for two (2) days, then apply recommendation by licensed applicator, if perennial weeds appear on the slopes. If annual weeds appear use straight contact herbicide as per the pest control advisor's recommendations. No water shall be applied for a minimum of four (4) days following application of contact weed killer.

   e. Allow sufficient period of time to insure that all weeds are dead.

   f. Water all planting areas thoroughly and continuously for a period of three (3) weeks. A shorter watering period may be permissible at the discretion of the Landscape Architect and/or the pest control advisor. Discontinue the watering process for one (1) day prior to the second application of the herbicide spraying. Re-apply the spraying operation with a straight contact weed killer, as per the pest control advisor's recommendations. Allow a minimum of four (4) days without irrigation, for effective final weed kill.

   g. Clear all desiccated weeds from the slopes to the finished grade.

   h. Water all planting areas on the regular irrigation controller schedule for three (3) consecutive days prior to the hydroseeding operation.

   i. Then allow planting area soil surface to dry out for one (1) day only, prior to the hydroseeding application. Care must be taken not to allow the soil surface to be super-saturated with water prior to the hydroseeding installation. At the same time, the soil surface should not be dry. There should be some residual moisture within the first 1/2" of soil surface.

   j. Begin the hydroseeding operation in all areas, as specified.

3. Planting

   Plant trees and shrubs as called out where indicated on Planting Plan and as detailed on Planting Detail Sheet. Substitutions of plants will not be accepted unless approved in writing by Landscape Architect. Install planting tablets as called for in legend. Plant all container grown plants in planting pits two (2) times wider and two (2) times deeper than the container. Thoroughly mix the specified materials found in the soil analysis and those specified in the Planting Detail Sheet, with the site soil, prior to backfilling of planting pits.

4. Planting Tablets (See Planting Detail Sheet)

5. Hydroseeding Specifications For Slope Areas

   Hydroseed mix and mulch shall be amended to suit specific site conditions. Verify hydroseed mix with the Landscape Architect and Soils Report, upon results of the soil analysis. The mix shall be applied to all slope areas directly after the installation of all plant materials as final dressing. See Planting Detail Sheet for type and quantity of seed mix, fertilizer, and additional amendments.

6. Application

   Refer to Hydroseed Lawn Notes for hydroseed application.

III. GENERAL NOTES

A. Clean-Up

1. After all installation operations have been completed, remove all rubbish, excess soil, empty plant container and trash from the site daily. All scars, ruts or other marks in the area caused by this work shall be repaired and the ground left in a neat, orderly condition. Leave site broom-clean condition at the end of each working day. Hose down all paved areas, including walks and patios, upon completion of all work.

B. Maintenance

1. The Contractor shall maintain during installation a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work shall consist of: applying water, weeding, caring of plants, including ground covers, shrubs, vines and trees, edging and mowing lawns, fertilizing, control of pests and diseases, and maintaining areas free of debris and dirt. Upon completion of each area of installation, the Contractor, Landscape Architect and Owner shall conduct an inspection of completed work along with the Owner's maintenance representative. At this time, a list of corrections, if any, shall be made which are the responsibility of the Contractor.
2. After all work has been completed, inspected and accepted, all areas shall be maintained for a period of ninety (90) calendar days or as long as is necessary to establish thriving trees, shrubs, turf, and ground cover without bare spots.
3. Keep all areas weed-free, adequately watered, and neatly cultivated for the ninety (90) day period. Remove all debris from site and keep the entire site broom-clean. Mow turf areas weekly. Hydroseeded turf areas shall be irrigated after the slurry mulch has been applied and allowed to set for one (1) day. The soil surface must be kept moist at all times during the germination period to avoid desiccation of seedlings.
4. Re-seed all bare spots in turf areas at two (2) week intervals and maintain until an even stand of turf, without bare spots, is obtained. Re-seed all slope areas that fail to germinate evenly. Repair all eroded surfaces at no cost to the Owner.
5. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted. Exterminate gophers, moles and repair damage.
6. The project shall be so cared for that a neat, clean condition will be presented at all times to the satisfaction of the Owner and Landscape Architect. The Landscape Contractor shall be expected to make a minimum of one weekly visit for maintenance purposes.
7. At the end of the maintenance period, all areas that have been planted shall be fertilized with commercial fertilizer, analysis and rate of application shall be per the soils report.
8. The Contractor shall request a final site visit seven (7) days prior to the end of the maintenance period. This request shall be written and directed to the Owner and the Landscape Architect. Upon written acceptance of the project, the Contractor shall be relieved of any further maintenance.

C. Guarantee

All turf, hand-planted and hydroseeded ground cover, and shrubs shall be guaranteed to live and grow to a period of ninety (90) days after installation and acceptance by the Owner. Trees shall be guaranteed for one year. Any material that fails to grow through the specified maintenance and guarantee period shall be replaced by the Contractor at no cost to the Owner.

D. Observation

1. Observation visits specified herein shall be made by the Landscape Architect or his representative. The Contractor shall request observation at least two (2) working days in advance of the time that the observation is requested.
2. Observation visits are suggested for the following parts of the work:
   a. Upon completion of grading and soil conditioning prior to planting.
   b. When trees are spotted for planting, but before planting holes are excavated.
   c. Written acceptance of the project to release the Contractor from further maintenance shall occur after Final Observation with the Owner or his representative at the end of the maintenance period.

E. Verification of Dimensions

1. All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately notify the Landscape Architect of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by the Landscape Architect.

F. Utilities

1. The Contractor shall be responsible for verifying the location of all underground utility lines prior to any construction, so that proper precautions may be taken not to damage such lines and plant locations, promptly notify the Landscape Architect who will arrange for relocation of one or the other. Failure to follow this procedure places upon the Contractor the responsibility for, at his own expense, making any and all repairs for damages resulting from his work.

G. Existing Trees

1. Contractor is to insure the preservation of any existing trees on the site. Damage or loss of these trees will result in replacement of equal size by the Landscape Contractor.

H. See Planting Detail Sheet for additional notes.

RECEIVED
05/15/2020

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
PATRICK C.M. MURPHY
848
STATE OF NEVADA

These drawings and/or the accompanying specifications are the exclusive property of Summers/Murphy & Partners, Inc. and their use and publication shall be restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method, in whole or part, is prohibited except by written permission from Forsum/ Summers & Murphy, Inc.

DATE	REVISION:

OWNER:
TOLL BROTHERS
1140 N. TOWN CENTER DR. #250
LAS VEGAS, NEVADA 89144
PHONE: 702.243.9800

PROJECT:
TOLL BROTHERS AT AVIANO - SKYE CANYON
TRACT 4, LOTS 64-68
LAS VEGAS, NEVADA
MODEL LANDSCAPE CONSTRUCTION PLANS

SHEET DESCRIPTION
PLANTING NOTES

DESIGNED	SMP
DRAWN	SMP
CHECKED	SMP
DATE	05/15/2020
JOB NO.	115968
CAD FILE	968_MDL_PN

SHEET NUMBER
PN-1
20 OF 20



AVIANO SALES OFFICE

LAS VEGAS, NEVADA

TOLL BROTHERS INC. 1140 N. TOWN CENTER DR. # 250 LAS VEGAS, NV 89144

Planning Commission - Page 258

ABBREVIATIONS

&	AND	FJ	FLOOR JOIST	PTN.	PARTITION
∠	ANGLE	FLASH.	FLASHING	P.T.R.	PAPER TOWEL RECEPTACLE
@	AT	FLASHG	FLASHING		
℄	CENTERLINE	FLR.	FLOOR	Q.T.	QUARRY TILE
ø	DIAMETER OR ROUND	FLUOR.	FLUORESCENT		
(E)	EXISTING	F.O.C.	FACE OF CONCRETE	R.	RISER
#	PENNY	F.O.F.	FACE OF FINISH	R.	RADIUS
℄	PROPERTY LINE	F.O.M.	FACE OF MULLION	RAD.	RADIUS
#	POUND OR NUMBER	F.O.S.	FACE OF STUDS	R.A.G.	RETURN AIR GRILLE
		FPL.	FIREPLACE	R.D.	ROOF DRAIN
A.B.	ANCHOR BOLT	FPRF.	FIREPROOF	REF.	REFERENCE
ABV.	ABOVE	FR	FRENCH	REFR.	REFRIGERATOR
A/C.	AIR CONDENSER	FRM'G	FRAMING	REG.	REGULAR
ACST.	ACOUSTICAL	F.S.	FULL SIZE	REV.	REVERSE
A.D.	AREA DRAIN	FT.	FOOT OR FEET	REINF.	REINFORCE, REINFORCED
ADJ.	ADJUSTABLE	FTG.	FOOTING	RFG.	ROOFING
A.F.F.	ABOVE FINISH FLOOR	FURR.	FURRING	RGTR.	REGISTER
AGG.	AGGREGATE	FUT.	FUTURE	REQ.	REQUIRED
AL.	ALUMINUM	FX	FIXED	RESIL.	RESILIENT
ALT.	ALTERNATE			RJ	RAFTER JOIST
ALUM.	ALUMINUM	GA.	GUAGE	RM.	ROOM
APPROX.	APPROXIMATE	GAL.V.	GALVANIZED	R.O.	ROUGH OPENING
ARCH.	ARCHITECT	GAR.	GARAGE	RWD.	REDWOOD
ARCH.	ARCHITECTURAL	G.B.	GRAB BAR	R.W.L.	RAIN WATER LEADER
ASB.	ASBESTOS	GFI	GROUND FAULT INTERUPTER		
ASPH.	ASPHALT	G.I.	GALVANIZED IRON	S.	SOUTH
AUTO.	AUTOMATIC	GL.	GLASS / GLAZING	SC.	SOLID CORE
		GLB	GLUE LAMINATED BEAM	S.C.D.	SEAT COVER DISPENSER
BA.	BATHROOM	GND.	GROUND	SCHED.	SCHEDULE
BD.	BOARD	GR.	GRADE	S.D.	SOAP DISPENSER
BITUM.	BITUMINOUS	GSM	GALVANIZED SHEET METAL	SECT.	SECTION
BLDG.	BUILDING	GYP.	GYPSUM	SERV.	SERVICE
BLK.	BLOCK	GYP. BD.	GYPSUM BOARD	S.F.	SQUARE FEET
BLKG.	BLOCKING	G.B.	GYPSUM BOARD	SGD	SLIDING GLASS DOOR
BLKT.	BLOCKING			SGL.	SINGLE
BLT.	BOLT	H.B.	HOSE BIBB	SH	SINGLE HUNG
BM.	BEAM	HC.	HOLLOW CORE	SHR.	SHOWER
BOTT.	BOTTOM	HDR.	HEADER	SHT.	SHEET
BR.	BEDROOM	HDWD.	HARDWOOD	SHTG	SHEATHING
B.U.	BUILT-UP ROOFING	HDWE.	HARDWARE	SIM.	SIMILAR
		HM	HOLLOW METAL	SK.YLT.	SKYLIGHT
CAB.	CABINET	HORIZ.	HORIZONTAL	SL.	SLIDING
C.B.	CATCH BASIN	HR.	HOUR	SLOPE	SLOPE
CEM.	CEMENT	HGT.	HEIGHT	S.N.D.	SANITARY NAPKIN DISPENSER
CER.	CERAMIC	H.V.A.C.	HEATING VENTILATING AIR CONDITIONING	S.N.R.	SANITARY NAPKIN RECEPTACLE
C.I.	CAST IRON			SOV	SHUTOFF VALVE
CIR.	CIRCLE	HORZ.	HORIZONTAL	SP.	SPACE
C.G.	CORNER GUARD			SP.SC.	SPECIFICATIONS
C.J.	CEILING JOIST	I.D.	INSIDE DIAMETER	SQ.	SQUARE
CLG.	CEILING	INSUL.	INSULATION	S.SK.	SERVICE SINK
CLKG.	CAULKING	INT.	INTERIOR	SS SP	SINGLE SHELF SINGLE POLE
CLO.	CLOSET			SS DP	SINGLE SHELF DOUBLE POLE
CLR.	CLEAR / CLEARANCE	JAN.	JANITOR	S.STL.	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	JT.	JOINT	STD.	STANDARD
C.O.	CASED OPENING			STF.	STOREFRONT
COL.	COLUMN	KIT	KITCHEN	STL.	STEEL
CONC.	CONCRETE			STOR.	STORAGE
CONN.	CONNECTION	LAB.	LABORATORY	STRL.	STRUCTURAL
CONSTR.	CONSTRUCTION	LAM.	LAMINATE	STRUCT'L	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	STRUCTR.	STRUCTURE
C.O.F.	CORNER OF FINISH	LKR.	LOCKER	SUSP.	SUSPENDED
CORR.	CORRIDOR	LT.	LIGHT	SYMM'TRICAL	SYMMEMTRICAL
CPT.	CARPET				
CSMT	CASEMENT	MAX.	MAXIMUM		
CTSK.	COUNTERSUNK	MB.	MACHINE BOLT	T.B.	TOWEL BAR
CNTR.	COUNTER	MBA	MASTER BATHROOM	T.O.CURB	TOP OF CURB
CTR.	CENTER	MBR	MASTER BEDROOM	TEL.	TELEPHONE
		MC	MEDICINE CABINET	TEMP.	TEMPERED
DBL.	DOUBLE	MECH.	MECHANICAL	TER.	TERRAZZO
DEPT.	DEPARTMENT	MED.	MEDIUM	T&G	TONGUE AND GROOVE
D.F.	DRINKING FOUNTAIN	MEMB.	MEMBRANE	THK.	THICK
DET.	DETAIL	MET.	METAL	T.P.	TOP OF PAVEMENT
DH	DOUBLE HUNG	MFG	MANUFACTURING	T.P.D.	TOILET PAPER DISPENSER
DIA.	DIAMETER	MFR.	MANUFACTURER	TPL	TOP PLATE
DIM.	DIMENSION	MH.	MANHOLE	TRD.	TREAD
DISP.	DISPERSER	MIN.	MINIMUM	TRSM.	TRANSOM
DIV.	DIVERTER	MIR.	MIRROR	T.V.	TELEVISION
DN.	DOWN	MISC.	MISCELLANEOUS	TYP.	TYPICAL
D.O.	DOOR OPENING	MLD'G	MOULDING	T.O.SHTG	TOP OF SHEATHING
DR.	DOOR	M.O.	MASONRY OPENING	T.O.C.	TOP OF CONCRETE
DS	DOWNSPOUT	MTD.	MOUNTED	T.O.P.	TOP OF PARAPET
D.SP.	DRY STANDPIPE	MUL.	MULLION	T.O.W.	TOP OF WALL
DW	DISHWASHER				
DWG'S	DRAWINGS	N.	NORTH	UNF.	UNFINISHED
DWR.	DRAWER	NAT	NATURAL	U.N.O.	UNLESS NOTED OTHERWISE
		NG	NATURAL GRADE	U.O.N.	UNLESS OTHERWISE NOTED
E.	EAST	N.I.C.	NOT IN CONTRACT	UR.	URINAL
EA.	EACH	NO.	NUMBER		
E.D.F.	DRINK FOUNTAIN	NOM.	NOMINAL	VCT	VINYL COMPOSITION TILE
E.J.	EXPANSION JOINT	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
EL.	ELEVATION			VEST.	VESTIBULE
ELEC.	ELECTRICAL	O/	OVER	VTR	VENT THROUGH ROOF
ELEV.	ELEVATOR	O.A.	OVERALL		
EMER.	EMERGENCY	OBS.	OBSCURE	W	WEST
ENCL.	ENCLOSED	O.C.	ON CENTER	W	WITH
E.P.	ELECTRICAL PANELBOARD	O.D.	OUTSIDE DIAMETER (DIM.)	W.C.	WATER CLOSET
EQ.	EQUAL	OFF.	OFFICE	WD.	WOOD
EQPT.	EQUIPMENT	O.H.C.	OVERHEAD CABINET	WDW.	WINDOW
E.W.C.	ELECTRIC WATER COOLER	OPNG.	OPENING	W.H.	WATER HEATER
EXH.	EXHAUST	OPP.	OPPOSITE	W.I.	WROUGHT IRON
EXIST.	EXISTING	OSA	OUTSIDE AIR	W.I.C.	WALK-IN-CLOSET
EXP.	EXPANSION			WO	WITHOUT
EXP'D.	EXPOSED	PB	PUSH BUTTON	WP	WEATHERPROOF
EXT.	EXTERIOR	PDR.	POWDER ROOM	WS	WATER SOFTENER
EXT'G	EXISTING	PRCST.	PRECAST	WSCT.	WAINSCOT
		PL.	PLATE	WT.	WEIGHT
F.A.	FIRE ALARM	P.LAM.	PLASTIC LAMINATE		
F.A.U.	FORCED AIR UNIT	PLAS.	PLASTER		
F.B.	FLAT BAR	PLYWD.	PLYWOOD		
F.D.	FLOOR DRAIN	PNL.	PANEL		
FDN.	FOUNDATION	PTD.	PAINTED		
F.E.	FIRE EXTINGUISHER	PLUMB.	PLUMBING		
F.E.C.	FIRE EXTINGUISHER CABINET	P.O.C.	POINT OF CONNECTION		
F.FLR.	FINISH FLOOR	PR.	PAIR		
FFL	FINISH FLOOR	PT.	POINT		
F.G.	FINISH GRADE / FUEL GAS	PREFAB.	PREFABRICATED		
FGL	FIBERGLASS	P.T.D.	PAPER TOWEL DISPENSER		
F.H.C.	FIRE HOSE CABINET	P.T.D/R	COMBINATION PAPER TOWEL DISPERSER & RECEPTACLE		
FIN.	FINISH				

CODE TABULATION

2018 INTERNATIONAL BUILDING CODE (IBC) W/ LOCAL AMENDMENTS
2018 UNIFORM MECHANICAL CODE (UMC) W/ LOCAL AMENDMENTS
2018 UNIFORM PLUMBING CODE (UPC) W/ LOCAL AMENDMENTS
2017 NATIONAL ELECTRICAL CODE (NEC) W/ LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ LOCAL AMENDMENT
2017 A117.1 - INTERNATIONAL CODE COUNCIL ACCESSIBLE AND USEABLE BUILDING AND FACILITIES

JURISDICTION: CITY OF LAS VEGAS
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: M
FIRE SPRINKLERS: NONE
ALLOWABLE BUILDING HEIGHT: 35'-0" MAX ALLOWABLE PER TITLE 30 TABLE 30.4-1

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

THE AREAS INDICATED ARE FOR THE PURPOSE OF BUILDING DEPARTMENT SUBMITTAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, ENERGY CALCULATIONS, SALES AND MARKETING LITERATURE, OR ANY OTHER PURPOSES. AREA CALCULATIONS FOR THESE PLANS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE AREA AS BUILT. ANY AREA CALCULATIONS PROVIDED OTHER THAN THOSE MANDATED BY CODE SHALL BE NOTED AS TO THEIR METHOD OF CALCULATION AND PURPOSE OF INCLUSION.

FLOOR AREAS

THE AREAS INDICATED ARE FOR THE PURPOSE OF BUILDING DEPARTMENT SUBMITTAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, ENERGY CALCULATIONS, SALES AND MARKETING LITERATURE, OR ANY OTHER PURPOSES. AREA CALCULATIONS FOR THESE PLANS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE AREA OF THE TOWNHOUSE AS BUILT. ANY AREA CALCULATIONS PROVIDED OTHER THAN THOSE MANDATED BY 2018 IBC SHALL BE NOTED AS TO THEIR METHOD OF CALCULATION AND PURPOSE OF INCLUSION.

OCCUPANCY CALCULATIONS:

OCCUPANCY: B
OCCUPANT LOAD: 1 PER 100 S.F. GROSS

INTERIOR SPACE:

1,156 S.F. GROSS 16 OCCUPANTS

OFF STREET PARKING ANALYSIS

19.12.070 PERMISSIBLE USE DESCRIPTION AND APPLICABLE CONDITION AND REQUIREMENTS STANDARD OFFICE PARKING. TABLE 1 - HANDICAP PARKING REQUIREMENTS 19.18.030 (D) FOR HANDICAPPED ACCESSIBLE SPACES.

A. HANDICAPPED PARKING SPACES SHALL BE PROVIDED WITHIN 100 FEET OF THE BUILDING ENTRANCE
B. ONE IN EVERY 8 SPACES SHALL BE VAN ACCESSIBLE. IF ONLY 1 ACCESSIBLE SPACE IS REQUIRED THAT SPACE SHALL BE VAN ACCESSIBLE
C. HANDICAP PARKING DETAIL REQUIREMENTS MAY BE FOUND ON 2 / SO-D30

STANDARD MINIMUM PARKING SPACES REQUIRED : 1 PER EACH 300 SQ FT = 1156 / 300 = 4 PARKING SPACES
HANDICAPPED PARKING : 1 OF THE 4 SPACES SHALL BE MADE ACCESSIBLE WITH A VAN ACCESSIBLE SPACE

PARKING PROVIDED:

VICINITY MAP



PROJECT TEAM

BUILDER: TOLL BROTHERS
1140 N. TOWN CENTER DR, #250
LAS VEGAS, NEVADA 89144
(702) 243-9800 - PHONE
CONTACT: Jason Reed
jreed1@tollbrothers.com

ARCHITECT: KTGY GROUP, INC.
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 463-2024 - PHONE
CONTACT: Kenneth Hurt
khurt@ktgy.com

STRUCTURAL: VECTOR STRUCTURAL ENGINEERING, LLC
651 W. GALENA PARK BLVD, SUITE 101
DRAPER UT, 84020
(801) 990- 1775 -PHONE
CONTACT: Roger Alworth
roger@vectorse.com

MEP ENGINEER: B ENGINEERING
2570 SOUTH MILLER LANE
LAS VEGAS , NV 89117
(702) 488-5954 PHONE
CONTACT: Dan Montano
dmontano@ekompanies.com

SHEET INDEX

GENERAL

SO-001 COVER SHEET
SO-031 GENERAL NOTES
SO-032 GENERAL NOTES

ARCHITECTURAL

SO-100 FLOOR PLAN
SO-101 REFLECTED CEILING PLAN
SO-110 ELEVATIONS & ROOF PLAN
SO-111 BUILDING SECTIONS

SO-D10 ARCHITECTURAL DETAILS
SO-D20 ARCHITECTURAL DETAILS
SO-D30 ACCESSIBILITY DETAILS
SO-D40 ACCESSIBILITY DETAILS

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ---

AVIANO SALES OFFICE
LAS VEGAS, NV

No.	Date	Description

It is the clients responsibility prior to or during construction to verify the architect's meaning of any generalizations or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be issued from the architect prior to the client or client's subcontractors proceeding with the work. The client is responsible for all costs or construction if these procedures are not followed.

WILLIAM RAMSEY
REGISTERED
No. 9879
ARCHITECT
STATE OF NEVADA

12/4/2019

COVER SHEET

SO-001

COPYRIGHT ©

The scope of services under this contract is limited to providing a "builder's set" of plans. This set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described in this "builder's set". The implementation of the plans requires an Owner/contractor (General Contractor and Subcontractors) thoroughly knowledgeable with the applicable building codes and methods of construction. The plans and general notes delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other methods of any specific material, product or method.

All work shall comply with the most current and stringent requirements of all applicable city, county, state and general laws, rules, codes, ordinances and regulations and follow all manufacturer's specifications for installation. If the General Contractor or any Subcontractor performs any work in conflict with the above-mentioned laws, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non-conforming work. A partial list of the applicable codes is as follows:

2018 International Building Code (I.B.C.)	**NOTE:**
2018 Uniform Plumbing Code (U.P.C.)	All Codes are subject to Northern
2018 Uniform Mechanical Code (U.M.C.)	Nevada Code Amendments and
2017 National Electrical Code (N.E.C.)	City of Reno Code Amendments.
2018 International Energy Conservation Code (IECC)	

The General Contractor and every Subcontractor performing work upon or providing services and/or materials for the work is required to purchase and maintain in force "All Risk" Builders Risk insurance prior to commencement of the work and/or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/or the labor, services and materials being supplied by the General Contractor, Subcontractors, Architect, and all professional Consultants

The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and required by the applicable codes.

No substitutions shall be made without the Owner's written authorization. Any substitution shall be made in advance to avoid any delay in the project schedule. The General Contractor or any Subcontractor shall not make structural changes without prior written authorization from the Structural Engineer and approval by the Architect and/or the Owner

Any addition, deletion, or change in the scope of the work described by the plans and General Notes shall be by written change order only. The General Contractor shall procure written building official's approval for any change in the work.

The intent of the plans and general notes is that all labor, materials, equipment, and transportation shall be included in the work for the complete execution of the project. The Architect shall not be responsible for from leans and methods of construction.

It is the Owner's (General Contractor and all Subcontractors) responsibility prior to or during construction to notify the Architect in writing of any perceived errors or omissions in the plans and general notes of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the Architect prior to the Owner or Owner's subcontractors proceeding with the work. The Owner will be responsible for any defects in construction if these procedures are not followed.

All shop drawings required by the construction documents and general notes shall be submitted to the Architect or Engineer prior to fabrication for review of compliance with the design concept.

The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of construction documents. The General Contractor shall arrange a pre-construction meeting to review omissions and discrepancies sufficiently in advance of construction to assure the orderly progress of the project prior to the performance of any work. All parties using these construction documents are responsible for reviewing the full content of these drawings for omissions and discrepancies prior to the start of construction.

The General Contractor and all Subcontractors shall be familiar with the following documents:

a. Most recent Safe report
b. Energy compliance report
c. Structural calculations

The General Contractor shall keep a copy of the above documents and all updates on the site at all times.

The General Contractor shall compare the existing site grades to the grades shown on the plans. Any discrepancy in elevation from the field have to the finished grade at the stairways and walkways shall be communicated to the Architect for review before proceeding with the work.

All Subcontractors shall perform their own cutting, fitting, and patching of materials in a workmanlike manner not causing any damage to or conflict with other subs work.

All debris shall keep the premises clean of any accumulated waste materials and rubbish caused by the work. Subcontractors shall remove all rubbish, tools, scaffolding, and surplus materials at the conclusion of the work. All fixtures, appliances and equipment shall be left clean and ready for occupancy upon completion of the project, including sweeping or vacuuming if necessary.

Where this set notes refers to various professional trade association manuals and publications. The General Contractor and Subcontractors shall be familiar with and refer to the most recent trade publication relating to their work.

The General Contractor and Subcontractors shall be responsible for storing the materials on the site. The materials shall be kept secure and protected from thefts, and vandals. Any damages or thefts arising out of materials stored on site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials.

The contractor/sub-contractor will use all means necessary to protect the material of their scope of work during and after installation and to protect the work and materials of all other trades and in the event of damage immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

The contractor and sub-contractor shall review the plans, details and previous work by others for suitability and appropriate compliance with adequate substrate for the installation of their scope of work. Report deficiencies immediately in writing to the developer/owner and architect. Failure to do so is an acceptance of work without such notification will constitute an acceptance by the contractor of the adequacy of previous work by others.

INSPECTIONS Use these plans or details.

All work will be installed in compliance with their manufacturers listed requirements, recommendations and in strict compliance with approved laboratory test reports (i.e. ICC-ES reports, UL, U.S. reports, etc.) Installation will meet requirements necessary to maintain product guarantees and warranties. Failure to satisfy manufacturers installation requirements will constitute the contractor/sub-contractor's acceptance of products guarantee or warranty liability.

The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and required by the applicable codes.

ROUGH CARPENTRY

A. Provide labor, material, equipment, and services necessary for installation and completion of all rough carpentry as shown on the drawings and as noted herein.

B. All sheet containing structural general notes, bound with the drawings.

C. All wood work in conformance with the International Building Code. All materials will be in compliance with the West Coast Lumber Inspection Bureau (WCLIB) and the American Plywood Association (APA) standards.

D. Soil Contact. All wood in contact with the ground and that support permanent structures shall be treated for human occupancy shall be approved pressure preservatively treated wood suitable for ground contact use.

E. Sill plates and columns. Posts, poles and columns supporting permanent structures that are embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather shall be approved pressure preservatively treated wood suitable for ground contact use.

F. Wood columns. Wood columns shall be approved wood of natural decay resistance or approved pressure preservatively treated wood.

G. Manufactured Floor and Roof Trusses

1. Manufacturer shall supply to the Architect/Engineer and the Building Department calculations and shop drawings of design loads, configuration (3 or 3 point bearing), and shear transfer prior to fabrication. All calculations and shop drawings shall be signed by a professional engineer registered in the State wherein the project is to be built. It shall be the responsibility of the manufacturer to obtain Building Department approval of calculations and shop drawings prior to fabrication.
2. Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
3. All connectors shall be ICC approved and of adequate strength to resist stresses due to the loadings involved.
4. Cross bridging and/or bracing shall be provided and detailed as required to adequately brace all trusses. See structural calculations.

H. Verify all sizes and dimensions by taking field measurements prior to installation.

I. Framing Practices:

Workmanship: All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purposes for which they are used.

J. Protection Against Decay:

1. Wood embedded in the ground or in direct contact with the earth and used for the support of permanent structures shall be treated wood.
2. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to exposed ground in crawl spaces or unexcavated areas located within the periphery of the building foundation per the International Building Code.

K. Protection Against Termites:

Shall comply with the International Building Code.

L. Attic Ventilation

Per the International Building Code. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

M. Draftstopping

Per the International Building Code. When there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m²). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below draftstopping shall be provided in floor/ ceiling assemblies under the following circumstances.

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

N. Fire blocking:

Per the International Building Code as amended by local amendment. Fireblocking required. Fireblocking shall be provide by cut off all concealed draft openings (both vertical and horizontal) and to firm an effective fire barrier between stories, and between a top story and the roof spaces. Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels. Concealed horizontal furred spaces shall also be fireblocked at intervals not exceeding 10 feet (3048 mm). Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be allowed as fire-blocking in walls constructed using parallel rows of studs or staggered studs.
2. At all intercommon dens between concealed vertical and horizontal spaces such as cove at soffits, drop ceilings and cove ceilings.
3. In concealed space between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with the International Building Code.
4. At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
5. For the fireblocking of chimneys and fireplaces, see the International Building Code.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

O. All stairways, landings, guardrails and handrails shall comply fully with the International Building Code as amended by local amendment. Rough handrail at stairways shall be continuous the full length of the stairs and may be interrupted as specified in the International Building Code as amended by local amendment.

FINISH CARPENTRY

A. Provide labor, material, equipment, and service necessary for the installation of the finish carpentry where shown on the drawings and as noted herein.

B. Install all finished hardware, doors, and bath accessories.

C. Construct all work in conformance with the International Building Code (or applicable code) and the Woodwork Institute of California's "Manual of Millwork" custom grade requirements.

D. All interior door frames and casing, base, shoe, shelving, and window stool and apron as selected by Owner. Submit samples to Owner/General Contractor.

E. Install in accordance with the best practices of this trade, including, but not limited to the following:

1. All work shall be machined or hand-sanded, shop edges and splinters removed and completely prepared for finish.
2. Full length continuous boards shall be used wherever applicable or specifically noted.
3. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
4. Frames shall be set plumb and true.
5. All nailing shall be done with finish nails where paint or stain is to cover.

CABINETS AND TOPS

A. Provide material, equipment, and labor necessary for installation of all cabinet work as shown on the drawings and as noted herein.

B. Conduct all work in conformance with Local Building Code, current edition and the National Kitchen Cabinet Association (NKCA).

C. Cabinets and countertops as selected by Owner.

D. Install in accordance with the best practices of this trade, including, but not limited to the following:

1. All joints shall be tight and true and securely fastened. Corners shall be mitered, butted, or coped, with nails set and surfaces free of tool marks.
2. Use concealed fastenings where possible.
3. All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded.
4. Install all work level, plumb, square and true. Scribe members accurately in place to fit adjoining surfaces.

1-COAT UNDERLAYMENT

A. Provide labor, material, equipment, and services necessary for the installation of metal lath and building paper complete for application of one-coat stucco as indicated on drawings and noted herein.

B. Conduct all work in conformance with the IECC report ESR-1194 or approved equal.

C. Protection: Use all means necessary to protect the material of this section before, during and after installation and to protect the work and material of all other trades.

D. Replacement: In the event of damage, rips or tears in the building paper, immediately make all repairs and replacements necessary to provide substantial water protection before application of stucco.

E. Welded and Wire-vein - Wire Laths

F. Two layers grade D, type 60 building paper over wood or Gyp sheathing.

1. Application: Install Welded and Woven - Wire lath, Aqua-Barrier building paper, and all corner reinforcements in accordance with manufacturer's application instructions and showing compliance with IBC Standards and all testing standards of ICC.
2. The paper backing of the wire lath shall be lapped per manufacturer's instructions.

VAPOR BARRIERS (MOISTOP) POLYFLASH

A. Provide labor, material, equipment and services necessary for installation of a weather resistive barrier/flashing at door and window sash assemblies where shown on the drawings and noted herein.

B. Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance.

C. Use reinforced high water-vapor resistive kraft paper (Grade A, Style 4) 9" wide with glass reinforcing fibers and a polyethylene coating on both surfaces. Use 18" type 30 felt under flashing.

D. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following:

1. Apply the first strip horizontally underneath the sill, cut sufficiently long to extend past each side of the opening, so that it projects beyond (2" minimum) the vertical flashing to be applied. When installing flashing, only fasten within 1" of the opening framed edge where the window sash will fall over the fastener. Fasten the top edge to the wall, but do not secure flashing at bottom edge, so the bottom edge may be lapped up and underneath in weathertight fashion. Next, apply the two vertical side sections of flashing. Cut the pieces sufficiently long to extend the width of the flashing above the top of the opening and to project beyond the horizontal sill strip (2" minimum). Apply the top horizontal section of flashing last, overlapping the full height of the outer face of the top nailing flange. Cut the top piece of flashing sufficiently long so that it will project beyond the vertical strips of side flashing (2" minimum), apply a bead of caulking on upper nail flange before installing upper flashing.
2. Install flashing with fasteners as appropriate for supporting substrate, and of a type recommended by manufacturer.
3. Before covering over flashing with other work, patch punctures and tears with adhesive-applied barrier material or tape with a weather resistive rating equal to the flashing.
4. Nailing flanges, brick moulds and stops to be applied over opening flashing on a continuous bead of sealant.

BUILDING INSULATION

A. Provide labor, material, equipment, and services necessary for the installation of thermal and acoustical insulation where shown on the drawings and noted herein

B. Conduct all work in conformance with the International Building Code Federal specification UU-I-0-793a, ICC with materials in compliance with ASTM standards for their specific use.

C. Use glass fiber batt insulation with R values per the Energy Report forms, acoustical requirements, and rated assembly details.

D. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following:

1. Install thermal batt insulation between roof joists at vaulted areas, ceiling joists at attic spaces, floor joists over unheated spaces, and between studs at walls separating living spaces from attics, walls separating living spaces from the garage, and at exterior walls.
2. Thermal insulation shall be securely installed and tightly fitted.
3. Acoustical batt insulation shall be installed per the Acoustical Report.
4. Where wall be used for support on unsupported sides such as knee walls and fireplace chases if required.
5. A vapor retardant (one perm or less rating) will be installed on inside face of studs on exterior walls where siding is to be applied.

E. IECC Requirements All insulation shall be labeled. For blow-in products, one package must be saved for field verification. Blow-in insulation certification must be provided prior to drywall final inspection. Batts shall not be compressed, and shall be split at electrical wiring and piping interruptions. Batts installed in walls with one side open shall be permanently held in place by wires, strapping or staples.

RUBBERIZED SHEET WATERPROOFING

A. Provide labor, material, equipment, and services necessary for the installation of a complete above grade waterproofing system as indicated on drawings of as required in this section to achieve waterproof performance.

B. Work and material shall conform to requirements of applicable "ASTM" standards and current ICC test report for this specified use.

C. Obtain primary waterproofing materials from a single manufacturer. Provide secondary materials only as instructed by primary manufacturer for full compatibility of all components.

D. Cold applied, self-adhering, high strength, rubberized asphalt sheet membrane of uniform thickness (60 mil. minimum) with a release film to protect material prior to installation. Membrane shall be capable of full adhesion to substrate of wood or metal, flexible and resistant to chemicals, mildew, bacteria, fungus, ect, deterioration, tears and punctures.

E. Accessory products fully compatible with waterproofing system.

F. Install in accordance with manufacturer's installation and best Trade Association's standards of practice including, but not limited to:

1. Substrate preparation shall have surfaces structurally sound and free of voids, sharp protrusions, dirt, dust and contaminants that may detrimentally effect full system adhesion. All non-vertical surfaces shall be sloped a minimum of ¼" per foot for drainage away from structure U.N.O.. Proceed with waterproofing work only after substrate and penetrating work have been completed and inspected for compatibility with waterproofing to be applied.
2. All inside corners shall be provided with prime material manufacturer approved cant strips or similar accessories even if not shown. Special attention shall be paid to all corners, terminations and material joints to provide proper reinforcing, lapping and adhesion.
3. Waterproof system shall be applied only over properly prepared and cured substrates and within the temperature and climate conditions specified by the prime material manufacturer.
4. Protection materials shall be installed as soon as possible to fully protect installed waterproofing system.

WALKING DECK FINISH

A. Provide labor, material, equipment, and services necessary for the installation of a waterproof walking surface for pedestrian traffic, where shown on the drawings and noted herein.

B. Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use, ICC evaluation reports and manufacturer's installation requirements with materials in compliance with ASTM standards for their specific use.

C. Use materials in accordance with the manufacturer's printed installation instructions, including, but not limited to the following:

1. Sheet metal flashing shall comply with SMACNA standards.
2. Carry all flashing to a height of at least four inches above traffic surface unless otherwise shown. At rail posts, curbs and stops shall be flashed as required with joints and seams caulked.

D. Slope all decks minimum 1/4" /ft. to drain.

FLASHING AND SHEET METAL

A. Provide labor, material, equipment, and services necessary for the installation of sheet metal and/or flashing where shown on the drawings and noted herein.

B. Conduct all work in conformance with the International Building Code, Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use, SMACNA "Architectural Sheet Metal Manual", with materials in compliance with ASTM standards for their specific use.

C. Materials:

1. Sheet metal shall conform to ASTM A361, bonderized galvanized surface to receive paint, gauge shall be as indicated and in no case be less than 26-gauge. General: Provide all flashings, louvers, wall vents, roof flashing, deck scuppers, scuppers and any other miscellaneous sheet metal as required for complete job.
2. Elastic self-adhesive waterproof membrane sheet "Vycor Ultra" or approved equal with 26 GA galvanized sheet metal, 2 x-cyrlpwood backing at vertical surfaces to be used as an underlayment below a finish product (plaster, roofing, siding, etc.) not to be exposed to sunlight.

D. Per the International Building Code - Flashing. Approved corrosion-resistive flashing shall be provided in the exterior wall envelopes in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from re-entering the exterior wall envelopes. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. At top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lip not less than ¼ inches (28 mm) over the sheathing material around the perimeter of the opening, including corners, do not require additional flashing. jamb flashing may also be omitted where specifically approved by the building official.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.
8. Reinforcing and similar items related to the roof or waterproof membranes shall be installed in cooperation with the roofing contractor.
9. Provide flashing and counterflashing to extent indicated on the drawings and necessary to insure waterproof conditions.
10. Sheet metal flashing shall be installed at all locations where different materials intersect, such as roof to wall, roof to roof, deck/balcony/landing to wall; penetrations into other locations as shown and in the "Architectural Sheet Metal Manual".
11. Work shall be accurately fabricated to detail and fitted to job conditions.
12. Lock seams (if required) shall be flat and true to line, 1/2 inch wide, sweated full with solder.
13. All exterior openings exposed to the weather, shall be flashed in such a manner as to make them waterproof.
14. Flash and caulk all beams and outdoorers projecting through exterior walls and/or roof surfaces.
15. Where exposed to weather, flash all horizontal wood trim below the roof.
16. All gutters shall be provided with coping of approved materials. All flashing, counterflashing and coping, when of metal, shall be of not less than No. 26 gauge corrosion-resistant metal.
17. Roof valley flashing shall be provided for roofing materials as follows:
   a. Composition shingles per the IBC.
   b. Concrete roof tiles per UBSER-1900.
   c. The center of all flashing for all through roof vents, electrical service connections or other roof penetrations, shall not be less than 16 inches from the centerline of any valley.

GUTTERS AND DOWNSPOUTS

A. Provide labor, material, equipment, and services necessary for the installation of gutter and downspouts where shown on the drawings and as noted herein. Downspouts to be terminated 4" below weep screed or bottom edge of siding for ties to subsurface drain pipes. Locations will be verified with General Contractor and will be at a constant location per plan.

B. Conduct all work in conformance with SMACNA "Architectural Sheet Metal Manual" with materials in compliance with ASTM A446 and ASTM A 361.

C. Materials:

1. Sheet metal shall conform to ASTM A361, bonderized, galvanized gauge shall be no less than 26-gauge. Size and profile shall be per details, SMACNA and current code requirements.

D. Gutters and downspouts will occur in conformance with the following:

1. Install in accordance with SMACNA Installation standards or manufacturer's printed instructions when available
2. Installing gutters and downspouts, where indicated on plans.
3. The number of downspouts and locations shall be determined by the installer based on SMACNA and the current code.
4. Gutter size shall be as detailed based on SMACNA and current code.
5. Install gutters at all areas where roof water is deposited onto decks, balconies or landings.
6. All downspouts shall be continuous to grade.
7. Provide splash blocks at all downspout outlets. Splash blocks shall be selected by Owner. Or
8. Connect downspouts to independent underground drainage system as required by the soils report or local jurisdiction or where noted on plan. (refer to Civil drawings).

CONCRETE ROOFING TILES

A. Provide labor, material, equipment and services necessary for installation of complete roofing, including but not necessarily limited to, cant strips and incorporating flashing, sleeves and jacks where shown on plans and noted herein.

B. Conduct all work in conformance with the International Building Code report and the National Roofing Contractors Association (NRCA), the "NRCA Roofing and Waterproofing Manual" with materials in conformance with ASTM standards.

C. Deliver all packaged materials to the job site in their original undamaged, unopened containers with all labels legible at the time of installation. Store all materials in an approved manner, protecting from contact with soil and from exposure to the elements.

D. Fasteners shall be per UBS ER-1900.

E. Install roofing and wall flashing per manufacturer's recommendations, carefully incorporating flashing, scuppers, jacks, sleeves, roof drains, etc., supplied by others as necessary for a water tight roof installation.

SEALANTS

A. Provide labor, material, equipment, and services necessary for the installation of sealants complete where shown on the drawings and noted herein. The general notes herewith pertaining to sealants is courting throughout the project as indicated or required and becomes a part of all trade sections requiring sealants. The term "sealant" is used throughout the drawings and general notes to define as the materials and methods of filling with an elastic compound the small crevices, holes, separations, and joints between similar and different materials that cannot be sealed by any other means to prevent the passage or penetration of wind, rain, water, dust, heat and smoke, to make joints tie or weathertight.

B. Conduct all work in conformance with the Sealant and waterproofers institute, National Roofing Contractors Association (NRCA) "NRCA Roofing and Waterproofing Manual", Underwriters laboratories, Inc. (U.L.), with all materials in compliance with ASTM standards for their specific use.

C. Use products of only one manufacturer for respective items throughout the project and for each item of material or assembly unless noted otherwise or indicated on the drawings or specified herein. Unless indicated or specified otherwise, exposed sealants shall match color of adjacent materials and be manufactured capable to accept paint. Joint fillers, primers, or other materials used in conjunction with sealants shall not cause staining of sealants or materials to with ch they are applied.

1. Sealants types and locations

   a. Mildew-resistant sealant: Seal non-porous surfaces around ceramic tile, showers, tubs, sinks and plumbing fixtures where conditions of high humidity and temperature exists.

   b. Elastomeric sealant: Sealing expansion and control joint, pre-cast panel joints, seismic joints, exterior insulation finish system joints, curtain wall joints, mullion and other joints that experience extreme movement.

   c. Weather sealing sealant: Sealing pre-cast concrete panel joints, curtain wall joints, mullion joints, metal panel walls and perimeter of windows and door frames.

   d. Silicone glazing and waterproofing sealant: Sealing expansion and control joints in pre-cast concrete panels, granite and metal curtain walls, structural and non-structural glazing and perimeter sealing of door and window framing of other metal building components.

   e. Silicone adhesive sealant: Structural adhesive sealant applications such as factory glazing and curtain wall production

   f. Structural glass sealant: Peroxide-unprimed adhesion to most surfaces, including glass, reflective glass, anodized aluminum, granite and most prints, including fluoropolymer coated paints.

   g. Glazing sealant: Designed for conventional glazing of glass and plastic, curtain wall sealing, solar and replacement glazing.

   h. Polyurethane: For joints in floors and sidewalks

   i. Non-sagging, permanently elastic butyl or similar polymer. All interior location.

   j. Pre-compressible sealant: U.L. approved non-hardening self adhering inhibitement compound used as a weathering. Per International Building Code F and T duty requirements for their rated assemblies. Install around penetrations per manufacturer's installation requirements.

2. Primer: Are recommended by sealant manufacturer for use with sealant and application on to the various types of materials to which sealant is applied

3. Cleaners: Where required in lieu of primers, use those recommended by sealant manufacturer.

4. Joint filler: Must be compatible with sealant used and as recommended by sealant manufacturer.

5. Open cell neoprene or plastic foam "rod".

6. Fet tape: MIL-F-6656A, pressure-sensitive adhesive with interliner on one face, 1.5 mm thick.

7. Sealant bead or tape: Approved non-drying elastic polymer tape with asbestos or other inorganic fiber, for use below sill plates or thresholds.

8. Extruded neoprene: ASTMD 750.

9. Fillers and backing shall be free from oil or other staining elements and compatible with the sealant used. Calcium and other types are not permitted. Backing shall be non-gassing, including materials impregnated with solvent of bituminous materials. Filler and backing material shall be of compressible nature.

D. Apply in accordance with manufacturer's and Trade Association's recommended installation instructions and as indicated on drawings.

1. Joint Dimensions: No joint shall be less than 1/4 inch wide. Depth of sealant shall not be greater than ½ inch nor less than 1/4 inch. For joints one inch wide or greater, depth of sealant shall be at least 1/4 the width.

2. Joint preparation

   a. Perform in strict accordance with manufacturer's application instructions.

   b. Remove protective coatings and prime when recommended from metal components so that sealant adheres to base metal.

3. Joint filler: Use where joints are deeper than 1/2 inch. Position accurately inside joint to within 1/2" of surface, to establish and control the uniform design thickness of sealant. Where joints are over 3/4 inch wide, place filler so that depth of joint to receive sealant does not exceed 1/4 inch.

4. Sealant placing: Apply material with sufficient pressure to completely fill the void space, to assure complete wetting of contact areas and to obtain uniform thickness. During application, keep tip of nozzle at bottom of joint, forcing sealant to fill from bottom of joint to top. Finish joint surface with a uniform and smooth surface and free of entrapped air. Modification of the sealant by addition of liquids, solvents, or powders are not permitted.

E. IECC Requirements for Caulking and Sealants

Exterior joints, seams, or penetrations in the building envelope that are sources of air leakage, shall be sealed with durable caulking materials, closed with gasketing systems, taped or covered with moisture-vapor-permeable housewrap. Provide caulking or silicone seal at joint between sill plates of framed exterior walls and foundation. The space between framed rough openings and door or window frames must be foam insulated or caulked. Seal recessed lighting, plumbing, electrical box and wiring penetrations against air infiltration. Exterior doors must be weather-stripped. Insulate and seal behind tub shower enclosures set against exterior walls. Attic access opening covers must be gasketed to prevent air leakage.

DOORS

A. Provide labor, material, equipment, and services necessary for the installation of all doors where shown on the drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, doors shall meet or exceed WDMA Industry Standard I.S.1, and the requirements of WCTer Custom Grade Door. Hardboard doors shall meet HDMA I, S.1-1-80 and base hardboard Standard PS-58-75.

C. Provide door widths and heights as noted on door schedule with undercuts as required by most current IMC at mechanically vented baths, and mechanically vented laundry rooms (verify finish floor material).

   1. Entry Doors: Aluminum and Tempered Glass Storefront. Color selected by Owner/Architect.
   2. Exterior Doors: Laundry, water heater, meter and utility closet doors: 1 3/4" hollow core metal embossed 6 panel to match entry doors when noted. Color as selected by Owner/Architect. Provide louvered vents with 1/4" grid galvanized wire fabric backing where required per door schedule.
   3. Interior Doors: 1 3/8" thick, hardboard, hollow core, embossed 6 panel, as selected by Owner.

D. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.

E. Install in accordance with Energy Commission Requirements and the manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely-operating installation.

   1. Install sealant and related backing materials at perimeter of assembly where required. Exterior door frames will have integral installed stops. Vinyl weather-strip will be removed immediately after doors are set and safety pull away until final hardware is installed.
   2. Install accessory items as required.

ACCESS DOORS

A. Provide labor, material, equipment, and services necessary for the installation of all access doors where shown on the drawings and as noted herein.

B. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions

C. Provide door widths and heights as noted on Drawings.

D. Provide additional access panels as required to service building systems and as required by authorities having jurisdiction, although not shown on Drawings.

E. Submit proposed locations for access panels, not indicated on Drawings, to Architect for review prior to rough-in.

F. Access panels in time-rated fire-resistive walls, partitions and ceilings shall carry same rating as required by Code for the wall, partition or ceiling.

G. Install access panels in accordance with manufacturer's instructions and, for fire-rated access panels, in compliance with requirements of listing authority.

H. Provide for correct termination of adjoining finish materials.

I. Adjust doors and operating hardware for proper and smooth operation

SLIDING GLASS AND MIRRORED DOORS

A. Provide labor, material, equipment, and services necessary for the installation of all sliding glass and mirrored doors where shown on the drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, Nevada Energy Requirements, American Architectural Aluminum Manufacturers Association (AAMA), ANSI, AAMA 101-85 "Voluntary Specifications for Aluminum Prime Windows and Sliding Glass Doors.", with materials in conformance with ASTM standards for their designated use.

1. Exterior Sliding Glass Doors

   a. Frame: Factory assembled with nail on fin.

   b. Finish: As selected by Owner.

   c. Size and Operation: As indicated in the construction documents.

   d. Hardware: Factory installed. Finish as selected by Owner.

   e. Weather-stripping: All units weather-stripped per IECC requirements.

   f. Screens: Factory installed on all operating units. Finish as selected by Owner.

   g. Muntins: Design as shown in the construction documents. Finish to match frame.

2. Mirrored Sliding Wardrobe Doors.

   a. Finish: As selected by Owner.

   b. Size and Operation: As indicated on construction documents.

3. Glazing

   a. Refer to Glass and Glazing notes. Glazing in doors will be tempered or safety glazed.

C. Installation

1. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.
2. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.

   a. Install sealant and related backing materials at perimeter of assembly where required.

   b. Install accessory items as required.

FINISH HARDWARE

A. Provide labor, material, equipment, and services necessary for the installation of finish hardware.

B. Conduct all work in conformance with the local building code, applicable disabled accessibility requirements and local security requirements. Obtain all interacting types of hardware from a single manufacturer. All fire-rated assemblies provide hardware complying with NFPA and U.L. current testing standards appropriate for rating required. Where emergency exit devices are required, provide properly "labeled" hardware. Provide hardware templates for proper installation of hardware.

C. Door hardware for exterior and interior doors to be lever type selected by Owner. Thresholds to be brass anodized aluminum, or as selected by Owner. Doors to have a minimum of three (3) pair) hinges. Doors greater than 1-3/8" thick, 3/8" wide, or 90" tall shall have a minimum of four (2 pair) hinges. Exterior out swinging hinges to be non-removing, with non-removable pins, interior hinges to have non-rising pins. Provide door closers where required by code to be used.

D. Exterior Doors will have complete rigid stop applied type weather-stripping. Threshold weather-stripping as detailed.

E. Installation shall be in accordance with local code and security requirements, manufacturer's instructions, and as indicated on drawings for complete smooth and proper operation.

WINDOWS

A. Provide labor, material, equipment, and services necessary for the installation of windows complete with all flashing and caulking where shown on drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, American Architectural Manufacturer's Association (AAMA), ANSI/AAM 101-85, "Voluntary Specifications for Windows and Sliding Glass Doors" and Relevant State Energy Commission requirements.

C. Selection

1. Windows: Shall be selected by Owner. Fixed, single hung, or horizontal sliding windows conforming to Specification HS-81 /ANSI A134.1 and AAMA 302.8 for Building windows, complete with screens; sizes as indicated on plans.
2. Glazing: Refer to Glass and Glazing notes and related energy compliance calculations.
3. Size and Operation: As indicated in the construction documents. Manufacturer/ supplier shall provide windows that meet emergency egress requirements of the International Building Code and notify architect if drawings are in conflict.
4. 2018 IECC Requirements: All new windows and doors must display NFRC labels, clearly displaying U-values and SHGC coefficients (for glazed areas) for field verification. Re-used unlabeled windows or doors must meet minimum default values listed in the Code.

D. Installation

1. Verification of Conditions: Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding.
2. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.

   a. Install sealant and related backing materials at perimeter of assembly where required.

   b. Install accessory items as required.

GLASS AND GLAZING

A. Provide labor, material, equipment, and services necessary for the installation of glass and glazing where shown on the drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, Federal specification DD-G-451m for standard glass, Federal specification DD-G-540 for tempered glass, Flat glass marketing association "Glazing Manual", "Safety Standards for Architectural Glazing Material" (NCPS 1201) issued by Consumer Safety Commission, effective July 6, 1977, Insulating Glass Certification Council and IECC Requirements.

C. Hazardous Locations. The following shall be considered specific hazardous locations for the purpose of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and bifold doors.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524mm) above the floor or walking surface.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
   3.1 The exposed area of an individual pane is larger than 9 square feet (0.83sq.meters) and
   3.2 The bottom edge of the glazing is less than 18 inches (457mm) above the floor; and
   3.3 The top edge of the glazing is more than 36 inches (914mm) above the floor; and
   3.4 One or more walking surfaces are within 36 inches (914mm), measured horizontally and in a straight line, of the glazing.
4. All glazing in railing regardless of are or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (152.4mm) measured vertical y above any standing or walking surface.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524mm) above a walking surface and within 60 inches (1524mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524mm) above the plane of the adjacent walking surface.
8. Glazing adjacent to stairways within 60 inches (1524mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524mm) above the nose of the tread.

Exceptions are as stated in the International Building Code as amended by local amendments.

D. Installation will be in accordance with manufacturer's printed installation instructions.

HARDBOARD EXTERIOR SIDING

A. Provide labor, material, equipment and services necessary for installation of hardboard siding where shown on the drawings and noted herein.

B. Conduct all work in compliance with the International Building Code, ANSI, ASTM, American Hardboard Association, and ICC.

C. Materials:

1. Hardboard lap siding, color and pattern as selected by Architect/Owner.
2. Weather-resistant sheathing paper per the International Building Code. Asphalt-saturated felt free from holes and breaks, weighing not less than 14 pounds per 100 square feet (0.683 kg/m) and complying with ASTM D 226 or other approved weather-resistant material shall be applied over studs or sheathing of all exterior walls as required by the International

CERAMIC TILE

A. Provide labor, material, equipment, and services necessary for the installation of all ceramic tile work as shown on the drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, ICC evaluation reports and manufacturer's installation requirements with materials in compliance with A.S.T.M. standards for their specific use.

C. Installation shall conform to Tile Council of America "American National Standard Specifications for the Installation of Ceramic Tile", "Handbook for Ceramic Tile Installation" (current edition), all as amended by Ceramic Tile Institute's recommendations.

D. Materials:

1. Countertops and splashes: as selected by Owner.
2. Hard tile flooring: as selected by Owner.
3. Grout: Color as selected by Owner.
4. Provide non-slip surface as tiled walking surfaces.

E. Contractor shall inspect details, and framing for appropriateness to installing ceramic tile. Report deficiencies immediately in writing to the developer with a copy to the architect. Failure to do so, or commencement of work without such notification, will constitute an acceptance by contractor of suitability of previous work by others.

F. Verify all sizes and dimensions by taking field measurement prior to installation

G. Verify all openings as plumb, square and true.

H. Provide approved waterproof membrane at showers or tubs where ceramic tile finish is indicated.

I. Tile shall be thin set on floor areas except tubs or showers, with slip sheet under tile.

J. Mud set all other areas.

RESILIENT FLOORING

A. Provide labor, material, equipment, and services necessary for the installation of all sheet vinyl flooring as shown on the drawings and as noted herein.

B. Conduct all work in conformance with the Resilient Tile Institute with materials in compliance with ASTM standards for their specific use.

C. Owner's general contractor shall coordinate floorings subcontractor with framing and concrete contractors to insure compatibility of adhesives and sub-floor surface texture, materials and preparation.

D. Materials

1. As selected by Owner.
2. Verify with acoustical report for material.

E. Install in accordance with manufacturer's printed installation instructions

F. Upon completion of installation of floor covering, adjacent work, and other materials have set, clean surfaces as recommended by manufacturer.

GYPSUM BOARD

A. Provide labor, material, equipment, and services necessary for the installation of gypsum board complete where shown on drawings and noted herein.

B. Conduct all work in conformance with the International Building Code, ASTM, Gypsum Association GA-216 "Recommended Specifications for Applications and Finish of Gypsum Board" and the "American Standard Nitrates for Application and Finishing of Gypsum Board", by the American National Standards Institute (ANSI).

C. Provide Gypsum Board at locations noted. Provide accessories at all locations as required for complete system.

D. Refer to the International Building Code

1. At Areas: Moisture resistant as required by code and in thickness and locations recommended by gypsum board manufacturer to occur at walls only.
2. Accessories:
   a. Bullnose (90 degree right angle) corner bead at all external corners.
   b. Corrosive resistive, L-type edge trim at all exposed edges
   c. Semi-rigid PVC flexible corner bead at radiused openings.
   d. Resilient channels, provide manufacturer's special shaped metal furring channel in gauge and spacing as required for applicable fire or sound rated assemblies.
   e. Tape and joint compound as recommended by gypsum board manufacturer.
   f. Provide permanently resilient sealant at sound control joints as recommended by manufacturer.
3. Nail or screw per applicable code requirements. Refer to drawings for special nailing at shear walls and fire/sound rated assemblies. The contractor at his option may substitute wallboard screws of equivalent properties in lieu of nails as permitted by authority having jurisdiction. Fasteners at multiple layer applications shall be sized accordingly.

E. Gypsum board shall be of type, edge, configuration arrangement and maximum lengths available to minimize end to end butt joints. All joints in finished surfaces shall be taped and filled with joint compound. Reinforce all corners and conceal exposed nail or screw heads with joint compound. Metal trim shall be applied tightly to gypsum board edges, plumb, level and in true plan, securely attached. All gypsum wall board concealing tub nailing fins shall be aligned to prevent wall planes such that the true wall plane is maintained.

PLUMBING

A. Provide labor, material, equipment, and services necessary for the installation of a complete plumbing system where shown on the drawings and as noted herein. The plumbing system is to operate according to the best practices of the trade and including but not limited to: fixtures, hot and cold water and gas piping, soil and vent piping, water heaters, pipe insulation, permits, fees, meters, deck drains, etc. (verify all drains and overflow systems that tie in with underground storage systems). Refer to plans by subcontractor or licensed engineer for actual layout and specifications.

B. Conduct work in conformance with the Uniform Plumbing Code.

C. Plumbing fixtures to be selected by Owner. Install in accordance with the best practice of this trade but not limited to the following:

1. Rough-in shall be completed, tested and approved before closing in with other work.
2. Openings in pipes, drains, and fittings shall be kept covered during construction.
3. Provide solid backing for securing fixtures.
4. Provide clean-outs at ends of all lines and where required by codes.
5. Slope gas piping not less than 1/4 inch in 15 feet per UPC.
6. Verify all fire and acoustic assembly requirements prior to installation. All plumbing penetrations through a one hour wall or ceiling, where occurs, shall comply with the International Building Code.
7. Verify all clearances for water closets, lavs, etc. with appropriate accessibility requirements.

HEATING AND AIR CONDITIONING

A. Provide labor, material, equipment, and services necessary for the installation of all heating and ventilating systems where shown on the drawings and as noted herein. Refer to plans by subcontractor or licensed engineer for actual layout and specifications.

B. Conduct work in conformance with the Uniform Mechanical Code.

C. Installation

1. Equipment to comply with all applicable Energy Conservation Standards. All equipment installation to be per manufacturer's printed installation requirements. Verify all clearances required for equipment installation with general contractor and equipment manufacturer. Verify all fire assembly requirements (back draft dampers, etc. with plans prior to fabrication and installation.). Verify all acoustical requirements before installation.
2. Combustion Air:
   a. Provide one opening within 12 inches of the floor and one opening within 12 inches of the ceiling. Where connected to the outside air by vertical ducts, provide min. 1 sq. in. for each 4,000 BTUs. Where connected to the outside air by horizontal ducts, provide min. 1 sq. in. for each 2,000 BTUs.
   b. Where one opening is provided, locate opening within 12" of the ceiling and provide min. 1 sq. in. for each 3,000 BTUs.

D. Natural Ventilation

1. Habitable Rooms. Natural ventilation shall be through windows/doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated. Exceptions per the International Building Code.
2. Adjoining Rooms. For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m^2). Exceptions per the International Building Code.
3. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 sq. m.), one-half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cfm (23.6 L/s) for intermittent ventilation or 20 cfm (9.4 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

4. Per the IBC and as amended by local amendments - Required Heating. When the wind design temperatures are below 60 F (16 C), every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68 (20 C) at a point 3 feet (914mm) above the floor and 2 feet (610mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance.

E. IECC Requirements

1. HVAC System: Mechanical efficiency and capacity of new units must appear on equipment.
2. Thermostats: Devices shall have a deadband range of 5 degrees within which the supply of heating and cooling energy is shut off or reduced to a minimum
3. Heat pumps: Systems having supplementary electrical resistance heaters shall have controls that prevent the heater operation except during defrost when heating load is capable of being met by the pump.
4. Ducts and Plenums: All supply and return plenums shall have all joints and connections securely fastened and sealed with welds, gaskets, mastics, mastic-plus-embedded fabric systems or approved tapes.
5. Duct and Plenum Insulation: Unless located in conditioned space, all supply and return ducts and plenums shall have a minimum R-6 insulation.

ELECTRICAL

A. Provide labor, material, equipment, and services necessary for the installation of a complete electrical system where shown on the drawings and as noted herein. Refer to plans by licensed engineer for layouts, service runs details and general notes.

B. Conduct work in conformance with the National Electrical Code, Underwriters Laboratories, Inc. (U.L.), and the ASTM.

C. All materials shall be new and of the same manufacturer for each class or group of equipment. Materials shall be listed and approved by Underwriter's Laboratories, Inc. and shall bear the inspection label where subject to such approval. Materials shall meet with the approval of the division of industrial safety and all governing codes having jurisdiction. Materials shall be manufactured in accordance with applicable standards.

1. Underground service, one meter per unit, size per electrical requirements.
2. Verify meter location and all requirements with governing utility company.
3. Switch plates, covers, etc.: as selected by Owner.
4. Fixtures: as selected by Owner.
5. Smoke detectors, exhaust fans, etc.: as selected by Owner.
6. Sealed plate covers.

D. Per the International Building Code, Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be installed in the following locations:

1. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all interv ening doors closed.
2. All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

PREFABRICATED FIREPLACES

A. Provide labor, material, equipment, and services necessary for the installation of all prefabricated fireplaces as shown on the drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, ICC Evaluation Service Reports, SWI-CNA "Architectural Sheet Metal Manual", with materials in compliance with ASTM standards for their specific use.

C. Materials:

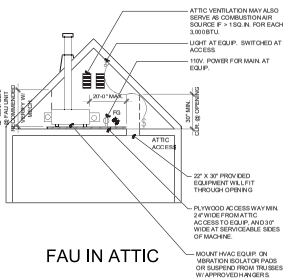
1. Manufacturer, size and/or model as noted on plans or as specified by Owner in bid instructions.
2. Accessories such as, but not limited to, flues, chimney s, termination caps and spark arresters as specified and/or approved by the fireplace manufacturer.

D. Contractor shall inspect details and previous work by others for appropriateness to installing prefabricated fireplaces. Report deficiencies immediately in writing to the developer with a copy to the architect. Failure to do so, or commencement of work without such notification, will constitute an acceptance by contractor of suitability of previous work by others.

E. Verify all sizes and dimensions by taking field measurements prior to installation.

F. Fireplaces and accessories shall be installed with strict adherence to manufacturer's written recommendations and all applicable building and mechanical codes.

G. Gas or liquid fuel fireplaces shall have dampers that remain permanently open.



FAU IN ATTIC

Planning Commission Page 260

ktgy
Architecture + Planning
The Learnington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

LAS VEGAS, NV

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be issued from the architect prior to the client or clients subcontractors proceeding with the work. The client or clients shall be responsible for all costs in connection with these procedures not followed.

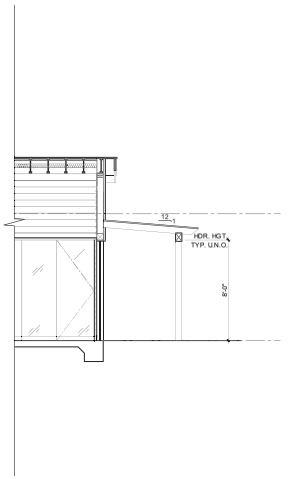
WILLIAM RAMSEY REGISTERED No. 9878 ARCHITECT STATE OF NEVADA

12/4/2019

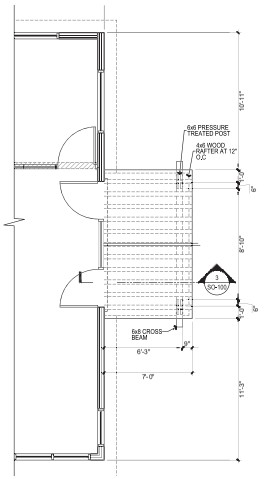
GENERAL NOTES

SO-032

COPYRIGHT ©

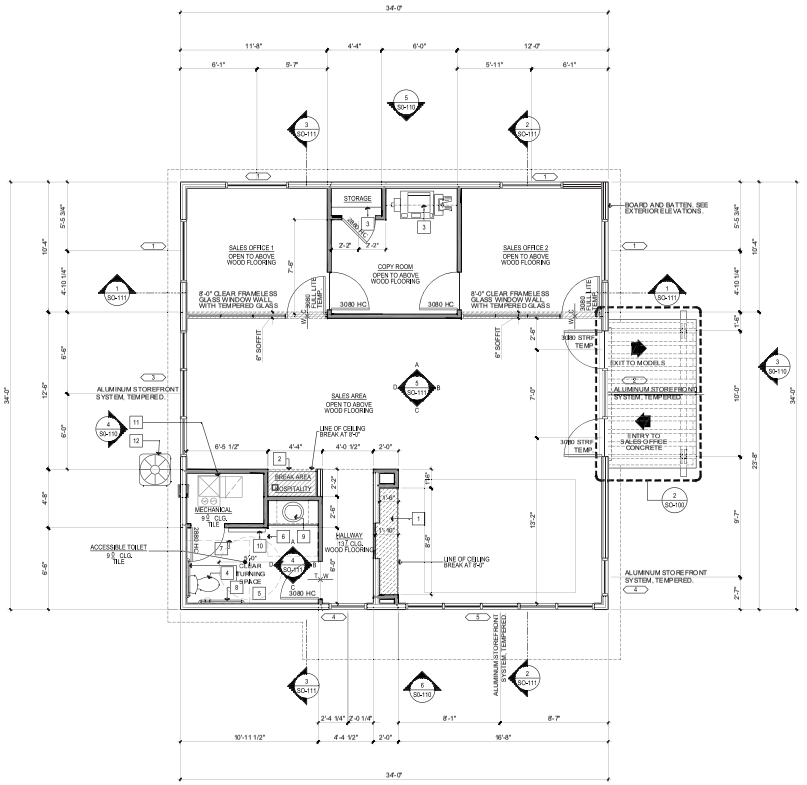


TRELLIS SECTION | SCALE: 1/4"=1'-0" | 3



TRELLIS FLOOR PLAN | SCALE: 1/4"=1'-0" | 2

NOTE:
REFER TO FLOOR PLAN SHEET 190-100 FOR INFORMATION NOT SHOWN HERE.



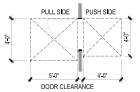
FIRST FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

FLOOR PLAN KEYNOTES

1. CABINETS REFER TO INTERIOR DRAWINGS 2/SO-111
2. UNDERCOUNTER REFRIGERATOR.
3. CABINETRY IN BACK OF HOUSE SELECTED BY COMMUNITY OPERATIONS
4. ACCESSIBLE WATER CLOSET PER ANSI 117.1 SECTION 604. SEE SO-D30 FOR MORE INFORMATION.
5. SINGLE ACCOMMODATION TOILET ROOM PER ANSI 117.1 SECTION 604. SEE SO-D30 FOR MORE INFORMATION.
6. 30" X 48" CLEAR SPACE.
7. 60" X 60" CLEAR SPACE.
8. GRAB BARS PER ANSI 117.1 SECTION 609. SEE 1 & 9/SO-D30 FOR MORE INFORMATION.
9. ACCESSIBLE LAVATORY PER ANSI 117.1 SECTION 602. SEE 17/SO-D30 FOR MORE INFORMATION.
10. BABY CHANGING STATION. HORIZONTAL WALL MOUNTED STAINLESS STEEL STATION. REFER TO AS/O-111
11. GAS FURNACE - REFER TO MECHANICAL DRAWINGS
12. AC CONDENSER ON CONCRETE PAD | VERIFY SIZE AND LOCATION | PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.

LEGEND

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- INTERIOR SOFFIT @ 8'-0"



NOTES

1. WATERCLOSETS TO BE MAXIMUM 1.6 GALLONS & URINALS TO BE MAXIMUM 1.0 GALLONS PER FLUSH PER UPC 402.0
2. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL DRAWINGS FOR ACTUAL STUD AND POST REQUIREMENTS.
3. PROVIDE PASSAGEWAY AND WORKING PLATFORM TO ATTIC MOUNTED F.A.U. PROVIDE LIGHT SWITCH ADJACENT TO ACCESS PANEL FOR ATTIC LIGHT AND PROVIDE ELECTRIC OUTLET ADJACENT TO F.A.U. IN ATTIC PER U.M.C. SECT. 906.
4. VERIFY ALL APPLIANCE DIMENSIONS, AND INSTALLATION REQUIREMENTS WITH APPLIANCE MANUFACTURER PRIOR TO CABINET FABRICATION AND INSTALLATION.
5. THE DOORWAY LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED, PER U.B.C. SECTION 1109, AS FOLLOWS:
   - 5.A. AN EQUILATERAL TRIANGLE 1/4" THICK W/ EDGES 12" LONG AND A VORTEX POINTING UPWARD AT MEN'S RESTROOMS.
   - 5.B. A CIRCLE 1/4" THICK, 12" IN DIAMETER AT WOMEN'S RESTROOMS.
   - 5.C. A 12" DIAMETER CIRCLE WITH A TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER AT UNISEX RESTROOMS.
   - 5.D. THE REQUIRED SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60".
   - 5.E. BRAILLE SIGNAGE SHALL ALSO BE LOCATED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOORWAYS LEADING TO SANITARY FACILITIES.
6. THE DOORS TO THE ACCESSIBLE WATER CLOSET COMPARTMENT WILL BE EQUIPPED WITH A SELF CLOSING DEVICE WITH.
   - 6.A. 2" MIN. CLEARANCE WHEN LOCATED AT THE END OF THE COMPARTMENT.
   - 6.B. 34" MIN. CLEARANCE WHEN LOCATED AT THE SIDE OF THE COMPARTMENT.
7. IF STANDARD COMPARTMENT DOORS ARE USED, PROVIDE THE FOLLOWING, PER U.B.C. SECTION 1108.2.2:
   - 7.A. 9" MIN. CLEARANCE FOR FOOTRESTS UNDER.
   - 7.B. A SELF CLOSING DEVICE.
8. WHERE PERMANENT IDENTIFICATION IS PROVIDE FOR ROOMS AND SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. U.B.C. SECTION 1109 & I.C.C. SECTION 703.5
9. SATISFY SIGNAGE REQUIREMENTS OF SECTION 1109.
10. ALL WINDOWS AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

(NS) NYLON SHADE @ EXPOSED WINDOW

SQUARE FOOTAGE

SALES OFFICE SQUARE FOOTAGE SUMMARY	
SALES OFFICE	1,196 SF

OCCUPANCY GROUP B

ktgy

Architecture + Planning
The Learnington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

LAS VEGAS, NV

No.	Date	Description

It is the clients responsibility prior to or during construction to verify the architect inventory of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be issued from the architect prior to the client or client's subcontractors proceeding with the work. The client is responsible for all costs incurred as a result of failure to perform the work to these requirements.

WILLIAM RAMSEY REGISTERED ARCHITECT STATE OF NEVADA

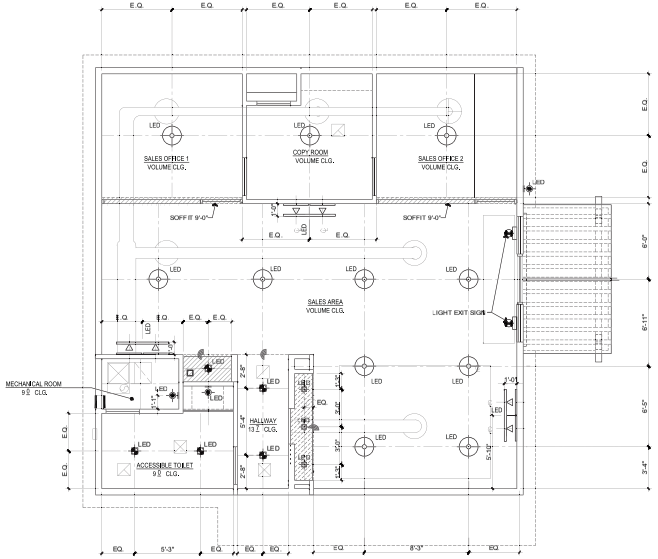
12/4/2019

FLOOR PLAN

SO-100

Planning Commission - Page 261

COPYRIGHT ©



REFLECTED CEILING PLAN LEGEND

- JUNCTION BOX
- LED RECESSED DOWN LIGHT
- WALL MOUNTED LED LIGHT
- PENDANT MOUNTED LINEAR LED FIXTURE
- 3" MINI- LED RECESSED DOWN LIGHT
- PENDANT MOUNTED LED LIGHT
- THERMOSTAT
- OPTIONAL SECURITY
- CEILING FAN
- TELEPHONE OUTLET W/ "CATEGORY V" WIRE
- "CATEGORY V" WIRE W/ RG-6 COAXIAL CABLE
- LED EMERGENCY EXIT SIGN
- 4', 2-TUBE LED WRAP
- PENDANT TRACK LIGHTING - LED
- SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- CENTER LINE
- CEILING SUPPLY AIR GRILL — REFER TO MECHANICAL DRAWINGS
- CEILING EXHAUST FAN — REFER TO MECHANICAL DRAWINGS
- CEILING RETURN AIR GRILL — REFER TO MECHANICAL DRAWINGS
- PENDANT MOUNTED - LED LIGHT (SPT TABLE TYPICAL SALES DISPLAY LIGHT PER TOLL ARCHITECTURE ID

GENERAL NOTES

1. PROVIDE 1 FOOT CANDLE ON EVERY STAIR TREAD, LANDING AND EGRESS PATHWAY PER THE IBC.
2. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN CLUB ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. PER NEC 210.25(B)
3. THE MAXIMUM NUMBER OF OUTLETS ON A 20-AMPERE , 125-VOLT CIRCUIT USED EITHER EXCLUSIVELY FOR RECEPTACLES OR EXCLUSIVELY FOR LIGHTING FIXTURES OR FOR ANY COMBINATION OF RECEPTACLES AND LIGHTING FIXTURES SHALL BE 12. (SEE EXCEPTIONS) (NEC ARTICLE 210.(Ex)2) AS AMENDED)
4. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED FAN OR LIGHT FIXTURE SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT A CEILING-SUSPENDED FAN OR LIGHT FIXTURE THAT WEIGHS MORE THAN 32KG(70 LB). FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS OR LIGHT FIXTURES THAT WEIGH MORE THAN 16 KG (35 LB). THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED PER THE NEC
5. ALL LUMINAIRES (FIXTURES) INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS." PER THE NEC
6. PERMANENTLY INSTALLED LAMPS AND FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH I.B.C. SECTION 1301 AND THE I.E.C.C.
7. MECHANICAL GRILLES, REGISTERS, EXTERIOR LOUVERS AND LIGHT FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY. VERIFY QUANTITY, TYPE AND SIZE WITH MECHANICAL, LIGHTING & ELECTRICAL DRAWINGS.
8. PROVIDE METAL LATH AT EXTERIOR PLASTER SOFFITS.
9. REFER TO THE GENERAL NOTES SHEETS FOR THE GENERAL CONSTRUCTION METHOD AND CONDITIONS.
10. CEILINGS AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHTS OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE.
11. ALL STRUCTURAL MEMBERS TO BE SPACED SO LIGHT FIXTURES CAN BE INSTALLED AS DIMENSIONED ON THIS PLAN.

FIRST FLOOR REFLECTED CEILING PLAN | SCALE: 1/4"=1'-0" | 1

COPYRIGHT ©

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

LAS VEGAS, NV

No.	Date	Description

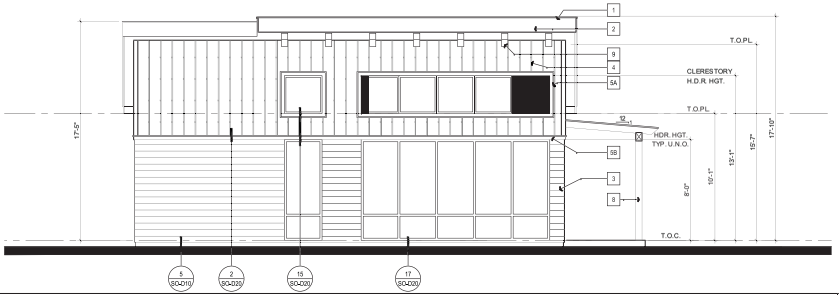
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be issued from the architect prior to the client or clients subcontractors proceeding with the work. The client or clients shall be responsible for all costs or construction if these procedures are not followed.

WILLIAM RAMSEY REGISTERED ARCHITECT STATE OF NEVADA

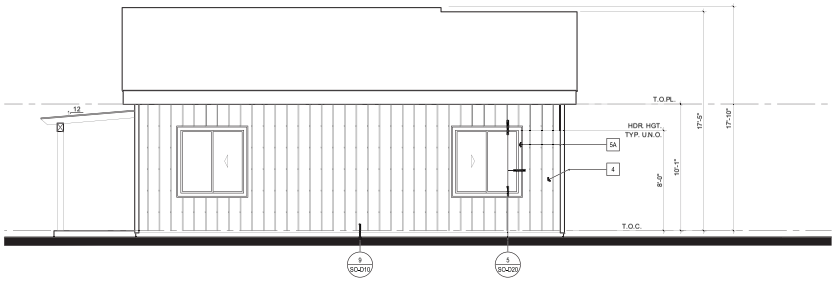
12/4/2019

REFLECTED CEILING PLAN

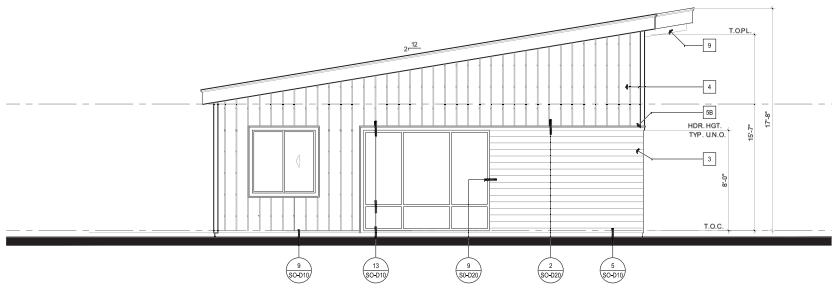
SO-101



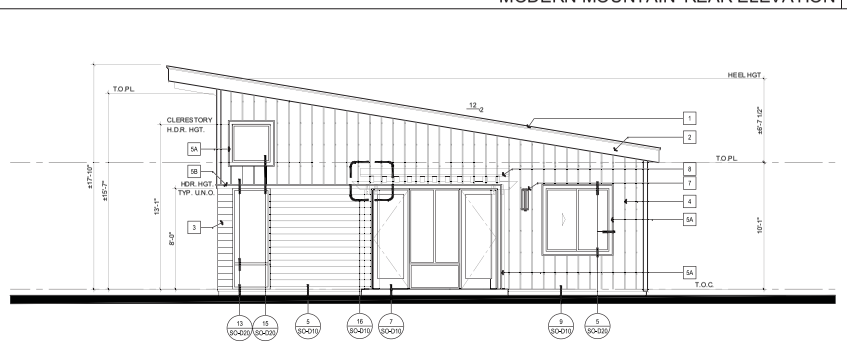
'MODERN MOUNTAIN' LEFT ELEVATION | SCALE: 1/4"=1'-0" | 6



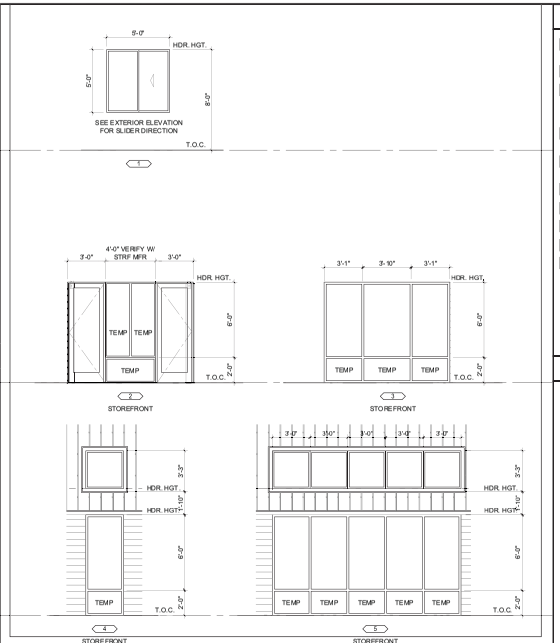
'MODERN MOUNTAIN' RIGHT ELEVATION | SCALE: 1/4"=1'-0" | 5



'MODERN MOUNTAIN' REAR ELEVATION | SCALE: 1/4"=1'-0" | 4



'MODERN MOUNTAIN' FRONT ELEVATION | SCALE: 1/4"=1'-0" | 3



WINDOW & STOREFRONT SCHEDULE | SCALE: 1/4"=1'-0" | 2

J VENTS: BY 'FAMCO' OR APPROVED EQUAL

MODEL:	JV14
SIZE:	22" X 24"
NET FREE VENTILATION:	153.93 S.I.

CLOAKED VENTS: BY 'O'HAGIN' OR APPROVED EQUAL

MODEL:	CONCRETE
SIZE: 1	9" X 26"
NET FREE VENTILATION:	98 S.I.
MODEL:	CONCRETE 'FLAT'
SIZE:	16" X 32"
NET FREE VENTILATION:	98 S.I.

EAVE VENTS: BY 'PLYCO' OR APPROVED EQUAL

MODEL:	VS312
SIZE:	3-1/2" x 22-1/2" WITH 1/4" GALV. MTL. SCREEN.
NET FREE VENTILATION:	44 S.I.

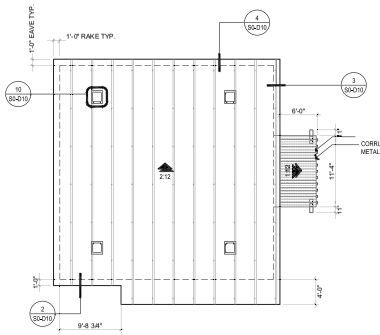
ATTIC VENTILATION NOTES

2018 IBC 1202.2 ATTIC VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE THE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL NOT INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH SHALL BE PROVIDED BETWEEN INSULATION AND THE ROOF SHEATHING. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

1. THE NET FREE CROSS - VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 WHERE A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM - IN - WINTER SIDE OF THE CEILING.

2. THE NET FREE CROSS VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT NOT LESS THAN 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

3. ATTIC VENTILATION SHALL NOT BE REQUIRED WHEN DETERMINED NOT NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS.



ROOF PLAN | SCALE: 1/8"=1'-0" | 1

ELEVATION KEYNOTES

1. ROOF MATERIAL: STANDING SEAM METAL ROOF BY 'BERRIDGE' (ICC-ES ESR-3486) OR APPROVED EQUAL. VERIFY WITH COLOR SCHEME.
2. FASCIA / BARGE: 2X8 R.S. WOOD FASCIA AND BARGE BOARD, PRE-PRIMED.
3. HORIZONTAL LAP SIDING - FIBER CEMENT SIDING WITH A SMOOTH FINISH: ALLURA OR EQUAL (NFPA 285) OR APPROVED EQUAL, 8" EXPOSURE U.N.O BLIND NAILED. OVER (2) LAYERS GRADE 'D' MIN. BUILDING PAPER. USED IN AREAS BELOW HEADER HEIGHT, TYP. VERIFY WITH COLOR SCHEME.
4. SIDING BOARD AND BATTEN: FIBER CEMENT BOARD AND BATTEN PLYCEM TRIM BY 'ALLURA' OR APPROVED EQUAL, 4/4X2 BATTEN 16" O.C. OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER.
5A. FIBER CEMENT TRIM: 3X5/4 O/5/4X4 AT HEAD AND SILL FOR WINDOWS AND DOORS. WITH EXTERIOR PLASTER OVER AND SMOOTH FINISH. AT HEAD, JAMB AND SILL.
5B. FIBER CEMENT TRIM BELLY BAND: 2X6/4 O/ 5/4X4 WITH EXTERIOR PLASTER OVER AND SMOOTH FINISH.
6. NOT USED
7. MODERN OUTDOOR WALL LIGHT: BY 'PROGRESS LIGHTING' OR APPROVED EQUAL.
8. TRELLIS: REFER TO DETAIL 14/SO-D10, 15/SO-D10, 16/SO-D10.
9. OUTLOOKER/RAFTER TAIL: WOOD COMPOSITE OUTLOOKER ROUGH SAWN RAFTER TAILS @ 42" O.C AT MODERN RANCH ELEV. SEE DETAIL 19/SO-D20.

ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYP BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL 4/SO-D20 & 21/SO-D20 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT EXTERIOR WALLS.
6. ALL HORIZONTAL STUCCO SURFACES 3" OR MORE IN DEPTH WILL RECEIVE "BITUTHENE" LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF STUCCO SYSTEM.

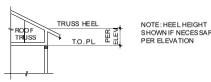
ROOF PLAN NOTES

- INDICATES SLOPE DIRECTION

ROOF PITCH = 2:12 U.N.O.

ROOF MATERIAL: STANDING SEAM METAL ROOF BY 'BERRIDGE' (ICC-ES ESR-3486) OR APPROVED EQUAL. VERIFY WITH COLOR SCHEME.

1. AT "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM PROVIDE A 22"X30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEY, HIPS OR RIDGES.
5. RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS AND TRUSS HEELS.
6. REFER TO 12/SO-D10 FOR TYPICAL VENT THROUGH ROOF DETAIL.
7. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE. AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER IBC.



ATTIC VENT. CALC.

AREA 1

	SQ. FT.	SQ. IN.	VENTILATION FACTOR	SQ. IN. VENTILATION REQ'D
ROOF AREA	1156	166464	1/300	555

	% OF TOTAL VENTILATION REQ'D	SQ. IN. PER VENT.	NO. VENTS REQ'D	TOTAL SQ. IN. PROVIDED
HI VENT	0.55	153.93	2	308
LO VENT	0.55	153.93	2	308
TOTAL				616

Planning Commission - Page 263

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

LAS VEGAS, NV

No.	Date	Description

It is the clients responsibility prior to or during construction to verify the architect's meaning of any pertinent terms or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be issued from the architect prior to the client or client's subcontractors proceeding with the work. The client is responsible for all costs incurred as a result of failure to perform to these requirements.

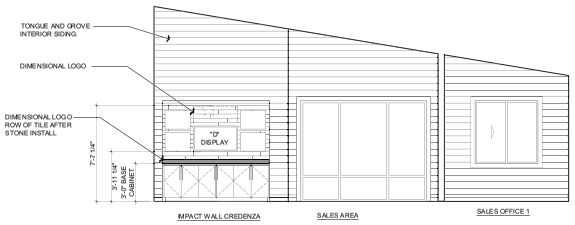
WILLIAM RAMSEY REGISTERED ARCHITECT STATE OF NEVADA

12/4/2019

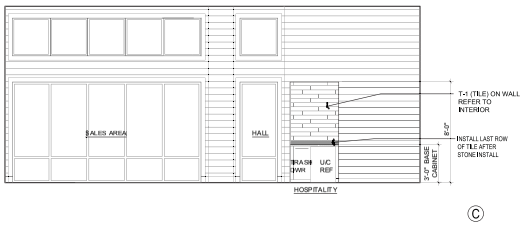
EXTERIOR ELEVATIONS & ROOF PLAN

SO-110

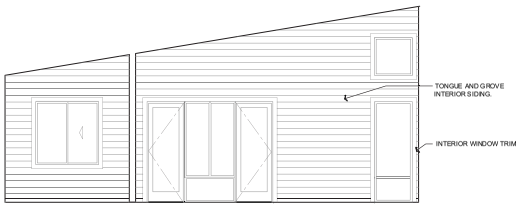
COPYRIGHT ©



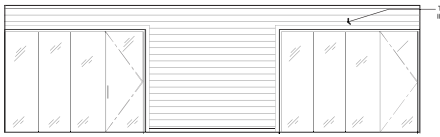
Ⓓ



Ⓒ

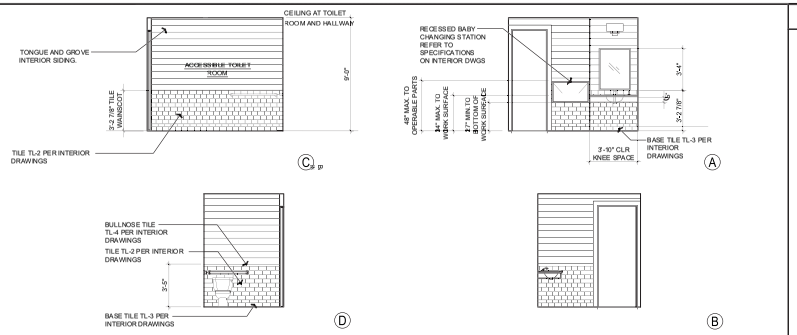


Ⓑ



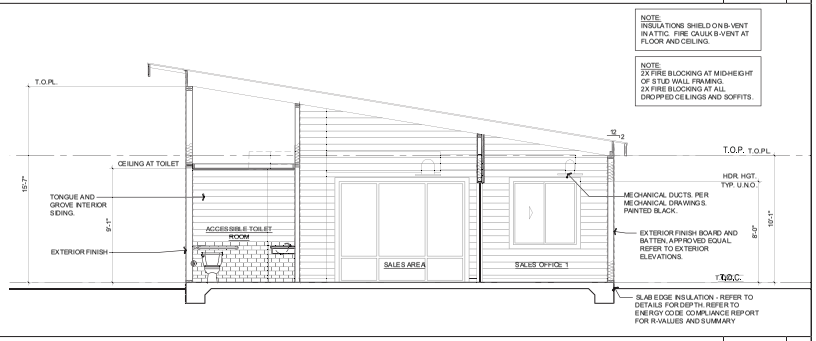
Ⓐ

INTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 5

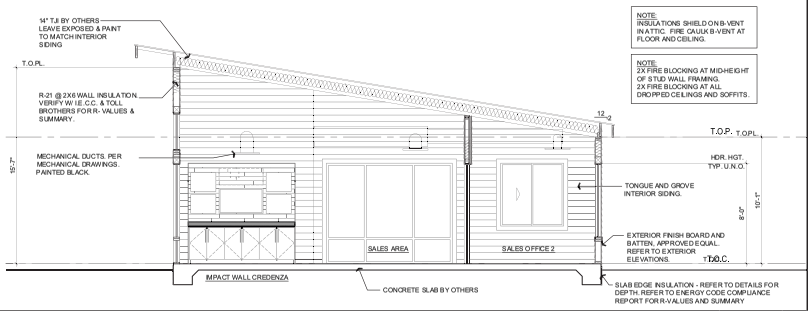


Ⓒ Ⓐ Ⓓ Ⓑ

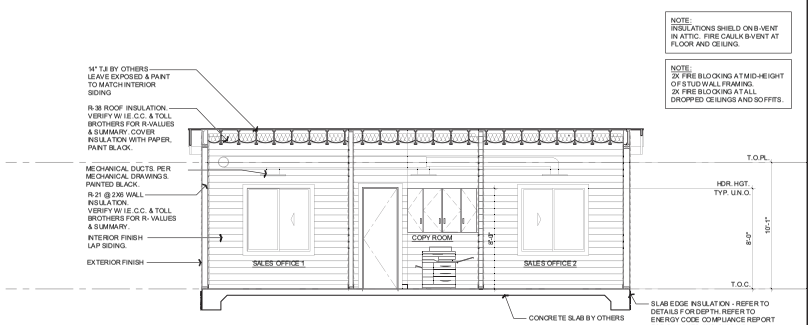
ACCESSIBLE TOILET ROOM INTERIOR ELEVATION | SCALE: 1/4"=1'-0" | 4



BUILDING SECTION | SCALE: 1/4"=1'-0" | 3



BUILDING SECTION | SCALE: 1/4"=1'-0" | 2



BUILDING SECTION | SCALE: 1/4"=1'-0" | 1

INSULATION SUMMARY

REFER TO U.F.C. FOR FIREBLOCKING REQUIREMENTS

INSULATION SUMMARY	
ROOF / CEILING	R-38
FLOOR	R-10 (CONTINUOUS)
2X6 EXTERIOR WALL	R-21

WINDOW SUMMARY		
WINDOW TYPE	U-VALUE	SHGC
STOREFRONT(TINTED)	0.38	0.40
SINGLE HUNG	0.38	0.40

DOOR SUMMARY		
DOOR TYPE	U-VALUE	SHGC
STOREFRONT	0.38	0.40

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

LAS VEGAS, NV

No.	Date	Description

It is the client's responsibility prior to or during construction to verify the architect's meaning of any pre-existing errors or omissions in the plans and specifications of which an contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such pre-existing errors or omissions shall be issued from the architect prior to the client or client's subcontractors proceeding with the work. The client is responsible for all costs incurred as a result of failure to perform the work in accordance with these instructions.

WILLIAM RAMSEY REGISTERED ARCHITECT STATE OF NEVADA No. 9278

12/4/2019

BUILDING SECTIONS

SO-111

COPYRIGHT ©

Planning Commission - Page 264

Planning Commission - Page 265

NOT USED	24	NOT USED	20	TRELLIS CONNECTION	16	VENT THROUGH ROOF	12	NOT USED	8	EAVE- BRD/BATT	4
NOT USED	23	OUTLOOKER	19	TRELLIS FOOTING	15	NOT USED	11	DOOR STOREFRONT	7	RAKE - BRD/BATT	3
COLLAR FLASHING	18	TRELLIS BEAM ENDS	14	ROOF VENT	10	NOT USED	6	SHED EAVE: BRD/BATT	2		
NOT USED	21	BEAM TO WALL CONNECTION	17	TYP. STOREFRONT WINDOW	13	BOARD & BATT. WEEP SCREED	9	LAP SIDING WEEP SCREED	5	NOTES	1

Architecture + Planning
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

LAS VEGAS, NV

No.	Date	Description

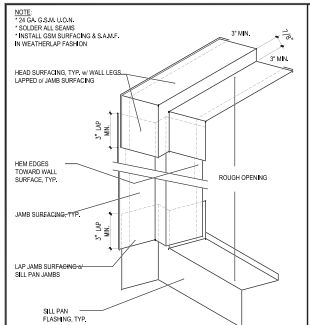
12/4/2019

ARCHITECTURAL DETAILS

SO-D10

COPYRIGHT ©

Planning Commission - Page 266



STEP 1 "L" METAL - INSTALL AT DECK TO WALL TRANSITION. PROVIDE SOLID BACKING AT VERTICAL LEGS AND INSTALL WITH A MINIMUM 4" LAP BETWEEN PIECES. ALL JOINTS SOLDERED.

STEP 2 FLASHING CORROSION RESISTANT PAN - INSTALL ALONG BOTTOM OF OPENING, SET IN SEALANT AND FASTEN THROUGH THE VERTICAL LEGS ONLY TO THE ROUGH FRAMING JAMBS.

STEP 3 PLACE DOOR FRAME - PLACE THE DOOR FRAME IN THE ROUGH OPENING, PLUMB, SQUARE, AND SHIM THE DOOR, THEN FASTEN THE DOOR FRAME TO THE JAMB STUDS.

STEP 4 JAMB S.A.F. - ATTACH A STRIP OF S.A.F. ALONG EACH SIDE OF JAMB, ADHERING TO THE ROUGH FRAMING AND DOOR FRAME JAMB. ALIGN EDGE OF S.A.F. TO INSIDE OF DOOR FRAME JAMB - THE S.A.F. SHALL OVERLAP THE "L" METAL AND PAN FLASHING AND EXTEND 12" ABOVE THE HEAD ROUGH OPENING. PRIME SUBSTRATE AS REQUIRED BY S.A.F. MANUF.

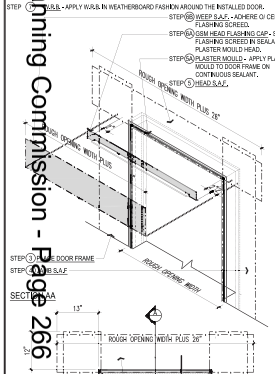
STEP 5 HEAD S.A.F. - ADHERE S.A.F. ABOVE THE ROUGH OPENING, EXTEND THE S.A.F. 13" PAST THE ROUGH OPENING AT EACH END, ALIGN THE BOTTOM EDGE OF THE S.A.F., WITH THE BOTTOM OF THE DOOR FRAME HEAD.

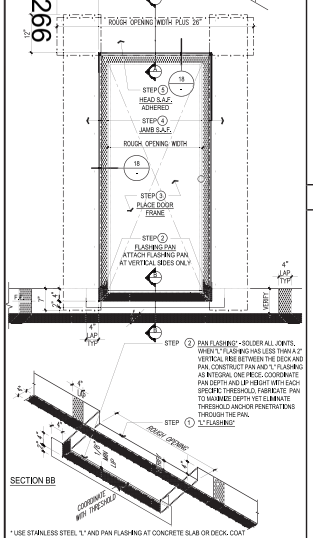
STEP 5A PLASTER MOULD - APPLY PLASTER MOULD TO DOOR FRAME ON CONTINUOUS SEALANT, PLASTER MOULD SHALL FLUSH WITH INSIDE EDGE OF DOOR FRAME. PLASTER MOULD SHALL BE BACK PRIMED.

STEP 6A GSM HEAD FLASHING CAP - INSTALL FLASHING SCREED AS REQUIRED BY DETAIL. EXTEND THE SCREED 2" PAST THE ROUGH OPENING AT BOTH ENDS. SET SCREED ONTO HEAD PLASTER MOULD WITH SEALANT. *NOT REQUIRED IF THE DOOR IS PROTECTED BY A MINIMUM 30" DEEP EAVE OR SOFFIT THAT IS WITHIN 24" OF THE DOOR HEAD. THE EAVE OR SOFFIT SHALL EXTEND 30" EACH SIDE OF DOOR.*

STEP 6B WEEP S.A.F. - ADHERE 9" WIDE S.A.F., OVER CEMCO #5 FLASHING SCREED. EXTEND THE S.A.F. 2" PAST THE CEMCO #5 FLASHING SCREED AT BOTH ENDS. *S.A.F. REQUIRED WITH CEMCO #5.*

STEP 7 W.R.B. - APPLY W.R.B. IN WEATHERBOARD FASHION AROUND THE INSTALLED DOOR.





STOREFRONT FLASHING 24

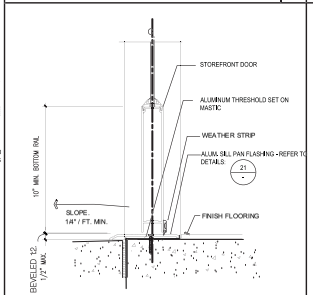
NOT USED 20

NOT USED 19

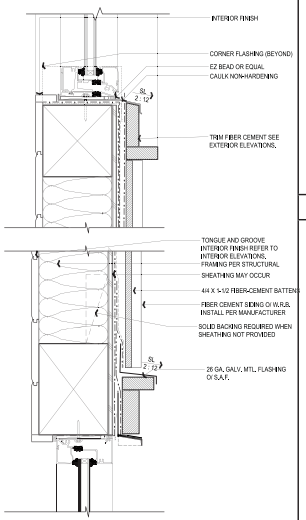
NOT USED 18

NOT USED 14

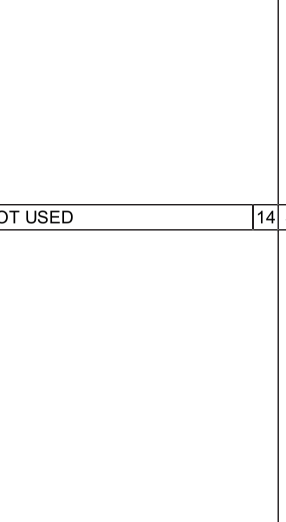
DOOR FLASH'G PAN INSTALLATION 21



STOREFRONT THRESHOLD 17

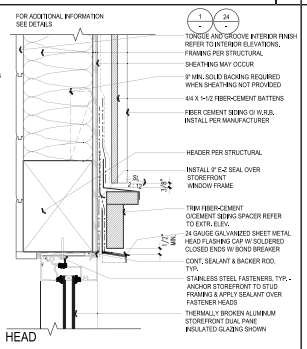


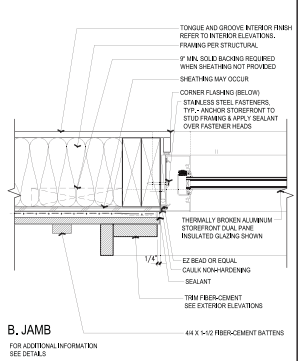
NOT USED 15



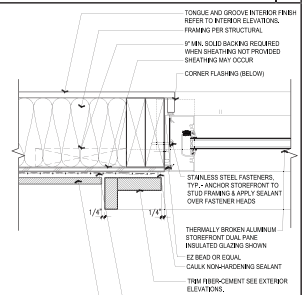
STRF/CLERST. STRF TRANS. 13

NOT USED 12





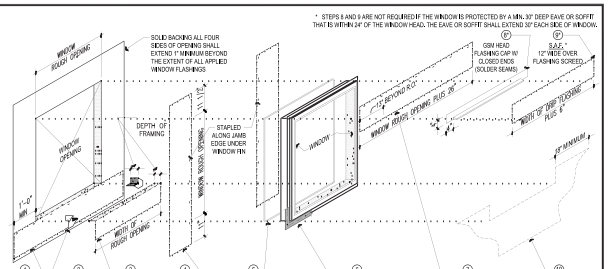
STOREFRONT: BRD/BATTN 10

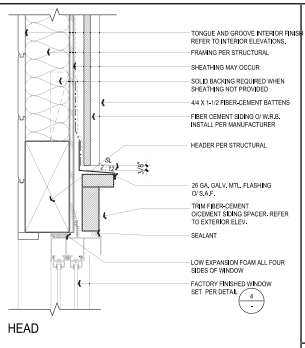


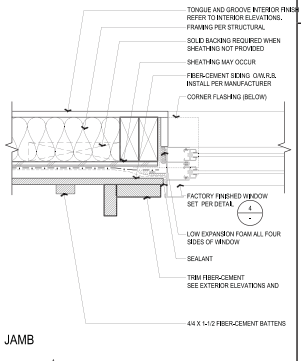
STOREFRONT: LAP SIDING 9

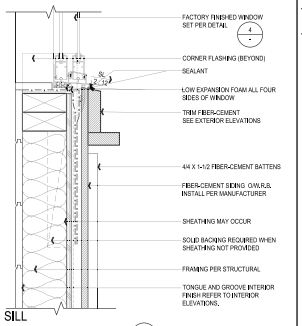
WINDOW FLASHING 4

* STEPS 8 AND 9 ARE NOT REQUIRED IF THE WINDOW IS PROTECTED BY A MIN. 30" DEEP EAVE OR SOFFIT THAT IS WITHIN 24" OF THE WINDOW HEAD. THE EAVE OR SOFFIT SHALL EXTEND 30" EACH SIDE OF WINDOW.



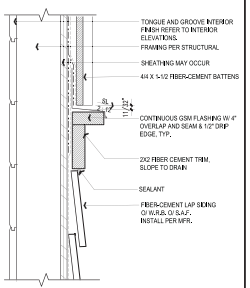






WINDOW: BOARD & BATTEN 5

NOT USED 3



BRD & BATTN/SIDING TRANS. 2

W.R.B.	WEATHER RESISTIVE BARRIER (W.R.B.), TWO-PLY "WEATHER TEX" BY FORTIFIBER BUILDING SYSTEMS GROUP OR APPROVED EQUAL. SUPER JUMBO TEX 60 MINUTE BUILDING PAPER OVER WEATHERSMART HOUSE WRAP.
S.A.F.	SELF ADHESIVE FLASHING MEMBRANE OR APPROVED EQUAL. SELF ADHESIVE SEALING FLASHING (S.A.F.) 12" WIDE (U.N.O.) 25 MIL (U.N.O.). INSTALL PER MANUFACTURER'S INSTRUCTIONS.
N.O.F.	NAIL ON FLASHING OR APPROVED EQUAL. MULTI-LAYERED COMPOSITE POLYPROPYLENE FLASHING 12" WIDE (U.N.O.).
GSM FLASHING	STUCCO ACCESSORIES SHALL BE CEMCO "WATER MANAGEMENT SERIES", 25 GA, MATERIAL WITH A G-90 GALVANIZED COATING OR ARCHITECT APPROVED EQUAL. GSM FLASHING METAL SHALL BE SHOP FABRICATED USING A MINIMUM 26 GA, G-90 GALVANIZED SHEET METAL WITH SOLDERED JOINTS (U.N.O.), UNLESS NOTED OTHERWISE.
BOND BREAKER	POLYETHYLENE TAPE TO BE USED AS BOND BREAKER, REQUIRED BETWEEN ACRYLIC PLASTER AND PAINT FINISHES AND ALL WEEPING SOLID LEG FLASHING, TAPE SHOULD RUN FROM THE SOLID VERTICAL LEG TO 1/8" FROM FRONT EDGE, ANY APPLIED FINISH THAT CREATES A BOND BETWEEN THE PLASTER AND METAL SHALL BE BROKEN WITH UTILITY KNIFE AND SHALL BE MAINTAINED AS SUCH.
CORNER FLASHING	CORNER FLASHING OR APPROVED EQUAL.
SEALANT	SEALANT APPROVED EQUAL.

NOTES:
1. VERIFY WINDOW INSTALLATION WITH WINDOW MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE FIELD MOCKUP OF WINDOW INSTALLATION FOR APPROVAL BY OWNER.
2. VERIFY ROUGH OPENING SIZE WITH WINDOW MANUFACTURER.
3. ROUGH OPENING SHALL BE SQUARE, PLUMB, AND LEVEL. WINDOW SILL TO BE SET UPON LEVEL FRAMING SILL WITH CONTINUOUS SUPPORT.
4. SUBSTRATES SHALL BE CLEAN, DRY, PRIMED AS REQUIRED, AND UNIFORM/SMOOTH PRIOR TO FLASHING APPLICATION.
5. FIELD VERIFY ALL DIMENSIONS PRIOR TO CUTTING AND INSTALLING FLASHING COMPONENTS. VERIFY MANUFACTURER REQUIREMENTS.
6. PROVIDE MINIMUM 12" SOLID WOOD BACKING OR SHEATHING AT ALL SIDES OF OPENING TO SECURE FLASHING.
7. ADHERE SELF ADHERED FLASHING TO CLEAN DUST FREE BACKING TYPICAL.
8. USE CHEMICALLY COMPATIBLE PRIMERS, W.R.B., AND SEALANT WITH THE ADHESIVE SIDE OF THE SELF-ADHERED FLASHING REQUIRED BY MANUFACTURER.
9. NAILS TO BE NO MORE THAN 16" ON CENTER OR AS REQUIRED BY MANUFACTURER, NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW.

NOTES 1

COPYRIGHT ©

ktgy
Architecture + Planning
The Learnington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com
Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

LAS VEGAS, NV

No.	Date	Description

It is the clients responsibility prior to or during construction to verify the architect inventory of any plan elements or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be issued from the architect prior to the objection of clients subcontractors proceeding with the work. The client is responsible for all costs or schedule impacts that may result from the architect not being informed.

WILLIAM RAMSEY REGISTERED ARCHITECT STATE OF NEVADA

12/4/2019

ARCHITECTURAL DETAILS

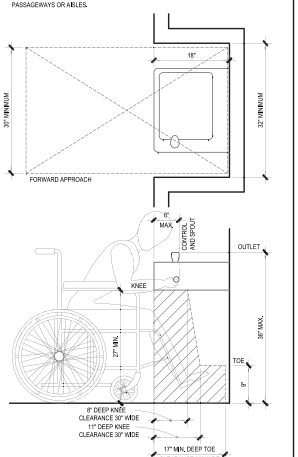
SO-D20

NOT USED 24

NOT USED 23

DRINKING FOUNTAINS AND WATER COOLERS SHALL COMPLY WITH ANSI 117.1-2009 SECTION 606

A. A BOTTLE FILLER DRINKING FOUNTAIN IS NOT ACCEPTABLE.
B. FLOOR MOUNTED FOUNTAINS AND WATER COOLERS SHALL BE ON AN ACCESSIBLE ROUTE.
C. WALL MOUNTED AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS AND WATER COOLERS SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH THE FOLLOWING:
1. CLEAR FLOOR SPACE SHALL BE PROVIDED IN CONFORMANCE WITH THE FOLLOWING:
a. A MINIMUM CLEAR FLOOR SPACE 30" BY 48" TO ALLOW A PERSON IN A WHEELCHAIR TO APPROACH THE UNIT FACING FORWARD.
b. A CLEAR KNEE SPACE A MINIMUM 30" IN WIDTH.
2. THE CLEAR KNEE AND TOE SPACE HEIGHT AND DEPTH AS DIMENSIONED BELOW. THE DEPTH MEASUREMENTS TAKEN FROM THE FRONT EDGE OF THE FOUNTAIN.
3. WATER FLOW SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
a. THE SPOUT SHALL BE LOCATED WITHIN 6" OF THE FRONT EDGE OF THE DRINKING FOUNTAIN AND WITHIN 30" OF THE FLOOR.
b. WATER FLOW AT LEAST 4" HIGH SHALL BE AVAILABLE TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER.
c. THE WATER STREAM FROM THE BUBBLER SHALL BE SUBSTANTIALLY PARALLEL TO THE FRONT EDGE OF THE FOUNTAIN.
d. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE.
e. MANUALLY OPERATED OR ELECTRONICALLY OPERATED CONTROLS SHALL BE LOCATED WITHIN 6" OF THE FRONT OF THE FOUNTAIN.
D. WATER FOUNTAINS SHALL BE LOCATED COMPLETELY WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE AREA WHERE THE FOUNTAIN IS LOCATED SHALL NOT BE LESS THAN 32" IN WIDTH AND 18" IN DEPTH. PROTRUDING OBJECTS LOCATED WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS TO LIMIT ENCROACHMENT INTO PEDESTRIAN WAYS ARE PERMITTED TO PROJECT 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.



REACH CLR: DRINK'G FOUNT. 21

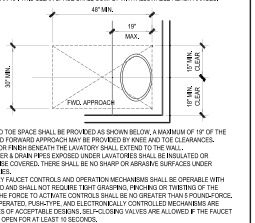
EXTERIOR RAMPS AND LANDINGS ON AN ACCESSIBLE ROUTE

A. RAMP: A WALKING SURFACE THAT HAS A RUNNING SLOPE STEEPER THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL. (.5-PERCENT SLOPE.)
B. THE WIDTH OF RAMPS SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR EXITS PER CBC CHAPTER 10, IN NO CASE SHALL A RAMP WIDTH BE LESS THAN THE FOLLOWING:
1. RAMPS SERVING ACCESSIBLE ENTRANCES TO COVERED MULTIFAMILY DWELLINGS WHERE A RAMP IS THE ONLY EXIT DISCHARGE PATH AND SERVES AN OCCUPANT LOAD OF 300 OR MORE SHALL HAVE A MINIMUM CLEAR WIDTH OF 60".
2. RAMPS SERVING ACCESSIBLE ENTRANCES OF COVERED MULTIFAMILY DWELLINGS WITH AN OCCUPANT LOAD OF LESS THAN 300 SHALL HAVE A MINIMUM CLEAR WIDTH OF 48".
3. ALL OTHER RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48".
4. HANDRAILS, CURBS, WHEEL GUIDES AND/OR APPURTENANCES SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF A RAMP. SEE NOTE G BELOW FOR ADDITIONAL INFORMATION.
C. THE MAXIMUM SLOPE OF RAMPS ON AN ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 1 VERTICAL UNIT IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES. RAMPS SERVING DECKS, PATIOS AND BALCONIES ARE EXEMPT AND MUST COMPLY WITH THE BCL.
D. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 2" PER FOOT (2-PERCENT SLOPE).
E. OUTDOOR RAMPS, RAMP LANDINGS AND THEIR APPROACHED SHALL BE DESIGNED AND CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACE.
F. RAMP LANDINGS SHALL BE LEVEL AND COMPLY WITH THE FOLLOWING:
1. LANDINGS SHALL BE PROVIDED AT THE TOP AND THE BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30" OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP.
2. TOP LANDINGS SHALL NOT LESS THAN 60" WIDE, TOP LANDING SHALL HAVE A MINIMUM LENGTH OF 60" IN THE DIRECTION OF THE RAMP RUN. SEE DETAIL 4 ON THIS SHEET FOR MANEUVERING CLEARANCES ATDOORS.
3. THE WIDTH OB BOTTOM AND INTERMEDIATE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE RAMP.
4. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE LANDING TO LESS THAN 42" AND SHALL NOT REDUCE THE REQUIRED EXIT WIDTH BY MORE THAN 7" WHEN FULLY OPEN.
5. THE WIDTH OF THE LANDING SHALL COMPLY WITH THE STRIKE EDGE EXTENSION AND MANEUVERING SPACE AT DOORS PER DETAIL 4 ON THIS SHEET.
6. INTERMEDIATE AND BOTTOM LANDINGS AT A CHANGE IN DIRECTION IN EXCESS OF 30 DEGREES SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72".
7. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN NOT LESS THAN 60".
G. RAMPS MORE THAN 30" IN HEIGHT ABOVE THE ADJACENT FLOOR OR GROUND AND OPEN ON ONE OR BOTH SIDES SHALL BE PROVIDED WITH GUARDRAILS AS REQUIRED BY CBC SECTION 1015. GUARDS SHALL BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE RAMP.
H. RAMP HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
1. HANDRAILS SHALL BE PROVIDED AT EACH SIDE OF RAMPS WHEN THE SLOPE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE). HANDRAILS SHALL BE CONTINUOUS EXCEPT AT THE FOLLOWING LOCATIONS:
a. CURB RAMPS
b. RAMPS THAT SERVE AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL, EXCEPT THAT RAMPS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES.
c. RAMPS AT EXTERIOR DOOR LANDINGS WITH LESS THAN 6" RISE OR LESS THAN 72" IN LENGTH.
2. HANDRAIL CONFIGURATIONS SHALL COMPLY WITH THE FOLLOWING:
a. THE TOP OF HANDRAILS SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE.
b. HANDRAILS SHALL EXTEND A MINIMUM 12" BEYOND THE TOP AND THE BOTTOM OF THE RAMP, WHERE THIS CONDITION CREATES A HAZARD. THE REQUIRED HANDRAIL SHALL BE ROUNDED AND RETURN SMOOTHLY TO THE FLOOR WALL OR POST.
c. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1½" BETWEEN THE WALL AND THE HANDRAIL. SPACES SHALL BE PROVIDED AT THE BOTTOM OF THE HANDRAIL. THE BOTTOM OF THE HANDRAILS MAY BE LOCATED IN A RECESSIT THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 6" ABOVE THE TOP OF THE RAIL, AND THE RECESS IS AT LEAST AS WIDE AS THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
e. THE HANDGRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1¼" NOR MORE THAN 2"IN CROSS-SECTIONAL DIMENSION OR SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. EDGES SHALL HAVE A MINIMUM RADIUS OF ⅛". HANDRAILS SHALL NOT PROTRUDE WITHIN THEIR FITTINGS. FOR PUBLIC USE AREAS SEE CBC CHAPTER 11B, DIVISION II, SECTION 1133B.5.
I. RAMPS EXCEEDING 10'IN LENGTH AND RAMP LANDINGS HAVING A VERTICAL DROP EXCEEDING 4", NOT BOUND BY WALLS OR A FENCE, SHALL BE PROVIDED WITH ONE OF THE FOLLOWING:
1. GUIDE CURBS A MINIMUM 2" IN HEIGHT AT EACH SIDE OR
2. WHEEL GUIDE RAILS AT EACH SIDE, CENTERED AT 2" TO 4" ABOVE THE SURFACE OF THE RAMP OR RAMP LANDING.

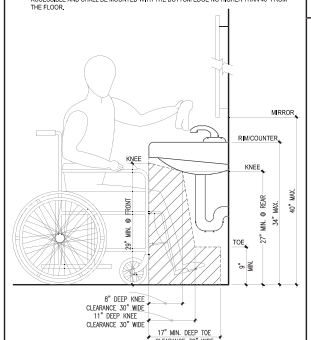
ACCESSIBLE ROUTE RAMPS 19

LAVATORIES SHALL COMPLY WITH ANSI A117.1-2009 SECTION 602

A. LOCATION: THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34" ABOVE THE FINISH FLOOR. DISTANCE SHALL BE MEASURED TO THE HIGHER OF THE FIXTURE RIM OR SURFACE MOUNT OR COUNTER SURFACE FOR UNDER MOUNT.
B. FLOOR SPACE: A CLEAR MANEUVERING SPACE AT LEAST 30" X 48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF AND CENTERED ON ACCESSIBLE LAVATORIES TO ALLOW FORWARD APPROACH. EACH CLEAR FLOOR SPACE SHALL BE PLACED FOR OVERLAP AN ACCESSIBLE ROUTE AND SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE UNDERNEATH THE LAVATORY MORE THAN 19", THIS CLEAR SPACE SHALL COMPLY WITH ALLOWABLE REACH RANGES.



C. KNEE AND TOE SPACE SHALL BE PROVIDED AS SHOWN BELOW, A MAXIMUM OF 19" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY KNEE AND TOE CLEARANCES.
D. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.
E. HOT WATER & DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
F. LAVATORY FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS-FORCE. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
G. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.



REACH CLR: LAVATORY 17

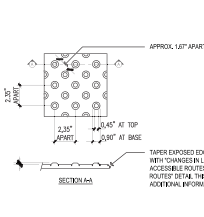
HAZARDS ON ACCESSIBLE ROUTE

A. WARNING CURBS, ABRUPT CHANGES IN LEVEL EXCEEDING 4" IN VERTICAL DIMENSION, SUCH AS CHANGES IN LEVEL PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS OR OTHER APPROVED BARRIERS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. WARNING CURBS ARE NOT REQUIRED AT THE FOLLOWING:
1. BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, OR
2. WHEN A GUARDRAIL OR HANDRAILIS PROVIDED WITH A WHEEL GUIDE CENTERED 2" TO 4" ABOVE THE SURFACE OF THE WALK OR SIDEWALK.
B. HEADROOM CLEARANCE. WALKS AND PEDESTRIAN WAYS AND OTHER CIRCULATION SPACES WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM SHALL HAVE A MINIMUM CLEAR HEADROOM OF 80", OTHER WALKS AND PEDESTRIAN WAYS AND OTHER CIRCULATION SPACES SHALL HAVE A MINIMUM CLEAR HEADROOM OF 80" AT THE VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80" NOMINAL DIMENSION. A GUARDRAIL OR OTHER BARRIER HAVING ITS LEADING EDGE LOWER THAN 27" ABOVE THE FINISH FLOOR SHALL BE PROVIDED. DOORWAYS AND ARCHWAYS LESS THAN 24" IN DEPTH MAY HAVE A MINIMUM CLEAR HEADROOM OF 80" NOMINAL.
C. OVERHANGING OBSTRUCTIONS. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE MEASURED FROM THE BOTTOM OF THE OBSTRUCTION. WHERE A GUY SUPPORT IS USED PARALLEL TO A PATH OF TRAVEL, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION. (SEE NOTE B ABOVE FOR REQUIRED HEADROOM CLEARANCES).
D. FREE-STANDING SIGNS. WHEREVER SIGNS ARE MOUNTED ON POSTS OR PYLONS PROTRUDE FROM THE POST OR PYLONS AND THE BOTTOM EDGE OF THE SIGN IS LESS THAN 80" ABOVE THE FINISH FLOOR OR GROUND LEVEL THE EDGES OF SUCH SIGNS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF ⅛". (SEE NOTE B ABOVE FOR REQUIRED HEADROOM CLEARANCE).

ACCESSIBLE ROUTE HAZARDS 16

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ANSI 117.1-2009 SECTION 303.4, 406, 405.2, 405.3, AND 405.10.

A. COUNTER SLOPE. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
B. SIDES OF CURB RAMPS WHERE PROVIDED. CURB RAMP FLARES SHALL COMLY WITH SECTION 406.3.
1. SLOPE. FLARES SHALL NOT BE STEEPER THAN 1:10.
2. PARKING. IF CURBS ADJACENT TO THE RAMP FLARES ARE PAINTED. THE PAINTED SURFACE SHALL EXTEND ALONG THE FLARED PORTION OF THE CURB.
C. WIDTH. CURB RAMPS SHALL BE 36 INCHES (915 MM) MINIMUM IN WIDTH, EXCLUSIVE OF FLARED SIDES.
D. FLOOR SURFACE. FLOOR SURFACES OF CURB RAMPS SHALL COMPLY WITH SECTION 302
E. LOCATION. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES. PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
F. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 36 INCHES (915 MM) MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP. EXCLUDING FLARED SIDES, AND THE SLOPE OF THE LANDING EXCEPTION: IN ALTERATIONS, WHERE THERE IS NO LANDING AT THE TOP OF CURB RAMPS, CURB RAMP FLARES SHALL BE PROVIDED AND SHALL NOT BE STEEPER THAN 1:12.
G. OBSTRUCTIONS. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
H. HANDRAILS. HANDRAILS SHALL NOT BE REQUIRED ON CURB RAMPS.
I. DIAGONAL CURB RAMPS. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOMS OF DIAGONAL CURB RAMPS SHALL HAVE 48 INCHES (1220 MM) MINIMUM CLEAR SPACE OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES (1220 MM) MINIMUM CLEAR SPACE WITHIN THE MARKED CROSSINGS. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES (610 MM) MINIMUM LENGTH ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.
J. BLENDS. RAISED CROSSINGS SHALL BE A CUT-THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES, EACH CURB RAMPS SHALL HAVE A LEVEL AREA 48 INCHES (1220 MM) IN LENGTH AND 36 INCHES (915 MM) MINIMUM IN WIDTH AT THE TOP OF THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS. EACH 48-INCH (1220 MM) BY 36-INCH (915 MM) AREA SHALL BE ORIENTED SO THE 48-INCH (1220 MM) LENGTH IS IN THE DIRECTION OF THE RUNNING SLOPE OF THE CURB RAMP IT SERVES, THE 48-INCH (1220 MM) BY 36-INCH (915 MM) AREA S AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP.
K. DETECTABLE WARNINGS AT RAISED MARKED CROSSINGS THAT ARE RAISED TO THE SAME LEVEL AS THE ADJOINING SIDEWALK SHALL BE PRECEDED BY A DETECTABLE WARNING 24 INCHES (610 MM) IN DEPTH COMPLYING WITH SECTION 705 . THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE MARKED CROSSING. 406.13 DETECTABLE WARNINGS AT CURB RAMPS. WHERE DETECTABLE WARNINGS ARE PROVIDED ON CURB RAMPS, THEY SHALL COMPLY WITH SECTIONS 406.13 AND 705.
1. AREA COVERED. DETECTABLE WARNINGS SHALL BE 24 INCHES (610 MM) MINIMUM IN DEPTH IN THE DIRECTION OF TRAVEL. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
2. LOCATION. THE DETECTABLE WARNING SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6 INCHES (150 MM) MINIMUM AND 8 INCHES (205 MM) MAXIMUM FROM THE CURB LINE.
L. DETECTABLE WARNINGS AT ISLANDS OR CUT-THROUGH MEDIANS. WHERE DETECTABLE WARNINGS ARE PROVIDED ON CURB RAMPS AT RAISED MARKED CROSSINGS LEADING TO ISLANDS OR CUT-THROUGH MEDIANS. THE ISLAND OR CUT-THOUGH MEDIAN SHALL BE PROVIDED WITH DETECTABLE WARNINGS COMPLYING WITH SECTION 705. THAT ARE 24 INCHES (610 MM) IN DEPTH, AND EXTEND THE FULL WIDTH OF THE PEDESTRIAN ROUTE OR CUT-THROUGH, WHERE ISLAND AND CUT-THROUGH MEDIAN ARE LESS THAN 48 INCHES (1220 MM) IN DEPTH, THE ENTIRE WIDTH AND DEPTH OF THE PEDESTRIAN ROUTE OR CUT-THROUGH SHALL HAVE DETECTABLE WARNINGS.



ACCESSIBLE ROUTE NOTES 14

WALKS AND SIDEWALKS ON AN ACCESSIBLE ROUTE

A. WALKS AND SIDEWALKS ON AN ACCESSIBLE PATH SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN ELEVATION EXCEEDING ½".
1. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" IN WIDTH, EXCEPT THAT WALKS SERVING AN INDIVIDUAL DWELLING UNIT IN COVERED MULTIFAMILY BUILDINGS MAY BE REDUCED TO 36" IN CLEAR WIDTH EXCEPT AT DOORS.
2. SURFACES SHALL BE SLIP RESISTANT AS FOLLOWS:
a. SURFACES WITH A SLOPE OF LESS THAN 5 PERCENT GRADIENT SHALL BE AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
b. SURFACES WITH A SLOPE OF 5 PERCENT OR GREATER GRADIENT SHALL BE SLIP RESISTANT.
c. SURFACE CROSS SLOPES SHALL NOT EXCEED 2" PER FOOT (2-PERCENT SLOPE) EXCEPT WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP. THE CROSS SLOPE MAY BE INCREASED TO 3" PER FOOT (4-PERCENT SLOPE) FOR DISTANCES NOT TO EXCEED 20 FEET
B. ALL WALKS ON AN ACCESSIBLE ROUTE WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 60" IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.
C. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK ON AN ACCESSIBLE ROUTE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE), IT SHALL COMPLY WITH THE RAMP PROVISIONS. SEE SHEET A-620 FOR ADDITIONAL INFORMATION.
D. ALL WALKS ON AN ACCESSIBLE ROUTE SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" BY 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 48" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SEE DETAIL 4 ON SHEET A-620 FOR ADDITIONAL INFORMATION.
E. THE BOTTOM ½" OF ALL DOORS AND/OR GATES EXCEPT AUTOMATIC AND SLIDING DOORS OR GATES SHALL HAVE A SMOOTH , UNINTERRUPTED SURFACE TO ALLOW THE DOOR OR GATE TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR SNAGGING CONDITION. WHERE NARROW FRAME DOORS ARE USED, A ½" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
F. WALKS, SIDEWALKS AND PEDESTRIAN WAYS ON AN ACCESSIBLE ROUTE SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 2" IN THE DIRECTION OF TRAVEL FLOW. EXCEPTIONS ARE AS FOLLOW
1. WHERE THE ENFORCEMENT AGENCY DETERMINES THAT COMPLIANCE WITH THIS SECTION WOULD CREATE AN UNREASONABLE HARDSHIP, AN EXCEPTION MAY BE GRANTED WHEN EQUIVALENT FACILITATION IS PROVIDED.
2. THIS SECTION SHALL NOT APPLY IN THOSE CONDITIONS WHERE, DUE TO LEGAL OR PHYSICAL CONSTRAINTS, ALL OR PORTIONS OF THE SITE OF THE PROJECT WILL NOT ALLOW COMPLIANCE WITH THESE BUILDING STANDARDS OR EQUIVALENT FACILITATION ON ALL PORTIONS OF ONE SITE WITHOUT CREATING AN UNREASONABLE HARDSHIP.

ACCESSIBLE ROUTE WALKS 12

EXTERIOR ROUTES OF TRAVEL

A. WHEN A BUILDING OR A PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, ACCESSIBLE BUILDING ENTRANCES AND BETWEEN THE BUILDING AND THE PUBLIC WAY. THE ACCESSIBLE ROUTE SHALL BE THE MOST PRACTICAL AND DIRECT ROUTE TO THE MAXIMUM EXTENT FEASIBLE, CONSIDER WITH THE ROUTE THE AGENCY DETERMINES THAT ONLY BUILDING RESIDENTS USE.
ACCESSIBLE ROUTES SHALL BE PROVIDED AS FOLLOWING:
1. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED . ALL ROUTES SHALL BE ACCESSIBLE.
2. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE LOADING AND UNLOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE.
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE IN THE SAME SITE. ACCESSIBLE ROUTES SHALL BE PROVIDED BETWEEN ACCESSIBLE BUILDINGS AND SITE ACCESSIBLE FACILITIES WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON THE SITE.
4. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES, ELEMENTS, AND COVERED MULTIFAMILY DWELLING UNITS.
5. AN ACCESSIBLE ROUTE SHALL CONNECT AT LEAST ONE ACCESSIBLE ENTRANCE TO EACH COVERED MULTIFAMILY DWELLING UNIT WITH EXTERIOR SPACES AND FACILITIES THAT SERVE THE DWELLING UNIT.
6. WHERE ELEVATORS ARE PROVIDED FOR VERTICAL ACCESS, ALL ELEVATORS SHALL BE ACCESSIBLE.
NOTE: IF THE SLOPE OF THE FINISH GRADE BETWEEN COVERED MULTIFAMILY DWELLINGS AND A PUBLIC USE OR COMMON USE FACILITY (INCLUDING PARKING) EXCEEDS 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE), OR WHERE OTHER PHYSICAL BARRIERS EXIST, OR ARTIFICIAL OR LEGAL RESTRICTIONS, ALL OF WHICH ARE OUTSIDE THE CONTROL OF THE OWNER, PREVENT THE INSTALLATION OF AN ACCESSIBLE ROUTE, AN ACCEPTABLE ALTERNATIVE IS TO PROVIDE ACCESS BY A VEHICULAR ROUTE PROVIDED:
a. THERE IS ACCESSIBLE PARKING ON AN ACCESSIBLE ROUTE FOR AT LEAST 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS AND
b. NECESSARY SITE PROVISIONS SUCH AS PARKING SPACES AND CURB RAMPS ARE PROVIDED AT THE PUBLIC USE OR COMMON USE FACILITY.
B. SIGNS AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE, OR FACILITY. THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND COMPLY WITH THE REQUIREMENTS OF ANSI 117.1 SECTION 703. SEE SHEET A-001, DETAIL 22, IDENTIFICATION SIGNS. NOTE A FOR ADDITIONAL INFORMATION.
C. IF CARPET OR CARPET TILE IS USED IN A COMMON-USE OR PUBLIC-USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE LIMITED TO ½", EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL. SEE NOTES A & B BELOW IN THIS DETAIL FOR ADDITIONAL INFORMATION.
D. RECESSED DOOR MATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.

CHANGES IN LEVEL ON ACCESSIBLE ROUTES SHALL COMPLY WITH ANSI 117.1-2009 SECTIONS 303.

A. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ¼". WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGES IN HEIGHT NOT EXCEEDING ¼" MAY BE VERTICAL.
B. CHANGES IN LEVEL GREATER THAN ¼" SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 2UNITS HORIZONTAL (50-PERCENT SLOPE). OR A CURB RAMP, RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR) LIFT, STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE, WHEN STAIRS ARE LOCATED ALONG OR ADJACENT TO AN ACCESSIBLE ROUTE THEY SHALL COMPLY WITH THE IBC-2012 FOR EXTERIOR STAIRWAYS.

ACCESSIBLE ROUTE NOTES 10

GRAB BARS SHALL COMPLY WITH ANSI A117.1-2009 SECTION 609

A. GRAB BARS WHICH ARE LOCATED ON EACH SIDE, ON ONE SIDE AND THE BACK, OF THE ACCESSIBLE STALL OR COMPARTMENT SHALL BE SECURELY ATTACHED AND CENTERED 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT, WHERE A DROP-DOWN TOILET OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE CENTERED AS HIGH AS 36", THE SPACE BETWEEN THE GRAB BAR AND OBJECTS BELOW SHALL BE 1½". GRAB BARS SHALL BE AT LEAST 42" IN LENGTH WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER

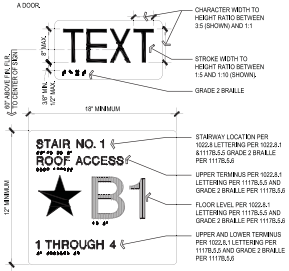
Planning Commission - Page 268

NOT USED 24

NOT USED 20

SIGNS AND ID IDENTIFICATION DEVICES SHALL COMPLY WITH ANSI 117.1-2009 SECTION 703

A. WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING, THEY SHALL COMPLY WITH NOTES E, F, H, I AND J BELOW.
B. WHEN SIGNS DIRECT OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING, THEY SHALL COMPLY WITH NOTES E, F AND G BELOW.
C. WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND COMPLY WITH NOTES E AND J BELOW.
D. IDENTIFICATION SIGNS SHALL COMPLY WITH ALL REQUIREMENTS. DIRECTION AND INFORMATION SIGNS SHALL COMPLY WITH FINISH, PROPORTIONS, AND CHARACTER HEIGHT. ACCESSIBILITY SIGNS SHALL COMPLY WITH FINISH AND CONTRAST.
E. FINISH AND CONTRAST. CHARACTERS, SYMBOLS, AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
F. PROPORTION. CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF 1:5 AND 1:10.
G. CHARACTER HEIGHT. CHARACTERS AND NUMBERS ON SIGNS SHALL SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ, THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE "X". LOWERCASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR GREATER THAN 80". THE MINIMUM CHARACTER HEIGHT SHALL BE 3".
H. RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS. WHEN RAISED CHARACTERS ARE REQUIRED OR PICTORIAL SYMBOLS ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   1. CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH "I" BELOW.
   2. RAISED CHARACTERS SHALL BE A MINIMUM 1/32" AND A MAXIMUM OF 2" HIGH.
   3. PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6" IN HEIGHT.
   4. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM 3/8" AND A MAXIMUM 3" DIRECTLY BELOW THE TACTILE CHARACTERS. FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTILINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
I. BRAILLE. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHENEVER BRAILLE IS REQUIRED. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.
J. MOUNTING HEIGHT AND LOCATION. WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE ADJACENT WALL TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACES ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES IT SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE SAME SIDE OF THE DOOR AT THE VISUAL EXIT SIGN.
MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGN WITHOUT ENCOUNTERING A PROTRUDING OBJECT OR STANDING WITHIN THE SWING OF A DOOR.



NOT USED 23

NOT USED 19

SIGNAGE 15

NOT USED 22

NOT USED 18

NOT USED 14

NOT USED 21

NOT USED 17

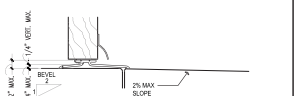
NOT USED 13

SANITARY FACILITY SIGNS SHALL COMPLY WITH ANSI 117.1-2009 SECTION 709.

A. ALL ACCESSIBLE TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS NEED NOT BE PROVIDED FOR FACILITIES WITHIN A DWELLING UNIT OR GUEST ROOM.
B. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED BY A GEOMETRICAL SYMBOL. GEOMETRICAL SYMBOLS SHALL BE CENTERED HORIZONTALLY ON THE DOOR AT A HEIGHT OF 60" ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE CENTER OF THE SYMBOL. EDGES OF ACCESSIBILITY SIGNS SHALL BE ROUNDED. CHAMFERED OR EASED. CORNERS SHALL HAVE A MINIMUM RADIUS OF 1/8", SEE DETAIL 22, NOTE I, ON THIS SHEET. FOR ADDITIONAL SIGN REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.
   1. MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED WITH AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UP, THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
   2. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED WITH A CIRCLE 1/4" THICK AND 12" IN DIAMETER AND A VERTEX POINTING UP, THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR , EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
   3. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER WITH A 1/4" THICK EQUILATERAL TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER, THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR , EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.



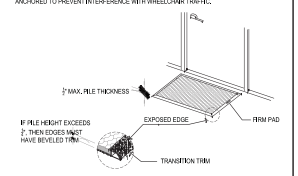
SIGNAGE: RESTROOM 12



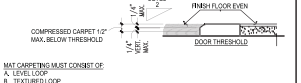
DOOR LANDINGS
A. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL.

DOOR THRESHOLDS
A. THRESHOLDS AND CHANGES IN ELEVATION AT DOORS SHALL NOT BE MORE THAN 3/4" LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY.
B. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4" MAY BE VERTICAL.
C. CHANGES IN LEVEL BETWEEN 1/4" AND 3/4" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 VERTICAL UNIT TO 2 UNITS HORIZONTAL. CHANGES GREATER THAN 3/4" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.

DOOR MATS
A. IF A DOORMAT IS USED IN A COMMON-USE AREA OR PUBLIC-USE AREA, IT SHALL HAVE A FIRM BACKING OR NO BACKING.
B. THE MAXIMUM PILE HEIGHT SHALL BE 1/2".
C. EXPOSED EDGES OF THE DOORMAT SHALL BE FASTENED TO THE FLOOR SURFACE AND HAVE TRIM ALONG THE ENTIRE LENGTH OF EXPOSED EDGES THAT SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL.
   1. CHANGES IN LEVEL SHALL NOT EXCEED 1/2".
   2. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE).
   3. CHANGES IN LEVEL NOT EXCEEDING 1/4" MAY BE VERTICAL.
   4. CHANGES IN LEVEL GREATER THAN 1/4" SHALL BE MADE BY MEANS OF A SLOPED SURFACE WITH A SLOPE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE).
D. RECESSED DOOR MATS SHALL BE LEVEL WITH THE ADJACENT SURFACE AND BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.



INTERIOR MATERIAL CHANGES
A. MATERIAL CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS SHALL NOT EXCEED 1/2".
B. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4" MAY BE VERTICAL.



MAT CARPETING MUST CONSIST OF:
A. LEVEL LOOP
B. TEXTURED LOOP
C. LEVEL CUT PILE
D. LEVEL CUT/UNCUT PILE

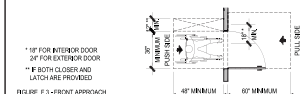
SEE DETAIL 24 THIS SHEET FOR ADDITIONAL WHEELCHAIR REQUIREMENTS AND INFORMATION

THRESHOLD 10

NOT USED 9

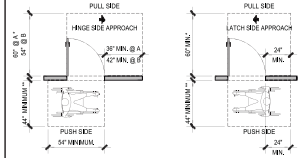
DOORS THAT PROVIDE ACCESS TO COMMON USE AREAS SHALL COMPLY WITH SECTION 404, SEE DETAIL 4 THIS SHEET FOR LANDINGS AND THRESHOLDS (404.2.4), THE COMMON USE OR PUBLIC SIDE OF PRIMARY ACCESS DOORS TO DWELLING UNITS SHALL COMPLY WITH NOTES F AND G BELOW.

A. DOORWAYS SHALL PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36" IN WIDTH. NOT LESS THAN 80" IN HEIGHT AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 32" IN WIDTH, MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90-DEGREES FROM THE CLOSED POSITION.
B. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
C. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF THAT PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90-DEGREES FROM ITS CLOSED POSITION.
D. THE WIDTH OF ANY COMPONENT OF THE EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION 1005.
E. PER THE IBC, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR. SUCH FLOOR OR LANDING SHALL BE THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2" VERTICAL TO 12" HORIZONTAL (2-PERCENT SLOPE).
F. MANEUVERING CLEARANCES AT DOORS
   1. THE LEVEL FLOOR OR LANDING OF AN EXIT DOOR SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 44" AND A LENGTH OPPOSITE OF THE DOOR SWING OF AT LEAST 44" MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. SEE FIGURES BELOW.
   2. THE WIDTH OF LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND AT LEAST 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND AT LEAST 18" PAST THE STRIKE EDGE OF THE DOOR FOR INTERIOR DOORS.
   3. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS WITH A FRONT APPROACH:
      a. FOR PULL SIDE APPROACH, THE LEVEL FLOOR OR LANDING SHALL EXTEND IN THE DIRECTION OF THE DOOR SWING AT LEAST 60".
      b. FOR PUSH SIDE APPROACH, THE LEVEL FLOOR OR LANDING SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48".
      c. DOORS WITH PUSH SIDE APPROACH HAVING BOTH A CLOSURE AND A LATCH SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 12" PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR.
      d. SEE FIGURE F.3 BELOW
   4. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS WITH A HINGE SIDE APPROACH:
      a. DOORS WITH A PULL SIDE APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 60" IN DEPTH, A CLEAR AND LEVEL AREA SHALL EXTEND A MINIMUM OF 36" PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR, DOORS WITH A LANDING THAT IS GREATER THAN 60" IN DEPTH SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA AT LEAST 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND AT LEAST 18" PAST THE STRIKE EDGE OF THE DOOR FOR INTERIOR DOORS.
      b. DOORS WITH A PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44" IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 54" FROM THE STRIKE EDGE OF THE DOOR JAMB PAST THE HINGE SIDE OF THE DOOR. DOORS WITH A LATCH AND CLOSURE SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48" IN DEPTH AT THE PUSH SIDE OF THE DOOR.
      c. SEE FIGURE F.4 BELOW
   5. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS WITH A LATCH SIDE APPROACH:
      a. DOORS WITH A PULL SIDE APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 60" IN DEPTH AND SHALL BE PROVIDED WITH CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24" PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR. DOORS SERVING INDIVIDUAL COVERED MULTI-FAMILY DWELLING UNITS SHALL HAVE A MINIMUM LANDING DEPTH OF 44" EXCEPT THAT DOORS WITH A CLOSURE SHALL HAVE A MINIMUM LANDING DEPTH OF 54"
      b. DOORS WITH A PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44" IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24" PAST THE STRIKE EDGE OF THE DOOR ON THE APPROACH SIDE OF THE DOOR. DOORS WITH A CLOSURE SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44" IN DEPTH AT THE PUSH SIDE OF THE DOOR.
      c. SEE FIGURE F.5 BELOW
G. THE MINIMUM SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48" PLUS THE WIDTH OF THE DOOR SWINGING INTO THE SPACE. DOORS IN A SERIES SHALL SWING IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS, WHERE THE DOOR OPENS INTO A STAIR OR SMOKE PROOF ENCLOSURE, THE LANDING NEED NOT HAVE A MINIMUM LENGTH OF 60".
H. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS, WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS.
I. IF THE DOOR HAS A CLOSURE, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES. THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR.
J. THE TYPE OF LATCH AND LOCK FOR ALL DOORS SHALL BE IN ACCORDANCE WITH SECTION 1008.
K. HANDS-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HANDS-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH NOTE H ABOVE, IN THE DIRECTION OF EGRESS
L. LEVER OR LEVER ACTUATED LATCHES OR LOCKS SHALL BE CURVED TO RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING OF CLOTHING OR PERSONS DURING EGRESS.
M. THE BOTTOM 10" OF ALL DOORS AND/OR GATES SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION, WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR.



* 1/8" FOR INTERIOR DOOR
24" FOR EXTERIOR DOOR
** IF BOTH CLOSER AND LATCH ARE PROVIDED

FIGURE F.3 - FRONT APPROACH



* IF LANDING IS > 60", USE STRIKE SIDE CLEARANCE PER FORWARD APPROACH
** 48" IF CLOSER AND LATCH PROVIDED

FIGURE F.4 - HINGE SIDE APPROACH

* 44" LANDING AT DWELLING UNIT, 54" LANDING WITH CLOSURE.
** 48" IF CLOSER PROVIDED

FIGURE F.5 - LATCH SIDE APPROACH

PATH OF TRAVEL 6

NOT USED 5

SPACE ALLOWANCES IN COMMON USE AREAS SHALL COMPLY WITH ANSI 117.1-2009.

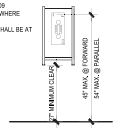
A. WHEELCHAIR PASSAGE WIDTH. THE MINIMUM CLEAR WIDTH FOR WHEELCHAIR PASSAGE IS 36" CONTINUOUSLY. THIRTY-TWO INCHES (32") IN WIDTH IS ACCEPTABLE AT A POINT NOT TO EXCEED 24" IN LENGTH.
B. WIDTH FOR WHEELCHAIR PASSING. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60".
C. WHEELCHAIR TURNING SPACE. THE SPACE REQUIRED FOR A WHEEL CHAIR TO MAKE A 180 DEGREE TURN IS A CLEAR SPACE OF 60" DIAMETER, A T-SHAPED SPACE COMPLIANT WITH ANSI 117.1-2009 FIGURE 304.3(b) IS ACCEPTABLE.
D. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS. SHALL COMPLY WITH THE FOLLOWING:
   1. SIZE AND APPROACH. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE WHEELCHAIR IS 30" BY 48". THE CLEAR FLOOR SPACE FOR WHEEL CHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE A PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.
   2. RELATIONSHIP OF MANEUVERING CLEARANCES TO WHEELCHAIR SPACES. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR OR GROUND SPACE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED AS FOLLOWS:
      a. THIRTY-SIX INCHES (36") IN WIDTH IS REQUIRED FOR A FORWARD APPROACH WHEN THE DEPTH OF THE ALCOVE IS EQUAL TO OR GREATER THAN 24" IN DEPTH.
      b. SIXTY INCHES (60") IN WIDTH IS REQUIRED FOR A PARALLEL APPROACH WHEN THE DEPTH OF THE ALCOVE IS GREATER THAN 15" IN DEPTH
   3. SURFACES OF WHEELCHAIR SPACES. CLEAR FLOOR OR GROUND SPACES SHALL COMPLY WITH THE FOLLOWING:
      a. IF CARPET OR CARPET TILES IS USED IN COMMON USE AREA OR PUBLIC USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 2", EXPOSED EDGES OF THE CARPET SHALL BE FASTENED TO THE FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE, CARPET EDGE TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL.
      b. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL. CHANGES IN LEVEL NOT EXCEEDING 1/4" MAY BE VERTICAL.
      c. CHANGES GREATER THAN 1/4" SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL (5% SLOPE), OR A CURB RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR) LIFT. WHEN STAIRS ARE LOCATED ALONG OR ADJACENT TO AN ACCESSIBLE ROUTE THEY SHALL COMPLY WITH THE REQUIREMENTS FOR INTERIOR STAIRS.
      d. GRATINGS LOCATED IN GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES SHALL BE LIMITED TO SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINATE DIRECTION OF TRAFFIC.
E. REACH RANGES SHALL COMPLY WITH THE FOLLOWING:
   1. FORWARD REACH. IF THE CLEAR FLOOR SPACE ALLOWS FOR ONLY FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE NO MORE THAN 48" AND THE MINIMUM LOW FORWARD REACH ALLOWED SHALL BE NO LESS THAN 15" ABOVE THE FINISH FLOOR. IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN ANSI 117.1-2009 FIGURE 308.2.2.
   2. SIDE REACH. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE NO MORE THAN 54" AND THE MINIMUM LOW SIDE REACH ALLOWED SHALL BE NO LESS THAN 9" ABOVE THE FINISH FLOOR, IF THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN ANSI 117.1-2009 FIGURE 308.3.2.
F. CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH THE FOLLOWING:
   1. GENERAL. CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS (E.G., LIGHT SWITCHES AND DISPENSER CONTROLS) SHALL COMPLY WITH THE FOLLOWING.
   2. CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT.
   3. HEIGHT. CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15", ABOVE THE FINISH FLOOR MEASURED TO THE CENTER OF THE GRIP, IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, A WASHER OR DRYER) BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44" FOR FORWARD APPROACH, OR 46" FOR SIDE APPROACH, PROVIDED THAT THE OBSTRUCTIONS NO MORE THAN 24" IN DEPTH, CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE, PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS, THAT PROVIDE THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.
   4. OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.

ACCESSIBLE CLEARANCES 3

NOT USED 1

PUBLIC TELEPHONES WHEN PROVIDED SHALL COMPLY WITH ANSI 117.1-2009 SECTION 704

A. ON SITE OR FLOORS WHERE PUBLIC TELEPHONES ARE PROVIDED, AT LEAST ONE TELEPHONE SHALL BE ACCESSIBLE. ON SITE OR ANY FLOOR WHERE TWO OR MORE BANKS OF MULTIPLE TELEPHONES ARE PROVIDED, AT LEAST ONE TELEPHONE IN EACH BANK SHALL BE ACCESSIBLE.
B. A CLEAR FLOOR OR GROUND SPACE OF 30" BY 48" THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT TELEPHONES. BASE ENCLOSURES OR FIXED SEATS SHALL NOT IMPEDE APPROACHES TO TELEPHONES BY PEOPLE WHO USE WHEELCHAIRS.
C. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE.
D. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN THE REACH RANGES SHOWN IN THE FIGURES BELOW. TELEPHONES MOUNTED DIAGONALLY IN A CORNER THAT REQUIRE WHEELCHAIR USERS TO REACH DIAGONALLY SHALL HAVE THE HIGHEST OPERABLE PART NO HIGHER THAN 54" ABOVE THE FLOOR.
E. EQUIPMENT FOR THE HEARING IMPAIRED. TELEPHONES SHALL BE EQUIPPED WITH A RECEIVER THAT GENERATES A MAGNETIC FIELD IN THE RECEIVER CAP, A REASONABLE NUMBER OF PHONES SHALL BE PROVIDED, BUT ALWAYS AT LEAST ONE ON EACH FLOOR OR IN EACH BANK, WHICHEVER IS MORE. IN A BUILDING OR FACILITY, SHALL BE EQUIPPED WITH A VOLUME CONTROL.
F. TEXT TELEPHONES. IF A TOTAL OF FOUR OR MORE PUBLIC PAY TELEPHONES ARE PROVIDED AT THE INTERIOR AND EXTERIOR OF A SITE, AND IF AT LEAST ONE OF THE TOTAL NUMBER PROVIDED IS LOCATED IN AN INTERIOR LOCATION, AT LEAST ONE INTERIOR PUBLIC TEXT TELEPHONE SHALL BE PROVIDED. FOR ADDITIONAL REQUIREMENTS SEE 2009ICC A117.1 SECTION 704 & 309
TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SUCH SERVICE IS AVAILABLE.
G. THE CORD FROM THE TELEPHONE TO THE HANDSET SHALL BE AT LEAST 29" LONG.



PUBLIC TELEPHONE 2

ktgy
Architecture + Planning
The Learnington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

1140 N. TOWN CENTER DR. #250

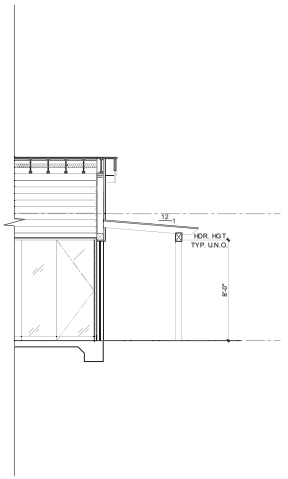
LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

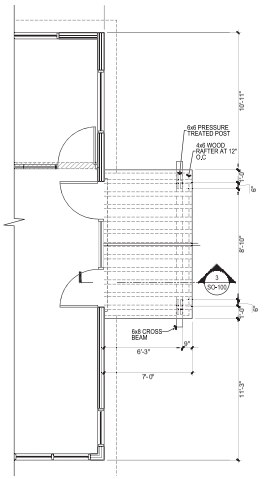
LAS VEGAS, NV

No.	Date	Description

It is the client's responsibility prior

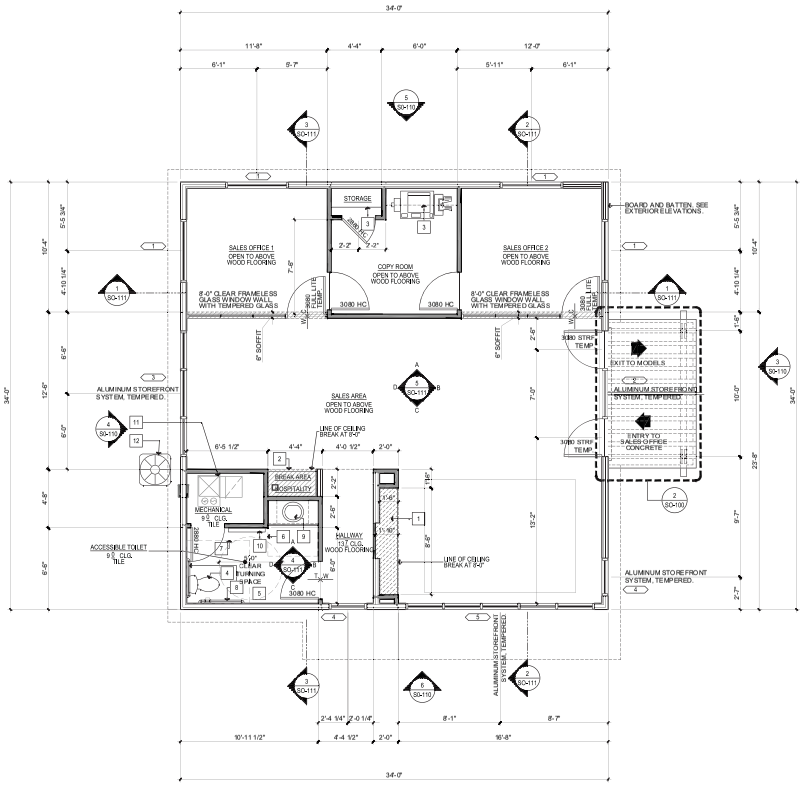


TRELLIS SECTION | SCALE: 1/4"=1'-0" | 3



TRELLIS FLOOR PLAN | SCALE: 1/4"=1'-0" | 2

NOTE:
REFER TO FLOOR PLAN SHEET 190-100 FOR INFORMATION NOT SHOWN HERE.



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

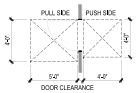
FLOOR PLAN KEYNOTES

1. CABINETS REFER TO INTERIOR DRAWINGS 2/SO-111
2. UNDERCOUNTER REFRIGERATOR.
3. CABINETRY IN BACK OF HOUSE SELECTED BY COMMUNITY OPERATIONS
4. ACCESSIBLE WATER CLOSET PER ANSI 117.1 SECTION 604. SEE SO-D30 FOR MORE INFORMATION.
5. SINGLE ACCOMMODATION TOILET ROOM PER ANSI 117.1 SECTION 604. SEE SO-D30 FOR MORE INFORMATION.
6. 30" X 48" CLEAR SPACE.
7. 60" X 60" CLEAR SPACE.
8. GRAB BARS PER ANSI 117.1 SECTION 609. SEE 1 & 11/SO-D30 FOR MORE INFORMATION.
9. ACCESSIBLE LAVATORY PER ANSI 117.1 SECTION 606. SEE 17/SO-D30 FOR MORE INFORMATION.
10. BABY CHANGING STATION, HORIZONTAL WALL MOUNTED STAINLESS STEEL STATION. REFER TO AS/O-111
11. GAS FURNACE - REFER TO MECHANICAL DRAWINGS
12. AC CONDENSER ON CONCRETE PAD | VERIFY SIZE AND LOCATION | PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.

20-0104
07/30/2020

LEGEND

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- INTERIOR SOFFIT @ 8'-0"



NOTES

1. WATERCLOSETS TO BE MAXIMUM 1.6 GALLONS & URINALS TO BE MAXIMUM 1.0 GALLONS PER FLUSH PER UPC 402.0
2. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL DRAWINGS FOR ACTUAL STUD AND POST REQUIREMENTS.
3. PROVIDE PASSAGEWAY AND WORKING PLATFORM TO ATTIC MOUNTED F.A.U. PROVIDE LIGHT SWITCH ADJACENT TO ACCESS PANEL FOR ATTIC LIGHT AND PROVIDE ELECTRIC OUTLET ADJACENT TO F.A.U. IN ATTIC PER U.M.C. SECT. 906.
4. VERIFY ALL APPLIANCE DIMENSIONS, AND INSTALLATION REQUIREMENTS WITH APPLIANCE MANUFACTURER PRIOR TO CABINET FABRICATION AND INSTALLATION.
5. THE DOORWAY LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED, PER U.B.C. SECTION 1109, AS FOLLOWS:
   - 5.A. AN EQUILATERAL TRIANGLE 1/4" THICK W/ EDGES 12" LONG AND A VORTEX POINTING UPWARD AT MEN'S RESTROOMS.
   - 5.B. A CIRCLE 1/4" THICK, 12" IN DIAMETER AT WOMEN'S RESTROOMS.
   - 5.C. A 12" DIAMETER CIRCLE WITH A TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER AT UNISEX RESTROOMS.
   - 5.D. THE REQUIRED SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60".
   - 5.E. BRAILLE SIGNAGE SHALL ALSO BE LOCATED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOORWAYS LEADING TO SANITARY FACILITIES.
6. THE DOORS TO THE ACCESSIBLE WATER CLOSET COMPARTMENT WILL BE EQUIPPED WITH A SELF CLOSING DEVICE WITH.
   - 6.A. 2" MIN. CLEARANCE WHEN LOCATED AT THE END OF THE COMPARTMENT.
   - 6.B. 34" MIN. CLEARANCE WHEN LOCATED AT THE SIDE OF THE COMPARTMENT.
7. IF STANDARD COMPARTMENT DOORS ARE USED, PROVIDE THE FOLLOWING, PER U.B.C. SECTION 1108.2.2:
   - 7.A. 9" MIN. CLEARANCE FOR FOOTRESTS UNDER.
   - 7.B. A SELF CLOSING DEVICE.
8. WHERE PERMANENT IDENTIFICATION IS PROVIDE FOR ROOMS AND SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. U.B.C. SECTION 1109 & I.C.C. SECTION 703.5
9. SATISFY SIGNAGE REQUIREMENTS OF SECTION 1109.
10. ALL WINDOWS AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

(NS) NYLON SHADE @ EXPOSED WINDOW

SQUARE FOOTAGE

SALES OFFICE SQUARE FOOTAGE SUMMARY	
SALES OFFICE	1,196 SF

OCCUPANCY GROUP B

COPYRIGHT ©

Planning Commission - Page 269

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 20190643.01

Project Contact: Kenneth Hurt
Email: khurt@ktgy.com
Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®
1140 N. TOWN CENTER DR. #250
LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO. ----

AVIANO SALES OFFICE

LAS VEGAS, NV

No.	Date	Description

It is the clients responsibility prior to or during construction to verify the architect inventory of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be issued from the architect prior to the client or client's subcontractors proceeding with the work. The client is responsible for all costs incurred as a result of failure to perform the work to these requirements.

WILLIAM RAMSEY
REGISTERED
No. 12078
ARCHITECT
STATE OF NEVADA

12/4/2019

FLOOR PLAN

SO-100

Toll Brothers

8/06/2019

AVIANO

SPANISH COLONIAL *Scheme 3SC*



ROOF TILE ("S")
3636 PIEDMONT BLEND
(Eagle Capistrano "S")

STUCCO
SW 7530 BARCELONA BEIGE

TRIM 1
SW 2827 COLONIAL REVIVAL STONE
(Precast Stucco & Foam Trim)

TRIM 2
SW 6172 HARDWARE
(Exposed Wood Fascia, Trim & Garage Doors)

TRIM 3
SW 7047 PORPOISE
(Front Door & Shutters)

20-0104
07/30/2020

Prepared for: Toll Brothers Product Development
Prepared by: Marsha Wood / Color for Architecture 949-646-1977



20-0104-SUP1 - APPLICANT/OWNER TOLL NORTH LV, LLC
NORTHEAST CORNER OF CANYON VIEW LANE AND SKYE VILLAGE ROAD

10/29/2020

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

July 28, 2020

City of Las Vegas
Department of Planning

Re: Special Use Permit Justification Letter for: Tract Community Temporary Sales Center

To Whom it Concerns,
Toll Brothers is requesting a special use permit to operate a sales office on premises at Aviano by Toll Brothers at Skye Canyon for the sales and development of 123 detached single family units. The sales center hours of operation will be daily from 10 AM till 6 PM. It is anticipated that the sales center will be operation for 36 – 42 months and occupied by 1 -3 Toll representatives during operating ours. At near completion of the community, the sales center will be deconstructed, and debris removed from the site so the parcels that it will sit upon can be developed to its intended purpose to complete the community.

Please don't hesitate to contact me with any questions.

Thank you,

Jason Reed
Sr. Project Manager – Community Planning
Toll Brothers – Las Vegas Division
O: (702) 515-2820 | C: (702) 204-4440
jreed1@tollbrothers.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/07/2020

CASE: 20-0104-SUP1

SUBJECT: APPLICANT/OWNER TOLL NORTH LV, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature — Date: 12/4/20

Josh Reed
Please Print Name

Toll Brothers
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 14

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
15

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

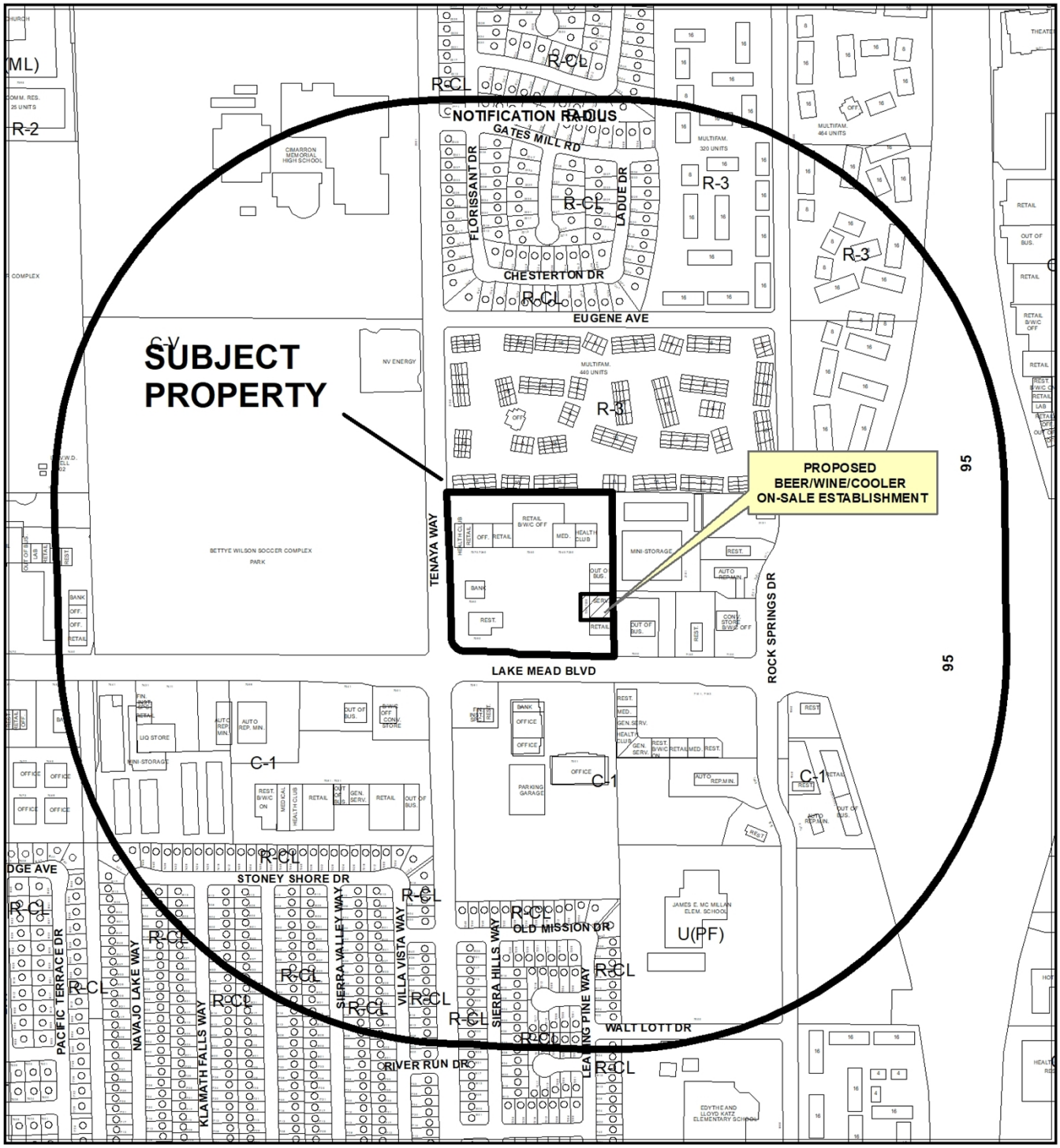
SUBJECT:
20-0114-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAFT STUDIOS, INC. DBA PINSPIRATION - OWNER: 7208-7290 LAKE MEAD BOULEVARD HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,380 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW AN 80-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7210 West Lake Mead Boulevard, Suites #7 and #8 (APN 138-22-601-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 01/20/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

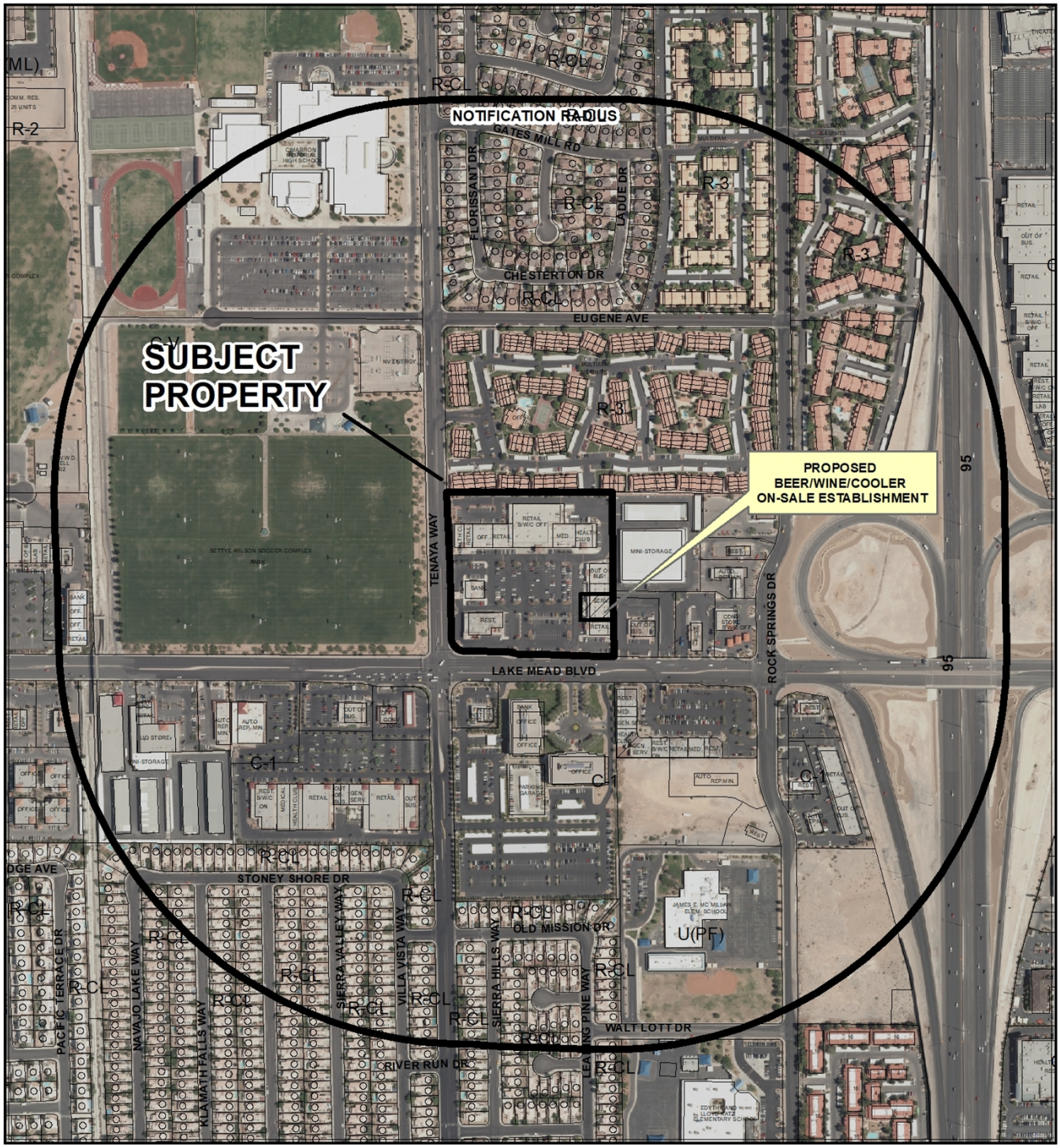
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcard



CASE: **20-0114-SUP1**

RADIUS: 1500 FEET

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



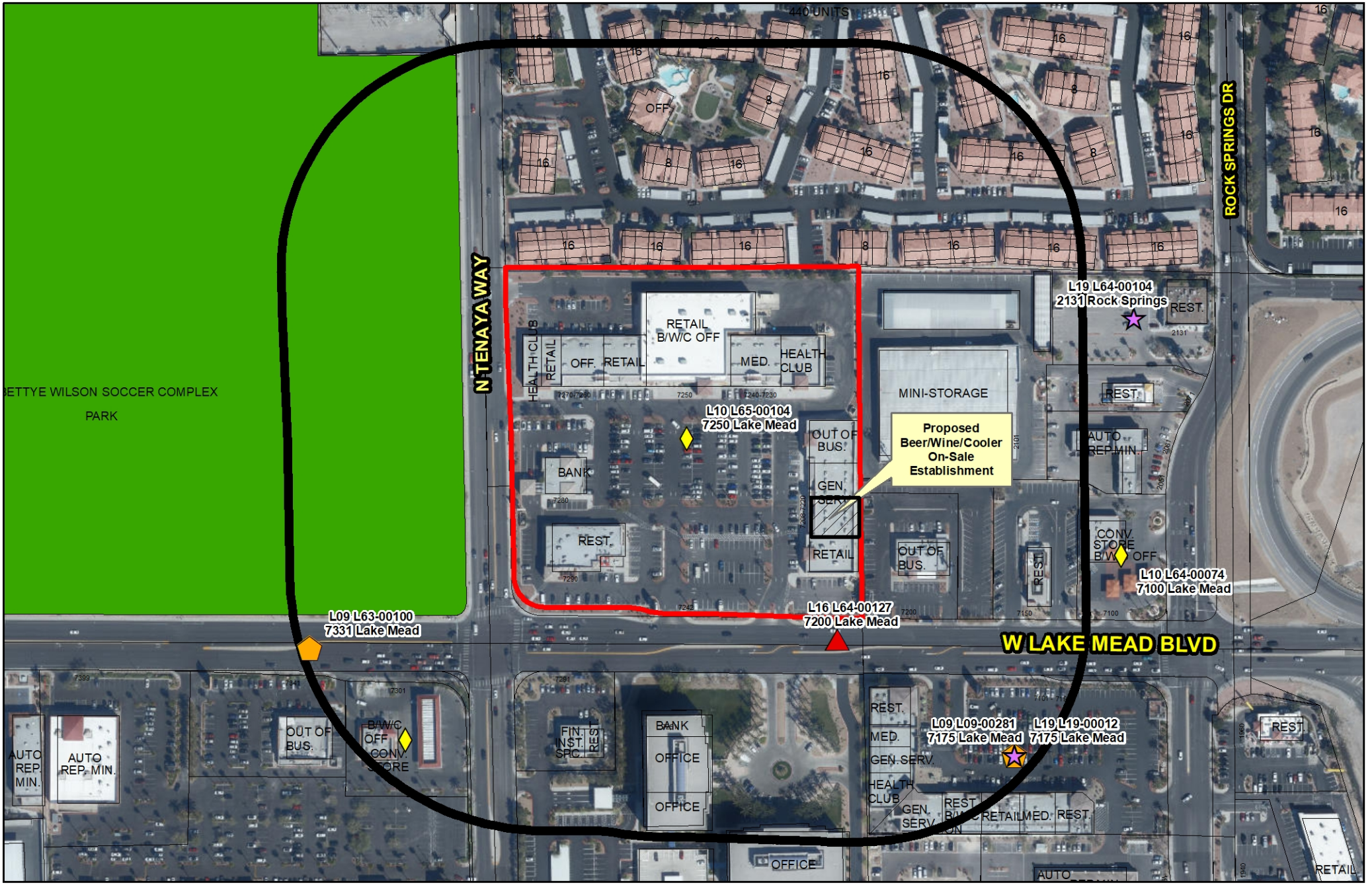
0 435 870 Feet

CASE: 20-0114-SUP1

RADIUS: 1500 FEET

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

N



20-0114-SUP1

Beer/Wine/Cooler On-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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, October 27, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CRAFT STUDIOS, INC. DBA PINSPIRATION - OWNER: 7208-7290 LAKE MEAD BOULEVARD HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0114-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 759

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

20-0114-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-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 Special Use Permit request for a Beer/Wine/Cooler On-Sale use with a distance se
paration waiver at 7210 West Lake Mead Boulevard, Suites #7 and #8.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment is allowed as a Conditional Use in the C-2 (General Commercial) zoning district.
- A Special Use Permit is required as a protected land use is located within the required distance separation area. Staff supports the request.
- A City Park is located 80 feet away from the subject site where 400 feet is required.

ANALYSIS

Per Title 19, the Beer/Wine/Cooler On-Sale Establishment use is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold." The proposed use meets this definition as the applicant intends to offer beer, wine and coolers to be served as part of an art/craft instruction business based on the popular site Pinterest. A patron would typically spend about three hours at this location during a scheduled visit. No additional parking is necessary beyond what is required for the principal use on the site.

The Conditional Use Requirements for this use include:

1. Except as otherwise provided, any beer/wine/cooler on-sale establishment (hereinafter "establishment") must be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed site does not meet this requirement as it is located 80 feet from a City Park.

2. The minimum distance separation requirements in Regulation 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 condition is not applicable to the subject site.

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

   A condition of approval has been placed on the Special Use to ensure this requirement is met.

While the subject site is located within 80 feet of a City Park, Staff notes there is not direct access from the park to this property. The park is enclosed by a non-gated wrought iron fence. Therefore, staff recommends approval, subject to conditions.

FINDINGS (20-0114-SUP1)

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

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

   The proposed Beer/Wine/Cooler On-Sale Establishment use can be conducted in a manner that is harmonious and compatible with neighboring commercial and residential uses within the existing shopping center development.

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

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

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

   Street access to the property will remain from Tenaya Way, an 80-foot Collector Street and Lake Mead Boulevard, a 100-foot Primary Arterial Street as classified by the Master Plan of Street and Highways are adequate in size to meet the needs of the proposed use.

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

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

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

   Other than the required distance separation from a City Park, all code requirements of Title 19.12 are being met.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/21/90	The City Council approved a request for a Rezoning (Z-0116-90) from N-U (Non-Urban) under Resolution of Intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial) at the northeast corner of Lake Mead Boulevard and Tenaya Way. The Planning Commission and staff recommended approval.
12/19/96	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0116-90(5)] for a proposed 93,175 square-foot Shopping Center at the northeast corner of Lake Mead Boulevard and Tenaya Way. Staff recommended approval.
11/09/98	The City Council approved a request for a Special Use Permit (U-0112-98) for the sale of beer and wine in conjunction with a proposed 2,280 square-foot Restaurant Service Bar at the northeast corner of Lake Mead Boulevard and Tenaya Way. The Planning Commission recommended approval. The Special Use Permit has expired.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/23/98	The City Council approved a Special Use Permit (U-0121-98) for the off-premise sale of beer and wine in conjunction with a proposed grocery store at the northeast corner of Lake Mead Boulevard and Tenaya Way. The Planning Commission recommended approval.
01/11/99	The City Council approved a Special Use Permit (U-0138-98) in conjunction with a Supper Club at the northeast corner of Lake Mead Boulevard and Tenaya Way. The Planning Commission recommended approval. The Special Use Permit has expired.
04/12/99	The City Council approved a Special Use Permit (U-0018-99) for the sale of beer and wine in conjunction with a Restaurant Service Bar at the northeast corner of Lake Mead Boulevard and Tenaya Way. The Planning Commission recommended approval. The Special Use Permit has expired.
06/19/02	The City Council approved a request for a Special Use Permit (U-0046-02) for a Restaurant Service Bar use in conjunction with a proposed restaurant with a waiver of the 400-foot minimum separation requirement from a City Park at 7290 West Lake Mead Boulevard, Suite #2. The Planning Commission and staff recommended approval. The Special Use Permit has expired.

Most Recent Change of Ownership	
12/28/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/05/10	A business license (L10-00311) was issued for off-premise sales of beer, wine and coolers in a grocery store at 7250 West Lake Mead Boulevard. The license was marked out of business on 11/01/17 due to change of ownership.
11/01/17	A business license (L65-00104) was issued for off-premise sales of beer, wine and coolers in a grocery store at 7250 West Lake Mead Boulevard. The license remains active.

Pre-Application Meeting	
07/29/20	Staff conducted a pre-application meeting where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.
10/06/20	Staff conducted a follow-up meeting where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
10/29/20	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	8.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	City Park	PR-OS (Park/Recreation/Open Space)	C-V (Civic)

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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Tenaya Way	Collector	Master Plan of Streets and Highways Map	80	Y
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
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) 7210 W. Lake Mead Blvd, Suites 7 & 8

Project Name Pinspiration **Proposed Use** Craft Studio

Assessor's Parcel #(s) 138-22-601-004 **Ward #** 1

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

Additional Information _____

Property Owner 7208-7290 Lake Mead Boulevard Holdings LLC Contact Barton Vaughan

Address 7501 Wisconsin Ave #500 City Bethesda State MD Zip 20814

E-mail bvaughan@cwcapital.com Phone 202-715-9568

Applicant Craft Studios Inc. dba Pinspriation Contact Kris Cesena

Address 7210 W. Lake Mead Blvd City Las Vegas State NV Zip 89128

E-mail kris.cesena@pinspiration.com Phone 650-464-3597

Representative Law Office of John T. Moran III LLC Contact John Moran III

Address 7301 Peak Drive Ste 150 City Las Vegas State NV Zip 89128

E-mail JT@JT3Law.com Phone 702-372-1842

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 BARTON VAUGHAN

Subscribed and sworn before me

This 15th day of October 2020

_____

Notary Public in and for said County and State

20-0114
10/16/2020

KAMAL RAMCHANDANI
Notary Public - State of Maryland
Montgomery County
My Commission Expires Apr 4, 2023

TENANT IMPROVEMENT FOR:

PINSPIRATION

7210 W. LAKE MEAD BLVD. - SPACE #7 & #8

LAS VEGAS, NV. 89128

FLOOR AREA = 2,380 S.F.

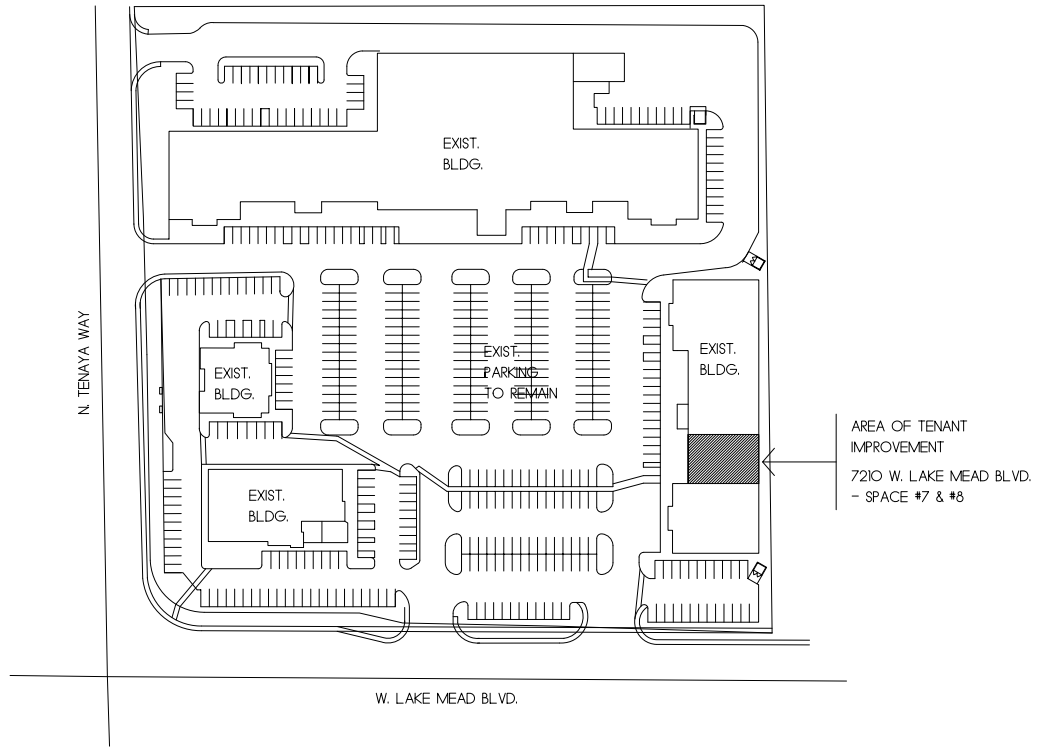
GOVERNING CODES:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 UNIFORM MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
AND ALL LOCAL AMENDMENTS

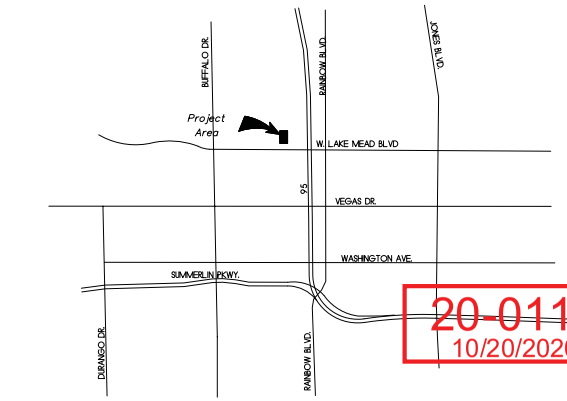
INDEX OF DRAWINGS:

A.1 COVER SHEET / CODE ANALYSIS / INDEX OF DRAWINGS / SITE PLAN / VICINITY MAP
A.2 CODE ANALYSIS
A.3 FLOOR PLAN / EQUIPMENT LIST
A.4 DEMOLITION PLAN
A.5 REFLECTED CEILING / DETAILS
A.6 DOOR SCHEDULE / SIGNAGE
A.7 INTERIOR ELEVATIONS
A.8 FINISH SCHEDULE AND FINISH FLOOR PLAN
D.1 DETAILS
D.2 DETAILS
P.1 PLUMBING SPECIFICATIONS / FIXTURE SCHEDULE / SPECIFICATIONS
P.2 PLUMBING - SANITARY SEWER PLAN / WATER PLAN
E.1 ELECTRICAL PANEL SCHEDULE / SINGLE LINE DIAGRAM / LIGHT FIXTURE SCHEDULE & SPECIFICATIONS
E.2 ELECTRICAL POWER & AUXILIARY PLAN / ELECTRICAL LIGHTING PLAN
EC.1 ENERGY CERTIFICATES
EC.2 ENERGY CERTIFICATES



SITE PLAN
NOT TO SCALE

VICINITY MAP



VICINITY MAP
NOT TO SCALE
NORTH

20-0114
10/20/2020

Planning Commission - Page 287

P.K. THISTLE A.I.A.
ARCHITECTURE
PLANNING
7283 ATACAMA AVENUE
LAS VEGAS, NEVADA 89179
PHONE (702) 436-1864 FAX 914-1870

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECT. P.K. THISTLE A.I.A. RETAINS ALL COMMON LAW, COPY RIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF P.K. THISTLE A.I.A.
DO NOT SCALE DRAWINGS

REVISIONS	

PATRICK KEVIN THISTLE REGISTERED No. 1614 ARCHITECT STATE OF NEVADA

TENANT IMPROVEMENT FOR: PINSPIRATION
7210 W. LAKE MEAD BLVD. - SPACE #7 & #8
LAS VEGAS, NV. 89128

JOB NO.
DATE: 9/24/20
SCALE: 1/4"=1'-0"
A.1
CHECKED BY: PKT

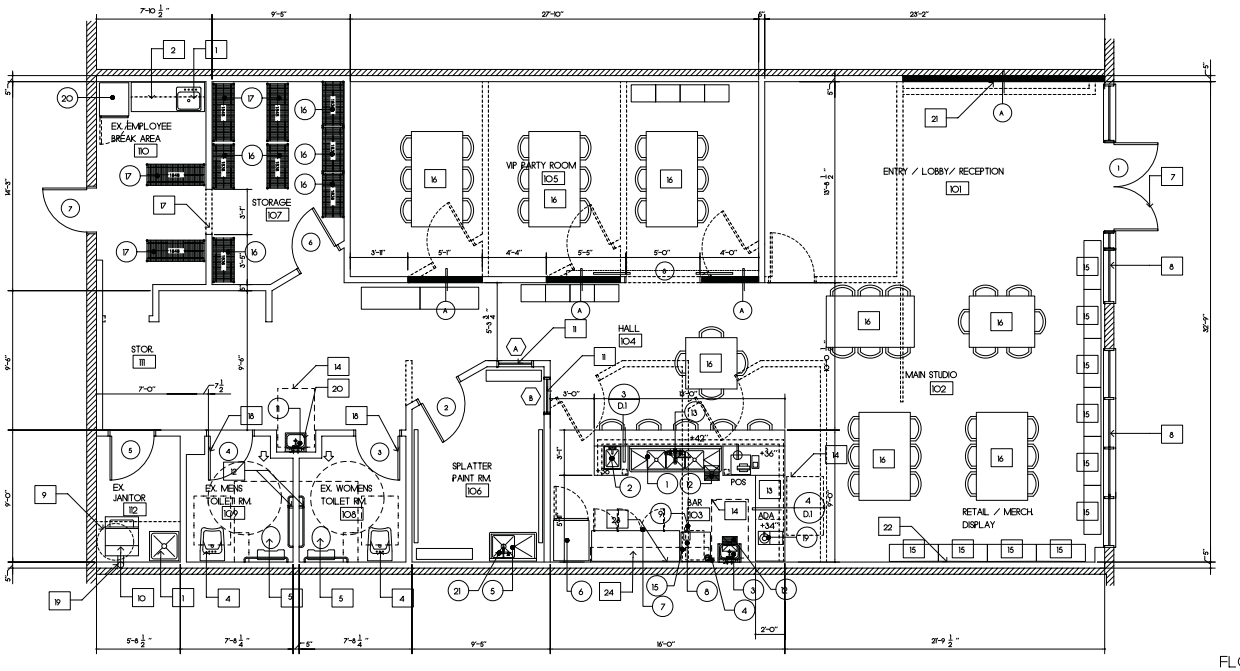
EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Manufacturer	Model Number	Amps	KW	HP	Volts	Phase	Direct	Plug	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indir Drain Size (in)	Gas Size (in)	MBTUH	NSF RATED	NOTES	ELECTRICAL NOTES
1	1	3 COMPARTMENT SINK	FENIX SOL OR EQUAL	189-3C1S0S-21S OR EQUAL														X		
2	1	DUMP SINK W/ GOOSENECK FAUCET	SAUBER OR EQUAL	BRO14 OR EQUAL														X	DROP-IN W/ GOOSE NECK FAUCET	
3	1	EMPLOYEE HAND SINK W/ FAUCET	SAUBER OR EQUAL	PAC01B OR EQUAL														X	WALL MOUNTED W/ 6" HIGH SPLASH GUARDS	
4	1	WATER FILTER SYSTEM	3M COMMERCIAL	ICE140-S OR EQUAL																
5	1	HAND WASH SINK -SPLATTER ROOM	SAUBER OR EQUAL	PAK1E OR EQUAL																
6	1	23 CUFT REACH-IN (FOOD) REFRIGERATOR	DUKERS OR EQUAL	D28AR, D28R OR EQUAL	3.1			115V AC		X									ONE SOLID DOOR	NEMA 5-15P DEDICATED OUTLET
7	1	COOLER / REFRIGERATOR	BERG, OR EQUAL	EB8-24-72G-B OR EQUAL			1/4	115V	1	X									BLACK FINISH W/ 3 GL. SWING DOORS	NEMA 5-15P DEDICATED OUTLET
8	1	ICE MACHINE (UNDER COUNTER)	MAXX ICE OR EQUAL	MIM50P OR EQUAL	1.9			120V	1	X	0.25							X	50 LBS. W/ CLEANING CYCLE	NEMA 5-15P DEDICATED OUTLET
9	1	CO2 GLASS FROSTER	BEVERAGE-AIR OR EQUAL	RC-50O OR EQUAL						X									MOUNT TO COUNTER	NEMA 5-15P DEDICATED OUTLET
10	1	UNASSIGNED																		
11	1	HAND SINK W/ FAUCET	SAUBER OR EQUAL	PAC01B OR EQUAL														X		PROVIDE DEDICATED OUTLET
12	2	FLOOR SINK	J.R. SMITH	31OO-Y										2"						
13	1	FAUCET (AT 3 COMP. SINK)																		
14	1	DECK MOUNTED PRE-RINSE FAUCET	T&S	B-0178																W/20" HOSE, 12" ADD-ON FAUCET, AND 90 DEGREE SWIVEL ADAPTER
15	1	WORK TABLE	ADVANCE TABCO	T3S-242 24"X24" STAINLESS STEEL															OPEN BASE, FLAT TOP	
16	7	SHELVING, METAL, LOUVERED	INTERMETRO INDUSTRIES	2436LS																
17	6	SHELVING, METAL, LOUVERED	INTERMETRO INDUSTRIES	2448LS																
18	3	RACK, PAN	NEW AGE INDUSTRIAL	4333																
19	1	COFFEE MACHINE																		
20	1	ADA APPROVED EMPLOYEE REFRIGERATOR	AS SUPPLIED BY OWNER																	
21	1	FAUCET (AT SPLATTER ROOM)	SAUBER 8" WALL MOUNT FAUCET WITH 12" SPOUT	SXF-K12																

HARDWARE NOTES:
ALL REFRIGERATORS / COOLERS / ICE MACHINES REQUIRE 3"-5" SPACE AROUND UNIT.
ALL EQUIPMENT SHALL BE NSF RATED AND FOOD REFRIGERATORS SHALL MEET ANSI 7 STANDARDS.

KEYNOTES:

00	DESCRIPTION
1	EXISTING SINK TO REMAIN
2	EXISTING BASE & WALL CABINETS TO REMAIN
3	EXISTING MOP SINK TO REMAIN
4	EXISTING WALL MOUNTED LAVATORY TO REMAIN
5	EXISTING WATER CLOSET TO REMAIN
6	EXISTING WATER CLOSET TO BE REPLACED IN KIND
7	EXISTING DOOR(S) & FRAME TO REMAIN
8	EXISTING STOREFRONT WINDOW SYSTEM TO REMAIN
9	EXISTING WATER HEATER (ABOVE) TO REMAIN
10	NEW STACKED WASHER / DRYER. CONNECT DRYER TO EXISTING DRYER VENT
11	NEW FIXED GLASS WINDOW (SEE WINDOW SCHEDULE)
12	NEW 1 1/2" DIA. STAINLESS STEEL GRAB BAR W/PEENED GRIP AND CONCEALED MOUNTING W/SNAP FLANGE, 18". VERTICAL GRAB BAR. INSTALL AT EXISTING ACCESSIBLE TOILET ROOMS.
13	NEW +34" HIGH ADA ACCESSIBLE SERVICE COUNTER TOP
14	30" X 48" ANSI A117.1 ACCESSIBLE CLEAR FLOOR SPACE
15	NEW DISPLAY CASE(S)
16	NEW WORK TABLE(S)
17	NEW 36" W. (CLEAR) X 7'-1" H. OPENING. IN LINE W/ EXIST. EMERGENCY DOOR
18	NEW FULL LENGTH MIRROR AT BACK SIDE OF EXIST. TOILET RM. DOOR(S)
19	EXISTING DRYER VENT THROUGH ROOF
20	REPLACE EXIST. DRINKING FOUNTAIN WITH NEW HAND SINK
21	SLAT WALL PANELS FOR RETAIL ITEM DISPLAY
22	SLAT WALL PANELS FOR SAMPLE PROJECTS DISPLAY
23	PROVIDE 5/8" GYP. BD. OVER 1/2" PLYWOOD BACKING AT REAR BAR WALL FOR FUTURE SHELVING STRUCTURAL SUPPORT.
24	FUTURE SHELVING



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

WALL LEGEND:

SYMBOL	DESCRIPTION
	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALL TO BE REMOVED

20-0114
10/20/2020

P.K. THISTLE A.I.A.
ARCHITECTURE
PLANNING
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89179
PHONE (702) 456-1186 FAX 914-1170

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECT, P.K. THISTLE A.I.A. RESERVES ITS COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF P.K. THISTLE A.I.A.
DO NOT SCALE DRAWINGS

REVISIONS	

PATRICK KEVIN THISTLE REGISTERED No. 1014 ARCHITECT STATE OF NEVADA

TENANT IMPROVEMENT FOR:
PINSPIRATION
720 W. LAKE MEAD BLVD. - SPACE #7 & #8
LAS VEGAS, NV. 89125

JOB NO.
DATE 8/24/20
SCALE 1/4"=1'-0"
A.3
CHECKED BY: PKT

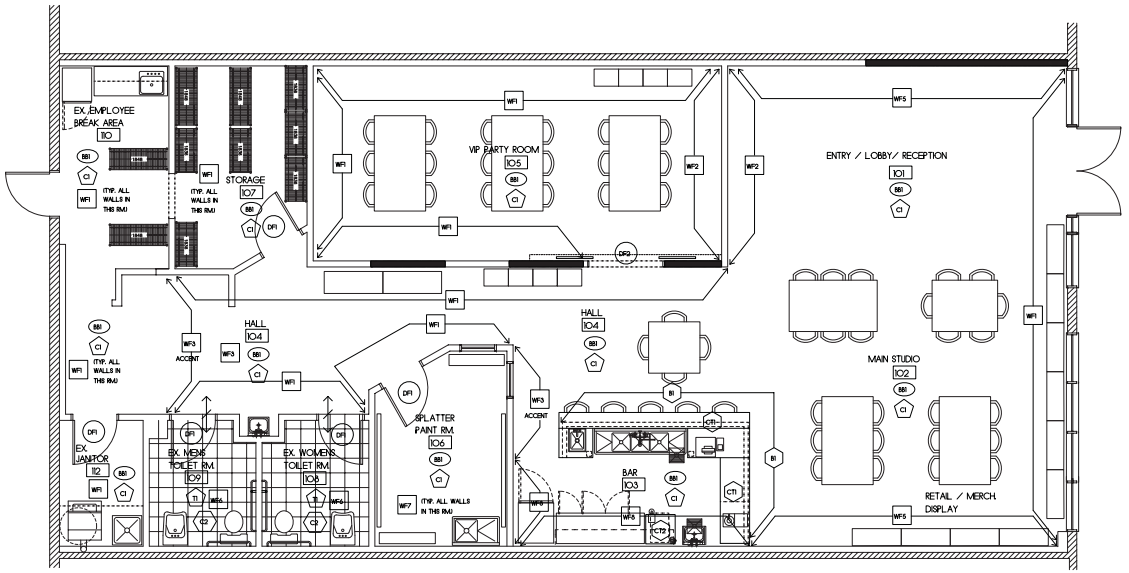
Planning Commission - Page 288

Planning Commission - Page 289

FINISH SYMBOL LEGEND

INDICATES FLOOR TRANSITION CHANGE OF MATERIAL.
CHANGE TO BE SCHLUTER RENO-U/-RAMP (MATTE/MAT RAMP) BRUSHED FINISH

INDICATES EXISTING NON-SKID CERAMIC TILE TO REMAIN



FINISH SCHEDULE

FLOOR FINISHES

- BB1 — BASEBOARD
  JOHNSONITE MANDALAY PROFILE 6"
  COLOR: VAPOR GREY
- BB1 — SPLATTER RM. BASEBOARD
  JOHNSONITE MANDALAY PROFILE 6"
  COLOR: BLACK
- C1 — CONCRETE
  SAND & SEAL EXIST. CONCRETE FLOOR SLAB
- T1 — TILE
  EXISTING NON-SKID 12"X12" CERAMIC TILE TO REMAIN

WALL FINISHES

NOTE: ALL GYPSUM WALL BOARD FINISHES ARE TO MATCH THE EXISTING FINISH LEVEL / TEXTURE

- WF1 — BENJAMIN MOORE ROCKPORT GRAY, PAINT
  CODE HC-105
- WF2 — CHALK PAINT
  COLOR: BLACK
- WF3 — ACCENT PAINT COLOR
  BENJAMIN MOORE DARK HARBOR, PAINT
  CODE: CSP-790xxx
- WF4 — INSPIRATION COLOR LOGO
  GLIDDEN BLUE SEA GREEN
  CODE: HC-159 35/153
  G.C. TO COORDINATE LOCATION & LOGO DESIGN SPEC. W/ OWNER
- WF5 — FLAT WALL
  BENJAMIN MOORE ROCKPORT GRAY, PAINT
  CODE HC-105
- WF6 — WAINSCOT
  EXISTING FROM F.F. TO +48" A.F.F.
  EXISTING 12"X12" TILE WAINSCOT W/
  PEBBLE TILE ACCENT AT UPPER 12"
  TO REMAIN AT ALL 4 TOILET ROOM INTERIOR WALLS
  EXIST. GYP. BD. FROM +48" A.F.F. TO CEILING
  BENJAMIN MOORE ROCKPORT GRAY, PAINT
  CODE HC-105
  SEMI-GLOSS (TOILET ROOM CEILING)
- WF7 — SPLATTER PAINT ROOM WALLS
  FRP PANELS FROM FINISH FLOOR TO CEILING
  COLOR: BLACK FINISH: SMOOTH
- WF8 — FRP PANELS FROM FINISH FLOOR TO 8'-0" A.F.F.
  COLOR: BLACK FINISH: SMOOTH

CEILING FINISHES

NOTE: ALL GYPSUM WALL BOARD FINISHES ARE TO MATCH THE EXISTING FINISH LEVEL / TEXTURE

- C1 — 5/8" GYP. BD. W/ FLAT BLACK PAINT
- C2 — EXIST. GYP. BD.
  BENJAMIN MOORE ROCKPORT GRAY, PAINT
  CODE HC-105
  SEMI-GLOSS (TOILET ROOM CEILING)

DOOR & DOOR FRAME FINISH

SAND & PREP EXISTING WOOD DOORS & FRAMES FOR NEW PAINT

- DF1 — EXISTING DOOR & FRAME TO BE REPAINTED
  COLOR: BLACK GLOSS
- DF2 — NEW DOOR & FRAME TO BE PAINTED
  COLOR: BLACK GLOSS

BAR BASE CASEWORK FINISH

- B1 — BASE CASEWORK AT BAR
  BLACK DECORATIVE LATTICE PANEL OVER
  5/8" GYP. BD PAINTED
  BENJAMIN MOORE ROCKPORT GRAY, PAINT
  CODE HC-105
  (DECORATIVE LATTICE PATTERN AS SELECTED BY OWNER)

BAR BASE COUNTERTOP FINISH

- CT1 — BAR COUNTER TOP
  EPOXY RESIN OVER WOOD AS SELECTED BY OWNER
- CT2 — WORK TABLE
  STAINLESS STEEL. SEE EQUIPMENT SCHEDULE

20-0114
10/20/2020

FINISH SCHEDULE & FINISH FLOOR PLAN

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

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING
7350 ATACAMA AVENUE
LAS VEGAS, NEVADA 89179
PHONE (702) 439-1844 FAX 914-1870

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECT. P.K. THISTLE A.I.A. RESERVES ITS COPYRIGHT. LAW COPY RIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF P.K. THISTLE A.I.A.
DO NOT SCALE DRAWINGS

REVISIONS

PATRICK KEVIN THISTLE REGISTERED No. 1694 ARCHITECT STATE OF NEVADA

TENANT IMPROVEMENT FOR:
PINSPIRATION
7210 W. LAKE MEAD BLVD. - SPACE #7 & #8
LAS VEGAS, NV. 89128

JOB NO.
DATE: 9/24/20
SCALE: 1/4"=1'-0"
A.8
CHECKED BY: PKT



20-0114-SUP1 - APPLICANT: CRAFT STUDIOS, INC. DBA PINSPIRATION - OWNER: 7208-7290 LAKE MEAD BOULEVARD HOLDINGS, LLC
7210 WEST LAKE MEAD BOULEVARD, SUITES #7 AND #8

10/29/2020

MORANGROUP

October 9, 2020

DEPARTMENT OF PLANNING & ZONING
CITY OF LAS VEGAS
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: **Whole Foods Marketplace Shopping Center**
Physical Address: 7210 W. Lake Mead Blvd., Suites 7 & 8
Landlord: 7208-7290 Lake Mead Boulevard Holdings LLC
Tenant: Craft Studios, Inc. dba Pinspiration
Request: Waiver of Developmental Standards

To Whom It May Concern:

Our office represents the property owner, tenant and Applicant of Assessor's Parcel Number(s): 138-22-601-004, 7208-7290 Lake Mead Boulevard Holdings LLC (the "Owner"). The property is generally located on the northeast corner of North Tenaya Way and West Lake Mead Blvd., in Las Vegas, Nevada (the "Site"). The Site is zoned C-1 (General Commercial) and is located within Ward 1/4/5. The space is 2,380 square feet.

The Applicant's business is a craft studio based on the popular site Pinterest. The hours of operation are 10 am to 9 pm, Tuesday through Saturday and Sunday form 12 pm to 6 pm. The applicant will serve pre-packaged snacks on the premises; no food will be prepared on site.

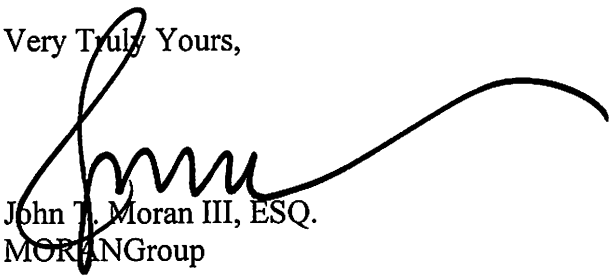
The Owner/Applicant and/or Tenant is seeking general and privileged licensure for on-premises consumption and sale of beer and wine products. The Code requires minimum separation between operations that include preparing and serving beer and wine for immediate on-premises consumption from church, synagogue, school, childcare facility licensed for more than 12 children or City Park.

We respectfully request that a waiver be granted under these circumstances. The Applicant is located within a very large Commercial Subdivision. This particular use is protected by the integrity of design criteria utilized during initial development – i.e., buffering and landscaping. The use is consistent, compatible and harmonious with the rest of the Commercial Subdivision and, also and importantly, other similarly-situated businesses in the area as well the constituency residing therein.

20-0114
10/16/2020

If you have any further questions and/or queries, please do not hesitate to contact me personally. I remain,

Very Truly Yours,



John T. Moran III, ESQ.
MORANGroup

20-0114
10/16/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/07/2020

CASE: 20-0114-SUP1

SUBJECT: APPLICANT: CRAFT STUDIOS, INC. DBA PINSPIRATION - OWNER: 7208-7290 LAKE MEAD BOULEVARD HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Kristine Cesena — Signature

12/03/2020 — Date

Kristine Cesena, owner of — Please Print Name

Craft Studios Inc, dba Pinspiration Las Vegas — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

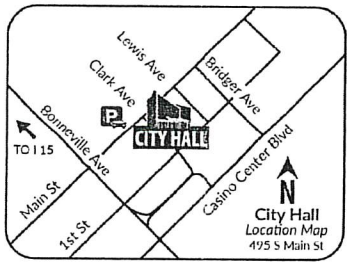
Submitted after final agenda

ITEM 15

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0114-SUP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0114-SUP1
13822610007
REBEL LAND & DEVELOPMENT L L C
DESIGNATED SERIES Z
1450 N BENSON AVE UNIT A
UPLAND CA 91786

54 HRDFNP1 91786

Submitted after final agenda
15p

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
16

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

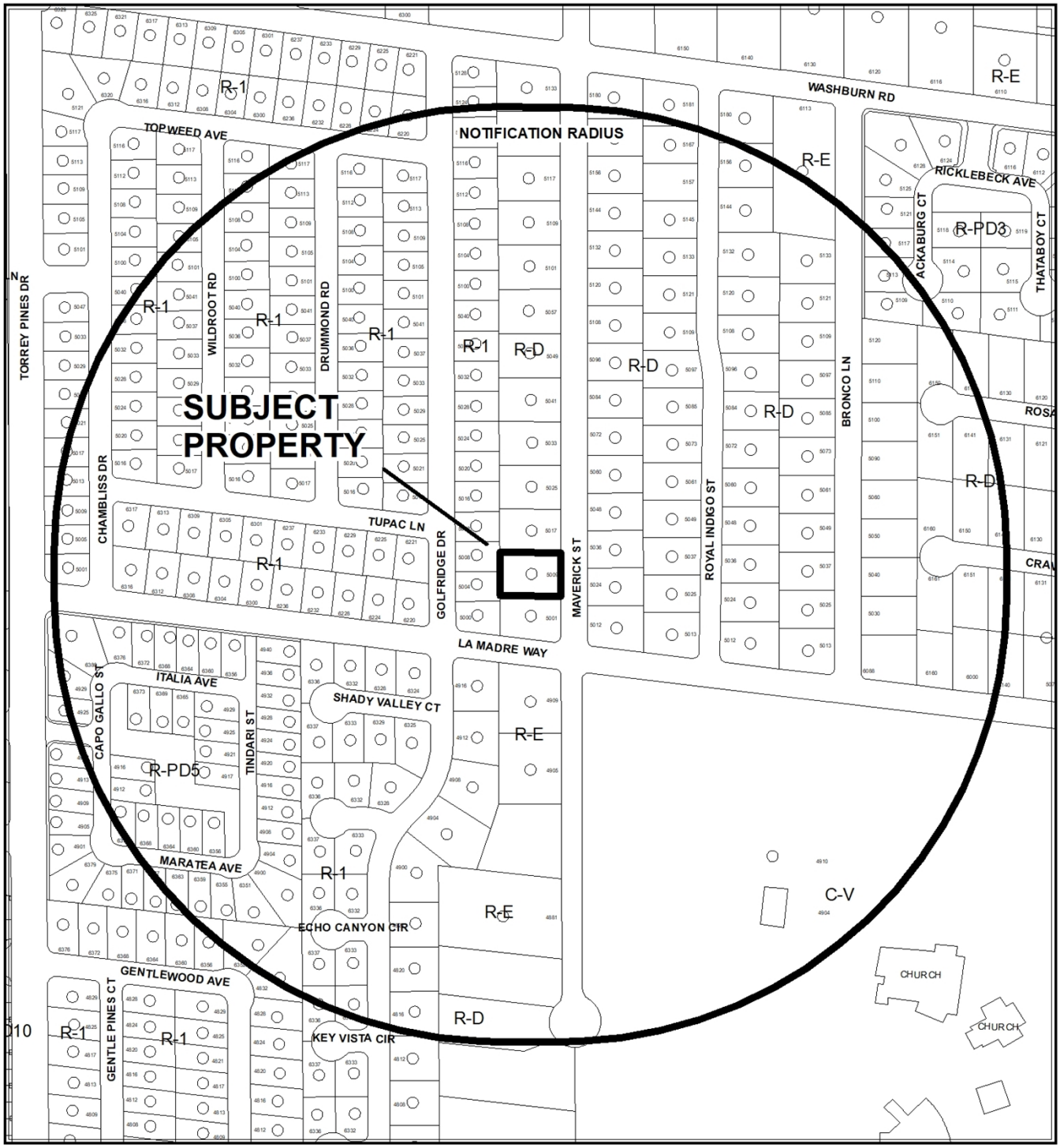
SUBJECT:
20-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TRAVIS PATTERSON - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 772 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 5009 Maverick Street (APN 125-35-712-032), R-D (Single Family Residential-Restricted), Ward 4 (Anthony). 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



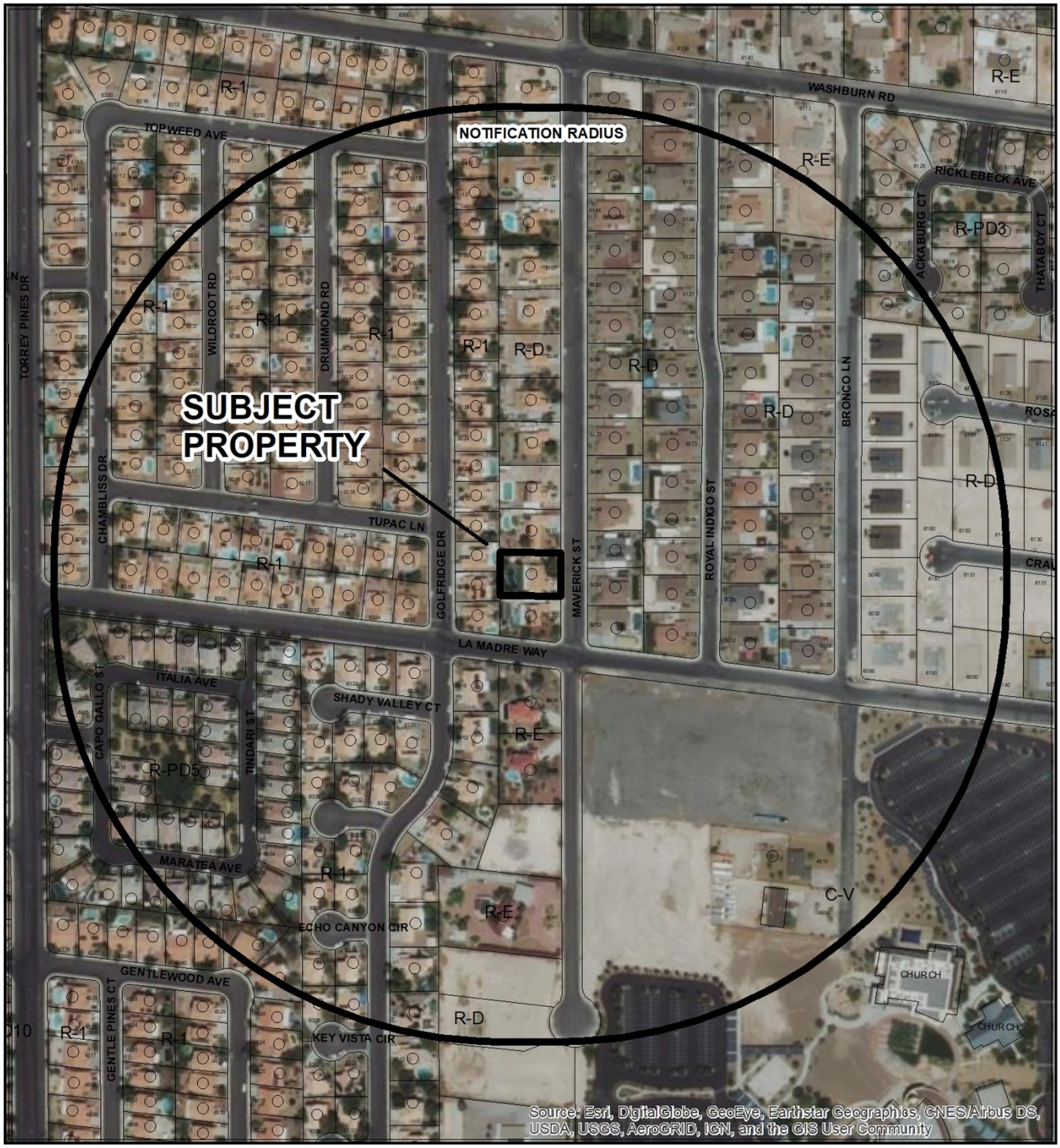
0 255 510 Feet

CASE: **20-0189-SUP1**

RADIUS: 1000 FEET

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

N



0 255 510
Feet

CASE: **20-0189-SUP1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TRAVIS PATTERSON

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0189-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 291

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

20-0189-SUP1 CONDITIONS

Planning

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

2. Bathroom number two (2) shall provide interior access to the accessory structure.

3. All accessory structures within the rear and side yards shall meet minimum setbacks as defined by Title 19.06 for accessory structures within the R-D zoning district, and obtain any necessary building permits as required by the Department of Building and Safety.

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

5. 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.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 772 square-foot, single-story casita in the rear yard of single family residence at 5009 Maverick Street.

ISSUES

- An approved Special Use Permit is required for an Accessory Structure (Class I) in the R-D (Single Family Residential – Restricted) zoning district.

ANALYSIS

The applicant is proposing to construct a one-bedroom, two bath accessory structure within the rear yard of the single family residence located at 5009 Maverick Street. The proposed 772 square-foot floor plan also includes a family room and full kitchen, which requires an approved Special Use Permit prior to the issuance of a building permit. Staff noted bathroom number two did not have interior access to the accessory structure, and a Condition of Approval has been added to ensure compliance with Title 19. The proposed accessory structure meets all setback and height requirements, and is aesthetically compatible with the primary residence as it will be finished to match.

The Accessory Structure (Class I) use is described by Title 19.12 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 6,500 square feet.

   The proposed use meets this requirement as the subject site is 13,504 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 proposed use meets this requirement as this is a condition that will be enforced as long as the accessory structure is in place.

The proposed Accessory Structure (Class I) meets all minimum Special Use Requirements set forth by Title 19.12, and staff finds the use can be conducted in a manner that is harmonious and compatible with the surrounding residential neighborhood. Therefore, staff recommends approval of the requested Special Use Permit with conditions.

FINDINGS (20-0189-SUP1)

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

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

   The proposed use can be conducted in a manner that is compatible with the existing surrounding residential uses.

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

   The subject site is physically suited for an accessory structure, as it meets setbacks, height and parking requirements.

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.**

   Maverick Street is adequate in size to meet the requirements of the proposed accessory structure.

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.**

   Building permit oversight and regular inspections during construction will 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 accessory structure meets all applicable conditions per Title 19.12.

BACKGROUND INFORMATION

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

Most Recent Change of Ownership	
05/2014	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/12/20	A building permit application (R20-15297) was received for a casita addition at 5009 Maverick Street. The application is in the review stage as of 10/29/20.

Pre-Application Meeting	
09/14/20	A pre-application meeting was held via email to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
10/30/20	Staff performed a routine field check of the subject site where staff observed two free-standing shade structures in both side yards. If over 200 square feet, a building permit is required for each, and regardless of size, they must adhere to building setbacks for the R-D zoning district. In addition, a truck was observed parked on a surface that was not solid, such as concrete or pavers, as required by Title 19. A Condition of Approval has been added by staff to ensure compliance of all accessory structures within the side and rear yard areas of the subject site.

Details of Application Request	
Site Area	
Net Acres	0.31

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-D (Single Family Residential – Restricted)
North			
South			
East			
West			R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for Accessory Structures:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	10,000 SF	13,504 SF	Y
Min. Lot Width	80 Feet	100 Feet	Y
Min. Setbacks			
• Side	3 Feet	5 Feet	Y
• Rear	3 Feet	13 Feet	Y
Min. Distance Between Buildings	6 Feet	6 Feet	Y
Max. Building Height	15 Feet	15 Feet	Y

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

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	
Accessory Structure (Class I)	772 SF	One additional parking space must be provided beyond the number of spaces normally required.	1				
Single Family, Detached	1,772 SF	2	2				
TOTAL SPACES REQUIRED			3		3		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5009 Maverick St. Las Vegas, NV 89130

Project Name Patterson Casita **Proposed Use** Residential

Assessor's Parcel #(s) 125-35-712-032 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R1 Proposed R1S

Additional Information _____

Property Owner Travis Patterson Contact _____

Address 5009 Maverick St. Las Vegas. NV 89130 City Las Vegas State NV Zip 89130

E-mail conaxfaur@gmail.com Phone 702-513-8505

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 Travis Patterson

State of Nevada County of Clark

Subscribed and sworn before me

This 23rd day of September, 20 20

_____

Notary Public in and for said County and State

SUSAN SCOTT
Notary Public State of Nevada
No. 08-8694-1
My appt. exp. Nov. 10, 2020

20-0189
09/23/2020

Generated by REScheck-Web Software

Compliance Certificate

Project: Patterson Casita

Energy Code: 2018 IECC
Location: Las Vegas, Nevada
Construction Type: Single-family
Project Type: Addition
Orientation: Bldg. faces 90 deg. from North
Climate Zone: 3 (2652 HDD)
Permit Date:
Permit Number:

Construction Site:
5009 Maverick Street
Las Vegas, Nv 98130

Owner/Agent:
Travis Patterson
5009 Maverick Street
Las Vegas, NV 89130
702.513.8505
tpt4point5@aol.com

Designer/Contractor:
owner/Builder

Compliance: Passes using UA trade-off

Compliance: **3.1% Better Than Code** Maximum UA: **227** Your UA: **220** Maximum SHGC: **0.25** Your SHGC: **0.22**

This is Better or Worse Than Code totals reflect how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost related to a minimum code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Flat Ceiling or Scissor Truss	767	38.0	0.0	0.030	23
Wall 2: Wood Frame, 16" o.c. Orientation: Right side	342	19.0	2.0	0.053	18
Window 1: Vinyl Frame SHGC: 0.20 Orientation: Right side	6			0.290	2
Wall 3: Wood Frame, 16" o.c. Orientation: Back	225	19.0	2.0	0.053	12
Wall 4: Wood Frame, 16" o.c. Orientation: Left side	342	19.0	2.0	0.053	11
Door 2: Door (under 50% glazing) Orientation: Left side	18			0.450	8
Window 3: Bathroom: Vinyl Frame SHGC: Orientation: Left side	20			0.290	5
Window 4: Vinyl Frame SHGC: Orientation: Left side	48			0.280	13
Window 5: Vinyl Frame SHGC: Orientation: Left side	48			0.280	13
Wall 1: Wood Frame, 16" o.c. Orientation: Front	225	19.0	2.0	0.053	10
Door: Door (under 50% glazing) Orientation: Front	20			0.450	9

Project Title: Patterson Casita
Data filename:

Report date: 08/14/20
Page 1 of 10

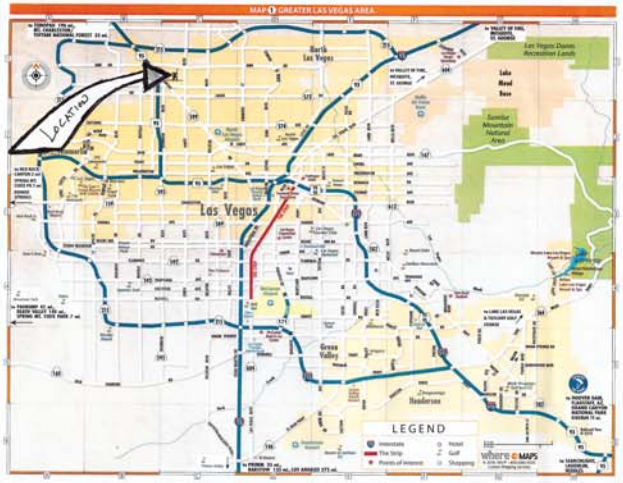
Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Window: Vinyl Frame SHGC: 0.20 Orientation: Front	12			0.290	3
Floor: Slab On Grade (Unheated) Insulation Depth: 0.0'	126		0.0	0.730	92

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Travis Patterson Signature 8/16/2020 Date

Project Title: Patterson Casita
Data filename:

Report date: 08/14/20
Page 2 of 10



2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	21.00
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	38.45
Ductwork (unconditioned spaces):	

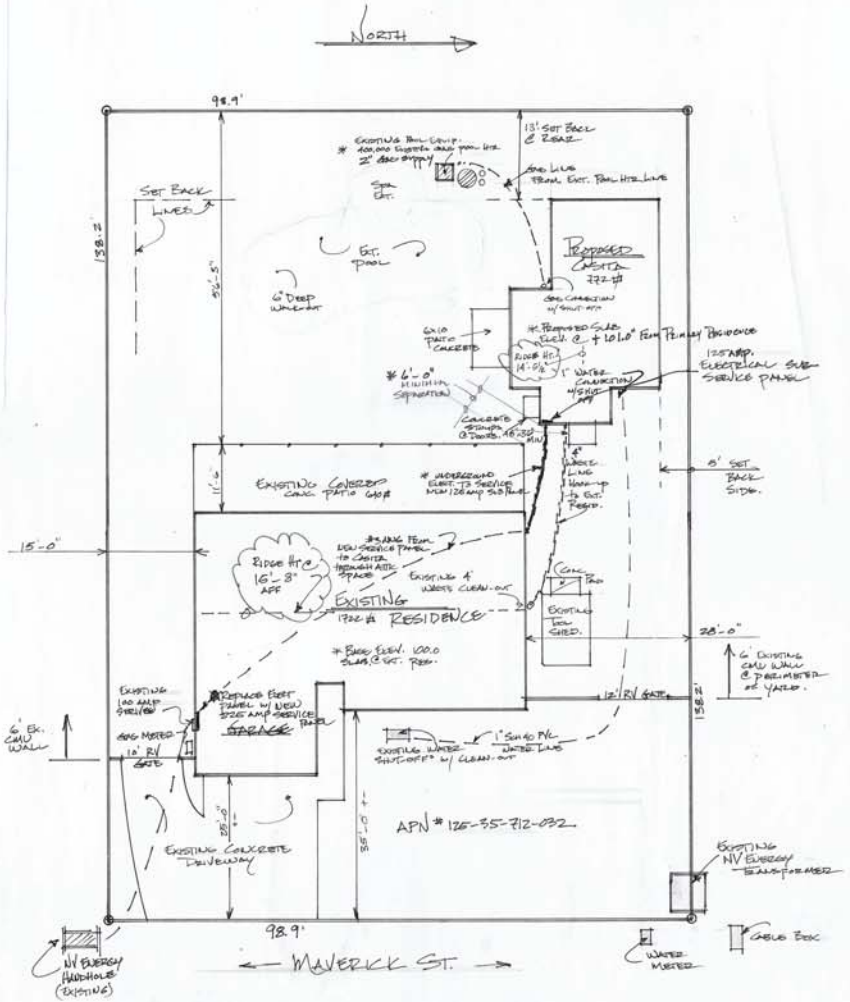
Glass & Door Rating	U-Factor	SHGC
Window	0.28	0.23
Door	0.45	

Heating & Cooling Equipment	Efficiency
Heating System:	
Cooling System:	
Water Heater:	

Name: Date:

Comments

Sheet ID.	— Page Legend —
C V-1	Site Plan Compliance Cert.
RC-1	REScheck Inspection Check List
A-1	Floor Plan, Building Sections, Misc. Details
A-2	Exterior Elevations
S-1	Foundation Plan, Structural Spec's
S-2	Roof Plan & Framing w/ Spec's
P-1	Plumbing Layouts, Spec's
M-1	Mechanical Layouts, Spec's
E-1	Electrical Layouts, Spec's



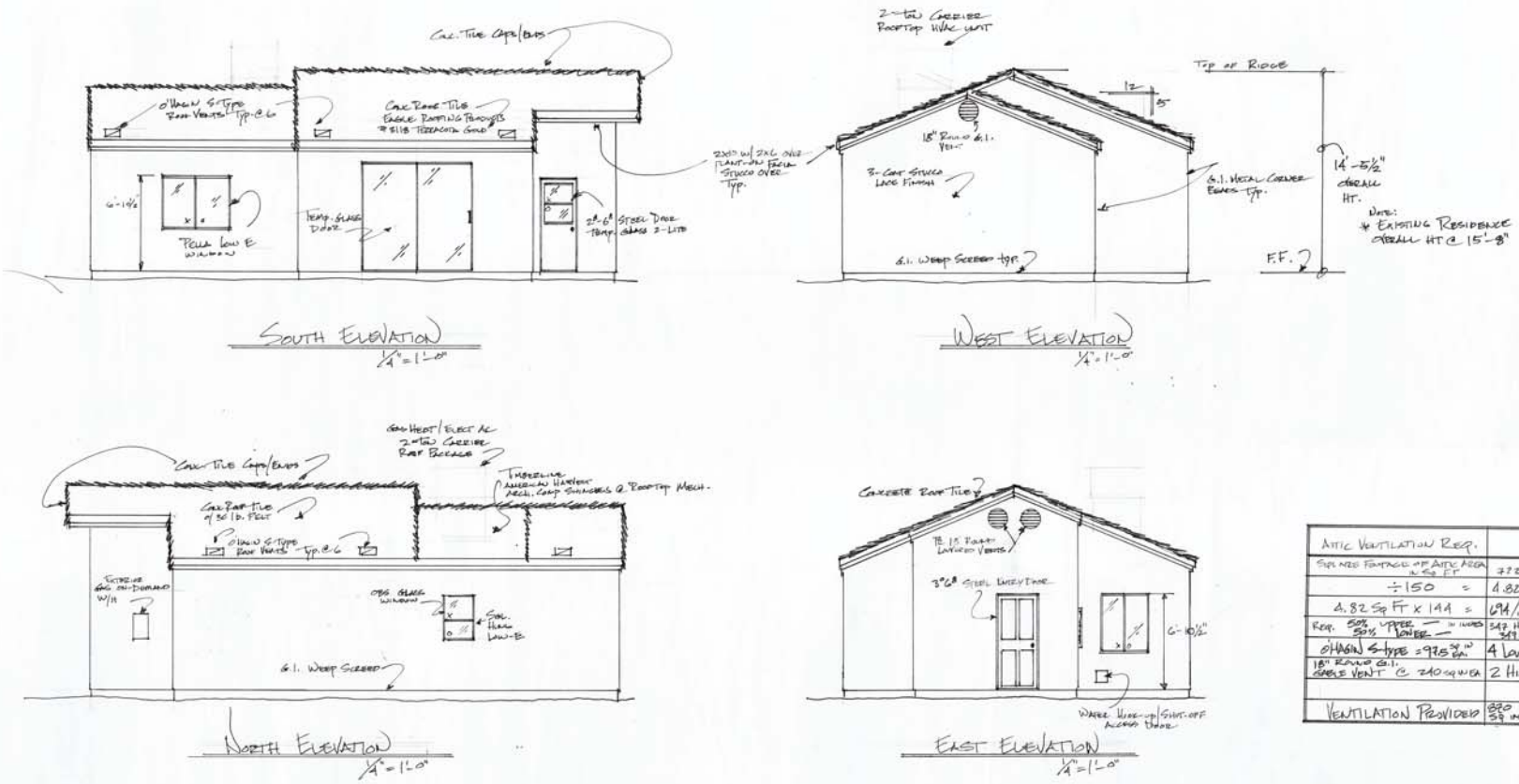
SITE PLAN — 772 SQ FT. CASITA ADDITION

SCALE: 1/10.0" | 5009 MAVERICK ST. LAS VEGAS, NV 89130

APN # 125-35-712-032

TENNIS PATTERSON CASITA ADDITION. | Page C1-1

Planning Commission Page 306

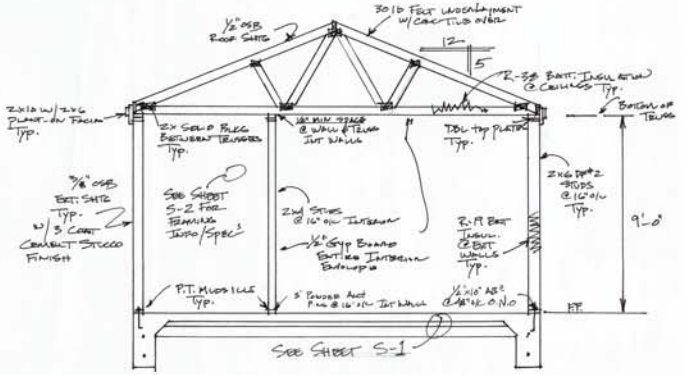


Attic Ventilation Req.	
Sq. Ft. Footage of Attic Area in Sq. Ft.	772
÷150 =	4.82 #
4.82 Sq Ft x 144 =	694/Sq inch
Req. 50% Upper — 50% Lower — in inches	347 Hi 349 Low
O'Hagin S-Type = 97.5 Sq in Ea.	4 Low
18" Round G.I. Gable Vent @ 240 sq in Ea	2 High
Ventilation Provided	890 Sq inch

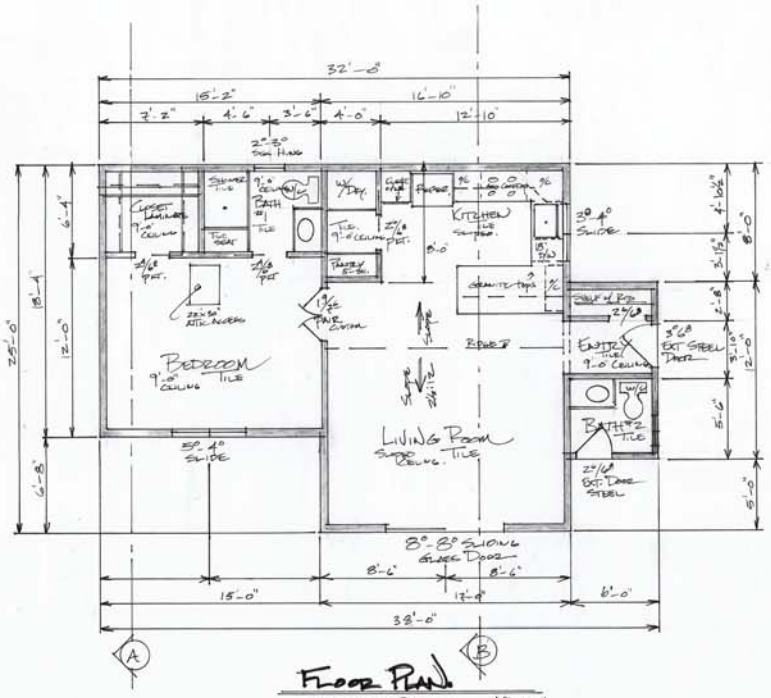
Exterior Elevations

Scale:	5009 Maverick St.	
Date:	Las Vegas, NV 89130	Drawn by:

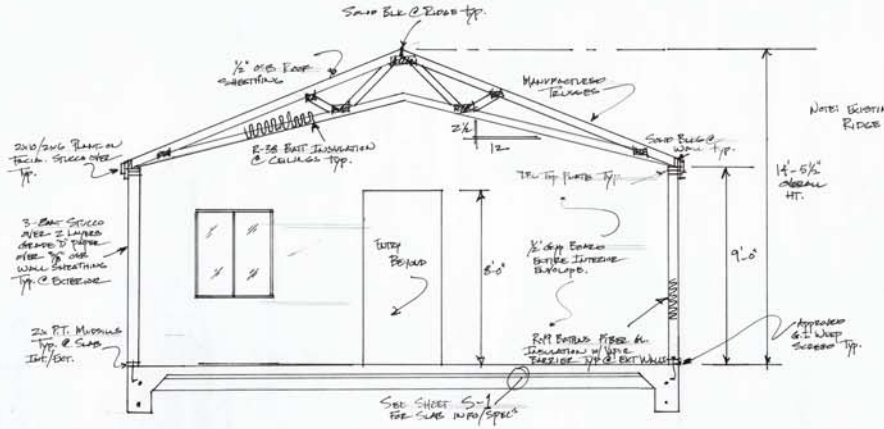
Travis Patterson Casita Addition — Page: A-2



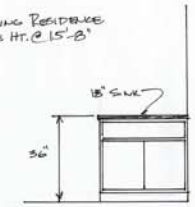
CROSS SECTION "A"
3/8"=1'-0"



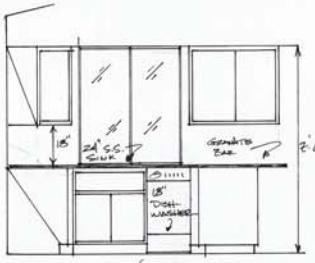
FLOOR PLAN
772 SQFT.
1/4"=1'-0"



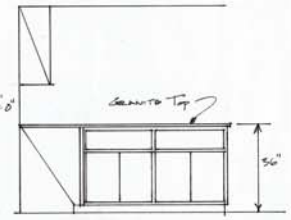
CROSS SECTION "B"
3/8"=1'-0"



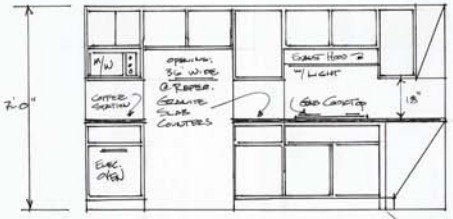
BATHROOM #1
BATH 2 REVERSE
1/2"=1'-0"



SINK/D.W. ELEV.
1/2"=1'-0"



EATING BAR ELEVATION
1/2"=1'-0"



COOKTOP ELEVATION
1/2"=1'-0"

FLOOR PLAN / CROSS SECTIONS / MISC. DETAILS

PLANS SHOWN
DATE:

5009 MAVERICK STREET
LAS VEGAS NV 89130

TRAVIS PATTERSON CASITA ADDITION

PAGE: A-1



20-0189-SUP1 - APPLICANT/OWNER: TRAVIS PATTERSON
5009 MAVERICK STREET

10/30/2020



20-0189-SUP1 - APPLICANT/OWNER: TRAVIS PATTERSON
5009 MAVERICK STREET

10/30/2020



20-0189-SUP1 - APPLICANT/OWNER: TRAVIS PATTERSON
5009 MAVERICK STREET

10/30/2020

To: CLVA Planning Department

With Regards To: Patterson Casita

We are requesting a special use permit as per R-1 Accessory Structure (Class 1) requirements.

We are looking at building a one bedroom, 1 ½ bath with living area and full kitchen and laundry.

767 sq ft on concrete slab foundation. Wood frame with stucco finish and concrete tile roof.

Structure will be located at the northwest quadrant of our property with standard setbacks.

20-0189
09/23/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0189-SUP1

SUBJECT: APPLICANT/OWNER: TRAVIS PATTERSON

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature

12-03-2020
Date

TRAVIS M. PATTERSON
Please Print Name

OWNER
Company Name

Sincerely,

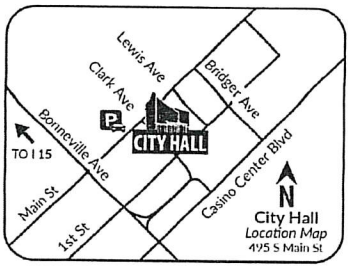
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
ITEM 16

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
DEC 0 3 2020
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.

20-0189-SUP1

Planning Commission Meeting of **12/08/2020**

20-0189-SUP1
12535712031
STYLES TRUST
STYLES CHARLES A JR & DONNA TRS
5001 MAVERICK ST
LAS VEGAS NV 89130-2159

39 HRDFNP1 89130

Submitted after final agenda
16A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
17

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

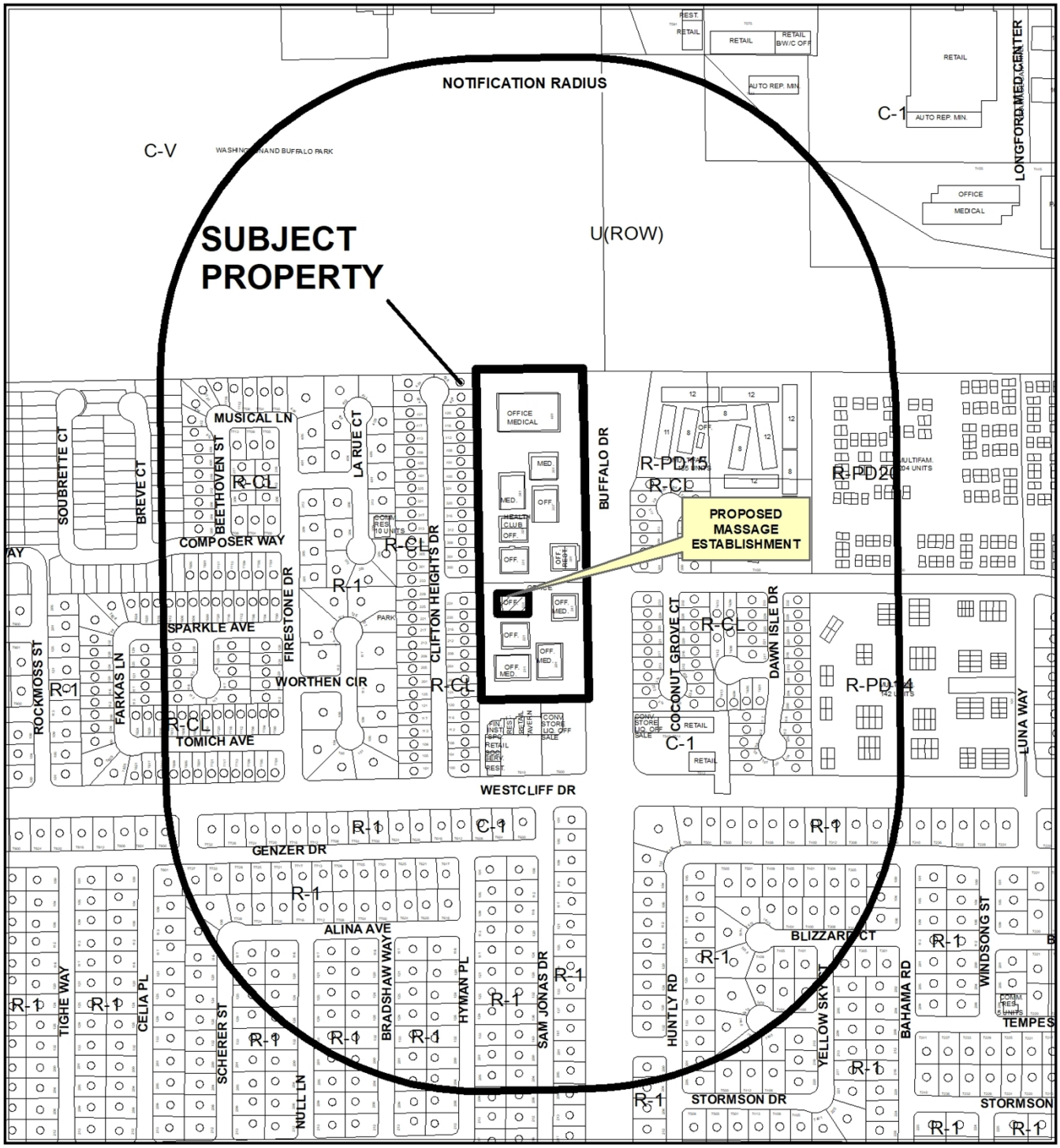
SUBJECT:
20-0191-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASPER & JADE STUDIOS - OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,209 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A 990-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 231 North Buffalo Drive, Suite A (APN 138-28-819-015), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

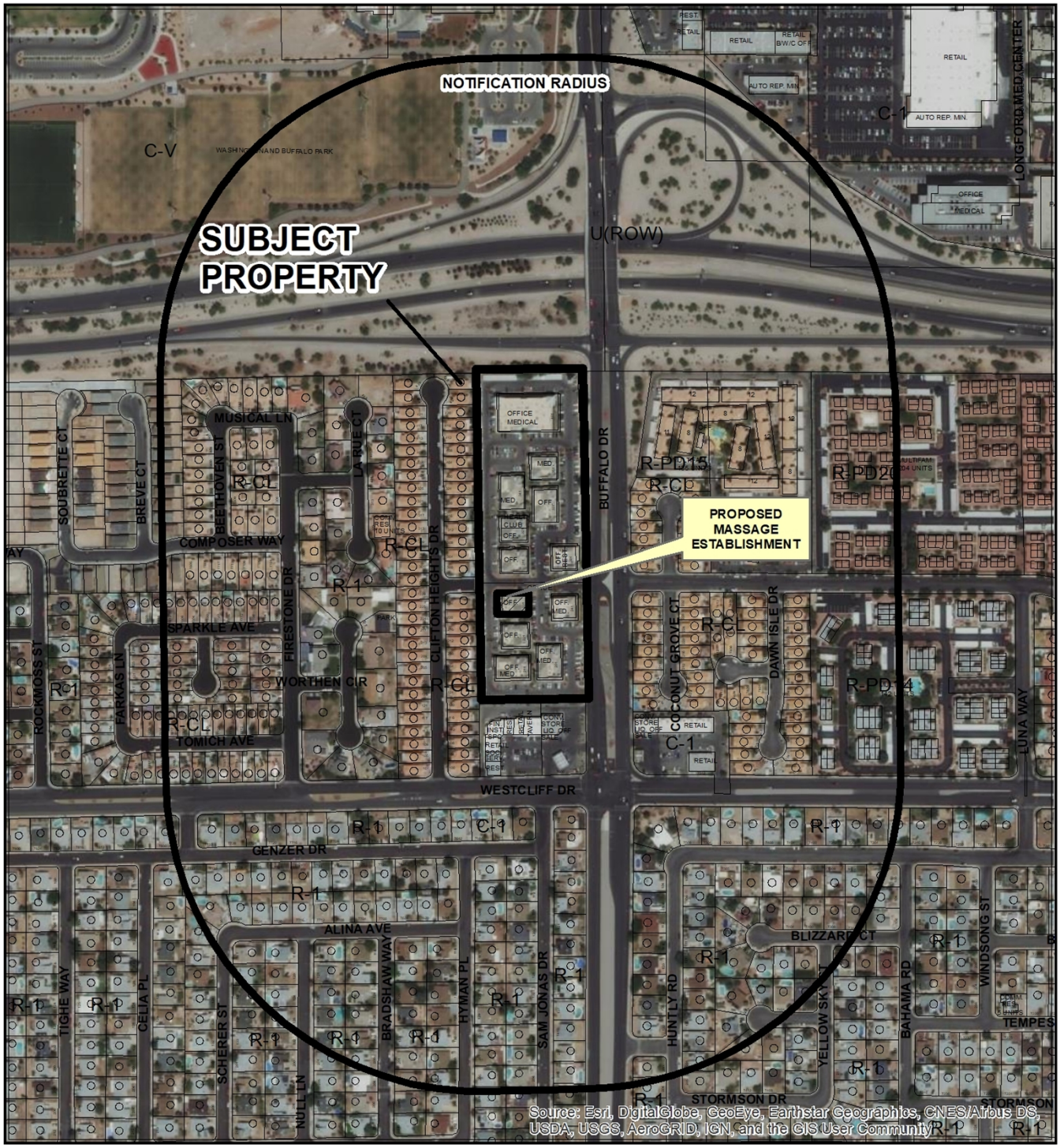
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcard



CASE: **20-0191-SUP1**

RADIUS: 1000 FEET

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



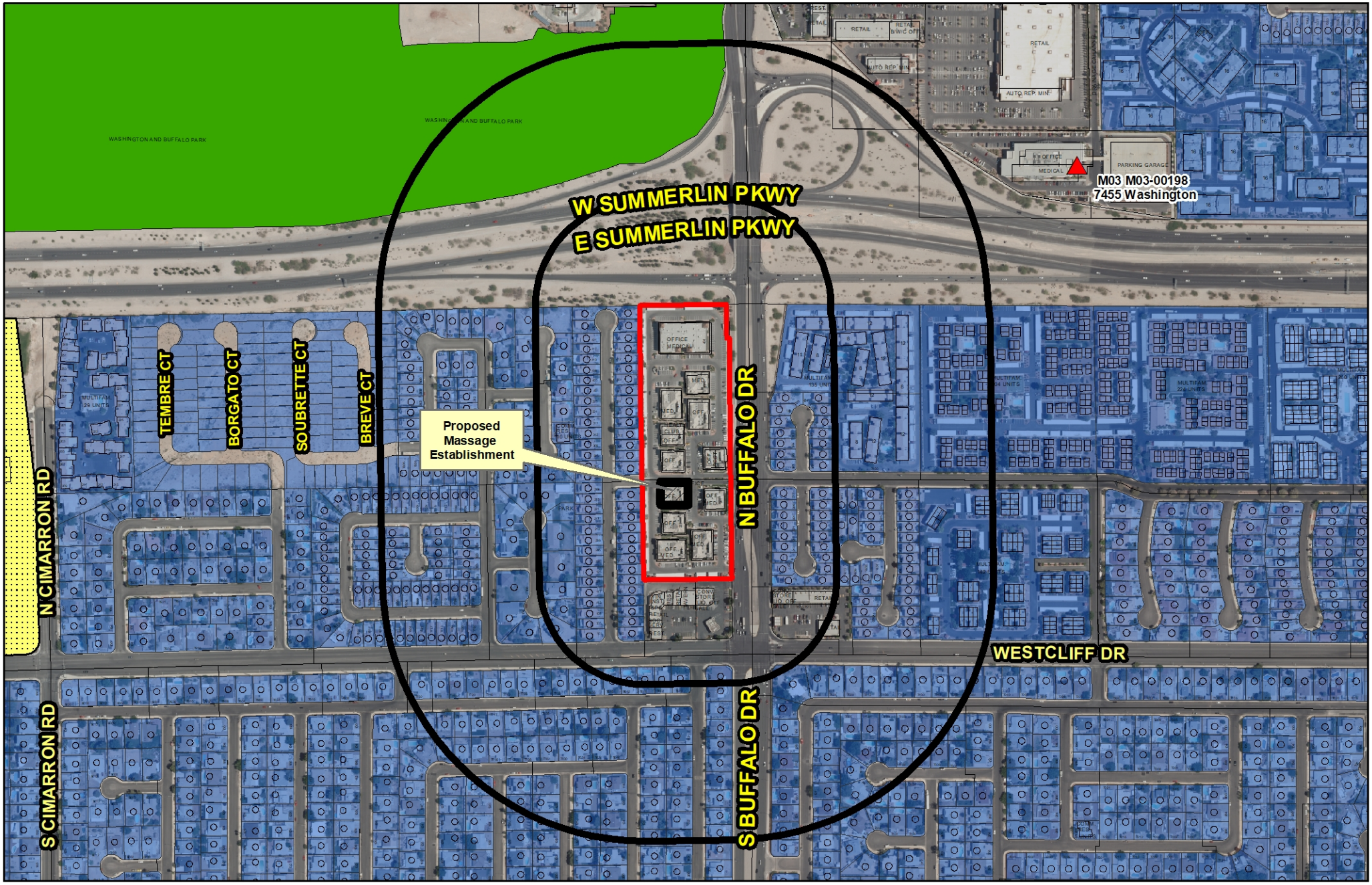
0 362.5 725
Feet

CASE: **20-0191-SUP1**

RADIUS: 1000 FEET

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

N



20-0191-SUP1

Massage Establishment

Business Licenses

Massage Establishment

Protected Uses

RELIGIOUS

CITY PARKS

SCHOOLS

Child Care/ Children Facility

Private Schools

Subject Property

Residential Property

400' & 1000' Buffer

N

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

Date: Tuesday, November 10, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JASPER & JADE STUDIOS - OWNER: 401 BUFFALO HOLDINGS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0191-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 803

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0191-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage 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. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a parcel zoned for residential use, where 400 feet is required.

4. A Waiver from Title 19.12 is hereby approved, to allow a 990-foot distance separation from another Massage Establishment use where 1,000 feet is required.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to add massage services to an existing full service salon and spa located at 231 North Buffalo Drive, Suite A.

ISSUES

- Title 19.12 requires a 400-foot distance separation between a Massage Establishment use and any parcel zoned for residential use. The subject site is zero feet from residentially zoned property to the west, 150 feet from a residentially zoned neighborhood to the east, and 330 feet from a residentially zoned neighborhood to the south. The applicant is requesting a Waiver of this standard, which staff supports.
- Title 19.12 requires the use to not be located within 1,000 feet of any other massage establishment. The subject site is 990 feet from an existing Massage Establishment located on the north side of Summerlin Parkway. The applicant is requesting a Waiver of this standard, which staff supports.

ANALYSIS

The subject site is a commercial development containing over 100,000 square feet of gross floor area. The one and two-story commercial complex offers a variety of services including medical and dental offices, physical therapy, optometry, laboratory services, a pharmacy and drug store, tutoring, insurance sales, accounting and legal services, personal security, financial services, home health care, and a restaurant that serves beer and wine with a meal. At the time of approval in 1993, the subject site was required to provide 252 parking spaces. The site provided 521 parking spaces, which also exceeds the current parking requirement for a shopping center, which is 403 parking spaces. Shopping Centers are parked at a ratio of one parking space for every 250 square feet of gross floor area, per Title 19.12.

As of October 22, 2020, the subject site is licensed as a full service salon and spa. The facility provides beauty services such as haircuts, manicures and facials performed by licensed cosmetologists, manicurists and estheticians. The salon and spa also provides a small retail area offering the sale of hair, skincare and nail products, in addition to candles, jewelry, crystals and handbags. The hours of operation are Monday through Friday 9:00 a.m. to 7:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., and Sunday by appointment only.

The applicant is proposing to add massage services to the existing two-story, 3100 square-foot salon and spa. The first floor contains a reception area, a color and laundry room, employee break room, two restrooms, five shampoo bowls, an open floor area containing 16 hairstylists stations, a manicure/pedicure area, and an 88 square-foot room currently used for facials, spray tanning and waxing that the applicant is proposing for massage use for clientele that is not able to navigate the staircase to the second floor. The remaining floor area proposed for massage is on the second floor of the salon which contains 1,121 square feet, three rooms and a restroom. The rooms are currently being utilized for facials and waxing, and the applicant would like to add the ability to add massage services for these rooms as well.

Title 19.12 requires a 400-foot distance separation between a massage establishment and any parcel zoned for residential use. Adjacent to the west property line is a single-family residential neighborhood zoned R-CL. This equates to a zero-foot distance separation. Adjacent to this west property line is covered parking for the commercial center, and a solid screen wall that does not allow direct access to the subject site from the residential neighborhood. To the east of Buffalo Drive is a second residential neighborhood approximately 150 feet away. This residential neighborhood does not have direct access to Buffalo Drive and is separated from the proposed establishment by Buffalo Drive. The last residential neighborhood within 400 feet of the subject site is located south of Westcliff Drive. This residential neighborhood is separated from the subject site by another commercial development and Westcliff Drive. Like the other residential neighborhoods, there is no direct access to the subject site. Therefore, staff is able to support the requested Waiver of the required 400-foot distance separation.

On the north side of Summerlin Parkway, located at 7455 West Washington Avenue, Suite 210 is an existing Massage Establishment. This establishment is approximately 990 feet northeast of the subject site and is separated by Summerlin Parkway, a 335-foot wide Freeway/Expressway as defined by the Master Plan of Streets and Highways. Title 19.12 requires a 1,000-foot distance separation between Massage establishments, and the applicant is requesting a Waiver of this standard. Staff is able to support this Waiver request as the physical locations of each facility are located in a manner that it would not create a saturation of use.

The Massage Establishment use is described by Title 19.12 as “a facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the “accessory massage,” as defined in this Title.”

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: The use shall comply with all applicable requirements of LVMC Title 6.

The proposed use meets this requirement, as regular inspections by the Department of Planning, Business License Division will ensure compliance with Title 6. If compliance is not maintained, this Special Use Permit would be subject to revocation if approved.

2. Requirement 2: The use must be located on a secondary thoroughfare or larger.

   The proposed use meets this requirement, as the subject site is accessed by Buffalo Drive, a 152-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways.

3. Requirement 3: The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

   The proposed use does not meet this requirement as the subject site shares a western property line with an existing residential neighborhood. In addition, there is a residential neighborhood to the east, separated by Buffalo Drive, and a third residential neighborhood to the south, separated by another commercial center and Westcliff Drive. The applicant is requesting a Waiver of this standard, which staff supports as there is no direct access to any of the adjacent residential neighborhoods.

4. Requirement 4: The use may not be located within 1000 feet of any other massage establishment.

   The proposed use does not meet this requirement, as the subject location is within 990 feet of an existing Massage Establishment on the north side of Summerlin Parkway. The applicant is requesting a Waiver of this standard, which staff reports.

5. Requirement 5: The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.

   The proposed use meets this requirement, as the subject location is an existing salon and day spa with the following hours of operation: Monday through Friday, 9:00 a.m. to 7:00 p.m., and Saturday 9:00 a.m. to 5:00 p.m. Sunday by appointment only.

Staff finds the proposed Massage Establishment use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and staff recommends approval with conditions.

FINDINGS (20-0191-SUP1)

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

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

   Staff finds the proposed land use can be conducted in a manner that is harmonious and compatible with the existing surrounding area as the subject site is a commercial complex that provides a variety of services to area residents with no direct access to the surrounding residential neighborhoods.

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

   The subject site was originally developed as an office complex, which today contains a variety of services for area residents including a restaurant and the subject salon spa. Due to the subject site being separated from the residential neighborhood to the west by a solid screen wall with no direct access, and other residential neighborhoods by right-of-way, staff finds the subject site to be physically suitable for the type and intensity of land use proposed.

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

   Buffalo Drive is a 152-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways and is adequate in size to meet the requirements of the proposed use.

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

   The proposed use is subject to regular inspections and oversight by multiple governmental agencies ensuring the public health, safety and welfare will not be compromised.

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

The proposed use does not meet Requirement Number Three (3) which requires the proposed use to not be within 400 feet of any parcel zoned for residential use, as the subject site shares a western property line with a residential neighborhood, and is within 400 feet of two other residential neighborhoods to the east and south. The applicant is requesting a Waiver of this requirement, which staff supports, as there is no direct access to the subject site from any of the surrounding residential neighborhoods.

In addition, the proposed use does not meet Requirement Number Four (4) as the subject site is within 990 feet of another Massage Establishment located on the north side of Summerlin Parkway where 1,000 feet is required. Staff is able to support this Waiver request, as the subject site is separated from the second Massage Establishment by Summerlin Parkway, a 335-foot wide Freeway/Expressway as defined by the Master Plan of Streets and Highways.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/21/93	The City Council approved a request for a Reclassification of Property (Z-0023-93) located on the west side of Buffalo Drive, between Westcliff Drive and the Summerlin Parkway from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed Office Complex.

Most Recent Change of Ownership	
12/2019	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/22/20	A business license (G68-07218) was issued for a full service salon and spa at 231 North Buffalo Drive, Suite A. The license is active as of 11/03/20.

Pre-Application Meeting	
09/14/20	Staff conducted a pre-application meeting via email to discuss the submittal requirements for a Special Use Permit application.

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

Field Check	
10/30/20	Staff performed a routine field check to observe the subject site. The entire complex was being painted and undergoing façade updates. Nothing of concern was noted by staff during the visit. The subject suite was immediately to the south as you entered the complex from Buffalo Drive and will be visible from the right-of-way.

Details of Application Request	
Site Area	
Net Acres	0.18 acre portion of 8.17 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office Complex	SC (service Commercial)	C-1 (Limited Commercial)
North	Summerlin Parkway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Commercial “Strip” Mall	SC (service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	ML (Medium Low Residential Density)	R-CL (Single Family Compact-Lot)
	Multi-Family	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units Per Acre)
West	Single Family, Detached	ML (Medium Low Residential Density)	R-CL (Single Family Compact-Lot)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Buffalo Drive	Primary Arterial	Master Plan of Streets and Highways Map	152	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	
Office Complex	100,736 SF	1:400 SF	252				
TOTAL SPACES REQUIRED			252		521		Y*
Regular and Handicap Spaces Required			245	7	512	9	Y*

**Parking requirements per Reclassification of Property (Z-0023-93) approved on April 21, 1993 by the City Council.*

NE

Waivers		
Requirement	***Request***	***Staff Recommendation***
The use may not be located within 400 feet of any parcel zoned for residential use.	To allow a zero-foot distance separation between the proposed Massage Establishment use and the residentially zoned neighborhood adjacent to the west property line.	Approval
The use may not be located within 400 feet of any parcel zoned for residential use.	To allow a 150-foot distance separation between the proposed Massage Establishment use and the residentially zoned neighborhood to the east.	Approval
The use may not be located within 400 feet of any parcel zoned for residential use.	To allow a 330-foot distance separation between the proposed Massage Establishment use and the residentially zoned neighborhood to the south.	Approval
The use may not be located within 1000 feet of any other massage establishment.	To allow a 990-foot distance separation to another Massage Establishment.	Approval

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 231 N Buffalo Suite A Las Vegas, NV 89145

Project Name Jasper & Jade Studios **Proposed Use** Massage Establishment

Assessor's Parcel #(s) _____ **Ward #** 2

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

Additional Information Looking to obtain massage establishment license to allow therapeutic massage in new salon.

Property Owner 401 Buffalo Holdings, LLC c/o Stable Development, LLC Contact Sal Guy

Address 3145 St Rose Pkwy #200 City Las Vegas State NV Zip 89052

E-mail rem@stabledevelopment.com Phone 702-735-5532

Applicant Cresta Mortensen Contact Cresta

Address 231 No. Buffalo Drive City Las Vegas State NV Zip 89145

E-mail jasperjadelv@gmail.com Phone 702-501-1259

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 Sal Guy

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

Print Name _____

20-0191
10/27/2020

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____
Notary Public in and for said County and State



Remove Grass – replace existing grass with xeriscape and/or seating area(s)

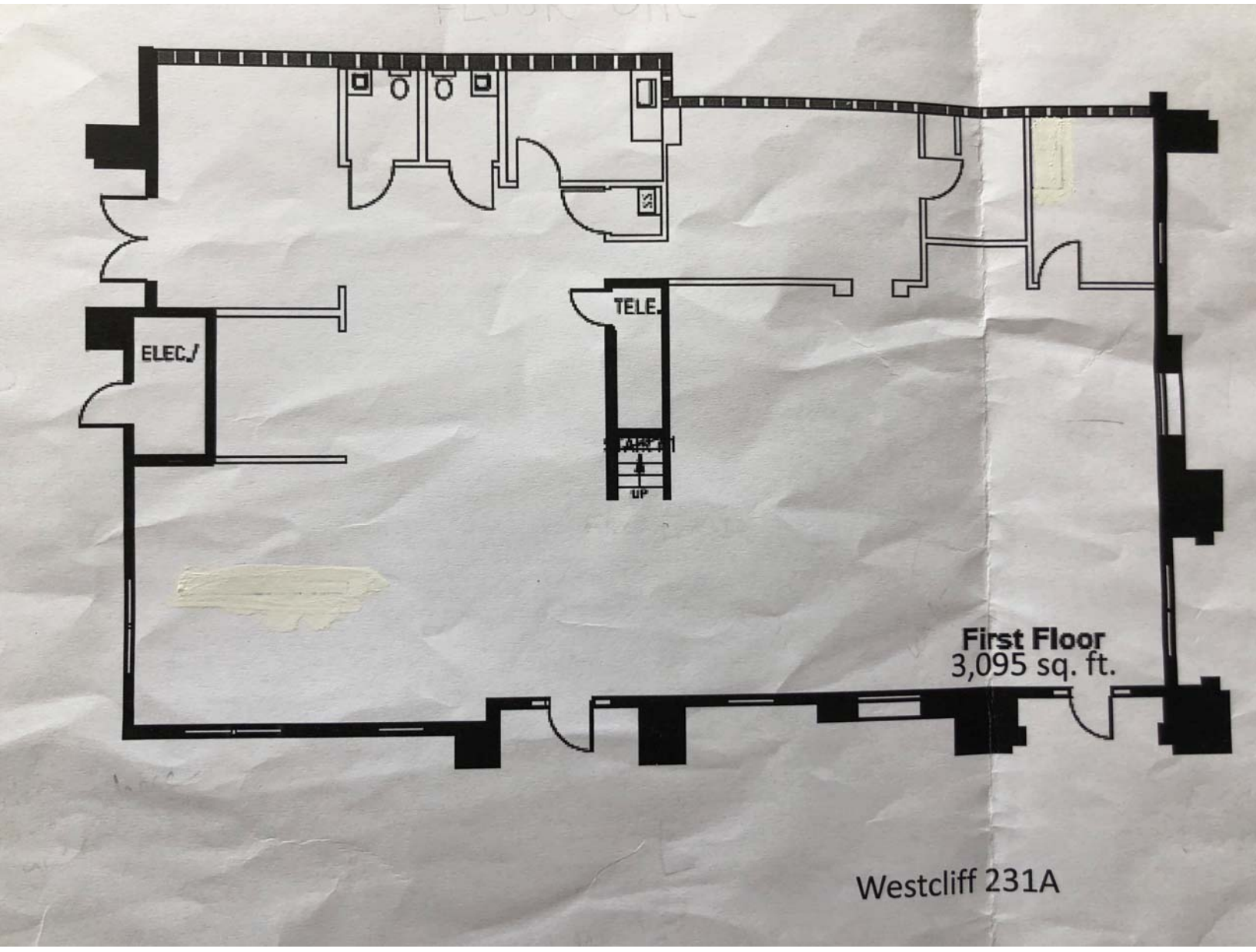
Replace with TURF – replace existing grass with synthetic turf

Remove Trellis – replace existing trellis with xeriscape and/or seating area(s)

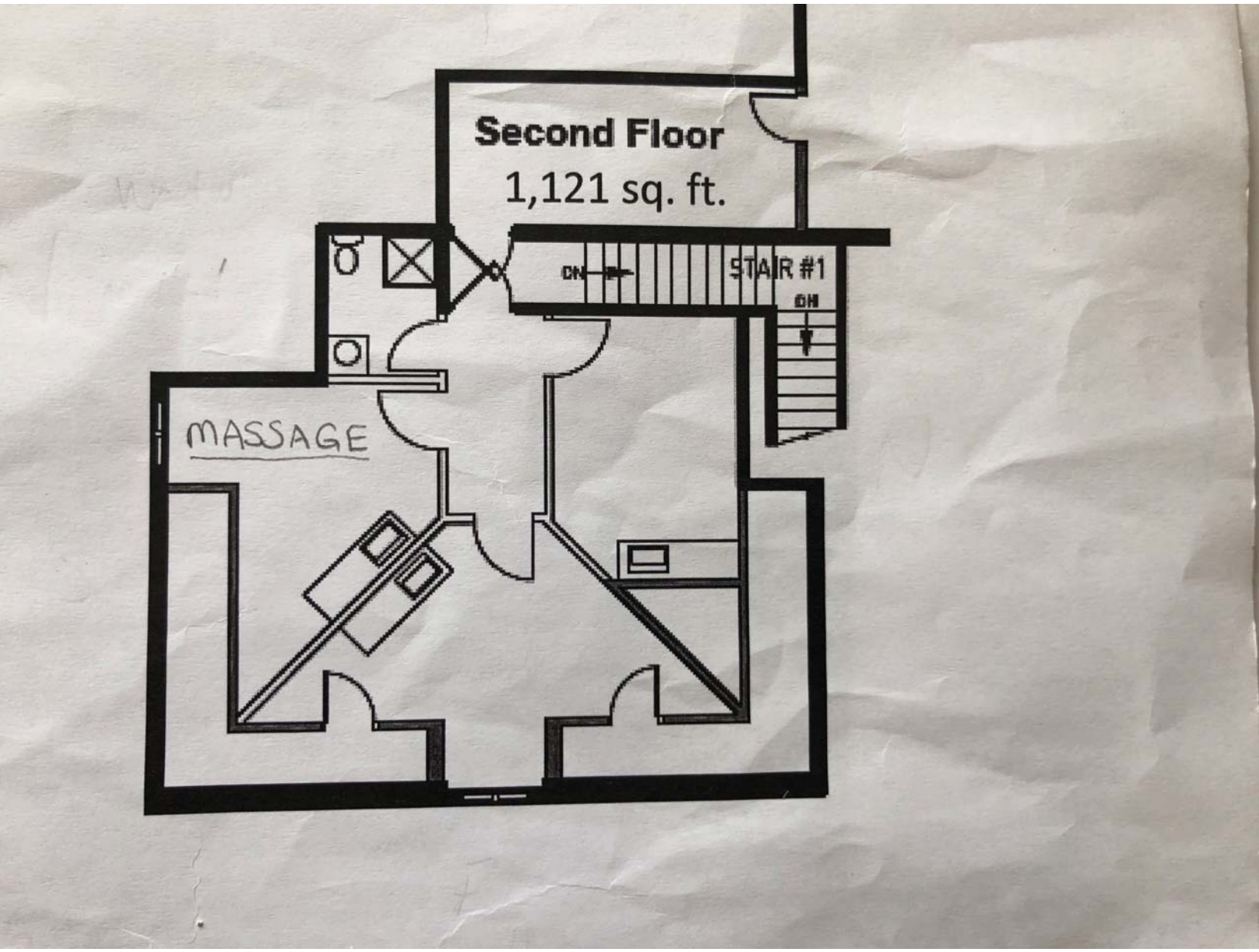
Remove & Replace Trellis – Install new trellis structure(s)

Install Trellis –Install new trellis structure(s)

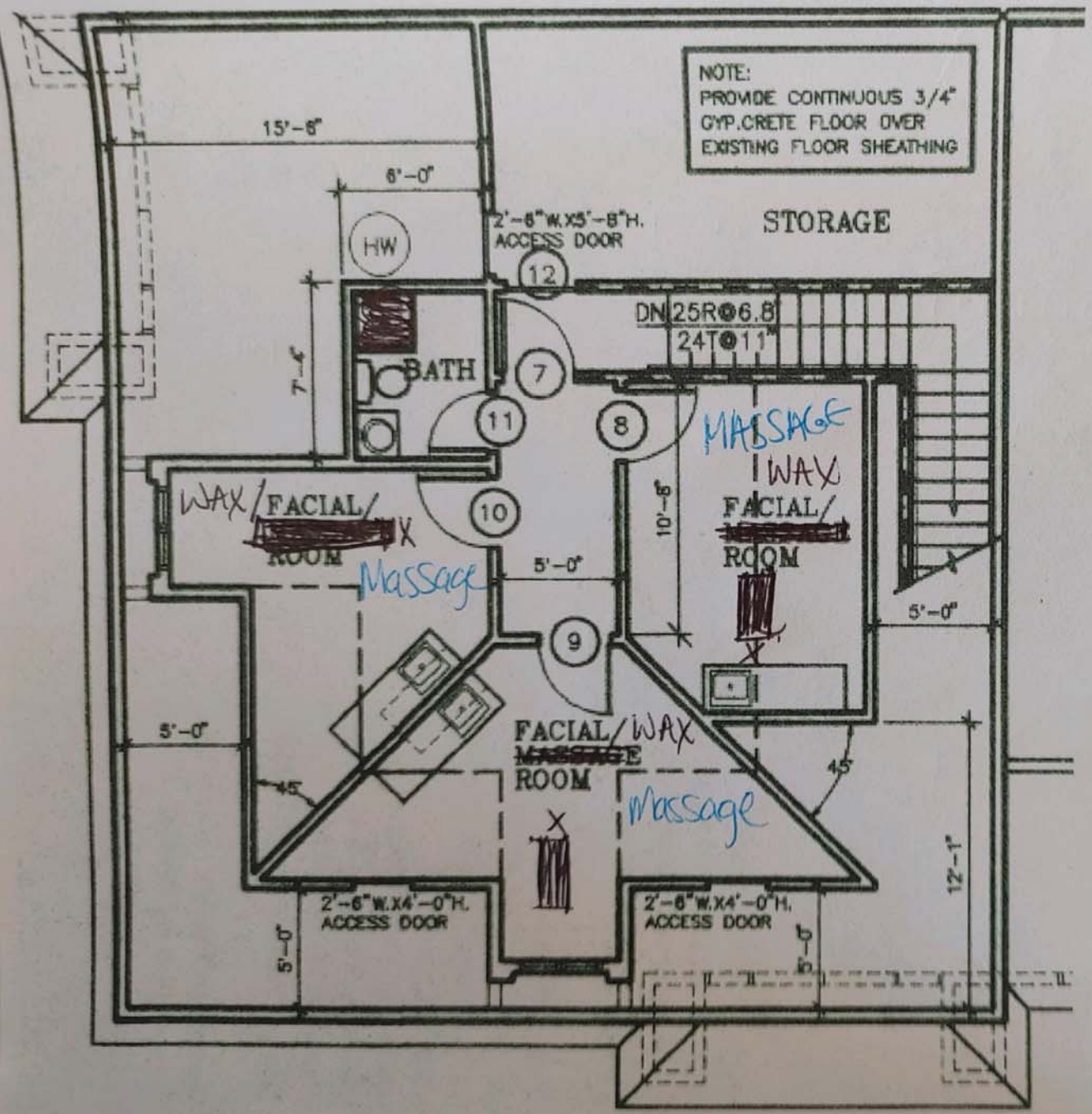
20-0191
11/26/2020



20-0191
10/26/2020



20-0191
10/26/2020



20-0191
10/26/2020

WC231 Suite A
2nd Floor plan
1000 sq ft

SECRETARY OF STATE

STATE OF NEVADA

NEVADA STATE BUSINESS LICENSE

SKIN BRILLIANCE LLC

Nevada Business Identification # NV20191447047
Expiration Date: 06/30/2021

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.
Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.
License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 06/25/2020.

Barbara K. Cegavske

BARBARA K. CEGAVSKE
Secretary of State

Certificate Number: B20200625883188
You may verify this certificate online at http://www.nvsos.gov

20-0191
10/26/2020



20-0191-SUP1 - APPLICANT: JASPER & JADE STUDIOS - OWNER: 401 BUFFALO HOLDINGS, LLC AT 231 NORTH BUFFALO DRIVE, SUITE A

10/30/2020

August 17, 2020

Hello,

I have rented out the property at 231 N Buffalo Dr Suite A, Las Vegas, NV 89145 for the future site of "Jasper & Jade Studios" a full service salon and spa facility. The property is owned by Stable Development, LLC and we are under a 5 year lease agreement. In addition to the salon and manicure space downstairs, the upstairs contains three rooms, which we hope to license for massage therapy (they will also be licensed for esthetics). The square footage for upstairs is 1,121 SF. We do have an additional room on the ground floor that we would like to have the option of using for clients that cannot go up and down stairs (ADA). The square footage for this room is 88. At the start, we will have just one massage therapist until the business demands expand. Her name is Alethea Shelton (NV state License #2612) and she has been a certified massage therapist since 2000 and licensed in the state of Nevada since the beginning of state licensing. I am anticipating 24-30 employees total and the hours of operation will be Monday-Saturday 9am-6pm and Sunday by appointment only (within those hours).

Thank you,

Cristy Mortensen

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0191-SUP1

SUBJECT: APPLICANT: JASPER & JADE STUDIOS - OWNER: 401 BUFFALO HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Cresta Mortensen — Signature

12.3.2020 — Date

Cresta Mortensen — Please Print Name

Jasper & Jade Studios — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

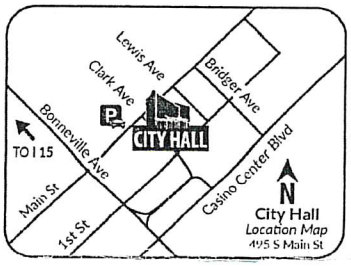
Submitted after final agenda

ITEM 17

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
DEC 07 2020
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.

20-0191-SUP1

Planning Commission Meeting of **12/08/2020**

20-0191-SUP1
13827413072
HERMAN JOHN T SR TRUST AGREEMENT
HERMAN JOHN T SR TRS
6219 W 129TH ST
PALOS HEIGHTS IL 60463-2331

2 HRDFNP1 60463

Submitted after final agenda
hp

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
18

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

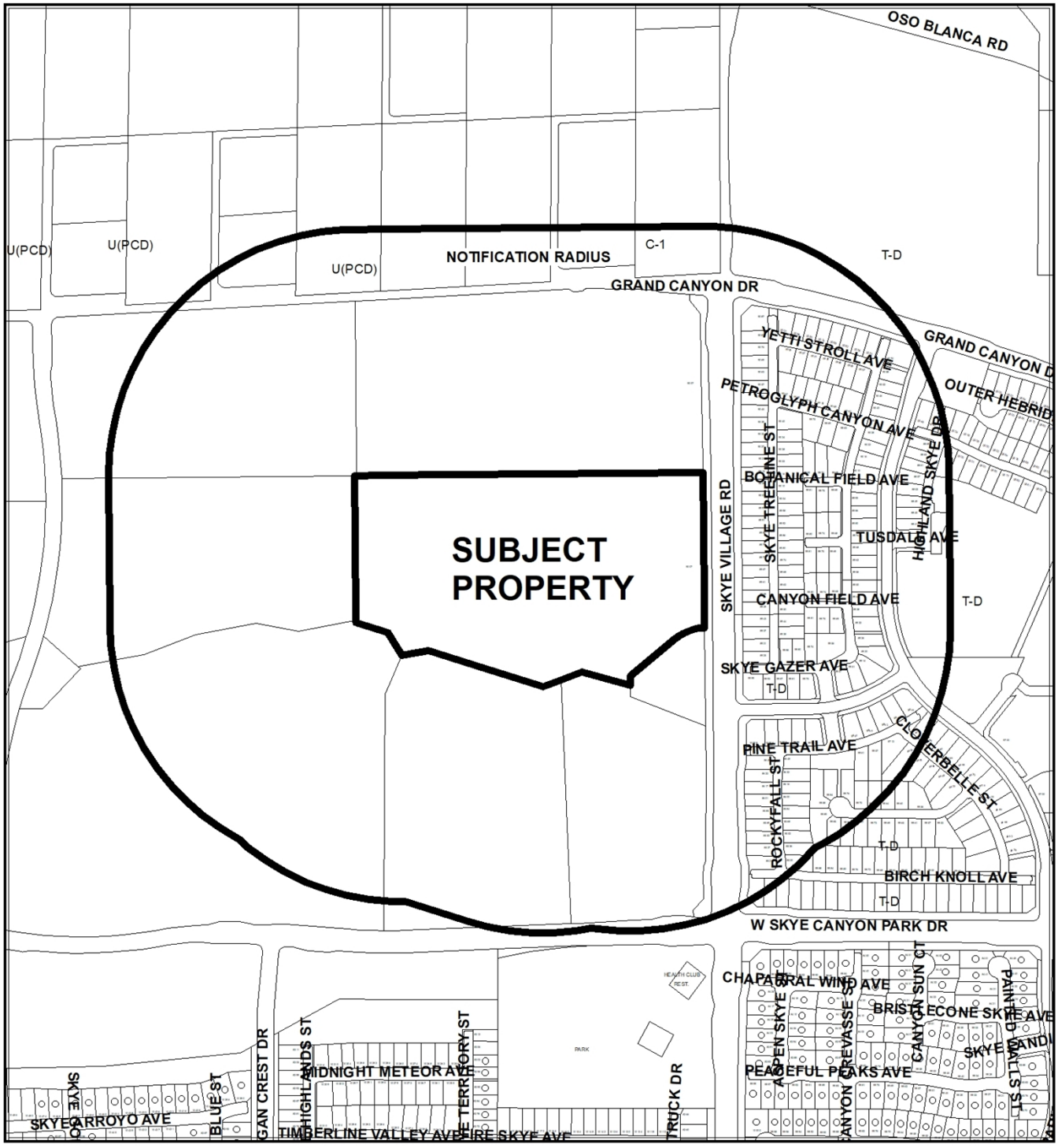
SUBJECT:
20-0192-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOLL NORTH LV, LLC - OWNER: ARROYO CAP IA, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE USE at 9007 Sky Village Road (APN 126-12-511-004), T-D (Traditional Development) Zone [L (Low Residential) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 462.5 925

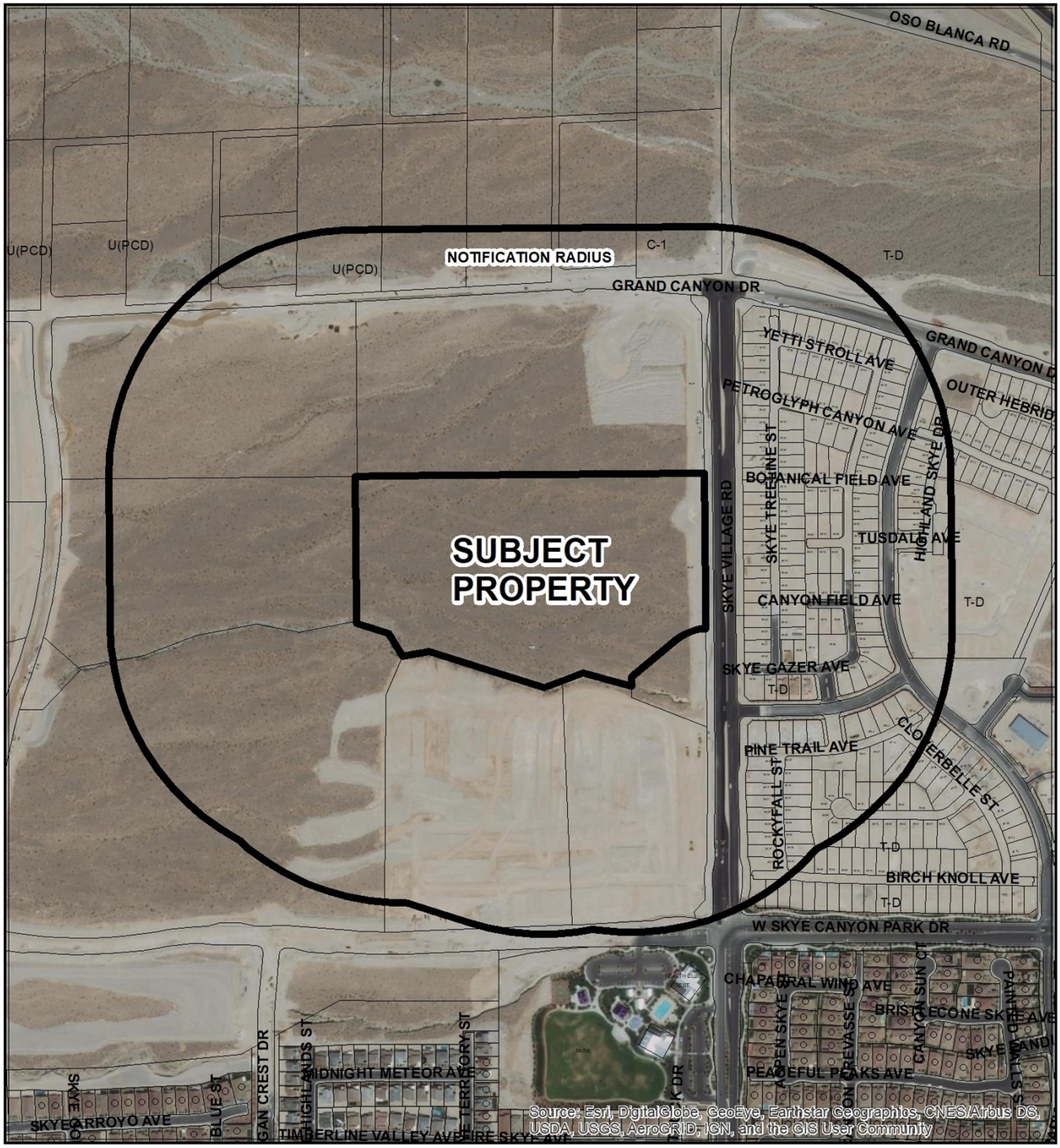
Feet

CASE: **20-0192-SUP1**

RADIUS: 1000 FEET

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

N



0 462.5 925 Feet

CASE: **20-0192-SUP1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TOLL NORTH LV, LLC - OWNER: ARROYO CAP IA, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0192-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 237

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

20-0192-SUP1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request to allow a Temporary Real Estate Sales Office use at 9007 Sky Village Road.

ISSUES

- The Temporary Real Estate Sales Office use is permitted as a conditional use in the T-D (Traditional Development) zoning district.
- Conditional Use Requirement 1(a) is not met as the applicant proposes to operate from an office building where operation within a model home or trailer is allowed.
- A Special Use Permit is requested as the applicant fails to meet minimum Conditional Use Regulations. Staff supports the request.

ANALYSIS

The subject site is part of the Skye Canyon Master Plan Area, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Canyon Development Standards. The City Council approved Tentative Map (TMP-77554) request for the subject site to allow a proposed 246-lot single family residential subdivision on November 12, 2019. The applicant now requests a Special Use Permit for a Temporary Real Estate Sales Office use. The use is subject to Title 19 development standards. A minimum of five on-site parking spaces in compliance with ADA parking requirements are required. The submitted site plan depicts the required amount of parking.

Per Title 19, the Temporary Real Estate Sales Office is defined as, “An office operating at a fixed location within an existing model home, trailer or commercial structure which is used temporarily for the purpose of real estate sales.” Per the submitted justification letter, the applicant intends to operate a sales office for the residential subdivision daily between the hours of 10am and 6pm. It is anticipated that the sales office will be open between 36 and 42 months. At near completion of the community, the sales office will be deconstructed. The submitted floor and elevation plans depict a single-story, 17-foot tall, 1,156 square-foot office building. The building façade will feature stucco materials. An adequate amount of landscaping is provided.

As the proposed request adheres to Title 19 requirements and is compatible with the proposed development in the surrounding area, staff recommends approval.

FINDINGS (20-0192-SUP1)

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

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

   The proposed temporary use can be conducted in a manner that is harmonious and compatible with the existing 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 to support the proposed temporary sales office 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 Skye Village Road, a 97-foot Arterial Street as described by the Kyle Canyon Development Standards, is adequate in size to meet 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.**

   If approved, the proposed will be subject to building permit and license requirements, thereby ensuring the protection of the public health, safety and welfare.

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

   The proposed use adheres to Title 19 requirements for a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
05/16/07	The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas.
07/18/07	The City Council approved a request for a Review of Condition (ROC-22954) to remove all conditions of approval of Rezoning (ZON-20543). Staff recommended approval.
08/08/07	The City Council approved a request for a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road and a Petition to Annex (ANX-21950) 5.15 acres generally located on the south side of Kyle Canyon Road, east of Alpine Ridge Way. The Planning Commission and staff recommended approval. The effective date of the annexations was 09/14/07.
04/08/14	The Planning Commission approved a parent Tentative Map (TMP-53058) for a 45-lot subdivision (Skye Canyon) on 1,661.80 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
09/18/14	The Final Map (FMP-53700) for a four-pod residential subdivision (Skye Canyon Phase 1) on 163.65 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive was recorded.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/21/15	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between US 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.
09/13/16	The Planning Commission approved a parent Tentative Map (TMP-65803) for an 86-lot mixed use subdivision (Skye Canyon II) on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive. Staff recommended approval.
07/18/18	The City Council approved a request for a Major Modification (MOD-73325) of the Kyle Canyon Development Standards to amend minimum setback standards in the Kyle R-CL (Single Family Compact Lot), Kyle R-TH (Single Family Attached) and Kyle R-2 (Medium-Low Density Residential) Districts. The Planning Commission and staff recommended approval.
03/06/19	The City Council approved a request for a Major Modification (MOD-75347) of the Kyle Canyon Development Standards revised July 20, 2016 to amend the development standards to include private gated street sections. The Planning Commission and staff recommended approval.
06/19/19	The City Council approved the Fifth Amendment and Restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (DIR-76242). The Planning Commission and staff recommended approval.
08/07/19	The City Council adopted the Fifth Amendment and Restatement of the Skye Canyon Development Agreement through Bill 2019-24.
08/13/19	The Planning Commission approved a request for a parent Tentative Map (Skye Canyon Phase 4) for a 14-lot master planned subdivision on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
09/24/19	Department of Planning staff administratively approved a Minor Modification (MOD-77327) of the Skye Canyon Master Land Use Plan to reconfigure Development Parcels on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road.
11/06/19	Final Map (FMP-77781) was recorded.
11/12/19	The City Council approved Tentative Map (TMP-77554) request for the subject site to allow a proposed 246-lot single family residential subdivision. Staff recommended approval.

Most Recent Change of Ownership	
01/15/20	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
09/14/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a Special Use Permit.

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

Field Check	
11/09/20	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	24.7

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) 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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Skye Village Road	Arterial Street	Kyle Canyon Development Standards	97	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	
Temporary Real Estate Sales Office	1	Min. of 5	5				
TOTAL SPACES REQUIRED			5		5		Y
Regular and Handicap Spaces Required			4	1	4	1	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) 9007 SKYE VILLAGE ROAD

Project Name MONTROSE & VISTA ROSSA **Proposed Use** Temporary Real Estate Sales Offic

Assessor's Parcel #(s) 12612511004 **Ward #** 6 - Fiore

General Plan: Existing Residential Proposed No Change **Zoning:** Existing T-D Proposed No Change

Additional Information Request is for temporary structure to be used as a sales office while the community is actively selling. The structure will be deconstructed at near completion of the community and a home will be built on each parcel as intended

Property Owner ARROYO CAP IA, LLC Contact

Address 100 WEST BROADWAY, SUITE 680 City LONG BEACH State CA Zip 90802

E-mail Phone

Applicant TOLL NORTH LV, LLC Contact JASON REED

Address 1140 N. TOWN CENTER DRIVE, SUITE #250 City LAS VEGAS State NV Zip 89144

E-mail JREED1@TOLLBROTHERS.COM Phone (702) 243-9800

Representative JASON REED Contact JASON REED

Address 1140 N. TOWN CENTER DRIVE, SUITE #250 City LAS VEGAS State NV Zip 89144

E-mail JREED1@TOLLBROTHERS.COM Phone (702) 243-9800

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 Jeffrey B Brouelette

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

Print Name Jeffrey B. Brouelette
Executive Vice President

Subscribed and sworn before me

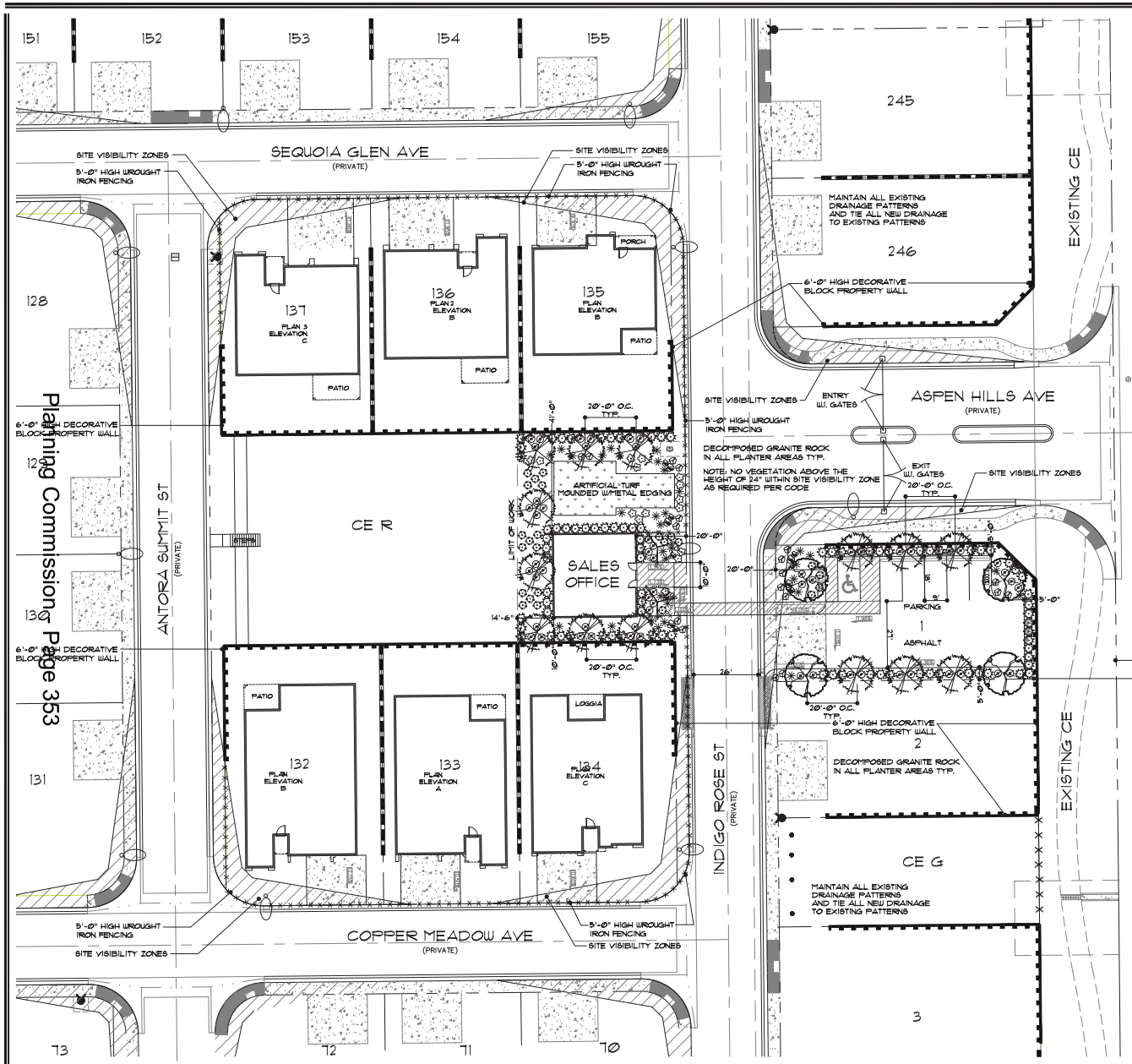
This 21st day of August, 20 20

Notary Public in and for said County and State

BABAK NAVABI
Notary Public
San Diego County
Commission # 2215893
My Comm. Expires Oct 23, 2021

20-0192
11/04/2020

| | | |



PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME
TREES				
	14	24" Box	Quercus ilex	Holly oak (Standard)
	2	24" Box	Pyrus calleryana 'Bradford'	Bradford pear (Standard)
	4	24" Box	Rhus lancea	African sumac (Multi-trunk)
SHRUBS				
	32	5 Gal	Dietes bicolor	Fortnight lily
	18	5 Gal	Lantana sp.	New gold lantana
	85	5 Gal	Photina fraseri	Red tip photina
	57	5 Gal	Raphiolepis indica 'Pink lady'	Pink lady hawthorn
	24	5 Gal	Rosa x noare	Red carpet rose
	16	5 Gal	Trachelospermum jasminoides	Star jasmine
MATERIALS				
	5340 S.F.		DECOMPOSED GRANITE IN ALL PLANTER AREAS 2" DEPTH(TYP.) COLOR: 5/8" SCREENED APACHE GOLD OR EQUAL	
	872 S.F.		ARTIFICIAL TURF W/METAL EDGING, SYNLAWN, SEVEN HILLS	
	12		GOLD GRANITE BOULDERS BURY 1/3 OF MASS (2X2X2, 3X2X3)	

CONTRACTOR TO FIELD VERIFY ALL PLANT QUANTITIES AND MATERIAL AMOUNTS PRIOR TO INSTALLATION.

GENERAL TREE PLANTING NOTES:

ALL TREES PLANTED WITHIN 5'-Ø" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-Ø" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-Ø" FROM STREET LIGHTS AS NECESSARY

GENERAL IRRIGATION NOTES:

FIELD VERIFY THAT ALL TREES/SHRUBS ARE ON SEPERATE IRRIGATION VALVES. ADD NEW IRRIGATION VALVES AS NEEDED, TYP.

ALL IRRIGATION TO BE DRIP IRRIGATION WITH DRIP EMITTERS, TYP.

SITE WALL LEGEND

SYM.	MATERIALS
	6'-0" HIGH DECORATIVE BLOCK CMU PROPERTY LINE WALL
	6'-0" HIGH DECORATIVE BLOCK CMU PROPERTY LOT LINE WALL
X X X X	5'-0" HIGH BLACK WROUGHT IRON FENCING

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS AS REQUIRED PER CODE

Call before you Dig 1-800-227-2600 or 811

Call Before You Dig Underground 1-702-486-7511 or 1-702-736-6911

NOTE:
THESE PLANS CAN NOT BE TAKEN OUT TO BID BY THE TOLL BROTHERS UNLESS WRITTEN CONSENT BY UNIQUE-SCAPE & DESIGN.

Planning Commission Page 353

REVISIONS:

NORTH:

LICENSURE:

PLAN: LANDSCAPE PLAN

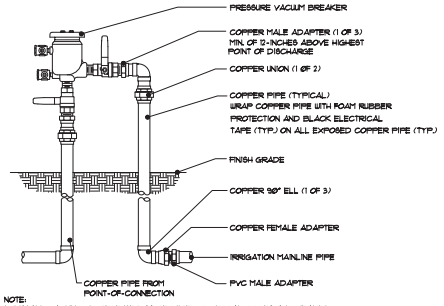
SKYE CANYON 2.07 & 2.32
MODEL HOME COMPLEX
TOLL BROTHERS, LAS VEGAS, NV

ALL RIGHTS RESERVED BY UNIQUE-SCAPE & DESIGN ALL OTHERS USED BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL BE FIELD VERIFIED TO EXISTING CONDITIONS.

Unique-scape & Design

20-0192
09/16/2020

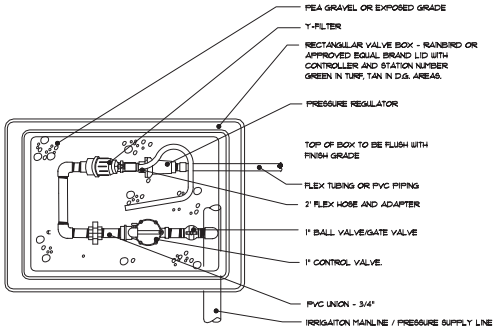
REVIEWED BY: BW
DRAWN BY: TS
DATE: 08/04/20
SCALE: 1" = 20'-0"
SHEET NUMBER:
L-1.0



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
2. ALL COPPER PARTS TO BE SIZED AS NEEDED TO FIT IRRIGATION MAINLINE AND BACK FLOW PREVENTOR.

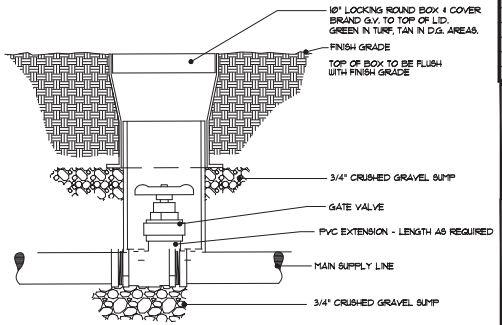
BACKFLOW PREVENTOR PVB

N.T.S.



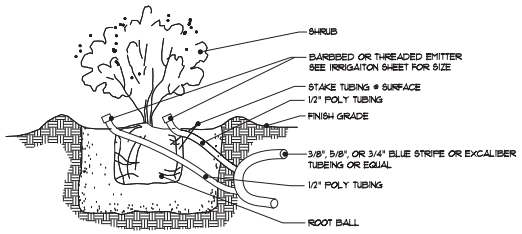
DRIP VALVE ASSEMBLY

N.T.S.



GATE VALVE

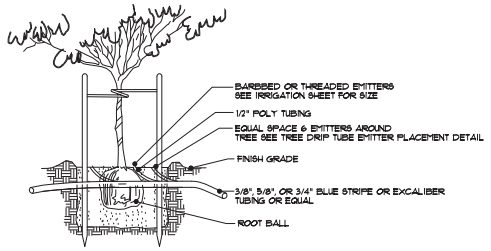
N.T.S.



NOTE: 1. ALL SHRUBS TO HAVE ONE (2) EMITTER UNLESS SPECIFIED FOR MORE ON IRRIGATION SHEET

SHRUB EMITTER PLACEMENT

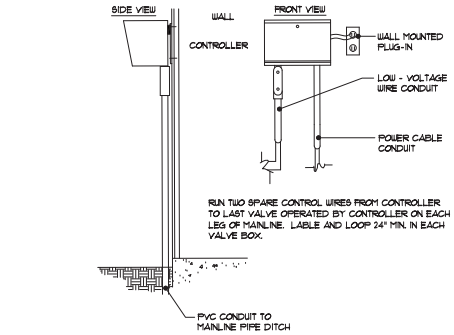
N.T.S.



NOTE: 1. REFER TO IRRIGATION SHEET FOR EMITTER QUANTITIES AND MODEL NUMBERS.
2. IF PLANTED ON A SLOPE PLACE EMITTER ON UPHILL SIDE OF PLANT.

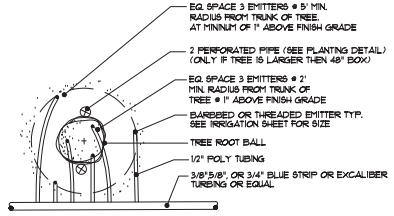
TREE EMITTER PLACEMENT

N.T.S.



WALL MOUNTED CONTROLLER

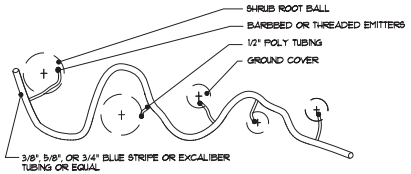
N.T.S.



NOTE: 1. REFER TO IRRIGATION SHEET FOR EMITTER QUANTITIES AND MODEL NUMBERS.
2. IF PLANTED ON A SLOPE PLACE EMITTER ON UPHILL SIDE OF PLANT.

TREE DRIP TUBE EMITTER PLACEMENT

N.T.S.



NOTE: 1. REFER TO IRRIGATION SHEET FOR EMITTER QUANTITIES AND MODEL NUMBERS.
2. IF PLANTED ON A SLOPE PLACE EMITTER ON UPHILL SIDE OF PLANT.
3. MAXIMUM LENGTH OF BLUE STRIPE OR EXCALIBER TUBING 250 FEET OR 250 1 GAL./HR. EMITTERS PER EACH LATERAL TAP.

SHRUB DRIP TUBE EMITTER PLACEMENT

N.T.S.

REVISIONS:

NORTH:

LICENSURE:

PLAN: IRRIGATION DETAILS

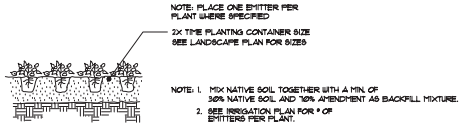
SKYE CANYON 2.07 & 2.32
MODEL HOME COMPLEX
TOLL BROTHERS, LAS VEGAS, NV

ALL RIGHTS RESERVED BY UNIQUE-SCAPE & DESIGN ALL OTHERS USED BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE SUBSTANTIVE IN NATURE AND SHALL BE FIELD VERIFIED TO EXISTING CONDITIONS.

Unique-scape & Design

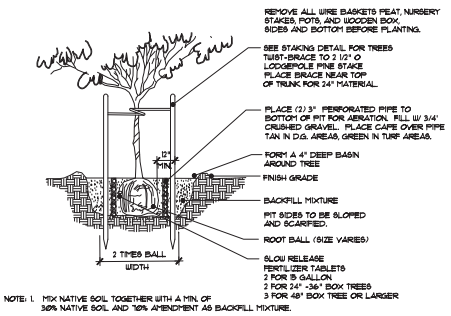
20-0192
09/16/2020

REVIEWED BY: BW
DRAWN BY: TS
DATE: 08/04/20
SCALE: 1" = 20'-0"
SHEET NUMBER:
ID-1.0



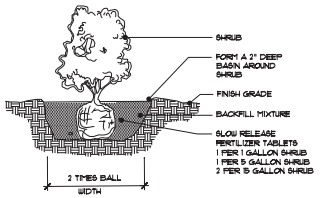
GROUNDCOVER PLANTING

N.T.S.



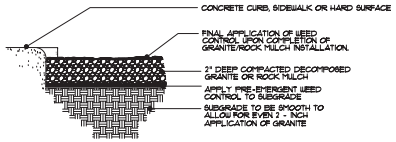
TREE PLANTING

N.T.S.



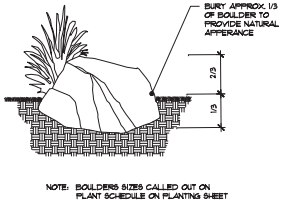
SHRUB PLANTING

N.T.S.



DECOMPOSED GRANITE DETAIL

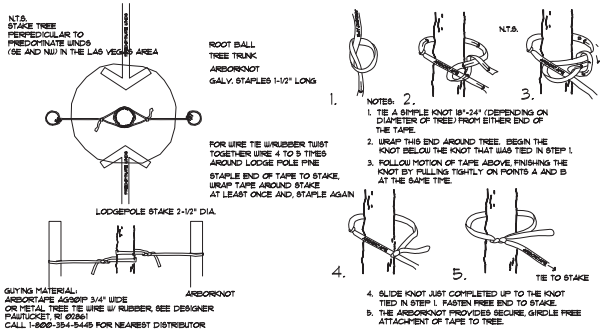
N.T.S.



NOTE: BOULDERS SIZES CALLED OUT ON PLANT SCHEDULE ON PLANTING SHEET

BOULDER PLACEMENT DETAIL

N.T.S.



TREE STAKING DETAIL (15 GALLON/24" BOX)

N.T.S.

Planning Commission - Page 355

REVISIONS:

NORTH:

LICENSURE:

PLAN: LANDSCAPE DETAILS

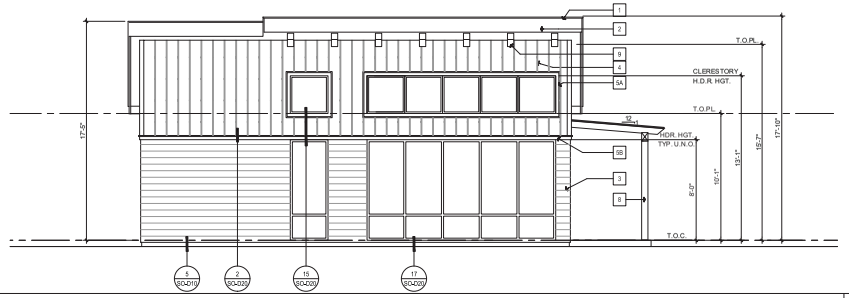
SKYE CANYON 2.07 & 2.32
MODEL HOME COMPLEX
TOLL BROTHERS, LAS VEGAS, NV

ALL RIGHTS RESERVED BY UNIQUE-SCAPE + DESIGN. ALL OTHERS USED BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE COPYRIGHTED IN NATURE AND SHALL BE FIELD VERIFIED TO EXISTING CONDITIONS.

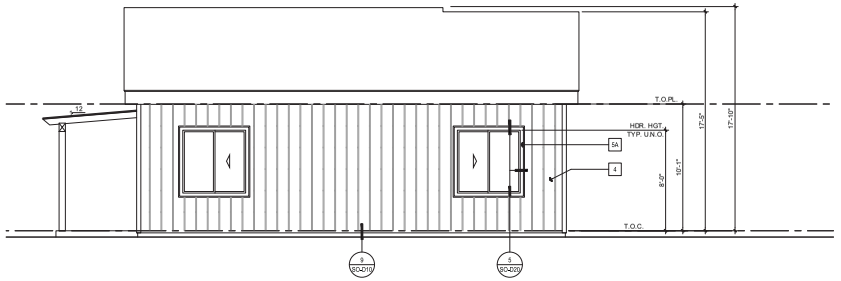
Unique-scape & Design

20-0192
09/16/2020

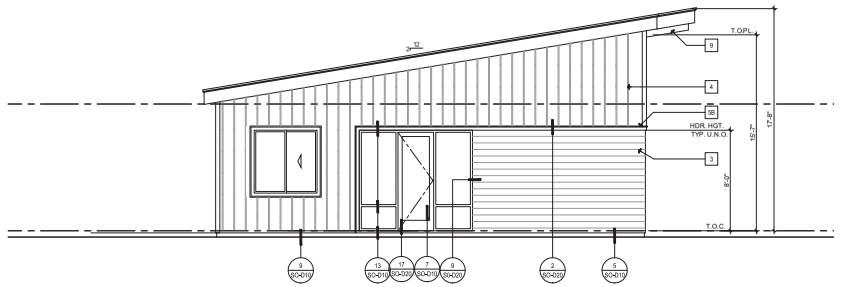
REVIEWED BY: BW
DRAWN BY: TS
DATE: 08/04/20
SCALE: 1" = 20'-0"
SHEET NUMBER:
LD-1.0



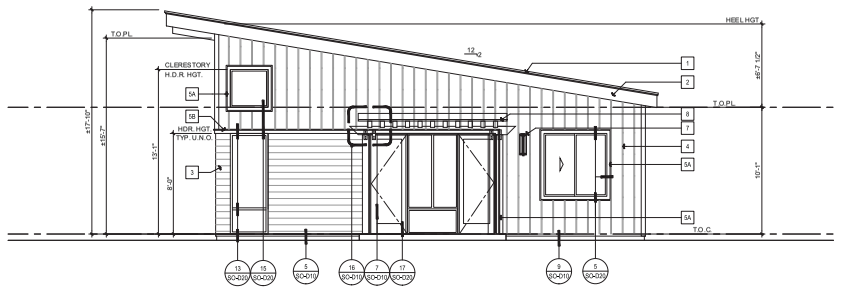
'MODERN MOUNTAIN' LEFT ELEVATION | SCALE: 1/4"=1'-0" | 6



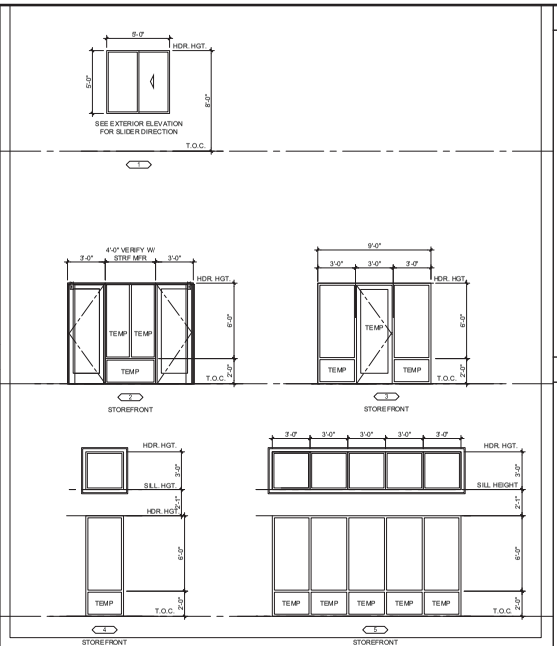
'MODERN MOUNTAIN' RIGHT ELEVATION | SCALE: 1/4"=1'-0" | 5



'MODERN MOUNTAIN' REAR ELEVATION | SCALE: 1/4"=1'-0" | 4



'MODERN MOUNTAIN' FRONT ELEVATION | SCALE: 1/4"=1'-0" | 3



WINDOW & STOREFRONT SCHEDULE | SCALE: 1/4"=1'-0" | 2

J VENTS: BY 'FAMCO' OR APPROVED EQUAL
MODEL: JV14
SIZE: 22" X 24"
NET FREE VENTILATION: 153.93 S.I.

CLOAKED VENTS: BY 'O'HAGIN' OR APPROVED EQUAL
MODEL: ASPHALT SHINGLE
SIZE: 23" X 32"
NET FREE VENTILATION: 72 S.I.

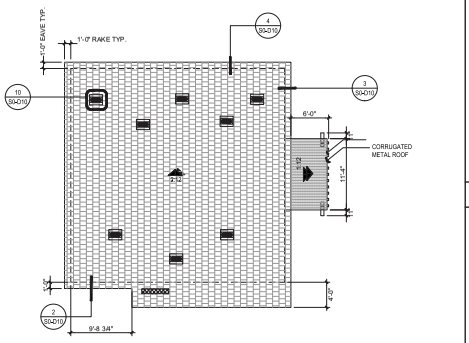
EAVE VENTS: BY 'PLYCO' OR APPROVED EQUAL
MODEL: VS312
SIZE: 3-1/2" x 22-1/2" WITH 1/4" GALV. MTL. SCREEN
NET FREE VENTILATION: 44 S.I.

ATTIC VENTILATION NOTES

2018 IBC 1202.2.1 ATTIC VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE THE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL NOT INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH SHALL BE PROVIDED BETWEEN INSULATION AND THE ROOF SHEATHING. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

1. THE NET FREE CROSS - VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 WHERE A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM - IN - WINTER SIDE OF THE CEILING.

2. AT LEAST 40 PERCENT AND NOT MORE THAN 50% OF REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.



ROOF PLAN | SCALE: 1/8"=1'-0" | 1

ELEVATION KEYNOTES

1. ROOF MATERIAL: STANDING SEAM METAL ROOF BY 'BERRIDGE' (ICC-ES ESR-3486) OR APPROVED EQUAL. VERIFY WITH COLOR SCHEME.
2. FASCIA / BARGE: 2X12 R.S. WOOD FASCIA AND BARGE BOARD. PRE-PRIMED.
3. HORIZONTAL LAP SIDING - FIBER CEMENT SIDING WITH A SMOOTH FINISH: ALLURA OR EQUAL (NFPA 285) OR APPROVED EQUAL, 8" EXPOSURE U.N.O.BLND NAILED. OVER (2) LAYERS GRADE 'D' MIN. BUILDING PAPER. USED IN AREAS BELOW HEADER HEIGHT. TYP. VERIFY WITH COLOR SCHEME.
4. SIDING BOARD AND BATTEN: FIBER CEMENT BOARD AND BATTEN PLYCEM TRIM BY 'ALLURA'OR APPROVED EQUAL, HARDIE'S 16" O.C. OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER.
5A. FIBER CEMENT TRIM: 3X5/4 O/5/4X4 AT HEAD AND SILL FOR WINDOWS AND DOORS. WITH EXTERIOR PLASTER FINISH. SMOOTH FINISH. AT HEAD, JAMB AND SILL.
5B. FIBER CEMENT TRIM BELLY BAND: 2X5/4 O/ 5/4X4 WITH EXTERIOR PLASTER OVER AND SMOOTH FINISH.
6. NOT USED
7. MODERN OUTDOOR WALL LIGHT: BY 'PROGRESS LIGHTING' OR APPROVED EQUAL.
8. TRELLIS: REFER TO DETAIL 14/SO-D10, 15/SO-D10, 16/SO-D10
9. OUTLOOKER/RAFTER TAIL: WOOD COMPOSITE OUTLOOKER / ROUGH SAWN RAFTER TAILS @ 42" O.C. SEE DETAIL 2 / SO-D10

ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYP.BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL 4/SO-D20 & 21/SO-D20 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT EXTERIOR WALLS.
6. ALL HORIZONTAL STUCCO SURFACES 3" OR MORE IN DEPTH WILL RECEIVE "BITUTHENE" LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF STUCCO SYSTEM.

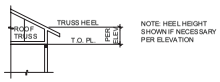
ROOF PLAN NOTES

- INDICATES SLOPE DIRECTION

ROOF PITCH = 2:12 U.N.O.

ROOF MATERIAL: STANDING SEAM METAL ROOF BY 'BERRIDGE' (ICC-ES ESR-3486) OR APPROVED EQUAL. VERIFY WITH COLOR SCHEME.

1. AT "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30' HEADROOM PROVIDE A 22"X30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (IE. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 7'-6" OF VALLEY, HIPS OR RIDGES.
5. RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS AND TRUSS HEELS.
6. REFER TO 12/SO-D10 FOR TYPICAL VENT THROUGH ROOF DETAIL.
7. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE. AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER IBC.



ATTIC VENT. CALC.

AREA 1

	SQ. FT.	SQ. IN.	VENTILATION FACTOR	SQ. IN. VENTILATION REQ'D
ROOF AREA	1156	166464	1/300	555

	% OF TOTAL VENTILATION REQ'D	SQ. IN. PER VENT	NO. VENTS REQ'D	TOTAL SQ. IN. PROVIDED
HI EAVE VENT	0.08	44	1	44
HI VENT	0.39	72	3	216
LO VENT	0.65	72	5	360
TOTAL				576

Planning Commission - Page 356

COPYRIGHT

2-01-1974
09/15/2020

ktgy
Architecture + Planning
720 16th St., Suite 500
Denver, CO 80202
ktgy.com
303.825.6400

KTGY Project No: 2020569.00
Project Contact: Jonathan Jaeger
Email: jjaeger@ktgy.com
Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER
1140 N. TOWN CENTER DR. #250
LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO.

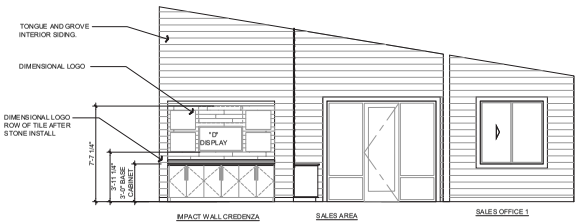
VISTA ROSA/MONTROSE SALES OFFICE
LAS VEGAS, NV

No.	Date	Description
	08/14/2020	B.D. SUBMITTAL

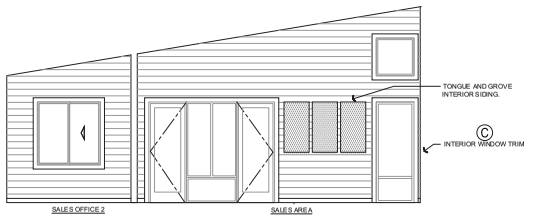
It is the clients responsibility to inform us during construction and notify the architect in writing of any deviations from or variations in the plans and specifications of which we are not thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such a deviation from or variation is not to be issued from the architect prior to the client or client's subcontractors proceeding with the work. The client assumes all responsibility for costs or complications if these procedures are not followed.

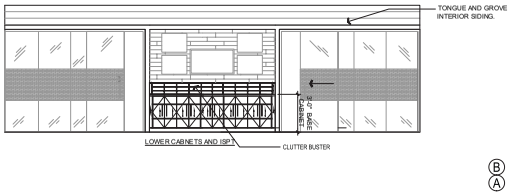
WILLIAM RAMSEY REGISTERED ARCHITECT STATE OF NEVADA
8/14/2020

SO-110 EXTERIOR ELEVATIONS & ROOF PLAN

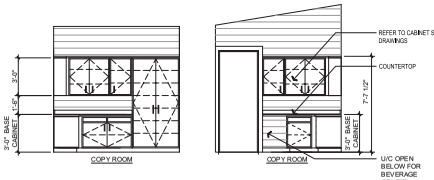




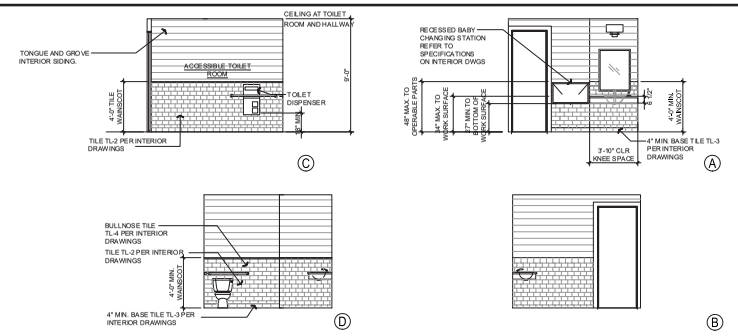




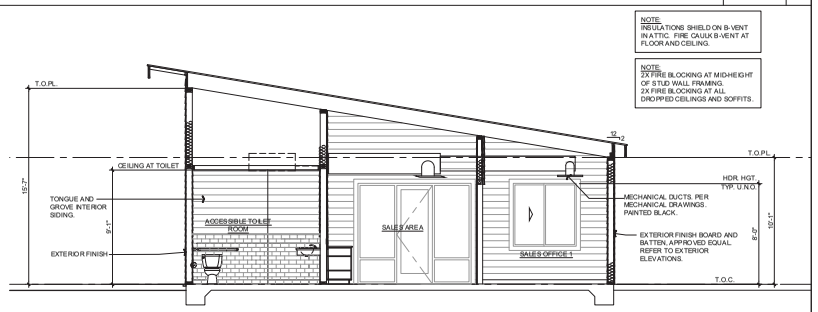
INTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 6



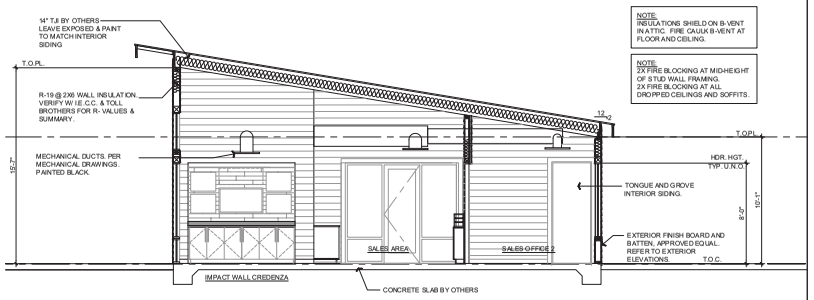
INTERIOR ELEVATIONS @ COPY ROOM | SCALE: 1/4"=1'-0" | 5



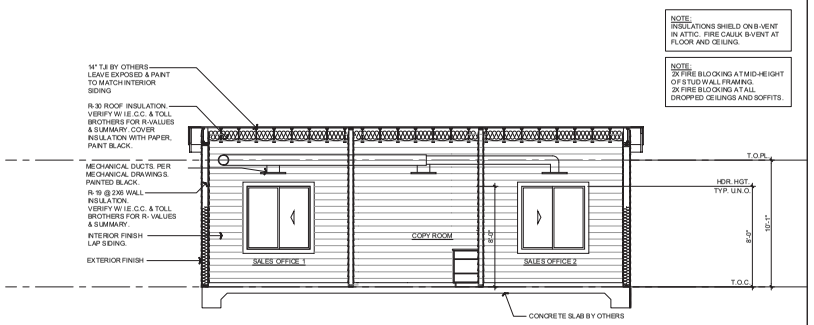
ACCESSIBLE TOILET ROOM INTERIOR ELEVATION | SCALE: 1/4"=1'-0" | 4



BUILDING SECTION | SCALE: 1/4"=1'-0" | 3



BUILDING SECTION | SCALE: 1/4"=1'-0" | 2



INSULATION SUMMARY

REFER TO I.E.C. FOR FIREBLOCKING REQUIREMENTS

INSULATION SUMMARY	
ROOF / CEILING	R-30
2X6 EXTERIOR WALL	R-19

WINDOW SUMMARY		
WINDOW TYPE	U-VALUE	SHGC
STOREFRONT(FIXED)	0.38	0.40
SINGLE HUNG	0.38	0.40

DOOR SUMMARY		
DOOR TYPE	U-VALUE	SHGC
STOREFRONT	0.38	0.40

Planning Commission - Page 357

ktgy

Architecture + Planning
820 16th St., Suite 500
Denver, CO 80202
ktgy.com
303.825.6400

KTGY Project No: 2020569.00

Project Contact: Jonathan Jaeger
Email: jjaeger@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®
1140 N. TOWN CENTER DR. #250
LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO.

VISTA ROSA/MONTROSE SALES OFFICE

LAS VEGAS, NV

No.	Date	Description
	08/14/2020	B.D. SUBMITTAL

It is the clients responsibility to inform during construction of any fire sections in writing of any gross discrepancies or omissions in the plans and specifications of which contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such previously unnoticed errors corrections shall be issued from the architect prior to the client or client's subcontractors proceeding with the work. The client and contractor shall be held liable for corrections if these procedures are not followed.

WILLIAM RAY RAMSEY
REGISTERED
ARCHITECT
STATE OF NEVADA

8/14/2020

SO-111 BUILDING SECTIONS

COPYRIGHT ©



VISTA ROSA / MONTROSE SALES OFFICE

LAS VEGAS, NEVADA

SKYE CANYON 2.07/2.32 - PHASE 1

TOLL BROTHERS INC. 1140 N. TOWN CENTER DR. # 250 LAS VEGAS, NV 89144

20-0192
09/16/2020

Planning Commission - Page 358

ABBREVIATIONS

&	AND	FJ	FLOOR JOIST	PTN.	PARTITION
∠	ANGLE	FLASH.	FLASHING	P.T.R.	PAPER TOWEL RECEPTACLE
@	AT	FLASHG	FLASHING		
℄	CENTERLINE	FLR	FLOOR	Q.T.	QUARRY TILE
ø	DIAMETER OR ROUND	FLUOR.	FLUORESCENT		
(E)	EXISTING	F.O.C.	FACE OF CONCRETE	R.	RISER
℄	PENNY	F.O.F.	FACE OF FINISH	R.	RADIUS
℄	PROPERTY LINE	F.O.M.	FACE OF MULLION	RAD.	RADIUS
#	POUND OR NUMBER	F.O.S.	FACE OF STUDS	R.A.G.	RETURN AIR GRILLE
		FPL.	FIREPLACE	R.D.	ROOF DRAIN
A.B.	ANCHOR BOLT	FPRF.	FIREPROOF	REF.	REFERENCE
ABV.	ABOVE	FR	FRENCH	REFR.	REFRIGERATOR
A/C.	AIR CONDENSER	FRMG	FRAMING	REG.	REGULAR
ACOUS.	ACOUSTICAL	F.S.	FULL SIZE	REV.	REVERSE
A.D.	AREA DRAIN	FT.	FOOT OR FEET	REINF.	REINFORCE, REINFORCED
ADJ.	ADJUSTABLE	FTG.	FOOTING	RFG.	ROOFING
A.F.F.	ABOVE FINISH FLOOR	FURR.	FURRING	RGTR.	REGISTER
AGG.	AGGREGATE	FUT.	FUTURE	REQ.	REQUIRED
AL.	ALUMINUM	FX	FIXED	RESIL.	RESILIENT
ALT.	ALTERNATE			RJ	RAFTER JOIST
ALUM.	ALUMINUM	GA.	GUAGE	RM.	ROOM
APPROX.	APPROXIMATE	GALV.	GALVANIZED	R.O.	ROUGH OPENING
ARCH.	ARCHITECT	GAR	GARAGE	RWD.	REDWOOD
ARCH.	ARCHITECTURAL	G.B.	GRAB BAR	R.W.L.	RAIN WATER LEADER
ASB.	ASBESTOS	GFI	GROUND FAULT INTERUPTER		
ASPH.	ASPHALT	G.I.	GALVANIZED IRON	S.	SOUTH
AUTO.	AUTOMATIC	GL.	GLASS / GLAZING	SC.	SOLID CORE
		GLB	GLUE LAMINATED BEAM	S.C.D.	SEAT COVER DISPENSER
BA.	BATHROOM	GND.	GROUND	SCHED.	SCHEDULE
BD.	BOARD	GR.	GRADE	S.D.	SOAP DISPENSER
BITUM.	BITUMINOUS	GSM	GALVANIZED SHEET METAL	SECT.	SECTION
BLDG.	BUILDING	GYP.	GYPSUM	SERV.	SERVICE
BLK.	BLOCK	GYP. BD.	GYPSUM BOARD	S.F.	SQUARE FEET
BLKG.	BLOCKING	G.B.	GYPSUM BOARD	SGD	SLIDING GLASS DOOR
BLKG.	BLOCKING			SGL.	SINGLE
BLT.	BOLT	H.B.	HOSE BIBB	SH	SINGLE HUNG
BM.	BEAM	HC.	HOLLOW CORE	SHR.	SHOWER
BOT.	BOTTOM	HDR.	HEADER	SHT.	SHEET
BR.	BEDROOM	HDWD.	HARDWOOD	SHTG.	SHEATHING
B.U.	BUILT-UP ROOFING	HDWE.	HARDWARE	SIM.	SIMILAR
		HM	HOLLOW METAL	SKYLT.	SKYLIGHT
CAB.	CABINET	HORIZ.	HORIZONTAL	SL.	SLIDING
C.B.	CATCH BASIN	HR.	HOUR	SL.	SLOPE
CEM.	CEMENT	HGT.	HEIGHT	S.N.D.	SANITARY NAPKIN DISPENSER
CER.	CERAMIC	H.V.A.C.	HEATING VENTILATING AIR CONDITIONING	S.N.R.	SANITARY NAPKIN RECEPTACLE
C.I.	CAST IRON			SOV	SHUTOFF VALVE
CIR.	CIRCLE	HORZ.	HORIZONTAL	SP.	SPACE
C.G.	CORNER GUARD			SPEC.	SPECIFICATIONS
CJ.	CEILING JOIST	I.D.	INSIDE DIAMETER	SQ.	SQUARE
CLG.	CEILING	INSUL.	INSULATION	S.SK.	SERVICE SINK
CLKG.	CAULKING	INT.	INTERIOR	SS SP.	SINGLE SHELF SINGLE POLE
CLO.	CLOSET			SS DP.	SINGLE SHELF DOUBLE POLE
CLR.	CLEAR / CLEARANCE	JAN.	JANITOR	STD.	STANDARD
CMU	CONCRETE MASONRY UNIT	JT.	JOINT	S.ST.	STAINLESS STEEL
C.O.	CASED OPENING			STD.	STANDARD
COL.	COLUMN	KIT	KITCHEN	STF.	STOREFRONT
CONC.	CONCRETE			STL.	STEEL
CONN.	CONNECTION	LAB.	LABORATORY	STOR.	STORAGE
CONSTR.	CONSTRUCTION	LAM.	LAMINATE	STRL.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	STRUCTL.	STRUCTURAL
C.O.F.	CORNER OF FINISH	LKR.	LOCKER	STRUCT.	STRUCTURE
CORR.	CORRIDOR	LT.	LIGHT	SUSP.	SUSPENDED
CPT.	CARPET			SYMM.	SYMMIMTRICAL
CSMT	CASEMENT	MAX.	MAXIMUM		
CTSK.	COUNTERSUNK	M.B.	MACHINE BOLT	T.B.	TOWEL BAR
CNTR.	COUNTER	MBA	MASTER BATHROOM	T.O.CURB	TOP OF CURB
CTR.	CENTER	MBR	MASTER BEDROOM	TEL.	TELEPHONE
		MC	MEDICINE CABINET	TEMP.	TEMPERED
DBL.	DOUBLE	MECH.	MECHANICAL	TER.	TERRAZZO
DEPT.	DEPARTMENT	MED.	MEDIUM	T&G	TONGUE AND GROOVE
D.F.	DRINKING FOUNTAIN	MEMB.	MEMBRANE	THK.	THICK
DET.	DETAIL	MET.	METAL	T.P.	TOP OF PAVEMENT
DH	DOUBLE HUNG	MFG	MANUFACTURING	T.P.D.	TOILET PAPER DISPENSER
DIA.	DIAMETER	MFR.	MANUFACTURER	TPL	TOP PLATE
DIM.	DIMENSION	MH	MANHOLE	TRD.	TREAD
DISP.	DISPENSER	MIN.	MINIMUM	TRSM.	TRANSOM
DIV.	DIVERTER	MIR.	MIRROR	T.V.	TELEVISION
DN.	DOWN	MISC.	MISCELLANEOUS	TYP.	TYPICAL
D.O.	DOOR OPENING	MLDG	MOULDING	T.O.SHTG	TOP OF SHEATHING
DR.	DOOR	M.O.	MASONRY OPENING	T.O.C.	TOP OF CONCRETE
DS	DOWNSPOUT	MTD.	MOUNTED	T.O.P.	TOP OF PARAPET
D.S.P.	DRY STANDPIPE	MUL.	MULLION	T.O.W.	TOP OF WALL
DW	DISHWASHER				
DWGS	DRAWINGS	N.	NORTH	UNF.	UNFINISHED
DWR.	DRAWER	NAT	NATURAL	U.N.O.	UNLESS NOTED OTHERWISE
		NG	NATURAL GRADE	U.O.N.	UNLESS OTHERWISE NOTED
E.	EAST	N.I.C.	NOT IN CONTRACT	UR.	URINAL
EA.	EACH	NO.	NUMBER		
E.D.F.	DRINK FOUNTAIN	NOM.	NOMINAL	VCT	VINYL COMPOSITION TILE
E.J.	EXPANSION JOINT	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
EL.	ELEVATION			VEST.	VESTIBULE
ELEC.	ELECTRICAL			VTR	VENT THROUGH ROOF
ELEV.	ELEVATOR	OV.	OVER		
EMER.	EMERGENCY	O.A.	OVERALL		
ENCL.	ENCLOSED	OBS.	OBSCURE	W.	WEST
E.P.	ELECTRICAL PANELBOARD	O.C.	ON CENTER	W.	WITH
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER (DIM.)	W.C.	WATER CLOSET
EQPT.	EQUIPMENT	OFF.	OFFICE	WD.	WOOD
E.W.C.	ELECTRIC WATER COOLER	O.H.C.	OVERHEAD CABINET	WDW.	WINDOW
EXH.	EXHAUST	OPNG.	OPENING	W.H.	WATER HEATER
EXIST.	EXISTING	OPP.	OPPOSITE	W.I.	WROUGHT IRON
EXP.	EXPANSION	OSA	OUTSIDE AIR	W.I.C.	WALK-IN-CLOSET
EXP.G.	EXPOSED			W/O	WITHOUT
EXT.	EXTERIOR	PB	PUSH BUTTON	WP	WEATHERPROOF
EXTG	EXISTING	PDR	POWDER ROOM	WS	WATER SOFTENER
		PRCST.	PRECAST	WSCT.	WAINSCOT
F.A.	FIRE ALARM	PL.	PLATE	WT.	WEIGHT
F.A.U.	FORCED AIR UNIT	P.LAM.	PLASTIC LAMINATE		
F.B.	FLAT BAR	PLAS.	PLASTER		
F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD		
FDN.	FOUNDATION	PNL.	PANEL		
F.E.	FIRE EXTINGUISHER	PTD.	PAINTED		
F.E.C.	FIRE EXTINGUISHER CABINET	PLUMB.	PLUMBING		
F.FLR.	FINISH FLOOR	P.O.C.	POINT OF CONNECTION		
FFL	FINISH FLOOR	PR.	PAIR		
F.G.	FINISH GRADE / FUEL GAS	PT.	POINT		
FGL	FIBERGLASS	PREFAB.	PREFABRICATED		
F.H.C.	FIRE HOSE CABINET	P.T.D.	PAPER TOWEL DISPENSER		
FIN.	FINISH	P.T.D/R.	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE		

CODE TABULATION

2018 INTERNATIONAL BUILDING CODE (IBC) W/ LOCAL AMENDMENTS
2018 UNIFORM MECHANICAL CODE (UMC) W/ LOCAL AMENDMENTS
2018 UNIFORM PLUMBING CODE (UPC) W/ LOCAL AMENDMENTS
2017 NATIONAL ELECTRICAL CODE (NEC) W/ LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ LOCAL AMENDMENT
2009 A117.1 - INTERNATIONAL CODE COUNCIL ACCESSIBLE AND USEABLE BUILDING AND FACILITIES

JURISDICTION: CITY OF LAS VEGAS
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: B
FIRE SPRINKLERS: NONE
ALLOWABLE BUILDING HEIGHT: 35'-0" MAX ALLOWABLE PER TITLE 30 TABLE 30.4-1

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

THE AREAS INDICATED ARE FOR THE PURPOSE OF BUILDING DEPARTMENT SUBMITTAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, ENERGY CALCULATIONS, SALES AND MARKETING LITERATURE, OR ANY OTHER PURPOSES. AREA CALCULATIONS FOR THESE PLANS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE AREA AS BUILT. ANY AREA CALCULATIONS PROVIDED OTHER THAN THOSE MANDATED BY CODE SHALL BE NOTED AS TO THEIR METHOD OF CALCULATION AND PURPOSE OF INCLUSION.

FLOOR AREAS

THE AREAS INDICATED ARE FOR THE PURPOSE OF BUILDING DEPARTMENT SUBMITTAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, ENERGY CALCULATIONS, SALES AND MARKETING LITERATURE, OR ANY OTHER PURPOSES. AREA CALCULATIONS FOR THESE PLANS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE AREA OF THE TOWNHOUSE AS BUILT. ANY AREA CALCULATIONS PROVIDED OTHER THAN THOSE MANDATED BY 2018 IBC SHALL BE NOTED AS TO THEIR METHOD OF CALCULATION AND PURPOSE OF INCLUSION.

OCCUPANCY CALCULATIONS:

OCCUPANCY: B
OCCUPANT LOAD: 1 PER 150 S.F. GROSS

INTERIOR SPACE:

1,156 S.F. GROSS 8 OCCUPANTS

OFF STREET PARKING ANALYSIS

19.12.070 PERMISSIBLE USE DESCRIPTION AND APPLICABLE CONDITION AND REQUIREMENTS STANDARD OFFICE PARKING. TABLE 1 - HANDICAP PARKING REQUIREMENTS 19.18.030 (D) FOR HANDICAPPED ACCESSIBLE SPACES .

A. HANDICAPPED PARKING SPACES SHALL BE PROVIDED WITHIN 100 FEET OF THE BUILDING ENTRANCE.
B. ONE IN EVERY 8 SPACES SHALL BE VAN ACCESSIBLE. IF ONLY 1 ACCESSIBLE SPACE IS REQUIRED THAT SPACE SHALL BE VAN ACCESSIBLE
C. HANDICAP PARKING DETAIL REQUIREMENTS MAY BE FOUND ON 2 / SO-D30

STANDARD MINIMUM PARKING SPACES REQUIRED : 1 PER EACH 300 SQ FT = 1156 / 300 = 4 PARKING SPACES
HANDICAPPED PARKING : 1 OF THE 4 SPACES SHALL BE MADE ACCESSIBLE WITH A VAN ACCESSIBLE SPACE

PARKING PROVIDED:

VICINITY MAP



PROJECT TEAM

BUILDER: TOLL BROTHERS
1140 N. TOWN CENTER DR. #250
LAS VEGAS, NEVADA 89144
(702) 243-9800 - PHONE
CONTACT: Jason Reed
jreed1@tollbrothers.com

ARCHITECT: KTGY ARCHITECTURE + PLANNING
820 16TH STREET, SUITE 500
DENVER, CO 80202
(303) 825-6400 - PHONE
CONTACT: Jonathan Jaeger
jjaeger@ktgy.com

STRUCTURAL: VECTOR STRUCTURAL ENGINEERING, LLC
651 W. GALENA PARK BLVD., SUITE 101
DRAPER UT, 84020
(801) 990- 1775 - PHONE
CONTACT: Roger Alworth
roger@vectorse.com

MEP ENGINEER: LOVE ENGINEERING
5740 NORTH TEE PEE LANE
LAS VEGAS, NV 89149
(702) 638-2987 - PHONE
CONTACT: Joseph Jun Park
joseph@loveengr.com

FMP-786221

SHEET INDEX

GENERAL

SO-001 COVER SHEET
SO-031 GENERAL NOTES
SO-032 GENERAL NOTES

ARCHITECTURAL

SO-100 FLOOR PLAN
SO-101 REFLECTED CEILING PLAN
SO-110 ELEVATIONS & ROOF PLAN
SO-111 BUILDING SECTIONS

SO-D10 ARCHITECTURAL DETAILS
SO-D20 ARCHITECTURAL DETAILS
SO-D30 ACCESSIBILITY DETAILS
SO-D40 ACCESSIBILITY DETAILS

ktgy
Architecture + Planning
820 16th St., Suite 500
Denver, CO 80202
ktgy.com
303.825.6400

KTGY Project No: 2020569.00

Project Contact: Jonathan Jaeger
Email: jjaeger@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO.

VISTA ROSA/MONTROSE SALES OFFICE
LAS VEGAS, NV

No.	Date	Description
	08/14/2020	B.D. SUBMITTAL

It is the clients responsibility to inform during construction in writing of any good assumptions or variations in the plans or specifications of which is contrary to thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client and subcontractors assume all responsibility for deviations in construction if these procedures are not followed.

WILLIAM RAMSEY
REGISTERED
ARCHITECT
STATE OF NEVADA

8/14/2020

SO-001 COVER SHEET

COPYRIGHT ©

The scope of services under this contract is limited to providing a "builder's set" of plans. This set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described in this "builder's set". The implementation of the plans requires an Owner/contractor (General Contractor and Subcontractors) thoroughly knowledgeable with the applicable building codes and methods of construction. The plans and general notes delineate and describe only locations, dimensions, types of materials and general methods of assembly or fastening. They are not intended to specify particular products or other methods of any specific material, product or method.

All work shall comply with the most current and stringent requirements of all applicable city, county, state and general laws, rules, codes, ordinances and regulations and follow all manufacturer's specifications for installation. If the General Contractor or any Subcontractor performs any work in conflict with the above-mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair and correction of the non-conforming work. A partial list of the applicable codes is as follows:

2018 International Building Code (I.B.C.)	**NOTE:**
2018 Uniform Plumbing Code (U.P.C.)	All Codes are subject to Southern
2018 Uniform Mechanical Code (U.M.C.)	Nevada Code Amendments and
2017 National Electrical Code (N.E.C.)	City of Las Vegas Code
2018 International Energy Conservation Code (IECC)	Amendments.

The General Contractor and every Subcontractor performing work upon or providing services and/or materials for the work is required to purchase and maintain in force "All Risk" Builders Risk insurance prior to commencement of the work and/or furnishing to labor, services and materials. Every "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/or the labor, services, and materials being supplied by the General Contractor, Subcontractors, Architect, and all professional Consultants

The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and in quality of the applicable codes.

No substitutions shall be made without the Owner's written authorization. Any substitution shall be made in advance to avoid any delay in the project schedule. The General Contractor or any Subcontractor shall not make structural changes without prior written authorization from the Structural Engineer and approval by the Architect and/or the Owner

Any addition, deletion, or change in the scope of the work described by the plans and General Notes shall be by written change order only. The General Contractor shall procure the building official's approval for any change in the work.

The intent of the plans and general notes is that all labor, materials, equipment, and transportation shall be included in the work for the complete execution of the project. The Architect shall not be responsible for the means and methods of construction.

It is the Owner's (General Contractor and all Subcontractors) responsibility prior to or during construction to notify the Architect in writing of any perceived errors or omissions in the plans and general notes of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instruction addressing such perceived errors or omissions shall be received from the Architect prior to the Owner or Owner's subcontractors proceeding with the work. The Owner will be responsible for any defects in construction if these procedures are not followed.

All shop drawings required by the construction documents and general notes shall be submitted to the Architect or Engineer prior to fabrication for review of compliance with the design concept.

The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of construction documents. The General Contractor shall arrange a pre-construction meeting to review omissions and discrepancies found in advance of construction to assure the orderly progress of the project prior to the performance of any work. All parties using these construction documents are responsible for reviewing the full contents of these drawings for omissions and discrepancies prior to the start of construction.

The General Contractor and all Subcontractors shall be familiar with the following documents:

a. Mock room/ Sofa report
b. Energy Compliance report
c. Structural calculations

The General Contractor shall keep a copy of the above documents and all updates on the site at all times.

The General Contractor shall compare the existing site grades to the grades shown on the plans. Any discrepancy in elevation from the finished floor to the finished grade at the sliding doors and walkways shall be communicated to the Architect for review before proceeding with the work.

All Subcontractors shall perform their own cutting, fitting, and patching of materials in a workmanlike manner so as not to cause damage to or conflict with other subcontractors.

All work shall keep the premises clean of any accumulated waste materials and rubbish caused by the work. Subcontractors shall remove all rubbish, tools, scaffolding, and surplus materials at the completion of the work. All fixtures, including, but not limited to, glazing, floors, and surfaces shall be left clean and ready for occupancy upon completion of the project, including sweeping or vacuuming if necessary.

The following notes refer to various prefabricated trade association manuals and publications. The General Contractor and Subcontractors shall be familiar with and refer to the most recent trade publications relating to their work.

The General Contractor and Subcontractors shall be responsible for storing the materials on the site. The materials shall be kept secure and protected from moisture, vandals, and weather. Any damage or loss caused by or arising out of materials stored on site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials.

The construction contractor will use all means necessary to protect the material of their scope of work during and after installation and to protect the work and materials of all other trades and in the event of damage immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

The general contractor and sub-contractor shall review the plans, details and previous work by others for suitability and appropriate completeness as adequate substrate for the installation of their scope of work. Report deficiencies immediately in writing to the developer/owner and architect. Failure to do so is the commencement of work without such notification will constitute an acceptance by the contractor of the conditions of previous work by others.

Review these plans or details.

All work will be installed in compliance with the manufacturers listed requirements, recommendations and in strict compliance with approved laboratory test reports (i.e. ICC-ES. reports, U.L. U.S. reports, etc.) Installation of materials and requirements necessary to maintain product guarantees and warranties. Failure to satisfy manufacturers installation requirements will constitute voiding of the defaulted sub-contractor's acceptance of products guarantee or warranty conditions.

The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and required by the applicable codes.

ROUGH CARPENTRY

A. Provide labor, material, equipment, and services necessary for installation and completion of all rough carpentry as shown on the drawings and as noted herein.

B. All sheet containing structural general notes, bound with the drawings.

C. All product work in conformance with the International Building Code. All materials will be in accordance with the West Coast Lumber Inspection Bureau (WCLIB) and the American Plywood Association (APA) standards.

D. Ground Contact. All wood in contact with the ground and that support permanent structures shall be naturally durable for human occupancy and be species preservatively treated wood suitable for ground contact use.

E. Posts and columns. Posts, poles and columns supporting permanent structures that are embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather shall be approved pressure preservatively treated wood suitable for ground contact use.

F. Wood columns. Wood columns shall be approved wood of natural decay resistance or approved pressure preservatively treated wood.

G. Manufactured Floor and Roof Trusses

1. Manufacturer shall supply to the Architect/Engineer and the Building Department calculations and shop drawings for approval of dead loads, configuration (2 or 3 point bearing), and shear transfer prior to fabrication. All calculations and shop drawings shall be signed by a professional engineer registered in the State wherein the project is to be built. It shall be the responsibility of the manufacturer to obtain Building Department approval of calculations and shop drawings prior to fabrication.
2. Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
3. All connectors shall be ICC approved and of adequate strength to resist stresses due to the loadings involved.
4. Cross bridging and/or bracing shall be provided and detailed as required to adequately brace all trusses. See structural calculations.

H. Verify all sizes and dimensions by taking field measurements prior to installation.

I. Framing Practices:

Workmanship: All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purposes for which they are used.

J. Protection Against Decay:

1. Wood embedded in the ground or in direct contact with the earth and used for the support of permanent structures shall be treated as:
2. Wood joists or the bottom of wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to exposed ground in crawl spaces or unexcavated areas located within the periphery of the building foundation per the International Building Code.

K. Protection Against Termites:

Shall comply with the International Building Code.

L. Attic Ventilation

Per the International Building Code: The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

M. Draftstopping

Per the International Building Code: When there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m²). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below draftstopping shall be provided in floor/ceiling assemblies under the following circumstances.

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open web or perforated members.

N. Fireblocking:

Per the International Building Code as amended by local amendment. Fireblocking required. Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels. Concealed horizontal furred spaces shall also be fireblocked at intervals not exceeding 10 feet (3048 mm). Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be allowed as fire-blocking in walls constructed using parallel rows of studs or staggered studs.
2. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed space between stair stringers at the top and bottom of the run. Enclosed spaces under risers shall comply with the requirements of Section R311.7.5.
4. At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
5. For the fireblocking of chimneys and fireplaces, see the International Building Code.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

O. All stairways, landings, guardrails and handrails shall comply fully with the International Building Code as amended by local amendments. Required handrail at stairways shall be continuous the full length of the stairs and may be interrupted as specified in the International Building Code as amended by local amendment.

FINISH CARPENTRY

A. Provide labor, material, equipment, and services necessary for the installation of the finish carpentry where shown on the drawings and as noted herein.

B. Install all finished hardware, passage doors, and bath accessories.

C. Construct all work in conformance with the International Building Code (or applicable code) and the Woodwork Institute of California "Manual of Millwork" custom grade requirements.

D. All interior door frames and casing, base, shoe, shelving, and window stool and apron as selected by Owner. Sizes per Owner/General Contractor.

E. Install in accordance with the best practices of this trade, including, but not limited to the following:

1. All work shall be machined or hand-sanded, sharp edges and splinters removed and completely prepared for finish.
2. Full length continuous boards shall be used wherever applicable or specifically noted.
3. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
4. Frames shall be set plumb and true.
5. All nailing shall be done with finish nails where paint or stain is to cover.

CABINETS AND TOPS

A. Provide material, equipment, and labor necessary for installation of all cabinet work as shown on the drawings and as noted herein.

B. Conduct all work in conformance with Local Building Code, current edition and the National Kitchen Cabinet Association (NKCA).

C. Cabinets and countertops as selected by Owner.

D. Install in accordance with the best practices of this trade, including, but not limited to the following:

1. All joints shall be tight and true and securely fastened. Corners shall be mitered, butted, or coped, nailed set and surfaces free of tool marks.
2. Use concealed fastenings where possible.
3. All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded.
4. Install all work level, plumb, square and true. Scribe members accurately in place to fit adjoining surfaces.

1-COAT UNDERLAYMENT

A. Provide labor, material, equipment, and services necessary for the installation of metal lath and building paper complete for application of one-coat stucco as indicated on drawings and noted herein.

B. Conduct all work in conformance with ICC report ESR-1194 or approved equal.

C. Protection: Use all means necessary to protect the material of this section before, during and after installation and to protect the work and material of all other trades.

D. Replacement: In the event of damage, rips or tears in the building paper, immediately make all repairs and replacements necessary to provide substantial water protection before application of stucco.

E. Welded and Woven - Wire Laths

F. Weather Resistant Sheeting Paper:
Asphalt saturated felt free from holes and breaks, weighing not less than X pounds per 100 square feet and complying with ASTM D 226 or other approved weather-resistant material shall be applied over all wall surfaces free of foreign materials. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches

THREE COAT UNDERLAYMENT

A. Provide labor, material, equipment, and services necessary for the installation of metal lath and building paper complete for application of three-step stucco as indicated on drawings and noted herein.

B. Conduct all work in conformance with the International Building Code, ICC, and ASTM.

C. Protection: Use all means necessary to protect the material of this section before, during and after installation and to protect the work and material of all other trades.

D. Replacement: In the event of damage, rips or tears in the building paper, immediately make all repairs and replacements necessary to provide substantial water protection before application of stucco.

E. Welded and Woven - Wire Laths

F. Two layers grade D, type 60 building paper over wood or Gyp sheathing.

1. Application: Install Welded and Woven - Wire lath, Aqua-Barrier building paper, and all corner reinforcement in accordance with manufacturer's application instructions and showing compliance with IBC Standards and all testing standards of ICC.
2. The paper backing of the wire lath shall be lapped per manufacturer's instructions.

VAPOR BARRIERS (MOISTOP) POLYFLASH

A. Provide labor, material, equipment and services necessary for installation of a weather resistive barrier/flashing at door and window sash assemblies where shown on the drawings and noted herein.

B. Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use.

C. Use reinforced high water-vapor-resistive kraft paper (Grade A, Style 4) 9" wide with glass reinforcing fibers and a polyethylene coating on both surfaces. Use 18" type 30 felt under flashing.

D. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following:

1. Apply the first strip horizontally underneath the sill, cut it sufficiently long to extend past each side of the opening, so that it projects beyond (2" minimum) the vertical flashing to be applied. When installing the flashing by fastening within 1" of the opening formed edges where the window sash or sill will cover the fastener. Fasten the top edge to the wall, but do not secure the body and lower edge, so that the lower edge applied later may be slipped up and underneath in weatherboard fashion. Next, apply the two vertical side sections of flashing. Cut the vertical sections sufficiently long to extend the width of the flashing above the top of the opening and to project beyond the horizontal sill strip (2" minimum). Apply the top horizontal section of flashing last, overlapping the full height of the surface of the top nailing flange. Cut the top piece of flashing sufficiently long so that it will project beyond the vertical strips of side flashing (2" minimum), apply a bead of caulking on upper nail flange before installing upper flashing.
2. Install flashing with fasteners as appropriate for supporting substrate, and of a type recommended by manufacturer.
3. Before covering over flashing with other work, patch punctures and tears with adhesive-applied barrier material or tape with a weather resistive rating equal to the flashing.
4. Nailing flanges, brick moulds and stops to be applied over opening flashing on a continuous bead of sealant.

BUILDING INSULATION

A. Provide labor, material, equipment, and services necessary for the installation of the mail and acoustical insulation where shown on the drawings and noted herein

B. Conduct all work in conformance with the International Building Code Federal specification UU-I-790a, ICC with materials in compliance with ASTM standards for their specific use.

C. Use glass fiber batt insulation with R values per the Energy Report forms, acoustical requirements, and rated assembly details.

D. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following:

1. Install thermal batt insulation between roof joists at vaulted areas, ceiling joists at attic spaces, floor joists over unheated spaces, and between studs at walls separating living spaces from attic, walls separating living spaces from the garage, and at exterior walls.
2. The mail insulation shall be securely installed and tightly fitted.
3. Acoustical batt insulation shall be installed per the Acoustical Report
4. Wires will be used for support on unsupported sides such as knee walls and fireplace chases if required.
5. A vapor resistant (one perm or less rating) will be installed on inside face of studs on exterior walls where siding is to be applied.

E. IECC Requirements: All insulation shall be labeled. For blow-in products, one package must be saved for field verification. Blow-in insulation certification must be provided prior to building final inspection. Batts shall not be compressed, and shall be split at electrical wiring and piping interruptions. Batts installed in walls with one side open shall be permanently held in place by wires, strapping or staples.

RUBBERIZED SHEET WATERPROOFING

A. Provide labor, material, equipment, and services necessary for the installation of a complete above grade waterproofing system as indicated on drawings of as required in this section to achieve waterproof performance.

B. Work and materials shall conform to requirements of applicable "ASTM" standards and current ICC test report for this specified use.

C. Obtain primary waterproofing materials from a single manufacturer. Provide secondary materials only as instructed by primary manufacturer for full compatibility of all components.

D. Cold applied, self-adhering, high strength, rubberized asphalt sheet membrane of uniform thickness (60 mil. minimum) with a release film to protect material prior to installation. Membrane shall be capable of full adhesion to a substrate of wood or metal, flexible and resistant to chemicals, mildew, bacteria, fungus, rot, deterioration, hours and punctures.

E. Accessory products fully compatible with waterproofing system.

F. Install in accordance with manufacturer's installation and best Trade Association's standards of practice including, but not limited to the following:

1. Substrate preparation shall have surfaces structurally sound and free of voids, sharp protrusions, dirt, dust and contaminants that may detrimentally effect full system adhesion. All non-vertical surfaces shall be sloped a minimum of 1/4" per foot for drainage away from structure U.N.O.. Proceed with waterproofing work only after substrate and penetrating work has been completed and inspected for compatibility with waterproofing to be applied.
2. All inside corners shall be provided with prime material manufacturer approved cant strips or similar accessories even if not shown. Special attention shall be paid to all corners, terminations and material joints to provide proper reinforcing, lapping and adhesion.
3. Waterproof system shall be applied only over properly prepared and cured substrates and within the temperatures and climate conditions specified by the prime material manufacturer.
4. Protection materials shall be installed as soon as possible to fully protect installed waterproofing system.

WALKING DECK FINISH

A. Provide labor, material, equipment, and services necessary for the installation of a waterproof walking surface for patio/entry/balcony as shown on the drawings and noted herein.

B. Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use, ICC evaluation reports and manufacturer's installation requirements with materials in compliance with ASTM standards for their specific use.

C. Install in accordance with the manufacturer's printed installation instructions, including, but not limited to the following:

1. Sheet metal flashing shall comply with SMACNA standards.
2. Carry all flashing to a height of at least four inches above traffic surfaces unless otherwise shown. At rail posts, curbs and steps shall be flashed as required with joints and seams caulked.

D. Slope all decks minimum 1/4" ft. to drain.

FLASHING AND SHEET METAL

A. Provide labor, material, equipment, and services necessary for the installation of sheet metal and/or flashing where shown on the drawings and noted herein.

B. Conduct all work in conformance with the International Building Code, Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use, SMACNA "Architectural Sheet Metal Manual", with materials in compliance with ASTM standards for their specific use.

C. Materials

1. Sheet metal shall conform to ASTM A361, bonderized galvanized surface to receive paint, gauge shall be as indicated and in no case less than 26-gauge. Galvanized sheet shall be used for all flashings, louvers, wall vents, roof flashing, deck screeds, scuppers and any other miscellaneous sheet metal as required for complete job.
2. Elastic self-adhesive waterproof membrane sheet "Vycor Ultra" or approved equal with 26 GA galvanized sheet metal, 2 x or primed backing at vertical surfaces to be used as an underlayment below all finish product (plaster, roofing, siding, etc.) not to be exposed to sunlight.

D. Per the International Building Code - Flashing. Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall system or the building structure. Flashing shall be installed at or near the footing, shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope. Approved corrosion-resistant flashing shall be installed at all of the following locations:

1. At top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap on not less than 1/4 inches (28 mm) over the sheathing material around the perimeter of the opening, including corners, do not require additional flashing. jamb flashing may also be omitted when specifically approved by the building official.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.
8. Roofing and similar items related to the roof or waterproof membranes shall be installed in cooperation with the roofing contractor.
9. Provide flashing and counterflashing to extent indicated on the drawings and necessary to insure waterproof conditions.
10. Sheet metal flashing shall be installed at all locations where different materials intersect, such as roof to wall; roof to roof; deck/balcony/landing to wall; penetrations into other locations not recommended in the "Architectural Sheet Metal Manual".
11. Work shall be accurately fabricated to detail and fitted to job conditions.
12. Lock seams (if required) shall be flat and true to line, 1/2 inch wide, sweated full with solder.
13. All exterior openings exposed to the weather, shall be flashed in such a manner as to make them watertight.
14. Flash and caulk all beams and outdoors projecting through exterior walls and/or roof surfaces.
15. Where exposed to weather, flash all horizontal wood trim butting to exterior finish.
16. All gal panels shall be provided with capping of approved materials. At flashing, counterflashing and capping, when of metal, the soft metal has been No. 26 gauge corrosion-resistant metal.
17. Roof valley flashing shall be provided for roofing materials as follows:
   a. Composition shingles per the IBC.
   b. Concrete roof tiles per UES ER-1900.
   c. The center of all flashing for all through roof vents, electrical service connections or other roof penetrations, shall not be less than 16 inches from the centerline of any valley.

GUTTERS AND DOWNSPOUTS

A. Provide labor, material, equipment, and services necessary for the installation of gutter and downspouts where shown on the drawings and noted herein. Downspouts to be terminated 4" below weep holes at bottom edge of sliding for tie-ins to subsurface drain pipes. Locations will be verified with General Contractor and will be at a constant location per plan.

B. Conduct all work in conformance with the SMACNA "Architectural Sheet Metal Manual" with materials in compliance with ASTM A446 and ASTM A 361.

C. Materials

1. Sheet metal shall conform to ASTM A361, bonderized, galvanized gauge shall be no less than 26-gauge. Size and profile shall be per details, SMACNA and current code requirements.

D. Gutters and downspouts will occur in conformance with the following:

1. Install in accordance with SMACNA Installation standards or manufacturer's printed instructions where available.
2. Install gutters and downspouts where indicated on the drawings.
3. The number of downspouts and locations shall be determined by the installer based on SMACNA and the current code.
4. Gutter sizes shall be as detailed based on SMACNA and current code.
5. Install gutters at all areas where roof water is deposited onto decks, balconies or landings.
6. All downspouts shall be continuous to grade.
7. Provide splash blocks at all downspout outlets. Splash blocks shall be selected by Owner. Or
8. Connect downspouts to independent underground drainage system as required by the soils reports or local jurisdiction or where noted on plan. (refer to Civil drawings).

CONCRETE ROOFING TILES

A. Provide labor, material, equipment and services necessary for installation of complete roofing, including but not necessarily limited to, cant strips and incorporating flashing, sleeves and jacks where shown on plans and noted herein.

B. Conduct all work in conformance with the International Building Code report and the National Roofing Contractors Association (NRCA), the "NRCA Roofing and Waterproofing Manual" with materials in conformance with ASTM standards.

C. Deliver all packaged materials to the job site in their original undamaged, unopened containers with all labels legible at the time of installation. Store all materials in an approved manner, protecting from contact with soil and from exposure to the elements.

D. Fasteners shall be per UES ER-1900.

E. Install roofing and shall flashing per manufacturer's recommendations, carefully incorporating flashing, scuppers, jacks, sleeves, roof drains, etc., supplied by others as necessary for a water tight roof installation.

SEALANTS

A. Provide labor, material, equipment, and services necessary for the installation of sealants complete where shown on the drawings and noted herein. The general notes herewith pertaining to sealants occurring throughout the project are indicated or required and becomes a part of all trade sections requiring sealants. The term "sealant" is used throughout the drawings and general notes to define as the materials and methods of filling with an elastic compound the small crevices, holes, separations, and joints between similar and different materials that cannot be sealed by any other means to prevent the passage or penetration of wind, rain, water, dust, heat and smoke, to make joints for our weathertight.

B. Conduct all work in conformance with the Sealant and water-proofers institute, National Roofing Contractors Association (NRCA) "NRCA Roofing and Waterproofing Manual", Underwriters laboratories, Inc. (U.L.), with all materials in compliance with ASTM standards for their specific use.

C. Use products of only one manufacturer for respective items throughout the project and for each item of material and/or this section unless noted otherwise on the drawings or specified herein. Unless indicated or specified otherwise, exposed sealants shall match color of adjacent materials and be manufactured capable to accept paint. Joint fillers, primers, or other materials used in conjunction with sealants shall not cause staining of sealants or materials to which they are applied.

1. Sealants types and locations

   a. Mildew-resistant sealant: Seal non-porous surfaces around ceramic tile, showers, tubs, sinks and plumbing fixtures where conditions of high humidity and temperature exists.
   b. Elastomeric sealant: Sealing expansion and control joint, pre-cast panel joints, seismic joints, exterior insulation finish system joints, curtain wall joints, mullion and other joints that experience extreme movement.
   c. Weather proofing sealant: Sealing pre-cast concrete panel joints, curtain wall joints, mullion joints, metal panel walls and perimeters of window and door frames.
   d. Silicone glazing and weatherproofing sealant: Sealing expansion and control joints in pre-cast concrete panels, granite and metal curtain walls, structural and non-structural glazing and perimeter sealing of door and window framing of other metal building components.
   e. Silicone structural sealant: Structural adhesive sealant applications such as factory glazing and curtain wall production
   f. Structural glass sealant: Peroxide unprimed adhesion to most surfaces, including glass, reflective glass, anodized aluminum, granite and most prints, including fluoropolymer coated panels.
   g. Glazing sealant: Designed for conventional glazing of glass and plastic, curtain wall sealing, solar and replacement glazing.
   h. Polyurethane: For joints in floors and sidewalks
   i. Non-sagging, permanently elastic butyl or similar polymer. All interior location.
   j. Fire or smoke sealant: UL approved non-hardening self adhering intumescent compound sealant satisfying the International Building Code F and T stop requirements for their rated assemblies. Install around penetrations per manufacturer's instruction requirements.

2. Primer: As recommended by sealant manufacturer for use with sealant and application on to the various types of materials to which sealant is applied
3. Cleaners: Where required in lieu of primers, use those recommended by sealant manufacturer.
4. Joint filler: Must be compatible with sealant used and as recommended by sealant manufacturer.
5. Open cell neoprene or plastic foam "rod".
6. Felt tape: MIL-F-6659 A, pressure-sensitive adhesive with interliner on one face, 1.5 mm thick.
7. Sealant bead or tape: Approved non-drying elastic polymer tape with asbestos or other inorganic filler, for use below sill plates or thresholds.
8. Extruded neoprene: ASTMD 750.
9. Fillers and backing shall be free from oil or other staining elements and compatible with the sealant used. Calcium and other types of fillers that contain free lime shall not be used, including materials impregnated with solvent of bituminous materials. Filler and backing material shall be of compressible nature.

D. Apply in accordance with manufacturer's and Trade Association's recommended installation instructions and as indicated on drawings.

1. Joint Dimensions: No joint shall be less than 1/4 inch wide. Depth of sealant shall not be greater than the width between the two 1/4 inch. For joints one inch wide or greater, depth of sealant shall be at least 1/4 the width.
2. Joint preparation
   a. Perform in strict accordance with manufacturer's application instructions.
   b. Remove protective coatings and prime when recommended from metal components and other surfaces where required.
3. Joint filler: Use where joints are deeper than 1/2 inch. Position accurately inside joint to within 1/2" of surface, to establish and control the uniform design thickness of sealant. Where joints are over 3/4 inch wide, place filler so that depth of joint to receive sealant does not exceed 1/4 inch.
4. Sealant placing: Apply materials with sufficient pressure to completely fill the void space, to assure complete wetting of contact area and to obtain uniform adhesion. During application, keep tip of nozzle at bottom of joint, forcing sealant to fill from bottom of joint to top. Finish joints smooth and flush with adjacent surface unless detailed otherwise. Modification of the sealant by addition of liquids, solvents, or powders are not permitted.

E. IECC Requirements for Caulking and Sealants

Exterior joints, seams, or penetrations in the building envelope that are sources of air leakage, shall be sealed with durable caulking materials, closed with gasketing systems, taped or covered with moisture vapor-permeable housewrap. Provide caulking or silicone seal at joint between sill plate to of frame wall sheathing and foundation. The space between three rough openings and door or window frames must be foam insulated or caulked. Seal recessed lighting, plumbing, electrical box and wiring penetrations against air infiltration. Exterior doors must be weather-stripped. Insulate and seal behind tub shower enclosures set against exterior walls. All access opening covers must be gasketed to prevent air infiltration.

DOORS

A. Provide labor, material, equipment, and services necessary for the installation of all doors where shown on the drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, doors shall meet or exceed WDMA I.S.1-96 and the requirements of WIC for Custom Grade Door. Hardboard doors shall meet HDMA I.S.1.1-80 and base hardboard Standard PS-58-75.

C. Provided door widths and heights as noted on door schedule with undercuts as required by most current IMC at mechanically vented baths, and mechanically vented laundry rooms (verify finish floor material).

1. Entry Doors: Aluminum and Tempered Glass Storefront. Color selected by Owner/Architect.
2. Exterior Doors: Laundry, water heater, meter and utility closet doors: 1 3/4" hollow core metal embossed 6 panel to match entry doors when noted. Color as selected by Owner/Architect. Provide hinges to accommodate width of 1/4" grid galvanized wire fabric backing where required per door schedule.
3. Interior Doors: 1 3/8" thick, hardboard, hollow core, embossed 6 panel, as selected by Owner.

D. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.

E. Install in accordance with Energy Commission Requirements and the manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.

1. Install exterior and related backing materials at perimeter of assembly where required.
2. Install accessory items as required.

ACCESS DOORS

A. Provided labor, material, equipment, and services necessary for the installation of all access doors where shown on the drawings and as noted herein.

B. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.

C. Provided door widths and heights as noted on Drawings.

D. Provide additional access panels as required to service building systems and as required by authorities having jurisdiction, although not shown on Drawings.

E. Submit proposed locations for access panels, not indicated on Drawings, to Architect for review prior to rough-in.

F. Access panels in fire-rated fire-resistive walls, partitions and ceilings shall carry same rating as required by Code for the wall, partition or ceiling.

G. Install access panels in accordance with manufacturer's instructions and, for fire-rated access panels, in compliance with requirements of listing authority.

H. Provide for correct termination of adjoining finish materials.

I. Adjust doors and operating hardware for proper and smooth operation

SLIDING GLASS AND MIRRORED DOORS

A. Provide labor, material, equipment, and services necessary for the installation of all sliding glass and mirrored doors where shown on the drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, Nevada Energy Requirements, American Architectural Aluminum Manufacturers Association (AAMA), ANSI, AAMA 101-85 "Voluntary Specifications for Aluminum Prime Windows and Sliding Glass Doors.", with materials in conformance with ASTM standards for their designated use.

1. Exterior Sliding Glass Doors
   a. Frame: Factory assembled with nail on fin.
   b. Finish: As selected by Owner.
   c. Size and Operation: As indicated in the construction documents.
   d. Hardware: Factory installed. Finish as selected by Owner.
   e. Weatherstripping: All units weatherstripped per IECC requirements.
   f. Screens: Factory installed on all operating units. Finish as selected by Owner.
   g. Muntins: Design as shown in the construction documents. Finish to match frame.
2. Mirrored Sliding Wardrobe Doors
   a. Finish: As selected by Owner.
   b. Size and Operation: As indicated on construction documents.
3. Glazing
   a. Refer to Glass and Glazing notes. Glazing in doors will be tempered or safety glazed.

C. Installation

1. Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding. Beginning of installation means acceptance of existing conditions.
2. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.
   a. Install sealant and related backing materials at perimeter of assembly where required.
   b. Install accessory items as required.

FINISH HARDWARE

A. Provide labor, material, equipment, and services necessary for the installation of finish hardware.

B. Conduct all work in conformance with the local building codes, applicable disabled accessibility requirements and local security requirements. Obtain all interacting types of hardware from a single manufacturer. All fire-exit assemblies provide hardware complying with NFPA and UL current testing standards appropriate for rating required. Where emergency exit devices are required, provide properly "labeled" hardware. Provide hardware templates for proper installation of hardware.

C. Door hardware for exterior and interior doors to be lever type selected by Owner. Thresholds to be bronze anodized aluminum, or as selected by Owner. Doors to have a minimum of three (1½ pair) hinges. Doors greater than 7 3/8" thick, 3½" wide, or 80" tall shall have a minimum of four (2 pair) hinges. Exterior out swinging hinges to be non-removable pins, interior hinges to have security studs if satisfying the International Building Code F and T stop requirements for their rated assemblies. Install around penetrations per manufacturer's instruction requirements.

D. Exterior Doors will have complete rigid stop applied type weather-stripping. Threshold weather-stripping as detailed.

E. Installation shall be in accordance with local code and security requirements, manufacturer's instructions, and as indicated on drawings for complete smooth and proper operation.

WINDOWS

A. Provide labor, material, equipment, and services necessary for the installation of windows complete with all flashing and caulking where shown on drawings and as noted herein.

B. Conduct all work in conformance with the International Building Code, American Architectural Manufacturer's Association (AAMA), ANSI/AAW 10-185, "Voluntary Specifications for Windows and Sliding Glass Doors" and Relevant State Energy Commission requirements.

C. Selection

1. Windows: Shall be selected by Owner. Fixed, single hung, or horizontal sliding windows conforming to Specification HS-81 in ANSI A134.1 and AAMA 302.8 for Building windows, complete with screens; sizes as indicated on plans.
2. Glazing: Refer to Glass and Glazing notes and related energy compliance calculations.
3. Sizes and Operation: As indicated in the construction documents. Manufacturer/ supplier shall provide windows that meet all emergency egress requirements of the International Building Code and notify architect if drawings are in conflict.
4. 2018 IECC Requirements: All new windows and doors must display NFRC labels, clearly displaying U-values and SHGC coefficients (for glazed area) for field verification. Re-used unlabeled windows or doors must meet minimum default values listed in the Code.

D. Installation

1. Verification of Conditions: Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the general contractor before proceeding.
2. Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following to achieve weathertight and freely operating installation.
   a. Install sealant and related backing materials at perimeter of assembly where required.
   b. Install accessory items as required.

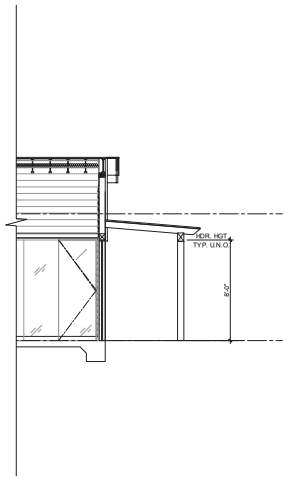
GLASS AND GLAZING

A. Provide labor, material, equipment, and services necessary for the installation of glass and glazing where shown on the drawings and as noted herein.

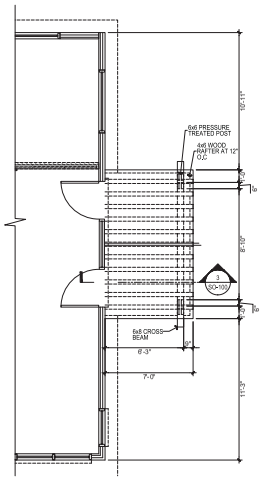
B. Conduct all work in conformance with the International Building Code, Federal specification DD-G-451 for double strength glass, Federal specification DD-G-540 for tempered glass, Flat glass marketing association "Glazing Manual", "Safety Standards for Architectural Glazing Material" (NCFR 1201) issued by Consumer Safety Commission, effective July 6, 1977, Insulating Glass Certification Council and ICC requirements.

C. Hazardous locations. The following shall be considered specific hazardous locations for the purpose of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and bifold doors.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch (610mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524mm) above the floor or walking surface.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
   3.1 The exposed area of an individual pane is larger than 9 square feet (0.836m squared) and
   3.2 The bottom edge of the glazing is less than 18 inches (457mm) above the floor; and
   3.3 The top edge of the glazing is more than 36 inches (914mm) above the floor; and
   3.4 One or more walking surfaces are within 36 inches (914mm), measured horizontally and in a straight line, of the glazing.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (152.4mm) measured vertically above any standing or walking surface.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (152.4mm) above a walking surface and within 60 inches (152.4mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914mm) horizontally of a walking surface where the exposed surface of the glazing is less than 60 inches (1524mm) above the plane of the adjacent walking surface.
8. Glazing adjacent to stairways within 60 in

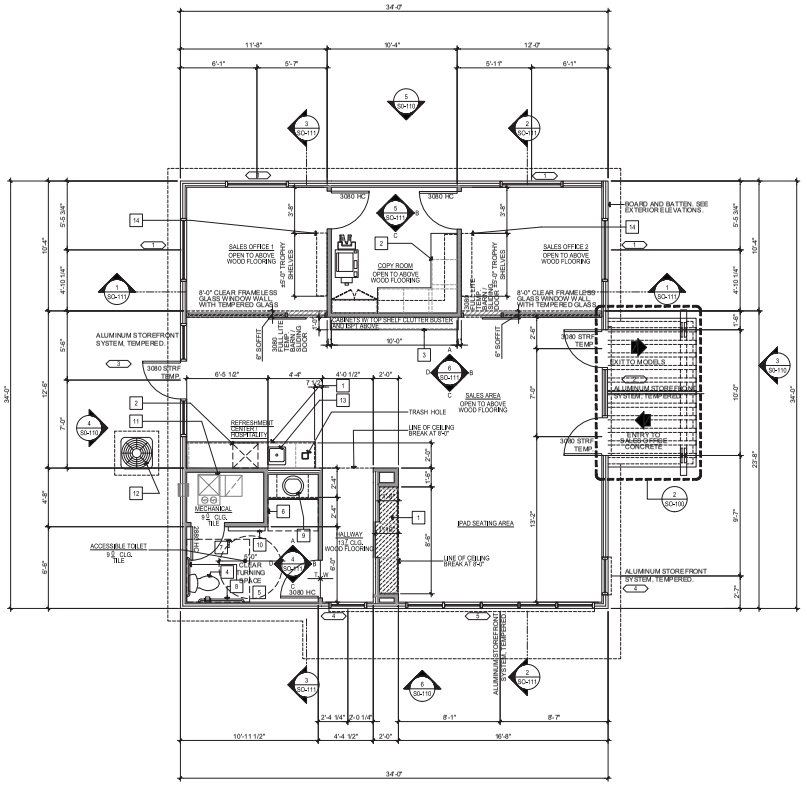


TRELLIS SECTION | SCALE: 1/4"=1'-0" | 3



NOTE:
REFER TO FLOOR PLAN SHEET 190-100 FOR INFORMATION NOT SHOWN HERE.

TRELLIS FLOOR PLAN | SCALE: 1/4"=1'-0" | 2



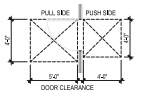
FIRST FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

FLOOR PLAN KEYNOTES

1. CABINETS REFER TO INTERIOR DRAWINGS 2/S0-111
2. UNDERCOUNTER REFRIGERATOR.
3. CABINETRY IN BACK OF HOUSE SELECTED BY COMMUNITY OPERATIONS
4. ACCESSIBLE WATER CLOSET PER ANSI 117.1 SECTION 604. SEE SO-D30 FOR MORE INFORMATION.
5. SINGLE ACCOMMODATION TOILET ROOM PER ANSI 117.1 SECTION 604. SEE SO-D30 FOR MORE INFORMATION.
6. 30" X 48" CLEAR SPACE.
7. 60" X 60" CLEAR SPACE.
8. GRAB BARS PER ANSI 117.1 SECTION 609. SEE 1 & 9 /SO-D30 FOR MORE INFORMATION.
9. ACCESSIBLE LAVATORY PER ANSI 117.1 SECTION 602. SEE 17/SO-D30 FOR MORE INFORMATION.
10. BABY CHANGING STATION. HORIZONTAL WALL MOUNTED STAINLESS STEEL STATION. REFER TO A5/O-111
11. GAS FURNACE - REFER TO MECHANICAL DRAWINGS
12. AC CONDENSER ON CONCRETE PAD I VERIFY SIZE AND LOCATION. I PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.

LEGEND

- 2X4 STUDS AT 16" o.c. U.N.O.
- 2X6 STUDS AT 16" o.c. U.N.O.
- INTERIOR SOFFIT @ 8'-0"



NOTES

1. WATERCLOSETS TO BE MAXIMUM 1.6 GALLONS & URINALS TO BE MAXIMUM 1.0 GALLONS PER FLUSH PER UPC 402.0
2. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL DRAWINGS FOR ACTUAL STUD AND POST REQUIREMENTS.
3. PROVIDE PASSAGEWAY AND WORKING PLATFORM TO ATTIC MOUNTED F.A.U. PROVIDE LIGHT SWITCH ADJACENT TO ACCESS PANEL FOR ATTIC LIGHT AND PROVIDE ELECTRIC OUTLET ADJACENT TO F.A.U. IN ATTIC PER U.M.C. SECT. 906.
4. VERIFY ALL APPLIANCE DIMENSIONS, AND INSTALLATION REQUIREMENTS WITH APPLIANCE MANUFACTURER PRIOR TO CABINET FABRICATION AND INSTALLATION.
5. THE DOORWAY LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED, PER U.B.C. SECTION 1109, AS FOLLOWS:
   - 5.A. AN EQUILATERAL TRIANGLE 1/4" THICK W/ EDGES 12" LONG AND A VORTEX POINTING UPWARD AT MEN'S RESTROOMS.
   - 5.B. A CIRCLE 1/4" THICK, 12" IN DIAMETER AT WOMEN'S RESTROOMS.
   - 5.C. A 12" DIAMETER CIRCLE WITH A TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER AT UNISEX RESTROOMS.
   - 5.D. THE REQUIRED SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60".
   - 5.E. BRAILLE SIGNAGE SHALL ALSO BE LOCATED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOORWAYS LEADING TO SANITARY FACILITIES.
6. THE DOORS TO THE ACCESSIBLE WATER CLOSET COMPARTMENT WILL BE EQUIPPED WITH A SELF CLOSING DEVICE WITH.
   - 6.A. 2" MIN. CLEARANCE WHEN LOCATED AT THE END OF THE COMPARTMENT.
   - 6.B. 34" MIN. CLEARANCE WHEN LOCATED AT THE SIDE OF THE COMPARTMENT.
7. IF STANDARD COMPARTMENT DOORS ARE USED, PROVIDE THE FOLLOWING, PER U.B.C. SECTION 1108.2.2:
   - 7.A. 9" MIN. CLEARANCE FOR FOOTRESTS UNDER.
   - 7.B. A SELF CLOSING DEVICE.
8. WHERE PERMANENT IDENTIFICATION IS PROVIDE FOR ROOMS AND SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. U.B.C. SECTION 1109 & I.C.C. SECTION 703.5
9. SATISFY SIGNAGE REQUIREMENTS OF SECTION 1109.
10. ALL WINDOWS AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

(NS) NYLON SHADE @ EXPOSED WINDOW

SQUARE FOOTAGE

SALES OFFICE SQUARE FOOTAGE SUMMARY	
SALES OFFICE	1,196 SF

OCCUPANCY GROUP B

ktgy

Architecture + Planning
820 16th St., Suite 500
Denver, CO 80202
ktgy.com
303.825.6400

KTGY Project No: 2020569.00

Project Contact: Jonathan Jaeger
Email: jjaeger@ktgy.com

Principal: William Ramsey
Project Designer: David Burton

Developer

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

1140 N. TOWN CENTER DR. #250

LAS VEGAS, NV 89144
PHONE NO. 702-243-9800
FAX NO.

VISTA ROSA/MONTROSE SALES OFFICE

LAS VEGAS, NV

No.	Date	Description
	08/14/2020	B.D. SUBMITTAL

It is the clients responsibility to inform us during preliminary design of any special requirements or limitations in the plans and specifications of which we are not likely to be aware. We have no obligation to determine any such limitations and designs will proceed on the assumption that there are none unless we have been informed to the contrary. The client is responsible for providing complete and accurate information in a timely manner so that we may perform our services in accordance with the schedule we have established. We will be entitled to rely on the accuracy and completeness of information furnished by the client or others employed by the client. We will be entitled to rely on the fact that decisions or approvals required of the client will be given in a timely manner so that we may perform our services in accordance with the schedule we have established. The client will be responsible for reviewing documents we prepare and for giving us prompt notice of any errors or omissions that the client may discover. Our review responsibilities during construction are limited to the services described in our agreement with the client. We will not be responsible for the means, methods, techniques, sequences or procedures of construction, or for the safety precautions and programs incident to the work of the contractor or any subcontractor. We will not be responsible for the contractor's schedules or failure to carry out the work in accordance with the contract documents. We will not have control over or charge of and will not be responsible for acts or omissions of the contractor or any subcontractor or their agents or employees or any other persons performing portions of the work.

WILLIAM RAMSEY
REGISTERED
ARCHITECT
STATE OF NEVADA

8/14/2020

SO-100 FLOOR PLAN

Planning Commission - Page 360

COPYRIGHT ©


PRIMARY 1
PRIMARY 2
Toll Brothers
20-0192
09/16/2020



ROOF SHINGLE

SW 9173 SHITAKE
(Garage Doors)

PRIMARY 1

SW 7005 PURE WHITE
(Fascia /Trim @ Windows & Doors)

PRIMARY 2

SW 9147 MOTH WING
(Siding or Stucco)

FASCIA AND TRELLIS

20-0192
09/16/2020

Prepared for: Toll Brothers Product Development
Prepared by: Marsha Wood / Color for Architecture 949-646-1977



20-0192-SUP1 - APPLICANT: TOLL NORTH LV, LLC - OWNER: ARROYO CAP IA, LLC
9007 SKY VILLAGE ROAD

11/09/2020

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

August 21, 2020

City of Las Vegas
Department of Planning

Re: Special Use Permit Justification Letter for: Tract Community Temporary Sales Center

To Whom it Concerns,
Toll Brothers is requesting a special use permit to operate a sales office on premises at Montoro & Vista Rossa by Toll Brothers at Skye Canyon for the sales and development of 248 detached single family units. The sales center hours of operation will be daily from 10 AM till 6 PM. It is anticipated that the sales center will be operation for 36 – 42 months and occupied by 1 -3 Toll representatives during operating ours. At near completion of the community, the sales center will be deconstructed, and debris removed from the site so the parcels that it will sit upon can be developed to its intended purpose to complete the community.

Please don't hesitate to contact me with any questions.

Thank you,

Jason Reed
Sr. Project Manager – Community Planning
Toll Brothers – Las Vegas Division
O: (702) 515-2820 | C: (702) 204-4440
jreed1@tollbrothers.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/07/2020

CASE: 20-0192-SUP1

SUBJECT: APPLICANT: TOLL NORTH LV, LLC - OWNER: ARROYO CAP IA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature — 12/6/20 Date

Jason Reed
Please Print Name

Toll Brothers
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 18

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
19

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

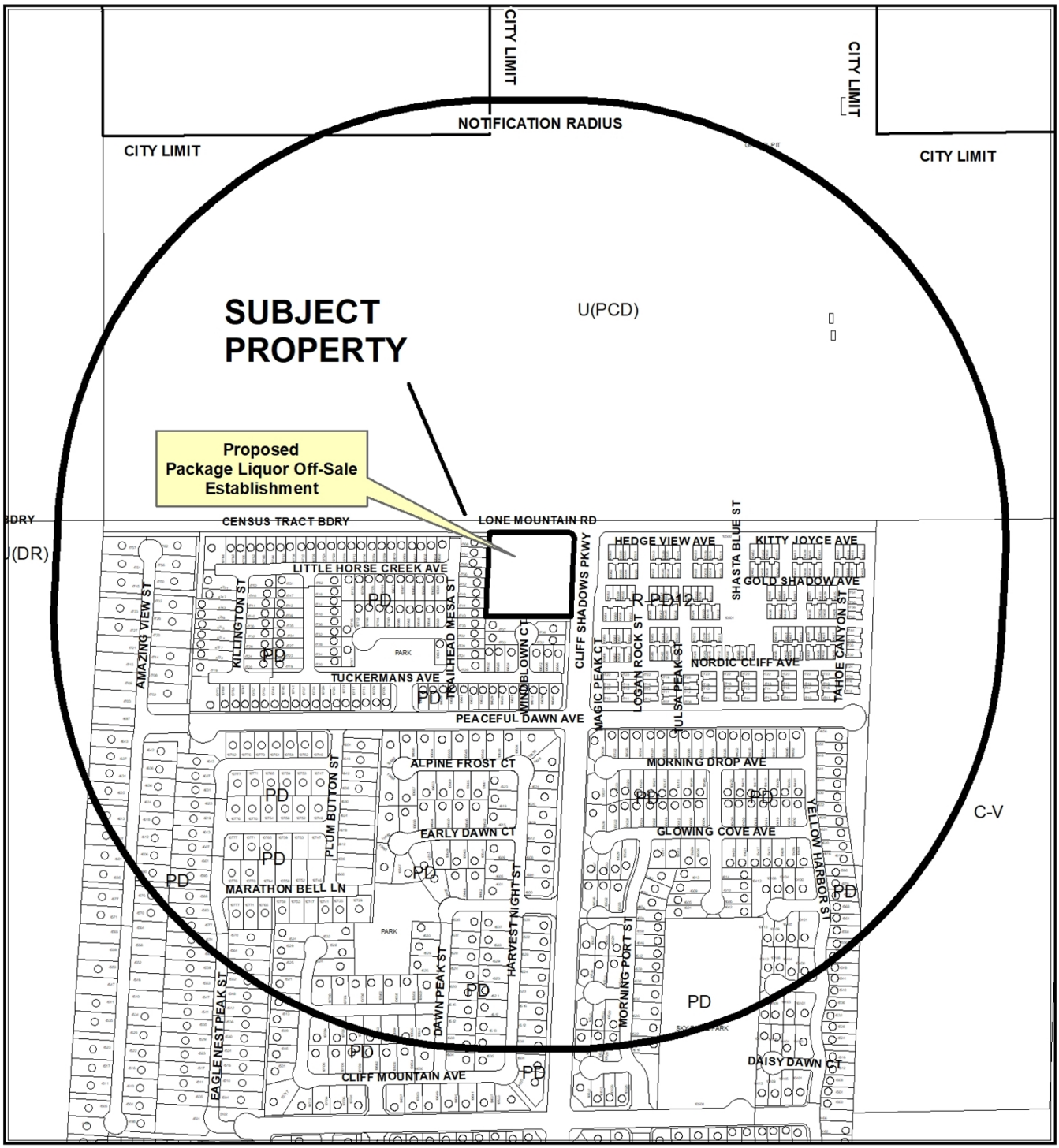
SUBJECT:
20-0197-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 12,000 SQUARE-FOOT LIQUOR SALES USE at 10591 West Lone Mountain Road (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

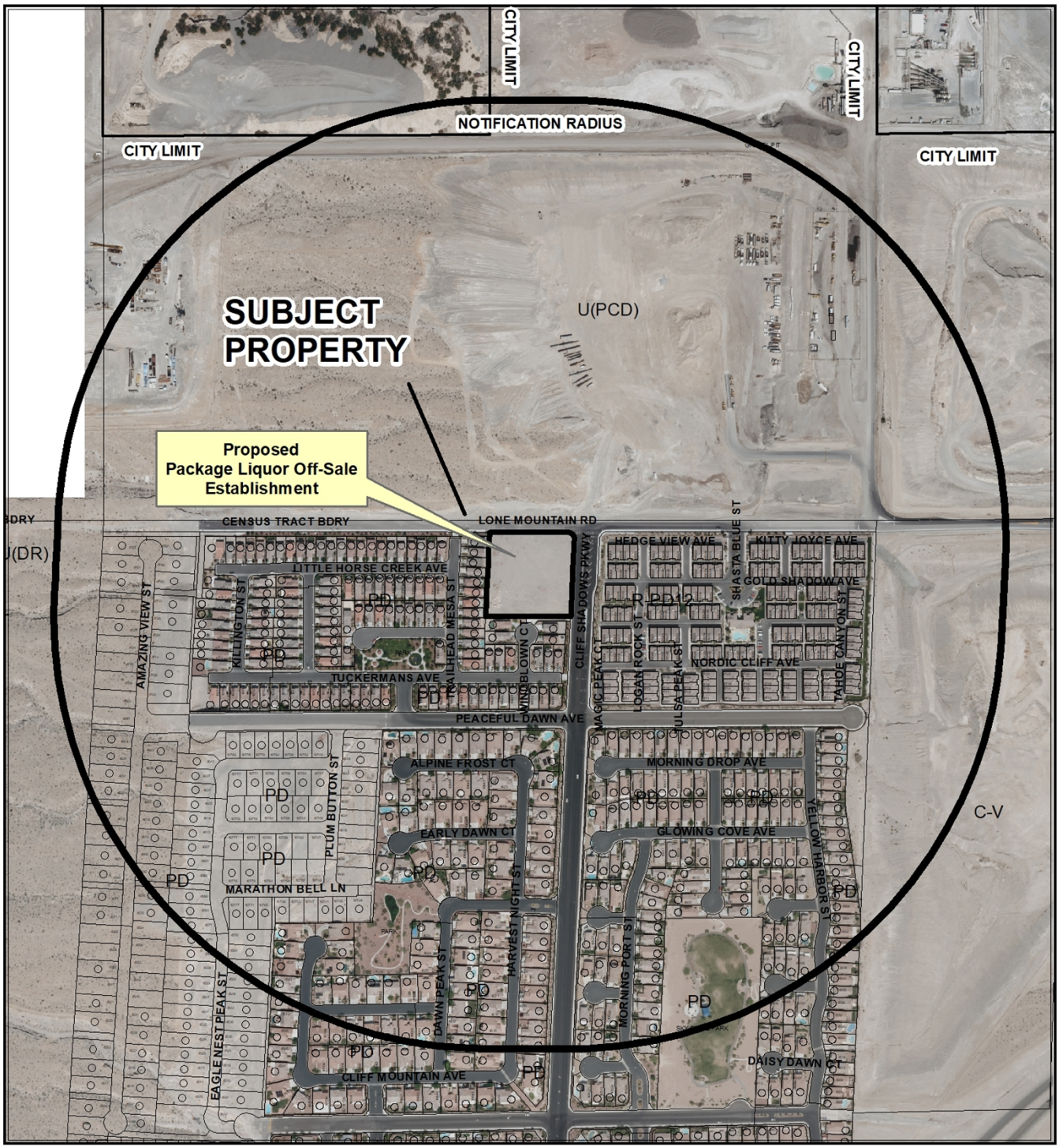
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted at Meeting – E-comments



CASE: **20-0197-SUP1**

RADIUS: 1500 FEET

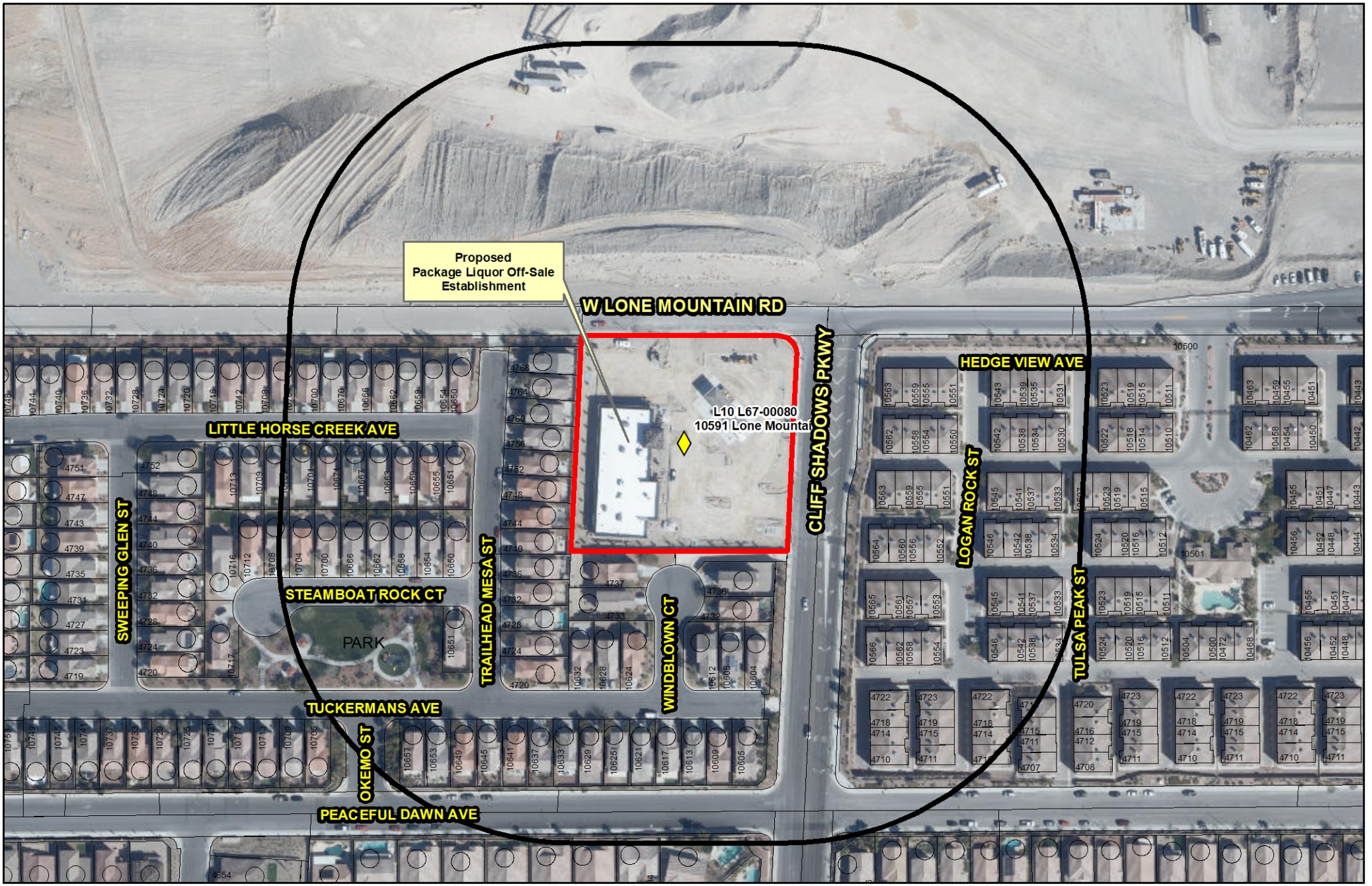
ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]



CASE: **20-0197-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]



20-0197-SUP1

Package Liquor 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

- Subject Property
- 400 foot buffer

N

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

Date: Thursday, October 22, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0197-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 688

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0197-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-68411), Special Use Permit (SUP-68413), Special Use Permit (SUP-68414), Special Use Permit (SUP-68415), Special Use Permit (SUP-68416) and Site Development Plan Review (SDR-68410).

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to add Liquor Sales to an existing grocery store located at 10591 West Lone Mountain Road within the Master Plan area of Lone Mountain West.

ISSUES

- A Special Use Permit is required for Liquor Sales within the Lone Mountain West Master Plan area. Staff is recommending approval of this application.

ANALYSIS

The subject site is located within the Master Plan area of Lone Mountain West with a Land Use Designation of VC (Village Commercial). This category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and does not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways. The subject site is a corner lot adjacent to a 100-foot Primary Arterial (Lone Mountain Road) and an 80-foot Major Collector (Cliff Shadows Parkway).

The Lone Mountain West Master Development Plan and Design Standards requires a Special Use Permit for Liquor Sales within the Village Commercial District. While the Lone Mountain West Master Development Plan and Design Standards do not list specific minimum Special Use Permit requirements, the proposed land use would meet the minimum Special Use Permit requirements set forth by Title 19.12 for a 'Grocery Store with Alcohol' which includes the non-waivable minimum distance separation of 400 feet (measured parcel line to parcel line) from protected uses such as a Church/House of Worship, a school, an individual care center licensed for more than 12 children, and a City park, as the subject site is more than 1,000 feet from a protected land use [City park (Skye Ridge Park)]. Title 19.12 describes the proposed Grocery Store with Alcohol land use as:

> A grocery store:
> 1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. In which the sale of alcoholic beverages is ancillary to the grocery store use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages. This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

   This land use entitlement shall only permit the consideration of the following LVMC Title 6 alcoholic beverage licenses:
   a. LVMC 6.50.050 beer/wine/cooler off-sale license;
   b. LVMC 6.50.100(A)(1) ancillary specialty sales - internet sales license;
   c. LVMC 6.50.100(A)(3) ancillary specialty sales - tasting; and/or
   d. LVMC 6.50.170 package license.

Staff finds the proposed Liquor Sales use can be conducted in a manner that is harmonious and compatible with the existing surrounding area, and staff recommends approval of the requested Special Use Permit with conditions.

FINDINGS (20-0197-SUP1)

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

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

The subject site is designated VC (Village Commercial) by the Lone Mountain West Master Development Plan and Design Standards which allows commercial uses that serve primarily local area patrons, is located on the periphery of residential neighborhoods, and is confined to the intersections of major arterials and major freeways, allowing the use to be conducted in a manner that is harmonious and compatible with the existing surrounding land uses..

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

The subject site is located on the corner of a Primary Arterial and a Major Collector in the VC (Village Commercial) District of the Lone Mountain West Master Plan which is specifically designed to accommodate commercial uses that serve primarily local area patrons such as Liquor Sales.

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.**

   Lone Mountain Road is a Primary Arterial and Cliff Shadows Parkway is a Major Collector as defined by the Master Plan of Streets and Highways, both of which are adequate in size to accommodate the vehicular traffic associated with the proposed land 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 will be subject to Conditions of Approval set forth by this Special Use Permit if approved, and regular inspection by the Planning Department, Business Licensing Division once licensed and in operation. These safeguards ensure the health, safety, and welfare of the general public are not compromised.

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

   While the Lone Mountain West Master Development Plan and Design Standards do not list specific minimum Special Use Permit requirements, the proposed land use does meet the minimum Special Use Permit requirements set forth by Title 19.12 for a Grocery Store with Alcohol which includes a minimum distance separation of 400 feet (measured parcel line to parcel line) from protected uses such as a Church/House of Worship, a school, an individual care center licensed for more than 12 children, and a City park.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/18/02	The City Council approved a request for a Major Modification [Z-0024-99(44)] to the Lone Mountain West Master Development Plan to add approximately five acres to the plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential) adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a request for a Special Use Permit (U-0081-02) for the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
	The City Council approved a request for a Special Use Permit (U-0082-02) for gasoline sales in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
	The City Council approved a request for a Special Use Permit (U-0083-02) for a tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
	The City Council approved a request for Site Development Plan Review [Z-0067-99(2)] for a convenience store with gasoline pumps and a tavern on approximately two acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
10/06/04	The City Council approved a request for an Extension of Time (EOT-5064) of an approved Special Use Permit (U-0081-02) that allowed the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-5066) of an approved Special Use Permit (U-0082-02) that allowed gasoline sales in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-5068) of an approved Special Use Permit (U-0083-02) for a proposed tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-5070) of an approved Site Development Plan Review [Z-0067-99(2)] that allowed a tavern and convenience store with fuel pumps adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/20/06	The City Council approved a request for an Extension of Time (EOT-15963) of an approved Special Use Permit (U-0081-02) that allowed the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-15962) of an approved Special Use Permit (U-0082-02) that allowed gasoline sales in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-15961) of an approved Special Use Permit (U-0083-02) to allow a tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-15958) of an approved Site Development Plan Review [Z-0067-99(2)] that allowed a tavern and convenience store with fuel pumps adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
09/05/07	The City Council approved a request for a Variance (VAR-22100) to allow a 27.2-foot tall retail building to be 20 feet from residential property where residential adjacency standards require an 81.6-foot setback on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Variance (VAR-21993) to allow 123 parking spaces where 134 parking spaces are required for a proposed 16,663 square-foot commercial shopping center on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. The Planning Commission and staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a request for a Site Development Plan Review (SDR-21992) for a proposed 9,663 square-foot commercial shopping center with a 3,500 square-foot tavern and 3,000 square-foot convenience store with Waivers of Lone Mountain West landscape standards and Waivers to allow zero-foot perimeter landscape buffer on a portion of the north property line where 15 feet is required, a three-foot perimeter landscape buffer on a portion of the east property line where 15 feet is required, a zero-foot perimeter landscape buffer on a portion of the south property line where eight feet is required, and a four-foot perimeter landscape buffer on a portion of the west property line where eight feet is required on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. The Planning Commission and staff recommended denial.
04/02/08	The City Council approved a petition to vacate (VAC-26442) a 20-foot public drainage easement located at 10591 West Lone Mountain Road. The Planning Commission and staff recommended approval.
07/16/08	A Parcel Map (PMP-27288) recorded for reversion to acreage of approximately 2.00 acres located at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
10/15/08	The City Council approved a request for an Extension of Time (EOT-29765) of an approved Special Use Permit (U-0081-02) that allowed the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-29764) of an approved Special Use Permit (U-0082-02) that allowed gasoline sales in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-29763) of an approved Special Use Permit (U-0083-02) to allow a tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/17/08	The City Council approved a request for a Review of Condition (ROC-32322) to amend condition number twenty-two (22) of an approved Site Development Plan Review (SDR-21992) which required a traffic impact analysis prior to issuance of permits to allow traffic impact fees to be in accordance with Title 4.32 for an approved 9,663 square-foot commercial shopping center on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
08/16/17	The City Council approved a request for a Special Use Permit (SUP-68416) for a proposed Gaming (Incidental Gaming Machines Only) use on 2.00 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-68415) for a proposed Wine Sales use on 2.00 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-68414) for a proposed Beer Sales use on 2.00 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-68413) for a proposed Service Station [Car Wash and Gasoline Sales] use on 2.00 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-68411) for a proposed Convenience Store use on 2.00 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-68410) for a proposed 4,620 square-foot Convenience Store with Service Station [Gasoline Sales with a 3,666 square-foot Canopy and a 1,020 square-foot Car Wash] on 2.00 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
10/2001	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/10/18	A building permit (C18-01481) was issued for a ground up Grocery Store (Herbst Market) at 10591 West Lone Mountain Road.
05/16/19	A business license (P66-00335) was issued for a Beer/Wine/Cooler Off-Sale Establishment at 10591 West Lone Mountain Road. The license is active as of 11/04/20.
	A business license (L67-00080) was issued for a Beer/Wine/Cooler Off-Sale Establishment at 10591 West Lone Mountain Road. The license is active as of 11/04/20.
	A business license (G67-03481) was issued for a Grocery Store at 10591 West Lone Mountain Road. The license is active as of 11/04/20.
	A business license (G66-07811) was issued for Tobacco sales at 10591 West Lone Mountain Road. The license is active as of 11/04/20.
05/28/19	A business license (P66-00376) was issued for Restricted Gaming at 10591 West Lone Mountain Road. The license is active as of 11/04/20.
	A business license (X67-00030) was issued for Restricted Gaming (15 slot machines) at 10591 West Lone Mountain Road. The license is active as of 11/04/20.
12/06/19	A business license (G67-07338) was issued for an Automated Teller Machine (ATM) at 10591 West Lone Mountain Road. The license is active as of 11/04/20.

Pre-Application Meeting	
09/14/20	Staff conducted a pre-application meeting to discuss the submittal requirements for a Special Use Permit application.

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

Field Check	
10/30/20	Staff performed a routine field check of the subject site. The site was well-maintained and staff did not observe any graffiti or trash.

Details of Application Request	
Site Area	
Net Acres	2.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed [Convenience Store]	PCD (Planned Community Development)	PD (Planned Development)
North	Gravel Pit		U (Undeveloped)
South	Single Family, Detached		PD (Planned Development)
East	Single Family, Attached	MLA (Medium Low Attached Residential Density)	R-PD12 (Residential Planned Development – 12 Units Per Acre)
West	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Cliff Shadows Parkway	Collector	Master Plan of Streets and Highways Map	80	Y
Lone Mountain Road	Primary Arterial		40	N*

**Half street improvements have only been completed for the southern half of Lone Mountain Road.*

NE

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	
Convenience Store	4,620 SF	1:175	27				
Grocery Store with Alcohol	No additional parking required beyond that which is required for the principal use(s) on the site.						
TOTAL SPACES REQUIRED			27		34		Y
Regular and Handicap Spaces Required			25	2	32	2	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit - package liquor sales

Project Address (Location) 10591 West Lone Mountain Road

Project Name Terrible Herbst Market **Proposed Use** SUP Liquor Sales

Assessor's Parcel #(s) 137-01-101-030 **Ward #** 4 - Anthony

General Plan: Existing LM PC-VC Proposed _____ **Zoning:** Existing PD- Proposed same

Additional Information _____

Property Owner CS 4015 LLC Contact Corey Morley

Address 10591 West Lone Mountain Road City Las Vegas State _____ Zip _____

E-mail morleyz@aol.com Phone _____

Applicant Terrible Herbst Contact _____

Address PO BOX 93417 City Las Vegas State NV Zip 89193

E-mail _____ Phone _____

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South 4th Street City Las Vegas State NV Zip 89101

E-mail Lora@brownlawlv.com Phone (702) 598-1408

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

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

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

Partner(s) _____

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

Property Owner Signature Corey Morley

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

Print Name COREY MORLEY

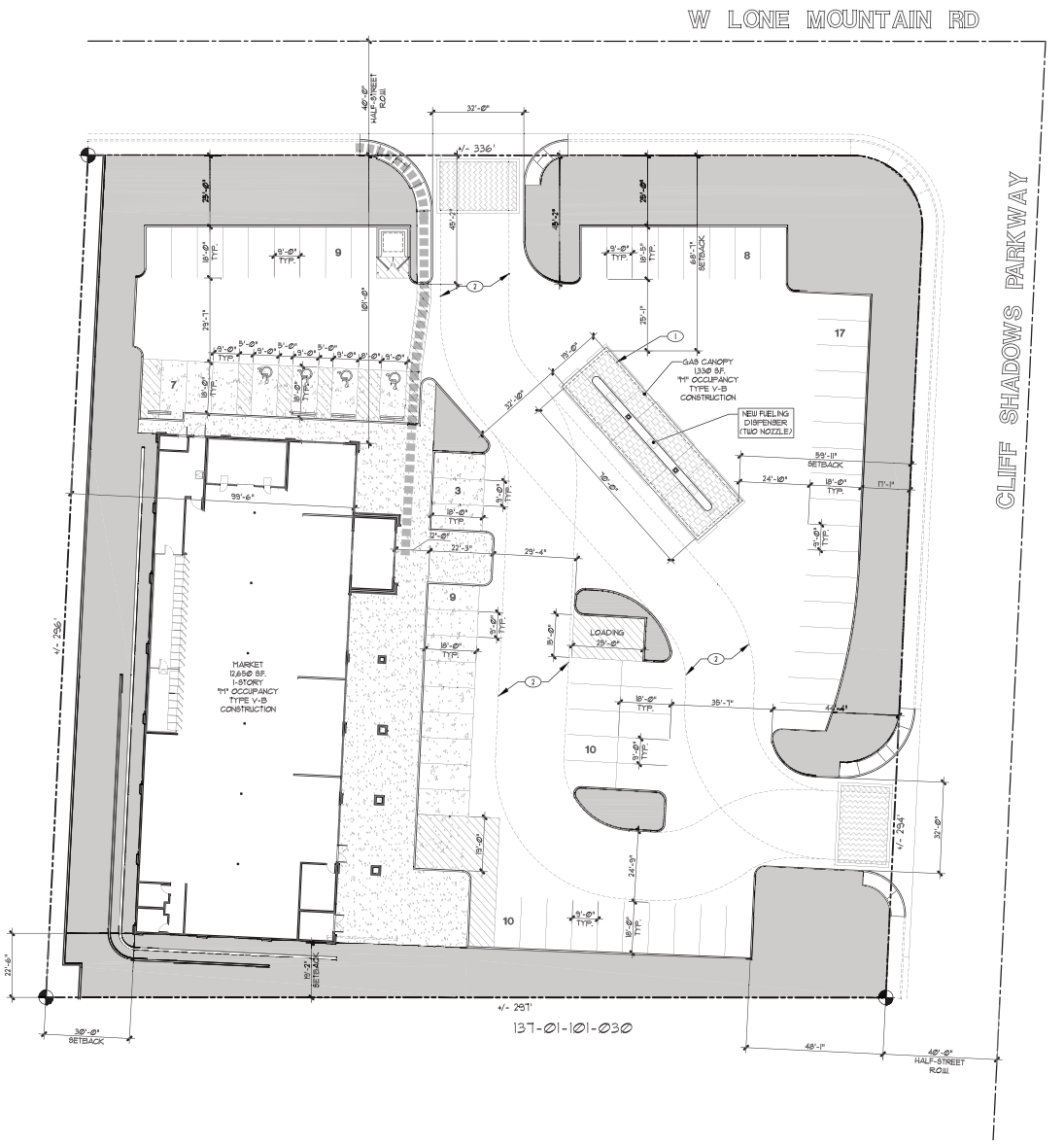
Subscribed and sworn before me

This 21st day of September, 20 20

Notary Public in and for said County and State

20-0197
09/21/2020

CAITLIN MATTHEWS
Notary Public-State of Nevada
APPT. NO. 17-3095-1
My Appt. Expires 08-23-2021



COD ANALYSIS SITE PLAN

SCALE: 1"=20'-0"

0 5 10 15 20 40 60

BASIS OF DESIGN - GAS CANOPY

ADOPTED CODES - CITY OF LAS VEGAS:

2012 INTERNATIONAL BUILDING CODE
2012 SOUTHERN NEVADA AMENDMENTS
2012 INTERNATIONAL FIRE CODE AMENDMENTS
2012 UNIFORM PLUMBING CODE
2012 UNIFORM MECHANICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2011 NATIONAL ELECTRICAL CODE
2009 ICC/ANSI A117.1

USE AND OCCUPANCY CLASSIFICATION - IBC CHAPTER 3

MERCANTILE GROUP M - SECTION 309

USE: MOTOR FUEL DISPENSING FACILITY

GENERAL BUILDING HEIGHTS AND AREAS - IBC CHAPTER 5

ALLOWABLE HEIGHT AND BUILDING AREAS - TABLE 503

TYPE OF CONSTRUCTION:	TYPE VB
ALLOWABLE HEIGHT:	40'-0"
PROPOSED HEIGHT:	15'-6"
ALLOWABLE AREAS:	1 STORY, 9,000 SF.
PROPOSED AREAS:	1 STORY, 1,330 SF.

TYPES OF CONSTRUCTION - IBC CHAPTER 6

CONSTRUCTION CLASSIFICATION - SECTION 602

TYPE V-B CONSTRUCTION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS - TABLE 601

STRUCTURAL FRAME:	0 HOURS
BEARING WALLS EXTERIOR:	0 HOURS
BEARING WALLS INTERIOR:	0 HOURS
NONBEARING WALLS EXTERIOR:	SEE TABLE 602
NONBEARING WALLS INTERIOR:	0 HOURS
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS

FIRE PROTECTION SYSTEMS - IBC CHAPTER 9

WHERE REQUIRED - SECTION 903.2

REQUIRED:	NO
PROVIDED:	NO

MEANS OF EGRESS - IBC CHAPTER 10

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT - TABLE 1004.1.1

MERCANTILE:	300 SF. (STORAGE)
TOTAL OCCUPANT LOAD:	5 OCCUPANTS

LEGEND

ACCESSIBLE ROUTE - 1:20 MAX. RUN SLOPE 1:48 MAX. CROSS SLOPE

NEW LANDSCAPE AREA REFER TO LANDSCAPE

SITE VISIBILITY ZONE

KEYNOTES

1. LINE OF CANOPY OVERHANG ABOVE AT + 16'-0"
2. FIRE TRUCK ACCESS ROUTE

PARKING

PARKING - UNIFIED DEVELOPMENT CODE TITLE 19-CHAPTER 6.1.2

19.06.1.2-TABLE 1 4 2 - PARKING STALL SIZE/ANGLE PARKING

STANDARD CAR - 90 DEGREE
9'-0" x 18'-0" WITH 24'-0" DRIVE FOR TWO WAY TRAFFIC.

19.12.06.0 - PARKING REQUIREMENTS

REQUIRED = 52
PROVIDED = 74

ACCESSIBLE PARKING SPACES
PARKING AND PASSENGER LOADING FACILITIES - IBC SECTION 1106

TOTAL PARKING 76 TO 100
REQUIRED = 4 ACCESSIBLE SPACES
PROVIDED = 4 ACCESSIBLE SPACES

ONE VAN ACCESSIBLE SPACE WITH A MINIMUM VERTICAL CLEARANCE OF NINETY-EIGHT (98) INCHES SHALL BE PROVIDED FOR EVERY SIX ACCESSIBLE PARKING SPACES, OR FRACTION THEREOF.

REQUIRED = 1 VAN ACCESSIBLE SPACE
PROVIDED = 1 VAN ACCESSIBLE SPACE

20-0197
09/21/2020

ARCHITECT:

Richardson Wetzel Architects
4300 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone: 702.736.8822
RWA-design.com

CONSULTANT:

All drawings, specifications and other documents, including those in electronic form, furnished by the Architect and the Architect's consultants are instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. In addition, drawings and specifications remain the property of the Architect. Copies of the drawings and specifications retained by the Owner may be utilized only for the Owner's use and for occupying the Project for which they were prepared, and not for the construction of any other Project.

PROJECT:

HERBST MARKET LONE MTN. / CLIFF SHADOWS

ADDRESS:
10591 W. LONE MOUNTAIN ROAD
LAS VEGAS, NV 89129

OWNER:
CS 4015 LLC

JURISDICTION:
LAS VEGAS, NEVADA

APN:
137-01-101-030

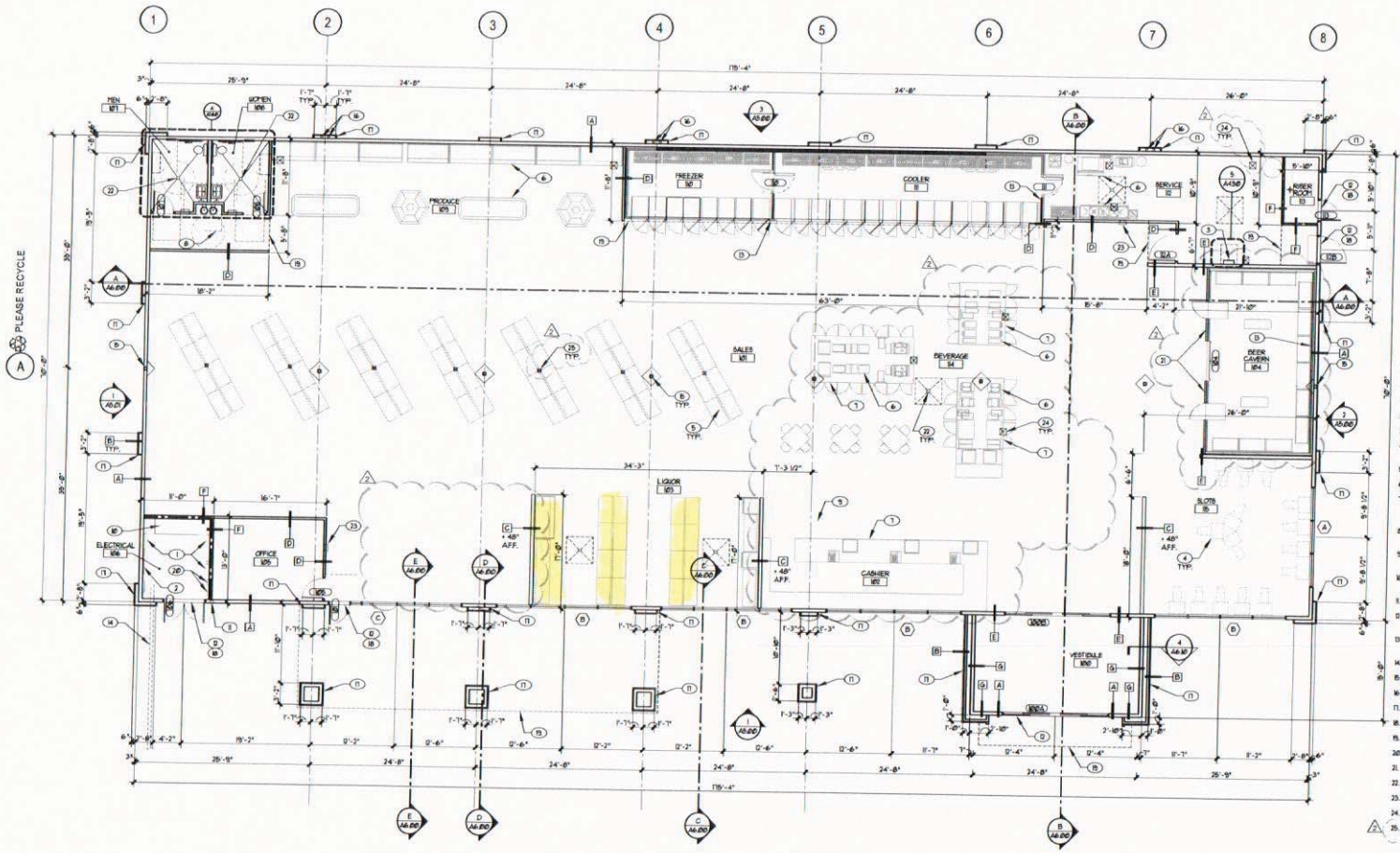
SEAL:

REVISION:

PROJECT #: 16-067
DATE: 17 SEP 20

SHEET TITLE:
CODE ANALYSIS SITE PLAN

SHEET NUMBER:
G1.00



GENERAL NOTES

A. CONTRACTOR SHALL PROVIDE REQUIRED STUD BACKING WHERE REQUIRED FOR TOILET ACCESSORIES, FIXTURES, CASEWORK, EQUIPMENT, ALL HVAC EQUIPMENT, ETC. ALL SUPPORTS SHALL BE CUT BETWEEN STUDS SO THAT FACE OF SUPPORT IS FLUSH WITH WALL STUD. ALL WOOD BLOCKING SHALL BE FIRE-TREATED. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION AND TYPE AND SPACING OF FASTENERS.

B. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SHEATING OR MASONRY (ALIGN FACE OF SHEATHING WITH EDGE OF SLAB.) CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

C. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF FRAMING UNLESS NOTED OTHERWISE.

D. ALL DOOR FRAMES SHALL BE 3" MIN. FROM THE HINGE SIDE OF FRAME TO AN ADJACENT WALL UNLESS NOTED OTHERWISE. VERIFY ALL ADA CLEARANCES.

E. PROVIDE METAL CORNER BEAD AT ALL GYPSUM BOARD CORNERS.

F. PROVIDE WATER-RESISTANT GYPSUM BOARD ON WALLS BEHIND PLUMBING FIXTURES PER IBC SECTION 2509.

G. REFER TO STRUCTURAL DRAWINGS FOR ALL WALL FLOOR ANCHOR AND TOP OF WALL ANCHOR TO STRUCTURE ABOVE.

H. FOR ROOM FINISHES SEE A2.3/0.

I. ALL INTERIOR WALL TYPES ARE 4½ UNLESS NOTED OTHERWISE.

J. FOR DOOR INFORMATION - REFER TO DOOR SCHEDULE A2.3/0.

K. FOR WINDOW INFORMATION - REFER TO WINDOW TYPES A2.3/0.

L. FOR WALL TYPES SEE SHEET A2.5/0.

M. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN IBC SECTIONS 717.2.2 THROUGH 717.2.7.

N. INSTALL WGA BACKING AT ALL WALL MOUNTED ITEMS - EXTEND OVER (3) STUDS MIN. (TYPICAL THROUGHOUT)

O. INSTALL CONTINUOUS SEALANT BETWEEN ALL DISSIMILAR MATERIALS.

WALL LEGEND

- FRAMED WALL - SEE WALL TYPES
- FRAMED WALL WITH INSULATION - SEE WALL TYPES
- EXTERIOR WALL WITH STONE VENEER - SEE WALL TYPES
- 1 HR RATED FIRE WALL - SEE WALL TYPES
- PARTIAL HEIGHT WALL - SEE WALL TYPES

KEYNOTES

1. ELECTRICAL EQUIPMENT - REFER TO ELECTRICAL.
2. TELEPHONE BOARD.
3. ROOF ACCESS LADDER - SEE DETAILS 4 AND 5/A4.5/0.
4. SLOT MACHINE PER OWNER SPECIFICATION. AN ACCESSIBLE MACHINE SHALL BE PROVIDED WITH A REMOVABLE CHAIR FOR WHEELCHAIR ACCESS.
5. DISPLAY RACKS PER OWNER SPECIFICATION.
6. KITCHEN EQUIPMENT - REFER TO FOOD SERVICE DRAWINGS.
7. FOR ALL CASEWORK REFER TO OWNER SUPPLIED CASEWORK DRAWINGS. ALL SALES AND SERVICE COUNTERS SHALL COMPLY WITH ICC/ANSI A117.1-2009, SECTION 904. ALSO REFER TO KEY NOTE 9.
8. CLEAR FLOOR SPACE AT DRINKING FOUNTAINS SHALL COMPLY WITH ICC/ANSI A117.1-2009, SECTION 602.
9. CLEAR FLOOR SPACE AT SALES AND SERVICE COUNTERS SHALL COMPLY WITH ICC/ANSI A117.1-2009, SECTION 904.3.1 PARALLEL APPROACH.
10. CONCRETE HOUSEKEEPING PAD FOR SWITCHGEAR EQUIPMENT - REFER TO ELECTRICAL.
11. FIRE DEPARTMENT KEY BOX LOCATION - MOUNT 6'-0" ABOVE FINISH GRADE.
12. ½" FIBER EXPANSION JOINT - HOLD DOWN 1/4" AND FILL WITH SEALANT TYPICAL AT BOTH ENTRANCES.
13. OWNER SUPPLIED WALK-IN COOLER/FREEZER SHALL BE MANUFACTURED AND INSTALLED PER IBC SECTION 2603 FOAM PLASTIC INSULATION.
14. CONDUIT SLEEVE FOR IRRIGATION CONTROL BOX - RUN TO IRRIGATION VALVE.
15. STEEL COLUMN - REFER TO STRUCTURAL.
16. ROOF DRAIN LEADER PIPING DOWN IN WALL FURRING - REFER TO PLUMBING.
17. STONE VENEER (SV-1) (TYP. WHERE SHOWN).
18. THRESHOLD (TYP. AT ALL EXTERIOR DOORS).
19. LINE OF WALL OR OVERHANG (ABOVE).
20. FUEL SYSTEM EQUIPMENT - BY OTHERS.
21. STONE VENEER (SV-2) (TYP. WHERE SHOWN).
22. FLOOR DRAIN - REFER TO PLUMBING. SLOPE FLOOR DRAIN 1/8"/FT.
23. FIRE EXTINGUISHER-2-A, 10-B-C, WITH SEMI-RECESSED CABINET.
24. FLOOR SINK - REFER TO PLUMBING.
25. ELECTRICAL FLOOR BOX - REFER TO ELECTRICAL AND KITCHEN DRAWINGS. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO POURING SLAB.

SUP PACKAGED LIQUOR

SUP-69197
10/5/2020

ARCHITECT:
Richardson Wetzel Architects
4300 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone: 702.736.8822
RWA-design.com

CONSULTANT:

All drawings, specifications and other documents, including those in electronic form, furnished by the Architect and the Architect's consultants are instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. All addition, drawings and specifications remain the property of the Architect. Copies of the drawings and specifications retained by the Owner may be used by the Owner for the Owner's use and for occupying the Project for which they were prepared, and not for the construction of any other Project.

PROJECT:

HERBST MARKET LONE MTN. / CLIFF SHADOWS

ADDRESS:
10591 W. LONE MOUNTAIN ROAD
LAS VEGAS, NV 89129

OWNER:
CS 4015 LLC

JURISDICTION:
LAS VEGAS, NEVADA

APN:
137-01-101-030

SEAL:

REVISION:
1 10.31.18 OWNER CHANGES

PROJECT #: 16-067
DATE: 2 APR 18

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A2.00

Planning Commission Page 384

20-0197
09/21/2020



20-0197-SUP1 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC
10591 WEST LONE MOUNTAIN ROAD

10/12/2020



20-0197-SUP1 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC
10591 WEST LONE MOUNTAIN ROAD

10/12/2020



20-0197-SUP1 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC
10591 WEST LONE MOUNTAIN ROAD

10/12/2020



20-0197-SUP1 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC
10591 WEST LONE MOUNTAIN ROAD

10/12/2020



20-0197-SUP1 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC
10591 WEST LONE MOUNTAIN ROAD

10/12/2020



20-0197-SUP1 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC
10591 WEST LONE MOUNTAIN ROAD

10/12/2020



20-0197-SUP1 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC
10591 WEST LONE MOUNTAIN ROAD

10/12/2020



20-0197-SUP1 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC
10591 WEST LONE MOUNTAIN ROAD

10/12/2020

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520
TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

September 21, 2020

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Special Use Permit – package liquor sales within neighborhood market 10591 West Lone Mountain Road 137-01-101-030

To whom it may concern:

On behalf of Herbst Market we request your consideration to allow the sale of retail package liquor within an existing grocery store. Herbst Market is an approximate 12,000 square foot grocery store that opened summer 2019. The majority of shelf space is dedicated to perishable products within the deli, dairy, meats, sandwich station and produce sections. Dry goods, a beverage station and housewares are also on-site. The store is further divided into departments including a gaming area, beer cave and an approximate 900 square foot area used as a seating area that is furnished with TV's. Outdoors there is a dog station with benches, shaded tables and auxiliary fueling pumps.

In the year since operations began, the operator has noted that the indoor seating area is under used. Also, patrons have been enquiring about the availability of packaged liquor. In an effort to place the package liquor under close supervision of employees, the area adjacent to the cash registers is suitable. The market would therefore like to modify the current floor plan to reduce the seating area by approximately 2/3 and use the area for shelving packaged liquor. Please see this delineated on the floorplan portion of the submittal.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

20-0197
09/21/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0197-SUP1

SUBJECT: APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Corey Morley — Signature

12/3/20 — Date

COREY MORLEY — Please Print Name

CS4015LLC — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
ITEM 19

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.

20-0197-SUP1

Planning Commission Meeting of **12/08/2020**

PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

20-0197-SUP1
13701111042
ANDREWS JOHN & BETHANY FAMILY TRUST
ANDREWS JOHN & BETHANY TRS
10642 CLIFF RIDGE AVE
LAS VEGAS NV 89129-3236

125 HRDFNP1 89129

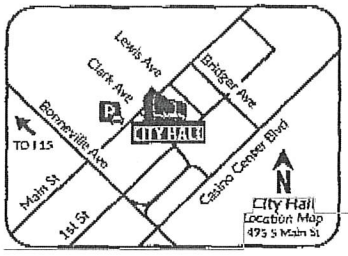
Submitted after final agenda

19p

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



was to be at most a limited gas station / conv store
now a liquor store? residential area

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.
20-0197-SUP1
Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701112044
CARDOZA LEONARD REV LIV TR
CARDOZA LEONARD TRS
10409 GLOWING COVE AVE
LAS VEGAS NV 89129-3243

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

125 HRDFNP1 89129

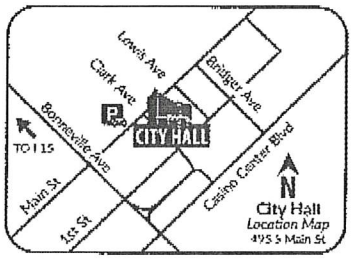
19P

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

Was to be at most a limited gas station/conv. store now a liquor store? in residential area



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.

20-0197-SUP1
Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701110011
CARDOZA LEONARD REVOCABLE LIV TR
CARDOZA LEONARD TRS
10409 GLOWING COVE AVE
LAS VEGAS NV 89129-3243

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

125 HRDFNP1 89129

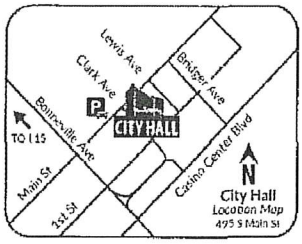
19p

p.1
702-697-0021
Dec 03 20 04:52p Marilyn Mattson

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



NO!

RECEIVED
DEC 08 2020
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.

20-0197-SUP1
Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701112031
MATTSON MARILYN JOY & NORMAN H JR
MATTSON TERRI L
10505 GLOWING COVE LN
LAS VEGAS NV 89129-3209

125 HADFNP1 89129

19p

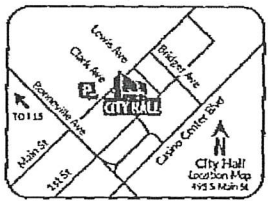
P 1/1

T1425 7028391591 >> City of Las Vegas

2020-12-02 12:32

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

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.
20-0197-SUP1
Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

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

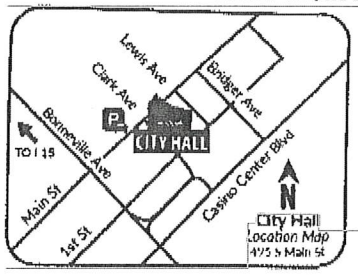
20-0197-SUP1
13701115037
STENNES TRACEY A
10566 NORDIC CLIFF AVE
LAS VEGAS NV 89129-3324

125 HRDFNP1 89129

19P

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

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.

20-0197-SUP1

Planning Commission Meeting of **12/08/2020**

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

Do you want a liquor store next to your home? Neither do Our neighbors! This is too close to residential!

20-0197-SUP1
13701110003
SCHULTZ CINDY L
10528 MORNING DROP AVE
LAS VEGAS NV 89129

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

LAS VEGAS NV 890

12/01/2020 16:20 7029122661 MEINEKE2656 PAGE 01

19P

PAGE 01

RICHARD AMREIN

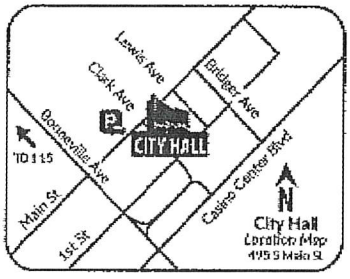
9167215241

12/01/2020 08:35

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
DEC 08 2020
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.

20-0197-SUP1

Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701114007
AMREIN RICHARD F & BARBARA L
8008 RUSCH DR
CITRUS HEIGHTS CA 95621-1326

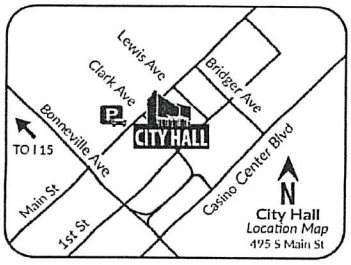
19p

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
DEC 07 2020
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.

20-0197-SUP1

Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701115042
STRAUSER NED C & LUANNE
4718 MAGIC PEAK CT
LAS VEGAS NV 89129

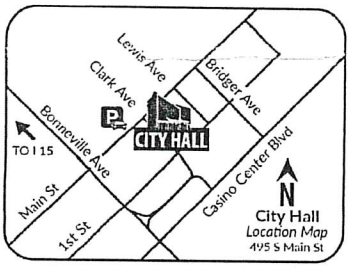
125 HRDFNP1 89129

19P

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
DEC 0 3 2020
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.

20-0197-SUP1

Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701212013
ERICSON RICHARD N & LYNDA
4517 HARVEST NIGHT ST
LAS VEGAS NV 89129-3230

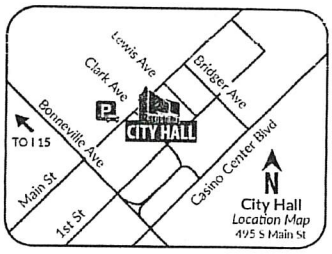
125 HRDFNP1 89129

19P

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
DEC 07 2020
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.
20-0197-SUP1
Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701112030
D'AMICO ANTONIO P & BARBARA L
10509 GLOWING COVE AVE
LAS VEGAS NV 89129-3209

(Comment on back of card.)

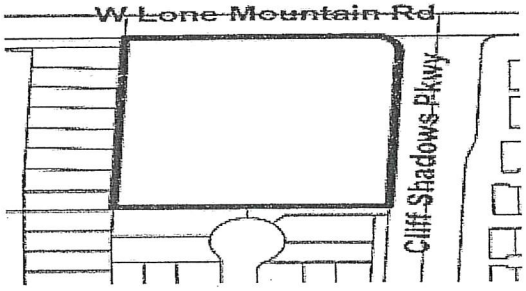
125 HRDFNP1 89129

Application Information

20-0197-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 12,000 SQUARE-FOOT LIQUOR SALES USE at 10591 West Lone Mountain Road (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony).

Residents chose this area for the pure air quality, absence of traffic, and safety of the area. A liquor store would negatively impact local demographics.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***12/08/2020***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

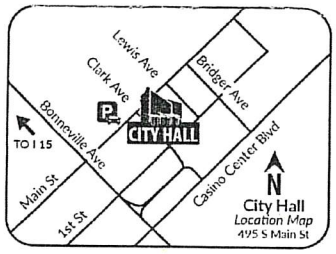
Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

19P

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
DEC 07 2020
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.
20-0197-SUP1
Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701123002
CANALES ANGELA I S & AARON C
4600 PLUM BUTTON ST
LAS VEGAS NV 89129

125 HRDFNP1 89129

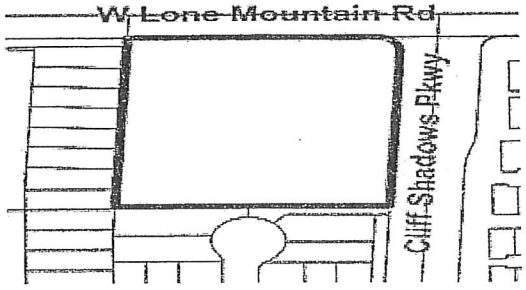
Application Information

20-0197-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 12,000 SQUARE-FOOT LIQUOR SALES USE at 10591 West Lone Mountain Road (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony).

We are opposing this permit for the proposed liquor sales use in our neighborhood. My husband and I are both retired military. Like many others, work moved us to Las Vegas. Our #1 reason when looking for a home is the safety of the neighborhood because we have minor children. The safety and welfare of our children as well for the ones who attend the elementary school and church that are in the vicinity are grossly hindered. In addition, if approved, would add to the existing night-time noise and vandalism. Not to mention everyone knows the correlation of neighborhood liquor stores and crime. It would be the start of the decline of our neighborhood in which we do NOT want. For the these reasons, we OPPOSE this request.

Respectfully,
Angela & Aaron Canales

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*12/08/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

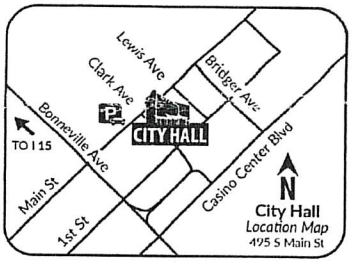
Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

19P

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
DEC 03 2020
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.

20-0197-SUP1

Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701111010
REYNOLDS CAROL JEAN
10634 ALPINE FROST CT
LAS VEGAS NV 89129

125 HRDFNP1 89129

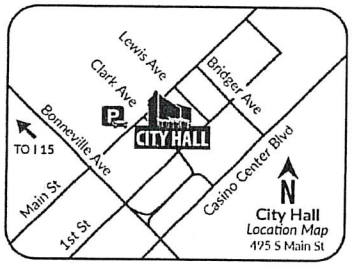
Submitted after final agenda

19A

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
DEC 07 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

20-0197-SUP1
Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701112021
JACQUE GARY S & TERRI M
10508 MORNING DROP AVE
LAS VEGAS NV 89129-3223

125 HRDFNP1 89129

19A

19

Form Name:	Planning Application Comments 2020
Submission Time:	November 29, 2020 9:00 pm
Browser:	Chrome Mobile 84.0.4147.89 / Android
IP Address:	98.181.156.43
Unique ID:	711845292
Location:	37.750999450684, -97.821998596191

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0197
Position	I OPPOSE the project and all related applications.
Name	warren carlson
Residential or Business Address	4744 Trailhead Mesa St 4744 Trailhead Mesa St Las Vegas, NV 89129
Phone	(714) 209-6475
Email	wargeocarl@gmail.com

Submitted at Planning Commission

Date 12/8/2020 Item 19

Comments

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 7:18 am
Browser:	Safari 14.0.1 / OS X
IP Address:	75.175.154.137
Unique ID:	712011907
Location:	45.658298492432, -108.3842010498

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0197
Position	I OPPOSE the project and all related applications.
Name	Veronica Fuller
Residential or Business Address	10654 Steamboat Rock CT Las Vegas, NV 89129
Phone	(702) 523-2647
Email	Roney1275@yahoo.com
Comments	There's no need or want to have a 12,000 square-foot space for liquor in our neighborhood. There's a Lee's and Total Wine about 3 miles from us plus a neighborhood Walmart store about a mile away. PLEASE do not approve this request. Thank you

Stacey Campbell

From: M G <mgulotta@live.com>
Sent: Tuesday, December 8, 2020 10:29 AM
To: Meeting Comments
Subject: 20-0197-SUPI Planning Commission Meeting for Dec 8, 2020
Attachments: SPS0420120716540.pdf

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Hello,

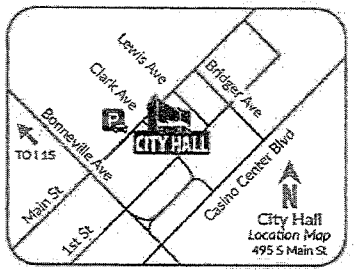
Please share this with Council Rep Stavros for the Planning Commission Meeting for Dec 8, 2020.

Thank you for your time,
Michele Gulotta

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0197-SUP1

Planning Commission Meeting of **12/08/2020**

20-0197-SUP1
13701115034
GULOTTA MICHELE D
10557 MIDNIGHT GLEAM AVE
LAS VEGAS NV 89129

125 HRDFNP1 89129

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 11:08 am
Browser:	Chrome 87.0.4280.66 / Windows
IP Address:	205.163.134.249
Unique ID:	712147405
Location:	29.748199462891, -95.490898132324

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0197
Position	I SUPPORT the project and all related applications.
Name	Jeff Jirsa
Residential or Business Address	10654 Little Horse Creek Ave Las Vegas, NV 89129

Form Name:	Planning Application Comments 2020
Submission Time:	November 27, 2020 9:06 pm
Browser:	Safari 14.0.1 / OS X
IP Address:	68.229.49.229
Unique ID:	711336658
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0197-s
Position	I OPPOSE the project and all related applications.
Name	Peter Rosado
Residential or Business Address	4740 Trailhead Mesa Street Las Vegas, NV 89129
Phone	(702) 482-9512
Email	Peter_rosado@msn.com
Comments	Good Evening, Many people in the communities adjacent to this monstrosity fought against it back in 2017. After reaching out to the councilman, meetings were held, and letters were sent to the council members. The requester came back with "concessions" (a market instead of a full gas station with a car wash and limited hours of operation and a fixed number of pumps, lighting that was supposed to be less intrusive). People were still against it; members of the community expressed their concern and spoke in the council meeting. Unfortunately, it all fell on deaf ears. The project was approved, anyhow. A relatively short time later, they requested to get back all they wanted back in 2017 that the community fought against this. They went back asking 24hr operation and more pumps; the pumps got approved the 24hrs did not. Now they want to sell liquor. It is bad enough that I cannot open my windows at night without the light from the establishment blaring into my windows. There are significant light and noise pollution (cars screeching) at all times during the night when people are trying to rest. They want to sell liquor with all the potential problems that will bring to what was once a relatively quiet corner in the northwest. There is a Walmart less than five (5) minutes away at Cheyenne and 215. Please do not approve this; it is unnecessary and will continue to degrade the quality of living for the community members around this establishment. Thank you.

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 8:19 am
Browser:	Firefox 83.0 / Windows
IP Address:	98.182.205.236
Unique ID:	712049543
Location:	37.750999450684, -97.821998596191

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0197
Position	I OPPOSE the project and all related applications.
Name	Jeffery Smith
Residential or Business Address	4609 Rising Cove Street Las Vegas, NV 89129
Phone	(424) 209-7157
Email	yoopersmith@gmail.com
Comments	I oppose the 24 hour operation request due to increased vehicle noise and light pollution to residents near the business.

Form Name:	Planning Application Comments 2020
Submission Time:	November 29, 2020 4:38 pm
Browser:	Safari 14.0.1 / OS X
IP Address:	72.206.62.19
Unique ID:	711773556
Location:	36.144298553467, -115.27940368652

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0197
Position	I OPPOSE the project and all related applications.
Name	YORGHO TRIANTAPHYLLOU
Residential or Business Address	4748 TRAILHEAD MESA ST LAS VEGAS, NV 89129

Form Name:	Planning Application Comments 2020
Submission Time:	November 29, 2020 12:16 pm
Browser:	Chrome 87.0.4280.66 / Windows
IP Address:	68.104.67.73
Unique ID:	711713479
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0197-S
Position	I OPPOSE the project and all related applications.
Name	Sue Warnke
Residential or Business Address	3648 Gainsville St. Las Vegas, NV 89129
Phone	(702) 588-9862
Email	warnkesue@gmail.com
Comments	The residents of this area protested the building of Terrible Herbst marketplace in 2017. We were able to get some concessions, but it looks like the company is trying to expand and go against the original items that we negotiated they not be able to do (car wash, 8 gas pumps, 24 hours). I am not sure what the plan is, but I do object to them being able to sell liquor.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
20

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

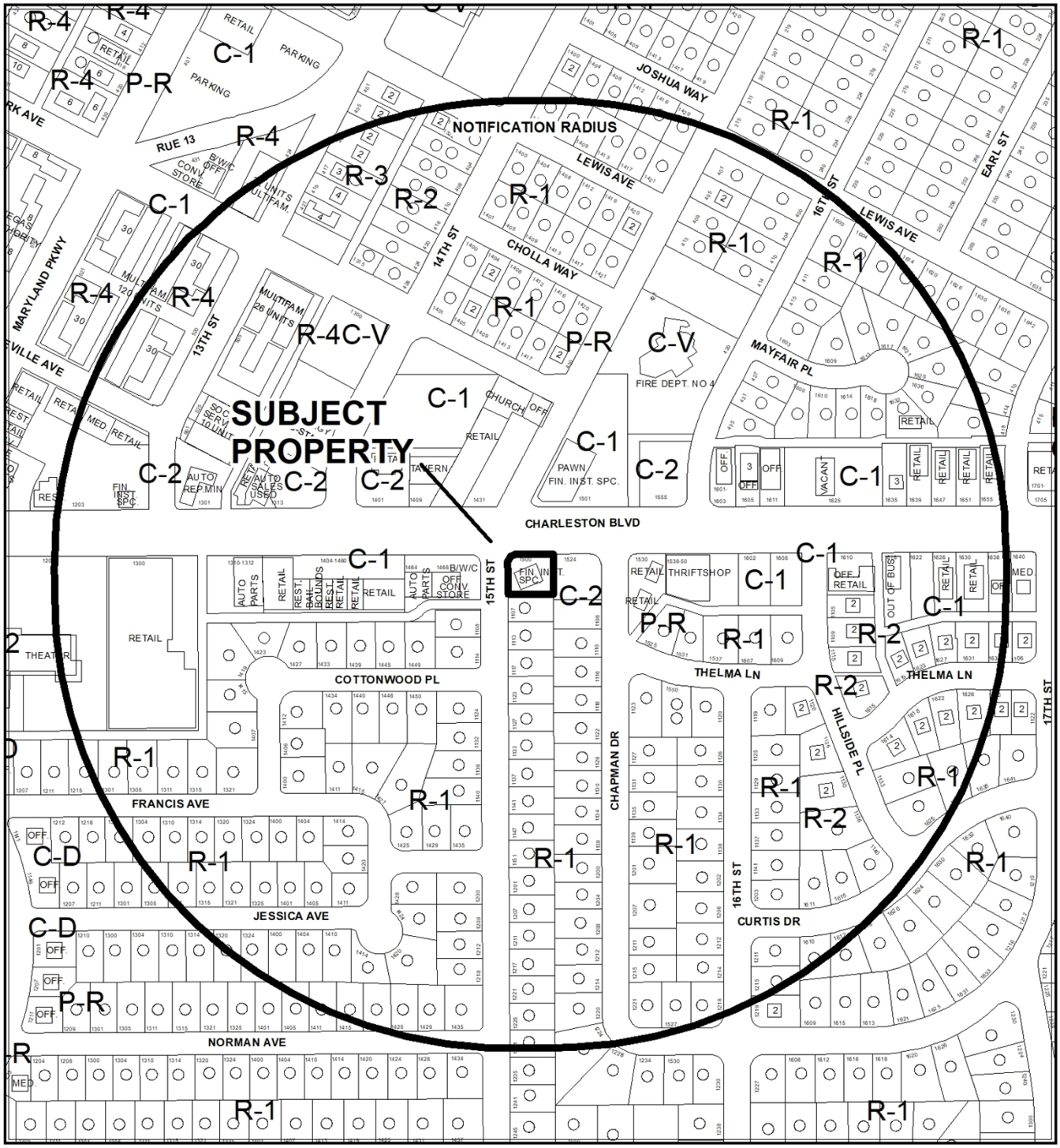
SUBJECT:
20-0220-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1500 East Charleston Boulevard (APN 162-02-110-009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	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 Protest/Support Postcards
7. Submitted at Meeting - E-comments



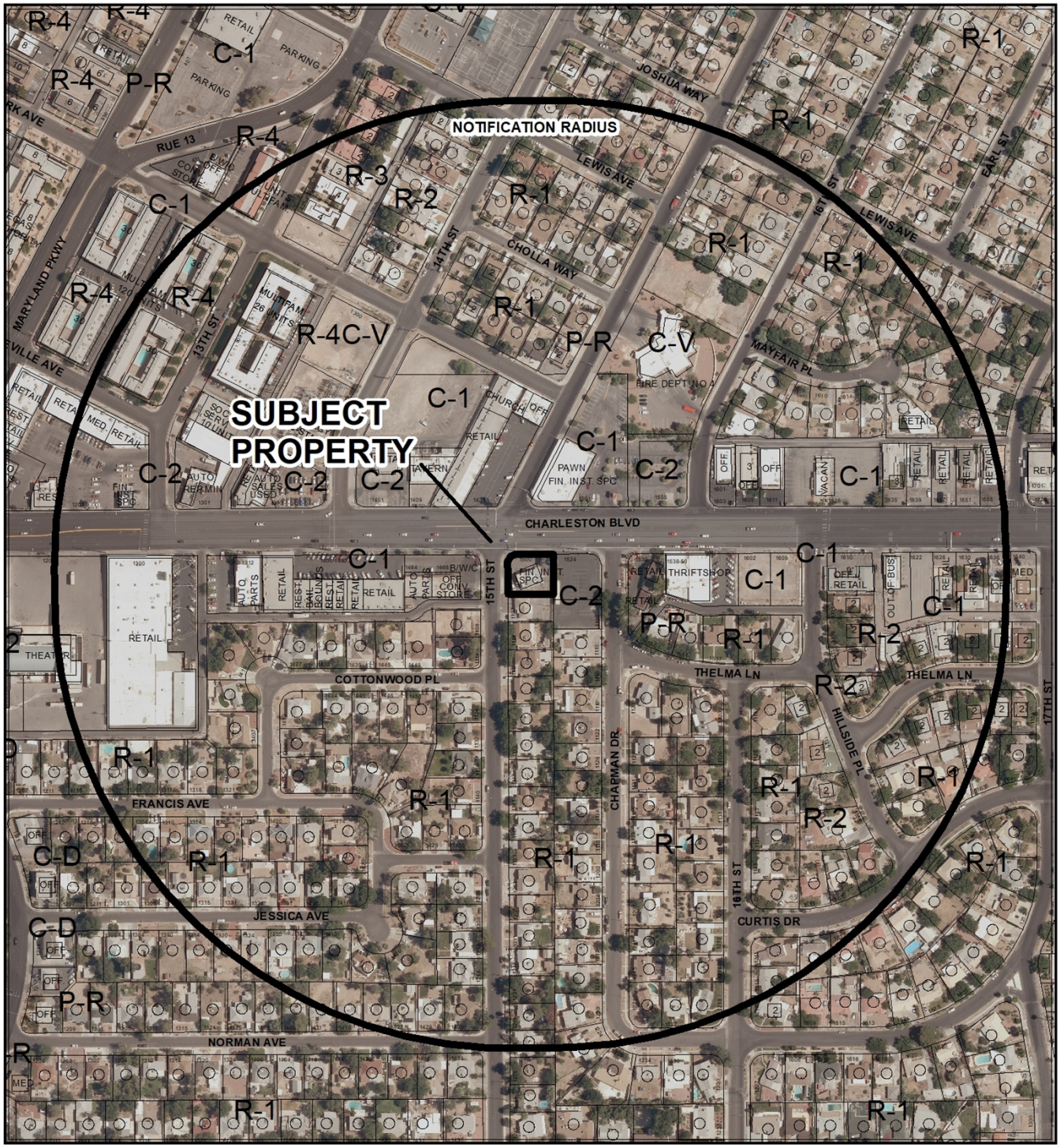
0 250 500 Feet

CASE: **20-0220-SUP1**

RADIUS: 1000 FEET

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

N



0 250 500 Feet

CASE: **20-0220-SUP1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0220-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 668

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0220-SUP1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Tattoo Parlor/Body Piercing Studio use within an existing 1,336 square-foot commercial building at 1500 East Charleston Boulevard.

ISSUES

- The Tattoo Parlor/Body Piercing Studio use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The subject tenant space is located within an existing 1,336 square-foot commercial building, which is located within the C-1 (Limited Commercial) zoning district. Within the C-1 (Limited Commercial) zoning district a Special Use Permit is required for the proposed Tattoo Parlor/Body Piercing Studio use.

The Tattoo Parlor/Body Piercing use is defined as “An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment.”

There are no Minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing use. The proposed use meets the definition of a Tattoo Parlor/Body Piercing Studio as the applicant is proposing to create skin art (tattoo’s) on his clients. As the use is consistent with uses generally associated in the C-1 (Limited Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding area, staff recommends approval of this request. If denied the Tattoo Parlor/Body Piercing Studio use will not be allowed at the proposed location.

JB

FINDINGS (20-0220-SUP1)

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

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

   The proposed Tattoo Parlor/Body Piercing Studio use will be placed within an existing commercial development surrounded by commercial uses to the north, west and east; and single family residential homes to the south. The proposed use can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan and current zoning designations.

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

   The subject site is suitable for a variety commercial uses and services such as retail shopping and personal services. The proposed Tattoo Parlor/Body Piercing Studio is an appropriate use for site.

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 site has primary access from Charleston Boulevard, a 105-foot Primary Arterial as defined by the Master Plan of Streets and Highways and 15th Street a 60-foot wide Local Street as defined by Title 13. These streets can adequately accommodate the proposed Tattoo Parlor/Body Pierce Studio 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 use will undergo continuous health and business licensing inspections and conforms to the goals and objectives of the General Plan designation of C (Commercial). As such, the proposed use will not endanger the public health, safety, and welfare of the general population or be inconsistent with the objectives of the General Plan.

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

There are no Minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/11/08	A Code Enforcement Case (#CE-63216) was processed for temporary and window signs at 1500 East Charleston Boulevard. The case was resolved on 03/13/08.
05/07/08	A Code Enforcement Case (#CE-65347) was processed for graffiti on roof and back fence of building at 1500 East Charleston Boulevard. The case was resolved on 05/27/08.
08/12/09	A Code Enforcement Case (#CE-80777) was processed for graffiti at 1500 East Charleston Boulevard. The case was resolved on 08/27/09.
02/05/13	A Code Enforcement Case (#CE-12604) was processed for graffiti at 1500 East Charleston Boulevard. The case was resolved on 02/25/13.
04/28/20	A Code Enforcement Case (#CE20-02410) was processed for graffiti at 1500 East Charleston Boulevard. The case was resolved on 07/21/20.

Most Recent Change of Ownership	
04/22/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/12/97	A business license (N02-00011) was issued for a Non-Depository Lender (Speedee Cash Of Nevada Inc.) at 1500 East Charleston Boulevard. The license was marked inactive on 10/28/19.
02/24/16	A business license (G64-01126) was issued for a Business Space Rent or Lease (Five Talents Properties of NV, LLC) at 1500 East Charleston Boulevard. The license is still active.
03/20/19	A business license (G67-01365) was issued for a Wire Service (Western Union Financial Services) at 1500 East Charleston Boulevard. The license was marked inactive on 02/13/20.
07/29/20	A business license (G68-05184) was processed for a Tattoo Establishment (Stedfast) at 1500 East Charleston Boulevard. The license has not been issued pending approval of a Special Use Permit.

Pre-Application Meeting	
09/23/20	A pre-application meeting was held with the applicant to discuss the requirements for a Special Use Permit for a Tattoo/Body Piercing Studio.

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

Field Check	
10/30/20	During a routine site inspection, staff observed a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Building	C (Commercial)	C-1 (Limited Commercial)
North	Pawn Shop	C (Commercial)	C-1 (Limited Commercial)
South	Single Family Detached, Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
East	Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Auto Parts (Accessory Installation)	C (Commercial)	C-1 (Limited Commercial)
	General Retail, Other than Listed		

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 – Area 1	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	105	Y
15th Street	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio	1,336 SF	1:250	6				
TOTAL SPACES REQUIRED			6		6		Y
Regular and Handicap Spaces Required			5	1	5	1	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1500 East Charleston Blvd. Las Vegas, NV

Project Name STEDFAST Proposed Use TATTOO SHOP

Assessor's Parcel #(s) _____ Ward # 3

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

Additional Information _____

Property Owner Five Talents Properties of NV, LLC Contact Callie Mayville

Address P.O. Box 1534 City Niceville State FL Zip 32588

E-mail FiveTalentsLLC@gmail.com Phone 850-689-2899

Applicant MIGUEL ZAVALA Contact Miguel

Address 4150 OAKHILL AVE City LV State NV Zip 89121

E-mail STEDFASTTATTOO@GMAIL.COM Phone 702 572 9321

Representative SAME AS ABOVE Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

City Official _____ Partner(s) _____

Partner(s) _____

* I certify that I am the applicant and that the information submitted with the 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 the 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 Judith W. Ring

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

Print Name Judith W. Ring

Subscribed and sworn before me

This 30th day of September, 20 20

Okaloosa Florida

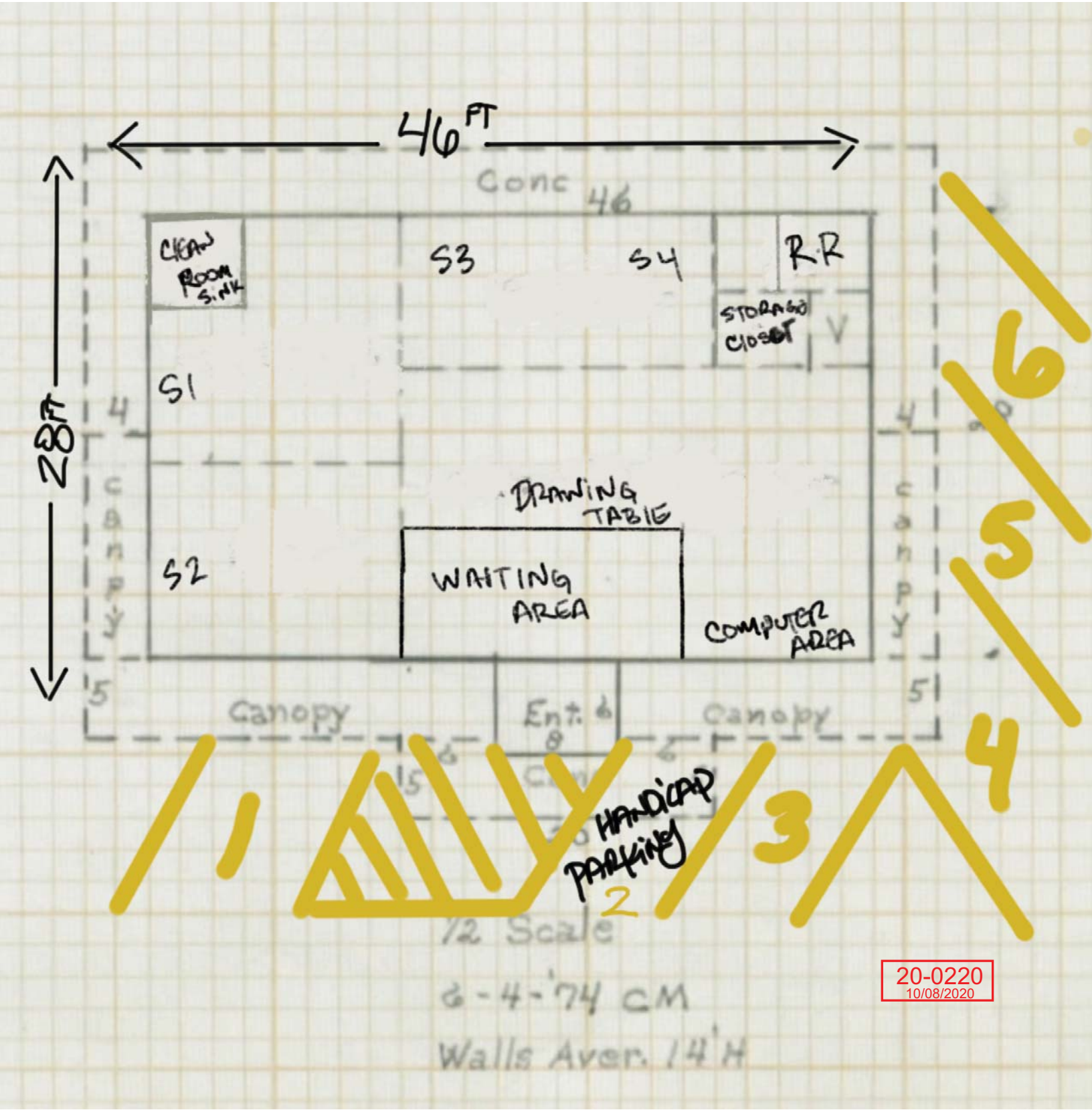
Notary Public in and for said County and State

Callie Mayville

CALLIE MAYVILLE
Commission # GG 196791
Expires March 14, 2022
Bonded Thru Budget Notary Services

20-0220
10/13/2020


1431
E CHARLESTON BLVD
1500
1524
1458
1110
COTTONWOOD PL
20-0220
10/08/2020



20-0220
10/08/2020



20-0220-SUP1 - APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC
1500 EAST CHARLESTON BOULEVARD

10/29/2020



20-0220-SUP1 - APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC
1500 EAST CHARLESTON BOULEVARD

10/29/2020



20-0220-SUP1 - APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC
1500 EAST CHARLESTON BOULEVARD

10/29/2020



20-0220-SUP1 - APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC
1500 EAST CHARLESTON BOULEVARD

10/29/2020



20-0220-SUP1 - APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC
1500 EAST CHARLESTON BOULEVARD

10/29/2020

PMA711 LLC

Dba: Steadfast
1500 E. Charleston Blvd
Las Vegas, Nevada 89104
702-572-9321

October 8, 2020

Justification Letter

My request is that I be granted a special use permit to be allowed to operate a tattoo shop business. Prior to us taking possession of the property, it was dirty, there were vagrants-homeless in, near and around the property al of which has been rectified. We have cleaned up the property, painted the inside, we are ready to paint the outside, and we believe that this will benefit the community and surrounding areas.

The tattoo business does not generally have employees due to the nature of the business, however from 10:00 a.m. to 10:00 p.m. we will supply a clean, safe and sanitary environment for licensed, insured, tattoo artists to practice their craft. We have space for 3-5 artists to use the premises at any one time.

This location is perfect for our request. This building has been a pawn shop, a loan establishment, and various other enterprises. It is time for this property to have new life and new use for the community. There is no requirement for new construction or modifications.

I have 20 plus years in this industry. I have worked in, managed, and owned other tattoo shops over the last twenty years, and they have all been successful enterprises and I thank you for your consideration.

MIGUEL ADRIAN ZAVALA
Operating Manager/Member

20-0220
10/08/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0220-SUP1

SUBJECT: APPLICANT: MIGUEL ZAVALA - OWNER: FIVE TALENTS PROPERTIES NV, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature

12-2-20
Date

MIGUEL A ZAVALA
Please Print Name

SFTP LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

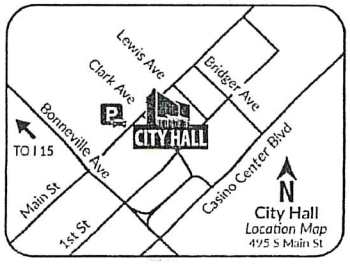
Submitted after final agenda
ITEM 20

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

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0220-SUP1

Planning Commission Meeting of **12/08/2020**

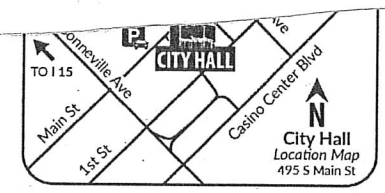
RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0220-SUP1
13832213086
STEPHEN & LOUISA L L C
12 FORREST WAY
MORRIS PLAINS NJ 07950

2 HRDFNP1 07950

Submitted after final agenda

20P



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.

20-0220-SUP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 0 3 2020
Dept of Planning
City of Las Vegas

20-0220-SUP1
13832213037
FORRESTER NORMAN MCCCLAVE TRUST
FORRESTER NORMAN M TRS
9101 ALTA DR # 406
LAS VEGAS NV 89145

59 HRDFNP1 89145

20P



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.

20-0220-SUP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 0 3 2020
Dept of Planning
City of Las Vegas

20-0220-SUP1
13832213038
FORRESTER NORMAN MCCLAVE TRUST
FORRESTER NORMAN MCCLAVE TRS
9101 ALTA DR # 406
LAS VEGAS NV 89145

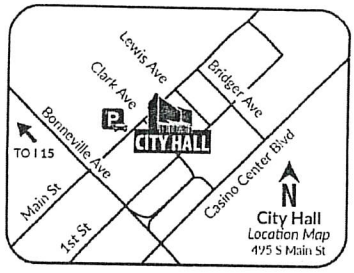
59 HRDFNP1 89145

20P
(x2)

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
DEC 07 2020
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.

20-0220-SUP1

Planning Commission Meeting of **12/08/2020**

20-0220-SUP1
13833224057
BARAJAS JUAN JR & ALEJANDRA
6141 ORANGE AVE # 35
CYPRESS CA 90630

64 HRDFNP1 90630

Submitted after final agenda

20A

20

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 12:25 pm
Browser:	Chrome Mobile 87.0.4280.66 / Android
IP Address:	172.58.75.173
Unique ID:	712186974
Location:	36.120098114014, -115.08769989014

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0220-S
Position	I OPPOSE the project and all related applications.
Name	HRISOULA Simos
Residential or Business Address	1415 Norman Ave 1415 Norman Ave Las Vegas, NV 89104
Phone	(702) 474-0826

Submitted at Planning Commission

Date 12/8/2020 Item 20

E-comments

20

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 8:03 am
Browser:	Mobile Safari / iOS
IP Address:	172.58.76.124
Unique ID:	712040065
Location:	33.385799407959, -111.87550354004

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0220
Position	I OPPOSE the project and all related applications.
Name	Laird Stuart
Residential or Business Address	1215 chapman drive Las vegas, NV 89104
Email	artstu@juno.com

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
21

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

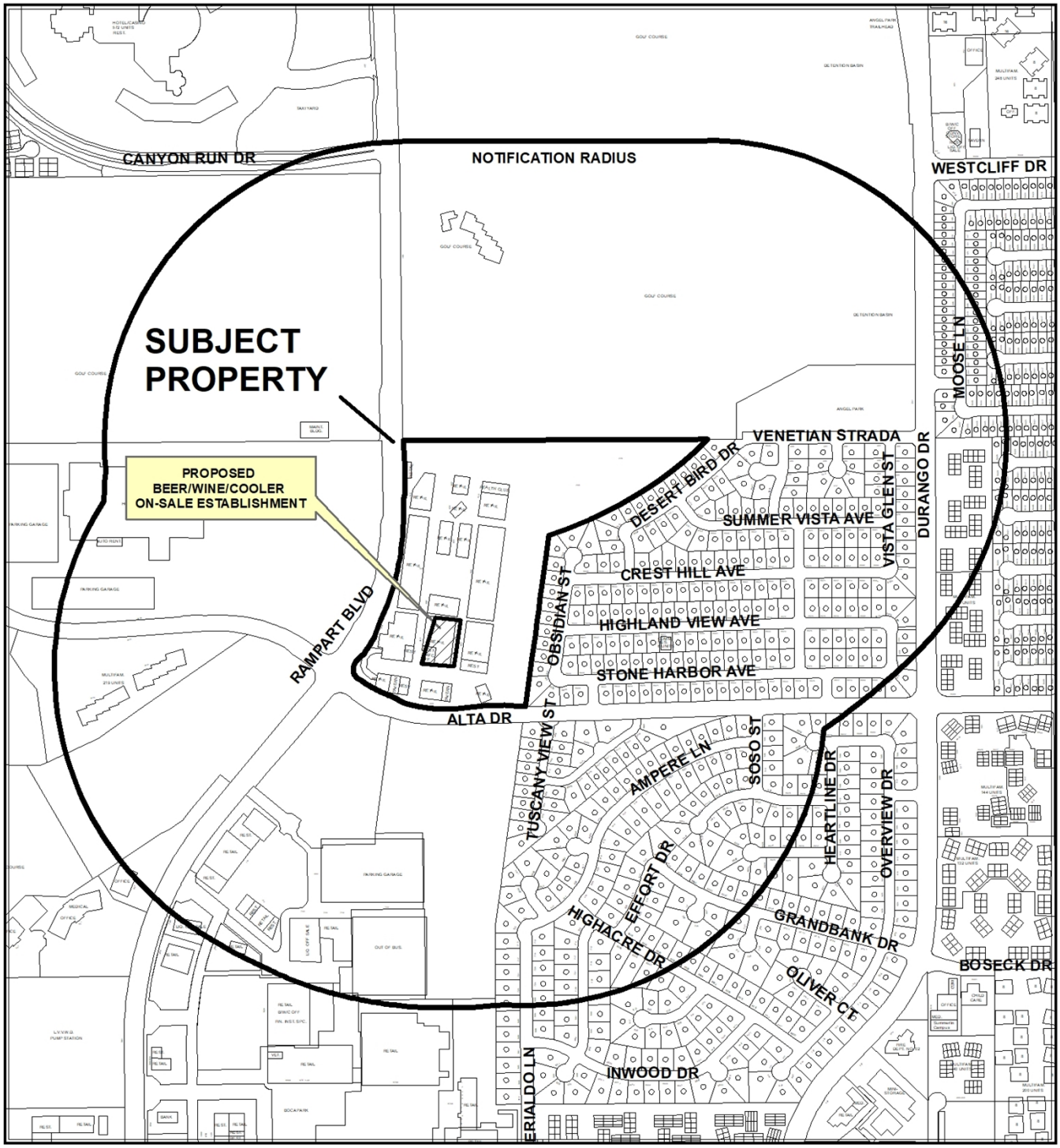
SUBJECT:
20-0228-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREAT PIES, LLC - OWNER: GREAT WASH PARK, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,832 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 1,141 SQUARE-FOOT OUTDOOR PATIO AREA at 410 South Rampart Boulevard, Suite #120 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	16
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



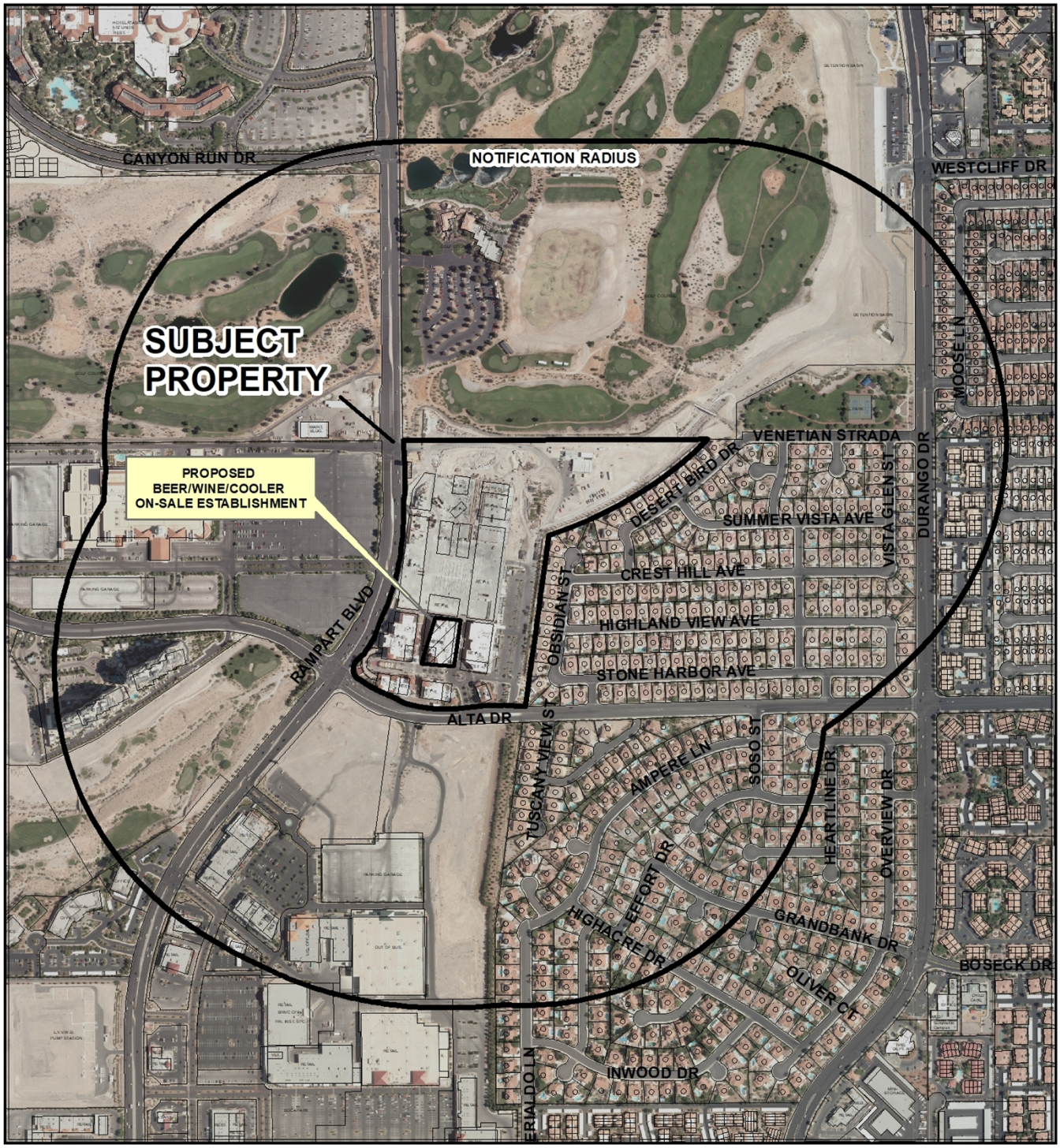
0 550 1,100 Feet

CASE: **20-0228-SUP1**

RADIUS: 1500 FEET

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

N



0 550 1,100 Feet

CASE: **20-0228-SUP1**

RADIUS: 1500 FEET

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

N



20-0228-SUP1

Beer/Wine/Cooler On-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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, November 10, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREAT PIES, LLC - OWNER: GREAT WASH PARK, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0228-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 831

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0228-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-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 Special Use Permit request for a Beer/Wine/Cooler On-Sale use with a distance separation waiver at 410 South Rampart Boulevard, Suite #120.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment is allowed as a Conditional Use in the C-2 (General Commercial) zoning district.
- A Special Use Permit is required as a protected land use is located within the required distance separation area. Staff supports the request.
- A City Park is located 141 feet away from the subject site where 400 feet is required.

ANALYSIS

Per Title 19, the Beer/Wine/Cooler On-Sale Establishment use is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold." The proposed use meets this definition as the applicant intends to operate a restaurant with the option to sell alcoholic beverages to be consumed on site. No additional parking is necessary beyond what is required for the principal use on the site. The proposed use will be subject to the parking requirements of the approved Site Development Plan Review (SDR-10770).

The Conditional Use Requirements for this use include:

1. Except as otherwise provided, any beer/wine/cooler on-sale establishment (hereinafter "establishment") must be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed site does not meet this requirement as it is located 141 feet from a City Park.

2. The minimum distance separation requirements in Regulation 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 condition is not applicable to the subject site.

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

   A condition of approval has been placed on the Special Use to ensure this requirement is met.

The request to allow a 141-foot distance separation from a City Park use represents a 65% reduction from the required 400-foot separation required by Title 19. As there is no direct access from the City Park to the Mixed-Use development, staff finds the proposed Beer/Wine/Cooler On-Sale Establishment use can be conducted in a manner that is compatible with the surrounding land uses. Therefore, staff recommends approval, subject to conditions.

FINDINGS (20-0228-SUP1)

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

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

   The proposed Beer/Wine/Cooler On-Sale Establishment use can be conducted in a manner that is harmonious and compatible with neighboring commercial and residential uses within the existing Mixed-Use Development.

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

   The subject site is located within an existing Mixed-Use Development that is physically suitable for the intensity of the proposed land use.

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

The subject site has adequate access from Rampart Boulevard, a 100-foot Primary Arterial and Alta Drive, an 80-foot Major Collector, as classified by the Master Plan of Streets and Highways.

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

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

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

Other than the required distance separation from a City Park, all code requirements of Title 19.12 are being met.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/19/06	The City Council approved a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use Development consisting of 699,000 square feet of commercial space and 340 residential units and a Variance (VAR-10773) to allow 3,995 parking spaces where 4,961 parking spaces are required at the northeast corner of Rampart Boulevard and Alta Drive. Planning Commission recommended approval. Staff recommended denial.
10/01/08	The City Council approved a Special Use Permit (SUP-28998) for a Supper Club and a Waiver to allow a 141-foot separation from a City Park where 400 feet is the minimum required at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission and staff recommended approval.
12/17/08	The City Council approved a Special Use Permit (SUP-30583) for a proposed 12,195 square-foot Supper Club with a waiver to allow a 141-foot distance separation from a City park where 400 feet is required at 440 South Rampart Boulevard, Suite #120. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/01/09	The City Council approved a Special Use Permit (SUP-34175) for a proposed Liquor Establishment (Tavern) with waivers to allow a distance separation of 141 feet from a City Park and to allow no distance separation from a similar use where 1,500 feet is required at 330 South Rampart Boulevard, Suite #215. Staff recommended approval.
09/23/10	The Planning Commission approved a Special Use Permit (SUP-39146) for a Liquor Establishment (Tavern) with waivers to allow a distance separation of 141 feet from a City park and to allow no distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #180. Staff recommended approval.
10/21/10	The Planning Commission approved a Special Use Permit (SUP-39440) for a Supper Club with a waiver to allow a 141-foot distance separation from a City park where 400 feet is required at 420 South Boulevard, Suite #180 and a Special Use Permit (SUP-39441) for a Liquor Establishment (Tavern) with waivers to allow a distance separation of 141 feet from a City Park and to allow no distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #B190. Staff recommended approval.
12/16/10	The Planning Commission approved a Special Use Permit (SUP-40087) for a proposed Supper Club with a waiver to allow a 141-foot separation distance from a City park where 400 feet is required at 400 South Rampart Boulevard, Suite #190. Staff recommended approval.
04/12/11	The Planning Commission approved a Special Use Permit (SUP-41030) for a proposed 2,946 square-foot Beer/Wine/Cooler On-Sale Establishment use with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is required at 410 South Rampart Boulevard, Suite #120. Staff recommended approval.
05/10/11	The Planning Commission approved a Special Use Permit (SUP-40748) for a Liquor Establishment (Tavern), located at located at 430 South Rampart Boulevard, Suites #B160, B170 and B181 and a Special Use Permit (SUP- 40749) for a Liquor Establishment (Tavern) at 430 South Rampart Boulevard, Suite #B130. Staff recommended approval.
05/08/12	The Planning Commission approved a request for a Special Use Permit (SUP-43957) to allow an Indoor Swap Meet at 420 South Rampart Boulevard, Suite #150. Staff recommended approval.
07/10/12	The City Council approved a request for a Special Use Permit (SUP-45533) to allow a Supper Club at 430 South Rampart Boulevard, Suite 170. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/14/12	The City Council approved a request for a Special Use Permit (SUP-45933) to allow a Beer/Wine/Cooler On- And Off-Sale Establishment use at 420 South Rampart Boulevard, Suite #150. Staff recommended approval.
09/11/12	The Planning Commission approved a request for a Special Use Permit (SUP- 46271) to allow a Supper Club at 430 South Rampart Boulevard, Suite 110. Staff recommended approval of the request.
02/12/13	The Planning Commission approved a request for a Special Use Permit (SUP- 47802) for a supper club in conjunction with an existing 21,239 square-foot restaurant and beer/wine/cooler on and off-sale establishment with a waiver to allow a 141-foot distance separation from a city park where 400 feet is the minimum required at 420 South Rampart Boulevard, Suite #150.
07/09/13	The Planning Commission approved a request for an Extension of Time (EOT-49284) of an approved Special Use Permit (SUP-41304) for a proposed 13,122 square-foot liquor establishment (tavern) within a 28.44-acre mixed-use development with waivers to allow a distance separation of 141 feet from a park where 1,500 feet is required and no distance separation from a similar use where 1,500 feet is required at 430 South Rampart Boulevard, Suites #150 and #230. Staff recommended approval of the request.
08/01/13	The Planning Department administratively approved a request for Special Use Permit (SUP-50286) for a Minor Amendment to an approved Special Use Permit (SUP-30583) for a proposed reduction in floor area to a supper club at 440 South Rampart Boulevard, Suites #120.
12/18/13	The City Council approved a request for a Master Sign Plan (MSP-50954) for a Major Amendment of an approved Master Sign Plan (MSP-40230) for an existing mixed-use development on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard. Staff recommended denial of the request.
	The City Council approved a request for a Variance (VAR-50955) to allow 10 proposed freestanding signs to be spaced 35 feet apart where six signs spaced at least 100 feet apart are allowed on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard. Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/14/14	The Planning Commission approved a request for a Site Development Plan Review (SDR-52089) for a Major Amendment of an approved Site Development Plan Review (SDR-10770) to reduce the southeast side yard setback from 115 feet to 65 feet and to reduce the number of residential units from 340 to 300 of an existing mixed-use development on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard. Staff recommended approval of the request.
07/08/14	The Planning Department administratively approved a request for Site Development Plan Review (SDR-54397) for a Minor Amendment of an approved Site Development Plan Review (SDR-10770) to remove building 13, incorporate building 14 into building 15, decrease total net floor area from 793,925 square feet to 775,890 square feet and allow minor façade improvements at an existing mixed use development on a portion of 28.43 acres at 280, 320 and 340 South Rampart Boulevard.
08/12/14	The Planning Commission approved a request for a Special Use Permit (SUP-54786) for a Beer/Wine/Cooler On-Sale establishment in conjunction with an existing 2,161 square-foot restaurant with a 65 square-foot outdoor patio with a waiver to allow a 141-foot distance separation from a city park where 400 feet is the minimum required at 420 South Rampart Boulevard, Suite #150. Staff recommended approval of the request.
09/11/14	The Department of Planning administratively approved a request for a Minor Amendment (SDR-55833) of an approved Site Development Plan Review (SDR-10770) for minor revisions to building facades on buildings 5 and 11 of an existing mixed use development at 330 and 350 South Rampart Boulevard.
05/12/15	The Planning Commission approved a request for a Special Use Permit (SUP-58332) for a proposed 4,623 square-foot Restaurant with Alcohol use with 2,771 square feet of outdoor seating area with a waiver to allow a 141-foot distance separation from a City park where 400 feet is required at 440 South Rampart Boulevard, Suite #180. Staff recommended approval of the request.
06/13/17	The Planning Commission approved a Special Use Permit (SUP-69858) for a Beer/Wine/Cooler On-Sale use at 410 South Rampart Boulevard Suite #120.
10/23/18	The Planning Commission approved Special Use Permit (SUP-74291) request to allow a Restaurant with Service Bar at 410 South Rampart Boulevard, Suite #120.

Most Recent Change of Ownership	
01/16/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/18/19	Building Permit (#C19-01593) was issued for a wall sign at 410 South Rampart Boulevard, Suite 120. It was finalized on 05/21/19.
05/16/19	Business License (# P66-00357) was issued for a restaurant with alcohol use at 410 South Rampart Boulevard, Suite 120. The license is listed as inactive as of 10/06/20.

Pre-Application Meeting	
09/29/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
10/29/20	Staff conducted a routine field check and found an active commercial development. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	28.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development	GC (General Commercial)	C-2 (General Commercial)
North	Commercial Recreation/Amusement (Outdoor)	PR-OS (Park, Recreation, Open Space)	C-V (Civic)
South	Undeveloped [Mixed-Use and Multi-Family Development]	SC (Service Commercial)	PD (Planned Development)
East	Single Family, Detached Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel, Motel or Hotel Suites	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	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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rampart Boulevard	Primary Arterial	Master Plan of Streets & Highways	100	Y
Alta Drive	Major Collector	Master Plan of Streets & Highways	80	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	20-0228
Meeting Date	10/07/2020
Total Fee	
Received By/Date	

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

Project Address (Location) 410 S. Rampart Blvd., Suite 120, Las Vegas, NV 89145

Project Name Great Pies, LLC dba Ada's **Proposed Use** Beer/Wine Room

Assessor's Parcel #(s) 13832615001 **Ward #** 2-Seaman

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

Additional Information Ada's was previously licensed as a Restaurant Service Bar, that license was transferred to another restaurant that we own.

Property Owner Great Wash Park LLC Contact Philip Knott

Address 420 S. Rampart Drive, Suite 240 City Las Vegas State NV Zip 89145

E-mail pknott@tivolilv.com Phone 702-534-0010

Applicant Great Pies, LLC Contact Jeffrey Fine

Address 650 S. Main Street City Las Vegas State NV Zip 89101

E-mail jfine@finelv.com Phone 702-906-0231

Representative LEV Group Contact Joe Cain

Address 650 S. Main Street City Las Vegas State NV Zip 89101

E-mail joe.cain@finelv.com Phone 702-334-2232

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 PHILIP KNOTT

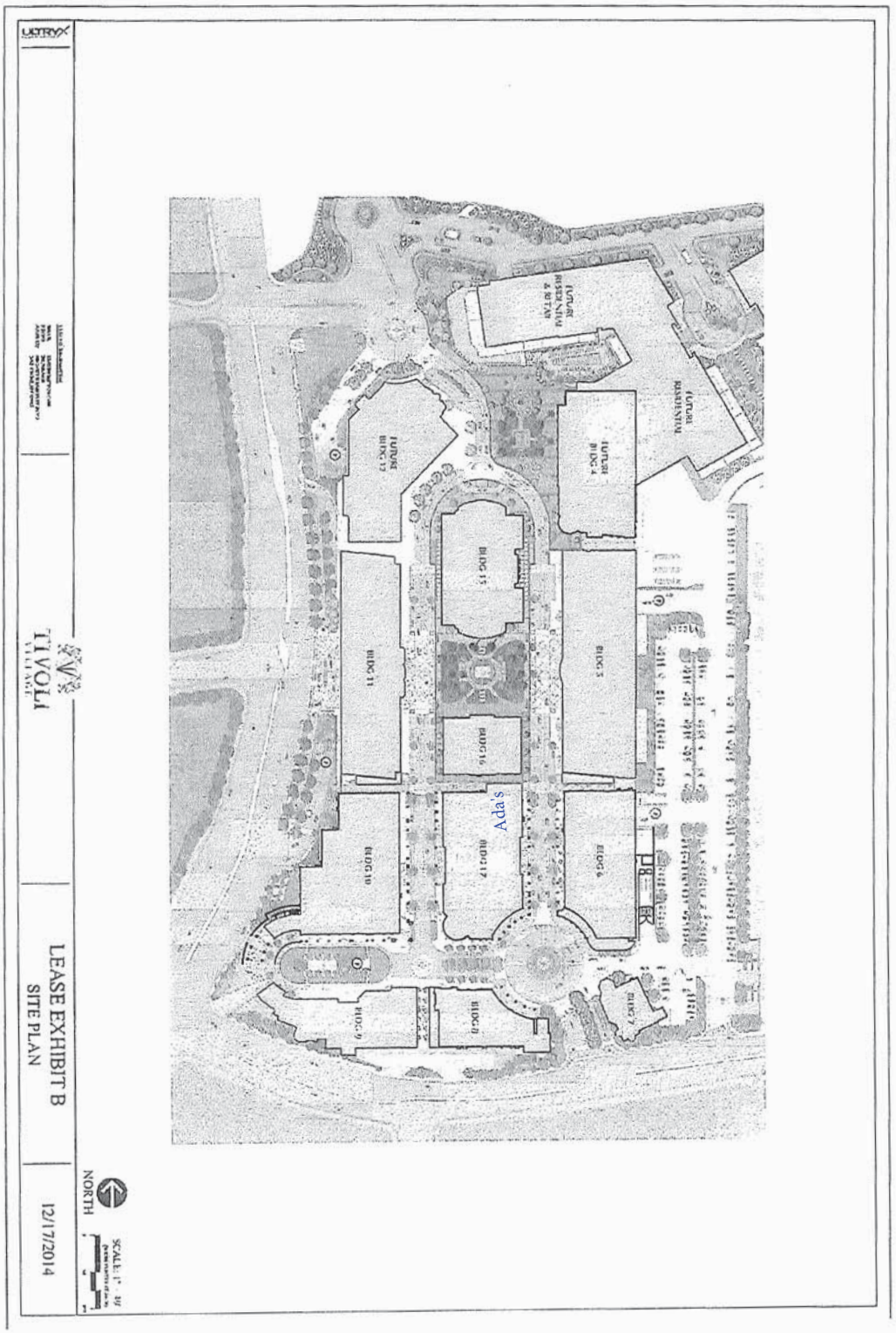
Subscribed and sworn before me

This 6th day of October, 20 20

Ashley Goodwin

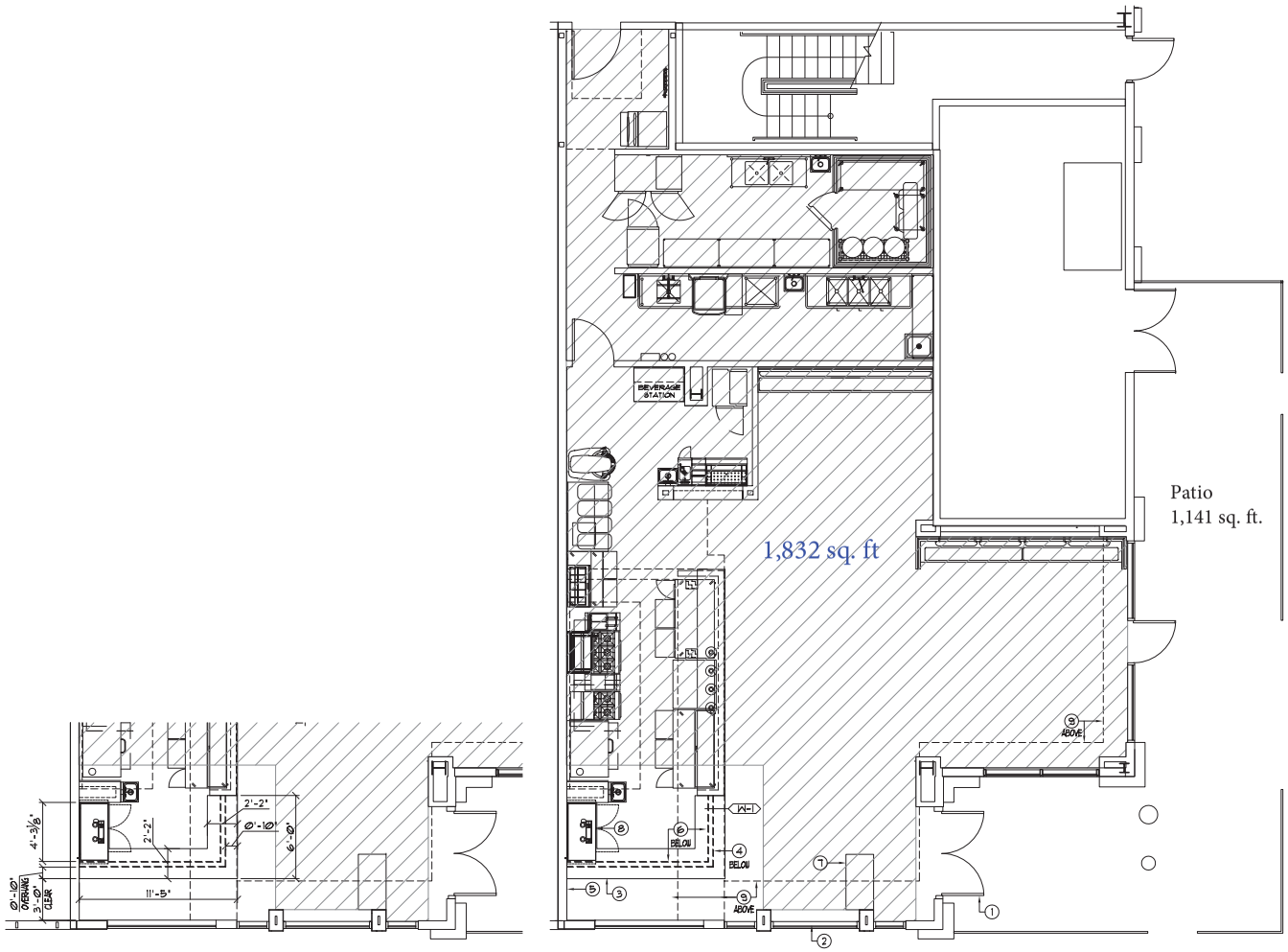
Notary Public in and for said County and State

ASHLEY GOODWIN
Notary Public, State of Nevada
Appointment No. 12-9066-1
My Appt. Expires Oct 14, 2023



B-2

20-0228
10/07/2020



2 A2.0 DIMENSION PLAN
SCALE 1/4" = 1'-0"

1 A2.0 FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
2. CONTRACTOR TO FIELD VERIFY GIVEN DIMENSIONS.
3. DIMENSIONS ARE MEASURED TO FINISH OF SURFACE, U.N.O
4. SEE ELECTRICAL PLANS FOR POWER AND LIGHTING LAYOUT.
5. SEE MECHANICAL PLANS FOR LOCATION OF SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES.
6. SEE PLUMBING PLANS FOR WATER, WASTE AND GAS LINE.
7. SEE SHEET A4.0 FOR ROOM FINISH SCHEDULE
8. SEE APPROVED SHOPDRAWINGS.
9. SEE SHEET A2.2 FOR KITCHEN EQUIPMENT PLAN

KEYNOTES:

1. NEW 6'-0" WIDE STOREFRONT STYLE WITH TEMPERED GLASS DOUBLE DOOR. MATCH EXISTING DOOR.
2. NEW STOREFRONT STYLE TEMPERED GLASS FIXED WINDOW.
3. NEW 2'-2" DEEP L-SHAPED SOLID SURFACE COUNTER AT 48" HIGH AFF. MATCH EXISTING SOLID SURFACE COUNTER. PROVIDE FRP UNDERNEATH THE SUB-TOP.
4. MATCH EXISTING WOOD WAINSCOTT AT NEW PONY WALL FACE.
5. PROVIDE NEW WALL TILE TO MATCH EXITING GROUT COLOR AND TILE PATTERN.
6. PROVIDE FRP AT KITCHEN SIDE OF NEW PONY WALL. NEW FRP TO MATCH EXISTING.
7. NEW OWNER SUPPLIED MODULAR RECEPTION MILLWORK. PROVIDE POWER/LOW VOLTAGE
8. NEW OWNER SUPPLIED UNDERCOUNTER REFRIGERATOR
9. EXISTING HARDLID CEILING.

LEGEND:

EXISTING WALL

NEW WALL

EXISTING TO REMAIN

WALL SCHEDULE:

ALL INTERIOR WALLS TO BE W-1, U.N.O.
INSTALL GREEN BOARD ON WET AREAS ONLY.
INSTALL FRP AT KITCHEN AREAS U.N.O.

W-1 PROVIDE NEW PONY WALL 362S125-30 AT 24" O.C WITH TYPE-X GYPSUM BOARD ON BOTH SIDES. PROVIDE FRP OVER GYPSUMBOARD ON KITCHENSIDE. PROVIDE STIFFENER MIDWALL 362MW-24 AT 32" O.C. AND/OR AS NEEDED.

TITANIUM BUILDING GROUP
6500 S GREEN VALLEY PARKWAY SUITE 100
ENDERSON NEVADA 89052
PHONE: (702) 222-0680
FAX: (702) 263-6063
LICENSE NO.: 76457

20-0229
10/27/2020

SEAL

ENGINEER / CONTRACTOR

ISSUANCE / REVISION

REVISION NO.	DESCRIPTION	DATE
1	FOR APPROVAL	10/13/2020
1	FOR PERMIT SUBMITTAL	10/27/2020

OWNER

GREAT WASH PARK LLC

PROJECT TITLE

ADA'S
TENANT IMPROVEMENT

LOCATION

410 S RAMPART BLVD
SUITE 120
LAS VEGAS NV 89145

SHEET CONTENT

FLOOR PLAN

DRAWN BY:	ED	SHEET NO.:	A2.0
DATE:	13 JAN 2020		
CHECKED BY:	=		
DATE:	=		
DESIGNED BY:	ED	PROJECT NO.:	DSD20-284
DATE:	13 JAN 2020	DATE ISSUED:	13 JAN 2020



20-0228-SUP1 - APPLICANT: GREAT PIES, LLC - OWNER: GREAT WASH PARK, LLC
410 SOUTH RAMPART BOULEVARD, SUITE #120

10/29/2020



20-0228-SUP1 - APPLICANT: GREAT PIES, LLC - OWNER: GREAT WASH PARK, LLC
410 SOUTH RAMPART BOULEVARD, SUITE #120

10/29/2020

Great Pies, LLC
650 S. Main Street
Las Vegas, NV 89101
(702) 933-7140

September 16, 2020

City of Las Vegas

Re: 410 S. Rampart Blvd., Suite 120 - Justification letter for request for special use permit for Beer/Wine Room

To Whom It May Concern:

This justification letter accompanies our request for a special use permit to allow the operation of a Beer/Wine Room at 410 S. Rampart Blvd., Suite 120. Great Pies, LLC has been operating the location as a restaurant with service bar and is modifying our concept to operate as a beer/wine bar.

A Beer/Wine Room use would be consistent with past uses of this location, which currently operates as a restaurant with service bar allowing for the sale of alcohol and this location previously operated as a Beer/Wine Room. The location is within the Tivoli Village mixed use development and is surrounded by similar and compatible issues and there is ample parking in the center. The layout of the space and square footage has not changed from previous users. The special use change we are requesting is consistent with past uses at this location. We anticipate that our beer/wine bar restaurant will be open 7 days a week from 4 p.m. to 11 p.m.

Please let us know if you require additional information regarding our request.

Sincerely,

Joe Cain

Chief Legal Officer

20-0228
10/07/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/02/2020

CASE: 20-0228-SUP1

SUBJECT: APPLICANT: GREAT PIES, LLC - OWNER: GREAT WASH PARK, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature

12.2.2020
Date

Philip Knott
Please Print Name

Great Wash Park LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 21

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/02/2020

CASE: 20-0228-SUP1

SUBJECT: APPLICANT: GREAT PIES, LLC - OWNER: GREAT WASH PARK, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature

12-2-20
Date

Joe Cain
Please Print Name

CLO
Company Name

Sincerely,

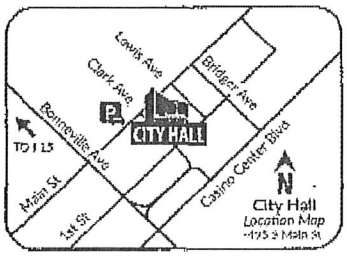
Eric McCammond
Sr. Management Analyst
Case Planning Division

ITEM 21

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

46 HRDFNP1 91105

Submitted after final agenda

21P

ıs
lanning
rvices Center
ıo Drive, 3rd Floor
ıda 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

le your protest or support on this request, check the appropriate
return this card in an envelope with postage to the Department
he address listed above, fax this side of this card to (702) 464-
our comments at www.lasvegasnevada.gov. If you would like
Council Representative, please call (702) 229-6405.

: SUPPORT
his Request

I OPPOSE
this Request

ailable blank space on card for your comments.
'1
ımission Meeting of **12/08/2020**

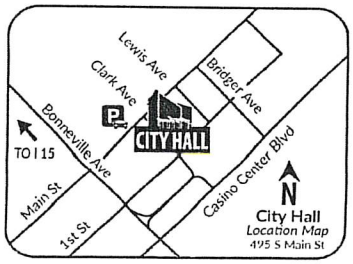
20-0228-SUP1
13832611048
STEWART K A TRUST
STEWART KAREN A TRS
7591 ANITA LN
HUNTINGTON BEACH CA 92647

ZIP

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
DEC 07 2020
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.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213086
STEPHEN & LOUISA L L C
12 FORREST WAY
MORRIS PLAINS NJ 07950

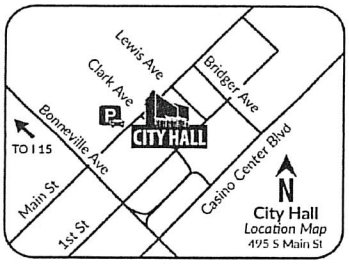
2 HRDFNP1 07950

21P

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 30 2020
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.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832614036
NARINIAN ROGER S & PATRICIA A
8612 STONE HARBOR AVE
LAS VEGAS NV 89145

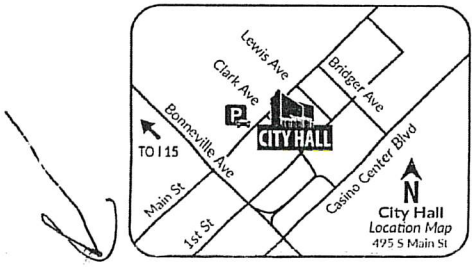
59 MRDFNP1 89145

21p

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
DEC 0 7 2020
Dept of Planning
City of Las Vegas

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

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

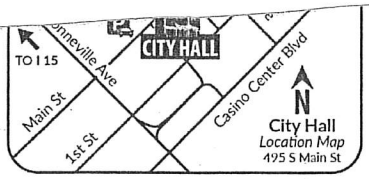
Please use available blank space on card for your comments.

20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832719023
YAGER VON TRUST
YAGER GREGORY E TRS
500 TUSCANY VIEW ST
LAS VEGAS NV 89145

59 MRDFNP1 89145

Submitted after final agenda
21A



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.

20-0228-SUP1

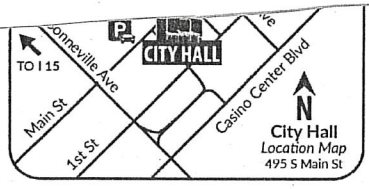
Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 0 3 2020
Dept of Planning
City of Las Vegas

20-0228-SUP1
13832213037
FORRESTER NORMAN MCCCLAVE TRUST
FORRESTER NORMAN M TRS
9101 ALTA DR # 406
LAS VEGAS NV 89145

59 HRDFNP1 89145

21A



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.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 0 3 2020
Dept of Planning
City of Las Vegas

20-0228-SUP1
13832213038
FORRESTER NORMAN MCCLAVE TRUST
FORRESTER NORMAN MCCLAVE TRS
9101 ALTA DR # 406
LAS VEGAS NV 89145

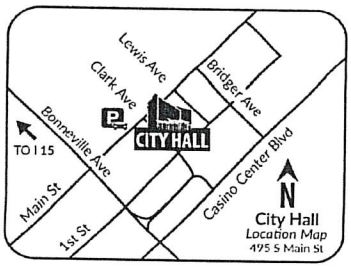
59 HRDFNP1 89145

21A
(x2)

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.
20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0228-SUP1
13833224057
BARAJAS JUAN JR & ALEJANDRA
6141 ORANGE AVE # 35
CYPRESS CA 90630

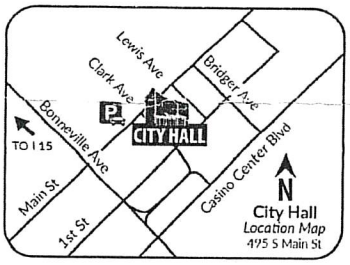
64 HRDFNP1 90630

21A

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



We fully support this project

RECEIVED
NOV 3 0 2020
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.

20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832719005
THOMPSON CLARENCE W & GLENDA S
8617 TRIANON LN
LAS VEGAS NV 89145-4875

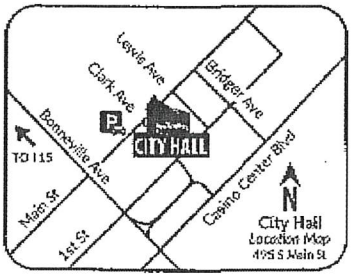
59 HRDFNP1 89145

21A

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
DEC 08 2020
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.

20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213044
QTOWERS 5 L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

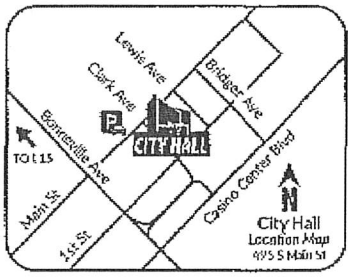
143 HRDFNP1 89117

21A

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
DEC 08 2020
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.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213017
Q TOWERS M L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

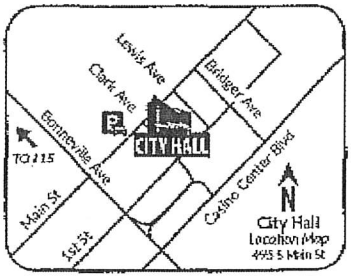
142 HRDFNP1 89117

21A

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
DEC 08 2020
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.
20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213135
Q T T 1 206 L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

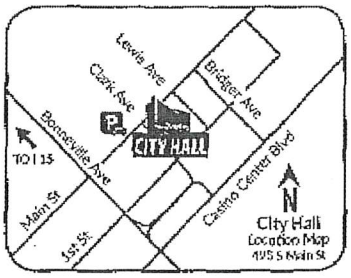
1AB HRDFNP1 0917

21A

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
DEC 08 2020
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.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213145
HARARI ALON
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

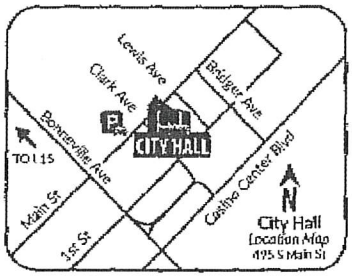
143 HRDFNP1 89117

21A

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. 1830

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213058
QTOWERS 7 L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

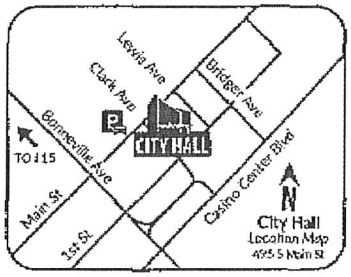
143 HRDFNP1 89117

21A

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
DEC 08 2020
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.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

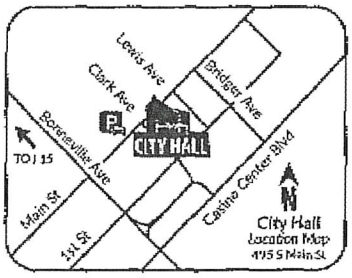
20-0228-SUP1
13832213152
JAKOBSOHN MEIR
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

21A

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
DEC 08 2020
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.

20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213194
Q TOWERS F12 L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

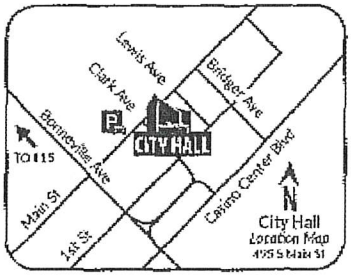
143 HRDFNP1 89117

21A

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
DEC 08 2020
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.

20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

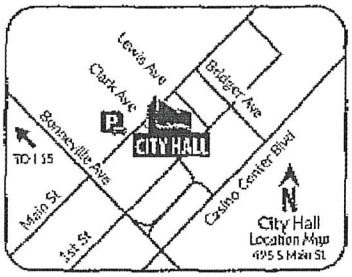
20-0228-SUP1
13832301005
SEVENTY ACRES L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

21A

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
DEC 08 2020
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.

20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213165
RISSIN LIOR & LIAT
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

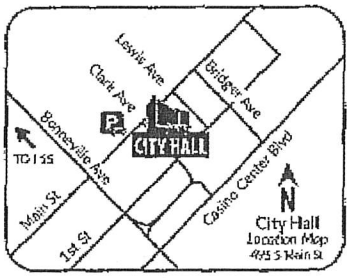
143 AFDOFNP1 89117

21A

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
DEC 08 2020
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.

20-0228-SUP1
Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832213168
PANKRATZ FAMILY TRUST
PANKRATZ FRANK D & DIANE M TRS
9103 ALTA DR # 801
LAS VEGAS NV 89145

59 HRDFNP1 89145

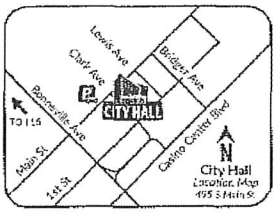
21A

No. 1604 P. 1/1

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.

20-0228-SUP1

Planning Commission Meeting of **12/08/2020**

20-0228-SUP1
13832812014
KOZLOWSKI-LEAVER KIMI L
LEAVER JOHN ANTHONY
724 VANTAGE LN
LAS VEGAS NV 89145-4819

Nov. 30. 2020 12:10PM

53 MRDFNP1 89145

21A

Form Name:	Planning Application Comments 2020
Submission Time:	December 2, 2020 1:14 pm
Browser:	Mobile Safari 14.0.1 / iOS
IP Address:	68.108.96.123
Unique ID:	714055898
Location:	36.111301422119, -115.27909851074

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0228
Position	I OPPOSE the project and all related applications.
Name	Elyse Davis
Residential or Business Address	8624 Trianon Lane Las Vegas, NV 89145
Phone	(760) 392-1153
Email	casadedavis@gmail.com
Comments	I will not oppose the application if specific noise abatement is undertaken as not to allow sound from the patio to be heard in adjacent neighborhoods during all hours the restaurant is open. In addition; if sound can be heard by a nearby resident, if reported to the restaurant, the restaurant should be obliged to reduce the volume of the noise as not to impinge on the neighbors rights to peace and quite. Thank you

Submitted at Planning Commission

Date 12/8/2020 Item 21

Ecomments

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
22

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

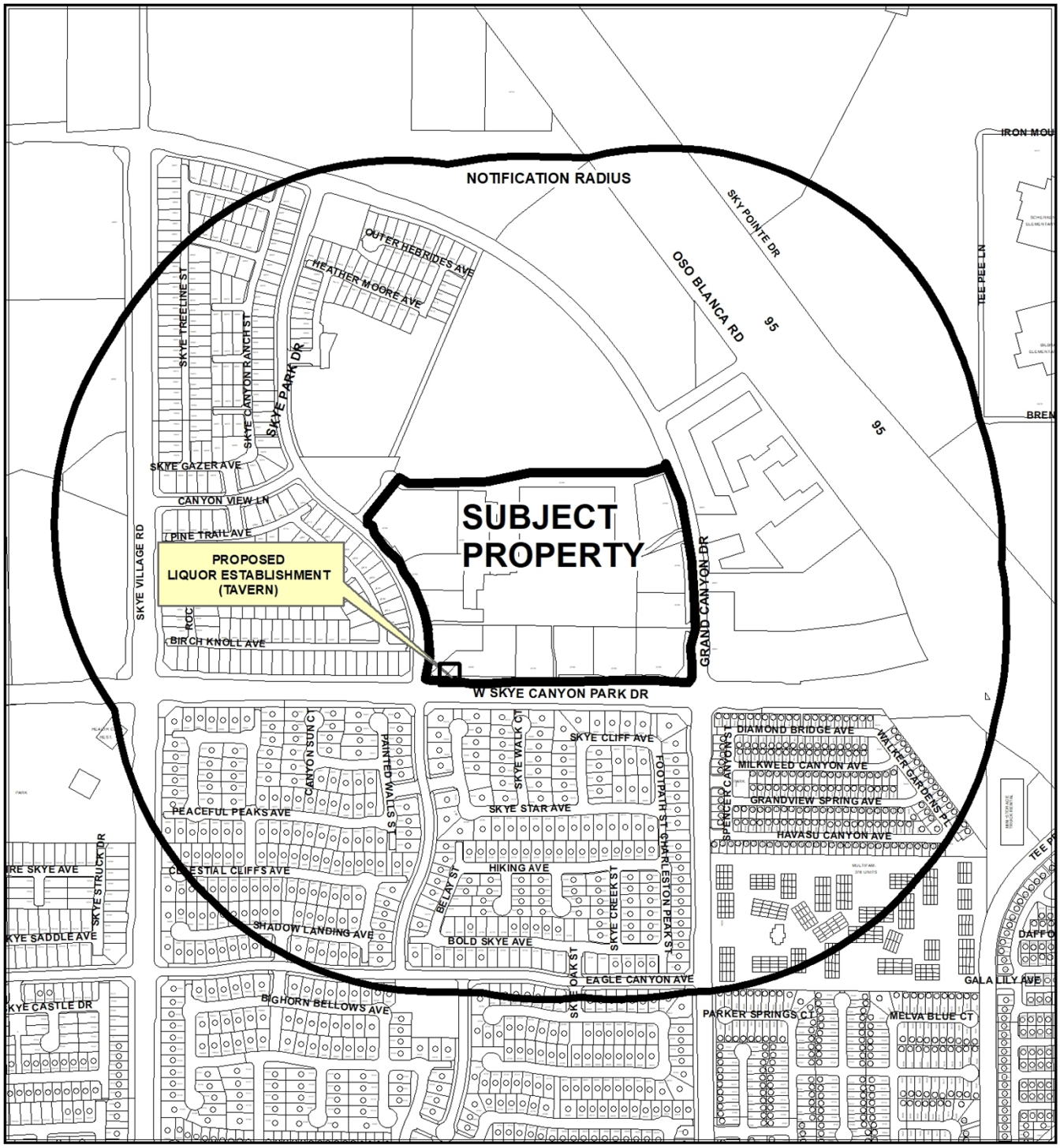
SUBJECT:
20-0244-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REMINGTON SKYE, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A 2,946 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH 768 SQUARE FEET OF OUTDOOR SEATING on 1.43 acres at 9800 W Skye Canyon Park Dr (APN 125-07-210-036), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

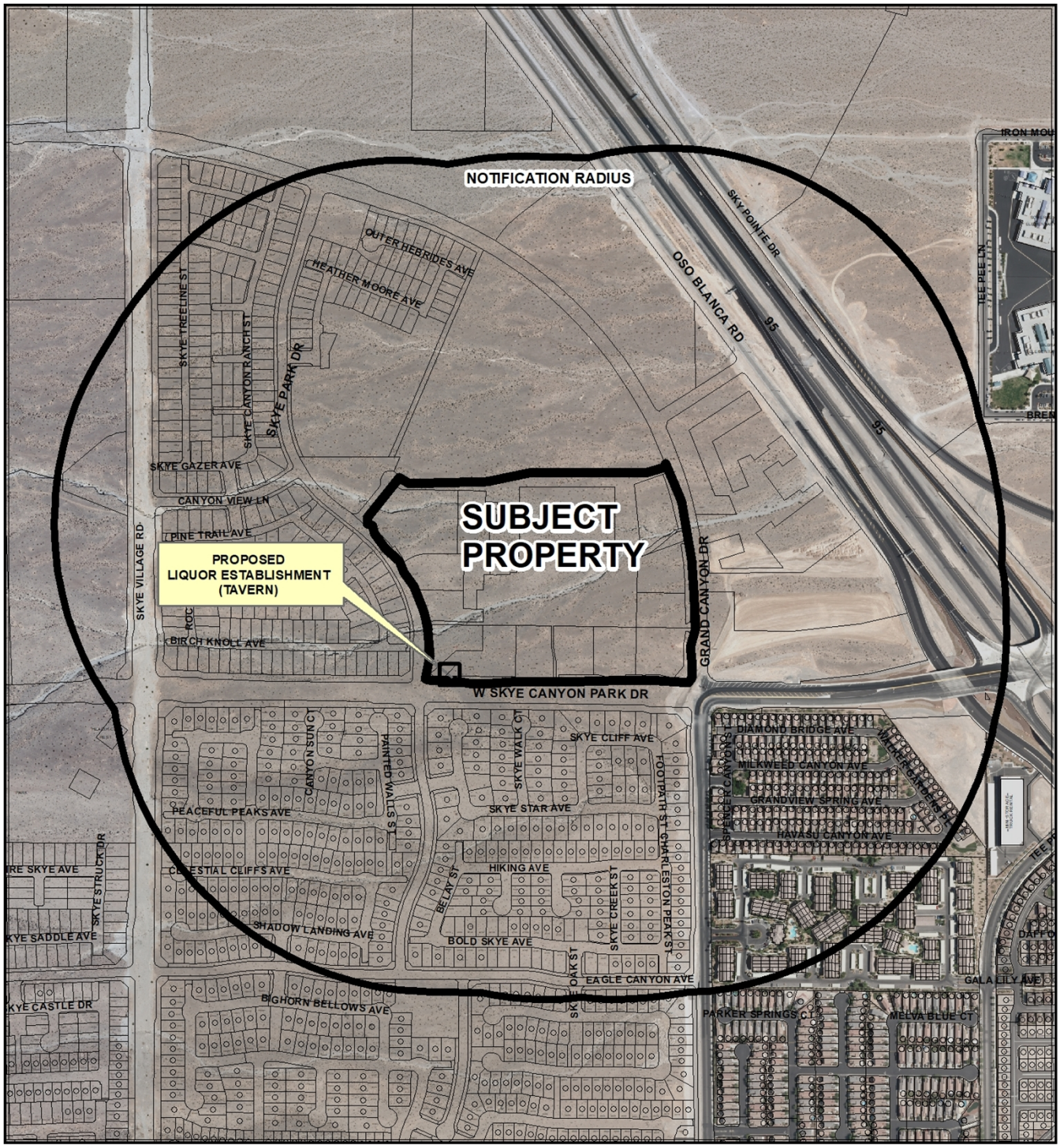
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



CASE: **20-0244-SUP1**

RADIUS: 1500 FEET

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



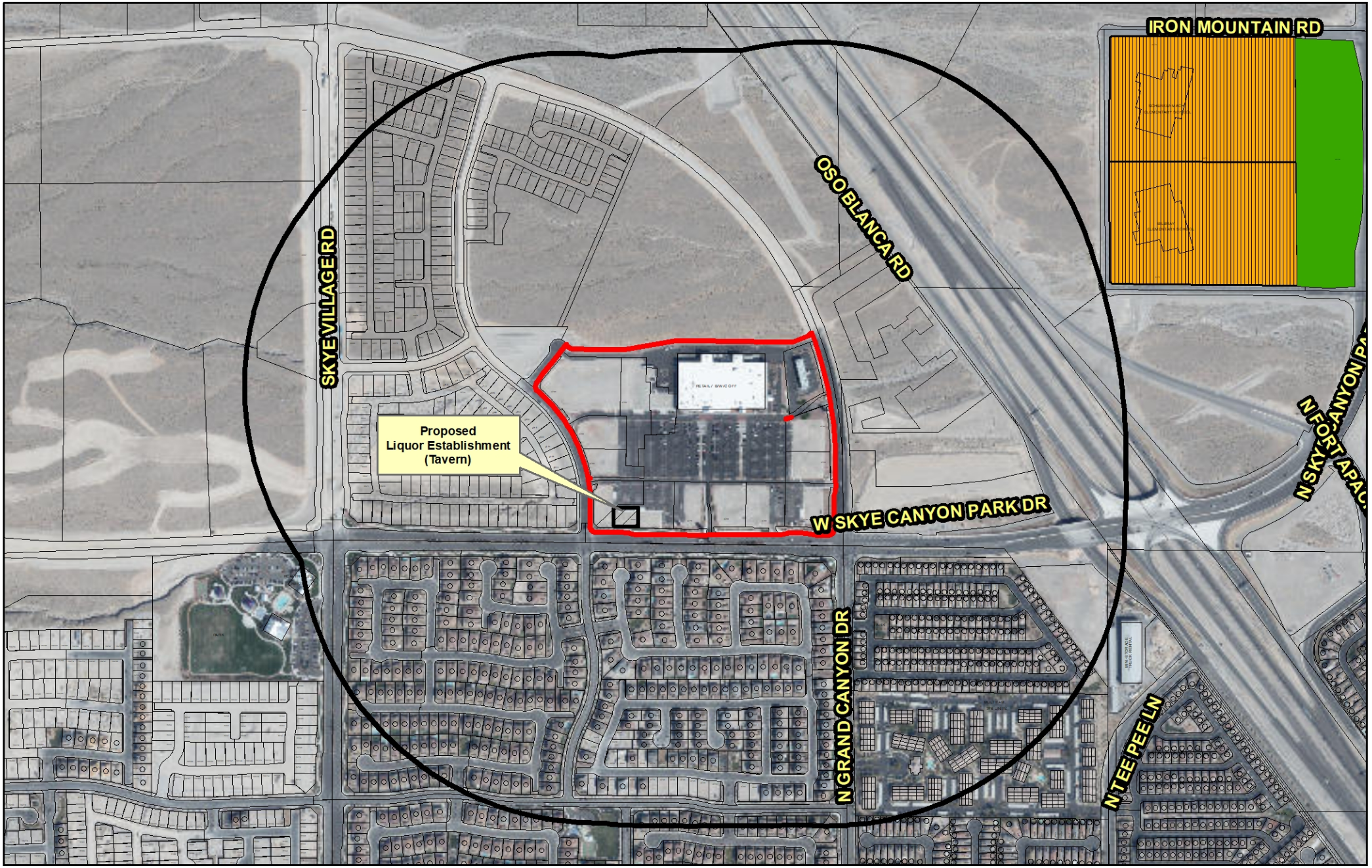
0 500 1,000 Feet

CASE: 20-0244-SUP1

RADIUS: 1500 FEET

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

N



20-0244-SUP1

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

Subject Property

1500 foot buffer

N

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

Date: Thursday, October 22, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: REMINGTON SKYE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0244-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 1367

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

20-0244-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a 2,946 square-foot Liquor Establishment (Tavern) use with 768 square feet of outdoor seating at 9800 W Skye Canyon Park Drive.

ISSUES

- A Special Use Permit is required for any alcohol-related land use within Skye Canyon.

ANALYSIS

The subject site is an established 261,222 square-foot commercial shopping center located in Skye Canyon. The applicant is requesting a Special Use Permit to allow a Liquor Establishment (Tavern) within a 2,946 square-foot commercial suite.

The Liquor Establishment (Tavern) use is defined 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." While a Special Use Permit is required per the Skye Development Agreement, the agreement also specifies that there are no spacing requirements between similar and protected uses for any alcohol-related use. In October 2018, the Planning Commission approved a Special Use Permit to allow a Liquor Establishment (Tavern) use at 9830 W Skye Canyon Park Drive, which is located within the same commercial shopping center as the subject tenant space.

The proposed 2,946 square-foot Liquor Establishment (Tavern) can be conducted in a manner that is harmonious with the existing and future commercial land uses within the shopping center, as well as in the surrounding area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (20-0244-SUP1)

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

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

   The proposed Liquor Establishment (Tavern) can be conducted in a harmonious and compatible manner with the existing and future land uses within the site's commercial shopping center.

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

   The subject site is located within a commercial shopping center, which was designed to accommodate a variety of different commercial uses, and is physically suitable for a Liquor Establishment (Tavern).

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

   The subject site is accessed from W Skye Canyon Park Drive, an 100-foot primary arterial street and Grand Canyon Drive, an 80-foot Collector Street, each of which is adequate in size to meet the requirements of the proposed use.

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

   The site will be subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

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

   There are no minimum requirements set forth by the Skye Canyon Development Agreement for the proposed land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/01/04	The City Council approved a Resolution (R-176-2004) adopting guidelines for development within the Kyle Canyon Gateway area
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial), and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the city of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. Staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
09/23/08	Wachovia Bank, National Association, acting as the managing creditor of 41 creditors, foreclosed on the Kyle Canyon property. A new entity called KAG Property, LLC was formed to assume ownership of the Kyle Canyon property
07/15/15	The City Council approved a request regarding the 2nd Restatement and Amendment of the Development Agreement (DIR-59826) for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Planning Commission and staff recommended approval.
05/10/16	The Planning Commission approved a Site Development Plan Review (SDR-63598) for a 265,108 square-foot shopping center on the subject site. Staff had recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/20/16	The City Council approved a request regarding the 3rd Restatement and Amendment of the Development Agreement (DIR-65021) for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Planning Commission and staff recommended approval.
05/18/18	The Planning Commission approved a Master Sign Plan (MSP-72987) for a 264,445 square-foot shopping center. Staff had recommended approval.
10/09/18	The Planning Commission approved a Special Use Permit (SUP-74321) for a proposed 5,500 square-foot Liquor Establishment (Tavern) use on Pad L of an existing Shopping Center at the northeast corner of Skye Park Drive and W Skye Canyon Park Drive. Staff recommended approval.
	The Planning Commission approved a Site Development Plan Review (SDR-74322) for eight proposed retail pad sites within an existing shopping center on 17.00 acres at the northeast corner of Skye Park Drive and W Skye Canyon Park Drive. Staff recommended approval.

Most Recent Change of Ownership	
08/17/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/11/20	A Building Permit (C18-03934) was issued for a commercial shell building at 9800 W Skye Canyon Park Drive.

Pre-Application Meeting	
10/07/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a proposed Liquor Establishment (Tavern).

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

Field Check	
11/02/20	A routine field check was conducted by staff; staff found a vacant suite within a commercial shopping center and nothing noted of concern.

Details of Application Request	
Site Area	
Gross Acres	30.00
Net Acres	2.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Single Family, Detached (Approved)		
South	Single Family, Detached		
East	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
W Skye Canyon Park Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Skye Park Drive	Local Street	Title 13	55	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	258,898 SF	1 per 250 SF	1,036				
TOTAL SPACES REQUIRED			1,036		1,315		Y
Regular and Handicap Spaces Required			1,015	21	1,267	48	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0244
Meeting Date	10/13/2020
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit for a Liquor Establishment and Gaming

Project Address (Location) 9800 W. Skye Canyon Park Dr.

Project Name Bob's Big Boy **Proposed Use** Restaurant/Tavern/Gaming

Assessor's Parcel #(s) 125-07-210-036 **Ward #** Flore -6

General Plan: Existing TD **Proposed** n/a **Zoning: Existing** TD **Proposed** n/a

Additional Information

Property Owner Remington Skye, LLC **Contact** Tom Fehrman
Address 5920 S. Rainbow Blvd., #11 **City** Las Vegas **State** NV **Zip** 89118
E-mail tom@remingtonnevada.com **Phone** (702) 239-8066

Applicant Remington Skye, LLC **Contact** Tom Fehrman
Address 5920 S. Rainbow Blvd., #11 **City** Las Vegas **State** NV **Zip** 89118
E-mail tom@remingtonnevada.com **Phone** (702) 239-8066

Representative Kaempfer Crowell **Contact** Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135
E-mail jlazovich@kcnvlaw.com **Phone** 702-792-7000

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

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

City Official **Partner(s)**

Partner(s)

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

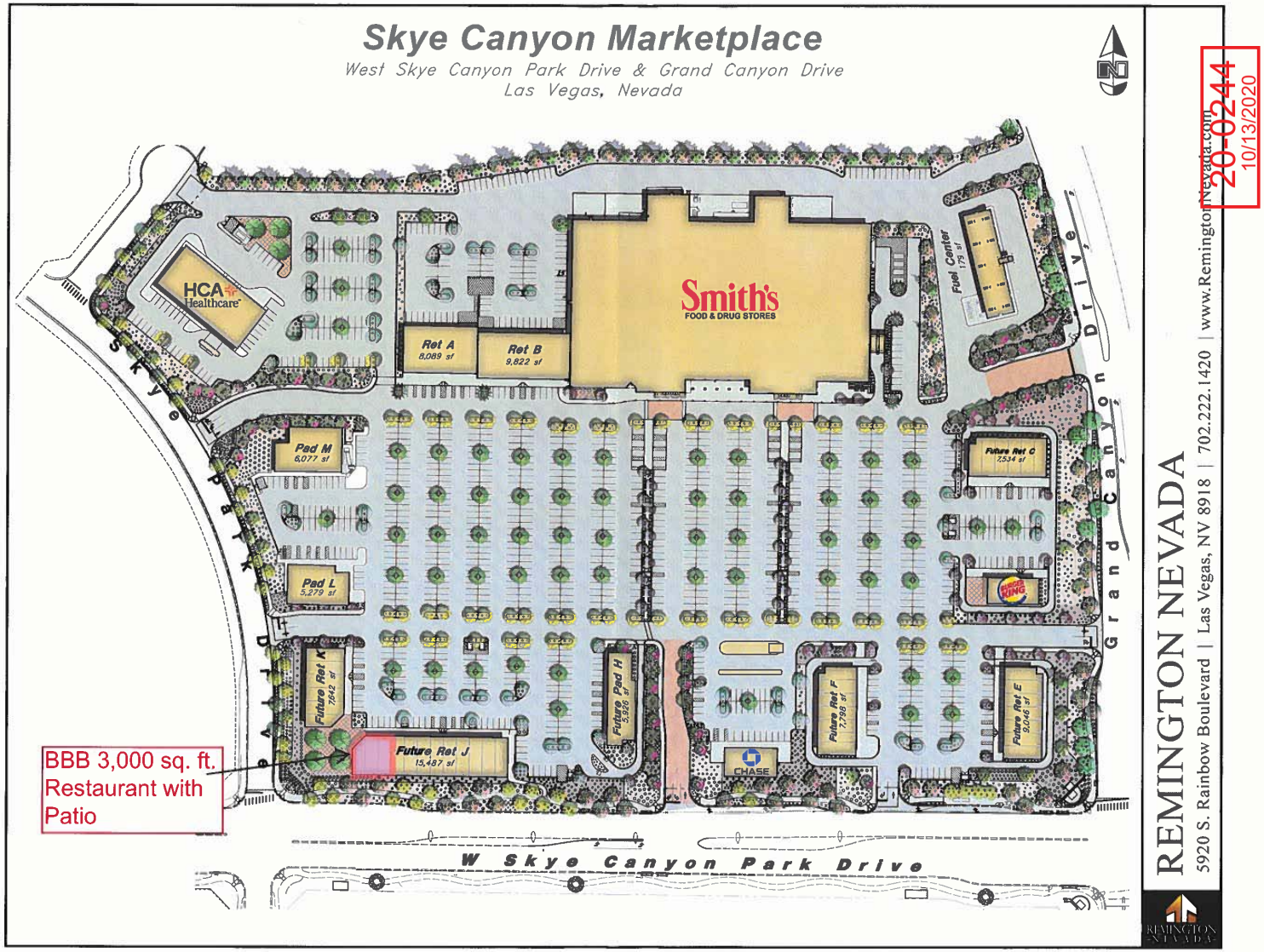
Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name David DeLotto

Subscribed and sworn before me
This 8th day of October, 2020

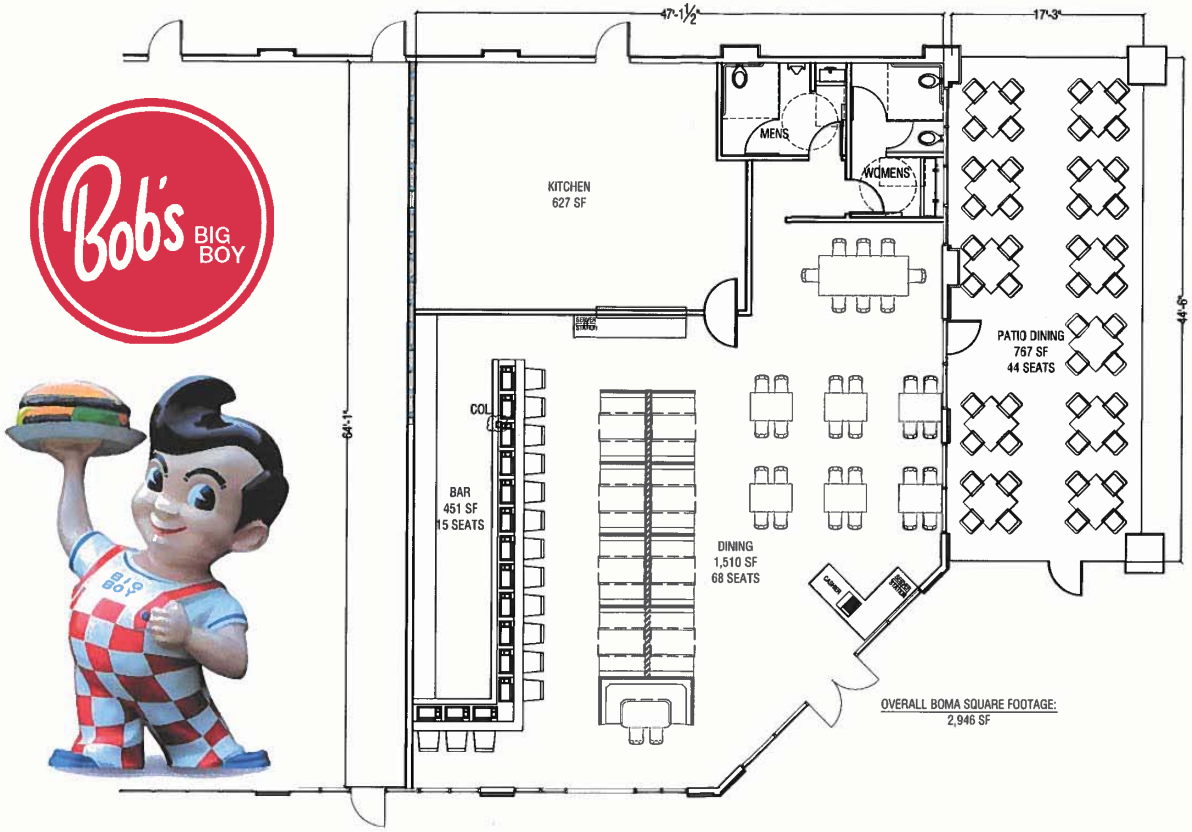
Rose F Jaramillo
Notary Public in and for said County and State

ROSE F. JARAMILLO
Notary Public, State of Nevada
No. 93-0966-1
My Appt. Exp. Aug. 6, 2024



20-0244
10/13/2020

20-0244
10/13/2020



BOB'S BIG BOY RESTAURANT /
SKYE CANYON RETAIL PAD J
space plan - option A.1

client approval:_____ date:_____

09-01-20
1/8"=1'-0"

atwood DESIGN



20-0244-SUP1 - APPLICANT/OWNER: REMINGTON SKYE, LLC
9800 W SKYE CANYON PARK DR

11/02/2020



20-0244-SUP1 - APPLICANT/OWNER: REMINGTON SKYE, LLC
9800 W SKYE CANYON PARK DR

11/02/2020



20-0244-SUP1 - APPLICANT/OWNER: REMINGTON SKYE, LLC
9800 W SKYE CANYON PARK DR

11/02/2020

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327-2011

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

RECEIVED
SEP 21 2020

September 21, 2020

VIA UPLOAD

City of Las Vegas
Department of Planning
333 S. Rancho Road, 3rd Floor
Las Vegas, Nevada 89106

Re: Remington Skye, LLC –Special Use Permit for a Tavern with 15 gaming machines
Skye Canyon Marketplace

To Whom It May Concern:

Our firm represents Remington Skye, LLC (the "Applicant") in the above-referenced matter. On behalf of the Applicant we are requesting a special use permit to allow a tavern with 15 gaming machines in the Skye Canyon Marketplace. The Site is located north of Sky Canyon Park Drive and west of Grand Canyon Drive and is more particularly described as assessor's parcel number 125-07-210-036 (the "Site"). The Site is zoned T-D and is part of the Skye Canyon Master Plan. The Applicant is proposing an approximately 3,000 square foot tavern with 15 gaming machines and an outside patio dining area. The restaurant area consists of 68 dining seats, the bar area has 15 bar seats and the patio area will have 44 patio seats. The Applicant is part of the Reciprocal Easement Agreement that is in place for the shopping center and therefore meets the parking requirements. The design of the building will match and be compatible with the overall shopping center.

This use is compatible with the shopping center and surrounding area. We thank you in advance for your consideration. Please do not hesitate to contact Ann Pierce or me with any questions.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JJL/amp

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0244-SUP1

SUBJECT: APPLICANT/OWNER: REMINGTON SKYE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature

12-3-20
Date

TOM FEHRMAN
Please Print Name

REMINGTON SKYE LLC
Company Name

Sincerely,

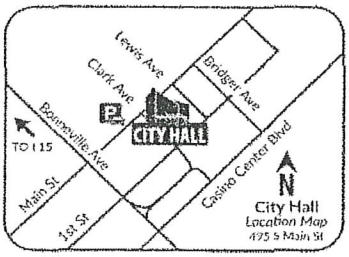
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
ITEM 22

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
DEC 08 2020
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.

20-0244-SUP1

Planning Commission Meeting of **12/08/2020**

20-0244-SUP1
12507711008
DRURY CARISSA M
9478 DIAMOND BRIDGE AVE
LAS VEGAS NV 89166-3748

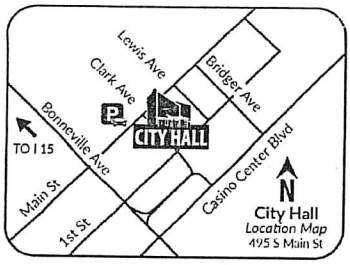
35 HADFNP1 89166

Submitted after final agenda
22P

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
DEC 07 2020
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.

20-0244-SUP1

Planning Commission Meeting of **12/08/2020**

20-0244-SUP1
12507712001
ABRAMOVITZ LARA
8449 SPENCER CANYON ST
LAS VEGAS NV 89166-3760

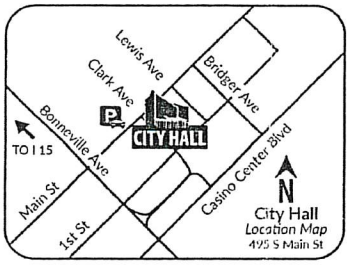
35 HRDFNP1 89166

22p

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
DEC 07 2020
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.

20-0244-SUP1

Planning Commission Meeting of **12/08/2020**

20-0244-SUP1
12507715350
BARTOW ELIZABETH
8250 N GRAND CANYON DR # 1178
LAS VEGAS NV 89166

35 HRDFNP1 89166

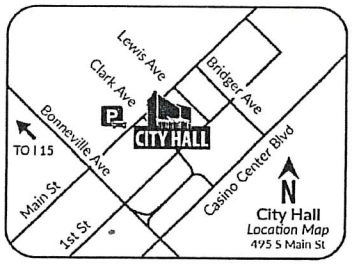
Submitted after final agenda

22A

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
DEC 07 2020
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.

20-0244-SUP1

Planning Commission Meeting of **12/08/2020**

20-0244-SUP1
12507313029
RICE MARK JAMES
MOUNTFORD-RICE LINDA M
9680 SKYE CLIFF AVE
LAS VEGAS NV 89166

35 HRDFNP1 89166

22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
23

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

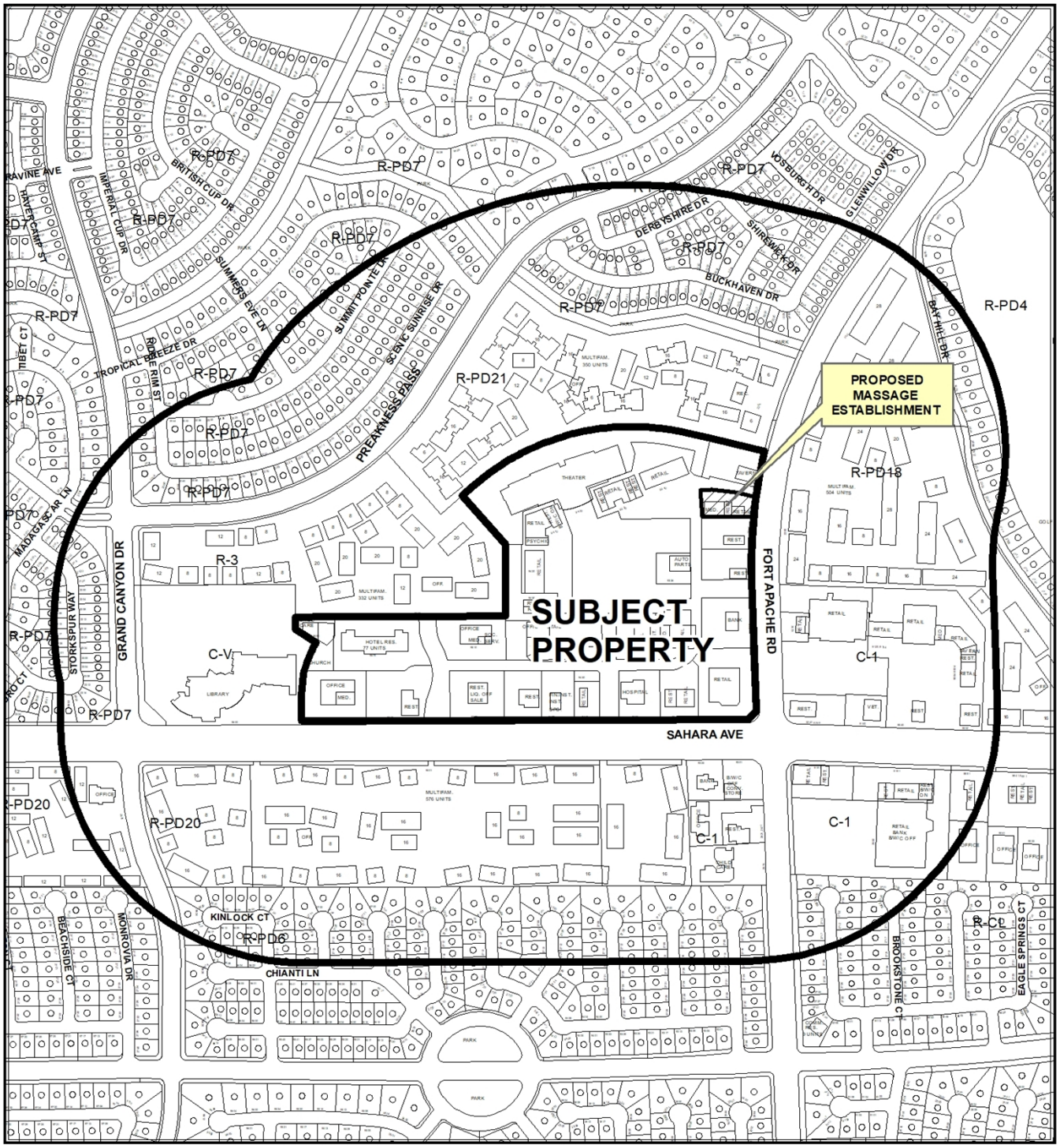
SUBJECT:
20-0250-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM A CHURCH/HOUSE OF WORSHIP AND A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED; AND A ZERO-FOOT DISTANCE SEPERATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 2291 South Fort Apache Road, Suite #106 (APN 163-06-816-033), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

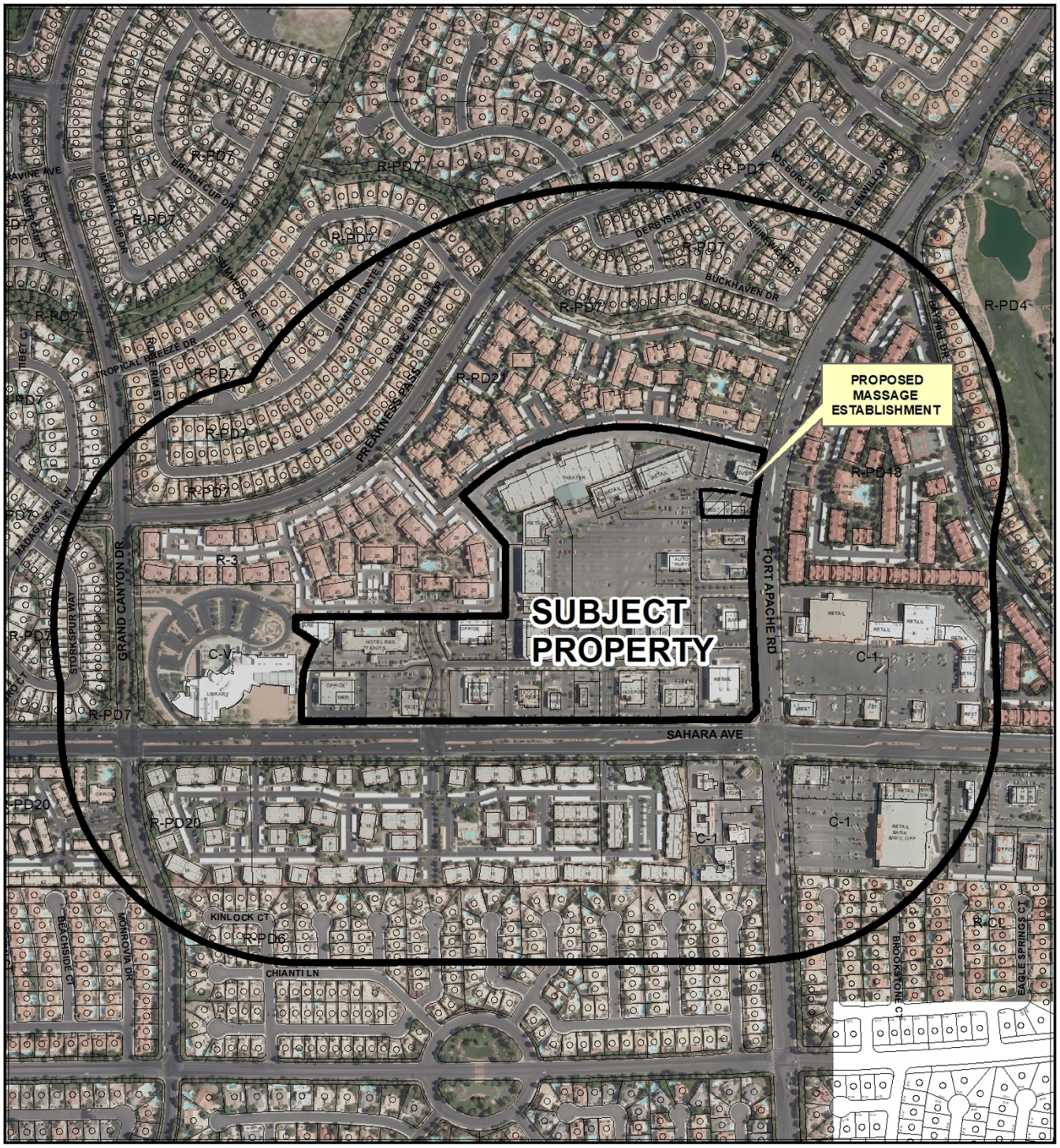
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards
8. Submitted at Meeting - E-comments



CASE: **20-0250-SUP1**

RADIUS: 1000 FEET

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



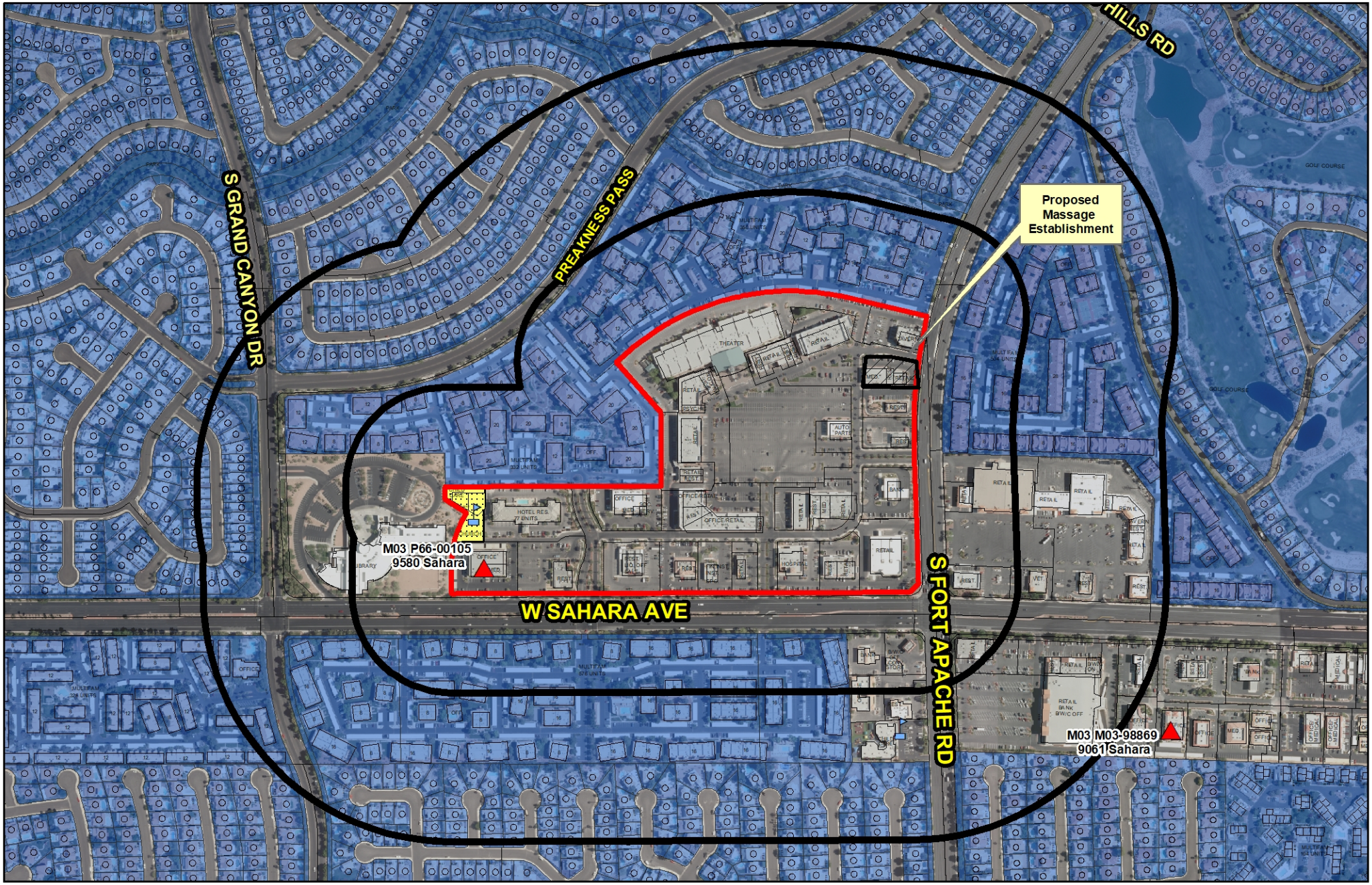
0 475 950 Feet

CASE: **20-0250-SUP1**

RADIUS: 1000 FEET

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

N



20-0250-SUP1

Massage Establishment

Business Licenses

- Massage Establishment

Protected Uses

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

- Subject Property
- Residential Property
- 400' & 1000' Buffer

N

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

Date: Monday, October 26, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0250-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 962

PROTESTS 0

APPROVALS 0

EM

**** CONDITIONS ****

20-0250-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage 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. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a church/house of worship where 400 feet is required.

4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a parcel zoned for residential use where 400 feet is required.

5. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a massage establishment where 1,000 feet is the minimum distance required.

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

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

8. 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 to operate a proposed Massage Establishment use at 2291 South Fort Apache Road, Suite 106.

ISSUES

- Per Title 19.12, a Massage Establishment use is permissible in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit. Staff recommends approval of the request.
- A Waiver from Title 19.12 is required to allow a zero-foot distance separation from a church/house of worship where 400 feet is required. Staff recommends approval of the request.
- A Waiver from Title 19.12 is required to allow a zero-foot distance separation from a parcel zoned for residential use where 400 feet is required. Staff recommends approval of the request.
- A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from another massage establishment where 1,000 feet is the minimum distance required. Staff recommends approval of the request.

ANALYSIS

The subject 1,500 square-foot suite is licensed to provide float therapy, halo therapy (therapy involving inhalation of air infused with salt), and retail. The applicant is requesting a Special Use Permit to allow the facility to expand in order to provide massage services. This would allow the applicant to offer massage services in any of the treatment rooms or dedicated massage rooms.

The site is a 36.73 acre commercial subdivision, and shopping center located on the northwest corner of Sahara Avenue and Fort Apache Road. The shopping center offers a variety of uses such as restaurants, offices, general retail, and a movie theater. Within the shopping center is an existing church/house of worship located at 9590 West Sahara Avenue and an existing licensed massage establishment located at 9580 West Sahara Avenue. The existence of the church/house of worship within the shopping center requires the applicant to request a Waiver of the required 400-foot distance separation set forth by Title 19.12 for Massage Establishments. The existence of the licensed massage establishment within the shopping center requires the applicant to request a

Waiver of the required 1,000-foot distance separation set forth by Title 19.12 for Massage Establishments. Staff finds the existing shopping center was designed to contain a variety of uses, including a church/house of worship, the existing massage establishment and the proposed massage establishment and finds these uses can exist in a harmonious and compatible manner within the existing shopping center and supports the applicant's Waiver requests.

Directly north and west of the shopping center are existing multi-family developments zoned R-3 (Medium Density Residential) and R-PD21 (Residential Planned Development – 21 Units per Acre). Title 19.12 requires a 400-foot distance separation between a massage establishment and a parcel zoned for residential use. There is no direct access between the adjacent residential uses and the subject commercial subdivision. Again, the subject site is a 36.73 acre shopping center that was designed to offer area residents a variety of uses including massage. Staff finds the proposed massage establishment can be conducted in a manner that is harmonious and compatible with the existing surrounding uses and is supporting this waiver request as well.

The Massage Establishment use is defined by Title 19.12 as "a facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the "accessory massage," as defined in this Title."

The Minimum Special Use Permit Requirements for this use include:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   The proposed use meets this requirement as the proposed site, if licensed, is subject to regular inspections by multiple governmental agencies to ensure compliance with LVMC Title 6.

2. The use must be located on a secondary thoroughfare or larger.

   The proposed use meets this requirement as Fort Apache Road is a Primary Arterial as defined by the Master Plan of Streets and Highways.

3. The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

The proposed use does not meet this requirement as it is part of a 36.73 acre commercial subdivision that contains a church/house of worship within the shopping center, and shares a property line with a multi-family development to the north zoned R-3 (Medium Density Residential). The applicant is requesting a Waiver to allow a zero-foot distance separation from both uses. Staff supports the Waivers requested.

4. The use may not be located within 1000 feet of any other massage establishment.

   The proposed use does not meet this requirement as it is part of a 36.73 acre commercial subdivision that contains another licensed massage establishment within the same commercial subdivision. The applicant is requesting a Waiver to allow a zero-foot distance separation from the use. Staff supports the Waiver requested.

5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by- case basis.

   The proposed use meets this requirement as the applicant has not requested to operate outside of the hours of 6:00 a.m. and 10:00 p.m., and has stated in their Justification Letter the proposed hours of operation of 12:00 p.m. to 8:00 p.m.

Staff finds the proposed massage establishment can be conducted in a manner that is harmonious and compatible with the existing uses within the shopping center as well as the existing surrounding residential uses and is recommending approval of this request with conditions.

FINDINGS (20-0250-SUP1)

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

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

The subject site is part of a commercial subdivision that is zoned C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services for area residents and is intended to be located on the periphery of residential neighborhoods. Although the proposed use requires three distance separation waivers, staff finds the proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

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

The subject site is a 36.73 acre shopping center that was designed to accommodate a variety of uses, including the proposed massage 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 by Fort Apache Road, a Primary Arterial as defined by the Master Plan of Streets and Highways with a right-of-way width of 115 feet in this particular section of Fort Apache Road.

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 Massage Establishment use will be subject to regular City inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

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

The use does not meet two requirements set forth by Title 19.12. The applicant has requested a Waiver of the distance separation requirement set forth by requirement numbers three and four of Title 19.12 for Massage Establishments. Staff supports this waiver requests as the subject site is a large shopping center designed to be on the periphery of residential neighborhoods and to provide a variety of services to the area residents.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/22/80	The City Council approved a request for Annexation (A-0018-80) of a parcel of land generally bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east, containing approximately 2,246 acres of land. Planning Commission and staff recommended approval.
02/15/89	The City Council approved a Rezoning (Z-0139-88) application for the reclassification of property from N-U (Non Urban) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-V (Civic), to R-PD7 (Residential Planned Development- 7 Units Per Acre), R-3 (Medium Density Residence), and C-1 (Limited Commercial) for property generally located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard. The Planning Commission and staff recommended approval.
03/13/18	The Planning Commission approved a request for a Special Use Permit for a 3,234 square-foot massage establishment with waivers to allow a zero-foot distance separation from a church/house of worship and a parcel zoned for residential use where 400 feet is required at 9580 West Sahara Avenue, Suite #109. Staff recommended approval.

Most Recent Change of Ownership	
04/10/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/03/15	A building permit (C-276256) was issued for a tenant improvement at 2291 South Fort Apache Road, Suite #106. The permit received its final inspection on 05/11/15.
08/07/20	A business license (G68-05331) was issued for float therapy (general services) 2291 South Fort Apache Road, Suite #106. The license is active as of 09/16/20.

Pre-Application Meeting	
10/12/20	Staff conducted a pre-application meeting where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
11/03/20	Staff observed the subject suite during a routine field check. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	0.52 (part of a 36.73 acre commercial subdivision)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family	M (Medium Density Residential)	R-PD21 (Residential Planned Development – 21 Units per Acre)
South	Beer/Wine/Cooler Off-Sale / Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
	Financial Institution, General		
East	Multi-Family	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
West	Multi-Family	M (Medium Density Residential)	R-PD21 (Residential Planned Development – 21 Units per Acre)
			R-3 (Medium Density Residential)

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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Fort Apache Road	Primary Arterial	Master Plan of Streets and Highways	115	Y
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	165	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	425,720 SF	1:250	1,703				
TOTAL SPACES REQUIRED			1,703		2,112		Y
Regular and Handicap Spaces Required			1,675	28	2,034	78	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center, licensed for more than 12 children, or any parcel zoned for residential use.	To allow a zero-foot distance separation from a church/house of worship.	Approval
The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center, licensed for more than 12 children, or any parcel zoned for residential use.	To allow a zero-foot distance separation from a parcel zoned for residential use.	Approval
The use may not be located within 1000 feet of any other massage establishment.	To allow a zero-foot distance separation from another massage establishment.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2291 S FT APACHE RD STE 106, LAS VEGAS, NV 89117

Project Name SUP for Massage Establishment zero-foot distance separation from **Proposed Use** MASSAGE

Assessor's Parcel #(s) 16306816033 **Ward #** 2

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

Additional Information SUP for Massage Establishment with a zero-foot distance separation from a parcel zoned for residential USE and a zero-foot distance separation from another massage establishment.

Property Owner HSIEH, EDWARD Contact NANCY

Address 400 N STEPHANIE ST STE 210 City Henderson State NV Zip 89014

E-mail eddiehsieh@icloud.com Phone 702-938-6589

Applicant NV FLOAT LLC DBA NV FLOAT THERAPY Contact AVA MUCIKYAN

Address 2291 S FORT APACHE ROAD STE 106 City LAS VEGAS State NV Zip 89117

E-mail INFO@NVFLOAT.COM Phone 702.776.7766

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 Eddie Hsieh

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

Print Name EDWARD HSIEH

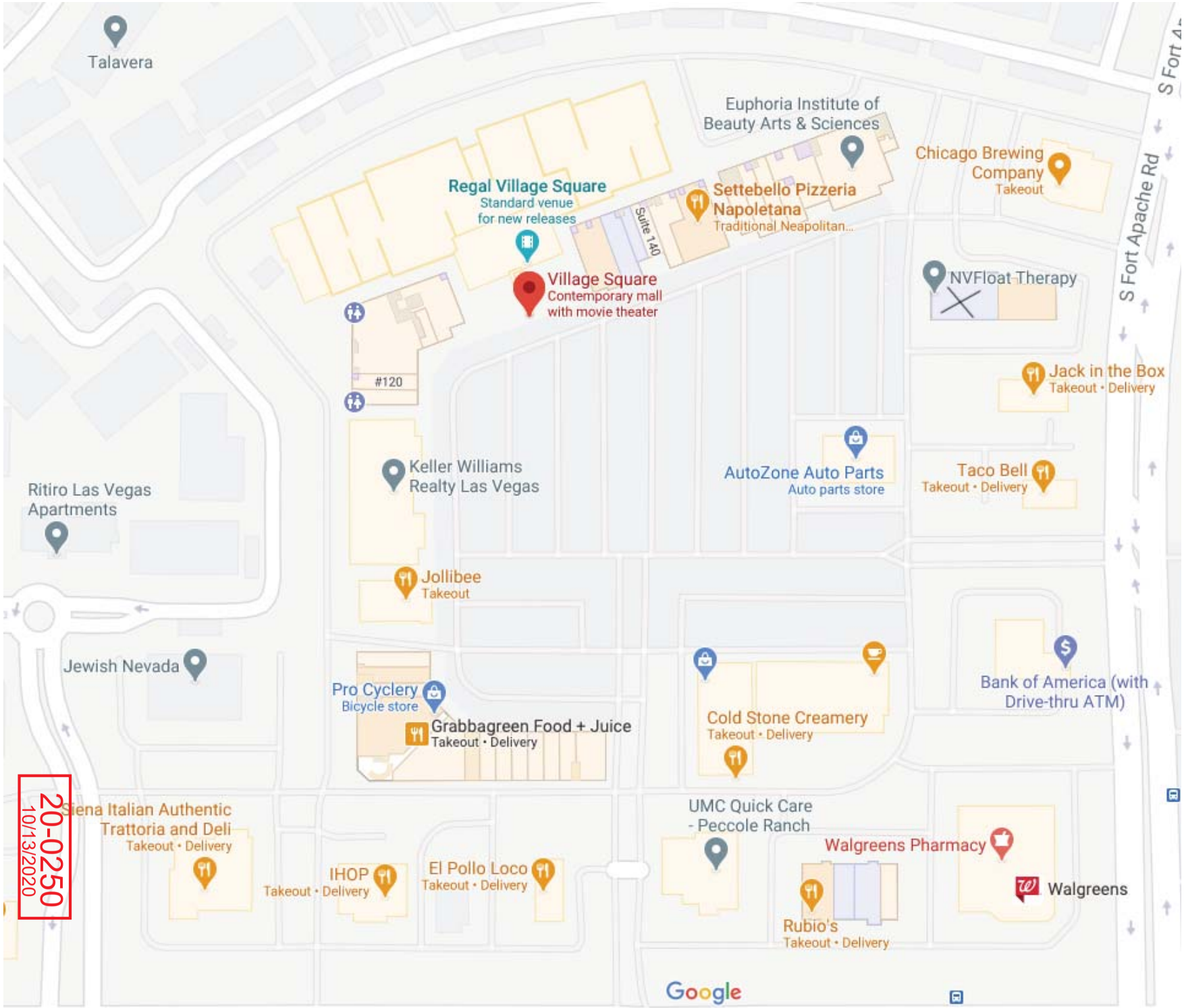
STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me

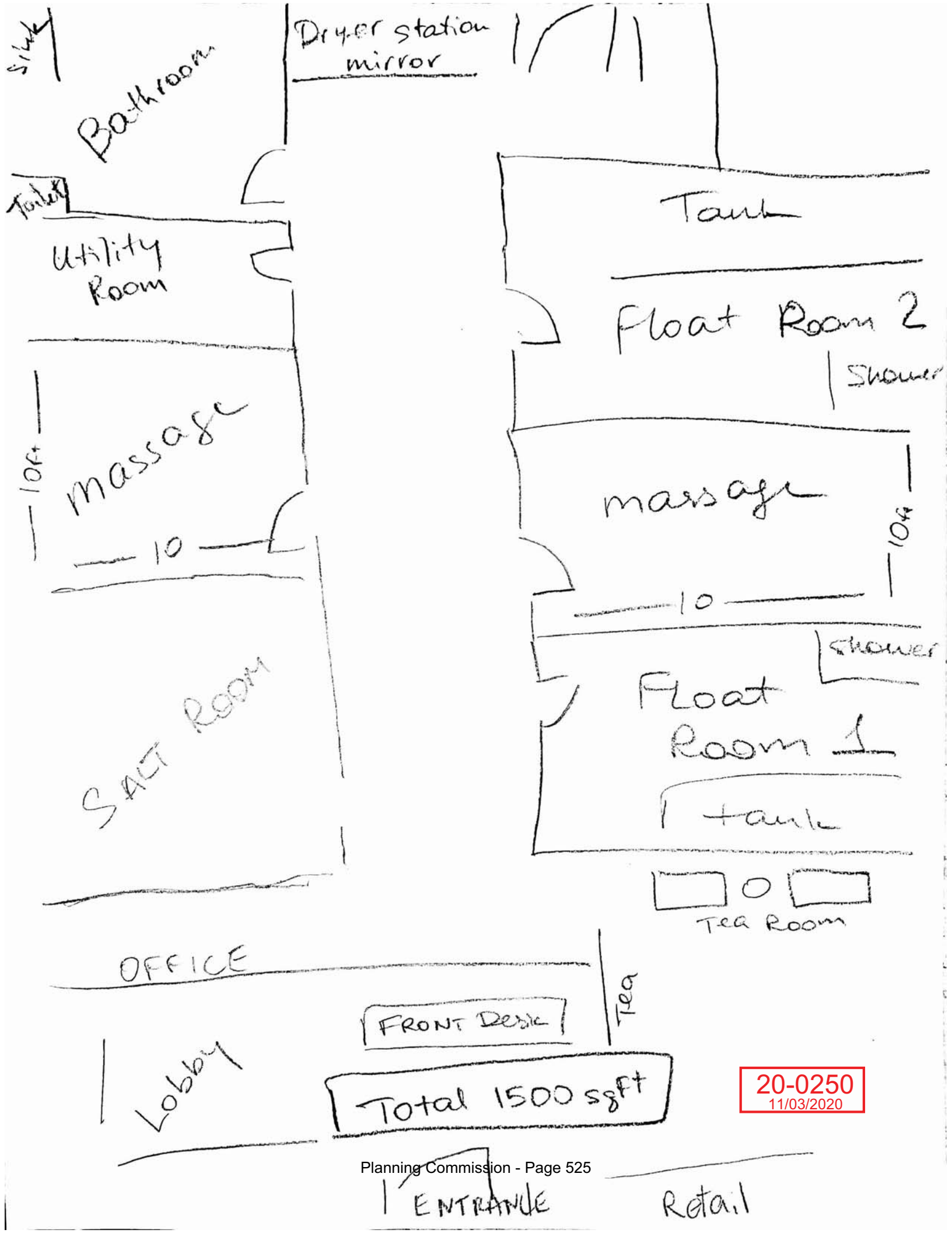
This 15TH day of OCTOBER, 20 20

VIENNA NELLIS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 18-2831-1
MY APPT. EXPIRES APR. 27, 2022

20-0250
11/02/2020



20-0250
10/13/2020



20-0250
11/03/2020



20-0250-SUP1 - APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH
2291 SOUTH FORT APACHE ROAD, SUITE #106

11/03/2020



20-0250-SUP1 - APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH
2291 SOUTH FORT APACHE ROAD, SUITE #106

11/03/2020



20-0250-SUP1 - APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH
2291 SOUTH FORT APACHE ROAD, SUITE #106

11/03/2020

Justification Letter

Dear Sir/Madam,

I am writing to request your kind consideration for granting permission to obtain a new Massage Establishment license for NV Float LLC DBA NV Float Therapy, located at 2291 S. Ft. Apache Rd. Ste. 106. The business has been in operation for over five years and has made a reputable name in the community. The hours of operation are 12pm-8pm. In addition, it has recently joined the wellness business family of another reputable company in town - The Salt Room, which operates with two locations in the valley - Summerlin and Henderson. I, Ava (Arevik) Mucikyan, personally run all three companies hands on and I am very involved in growing the wellness industry in the Las Vegas community. As the Salt Room model includes Massage, I would like to offer this service to our members at this location as well. This will allow for our clients to have the convenience of enjoying their membership perks closer to their home, as well as make room for wellness brand expansion.

Thank you in advance for your kind consideration. I look forward to growing the awareness of wellness and self-care in Las Vegas.

Sincerely,

Ava Mucikyan
Founder

20-0250
10/13/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/02/2020

CASE: 20-0250-SUP1

SUBJECT: APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Eddie Hsieh — 12/2/2020

Signature — Date

Edward Hsieh

Please Print Name

Company Name

Sincerely,

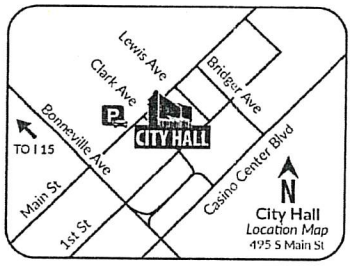
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
ITEM 23

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
DEC 07 2020
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.

20-0250-SUP1
Planning Commission Meeting of **12/08/2020**

20-0250-SUP1
16305415260
COPELIN LESLIE JOHN IRA
22720 MAIN ST
GRAND TERRACE CA 92313

104 HRDFNP1 92313

Submitted after final agenda

23P

Dec 04 2020 1:39PM HP Fax page 1

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.

20-0250-SUP1

Planning Commission Meeting of **12/08/2020**

20-0250-SUP1
16305415372
KIM PEARL
8632 LEKERIDGE CIR
LAS VEGAS NV 89117

143 HRDFNP1 89117

23P

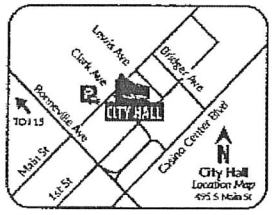
Dec.01.2020 01:26 PM

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

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

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.

20-0250-SUP1

Planning Commission Meeting of **12/08/2020**

20-0250-SUP1
16307510045
SAXTON MICHAEL KEVAN & LINDA D
2700 BIANCA CT
LAS VEGAS NV 89117-3654

143 HRDFNP1 89117

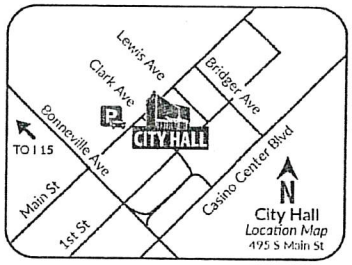
PAGE. 1/ 1

23P

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
DEC 07 2020
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.

20-0250-SUP1

Planning Commission Meeting of **12/08/2020**

20-0250-SUP1
16307512015
ATALLAH ROBERT FAMILY TRUST
2721 SHADY POND
LAS VEGAS NV 89117-0403

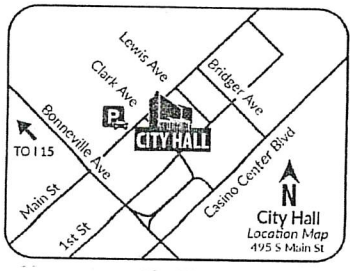
143 HRDFNP1 89117

23P

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
DEC 07 2020
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.

20-0250-SUP1

Planning Commission Meeting of **12/08/2020**

20-0250-SUP1
16306813009
KRUGER DAVID A REVOCABLE LIVING TRUST
KRUGER DAVID A TRS
2052 SCENIC SUNRISE DR
LAS VEGAS NV 89117

THIS WILL DISTROY OUR NEIGHBORHOOD, CHILDREN + PARENTS USE THIS CENTER. ALSO PEOPLE ATTEND RELIGIOUS SERVICES CLOSE BY. DO NOT APPROVE THIS

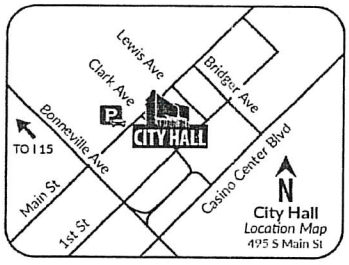
143 HRDFNP1 89117

23P

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
DEC 07 2020
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.

20-0250-SUP1

Planning Commission Meeting of **12/08/2020**

20-0250-SUP1
16305415260
COPELIN LESLIE JOHN IRA
22720 MAIN ST
GRAND TERRACE CA 92313

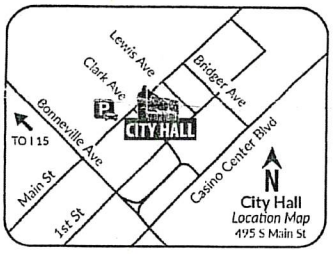
104 HRDFNP1 92313

23P

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
DEC 07 2020
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.

20-0250-SUP1

Planning Commission Meeting of **12/08/2020**

20-0250-SUP1
16306713031
MOORE GREG
PO BOX 1187
LONG BEACH WA 98631

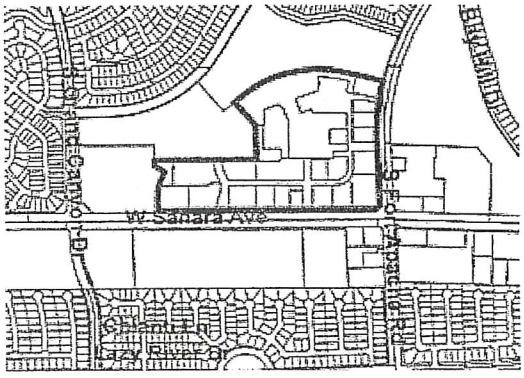
134 HRDFNP1 98631

Application Information

20-0250-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NV FLOAT LLC DBA NV FLOAT THERAPY - OWNER: EDWARD HSIEH - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM A CHURCH/HOUSE OF WORSHIP AND A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED; AND A ZERO-FOOT DISTANCE SEPERATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 2291 South Fort Apache Road, Suite #106 (APN 163-06-816-033), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

Massage parlors are notorious covers for prostitution + sex trafficking It should not be allowed at all! Especially objectionable to be next to a church. Clean up Las Vegas

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*12/08/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

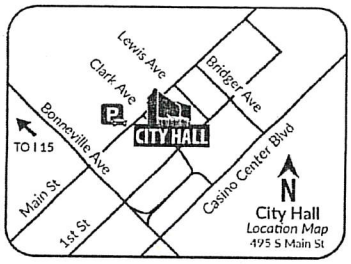
Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

23P

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
DEC 0 3 2020
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.

20-0250-SUP1
16307513027
MEREB INOCENSIO B
2704 QUAIL ROOST WAY
LAS VEGAS NV 89117

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0250-SUP1
Planning Commission Meeting of **12/08/2020**

143 HRDFNP1 89117

Submitted after final agenda

23A

Form Name:	Planning Application Comments 2020
Submission Time:	November 27, 2020 5:10 pm
Browser:	Firefox 83.0 / OS X
IP Address:	72.202.78.33
Unique ID:	711300934
Location:	37.750999450684, -97.821998596191

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0250
Position	I OPPOSE the project and all related applications.
Name	James Hobart
Residential or Business Address	1816 Derbyshire Drive Las Vegas, NV 89117
Phone	(937) 725-7681
Email	jameshobart@earthlink.net
Comments	We don't need a massage parlor close to a Church/House of Worship or near another massage parlor.

Submitted at Planning Commission
Date 12/8/2020 Item 23
E-Comments

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
24

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

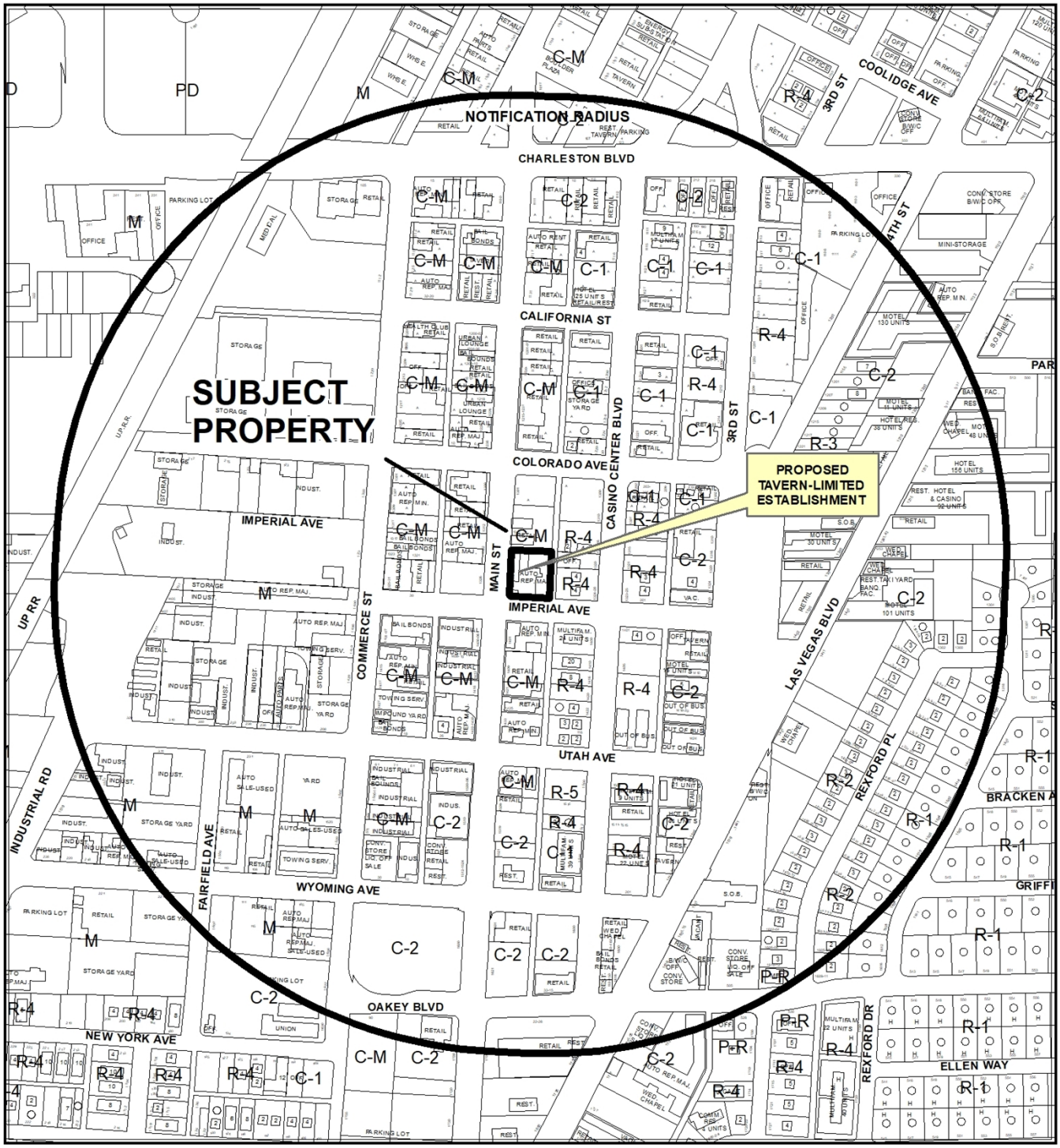
SUBJECT:
20-0251-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,916 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 1,581 SQUARE-FOOT OUTDOOR SEATING AREA at 1327 Main Street (APNs 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	15
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 375 750

Feet

CASE: **20-0251-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



0 375 750 Feet

CASE: **20-0251-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



20-0251-SUP1

Tavern-Limited Establishment

Business Licenses

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

Protected Uses

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

- 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 26, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0251-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 345

PROTESTS 0

APPROVALS 0

EM

**** CONDITIONS ****

20-0251-SUP1 CONDITIONS

Planning

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

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 2,916 square-foot Tavern-Limited Establishment with 1,581 square feet of outdoor seating area at 1327 South Main Street.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit. Staff recommends approval of this request.

ANALYSIS

The subject site is located within the C-M (Commercial/Industrial) zoning district and within the Gateway District of the Downtown Las Vegas Overlay District (Area 1). The subject suite shares the parcel with a Beer/Wine/Cooler On- and Off-Sale Establishment and Tavern-Limited Establishment to the north and a Beer/Wine/Cooler On- and Off-Sale Establishment to the south. The applicant requests a Special Use Permit for a proposed Tavern-Limited Establishment use in a 3,918 square-foot tenant space with a 1,581 square-foot outdoor seating area.

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. The intent of the Gateway District is a stabilized neighborhood with improved affordability and safety. The proposed Tavern-Limited Establishment increases the parking requirement at this location to166 spaces, with zero spaces provided on site. Notwithstanding this, the Title 19 parking requirement does not automatically apply to development projects located within Area 1 of the Downtown Las Vegas Overlay.

A Tavern-Limited Establishment is defined as “an establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” The justification letter stamped 10/14/20 provides details regarding the proposed theme for the Tavern-Limited Establishment: The proposed Tavern-Limited Establishment “is going to be a Texas style BBQ concept that will feature authentic cooking style with all-natural products.”

There are no Minimum Special Use Permit Requirements for this use.

The proposed use meets the goals of the Downtown Las Vegas Master Plan and the Las Vegas Master Plan 2020 by providing new opportunities for entertainment and commercial ventures; therefore, staff recommends approval of the proposed Special Use Permit.

FINDINGS (20-0521-SUP1)

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

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

   The proposed Tavern-Limited Establishment will be located within the Downtown Las Vegas Overlay – Gateway District. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment and is in close proximity of other commercial uses in the area.

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

   The proposed Tavern-Limited Establishment use is located on a parcel with access to Main Street, an 85-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. All accessible street facilities are adequate in size to meet the requirements of the proposed use.

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

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

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

The proposed Tavern-Limited Establishment use meet all of the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/20/89	The City Council approved a request for a Special Use Permit (U-0171-89) to allow a 12-foot x 24-foot Off-Premise advertising (Billboard) sign at 1323 South Main Street. The Board of Zoning Adjustment recommended approval.
11/15/17	The City Council approved a request for a Site Development Plan Review (SDR-71507) for proposed 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 area located on the northeast corner of Imperial Avenue and Main Street. The Planning Commission recommended approval; staff recommended denial.
04/16/18	The Department of Planning approved a request for a Conditional Use Verification (CUV-73167) for a Motor Vehicle Sales, Used use at 1323 South Main Street.
08/13/19	The City Council approved a Special Use Permit (SUP-76868) for a Tavern-Limited Establishment located at 1327 South Main Street.
	The 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	The Department of Planning approved a request for a Conditional Use Verification (CUV-77312) for a Beer/Wine/Cooler On-Sale Establishment, Used use at 1327 South Main Street.
11/26/19	The Planning Commission approved a Special Use Permit (SUP-77588) for a Beer/Wine/Cooler On- and Off-Sale Establishment located 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	
c.1966	Clark County Assessor records indicate the subject building was constructed in 1966.
01/08/20	Building permits (C19-04987) were issued for a tenant improvement for a new restaurant/brewery at 1327 South Main Street.
08/27/20	A business license (P67-00204) was issued for a tavern-limited at 1327 South Main Street.
	A business license (P67-00205) was issued for an ancillary brewpub at 1327 South Main Street.
	A business license (G67-05434) was issued for a restaurant at 1327 South Main Street.
09/21/20	A business license (P67-00281) was issued for a beer wine room at 1327 South Main Street.
	A business license (P67-00282) was issued for an ancillary brew pub at 1327 South Main Street.
	A business license (G68-04310) was issued for merchandise sales at 1327 South Main Street.
10/31/20	A business license (G68-07530) was issued for a takeout BBQ/food catering at 1327 South Main Street.

Pre-Application Meeting	
10/08/20	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for Special Use Permits pertaining to a Tavern- Limited Establishment.

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

Field Check	
11/08/20	A vacant suite was observed flanked on both sides by existing craft beer locations with shared outdoor patio area. Lot was well maintained.

Details of Application Request	
Site Area	
Gross Acres	0.47

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Tavern-Limited Beer/Wine/Cooler On / Off-Sale	C (Commercial)	C-M (Commercial/Industrial)
North	General Retail Store	C (Commercial)	C-M (Commercial/Industrial)
South	Auto Repair Garage, Minor	C (Commercial)	C-M (Commercial/Industrial)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
	Office		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) District – Area 1 (Gateway District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

EM

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways	85	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	7,242 SF	1/50 SF (seating area)	145				
	4,064 SF	1/200 SF (back of house)	21				
Beer / Wine / Cooler On-and Off-Sale Establishment	N/A	No additional parking required beyond that of the primary use					
TOTAL SPACES REQUIRED			166		0		N*
Regular and Handicap Spaces Required			160	6	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.

EM

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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 St Las Vegas NV, 89104

Project Name Soulbelly BBQ **Proposed Use** Restaurant

Assessor's Parcel #(s) 162031050008 **Ward #** _____

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

Additional Information _____

Property Owner ProView Series 32 LLC Contact Adam Foulad

Address 1818 Industrial Rd #201 City Las Vegas State NV Zip 89102

E-mail afoulad@KIACapital.com Phone 702.468 5999

Applicant Soulbelly BBQ Contact Richard Camarota

Address 12273 White Landing Ct City Las Vegas State NV Zip 89138

E-mail richard@mchospitality.net Phone 312 802 2036

Representative Richard Camarota Contact _____

Address 12273 White Landing Ct City Las Vegas State NV Zip 89138

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)** Richard Camarota

Partner(s) Bruce Kalman

- 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 K. D. Foulad

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

Print Name KAMRAN D. FOULADBAKHSH

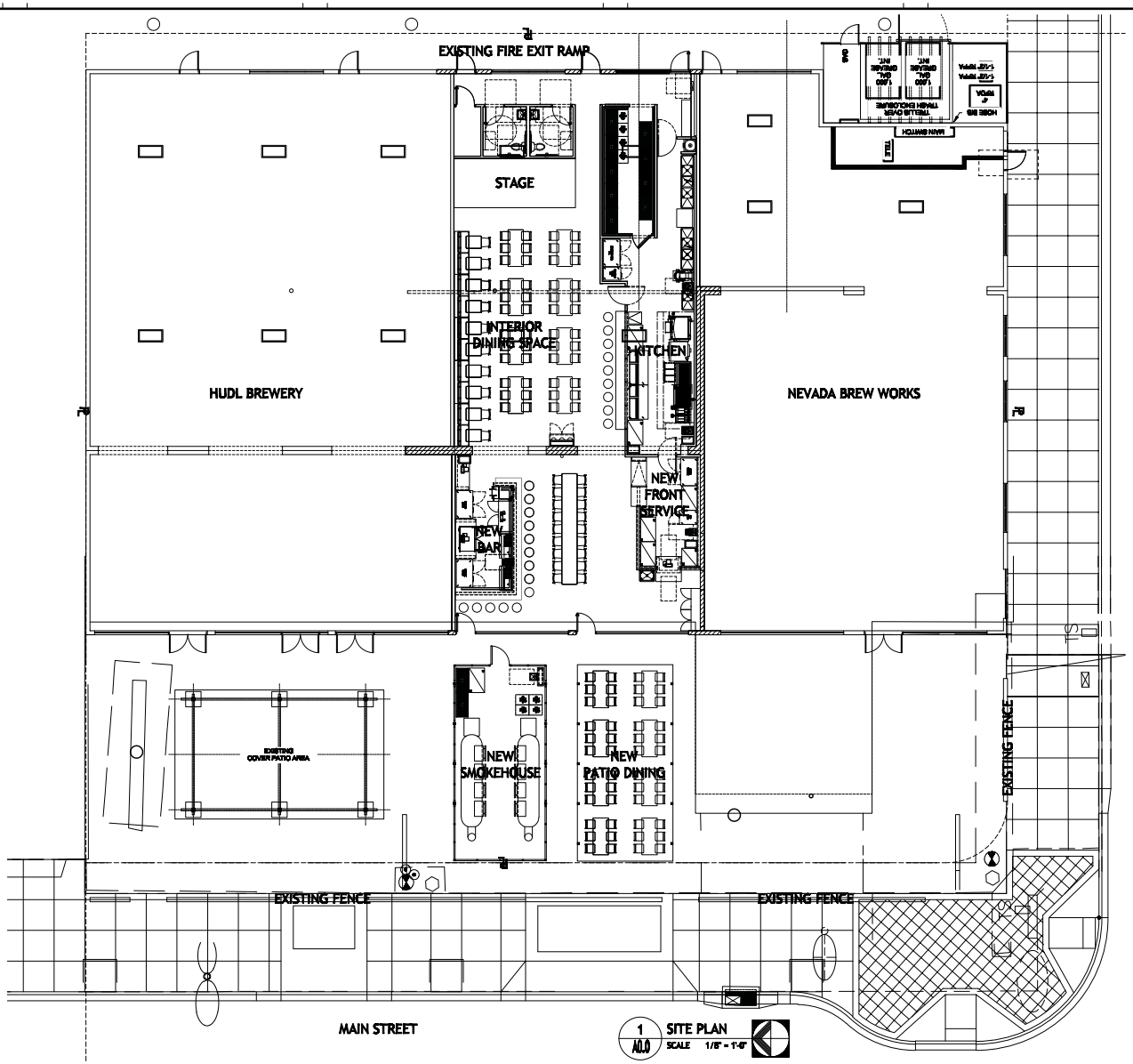
GYSLAINE MULAMBA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2-01-2022
Certificate No: 18-4505-1

20-0251
10/14/2020

Subscribed and sworn before me

This 14 day of October, 20

Notary Public in and for said County and State



TITANIUM BUILDING GROUP

TITANIUM BUILDING GROUP
650 S GREEN VALLEY PARKWAY SUITE 100
HENDERSON, NEVADA 89052
PHONE: (702) 222-0000
FAX: (702) 263-0063
LICENSE NO.: 76457

SEAL

ENGINEER / CONTRACTOR

ISSUANCE / REVISION

REVISION NO.	DESCRIPTION	DATE
1	FOR OWNER APPROVAL	09/24/2020
1	FOR OWNER APPROVAL	09/30/2020
1	FOR OWNER APPROVAL	10/04/2020
1	FOR OWNER APPROVAL	10/06/2020
1	FOR OWNER APPROVAL	10/13/2020

OWNER

PROVIEW SERIES 32 LLC

PROJECT TITLE

SOULBELLY
TENANT IMPROVEMENT

LOCATION

1327 S MAIN STREET
LAS VEGAS NV 89104

SHEET CONTENT

20-0251
10/14/2020

DRAWN BY:	EB	SHEET NO.:	
DATE ISSUED:	10 OCT 2020		
CHECKED BY:	-		
DATE ISSUED:	-		
DESIGNED BY:	EB	PROJECT NUMBER:	[illegible]
DATE ISSUED:	10 OCT 2020	DATE ISSUED:	10 OCT 2020

TITANIUM BUILDING GROUP NOT FOR CONSTRUCTION 2020-10-13

TITANIUM BUILDING GROUP NOT FOR CONSTRUCTION 2020-10-13

TITANIUM BUILDING GROUP NOT FOR CONSTRUCTION 2020-10-13

EQUIPMENT SCHEDULE

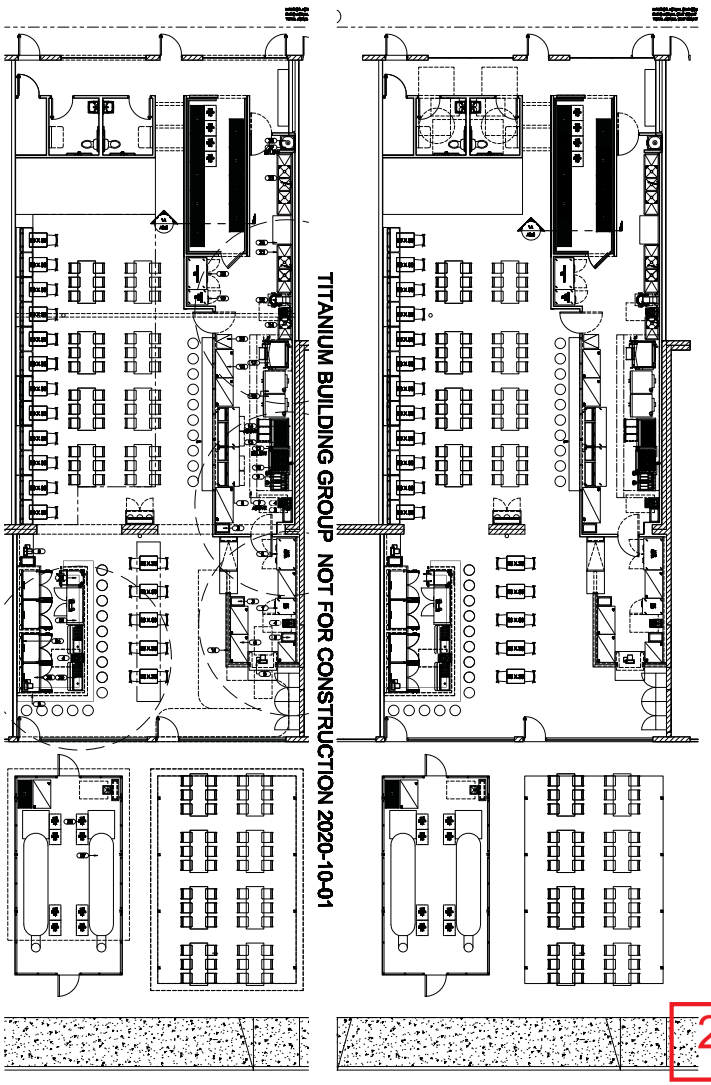
ITEM	QTY	DESCRIPTION	MANUFACTURER	MODEL	REMARK / NOTES
		KITCHEN EQUIPMENT			
1	1	CVAP COOK AND HOLD FULL SIZE OVEN	WINSTON	CAC522	
2	1	GLASS DOOR REACH-IN REFRIGERATOR	AVANTCO	178SS2RGHC	
3		TRASH CAN			
4	1	14" WIDE SSTL. HANDSINK WITH SIDE SPLASH			
5	3	POS / CASHIER			
6	1	MEAT SLICER			
7	1	HOOD			
8	2	PIZZA PREP TABLE	BEVERAGE-AIR	DPD67HC-4	
9	2	DEEP FRYER	PITCO	40D	
10	1	6 BURNER GAS RANGE	VULCAN	SX36-6BN / SX36-6BP	
11	1	TEMPERED GLASS SNEEZE GUARD WITH METAL POSTS	CUSTOM	CUSTOM	
12	1	FLAT TOP GRILL	COOKING PERFORMANCE GROUP	SX36331GTCPG48NL	
13	1	CHEF REFRIGERATED BASE	AVANTCO	178CRE32HC	
14	1	SALAMANDER			
15	1	GAS CONVECTION OVEN	BLODGETT	ZEPHAIRE-200-G	
16					
17	1	GAS TILTING BRAISING PAN	VULCAN	VG40	
18		PREP TABLE			
19	1	HORIZON TOP MOUNT REACH-IN	BEVERAGE-AIR	HP1HC-1HG	
20	1	SOLID DOOR REACH-IN REFRIGERATOR	AVANTCO	178A49RHC	
21	1	2 COMPARTMENT SINK			
22	1	80 QUART PLANETARY FLOOR MIXER	GLOBE	SP80PL	
23	1	3 COMPARTMENT SINK			
24	1	1 COMPARTMENT SINK			
25					
26	1	48" WIDE ICE BIN / ICE MAKER			
27	1	MOP SINK			
28	1	WATER HEATER			
29	1	FLOOR MODEL CHAMBER VACUUM	VACPAK-IT	186VMC30FGF	
		BAR EQUIPMENT			
30	1	SSTL. JOCKEY STATION			
31	1	KEG REFRIGERATOR			
32	1	ICE MACHINE			
33	1	UNDERCOUNTER REFRIGERATOR			
34	1	LIQUIOR DISPLAY			
35					
36					
		SMOKE HOUSE			
37	2	20'-0" LONG SMOKER	FATSTACK	FS-1000	
38		SHEET PAN RACK			

TITANIUM BUILDING GROUP
NOT FOR CONSTRUCTION 2020-10-01

OCCUPANT LOAD SUMMARY:

TOTAL FLOOR AREA

INTERIOR (AREA)	= 3,918 SF	
KITCHEN	= 1603 SF / 300	= 5
DINING	= 709 SF / 15	= 48
BANQUETTE	= 40 / 1'-0"	= 39
DINING (KITCHEN WINDOW)	= 10 SEATS	= 10
DINING (STANDING)	= 74 SF / 15	= 5
STANDING SPACE	= 588 SF / 5	= 39
BAR	= 214 SF / 200	= 2
FIXED SEATS: BAR	= 14 SEATS	= 14
CODE OCCUPANT LOAD (INTERIOR)		= 149 OCC. **PER CODE, NEED 3 FIRE EXIT DOOR
PATIO (AREA)	= 1,361 SF	
PATIO DINING AREA	= 573 SF / 15	= 39
PATIO KITCHEN	= 427 SF / 300	= 3
CODE OCCUPANT LOAD (PATIO)	= 677 / 15	= 42 OCCUPANTS
TOTAL OCCUPANT LOAD INTERIOR AND PATIO (PER CODE):		= 193 OCC.
INTERIOR ACTUAL SEAT COUNT	= 105	
PATIO ACTUAL SEAT COUNT	= 49	
TOTAL ACTUAL SEAT COUNT	= 154	



TITANIUM BUILDING GROUP NOT FOR CONSTRUCTION 2020-10-01

1 / A0.0 KITCHEN EQUIPMENT PLAN
SCALE 1/8" = 1'-0"

TITANIUM BUILDING GROUP
699 S GREEN VALLEY PARKWAY SUITE 100
HENDERSON, NEVADA 89052
PHONE: (702) 222-9999
FAX: (702) 365-6963
LICENSE NO.: 74457

SEAL

ENGINEER / CONTRACTOR

ISSUANCE / REVISION

REVISION NO.	DESCRIPTION	DATE
1	PER OWNER APPROVAL	09/24/2020
1	PER OWNER APPROVAL	09/30/2020
1	PER OWNER APPROVAL	10/01/2020

OWNER

PROVIEW SERIES 32 LLC

PROJECT TITLE

SOULBELLY
TENANT IMPROVEMENT

LOCATION

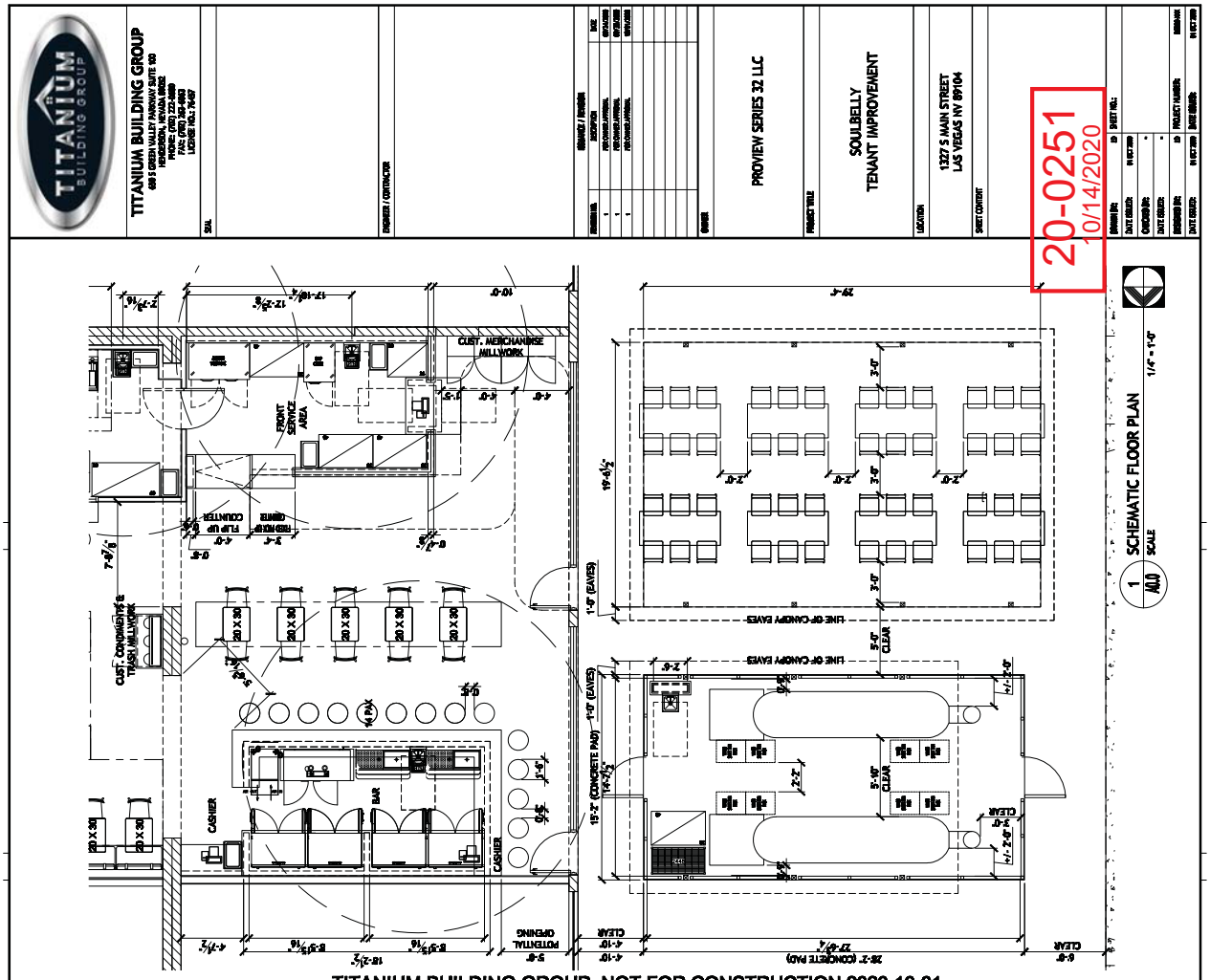
1327 S MAIN STREET
LAS VEGAS NV 89104

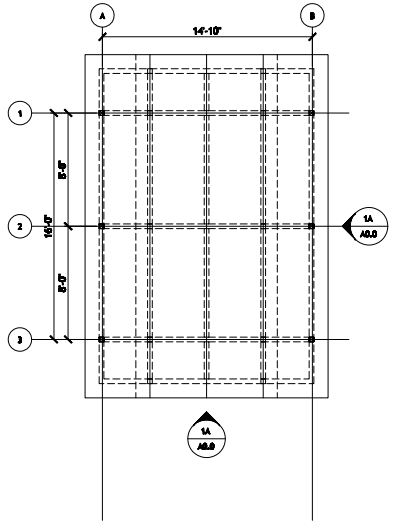
SHEET CONTENT

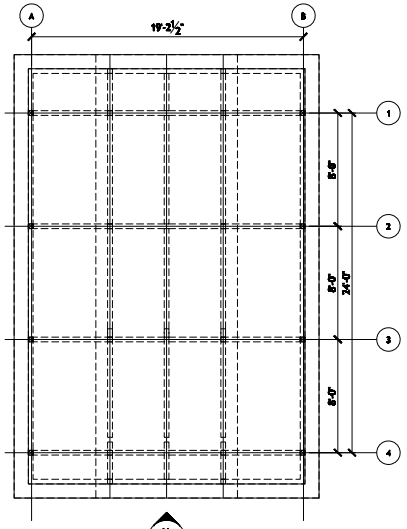
20-0251
10/14/2020

DRAWN BY:	ED	SHEET NO.:	
DATE ISSUED:	01 OCT 2020		
CHECKED BY:	-		
DATE ISSUED:	-		
DESIGNED BY:	ED	PROJECT NUMBER:	2020-XXX
DATE ISSUED:	01 OCT 2020	DATE ISSUED:	01 OCT 2020

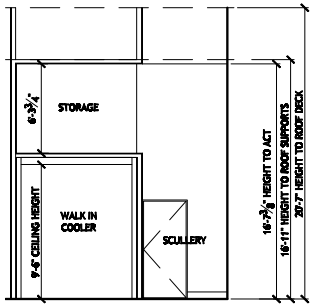
Planning Commission - Page 554


TITANIUM BUILDING GROUP
PROVIEW SERIES 32 LLC
SOULBELLY
TENANT IMPROVEMENT
1327 S MAIN STREET
LAS VEGAS NV 89104
20-0251
10/14/2020
SCHEMATIC FLOOR PLAN
1/4" = 1'-0"
CUST. MERCHANDISE MILLWORK
FRONT SERVICE AREA
CUST. CONDIMENTS & TRASH MILLWORK
CASHIER
BAR
LINE OF CANOPY EAVES
CLEAR
TITANIUM BUILDING GROUP NOT FOR CONSTRUCTION 2020-10-01
AUDIO STORAGE
NEW FIRE EXIT DOOR
WALK IN COOLER
HOOD
HOTLINE
PREP AREA
RESTROOM
RESTROOM
STAGE
LIQUOR STORAGE / OFFICE
FLIP EXISTING DOOR SWING
CASHIER

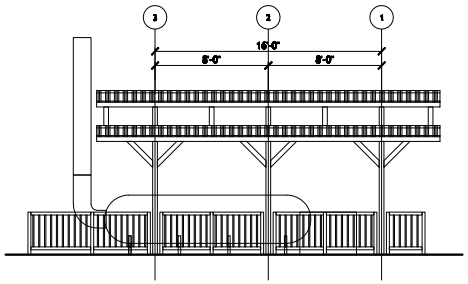




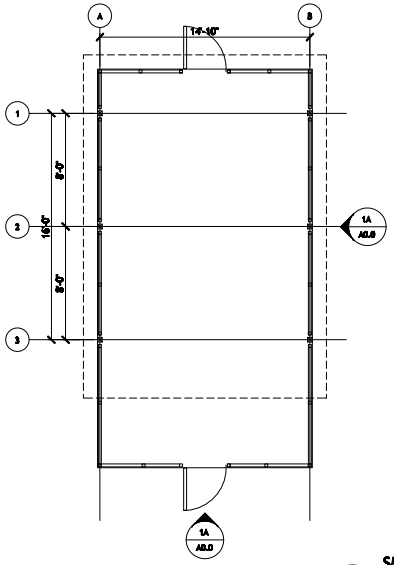
2 A0.0 SMOKEHOUSE AND PATIO DINING ROOF PLAN
SCALE 1/4" = 1'-0"

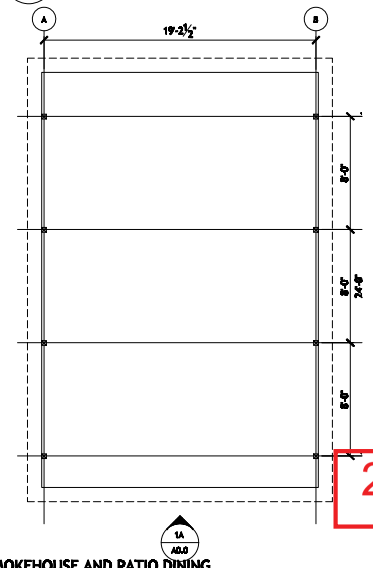


5 A0.0 SECTION AT WALK IN COOLER
SCALE 1/4" = 1'-0"

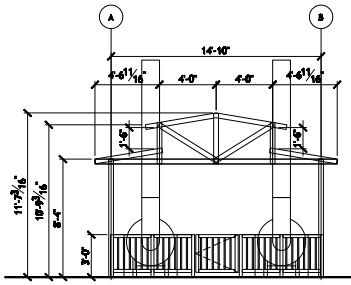


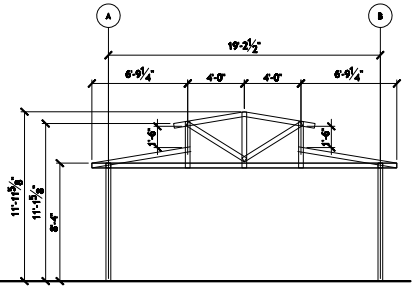
4 A0.0 ELEVATION OF EXTERIOR STRUCTURE
SCALE 1/4" = 1'-0"





1 A0.0 SMOKEHOUSE AND PATIO DINING PLAN
SCALE 1/4" = 1'-0"





3 A0.0 ELEVATION OF EXTERIOR STRUCTURE
SCALE 1/4" = 1'-0"

TITANIUM BUILDING GROUP NOT FOR CONSTRUCTION 2020-10-01

Planning Commission - Page 556

TITANIUM BUILDING GROUP
698 S GREEN VALLEY PARKWAY SUITE 100
HENDERSON, NEVADA 89052
PHONE: (702) 222-9999
FAX: (702) 365-6963
LICENSE NO.: 74457

SEAL

ENGINEER / CONTRACTOR

ISSUANCE / REVISION

REVISION NO.	DESCRIPTION	DATE
1	PER OWNER APPROVAL	09/24/2020
1	PER OWNER APPROVAL	09/30/2020
1	PER OWNER APPROVAL	10/01/2020

OWNER

PROVIEW SERIES 32 LLC

PROJECT TITLE

SOULBELLY
TENANT IMPROVEMENT

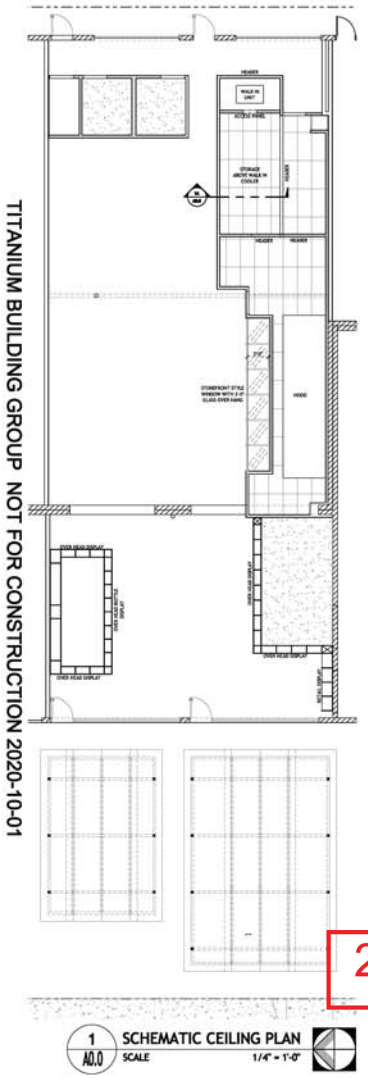
LOCATION

1327 S MAIN STREET
LAS VEGAS NV 89104

SHEET CONTENT

20-0251
10/14/2020

DRAWN BY:	ED	SHEET NO.:	
DATE ISSUED:	01 OCT 2020		
CHECKED BY:	-		
DATE ISSUED:	-		
DESIGNED BY:	ED	PROJECT NUMBER:	20200-XXX
DATE ISSUED:	01 OCT 2020	DATE ISSUED:	01 OCT 2020



1 A0.0 SCHEMATIC CEILING PLAN
SCALE 1/4" = 1'-0"

TITANIUM BUILDING GROUP NOT FOR CONSTRUCTION 2020-10-01

TITANIUM BUILDING GROUP
650 S GREEN VALLEY PARKWAY SUITE 100
HENDERSON, NEVADA 89052
PHONE: (702) 222-0680
FAX: (702) 263-6063
LICENSE NO.: 79457

SEAL

ENGINEER / CONTRACTOR

ISSUANCE / REVISION

ISSUANCE NO.	DESCRIPTION	DATE
1	FOR OWNER APPROVAL	09/24/2020
1	FOR OWNER APPROVAL	09/30/2020
1	FOR OWNER APPROVAL	10/01/2020

OWNER

PROVIEW SERIES 32 LLC

PROJECT TITLE

SOULBELLY
TENANT IMPROVEMENT

LOCATION

1327 S MAIN STREET
LAS VEGAS NV 89104

SHEET CONTENT

20-0251
10/14/2020

DRAWN BY:	ED	SHEET NO.:	
DATE ISSUED:	01 OCT 2020		
CHECKED BY:	-		
DATE ISSUED:	-		
DESIGNED BY:	ED	PROJECT NUMBER:	2020-XXX
DATE ISSUED:	01 OCT 2020	DATE ISSUED:	01 OCT 2020

10.1.2020

Soulbelly BBQ

1327 Main St
Las Vegas, NV 89104

********** Special Use Permit Application********

Seeking Tavern limited license

To whom it may concern:

Concept:

Soulbelly is going to be a Texas style BBQ concept that will feature authentic cooking style with all-natural products. We have invested in classic offset smokers that will burn natural post oak to flavor and cook our carefully selected proteins. Soulbelly is about honoring great BBQ technique while using premium ingredients with amazing sides in a comfortable environment. Our space will feature a classic “meat and three line” which speaks to the classic serving style of great BBQ spots from around the country.

Our environment will be casual and fun. We will have a small stage a feature live music 4-5 nights a week. Their will be small bar with 12-14 seats that will serve a selection of craft beers from around Nevada and select regions. We will also feature a unique selection of whiskeys and bourbon. Our hours of operation will be from 11am till 2am with a kitchen that closes at 1am. This concept is a restaurant and bar we have no intention of falling into a nightclub definition. Our intended sales mix with be 70% food and 30% beverage.

Who:

Bruce Kalman and Richard Camarota both have culinary backgrounds. They each have won multiple awards throughout the country for their culinary prowess. Bruce participated on Top Chef season 15. He is know for his passion for Italian cooking and has been involved with many successful restaurants. His passion for BBQ started about 2 years ago and he has cooked with many renowned pit masters from around the country.

Richard Camarota has been in Las Vegas for the past 11 years and has part of building 3 successful restaurant on the strip. Richard moved from Chicago and reconnected with Bruce from his culinary days in Chicago where they crossed paths at Spiaggia.

Where:

The location is at the corner of Main St and Imperial. The building has been completely renovated in 2019 and could become a great beer and food micro destination. We will be

20-0251
10/14/2020

flanked by two local microbreweries. Nevada brew works and HUDL brewing are both opening in the end of 2020. The interior of Soulbelly space is 3680sq ft. There is a patio in from that is 1580sq ft as well. We will not be providing any customer parking spaces as none are available to us. Street parking is available for our customers and all of the arts district residents.

20-0251
10/14/2020



20-0251-SUP1 - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC
1327 MAIN STREET

11/03/2020



20-0251-SUP1 - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC
1327 MAIN STREET

11/03/2020



20-0251-SUP1 - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC
1327 MAIN STREET

11/03/2020



20-0251-SUP1 - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC
1327 MAIN STREET

11/03/2020



20-0251-SUP1 - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC
1327 MAIN STREET

11/03/2020



20-0251-SUP1 - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC
1327 MAIN STREET

11/03/2020



20-0251-SUP1 - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC
1327 MAIN STREET

11/03/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/02/2020

CASE: 20-0251-SUP1

SUBJECT: APPLICANT: RICHARD CAMAROTA - 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 ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature

12/2/2020
Date

Richard Camarota
Please Print Name

Sowbelly
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

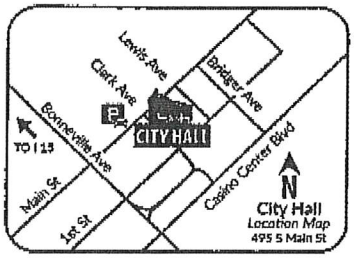
Submitted after final agenda
ITEM 24

12/04/2020 10:21 Osvaldo Fumo (FAX) P.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. 1690

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203110066
FUMO OSVALDO E & IRMINA L
1212 S CASINO CENTER BLVD
LAS VEGAS NV 89104-1016

Submitted after final agenda

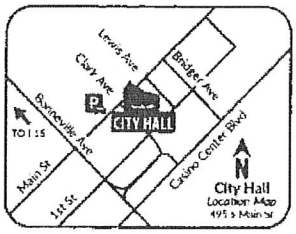
24A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 07 of 10
To: 17024647499

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.
20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

20-0251-SUP1
16203210019
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

137 HRDFNP1 89158

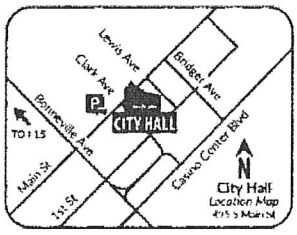
24 A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 08 of 10
To: 17024647499

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.
20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

20-0251-SUP1
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

137 HRDFNP1 89158

24A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 09 of 10
To: 17024647499

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
DEC 08 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.
20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203110130
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

137 HRDFNP1 89158

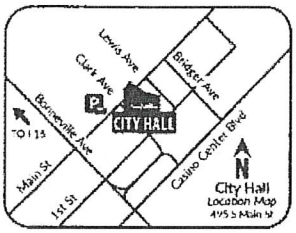
24A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 10 of 10
To: 17024647499

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
DEC 08 2020
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.

20-0251-SUP1

Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203210015
CREAGH GARY JR & GARY SR
3726 LAS VEGAS BLVD S UNIT 1706
LAS VEGAS NV 89158

137 HRDFNP1 89158

24A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 03 of 10
To: 17024647499

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
DEC 08 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.
20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

137 HRDFNP1 89158

24A

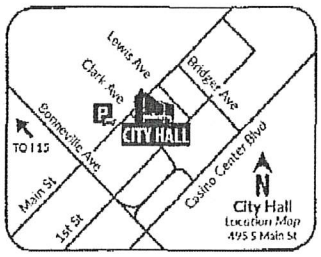
p.1

7027786078

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
DEC 08 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203211021
DAD INVESTMENTS L L C
6983 E BONANZA
LAS VEGAS NV 89110

103 HRDFNP1 89110

Doug

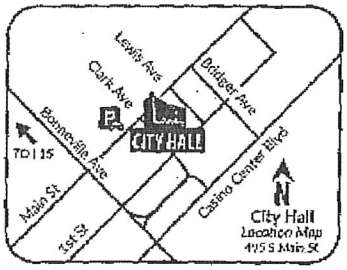
Dec 02 20 10:38a

24A

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
DEC 08 2020
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.
20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203210090
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

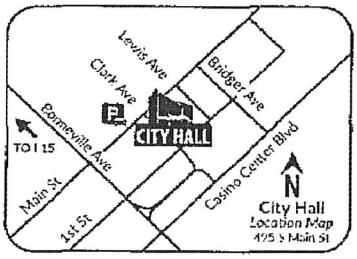
139 HRDFNF1 89113

24A

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
DEC 08 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.
20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203212016
MOONEY COURTNEY
ROGERS JOSHUA MICHAEL
1608 HOUSSELS AVE
LAS VEGAS NV 89104-1431

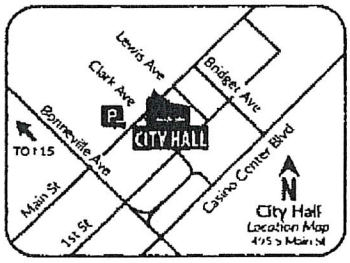
93 HRDFMP1 89104

24A

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0251-SUP1
Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 0 2 2020
Dept of Planning
City of Las Vegas

20-0251-SUP1
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

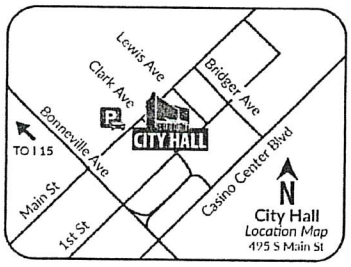
137 HRDFNP1 89158

24A

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
DEC 0 3 2020
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.

20-0251-SUP1

Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203106001
941 N MARTEL AVE L L C
5722 SOTO ST L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

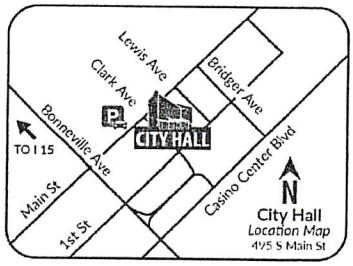
48 HRDFNP1 90210

24A

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
DEC 0 3 2020
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.

20-0251-SUP1

Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203112028
1213 S LAS VEGAS BLVD L L C
CAPITAL FORESIGHT GOLF & FITNESS L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

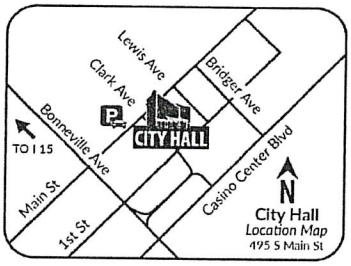
48 HRDFNF1 90210

24A

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



Dept of Planning
City of Las Vegas

DEC 03 2020

RECEIVED

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.

20-0251-SUP1

Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203112029
1215 S LAS VEGAS BLVD L L C
C F SATICOY L P
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

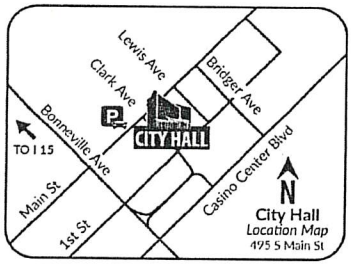
48 HRDFNP1 90210

24A

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
DEC 0 3 2020
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.

20-0251-SUP1

Planning Commission Meeting of **12/08/2020**

20-0251-SUP1
16203112033
CAPITAL FORESIGHT GOLF & FITNESS L L C
1215 LAS VEGAS BLVD L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

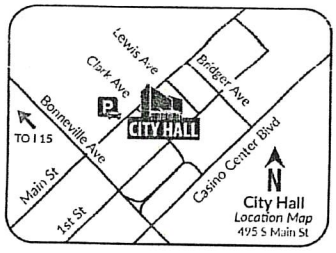
48 HRDFNP1 90210

24A

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
DEC 0 3 2020
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.

20-0251-SUP1

Planning Commission Meeting of **12/08/2020**

yes I support

43 HRDFMP1 89031

20-0251-SUP1
16203105009
197 E CALIFORNIA STREET L L C
4104 FAIRYWREN DR
NORTH LAS VEGAS NV 89031

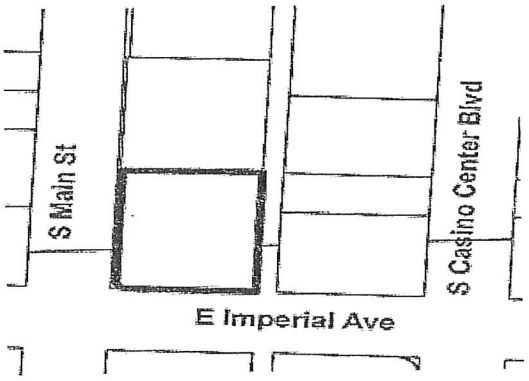
Application Information

20-0251-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RICHARD CAMAROTA - OWNER: PROVIEW SERIES 32 LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,916 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 1,581 SQUARE-FOOT OUTDOOR SEATING AREA at 1327 Main Street (APNs 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

I support this Request

Signature 197 E California Street L.L.C

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*12/08/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

24A

24

Form Name:	Planning Application Comments 2020
Submission Time:	November 29, 2020 9:23 am
Browser:	Firefox 83.0 / Windows
IP Address:	68.108.168.83
Unique ID:	711670836
Location:	36.031600952148, -115.21179962158

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0251
Position	I SUPPORT the project and all related applications.
Name	Main Street Las Vegas LLC
Residential or Business Address	1215 S. Main Street Las Vegas , NV 89104
Phone	(702) 592-0929
Email	design@beckymiller.com
Comments	We are uncertain why this property needs to be permitted again. Isn't there already two taverns with outdoor seating there?

Submitted at Planning Commission

Date 12/8/2020 Item 24

E-comments

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
25

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

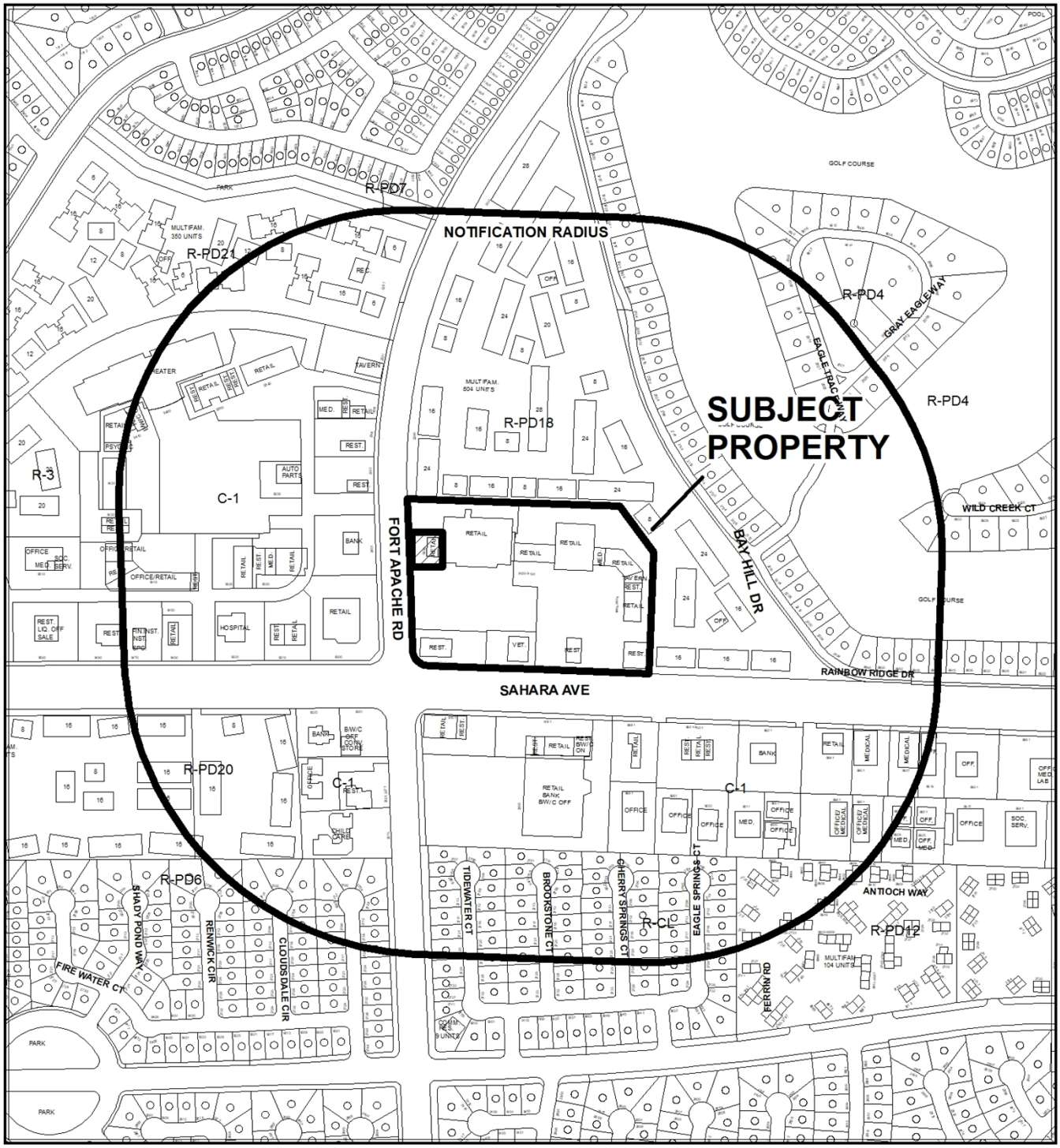
SUBJECT:
20-0263-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL USE WITH A WAIVER TO ALLOW 15 VEHICLES WHERE FIVE IS THE MAXIMUM ALLOWED at 9232 West Sahara Avenue (APN 163-05-410-002), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

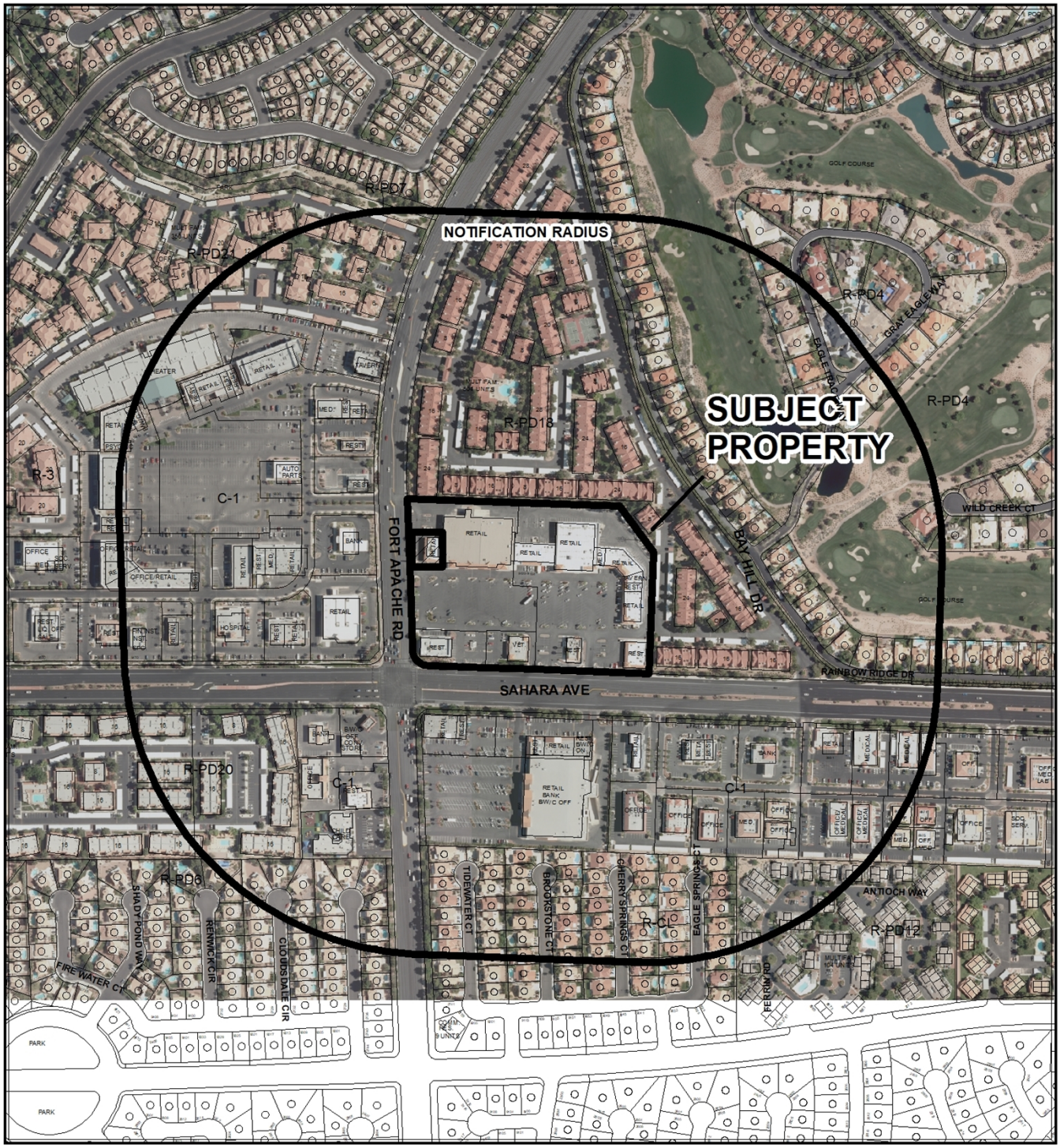
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards
7. Submitted at Meeting - E-comments



CASE: **20-0263-SUP1**

RADIUS: 1000 FEET

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



CASE: **20-0263-SUP1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0263-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 793

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0263-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile Rental use.

2. Conformance to the approved conditions for Plot Plan Review [Z-0079-88(5)].

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. A Waiver from Title 19.12 is hereby approved, to allow 15 vehicles on the subject site where five are the maximum allowed.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to operate an Automobile Rental use within a tenant space of existing shopping center located at 9232 West Sahara Avenue.

ISSUES

- Pursuant to Title 19.12, an Automobile Rental use is permitted in the C-1 (Limited Commercial) zoning district with an approved Special Use Permit.
- A Waiver has been requested to allow 15 vehicles on the subject site where five are the maximum allowed. Staff supports this waiver request.

ANALYSIS

This is a request for a Special Use Permit for a proposed 2,100 square-foot Automobile Rental use located at 9232 West Sahara Avenue. The subject tenant space is located within an existing 117,465 square-foot shopping center with other retail and general office uses. The Automobile Rental use is defined by Title 19.12 as: “A facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage.”

The Minimum Special Use Permit Requirements for this use include:

1. No more than 5 rental vehicles shall be stored on the site at any one time.

   The proposed use does not meet this requirement, the applicant has requested a Waiver to allow 15 vehicles on the subject site where five are the maximum allowed.

2. No vehicles shall be offered for sale on the premises.

   The proposed use meets this requirement, the applicant has not indicated that automobiles will be sold on the subject site.

3. The installation and use of an outside public address or bell system is prohibited.

The proposed use meets this requirement, as the applicant has not proposed to install an outside public address or bell system

4. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

   The proposed use meets this requirement, as the applicant has not proposed to discard automotive parts or equipment on the subject site.

5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
   The proposed use meets this requirement, as the subject site is an existing tenant space within an existing shopping center.

6. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.
   The proposed use meets this requirement, as the applicant has not proposed to conduct repairs, installations or cleaning of the vehicles on the subject site.

The proposed use would be located within an established shopping center with retail and general office uses, which has existing residentially zoned parcels located directly adjacent the northern and eastern property line. Other than the minimum use requirements in Title 19.12, there are no special development requirements pertaining to this site. The applicant has requested a Waiver to allow 15 vehicles on the subject site where five vehicles is the maximum allowed. However, the shopping center has an abundance of available parking and provides 596 spaces where 470 spaces are required. It has been determined that the proposed Automobile Rental use can be conducted in a manner that is compatible with the surrounding land uses, therefore, staff is recommending approval.

FINDINGS (20-0263-SUP1)

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

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

Staff has determined the proposed use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

The site contains an existing 117,465 square-foot shopping center with other retail and general office uses. This site contains adequate parking for all uses, and the proposed use does not generate the need for any additional parking spaces.

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

The proposed Automobile Rental can be accessed from Sahara Avenue, a 150-foot Primary Arterial and Fort Apache Road a 100-foot Primary Arterial as indicated in the Master Plan of Streets and Highways; providing adequate capacity to serve the existing development.

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

The proposed Automobile Rental use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

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

The proposed Automobile Rental does not adhere to Condition #1, which states a maximum of five vehicles can be kept on the subject site. The applicant is requesting a waiver to allow a maximum of 15 vehicles on the subject site.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/26/88	The Board of Zoning Adjustment approved a request for a Variance (V-0153-88) to allow a proposed eight-foot high block wall where six feet is the maximum allowed on property located on the east of Fort Apache Road north of Sahara Avenue.
09/21/88	The City Council approved a Rezoning (Z-0079-88) from N-U (Non-Urban) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
01/24/89	The Planning Commission approved a Plot Plan Review (Z-0079-88) for a proposed shopping center at the northeast corner of Sahara Avenue and Fort Apache Road. Staff recommended approval.
1991	A Satellite Parking Review (SP-0006-91) was approved for the Canyon Gate Shopping Center.
08/27/92	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0079-88(5)] for a proposed Retail Pet Store and Veterinarian Clinic at the northeast corner of Fort Apache Road and Sahara Avenue.
03/02/93	A three-lot Parcel Map (PM-0042-92) at the northeast corner of Sahara Avenue and Fort Apache Road was recorded (as Book 75 Page 7 of Parcel Maps). This map declared access easements between parcels.
11/29/05	A Final Map (FMP-9248) for a 504-unit multi-family condominium at 2200 South Fort Apache Road (north and east of the subject site) was recorded in the Office of the Clark County Recorder.

Most Recent Change of Ownership	
09/21/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/24/90	A business license (D50-00030) was issued for a Dry Cleaning/Laundry Facility & Services (Advent Cleaners) at 9232 West Sahara Avenue. The license was marked inactive on 09/15/20.

Pre-Application Meeting	
10/14/20	A pre-application meeting was conducted where the submittal requirements for a Special Use Permit application were discussed for a proposed Automobile Rental use at 9232 West Sahara Avenue.

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

Field Check	
10/30/20	Staff performed a routine field check and noted a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Canyon Gate	Y
Sahara West	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	150	Y
Fort Apache Road	Primary Arterial	Title 13	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	
Shopping Center	117,465 SF	1:250	470				
TOTAL SPACES REQUIRED			470		596		Y
Regular and Handicap Spaces Required			461	9	584	12	Y

* The subject site is part of a shopping center [Z-0079-88(5)] previously approved on 08/27/92 by the Planning Commission.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.12, condition #1, “No more than 5 rental vehicles shall be stored on the site at any one time.”	To allow a maximum of 15 vehicles on the subject site.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 9232 West Sahara Ave. Las Vegas, NV 89117

Project Name Budget Car and Truck Rental of Las Vegas **Proposed Use** Car Rental Facility

Assessor's Parcel #(s) 163-054-100-02 **Ward #** 2

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-2

Additional Information _____

Property Owner Canyon Lakes LLC **Contact** Liz Claire

Address 9312 Civic Center Drive #105 City Beverly Hills State CA Zip 90210

E-mail liz.clare@avisonyoung.com Phone 702-639-7727

Applicant Malco Enterprises of Nevada Inc. **Contact** Dane Watson

Address 7120 Haven Street City Las Vegas State NV Zip 89119

E-mail d.watson@budgetlasvegas.com Phone 702-730-0125

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 N/A **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 FARHADI

20-0263
10/16/2020

Subscribed and sworn before me

This 16 day of Oct, 20 20

_____

Notary Public in and for said County and State

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 16 day of October,

2020 by Kamran Farhadi,

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

Signature (Seal)

AFSHIN KHODDAM
Notary Public - California
Los Angeles County
Commission # 2328029
My Comm. Expires May 11, 2024

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Dept. of Planning
(Title or description of attached document)

Application / Publication forms & Statement of Financial Interest
(Title or description of attached document continued)

Number of Pages 1 Document Date 10/16/2020

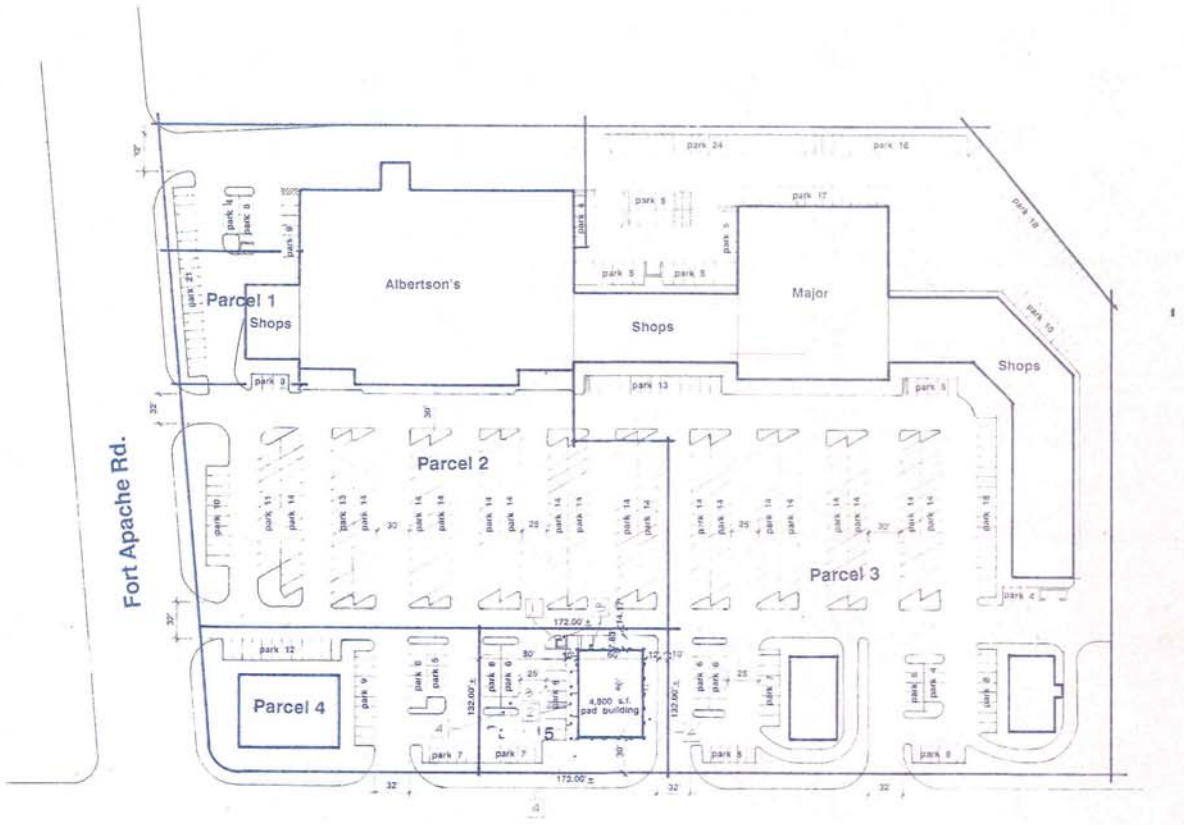
Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2016 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.

20-0263
10/16/2020



NOTE: SEE CIVIL DRAWINGS FOR ALL FINAL GRADES, UTILITY HOOK-UPS ON & OFFSITE IMPROVEMENTS, METES & BOUNDS, DIMENSIONS, ETC.

LANDSCAPE DESIGN & LAYOUT & IRRIGATION SYSTEM DESIGN TO BE SUPPLIED BY LANDSCAPE CONTRACTOR. COORDINATE INSTALLATION OF SAME WITH OWNER.

Owner
Dr. Ishaq W. Falenty
3834 Turf Circle
Las Vegas, NV 89108
(702) 648-1611

1 SITE PLAN
scale: 1" = 50'-0"

KEYNOTES

#	description
1	6'-0" high concrete block wall w/stucco w/ a pair of 5x5'x screen link gates with brown vinyl slats and lift pin lock/latch
2	Concrete planters with trellises above
3	A.C. paving (existing)
4	Landscaping - by others

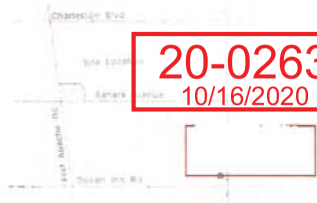
PROJECT DATA

(Parcel 5)

Existing Zoning:	C-1
Required Zoning:	C-1
Existing Use:	Undeveloped
Proposed Use:	
Parking Required:	
Parking Provided:	27 spaces
Site Area (net):	.507 acres
Site Area (gross):	.800 acres
Tax Assessor's Parcel #:	450-56G-122-123-124
Legal Description:	(a part of)

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.M., FURTHER DESCRIBED AS FOLLOWS: LOT E OF FOOTHILLS COUNTRY CLUB UNIT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 41 OF PLATS, PAGE 18, COUNTY RECORDER, CLARK COUNTY, NEVADA.

LOCATION



20-0263
10/16/2020



20-0263
10/16/2020

20-0263
10/16/2020

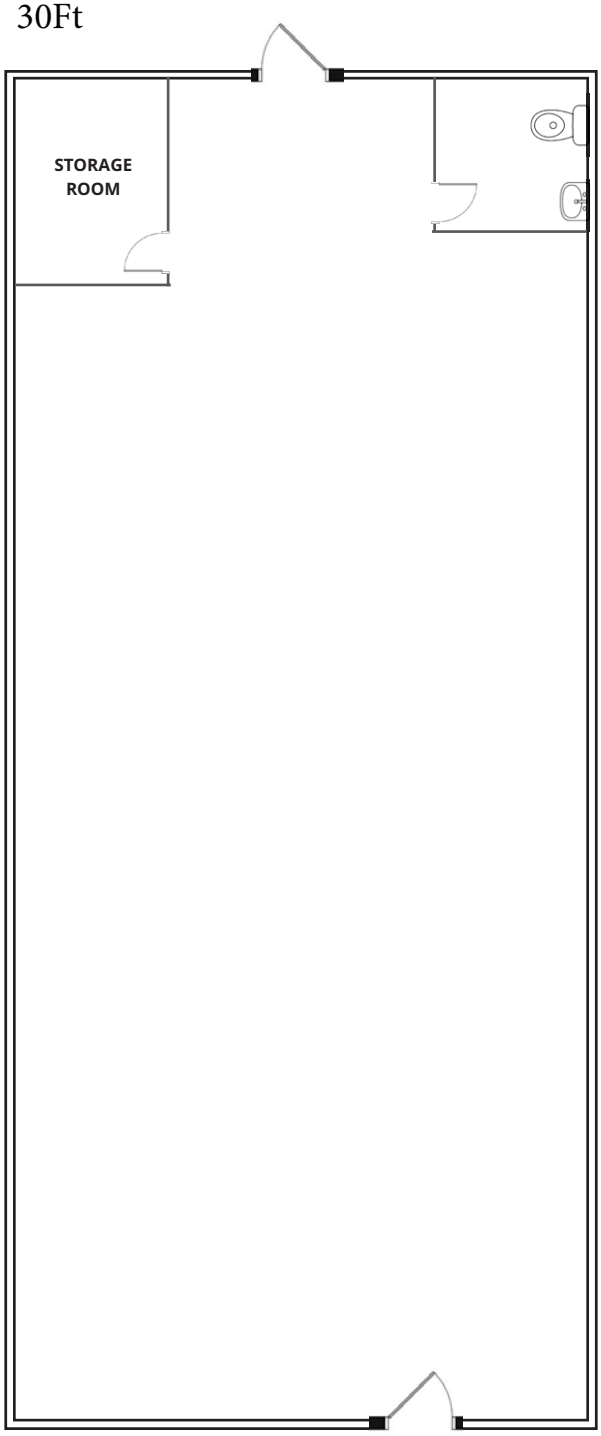
CANYON LAKE SHOPPING CENTER

9232 West Sahara Avenue

30Ft

2100 sq ft.

70ft



N

20-0263
10/16/2020

AVISON YOUNG
10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
O 702.472.7979 F 702.475.7545

CONTACT INFO

LIZ CLARE, CCIM
o 702.637.7727 • c 702.327.0303
liz.clare@avisonyoung.com
License #S.0069029.LLC



20-0263-SUP1 - APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC
9232 WEST SAHARA AVENUE

10/29/2020



20-0263-SUP1 - APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC
9232 WEST SAHARA AVENUE

10/29/2020



20-0263-SUP1 - APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC
9232 WEST SAHARA AVENUE

10/29/2020

Budget

Malco Enterprises of NV Inc. ...DBA
Budget Rent a Car of Las Vegas
An Independent Budget Systems Licensee

October 14, 2020

City of Las Vegas
Department of Comprehensive Planning

Re: 9232 W. Sahara Ave.
Las Vegas, Nevada, 89117

To Whom It May Concern:

Malco Enterprises of Nevada, Inc., is applying for a Special Use Permit from the City of Las Vegas, with an intent to rent vehicles to the public, at the property located at 9232 W. Sahara Ave.
Las Vegas, Nevada, 89117. Planned hours of operation will be seven (7) days a week; from 8:00am to 9:00pm. Our approximate staff count will be 5-7 employees.

The relative property would house a total fleet of approximately 10-15 vehicles. This would require a waiver to be able to store more than 5 vehicles there but with over 500 parking spaces on the property, the additional 10 vehicles would not be a burden to the adjacent properties. Adjacent properties function of business and parking will not be impacted because we have been designated parking spots to use for our vehicles and will not use public parking spaces utilized by patrons of the adjacent properties function of business. All of the handicap parking spaces on said property will remain open or unaffected by Budget's normal course of business. In other words, our fleet will not impose restrictions on the adjacent businesses, or any handicap parking spaces.

We have several other locations throughout the valley and have never had any issues with the adjacent businesses and always work amicably with our neighbors, landlords, and the City itself. We look forward to opening another Las Vegas location, helping to assist community with its transportation needs

Please feel free to contact me with any questions.

Best,

Dane Watson, Esq.
General Counsel
Malco Enterprises of Nevada, Inc.
dba Budget Car and Truck Rental of Las Vegas
7120 Haven Street | Las Vegas, NV 89119
W:702.730.0125 | F:702.736.8667

20-0263
10/16/2020

7120 Haven St.
Las Vegas, Nevada 89119
Telephone: (702) 736-1212
Fax: (702) 736-8667

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0263-SUP1

SUBJECT: APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *DECEMBER 8, 2020* 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, DECEMBER 7, 2020.*

Signature

12/3/20
Date

DANE WATSON
Please Print Name

Malco Enterprises of Nevada Inc DBA Budget Car and Truck Rental Las Vegas
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

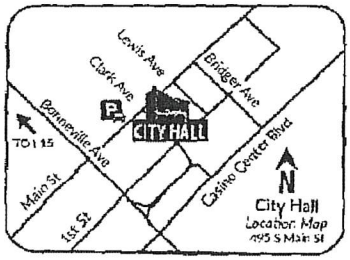
Submitted after final agenda
ITEM 25

Dec 01 20 08:10a Dr. Robin D. Lobato 702-877-9291 p.1

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.
20-0263-SUP1
Planning Commission Meeting of **12/08/2020**

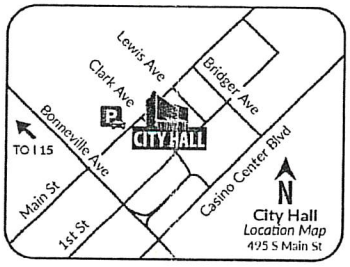
20-0263-SUP1
16308121019
LUKE-LOBATO L L C
9061 W SAHARA AVE # 101
LAS VEGAS NV 89117-5797

Submitted after final agenda
25P

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
DEC 07 2020
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.

20-0263-SUP1

Planning Commission Meeting of **12/08/2020**

20-0263-SUP1
16305415260
COPELIN LESLIE JOHN IRA
22720 MAIN ST
GRAND TERRACE CA 92313

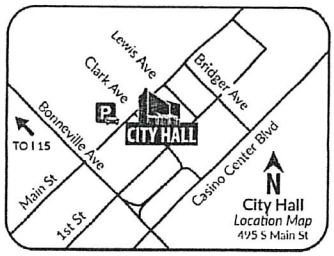
104 HRDFNP1 92313

25P

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
DEC 0 3 2020
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.

20-0263-SUP1

Planning Commission Meeting of **12/08/2020**

20-0263-SUP1
16308113003
MERCIER LINDA A REVOCABLE TRUST
MERCIER MARY L REVOCABLE TRUST
3208 BEACON SHORES CIR
LAS VEGAS NV 89117-0125

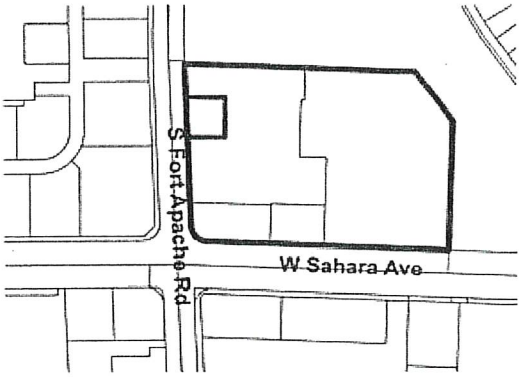
143 HRDFNP1 89117

Application Information

20-0263-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MALCO ENTERPRISES OF NEVADA, INC. - OWNER: CANYON LAKES, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL USE WITH A WAIVER TO ALLOW 15 VEHICLES WHERE FIVE IS THE MAXIMUM ALLOWED at 9232 West Sahara Avenue (APN 163-05-410-002), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

This sounds great! As long as they aren't selly days - ok! (No marijuana)
L Mercier

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***12/08/2020***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

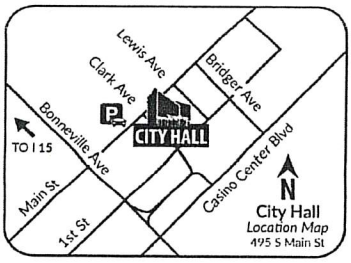
Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

Submitted after final agenda 25A

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
DEC 03 2020
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.

20-0263-SUP1

Planning Commission Meeting of **12/08/2020**

20-0263-SUP1
16307513027
MEREB INOCENSIO B
2704 QUAIL ROOST WAY
LAS VEGAS NV 89117

143 HRDFNP1 0917

25A

25

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 3:51 pm
Browser:	Chrome 87.0.4280.88 / Windows 8
IP Address:	148.170.80.212
Unique ID:	718467101
Location:	37.539901733398, -77.433502197266

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0263
Position	I OPPOSE the project and all related applications.
Name	wayne cook
Residential or Business Address	7744 brothers bay court las vegas, NV 89145
Phone	(435) 559-2232
Email	houndsound1@yahoo.com
Comments	15 are too many cars and will cause many unwanted problem in this shopping center Only 5 should be allowed.

Submitted at Planning Commission

Date 12/8/2020 Item 25

5 comments

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
26

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

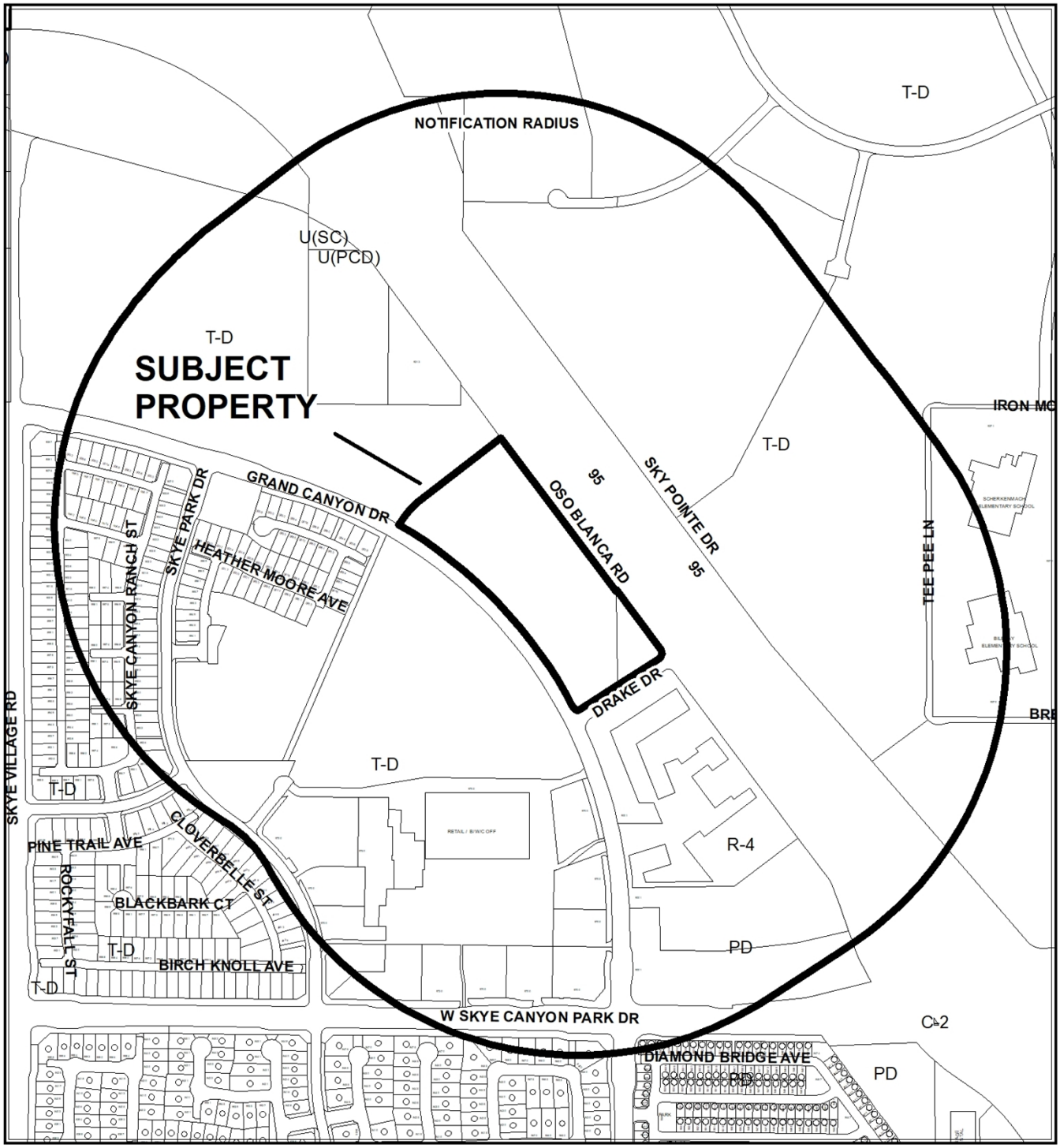
SUBJECT:
20-0258 - PUBLIC HEARING - APPLICANT: NEXMETRO - OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 12.67 acres on the west side of Oso Blanca Road, approximately 1,680 feet north of W Skye Canyon Park Dr (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [Skye R-2 (Medium-Low Density Residential District) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

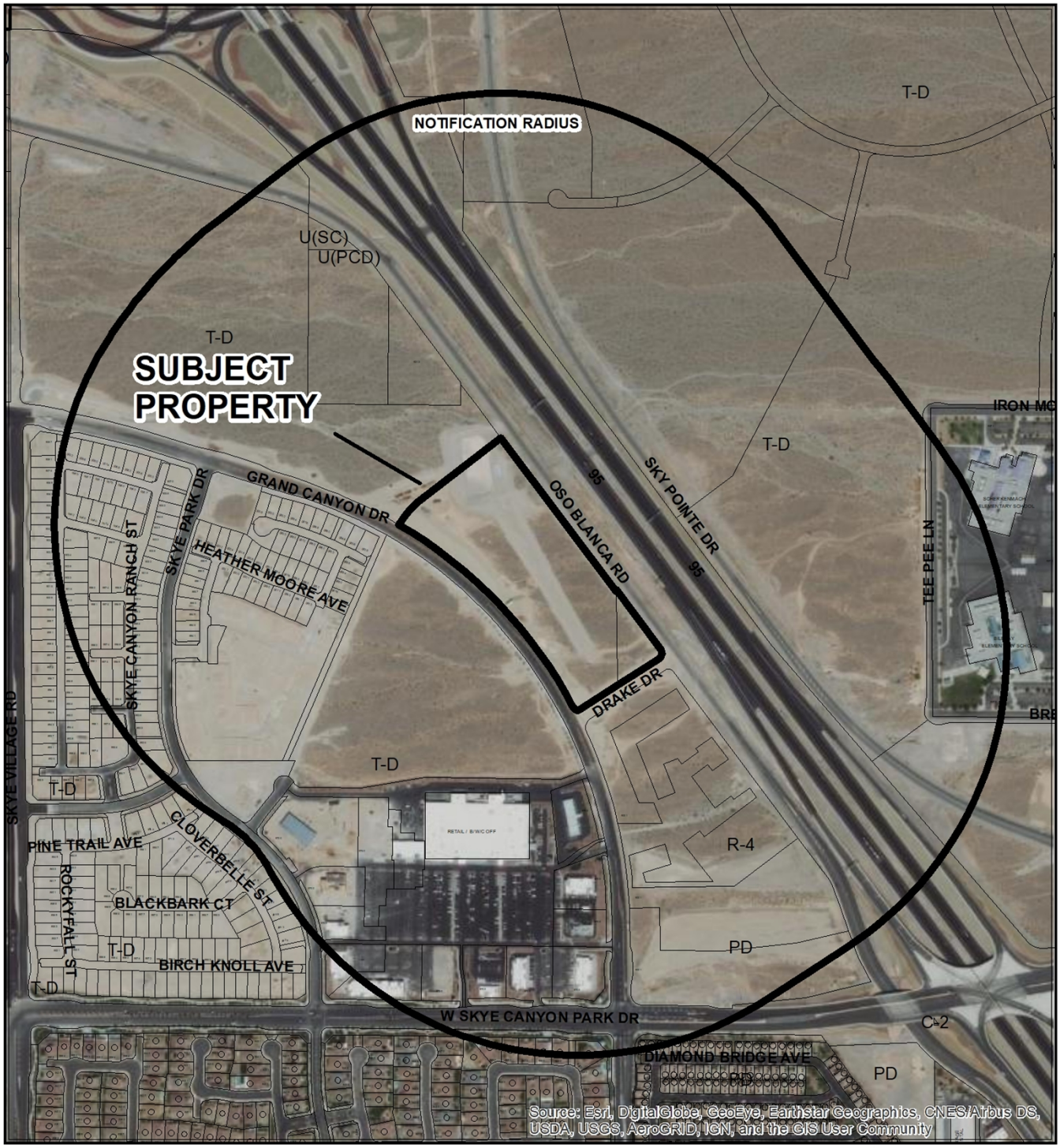
BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0258-SDR1
2. Location and Aerial Maps for 20-0258-VAC1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division for 20-0258-SDR1
8. School Development Tracking Form Submitted bye Clark County School District for 20-0258-SDR1
9. Letter from Skye Canyon Century Communities
10. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Revised Conditions, and Support Postcard



CASE: **20-0258-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [SKYE R-2 (MEDIUM-LOW DENSITY RESIDENTIAL DISTRICT) SPECIAL LAND USE DESIGNATION]



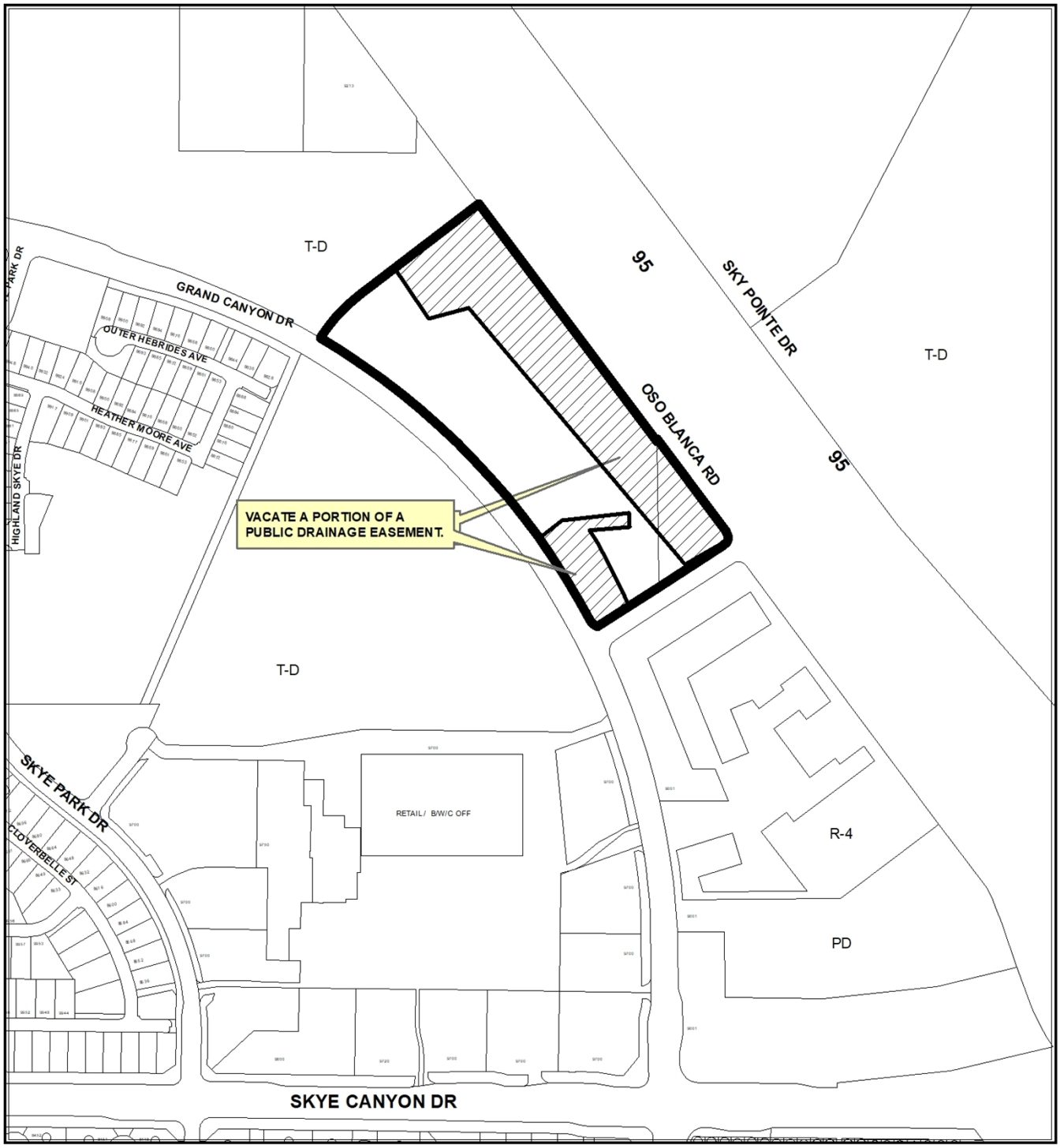
0 500 1,000 Feet

CASE: **20-0258-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [SKYE R-2 (MEDIUM-LOW DENSITY RESIDENTIAL DISTRICT) SPECIAL LAND USE DESIGNATION]

N



CASE: 20-0258-VAC1

0 320 640
Feet

N



CASE: 20-0258-VAC1

0 320 640
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEXMETRO - OWNER: CENTURY COMMUNITIES NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0258-VAC1	Staff recommends APPROVAL, subject to conditions:	
20-0258-SDR1	Staff recommends APPROVAL, subject to conditions:	20-0258-VAC1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 231

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

20-0258-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be to vacate an unused Public Drainage, Access, Traffic Control, and Pedestrian Easements generally located at the northwest corner of Oso Blanca Road and Drake Drive granted in Book 157, Page 48 of Plats, document #20180412-0001037 and Instrument #199105300000395.

2. The associated public easements for a private street along the same alignment as this vacation request on Assessor's Parcel Number 125-06-410-003 must be vacated concurrent with the Order of Vacation for this site. This Petition of Vacation may be expanded to include those easements with written concurrence of the property owner, or another Petition of Vacation may be submitted to record concurrently with this one.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 20-0258-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

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

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

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

20-0258-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Petition to Vacate (20-0258-VAC1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 11/09/20, and building elevations and landscape plan date stamped 10/19/20, except as amended by conditions herein.

4. In accordance with the Skye Canyon Development Standards for the Skye R-2 District, two unimpeded parking spaces shall be provided for each unit with at least one space in an enclosed garage.

5. Provide one parking space for every six units for guest parking. In accordance with Title 19, at least one of the guest parking spaces shall be striped for handicapped parking.

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

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

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

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

Public Works

13. A Petition of Vacation, such as 20-0258-VAC1, shall record prior to the issuance of building permits for this site.

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

15. If not already constructed or guaranteed by the master developer, construct half street improvements on Drake Drive and Grand Canyon Drive with appropriate pavement transitioning and construct full street improvements on Oso Blanca Road with appropriate pavement transitioning concurrent with development of this site meeting Skye Canyon Development Standards. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. This site shall connect to the 12-inch public sewer stub provided from Oso Blanca Road.

17. Provide a minimum 30-foot wide Public Sewer Easement to be privately maintained running through the sewer corridor in the southwest area of the parcel, from the private street to the parcel boundary. Provide an additional 10 feet of width for each additional utility located in the easement. No trees or landscaping taller than 3' allowed within Public Sewer Easements.

18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The drainage study required by 20-0258-VAC1 may be used to satisfy this requirement.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 127-unit, multi-family development consisting of single-story one, two and three-bedroom residential homes to be offered as rental units on 12.67 acres on the west side of Oso Blanca Road, approximately 1,680 feet north of W Skye Canyon Park Dr within the Master Plan Area of Skye Canyon.

ISSUES

- A Site Development Plan Review is required for multi-family developments within the Master Plan Area of Skye Canyon.
- The applicant is proposing to utilize the Skye R-2 Development Standards.
- The proposed development received approval from the Skye Canyon Design Review Team on 10/05/20.

ANALYSIS

The subject site is designated ML-A (Residential Medium Low - Attached) within the Skye Canyon Master Plan Area. The purpose of the Residential Medium Low – Attached category is to provide for the development of single-family detached dwellings on smaller lots, as well as single-family attached units and medium density apartments with a maximum density of 25 dwelling units per acre, and an average of 12.49 dwelling units per acre. The applicant is proposing a density of 10.02 dwelling units per acre, which is well below the maximum allowed.

The ML-A Skye Canyon Land Use Category supports the R-CL, Skye R-TH, Skye R-2, and Skye R-3 development standards. The applicant is proposing to develop the site following the Skye R-2 development standards. The Skye R-2 housing types include single-family detached, duplex and townhome units in either a conventional, cluster or alley configuration. The Skye R-2 Standards do not address guest parking in their design standards, and staff has added a Condition of Approval for the applicant to provide one parking space for every six units dedicated to guest parking.

The applicant has proposed to develop a multi-family complex consisting of one-bedroom duplexes, and two and three bedroom single-family detached residences. All units are single-story, with only the one bedroom residences sharing a common wall as a duplex. Unlike a traditional single-family residence, these units will not have attached garages. The Skye R-2 Standards require, "2 unimpeded spaces per unit with at least one space in an enclosed garage" for parking. The site plan date stamped 11/09/20 demonstrates 29 garages where 127 are required. Staff has added a Condition of Approval to ensure compliance with the Skye Canyon Design Guidelines. The proposed complex also provides community amenities such as a pool, barbeque area with shade structure and a fire pit. Areas of open space are spread throughout the development for the residents to utilize.

Staff finds the proposed residential development consisting of rental, single family homes and duplexes is compatible with the existing and future development in the area and is recommending approval of the Site Development Plan Review with conditions.

The applicant is also requesting to vacate an unused public drainage, access, traffic control, and pedestrian easements generally located at the northwest corner of Oso Blanca Road and Drake Drive granted in Book 157, Page 48 of Plats, document #20180412-0001037 and Instrument #199105300000395. Staff has no objection to the requested vacation and is recommending approval with conditions.

FINDINGS (20-0258-SDR1)

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

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

   The proposed development provides an appropriate transition from the high density multi-family development approved for the parcel to the south, to the single family residential neighborhoods developing to the west of the subject site. Staff finds the proposed development to be compatible with the 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 proposed plan is consistent with the Skye Canyon Development Standards and other applicable City standards.

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

Site access is from Grand Canyon Drive, which is a 70-foot wide collector street and adequate in size for the proposed multi-family development. Site Circulation occurs within the boundaries of the development and will not negatively impact adjacent roadways.

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

The proposed building materials consist of tile roofing, stone veneers and a natural toned color paint palette that support the proposed “Prairie” and “Spanish” style home facades. The plant materials materials proposed are of a desert friendly variety able to thrive in a harsh desert environment such as ours. These materials are appropriate for the City and the area.

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

The proposed building elevations are available in two styles, Prairie or Spanish. The building styles provide variety and visual interest throughout the proposed community and create an environment that is aesthetically pleasing.

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

The proposed development is subject to building permit review and regular inspections during the construction phase, securing and protecting the public health, safety and genral welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
04/08/14	The Planning Commission approved a request (TMP-53058) for a 45-Lot Subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
09/13/16	The Planning Commission approved a request for a Tentative Map (TMP-65803) for a proposed 86-lot mixed use subdivision on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive.
01/13/17	A Final Map (FMP-61563) recorded for a 13-pod residential/park subdivision on 214.68 acres at the northwest corner of Grand Teton Drive and Skye Village Road.
06/09/20	The Planning Commission approved Major Modification (MOD-78707) of the Kyle Canyon Development Standards to amend the minimum lot size for the Skye R-2 (Medium-Low Density Residential) district to allow a 1,280 square-foot lot size for Townhomes. Staff recommended approval.

Most Recent Change of Ownership	
01/2020	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/13/20	Staff conducted a pre-application meeting via email to discuss the submittal requirements for the proposed development.

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

Field Check	
10/30/20	Staff observed the undeveloped site during a routine field check. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	12.67

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Undeveloped	H (High Density Residential)	R-4 (High Density Residential)
		PCD (Planned Community Development)	PD (Planned Development)
East	Oso Blanca Road U.S. 95	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y

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

DEVELOPMENT STANDARDS

Pursuant to the Skye Canyon Development Standards the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Front Setbacks	10 Feet to Single Story Living 5 Feet to Porch	20 Feet	Y
Min. Side Yard Setbacks	Zero Feet at Common Wall 3 Feet at Building End Wall	20 Feet	Y
Min. Corner Side Yard Setback	5 Feet	20 Feet	Y
Min. Rear Yard Setback	5 Feet	20 Feet	Y
Units Per Gross Acre	6-12	10.02	Y
Min. Distance Between Buildings	6 Feet	10 Feet	Y
Max. Building Height	3 Stories or 38 Feet	1 Story, 15 Feet	Y

All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Grand Canyon Drive	Collector Street	Master Plan of Streets and Highways Map	70	Y
Oso Blanca Road	Frontage Street	Master Plan of Streets and Highways Map	45	N*

**Oso Blanca Road is not fully developed in this area, and full street improvements adjacent to the subject site are required as part of this development.*

Skye Canyon Development Standards

Streetscape Standards	***Required/Provided***	***Compliance***
Major Collector Street [*Grand Canyon Drive*]	25-foot wide common lot containing landscape buffers and sidewalk, 5-foot bike lane, center lane, and two travel lanes.	Y
Oso Blanca Road	By Condition	Y

Pursuant to the Skye Canyon Development Standards, the following parking standards apply for the Skye R-2 District:

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, Duplex & Townhome Units	127	2 unimpeded spaces per unit with at least one space in an enclose garage.	127 Parking Spaces				
			127 Garages				
TOTAL SPACES REQUIRED			254		275		Y*

**The Skye R-2 Standards require at least space for each unit be in an enclosed garage. Staff has added a Condition of Approval to ensure compliance. The applicant is currently providing 246 covered and uncovered parking spaces, and 29 garages.*

Proposed 127 Multi-Family Units:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Multi-Family Units (127)	127 x 0.144	127 x 0.065	127 x 0.074
Total Additional Students	19	9	10

NE

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Divich Elementary School	9851 Donald Nelson Avenue	Kindergarten – 5th Grade	863 Students	912 Students	11/02/20
Escobedo Junior High School	9501 Echelon Point Drive	6th – 8th Grade	1,591 Students	978 Students	11/02/20
Arbor View High School	7500 Whispering Sands Drive	9th - 12th Grade	2,524 Students	3,248Students	11/02/20

Divich Elementary School and Arbor View High School are over capacity for the 2020-2021 school year. Divich Elementary School is at 105.68% and Arbor View High School is at 128.68% of program capacity.

Department of Public Works Traffic Study

Proposed 127-Unit Single Family Detached and Duplex Development				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	127	9.44	1,199
AM Peak Hour			0.74	94
PM Peak Hour			0.99	126
Existing Traffic on Nearby Streets				
W Skye Canyon Park Drive				
Average Daily Traffic (ADT)			12,628	
PM Peak Hour (Heaviest 60 Minutes)			1,010	
Grand Canyon Drive				
Average Daily Traffic (ADT)			9,462	
PM Peak Hour (heaviest 60 minutes)			757	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
W Skye Canyon Park Drive			35,490	
Grand Canyon Drive			35,490	

Summary
This project will add approximately 1,199 trips per day on W Skye Canyon Park Drive and Grand Canyon Drive. Currently, W Skye Canyon Park Drive is at about 36 percent of capacity and Grand Canyon Drive is at about 27 percent of capacity. With this project, W Skye Canyon Park Drive is expected to be at about 39 percent of capacity and Grand Canyon Drive is expected to be at about 30 percent of capacity.
Based on Peak Hour use, this development will add into the area roughly 126 additional peak hour trips, or about two every minute.

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Grand Canyon and Skye Canyon Park Drive

Project Name Skye Canyon 2.01 **Proposed Use** residential

Assessor's Parcel #(s) 125-07-110-002, 125-07-501-006 **Ward #** 6

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

Additional Information

Property Owner Century Communities Nevada, LLC Contact Paul Kenner

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

E-mail paul.kenner@centurycommunities.com Phone 702-873-5338

Applicant NexMetro Contact Brian Rosenbaum

Address 2355 East Camelback Road #805 City Pheonix State AZ Zip 85016

E-mail Phone 602-559-9388

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S. Arville St. #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 PAUL KENNER

Subscribed and sworn before me

This 29 day of September, 20 20

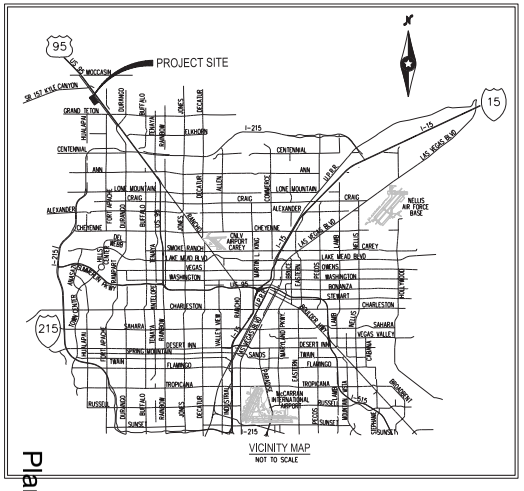
L.J. Harris

Notary Public in and for said County and State

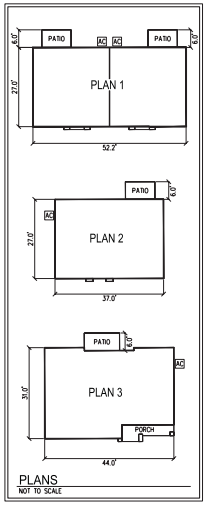
L.J. HARRIS
Notary Public, State of Nevada
County of Clark
APPT. NO. 05-102650-1
My App. Expires Dec. 2, 2023

20-0258
10/19/2020

SITE PLAN
FOR
SKYE CANYON 2.01
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 125-07-110-002 and 125-07-501-006







OWNER INFORMATION
CENTURY COMMUNITIES OF NEVADA, LLC
6345 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
PH: (702) 873-1138
CONTACT: TODD WINNER

DEVELOPER INFORMATION
NEWMETRO DEVELOPMENT, LLC
2355 E. CAMELBACK ROAD, SUITE 805
PHOENIX, AZ 85016
PH: (702) 559-9388
CONTACT: JARED GOSLER

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TIMOTHY M. MULROONEY

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF THE NORTH HALF (N1/2) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK
USDA BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE #209941, SOUTHWEST CORNER OF THE US 95/KYLE CANYON TURNOFF.

ELEVATION=2817.62 FEET, 858.813 METERS (NAVD 88)
PER THE CLARK COUNTY VERTICAL CONTROL LAST REVISED 2003

BASIS OF BEARING
NORTH 89°16'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

DEVIATIONS FROM STANDARD
NONE

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

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
127 UNITS X 250 GPD/UNITS = 31,750 GPD
TOTAL AVERAGE CONTRIBUTION = 31,750 GPD = 0.0318 MGD
TOTAL PEAK FLOW = 0.0318 MGD X 3.64 (PEAK FACTOR) = 0.116 MGD

SITE DATA

APN NUMBERS:	125-07-110-002 & 125-07-501-006
GROSS AREA:	12.67± ACRES
NET AREA:	10.63± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	SKYE R-2
TOTAL LOTS:	1
TOTAL UNITS:	127
TOTAL DENSITY:	10.02 DU/AC
NO. OF COMMON ELEMENTS:	6

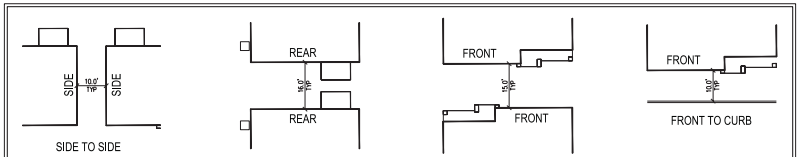
PARKING ANALYSIS

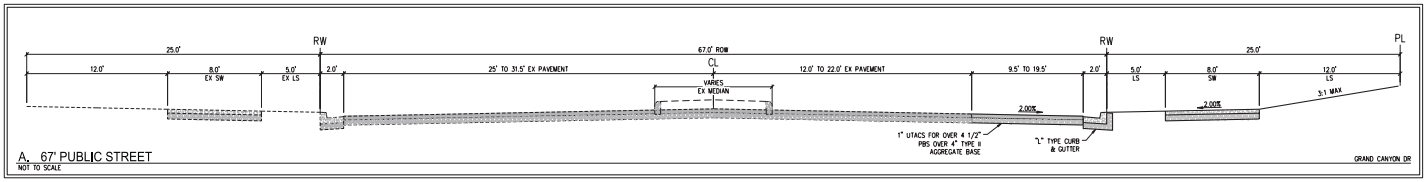
OPEN PARKING	= 102
COVERED PARKING	= 130
GARAGE PARKING	= 28
PARKING PROVIDED TOTAL	= 260

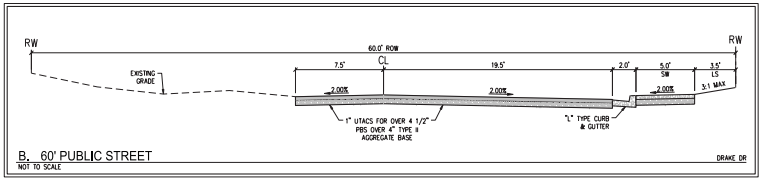
NOTES
1. THERE ARE N/A FAU 35 OR NO # DOWN ENDANGERED SPECIES ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SITE.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 50 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE (0) 40 SCALE LOTS CREATED ON THIS SUBDIVISION.
4. LANDSCAPING, INCLUDING ANY ENTRANCE FEATURES, TO BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO EXISTING 16" WATER MAIN LOCATED IN GRAND CANYON DR.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 30" SEWER MAIN LOCATED IN OSO BLANCA ROAD.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL

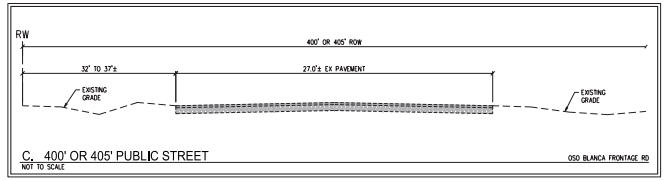
20-0258
EXHIBIT 'A'

PERIMETER WALLS
WALLS PER SKYE CANYON DEVELOPMENT STANDARDS









Planning Commission - Page 632

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

NO.	DESCRIPTION	DATE	BY	APP'D DATE	APP'D

CITY OF LAS VEGAS, NEVADA
NEXMETRO DEVELOPMENT, LLC
SKYE CANYON 2.01
SITE PLAN COVER

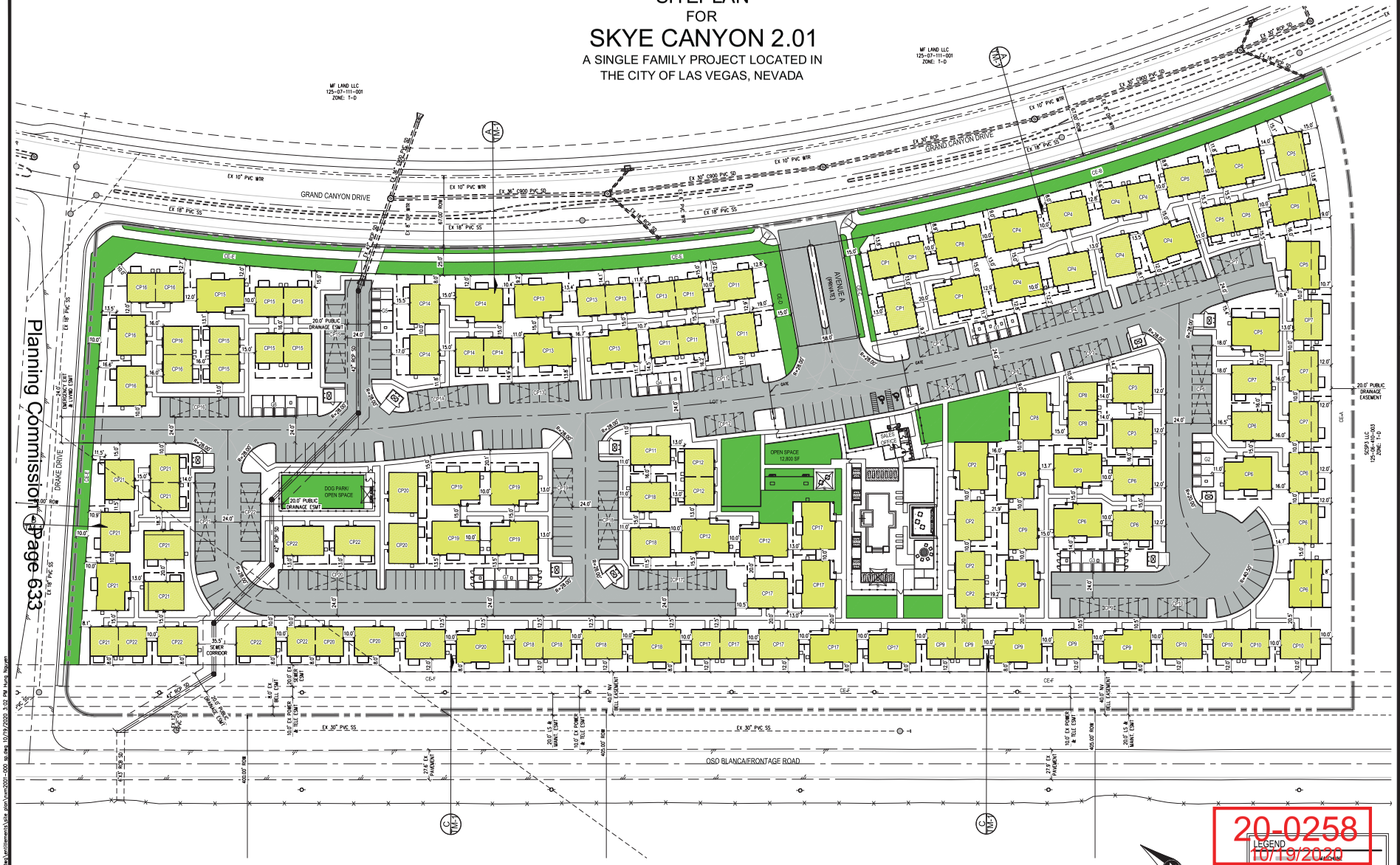
T 19
R 60
S 7

DATE: 10/19/20
DRAFTER: BCS
DESIGNER: HN
CHECKED: TM
PROJECT NO.
NXM2001-000

SP-1
SHEET 1 OF 2

J:\vm2001-000 skye canyon 2.01\dwg\entitlements\site plan\vm2001-000 sp.dwg, 10/19/2020 3:02 PM, Hong Nguyen

SITEPLAN
FOR
SKYE CANYON 2.01
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA



LEGEND
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- WROUGHT IRON FENCE
- BOUNDARY LINE

SCALE - 1"=40' (0, 40, 80 FEET)

20-0258
10/19/2020

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

NO.	DESCRIPTION	DATE	BY	APP'D DATE	APP'D

CITY OF LAS VEGAS, NEVADA

NEXMETRO DEVELOPMENT, LLC

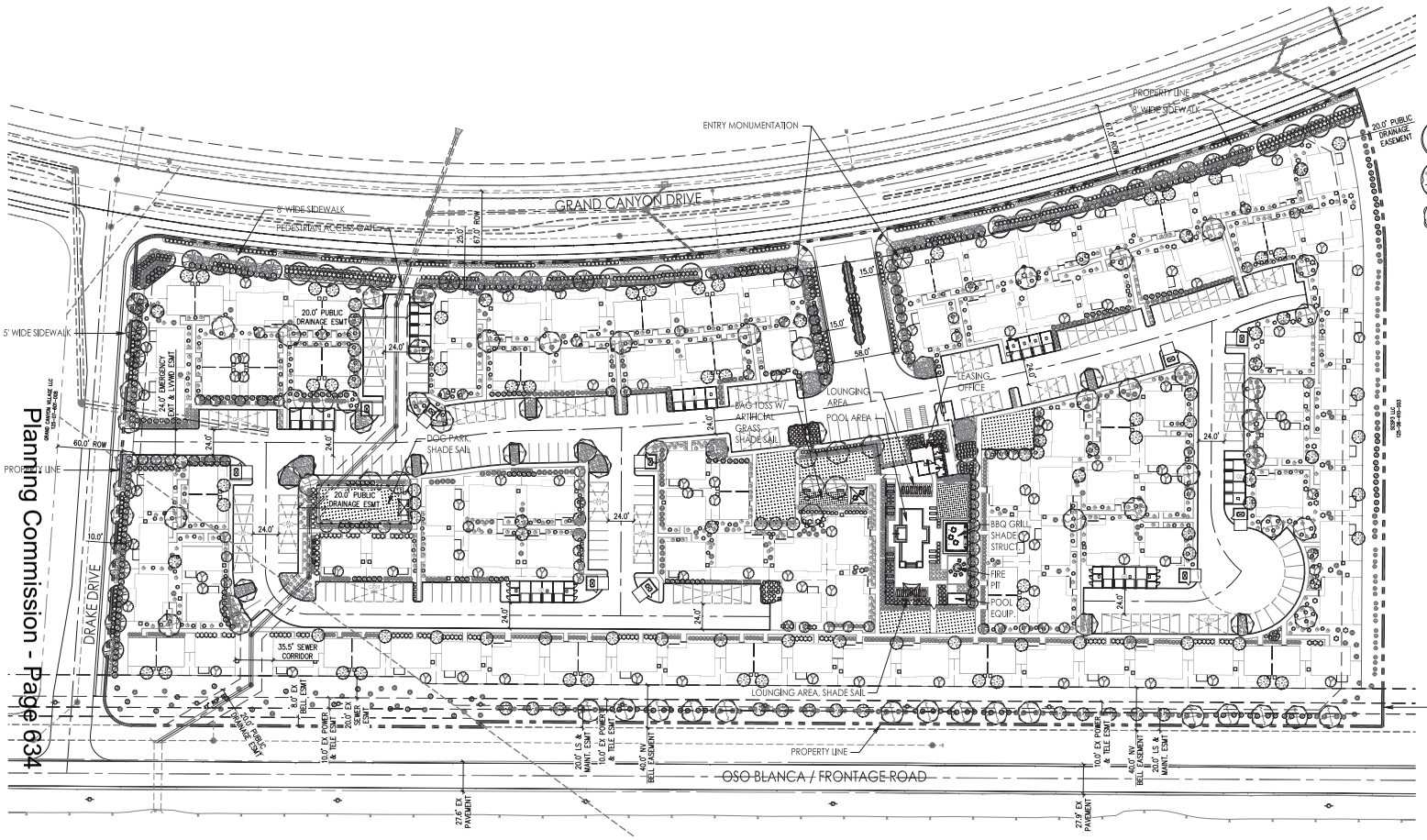
SKYE CANYON 2.01
SITE PLAN

T 19
R 60

DATE: 10/19/20
DRAFTER: BCS
DESIGNER: HN
CHECKED: TM
PROJECT NO.
NXM2001-000

SP-2
SHEET 2 OF 2

J:\nxm2001-000 skye canyon 2.01\dwg\entitlements\site plan\nxm2001-000 sp.dwg 10/19/2020 3:02 PM Hung Nguyen



SKYE CANYON PARCEL 2.01
PLANT MATERIALS LEGEND

SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Eleocarpus decipiens Japanese Blueberry	36" Box 24" Box		
	Fraxinus velutina Fan-Tex Ash	36" Box 24" Box		
	Pinus eldarica Mondel Pine	36" Box 24" Box		
	Pistacia species Red Push	36" Box 24" Box		
	Prunus cerasifera Purple-leaf Plum	36" Box 24" Box		
SHRUBS				
	Eremophila maculata 'Valentine' Valentine Bush	5 GAL.		
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL.		
	Rhaphiolepis indica 'Clara' India Hawthorne - White	5 GAL.		
	Rhaphiolepis indica 'Pink Lady' India Hawthorne - Pink	5 GAL.		
	Rosa x 'Iceberg' White Iceberg Rose	5 GAL.		
	Rosmarinus officinalis Huntington Carpet	5 GAL.		
	Xylosma congestum Shiny Xylosma	5 GAL.		
GROUNDCOVERS				
	Lantana hybrid New Gold	1 GAL.		
VINE				
	Pyracantha coccinea 'Kasan' Pyracantha Espalier	5 GAL.		
MISC.				
	DECOMPOSED GRANITE; 3/4" SCREENED JERICHO BROWN			

ALL SHRUB AREAS to RECEIVE 2" LAYER of SCREENED JERICO BROWN TOPDRESSING and SHALL be SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS after PLANTING has been COMPLETED.

LAWN - PROVIDE **TIFWAY 419 BERMUDA SOD** OVER PREPARED SUBGRADE, **(OPEN AREA)**

ARTIFICIAL TURF

CAST in PLACE CURB



20-0258
10/19/2020

SKYE CANYON PARCEL 2.01 PRELIMINARY LANDSCAPE PLAN

0 25' 50' 100' 150'
SCALE: 1" = 50.0'

DONALD TEAL, RLA, NEVADA LICENSE #339

Landscape Architecture
Land Planning
Urban Design
phone 480.949.7127
fax 480.949.2655
tneill@neillandyoung.com
3295 north drinkwater blvd
suite 12
scottsdale, arizona 85251
neill + young associates, llc

NEXMETRO DEVELOPMENT, LLC
SKYE CANYON 2.01
PRELIMINARY LANDSCAPE PLAN
City of Las Vegas

DATE: 10.19.20
JOB NO:
DRAWN BY:
DESIGNED BY:
SCALE:
REVISIONS: DATE:
SUBMITTED FOR:
SHEET NO.
OF

COPYRIGHT © 2020 NEILL + YOUNG ASSOCIATES
THIS DOCUMENT IS THE SOLE PROPERTY OF NEILL + YOUNG ASSOCIATES. NO ALTERATIONS TO THESE PLANS ARE ALLOWED OTHER THAN AUTHORIZED NEILL + YOUNG EXPLOITEES.



SKYE CANYON PARCEL 2.01
PLANT MATERIALS LEGEND

SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Elaeocarpus decipiens Japanese Blueberry	36" Box 24" Box		
	Fraxinus velutina Fan-Tex Ash	36" Box 24" Box		
	Pinus eldarica Mondel Pine	36" Box 24" Box		
	Pistacia species Red Push	36" Box 24" Box		
	Prunus cerasifera Purple-leaf Plum	36" Box 24" Box		
SHRUBS				
	Eremophila maculata 'Valentine' Valentine Bush	5 GAL.		
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL.		
	Rhaphiolepis indica 'Clara' India Hawthorne - White	5 GAL.		
	Rhaphiolepis indica 'Pink Lady' India Hawthorne - Pink	5 GAL.		
	Rosa x 'Iceberg' White Iceberg Rose	5 GAL.		
	Rosmarinus officinalis Huntington Carpet	5 GAL.		
	Xylosma congestum Shiny Xylosma	5 GAL.		
GROUNDCOVERS				
	Lantana hybrid New Gold	1 GAL.		
VINE				
	Pyracantha coccinea 'Kasan' Pyracantha Espalier	5 GAL.		
MISC.				
	DECOMPOSED GRANITE: 3/4" SCREENED JERICHO BROWN			

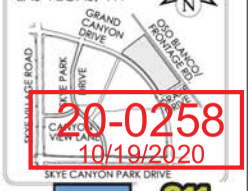
ALL SHRUB AREAS to RECEIVE 2" LAYER of SCREENED JERICO BROWN TOPDRESSING and SHALL be SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS after PLANTING has been COMPLETED.

LAWN - PROVIDE **TIFWAY 419 BERMUDA SOD** OVER PREPARED SUBGRADE. **(OPEN AREA)**

ARTIFICIAL TURF

CAST in PLACE CURB

SKYE CANYON 2.01
KEY MAP
LAS VEGAS, NV



20-0258
10/19/2020

SKYE CANYON

811 Know what's below. Call before you dig.

SKYE CANYON PARCEL 2.01 PRELIMINARY LANDSCAPE PLAN

N

0 25' 50' 100' 150'
SCALE: 1" = 50.0'

DONALD TEAL, RLA, NEVADA LICENSE #339

Landscape Architecture
Land Planning
Urban Design
phone 480.949.7127
fax 480.949.2655
healthe@neillyoung.com
3295 north drinkwater blvd
suite 12
scottsdale, arizona 85251

neill + young associates, llc

339

NEXMETRO DEVELOPMENT, LLC
SKYE CANYON 2.01
PRELIMINARY LANDSCAPE PLAN
City of Las Vegas

DATE: 10.19.20
JOB NO.
DRAWN BY:
DESIGNED BY:
SCALE:

REVISIONS: DATE:

SUBMITTED FOR:

SHEET NO.

OF

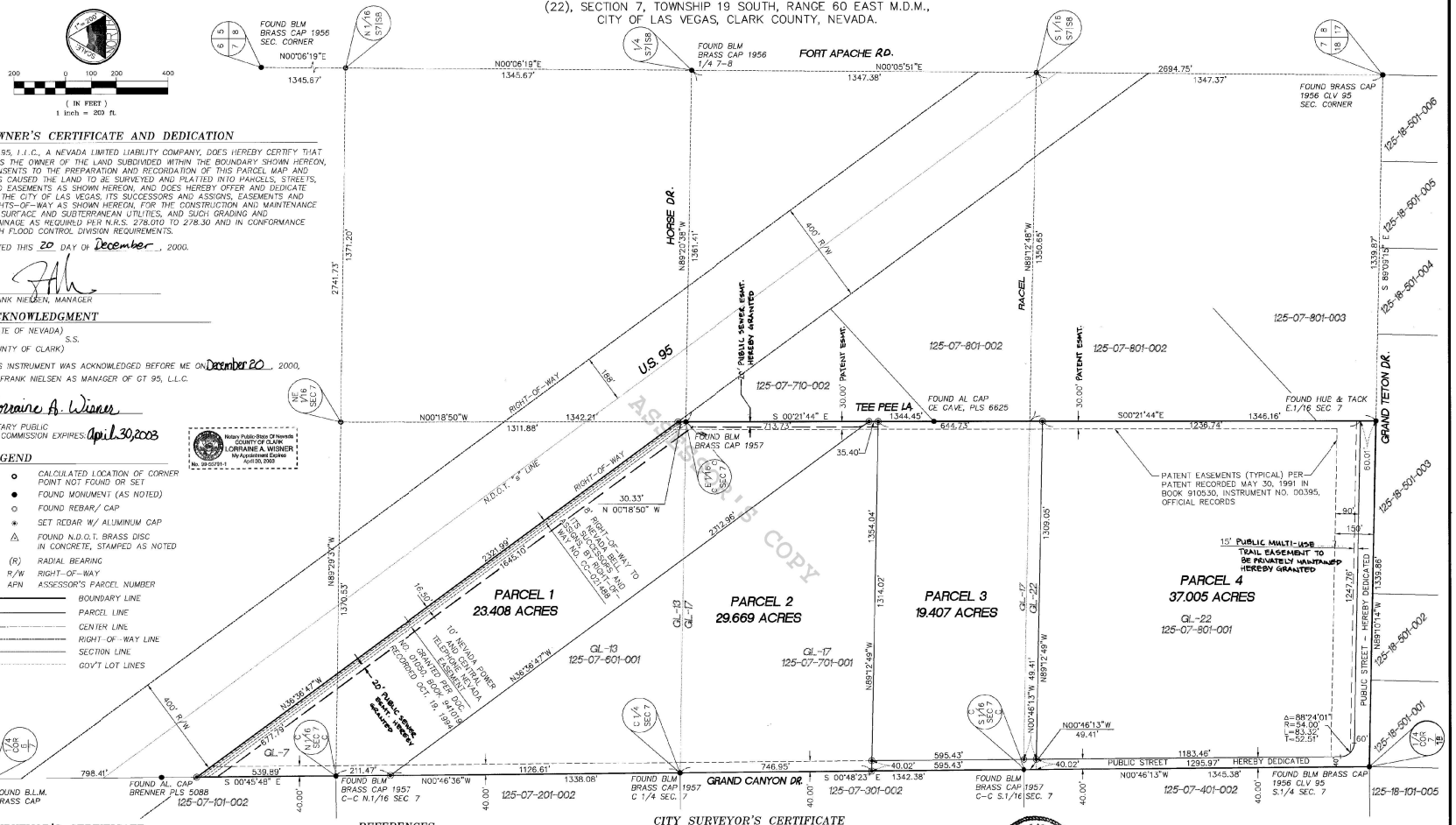
Planning Commission - Page 635

20010111

01319

PARCEL MAP

A PORTION OF GOVERNMENT LOTS SEVEN (7) AND THIRTEEN (13)
AND ALL OF GOVERNMENT LOTS SEVENTEEN (17) AND TWENTY-TWO
(22), SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



OWNER'S CERTIFICATE AND DEDICATION

GT 95, L.L.C., A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND HAS CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS, STREETS, AND EASEMENTS AS SHOWN HEREON, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND SUBTERRANEAN UTILITIES, AND SUCH GRADING AND DRAINAGE AS REQUIRED PER N.R.S. 278.010 TO 278.30 AND IN CONFORMANCE WITH FLOOD CONTROL DIVISION REQUIREMENTS.

DATED THIS 20 DAY OF December, 2000.

FRANK NIELSEN, MANAGER

ACKNOWLEDGMENT

STATE OF NEVADA)
S.S.
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 20, 2000, BY FRANK NIELSEN AS MANAGER OF GT 95, L.L.C.

Lorraine A. Wisner

NOTARY PUBLIC
MY COMMISSION EXPIRES: April 30, 2003

Notary Public-State Of Nevada
COUNTY OF CLARK
LORRAINE A. WISNER
My Appointment Expires
April 30, 2003
No. 99-0791-1

LEGEND

- CALCULATED LOCATION OF CORNER POINT NOT FOUND OR SET
- FOUND MONUMENT (AS NOTED)
- FOUND REBAR/ CAP
- SET REBAR W/ ALUMINUM CAP
- FOUND N.D.O.T. BRASS DISC IN CONCRETE, STAMPED AS NOTED
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- BOUNDARY LINE
- PARCEL LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- GOV'T LOT LINES

SURVEYOR'S CERTIFICATE

I, ROBERT MERCADO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, AS AGENT FOR PRIMAS AND ASSOCIATES, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY MY DIRECT SUPERVISION AT THE INSTANCE OF GT 95, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE EAST HALF (E 1/2) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 31, 2000.
3. THIS MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF THE SUFFICIENT NUMBER AND DURABILITY.

ROBERT MERCADO
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 10352

ROBERT S. MERCADO No. 10352 STATE OF NEVADA
12/28/2000

REFERENCES

RECORD OF SURVEY FILE 87, PAGE 9

BASIS OF BEARING:

NORTH 89°10'14" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 87, PAGE 9 OF SURVEYS.

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS SEVEN (7) AND THIRTEEN (13), AND ALL OF GOVERNMENT LOTS SEVENTEEN (17) AND TWENTY-TWO (22), SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 113.077 ACRES

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS 9TH DAY OF January, 2001, I DID EXAMINE THIS PARCEL MAP AND THAT IT IS TECHNICALLY CORRECT AND THAT ALL OF THE CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

Rita M. Lumos 1/9/01

RITA M. LUMOS, P.L.S. 9094
CITY SURVEYOR
CITY OF LAS VEGAS

PLANNING & DEVELOPMENT APPROVAL

THIS IS TO CERTIFY THAT THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF LAS VEGAS, NEVADA, ON THIS 2nd DAY OF JANUARY, 2001 DID APPROVE FOR THE PURPOSES OF LAND DIVISION AND ACCEPT IN BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR THE PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION PER N.R.S. 278.010 THROUGH 278.630 INCLUSIVE.

ROBERT S. GENZER
ACTING DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

CITY OF LAS VEGAS DEPARTMENT OF PLANNING JOSEPH M. HOOPS NEVADA

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX N.R.S. 278.5695.

PM-37-00

PARCEL MAP

A PORTION OF GOVERNMENT LOTS SEVEN (7) AND THIRTEEN (13) AND ALL OF GOVERNMENT LOTS SEVENTEEN (17) AND TWENTY-TWO (22), SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

INSTRUMENT NO. 01319
OFFICIAL RECORDS BOOK 20010111
FILED FOR RECORD

20-0258
01/09/2020

PRIMAS AND ASSOCIATES
DATE 01-11-2001 AT 15:06
FILE 099 PAGE 0086
OF PARCEL MAPS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE $ 17.00 DEPUTY DBX

PRIMAS AND ASSOCIATES
CONSULTING ENGINEERS
1091 SOUTH CIMARRON RD, STE A-3
LAS VEGAS, NEVADA 89128
(702) 228-8183
FAX (702) 228-8194

SHEET 1 OF 1

FILE 099 PAGE 0086

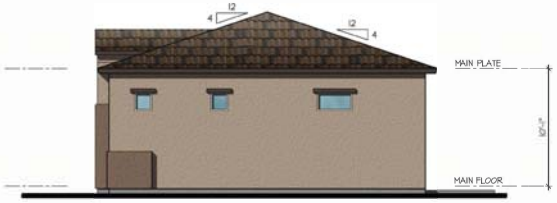
AS RECORDED COPY

Planning Commission - Page 637



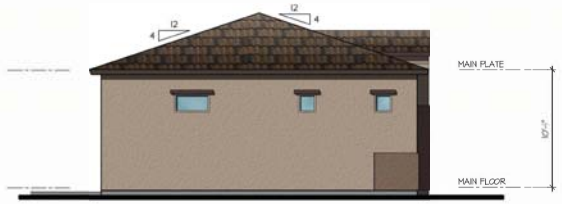
Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (8x11)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (8x11)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (8x11)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (8x11)

Conceptual

Plan 1 - Spanish

NEXmetro Communities

AVILA

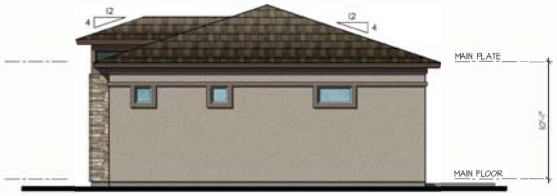
20-0258
10/19/2020

Planning Commission - Page 638



Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan 1 - Prairie

NEXmetro Communities

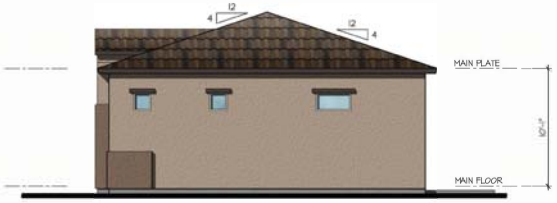
AVILLA

20-0258
10/19/2020



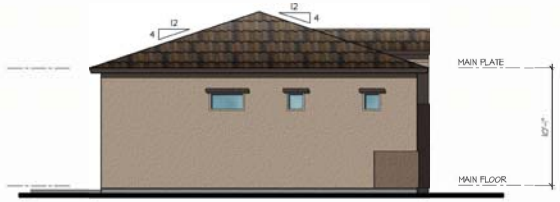
Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Plan 2 - Spanish

NEXmetro Communities

AVILA

20-0258
10/19/2020



Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan 2 - Prairie

NEXmetro Communities

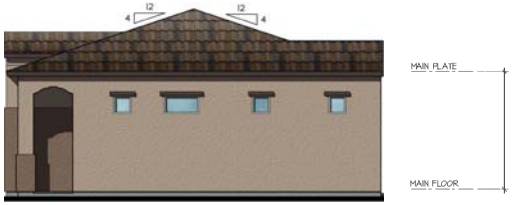
AVILLA

20-0258
10/19/2020



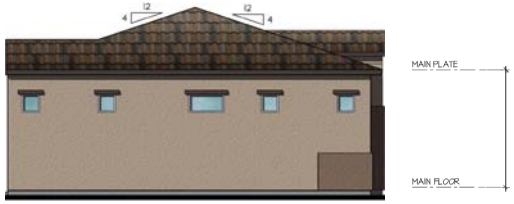
Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan 3 - Spanish

NEXmetro Communities

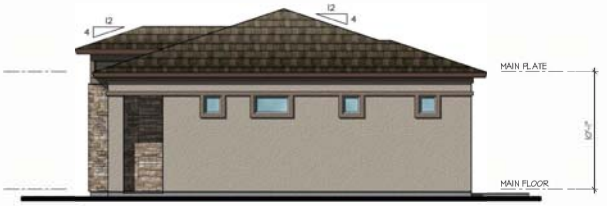
AVILA

20-0258
10/19/2020



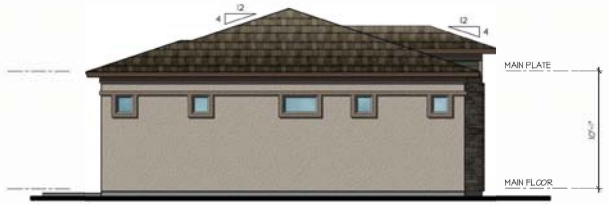
Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan 3 - Prairie

NEXmetro Communities

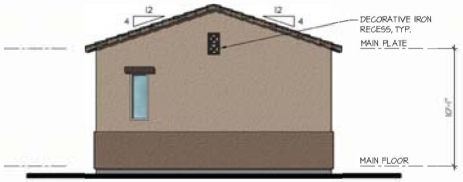
AVILLA

20-0258
10/19/2020



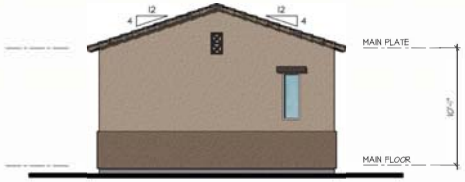
Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

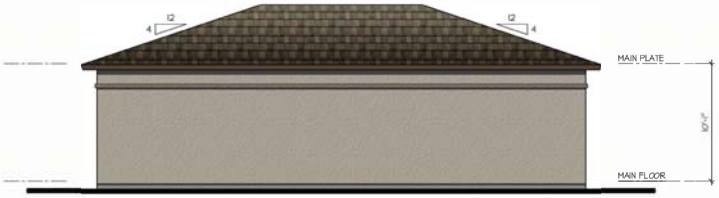
Conceptual

Plan Garage 1 - Spanish

NEXmetro Communities

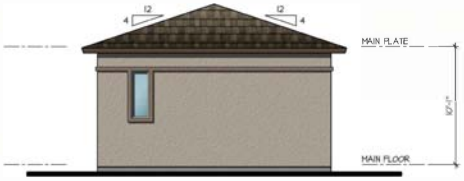
AVILLA

20-0258
10/19/2020



Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan Garage 1 - Praire

NEXmetro Communities

AVILLA

20-0258
10/19/2020



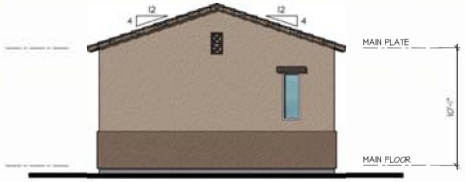
Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan Garage 2 - Spanish

NEXmetro Communities

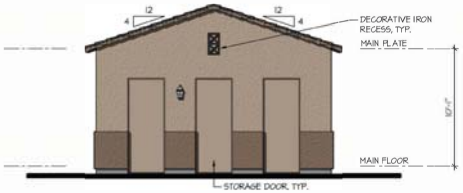
AVILLA

20-0258
10/19/2020



Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan Garage 3 - Spanish

NEXmetro Communities

AVILLA

20-0258
10/19/2020



Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan Garage 3 - Prairie

NEXmetro Communities

AVILLA

20-0258
10/19/2020



Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Conceptual

Plan Leasing Office - Prairie

NEXmetro Communities

AVILLA

20-0258
10/19/2020



Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

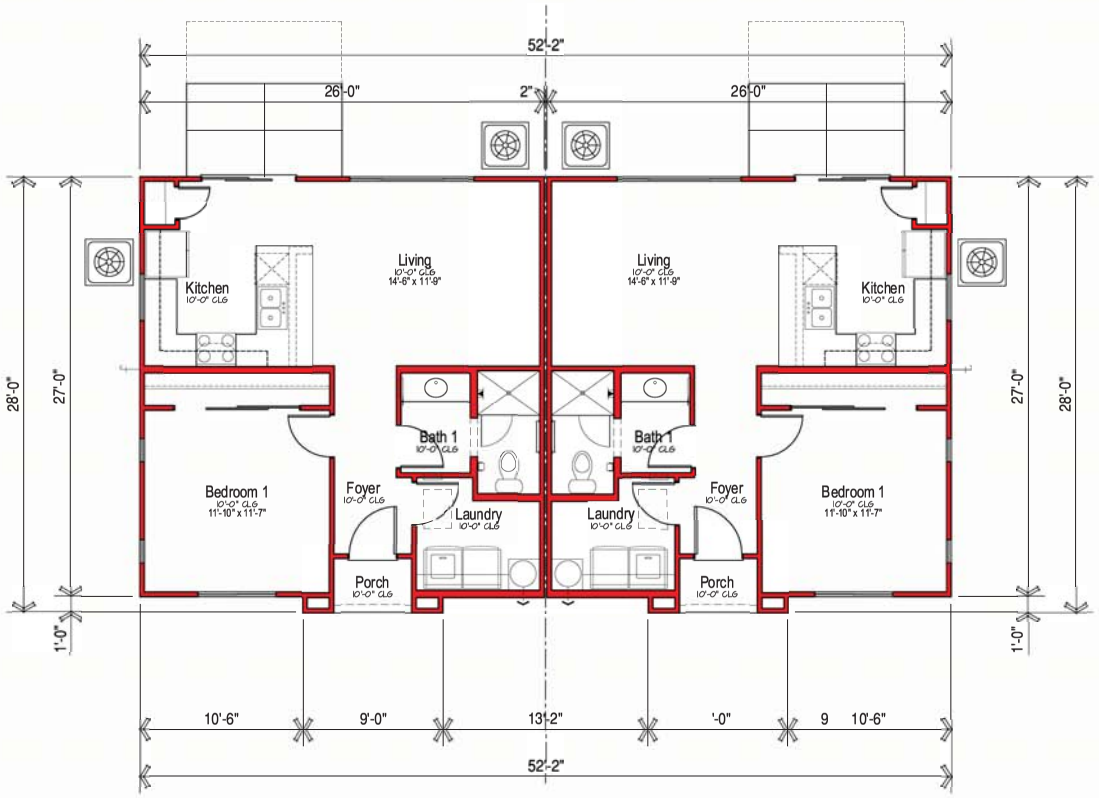
Conceptual

Plan Shade Pavillion - Elevation A

NEXmetro Communities

AVILLA

20-0258
10/19/2020



Conceptual

Main Floor Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

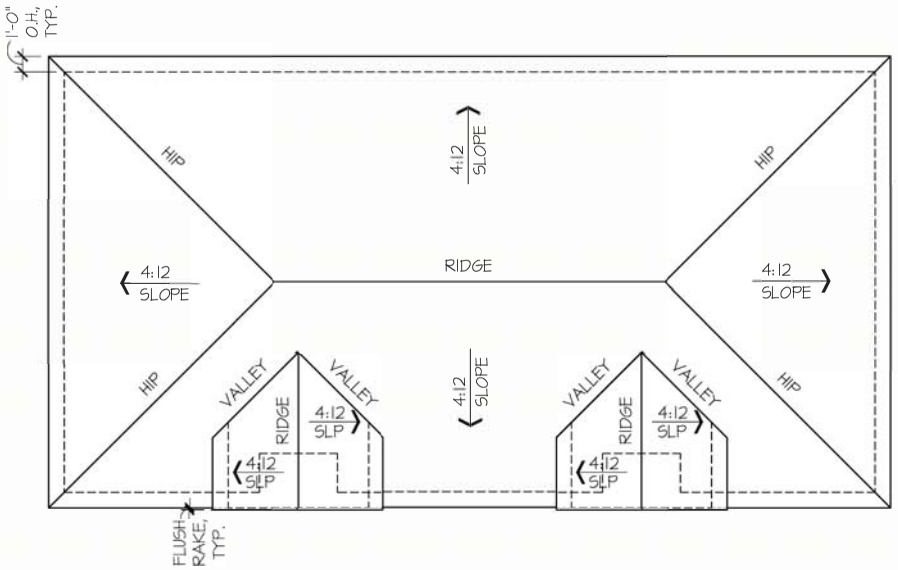
SQUARE FOOTAGES			
	1	2	3
MAIN FLOOR LIVING	640	640	640
TOTAL LIVING	640	640	640
PORCH	22	24	26

Plan 1

NEXmetro Communities

AVILLA

20-0258
10/19/2020



Roof Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

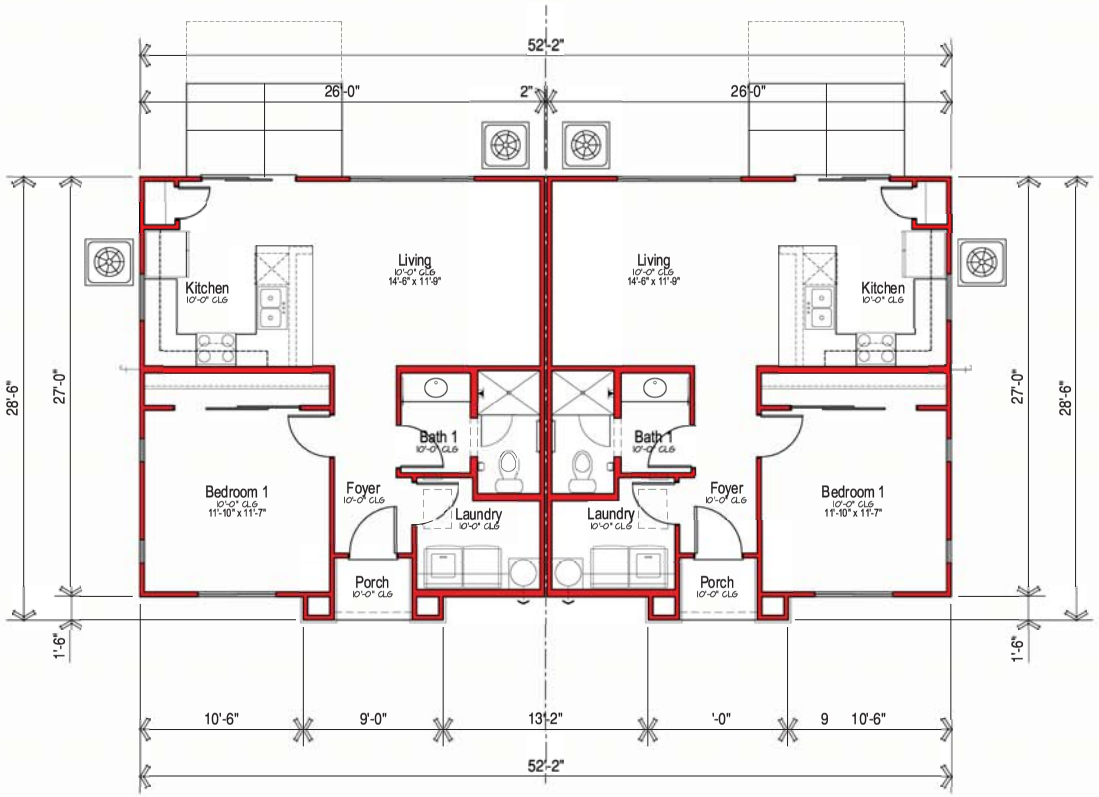
Conceptual

Plan 1

NEXmetro Communities

AVILLA

20-0258
10/19/2020



Conceptual

Main Floor Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

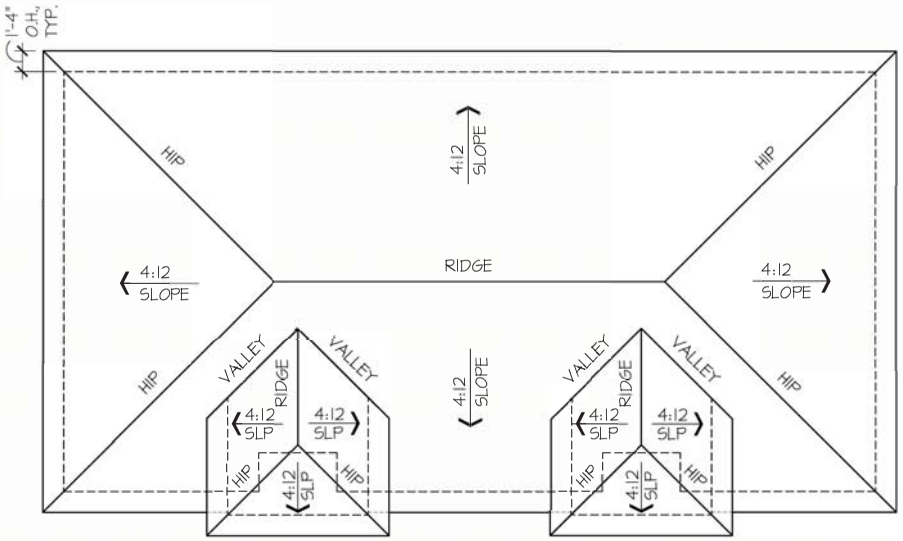
Plan 1

SQUARE FOOTAGES			
	A	B	C
MAIN FLOOR LIVING	640	640	640
TOTAL LIVING	640	640	640
PORCH	22	24	26

NEXmetro Communities

AVILLA

20-0258
10/19/2020



Roof Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

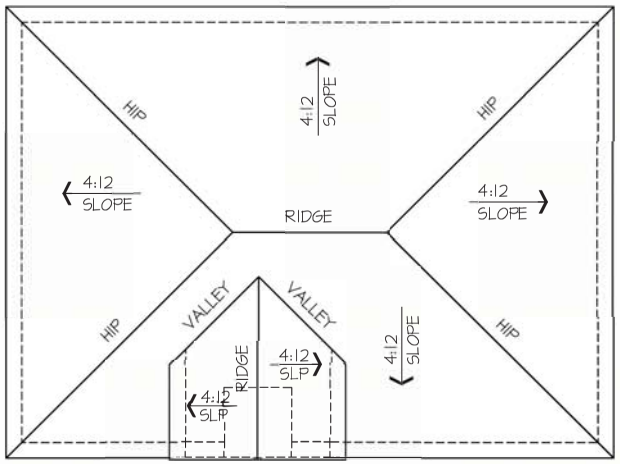
Conceptual

Plan 1

NEXmetro Communities

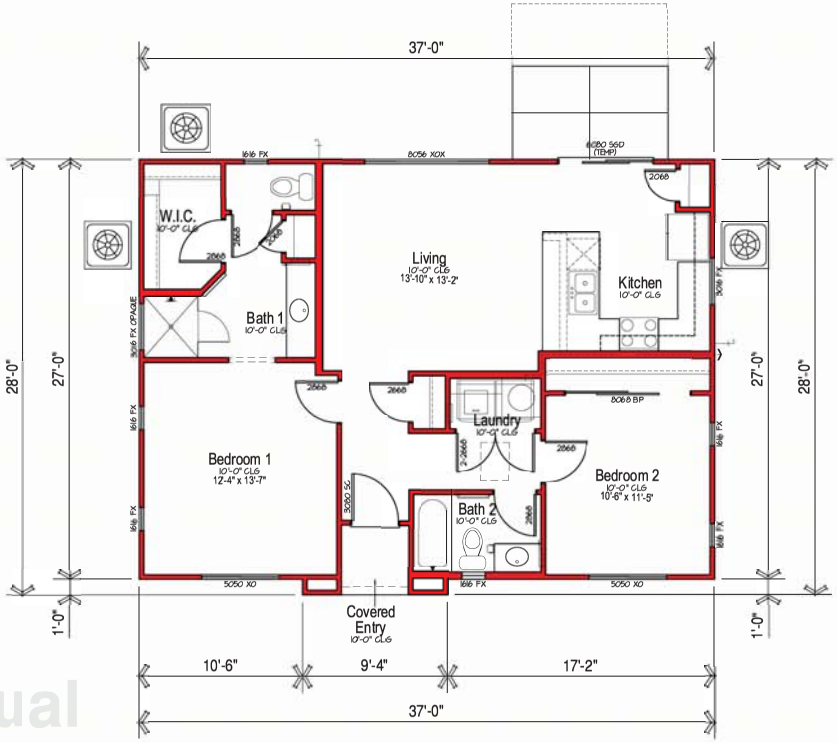
AVILLA

20-0258
10/19/2020



Roof Plan - Spanish

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Conceptual

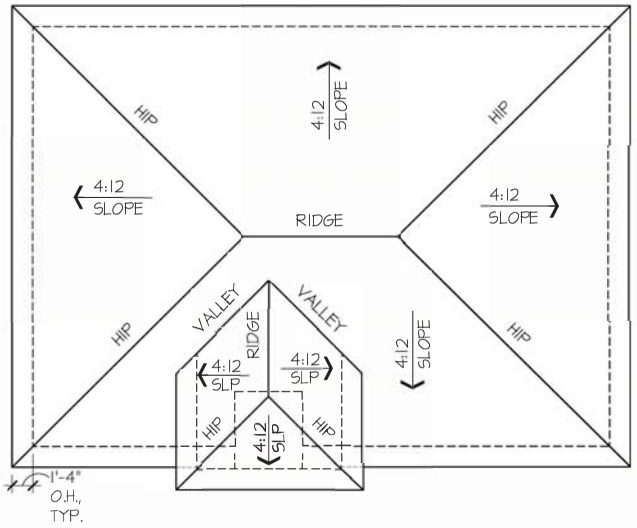
Plan 2

SQUARE FOOTAGES	I	II	III
MAIN FLOOR LIVING	954	954	954
TOTAL LIVING	954	954	954
PORCH	25	26	24

NEXmetro Communities

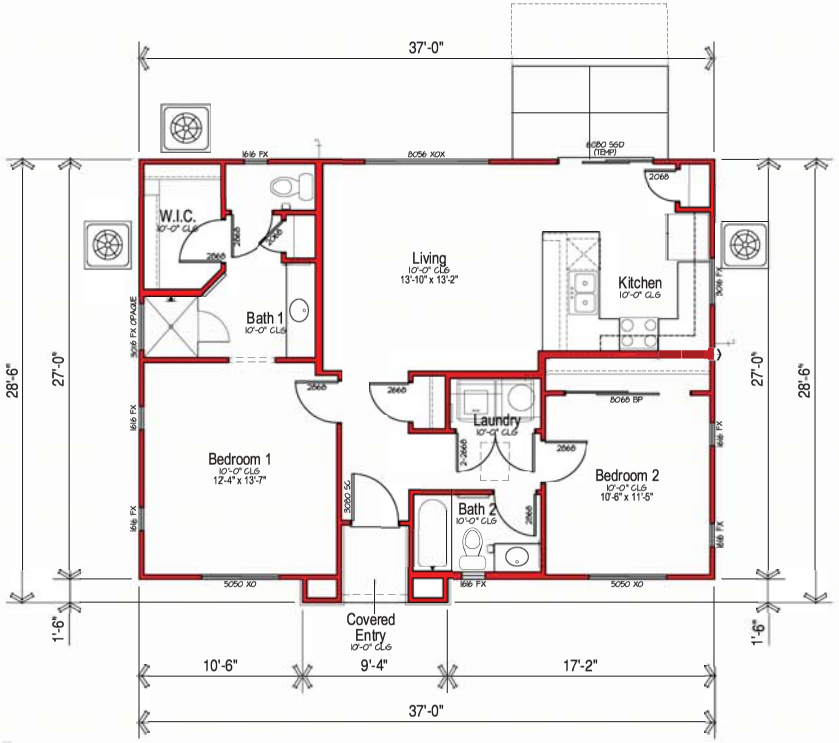
AVILA

20-0258
10/19/2020



Roof Plan - Prairie

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Conceptual

Plan 2

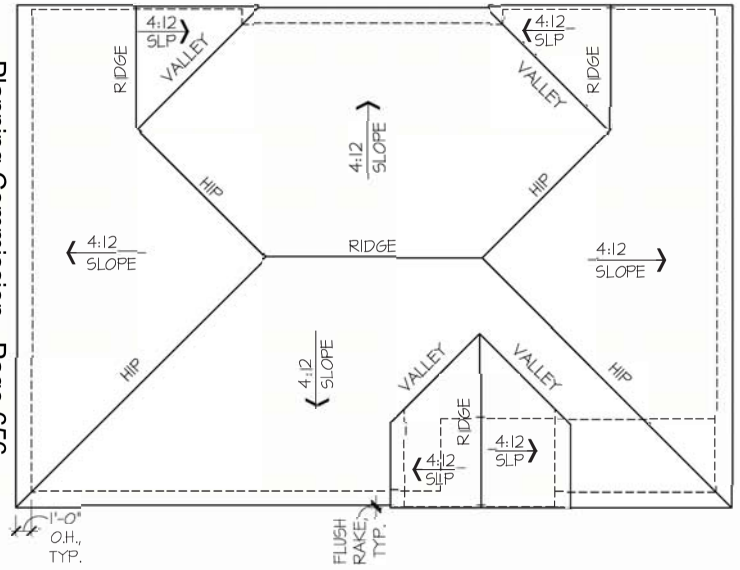
SQUARE FOOTAGES	I	II	III
MAIN FLOOR LIVING	984	984	984
TOTAL LIVING	984	984	984
PORCH	25	26	24

NEXmetro Communities

AVILA

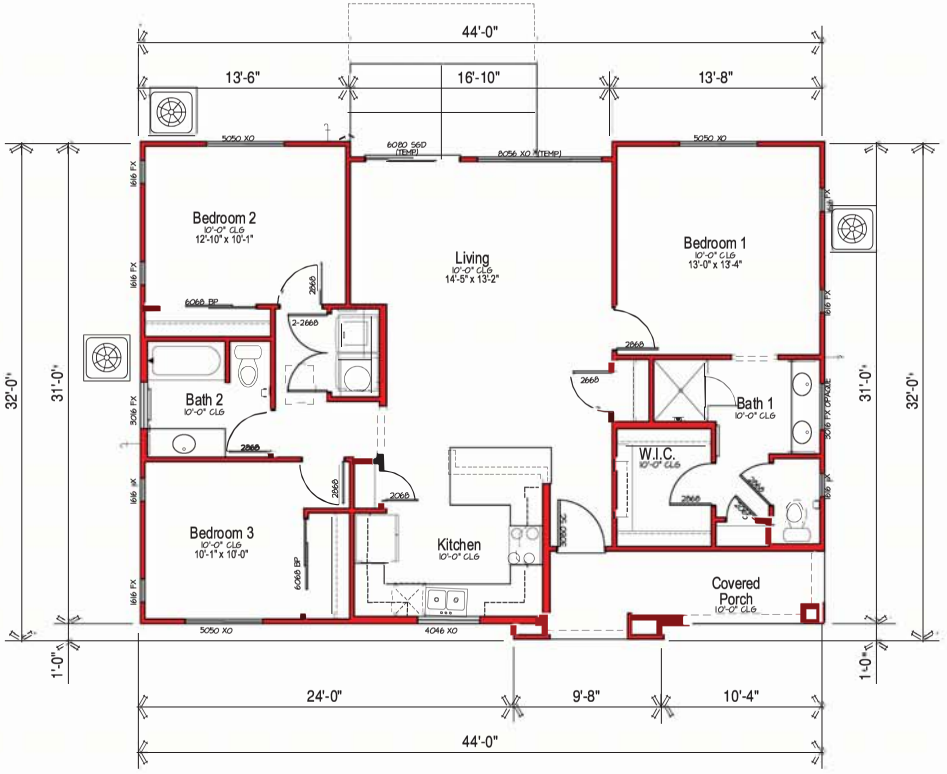
20-0258
10/19/2020

Planning Commission - Page 656



Roof Plan - Spanish

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES			
	A	B	C
MAIN FLOOR LIVING	1265	1265	1265
TOTAL LIVING	1265	1265	1265
PORCH	92	44	97

Conceptual

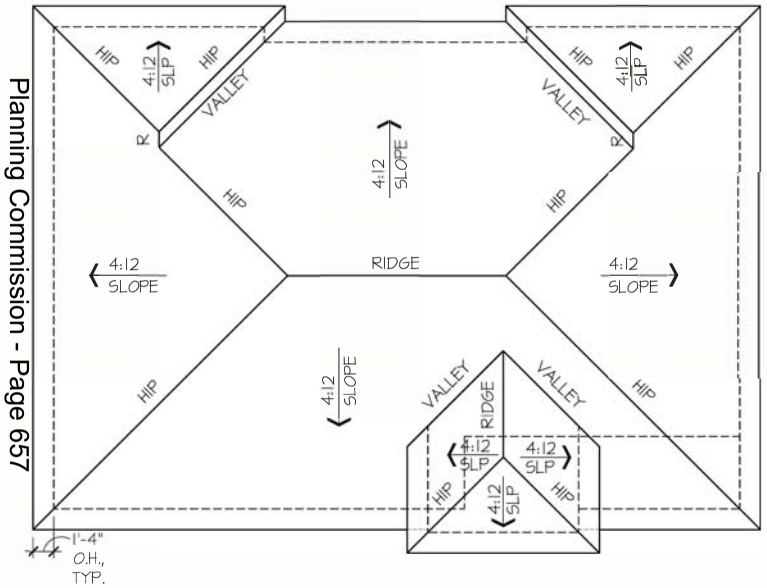
Plan 3

NEXmetro Communities

AVILA

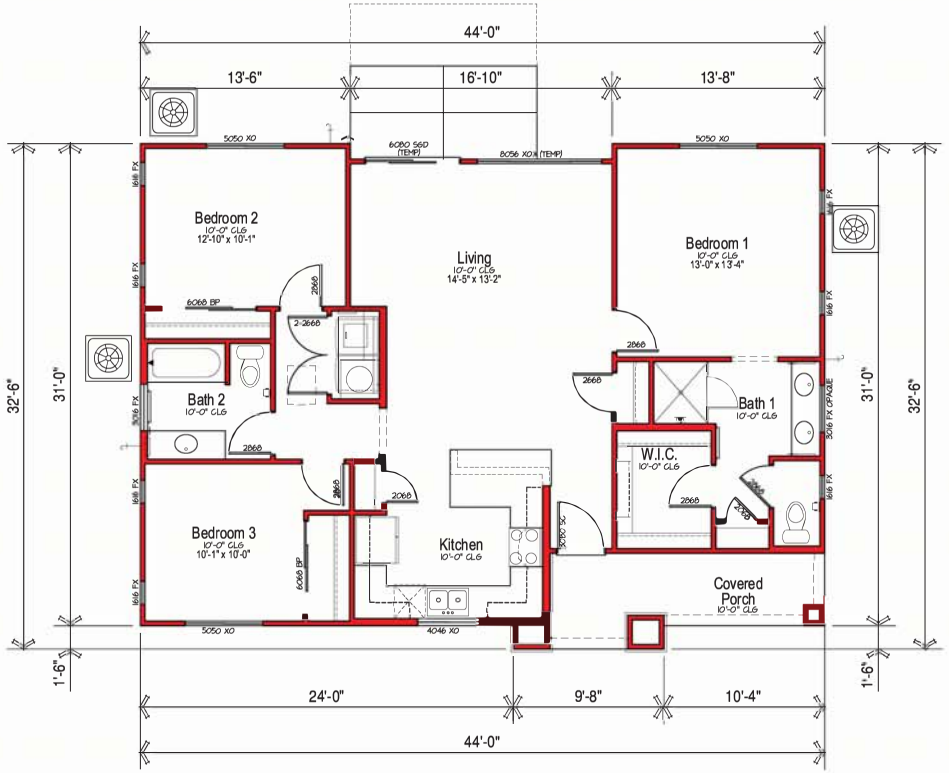
20-0258
10/19/2020

Planning Commission - Page 657



Roof Plan - Prairie

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Conceptual

Plan 3

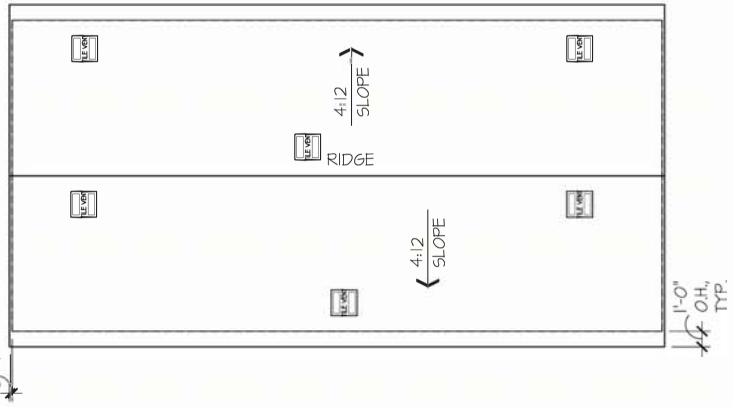
SQUARE FOOTAGES	'A'	'B'	'C'
MAIN FLOOR LIVING	1265	1265	1265
TOTAL LIVING	1265	1265	1265
PORCH	92	94	97

NEXmetro Communities

AVILLA

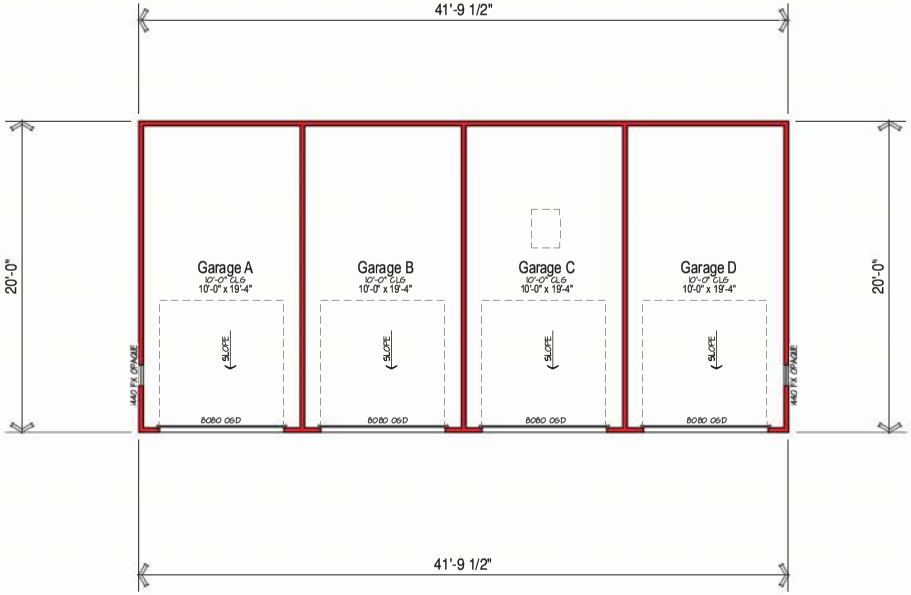
20-0258
10/19/2020

Planning Commission - Page 658



Roof Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Main Floor Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Conceptual

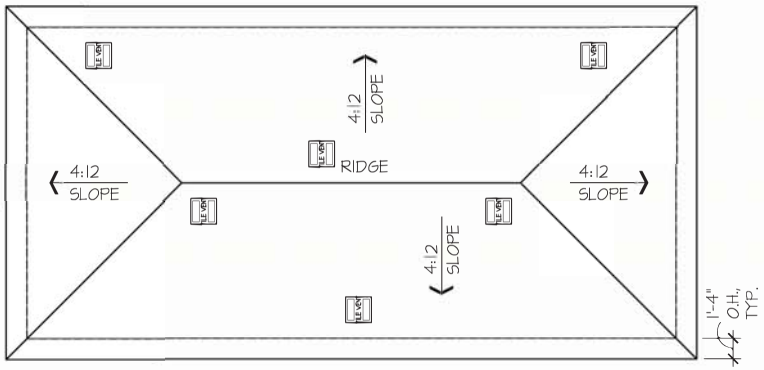
SQUARE FOOTAGES	
	Garage 1
GARAGE	836

Plan Garage 1

NEXmetro Communities

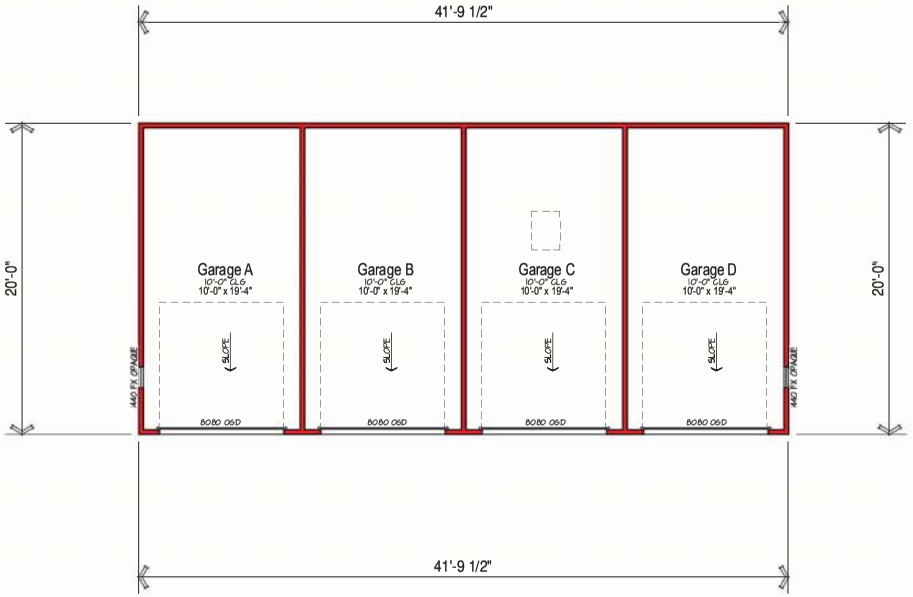
AVILLA

20-0258
10/19/2020



Roof Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Main Floor Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Conceptual

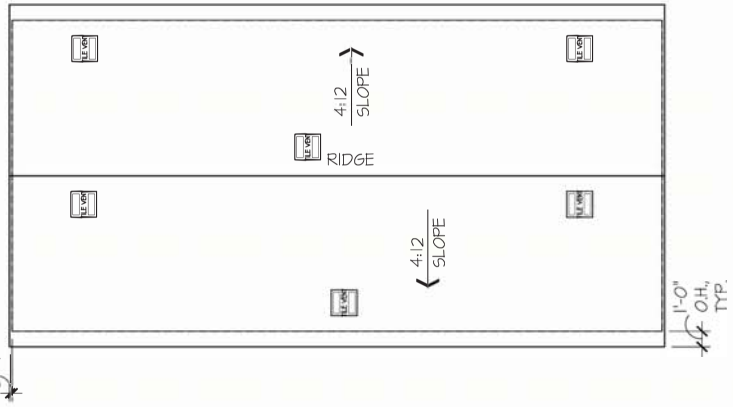
SQUARE FOOTAGES	
	Garage 1
GARAGE	836

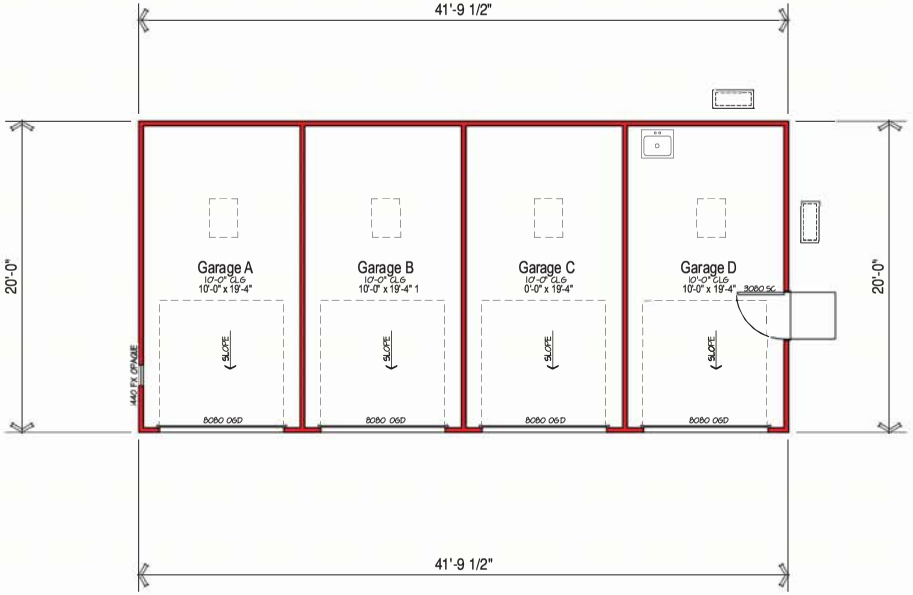
Plan Garage 1

NEXmetro Communities

AVILLA

20-0258
10/19/2020





Conceptual

Roof Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Main Floor Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

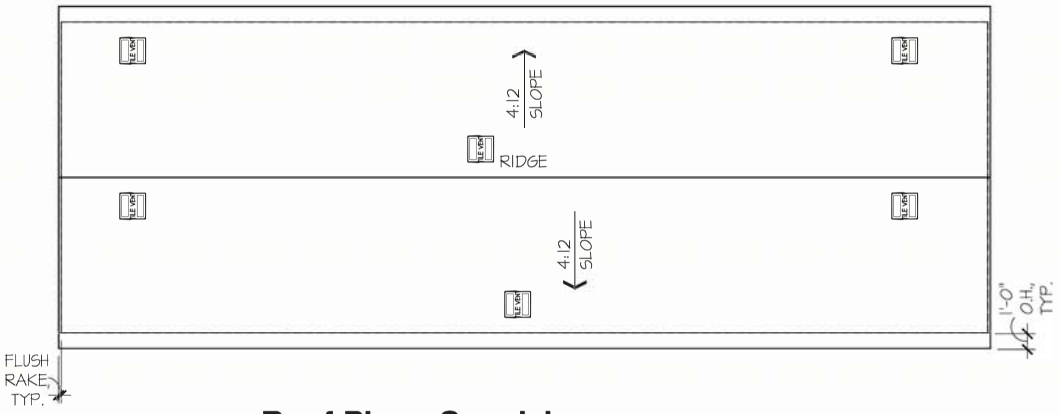
SQUARE FOOTAGES	
	Garage 1
GARAGE	836

Plan Garage 2

NEXmetro Communities

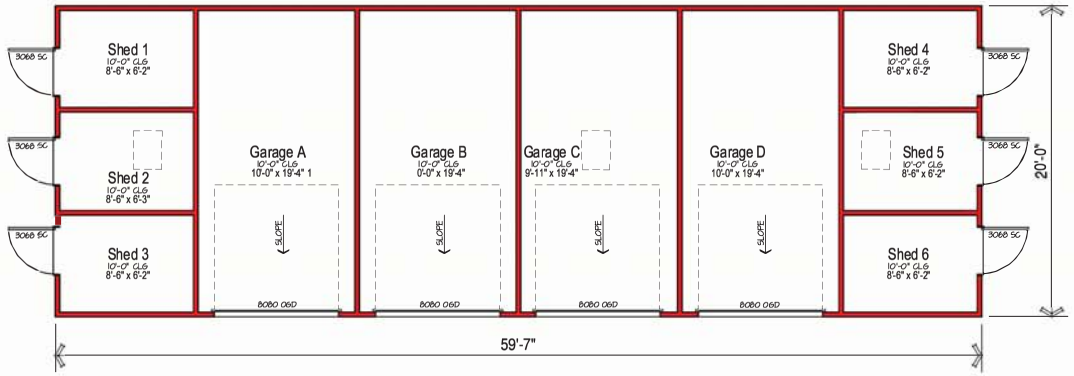
AVILLA

20-0258
10/19/2020



Roof Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Main Floor Plan - Spanish

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES	
	Garage 3
GARAGE	829
STORAGE	362
TOTAL	1191

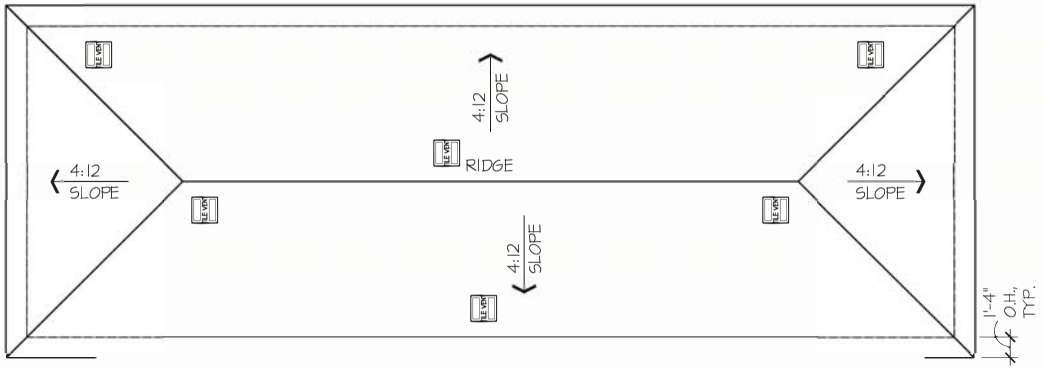
Plan Garage 3

Conceptual

20-0258
10/19/2020

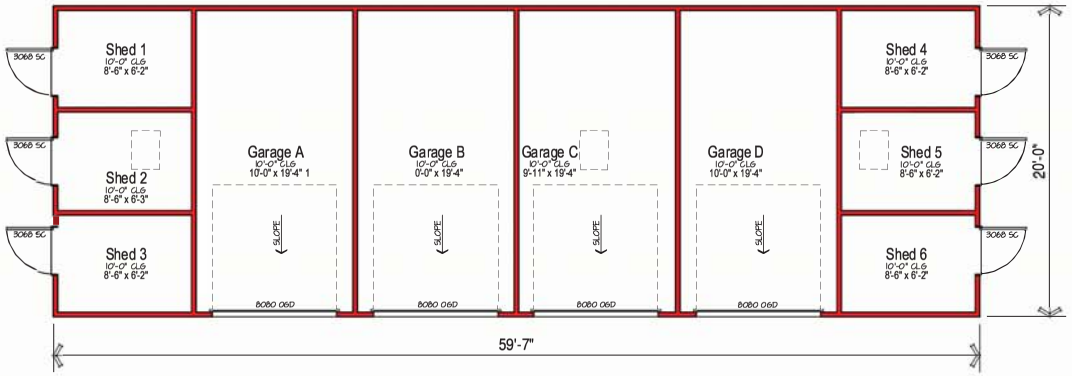
NEXmetro Communities

AVILLA



Roof Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Main Floor Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES	
	Garage 3
GARAGE	829
STORAGE	362
TOTAL	1191

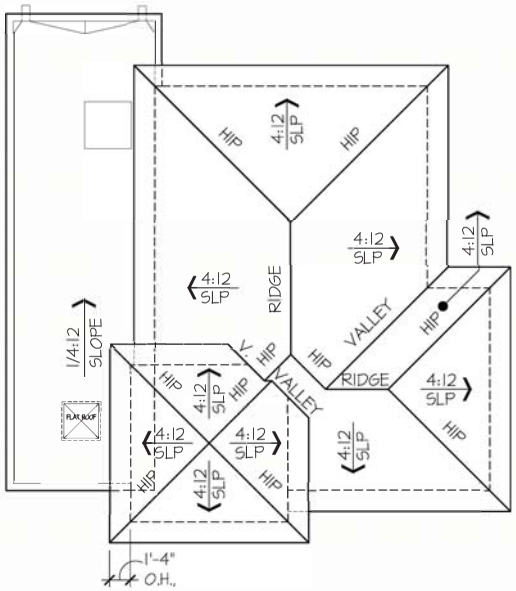
Plan Garage 3

Conceptual

20-0258
10/19/2020

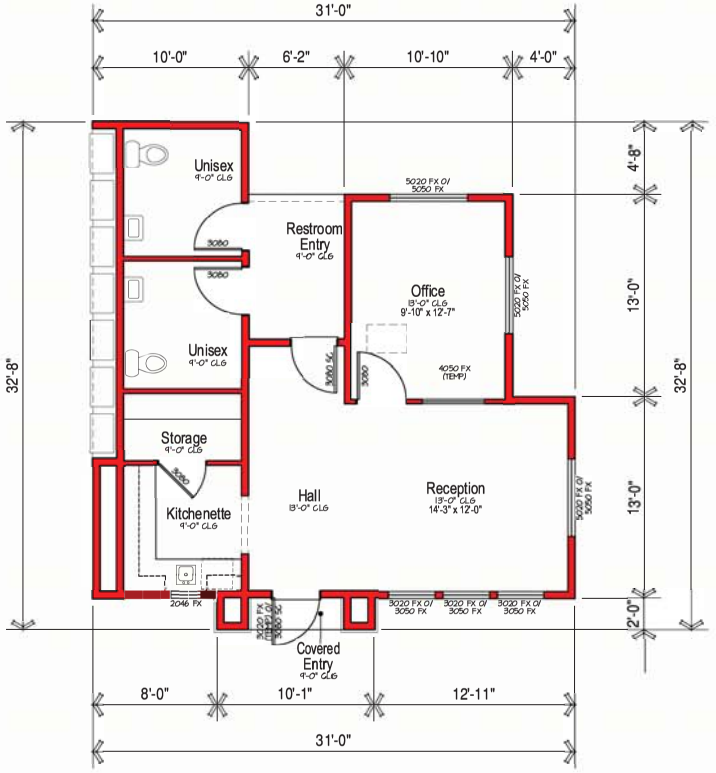
AVILLA

NEXmetro Communities



Roof Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Main Floor Plan - Prairie

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Conceptual

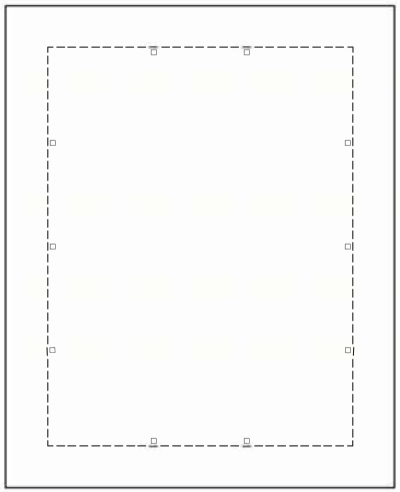
Plan Leasing Office

SQUARE FOOTAGES	
	LIVING
RECEPTION	241
OFFICE	146
KITCHENETTE, STORAGE, & RESTROOMS	261
COVERED ENTRY	20
RESTROOM ENTRY	57
PROJECTIONS	46
TOTAL UNDERROOF	821

NEXmetro Communities

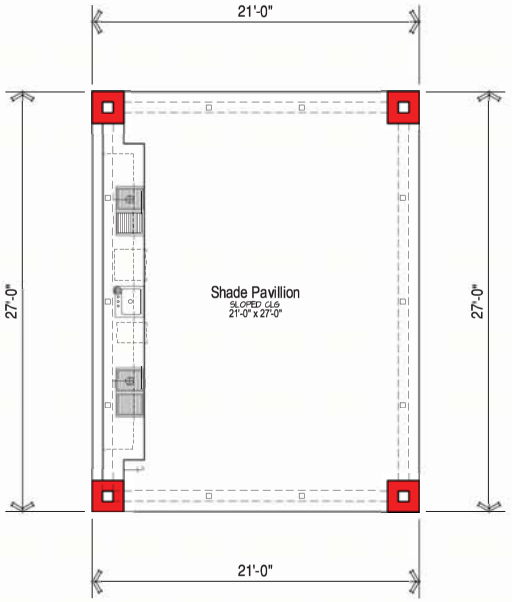
AVILLA

20-0258
10/19/2020



Roof Plan - Elevation A

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Elevation A

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Conceptual

SQUARE FOOTAGES	
	SHADE
SHADE PAVILLION	567

Plan Shade Pavillion

NEXmetro Communities

AVILLA

20-0258
10/19/2020

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

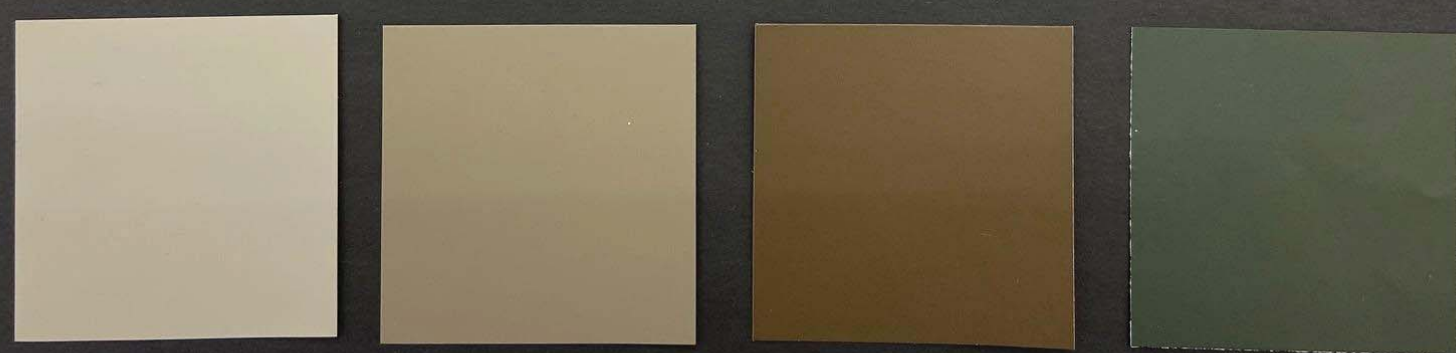
NEXmetro Communities | Avilla at Skye Canyon
Exterior Scheme #1 / Prairie



ROOF TILE
Manufacturer: Eagle Roofing
Product: 5687 Brown Gray Range / Ponderosa

BRICK VENEER
Manufacturer: Environmental Stone
Product: Champagne MountainLedge

VENEER GROUT
Manufacturer: N/A
Color: N/A - Drystack



PRIMARY BODY COLOR "A"
Manufacturer: Sherwin Williams
Color: SW7640 Fawn Brindle **LRV:** 36
GARAGE: Main body

SECONDARY COLOR / TRIM "B"
Manufacturer: Sherwin Williams
Color: SW0038 Liberty Pewter **LRV:** 17
GARAGE: Trim and doors

FASCIA "C"
Manufacturer: Sherwin Williams
Color: SW7041 Van Dyke Brown **LRV:** 8
GARAGE: Fascia

ENTRY DOOR/SIDING/SHUTTERS "D"
Manufacturer: Sherwin Williams
Color: SW6209 Ripe Olive **LRV:** 6

20-0258
10/19/2020



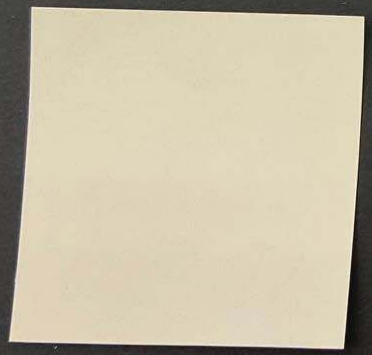


NEXmetro Communities | Avilla at Skye Canyon
Exterior Scheme #2 / Prairie

ROOF TILE
Manufacturer: Eagle Roofing
Product: SHC 8179 Carmel Blend / Capistrano

BRICK VENEER
Manufacturer: Environmental Stone
Product: New Orleans / Pro Stack Lite

VENEER GROUT
Manufacturer: N/A
Color: N/A - Drystack









PRIMARY BODY COLOR "A"
Manufacturer: Sherwin Williams
Color: SW7517 China Doll **LRV:** 63
GARAGE: Main body

SECONDARY COLOR / TRIM "B"
Manufacturer: Sherwin Williams
Color: SW6107 Nomadic Desert **LRV:** 46
GARAGE: Trim and doors

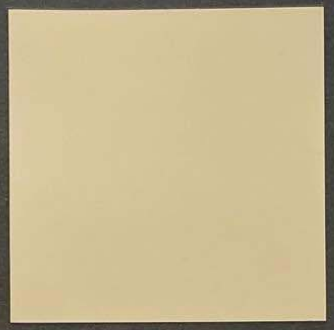
FASCIA "C"
Manufacturer: Sherwin Williams
Color: SW6069 French Roast **LRV:** 5
GARAGE: Fascia

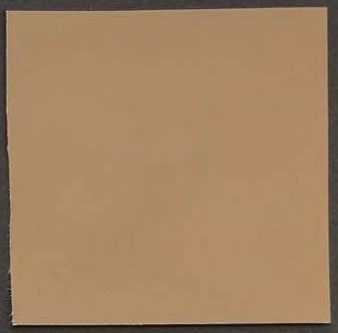
ENTRY DOOR/SIDING/SHUTTERS "D"
Manufacturer: Sherwin Williams
Color: SW6097 Sturdy Brown **LRV:** 8

20-0258
10/19/2020

NEXmetro Communities | Avilla at Skye Canyon
Exterior Scheme #3 / Spanish







ROOF TILE
Manufacturer: Eagle Roofing
Product: SMC 8401 San Miguel Blend/Capistrano

PRIMARY BODY COLOR "A"
Manufacturer: Sherwin Williams
Color: SW7513 Sanderling **LRV:** 27
GARAGE: Main body and doors

SECONDARY BODY COLOR "B"
Manufacturer: Sherwin Williams
Color: SW6082 Cobble Brown **LRV:** 15
GARAGE: Secondary body color







TRIM / FASCIA "C"
Manufacturer: Sherwin Williams
Color: SW9580 Cracked Pepper **LRV:** 5
GARAGE: Trim / Fascia

ENTRY DOOR "D"
Manufacturer: Sherwin Williams
Color: SW2802 Rockwood Red **LRV:** 5

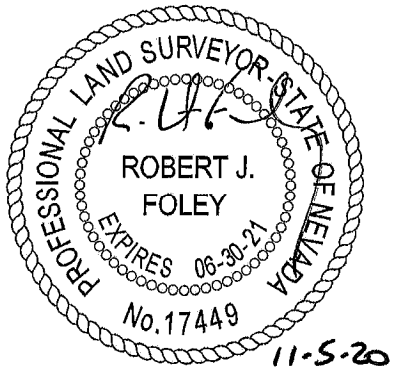
IRON DETAIL "E"
Manufacturer: Sherwin Williams
Color: SW6258 Tricorn Black **LRV:** 5

20-0258
10/19/2020


NEXmetro Communities
Avilla at Skye Canyon
Exterior Scheme #4 / Spanish
ROOF TILE
Manufacturer: Eagle Roofing
Product: SCC8825 Corona Del Mar / Capistrano
PRIMARY BODY COLOR "A"
Manufacturer: Sherwin Williams
Color: SW6071 Popular Gray RV: 61
GARAGE: Main body and doors
SECONDARY BODY COLOR "B"
Manufacturer: Sherwin Williams
Color: SW7024 Functional Gray LRV: 37
GARAGE: Secondary body color
TRIM / FASCIA "C"
Manufacturer: Sherwin Williams
Color: SW7515 Homestead Brown LRV: 12
GARAGE: Trim / Fascia
ENTRY DOOR "D"
Manufacturer: Sherwin Williams
Color: SW6230 Rainstorm LRV: 5
IRON DETAIL "E"
Manufacturer: Sherwin Williams
Color: SW6258 Tricorn Black LRV: 5
20-0258
10/19/2020

A.P.N. 125-07-501-006
GRANTOR: Century Communities Nevada, LLC

EXHIBIT "E"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0005\lgl_vac_CLV Sewer Esmnt PM 99-86
By: RF
Date November 5, 2020

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF GRAND CANYON DRIVE AN NORTH OF DRAKE DRIVE FOR PUBLIC SEWER EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

A 20' WIDE PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER FILE 99, PAGE 86 OF PARCEL MAPS AND FILE 105, PAGE 18 OF PARCEL MAPS ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE. SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SAID EASEMENT BEING PARALLEL TO AND 26.50 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US-95;

EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENT LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF DRAKE DRIVE DEDICATED TO THE CITY OF LAS VEGAS PER INSTRUMENT No. 20120510:02931 CLARK COUNTY OFFICIAL RECORDS AS SHOWN ON THE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 6,029 SQUARE FEET

END OF DESCRIPTION

20-0258
11/09/2020

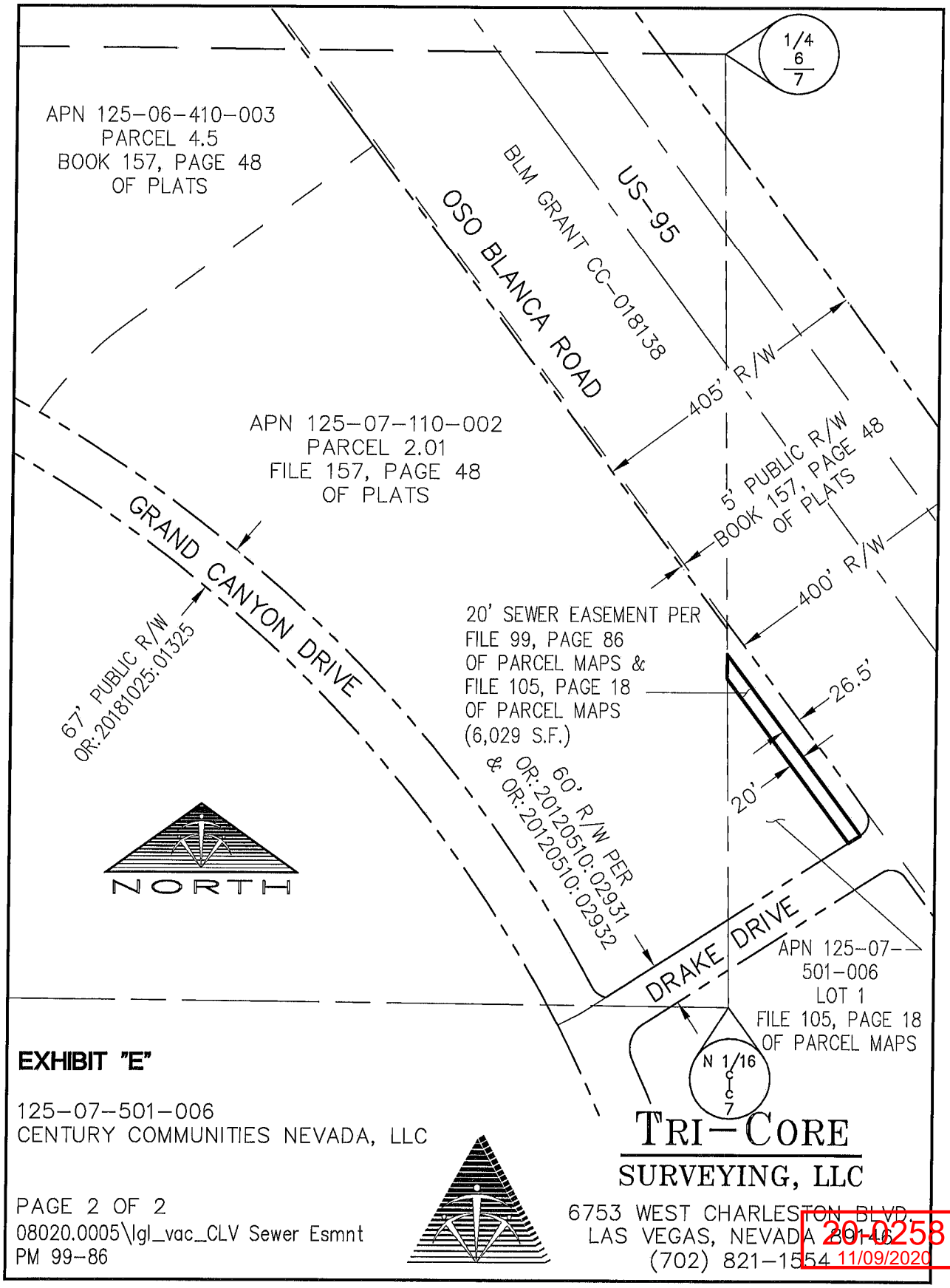


EXHIBIT "E"

125-07-501-006
CENTURY COMMUNITIES NEVADA, LLC

PAGE 2 OF 2
08020.0005\lgl_vac_CLV Sewer Esmnt
PM 99-86

TRI-CORE
SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

20-0258
11/09/2020



20-0258-SDR1 AND 20-0258-VAC1 - APPLICANT: NEXMETRO - OWNER: CENTURY COMMUNITIES NEVADA, LLC
WEST SIDE OF OSO BLANCA ROAD NORTH OF W SKYE CANYON PARK DR

10/30/2020

Westwood

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

main (702) 284-5300

NXM2001-000

November 5, 2020

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

Re: Justification Letter for Skye Canyon Parcel 2.01 Site Development Review (SDR), & Vacation (VS)
APNs: 125-07-110-002 & 125-07-501-006

On behalf of our client, Century Communities, we respectfully submit this justification letter in support of a Site Development Review and Vacation on the subject site

The subject site is located within the Skye Canyon Master Development between Grand Canyon Drive and Oso Blanca Road north of West Skye Canyon Park Drive. The Assessor's Parcel Numbers are 125-07-110-002 & 125-07-501-006. The proposed development consists of 127 single family residential units on a single lot over 12.67+/- acres. The project will be developed using Skye Canyon Development Standards.

We are filing a Site Development Review for your review and consideration, which meets the expectations of the neighboring community. The Project will be developed using Skye R-2 (Medium-Low density Residential) modified design standards. The parcels depicted in the SDR are in conformance with the proposed Land Use Plan and Development Agreement.

Project Description

As illustrated on the accompanying Site Plan, NexMetro has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of the Site. Residents and guests will be greeted with an attractive entry consisting of a landscaped median, stamped-colored pavement, and decorative gates incorporating a common basket-weave design used throughout the site's wayfinding and monument signs. Ample parking and a view into the resort style pool will greet prospective tenants as they visit the leasing office.

This gated community will consist of 127 units comprised of 44 one-bedroom units (34.6%), 46 two-bedroom units (36.2%) and 37 three-bedroom units (29.1%) with a net density of 10.0 dwelling units per acre. The residences are a mix of one, two, and three bedrooms, with approximately 65% of the residences being detached and the one-bedroom residences being attached in a duplex style. Square footage for one, two, and three-bedroom units, will be approximately 690, 984, and 1,265 square feet, respectively. A unique feature for this development is that every residence includes a private, 6-foot masonry wall enclosing the rear yard that is nearly as wide as the residence itself, with a minimum depth of 8 feet. Prior to residents moving in, the entire yard will be covered with decomposed granite and a minimum of one tree will be installed.

The 1-story buildings are similar to what would be found in traditional single-family residential subdivisions and are a lower profile than what would be found in traditional garden style multi-family communities (2- and 3-story buildings) or commercial developments. The residences are grouped around pedestrian courtyards to create a sense of arrival and place within the greater context of the community and greater connection within the community.

20-0258
11/09/2020

The home interiors are an open concept design with 10-foot ceilings, large windows, and high-end finishes such as stainless-steel appliances and granite countertops. The placement of the buildings and yard walls interact with the streetscape and adjacent developments by varying the roof lines and orientations, providing small scale pedestrian courtyards, and right-sized amenities and landscape features. Materials for both hardscape elements and housing product establish a theme and work harmoniously to create a visually pleasing environment.

The amenity area in the center of the site, and the focal point as you enter, will consist of a leasing office with attached bathrooms, pool, spa, outdoor kitchen including gas barbecues, sink, and refrigerator, large sundeck and artificial turf areas including both shaded and un-shaded lounge areas, and a large covered shade structure. In addition to the resort style pool and keeping with Skye Canyon's landscape design guidelines, a large open area will be located immediately south of the pool area and highly visible from the parcel entry. This large passive open space of turf will complement the heavily programmed pool area by providing residents a place for picnics, lounging, and playing. In addition, a secondary amenity area has been located within the site further to the south. This secondary amenity will consist of a gated pet park. The pet park will provide residents with an off-leash area to exercise and play with their pet. These amenities have been strategically chosen and scaled for this project. Residents will also be able to enjoy the many other amenities provided within the Skye Canyon masterplan.

Internal Streets

This development is adjacent to a Frontage Road, Oso Blanca Road, to the east and a Major Collector, Grand Canyon, to the west. The collector and frontage streets design and construction are not a part of this development. The internal streets will be privately dedicated and privately maintained. This application proposes interior parking corridors have 24 ft. from face of curb to face of curb except for the entrance off Grand Canyon Drive, which has 58 ft. with a median.

The private streets shall comply with the adopted MOU dated 2/12/18. The developer understands that all single-family homes shall require the installation of residential fire sprinkler systems.

Surrounding Development

The zoning for the land surrounding this project is Traditional Development (T-D) and Planned Development District (PD) overlay with Low Density Residential to the southwest, a future casino site to the north, and Grand Canyon Apartments to the south. The US-95 frontage road Oso Blanca is the eastern boundary. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Skye Canyon Development area. There is also a large commercial center located in Skye Canyon Master Development at West Skye Canyon Park Drive and Grand Canyon Drive. The nearby Skye Canyon Marketplace is a large mixed-use commercial center that services the northwest valley and is available to the residents of this community.

Vacation

As part of this development, we are requesting to vacate a portion of the Public Drainage Easement directly along the eastern edge of the subject site. The subject drainage easement is located in the Skye Canyon Master Planned Community and were dedicated to the City of Las Vegas in order for the City to maintain the drainage facilities per the Master Technical Drainage Study. There is a 40’ Public CLV Roadway, Utility, and Flood Control Easement located along the western edge of the APN 125-07-501-006, a 20’ Public Sewer Easement in the SE corner along the eastern edge of APN 125-07-501-006, and a Public Drainage Easement in the SW corner within the project boundary. Also, along the northern boundary edge, there are some Public Easements (Pedestrian Access, Streetlight, Traffic Control, Landscape, and Maintenance) that are intended to be vacated. The result of development within these areas will either eliminate the need for the easement or greatly reduce the necessary footprint, thereby eliminating the need for the public easements.

20-0258
11/09/2020

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Timothy Mulrooney, PE
Director, Commercial& Residential Markets

CC:
Paul Kenner, CEN
Matt Key, Westwood
Jared Geisler, NexMetro

20-0258
11/09/2020

20-0258-SDR1
Century Communities Nevada, LLC

NEC Drake Drive and Grand Canyon

Proposed 127 unit single family detached and duplex development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	127	9.44	1,199
AM Peak Hour			0.74	94
PM Peak Hour			0.99	126

(heaviest 60 minutes)

Existing traffic on all nearby streets:

W Skye Canyon Park Drive

Average Daily Traffic (ADT)	12,628
PM Peak Hour	1,010

(heaviest 60 minutes)

Grand Canyon Drive

Average Daily Traffic (ADT)	9,462
PM Peak Hour	757

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
W Skye Canyon Park Drive	35,490
Grand Canyon Drive	35,490

This project will add approximately 1,199 trips per day on W Skye Canyon Park Dr. and Grand Canyon Dr. Currently, Skye Canyon Park is at about 36 percent of capacity and Grand Canyon is at about 27 percent of capacity. With this project, Skye Canyon Park is expected to be at about 39 percent of capacity and Grand Canyon is expected to be at about 30 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 126 additional peak hour trips, or about two every minute.

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

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

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

Date Filed 11/06/2020 **Application Number** 20-0258-SDR1 **Entity** LV

Company Name Westwood

Contact Name

Contact Mailing Address

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

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

Project Name Skye Canyon Parcel 2.01

Project Description 127 multi-family units

APN's 125-07-110-002 and 125-07-501-006

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.173 = 0	x 0.095 = 0	x 0.133 = 0
Multi-Family Units (2)	127	x 0.144 = 17	x 0.065 = 7	x 0.074 = 8
Resort Condo Units (3)				
Total		17	7	8

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Divich ES	9851 Donald Nelson Ave	K-5	863	912	11/2/2020
Escobedo MS	9501 Echelon Point Dr	6-8	1591	978	11/2/2020
Arbor View HS	7500 Whispering Sands Dr	9-12	2524	3248	11/2/2020

*** CCSD Comments** Divich ES and Arbor View HS are over capacity for the 2020-2021 school year. Divich is 105.68% and Arbor View HS is 128.68% of program capacity.

☐ Approved ☐ Disapproved

CENTURY COMMUNITIES

October 5, 2020

City of Las Vegas
Planning & Development Department – Public Planning Division
333 S. Rancho Drive
Las Vegas, NV 89106

Re: Skye Canyon Parcel 2.01
Site Development Review
Skye Canyon Land Use Category ML-A (Residential Medium Low – Attached 20du/ac Ave.)
Skye Canyon Development Standard R-2

Dear City of Las Vegas:

The Site Development Review for Parcel 2.01, as referenced above, has been reviewed for compliance with the Developer review and the Skye Canyon Design Guidelines dated April 8, 2019.

Skye Canyon DRC has reviewed and approves the Site Development Review for compliance with the following Development Standards: Skye Canyon R-2. The review and approval are based on the site being developed without the creation and recordation of individual lots for each home. This community lives much like a for-rent apartment site, but it has the qualities of being single-story at a much lower density then the typical three-story apartment style units.

Should you have any questions or require additional information, please contact me directly.

Respectfully,

Paul Kenner
Skye Canyon Project Review Team

20-0258
11/24/2020

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/08/2020

CASE: 20-0258-SDR1 AND 20-0258-VAC1

SUBJECT: APPLICANT: NEXMETRO - OWNER: CENTURY COMMUNITIES NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Bob Gronauer / EEO
Signature

12/8/20
Date

Bob Gronauer (Representative)
Please Print Name

Kaempfer Crowell
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 26 (a-b)

** CONDITIONS **

20-0258-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be to vacate an unused Public Drainage, Access, Traffic Control, and Pedestrian Easements generally located at the northwest corner of Oso Blanca Road and Drake Drive granted in Book 157, Page 48 of Plats, document #20180412-0001037 and Instrument #199105300000395.

2. The associated public easements for a private street along the same alignment as this vacation request on Assessor's Parcel Number 125-06-410-003 must be vacated concurrent with the Order of Vacation for this site. This Petition of Vacation may be expanded to include those easements with written concurrence of the property owner, or another Petition of Vacation may be submitted to record concurrently with this one.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 20-0258-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

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

6. The Order of 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.

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

Submitted after final agenda | NE

ITEM 26 (a-b)

Rcvd 12/8/2020

20-0258-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Petition to Vacate (20-0258-VAC1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 11/09/20, and building elevations and landscape plan date stamped 10/19/20, except as amended by conditions herein.

4. In accordance with the Skye Canyon Development Standards for the Skye R-2 District, two unimpeded parking spaces shall be provided for each unit with at least one space in an enclosed garage, unless a Variance or Major Modification to the design standards is approved.

5. Provide one parking space for every six units for guest parking. In accordance with Title 19, at least one of the guest parking spaces shall be striped for handicapped parking.

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

NE

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

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

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

Public Works

13. A Petition of Vacation, such as 20-0258-VAC1, shall record prior to the issuance of building permits for this site.

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

15. If not already constructed or guaranteed by the master developer, construct half street improvements on Drake Drive and Grand Canyon Drive with appropriate pavement transitioning and construct full street improvements on Oso Blanca Road with appropriate pavement transitioning concurrent with development of this site meeting Skye Canyon Development Standards. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. This site shall connect to the 12-inch public sewer stub provided from Oso Blanca Road.

17. Provide a minimum 30-foot wide Public Sewer Easement to be privately maintained running through the sewer corridor in the southwest area of the parcel, from the private street to the parcel boundary. Provide an additional 10 feet of width for each additional utility located in the easement. No trees or landscaping taller than 3' allowed within Public Sewer Easements.

18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

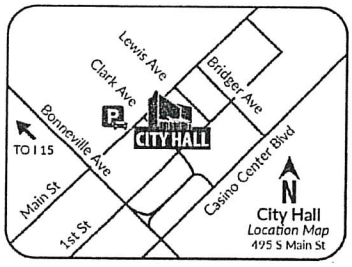
19. Landscape and maintain all unimproved right-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting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

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The drainage study required by 20-0258-VAC1 may be used to satisfy this requirement.

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
DEC 07 2020
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.
20-0258 and 20-0258-SDR1 and 20-0258-VAC1
Planning Commission Meeting of **12/08/2020**

20-0258-SDR1
12507313029
RICE MARK JAMES
MOUNTFORD-RICE LINDA M
9680 SKYE CLIFF AVE
LAS VEGAS NV 89166

35 HRDFNP1 89166

Submitted after final agenda
26 a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
26a

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

SUBJECT:
20-0258-SDR1 - FOR A PROPOSED 127-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT. 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:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
26b

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

SUBJECT:
20-0258-VAC1 - Petition TO VACATE PUBLIC SEWER AND DRAINAGE EASEMENTS. 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:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
27

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

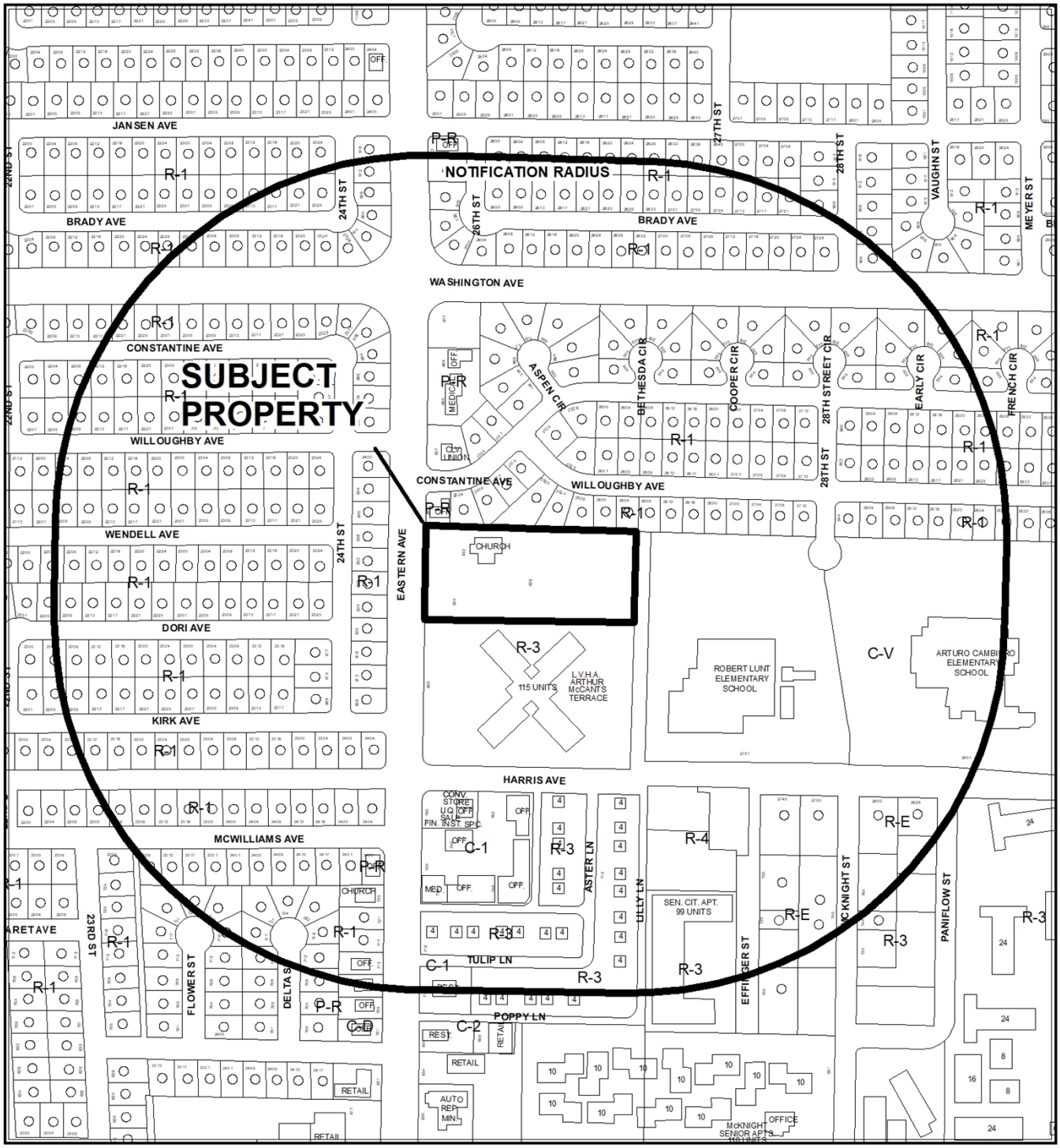
SUBJECT:
20-0264-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 43-FOOT TALL, THREE-STORY, 60-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS on 2.99 acres at 832 North Eastern Avenue (APN 139-25-301-001), Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division
7. School Development Tracking Form Submitted by Clark County School District
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



CASE: **20-0264-SDR1**

RADIUS: 1000 FEET

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



0 310 620 Feet

CASE: **20-0264-SDR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0264-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 386

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0264-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/19/20, except as amended by conditions herein.

3. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot landscape buffer along a portion of the southern perimeter where six feet is the minimum required.

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

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

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

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

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

9. 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. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

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

Public Works

12. The sidewalks along Eastern Avenue shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.

13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Eastern Avenue Capital Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

14. Prior to the submittal of any construction drawings, meet with the Sanitary Sewer Section of the Department of Public Works to determine an appropriate point of service connection.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a proposed 43-foot tall, 60-unit Senior Citizen Apartments development on 2.99 acres at 832 North Eastern Avenue.

ISSUES

- The Senior Citizens Apartments use is a permissible land use in the R-3 (Medium Density Residential) zoning district.
- A Waiver from Title 19.06.040 has been requested to allow a one-foot landscape buffer along a portion of the southern perimeter where six feet is the minimum required to allow for the installation of a pedestrian walkway to the rear parking lot area. Staff supports the request.

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan and has a current land use designation of M (Medium Density Residential) and zoning designation of R-3 (Medium Density Residential), with an allowable density of 25.49 units per acre. The subject site is proposed to be developed with a 60-unit Senior Citizen Apartments development, which is within the maximum density of 76 dwelling units for the subject site.

Currently, the north of the subject site is an existing office development that is zoned P-R (Professional Office and Parking) and Single Family Dwellings zoned R-1 (Single Family Residential. On the southern perimeter is an existing 115-unit Senior Citizens Apartment development that is zoned R-3 (Medium Density Residential) and to the east is an existing Primary Public School (Robert Lunt Elementary) which is zoned C-V (Civic).

The applicant has proposed to develop the southern portion of the subject site with a 60-unit Senior Citizens Apartments development, consisting of one three-story, 43-foot tall apartment building. The applicant has indicated that a second phase will be added to the north perimeter of the subject site at a later time, which will add an additional identical 60-unit apartment structure to the site, which adds a total of 120 units to the subject site. Staff notes that the additional added units to the subject site will require an approved General Plan Amendment to amend the current General Plan designation from M (Medium Density Residential) to H (High Density Residential) and an additional Site Development Plan Review with a waiver of residential adjacency which must be approved prior to the issuance of building permits of Phase II.

A Senior Citizen Apartments use is described in Title 19.12 as: “An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as “housing for older persons” under the provisions of Federal law, including without limitation housing developments that:

1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and

2. Publish and adhere to policies and procedures that demonstrate intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law.”

The proposed multi-family residential project is intended to meet the affordable housing objectives of the General Plan. The submitted justification letter date stamped 10/20/20 indicates that the development will provide programs that assist low income seniors. “51 of the units will be available to seniors at or below 50% of the area median income (AMI), and nine units will be unrestricted. The average rental level for restricted units will be approximately 39.8% of AMI. Additionally, approximately 13% of the units serve households below 30% of AMI.”

The submitted elevations indicate the structure will be three stories, 43 feet in height measured to the top of the roof line. The building elevation drawings indicate the building façade will have a white and blue stucco finish. Phase one of the site’s development will provide 47 total parking spaces, which exceeds the 45 spaces required by Title 19.12.010 for a Senior Citizen Apartments use with 60 units. The submitted site plan indicates on-site parking will consist of 41 standard parking spaces, with six additional ADA accessible parking spaces. The submitted landscape plan indicates the primary tree species being utilized are the 24-inch box Desert Museum Palo Verde, Mulga, Shoestring Acacia, Red Push Pistache, Red Carpe Myrtle, Glossy Privet and Bottle trees; with a combination of five-gallon shrubs.

The proposed 60-unit Senior Citizens Apartments development as designed is compatible with surrounding development in the area. Furthermore, the proposed multi-family residential development furthers the affordable housing objectives of the General Plan; therefore, staff recommends approval of this project subject to conditions.

FINDINGS (20-0264-SDR1)

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

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

   The proposed Senior Citizens Apartments use is compatible with the surrounding development. It is an infill development of the subject site and is surrounded by residential uses to the north, south and west.

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

   This project is proposed to meet all required development standards of Title 19. Staff supports the request, staff has determined the waiver of perimeter landscape buffer standards will have no negative impact to surrounding development in the area.

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

   The project is accessed from Eastern Avenue, a 100-foot wide Primary Arterial Street as designated by the Master Plan of Streets and Highways, which has sufficient capacity for the traffic needs of the proposed use.

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

   The building and landscape materials are commonly found in this area of the City and are appropriate for the area.

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

   The architecture featured on this project will create a pleasing and harmonious aesthetic that will complement the surrounding area and will be compatible in appearance with adjacent developments.

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

The proposed development is subject to regular City inspections for building and licensing and will therefore not compromise the public health, safety, and welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/28/63	The Board of Zoning Adjustment approved a Special Use Permit (U-0005-63) to allow an Episcopal Church on this site.
04/26/90	The Board of Zoning Adjustment approved a Variance (V-0031-90) to allow the storage of live nursery plants for a commercial nursery (Davis Nursery) on this site.
03/14/02	The Planning Commission approved a Rezoning (Z-0092-01) from R-E (Residence Estates) to R-3 (Medium Density Residential) on the subject site.
04/17/02	The City Council approved a Site Development Plan Review [Z-0092-01(1)] and a reduction in the amount of required parking lot landscaping for a proposed 3,948 square foot Daycare/Preschool facility, a 14,000 square foot Recreational Facility with seven apartments and a 5,594 square foot Church building at 832 North Eastern Avenue.
08/05/03	A Code Enforcement case (CE-1742) was processed for a plant nursery storing plants at a church at 832 North Eastern Avenue. The case was resolved on 03/18/04.
09/17/03	The City Council approved a Review of Condition (ROC-2951) of condition #2 of Z-0092-01(1) which required the removal of a nursery storage area from the property located at 832 N. Eastern Avenue
05/05/04	The City Council approved an Extension of Time (EOT-4181) of an approved Rezoning (Z-0092-01) from R-E (Residence Estates) to R-3 (Medium Density Residential) on 2.99 acres at 832 North Eastern Avenue.
	The City Council approved an Extension of Time (EOT-4191) of an approved Site Development Plan Review [Z-0092-01(1)] that allowed a 3,948 square foot Daycare/Preschool facility, a 14,000 square foot Recreational Facility, and a 5,594 square foot Church building at 832 North Eastern Avenue
07/23/04	A Code Enforcement case (CE-18753) was processed to check for signage violations at 832 North Eastern Avenue. The case was resolved on 09/02/04.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/28/05	A Code Enforcement case (CE-27828) was processed for weeds and graffiti at 832 North Eastern Avenue. The case was resolved on 04/08/05.
05/03/06	The City Council approved an Extension of Time (EOT-12298) of an approved Site Development Plan Review [Z-0092-01(1)] that allowed a 3,948 square foot Daycare/Preschool facility, a 14,000 square foot Recreational Facility, and a 5,594 square foot Church building at 832 North Eastern Avenue
	The City Council approved an Extension of Time (EOT-12300) of an approved Rezoning (Z-0092-01) from R-E (Residence Estates) to R-3 (Medium Density Residential) on 2.99 acres at 832 North Eastern Avenue.
07/13/07	A Code Enforcement case (CE-55669) was processed to check for violations at 832 North Eastern Avenue. The case was resolved on 08/13/07.
02/08/09	A Code Enforcement case (CE-74352) was processed for people selling items at 832 North Eastern Avenue. The case was resolved on 02/08/09.
02/11/09	A Code Enforcement case (CE-74484) was processed for selling vehicles at 832 North Eastern Avenue. The case was resolved on 02/19/09.
03/17/16	A Code Enforcement case (CE-164613) was processed to check for signage violations at 832 North Eastern Avenue. The case was resolved on 03/28/16.
01/31/18	A Code Enforcement case (CE-185862) was processed for a homeless encampment at 832 North Eastern Avenue. The case was resolved on 04/09/18.

Most Recent Change of Ownership	
01/08/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/03/03	A building permit (FAN-1643) was issued for a church development (St. Luke's Episcopal Church) at 832 North Eastern Avenue.
09/06/18	A building permit (C18-03838) was issued to demolish an existing church building at 832 North Eastern Avenue.

Pre-Application Meeting	
10/14/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

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

Field Check	
10/30/20	During a routine site inspection staff noted that the subject site is currently undeveloped with natural desert vegetation. Also, staff noted there are two large shipping containers located at the center of the lot.

Details of Application Request	
Site Area	
Net Acres	2.99

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Public School, Primary	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

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

DEVELOPMENT STANDARDS

Pursuant to 19.06.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	130,244 SF	Y
Min. Setbacks			
• Front	10 Feet	33 Feet	Y
• Side (north)	5 Feet	131 Feet	Y
• Side (south)	5 Feet	6 Feet	Y
• Rear	20 Feet	145 Feet	Y
Min. Distance Between Buildings	10 Feet	N/A	Y
Max. Building Height	55 Feet or 5 Stories	43 Feet, 3 Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	129 Feet	156 Feet	Y
Trash Enclosure	50 Feet	204 Feet	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
R-3 (Medium Density Residential)	13-50 Dwelling Units	N/A*
Existing General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49	76

*Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation

Pursuant to Title 19.08.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	26 Trees	26 Trees	Y
• South	1 Tree / 20 Linear Feet	26 Trees	27 Trees	Y
• East	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
TOTAL PERIMETER TREES		**75 Trees**	**76 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	17 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		15 Feet	Y
• South	6 Feet		1 Feet	Y*
• East	6 Feet		6 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 Feet Screen, 4 Feet Retaining Adjacent to Residential (10 Feet Maximum)		6 Feet Screen, 4 Feet Retaining	Y

* The applicant has requested a waiver to allow a one-foot wide landscape buffer along a portion of the southern perimeter of the site to allow for the installation of a pedestrian walkway to the rear parking lot area.

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Senior Citizen Apartment	60 Units	0.75	45				
TOTAL SPACES REQUIRED			45		47		Y
Regular and Handicap Spaces Required			43	2	41	6	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A six-foot landscape buffer is required along the interior lot lines	To allow a one-foot buffer along a portion of the southern perimeter.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review832

Project Address (Location) 832 North Eastern Avenue Las Vegas, NV. 89101

Project Name Eastern Land Senior Housing Apartments **Proposed Use** Senior Affordable Housing Apartment Complex

Assessor's Parcel #(s) 13925301001 **Ward #** 3-Diaz

General Plan: Existing Undeveloped M Proposed M **Zoning:** Existing R-3 Proposed R-3

Additional Information The 60 unit Phase I Senior Housing residents, will need to meet the income affordability which is at or below 50% of the area median income. Phase II, 60 Units residents will also need to meet the income requirements of 50% or below the area median income.

Property Owner NHS Holdings LLC Contact Michelle Merced
Address 1849 Civic Center Drive City North Las Vegas State NV Zip 89030
E-mail mmerced@nwsn.org Phone 702-649-0998 or 702-205-6901

Applicant Neighborhood Housing Services of Southern NV Contact Michelle Merced
Address 1849 Civic Center Drive City North Las Vegas State NV Zip 89030
E-mail Mmerced@nwsn.org Phone 702-649-0998 or 702-205-6901

Representative Integrated Design & Architecture Contact Bob Hall
Address 906 1/2 Park Ave SW City Albuquerque State NM Zip 87102
E-mail Bob@integrateddesignarch.com Phone 505-243-3499

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

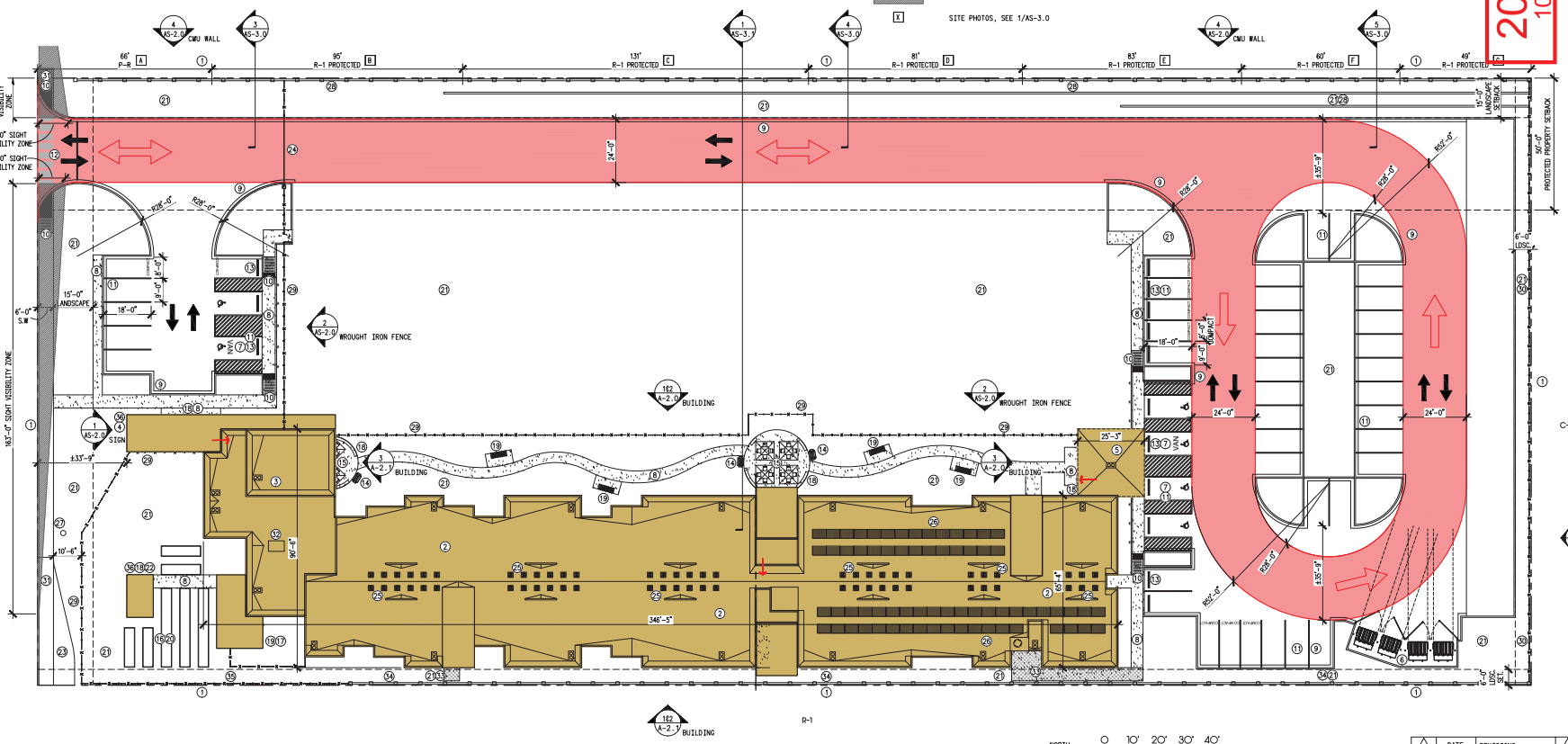
Print Name Michelle Merced

Subscribed and sworn before me
This 16th day of October 20 20

Notary Public in and for said County and State

JUAN SALDANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-17-2022
Certificate No: 14-[illegible]

20-0264
10/20/2020



New Parking Provided

PARKING SPACES REQUIRED: REFERENCE THE CITY OF LAS VEGAS, NEVADA UNIFIED DEVELOPMENT CODE SECTION 19.12.070: SENIOR CITIZEN APARTMENTS.

0.75 TYPICAL SPACES / UNIT	45 SPACES
TOTAL REQUIRED	45 SPACES
1 ACC. SPACE PER ACCESSIBLE UNIT = 3 REQUIRED	
1 VAN ACC. SPACE PER EVERY 6 ACC. SPACES = 1 REQUIRED	
MAXIMUM 30% OF ALL SPACES CAN BE COMPACT = 13 SPACES MAX.	

PARKING SPACES PROVIDED

PUBLIC:	
TYPICAL SPACES	4 SPACES
COMPACT SPACES	2 SPACES
STANDARD ACCESSIBLE SPACES	1 SPACE
VAN ACCESSIBLE SPACES	1 SPACE
TOTAL PUBLIC	8 SPACES
PRIVATE:	
TYPICAL SPACES	28 SPACES
COMPACT SPACES	7 SPACES
STANDARD ACCESSIBLE SPACES	3 SPACES
VAN ACCESSIBLE SPACES	1 SPACES
TOTAL PRIVATE	39 SPACES
TOTAL SPACES PROVIDED	47 SPACES

New Site Legend

- ACCESSIBLE PARKING SPACE
- PROPERTY LINE
- SETBACK
- WROUGHT IRON FENCE
- CMU WALL WITH PILASTER
- CONCRETE CURBS
- SIGN
- NEW CONCRETE
- 24'-0" FIRE APPARATUS ACCESS PATH.
- ENTRY ACCESS
- ROOFS, PHASE I
- SIGHT VISIBILITY ZONE
- SITE PHOTOS, SEE 1/AS-3.0

Keyed Notes Cont.

19. PERMANENTLY MOUNTED BENCH WITH ARMS.
20. COMMUNITY GARDEN AREA.
21. LANDSCAPE AREA, SEE LANDSCAPE PLAN.
22. SHADED SMOKING AREA.
23. POTENTIAL ACQUISITION BY CITY FOR FUTURE BUS SHELTER.
24. ACCESS CONTROL GATE.
25. ROOF TOP MECHANICAL CONDENSERS.
26. ROOF TOP SOLAR COLLECTORS.
27. SIAMESE CONNECTION.
28. CMU WALL, SEE DETAIL 3/AS-2.0.
29. WROUGHT IRON FENCE, SEE DETAIL 2/AS-2.0.
30. EXISTING CHAINLINK FENCE.
31. EXISTING SIDEWALK.
32. ROOF TOP MECHANICAL UNIT.
33. PERMEABLE PAVING.
34. EXISTING CMU WALL.
35. EXISTING WROUGHT IRON FENCE.
36. GABION WALL.

Keyed Notes

1. EXISTING PROPERTY LINE.
2. APARTMENT BUILDING.
3. MULTIPURPOSE BUILDING.
4. MONUMENT SIGN, SEE DETAIL 1/AS-2.0.
5. BIKE STORAGE BUILDING.
6. TRASH ENCLOSURE.
7. ACCESSIBLE PARKING SPACES AND AISLES, AND NEW PARKING SIGNS.
8. CONCRETE SIDEWALK/PAD. MAXIMUM SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND 1-1/2% PERPENDICULAR TO DIRECTION OF TRAVEL AND AT ANY CLEAR FLOOR AREAS FOR ACCESSIBILITY.
9. CURB OR CURB AND GUTTER TO MATCH SURROUNDING, PER LOCAL STANDARDS.
10. 4" THICK CONCRETE ACCESSIBLE CURB RAMP. SLOPE NOT TO EXCEED 1:12 IN THE DIRECTION OF TRAVEL AND 2% PERPENDICULAR TO DIRECTION OF TRAVEL, WITH 6"WIDE DETECTION CURB EXTENDING TO LANDING.
11. 4" WIDE PARKING STRIPES PAINTED YELLOW TYPICAL FOR ALL PARKING STALLS EXCEPT PAINTED BLUE AT ACCESSIBLE PARKING STALLS AND AISLES.
12. PAINTED CROSSWALK PATH WIDTH TO ADJACENT SIDEWALK.
13. PRE-CAST CONCRETE WHEEL STOP.
14. CHARCOAL BBQ GRILL. CHARCOAL DISPOSAL CAN.
15. PICNIC TABLE.
16. DECOMPOSED GRANITE WALKING PATH.
17. DOG PARK AREA.
18. GABION BENCH.

20-0
10/1

NEW ARCHITECTURAL SITE PLAN - PHASE I

#	DATE	REVISIONS	#	DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design studio, architecture
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integratedesignsw.com
www.integratedesignsw.com

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

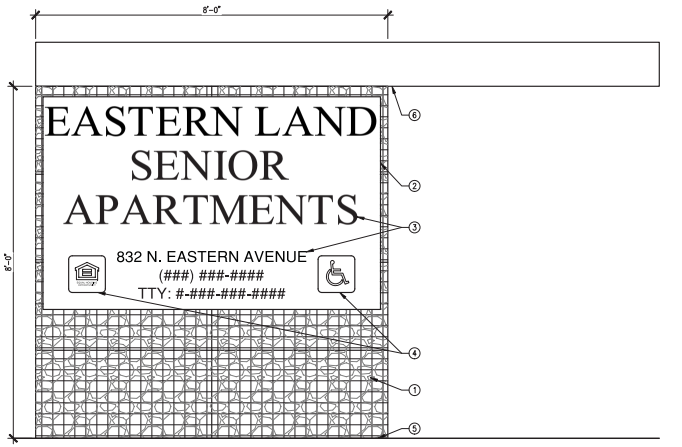
PROJECT ARCHITECT: BOB HALL, AIA	Project #: IDA-19-22-P
	Date: OCTOBER 19, 2020

NEW ARCHITECTURAL SITE PLAN - PHASE I

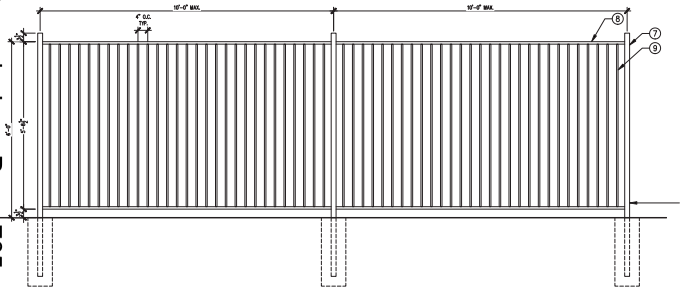
By:	KD
File:	App_(AS-1.0) Site Plan - MIRROR.dwg
Tab:	AS-1.0
Plot Date:	10/19/2020 2:48:05 PM

Sheet of AS-1.0

©

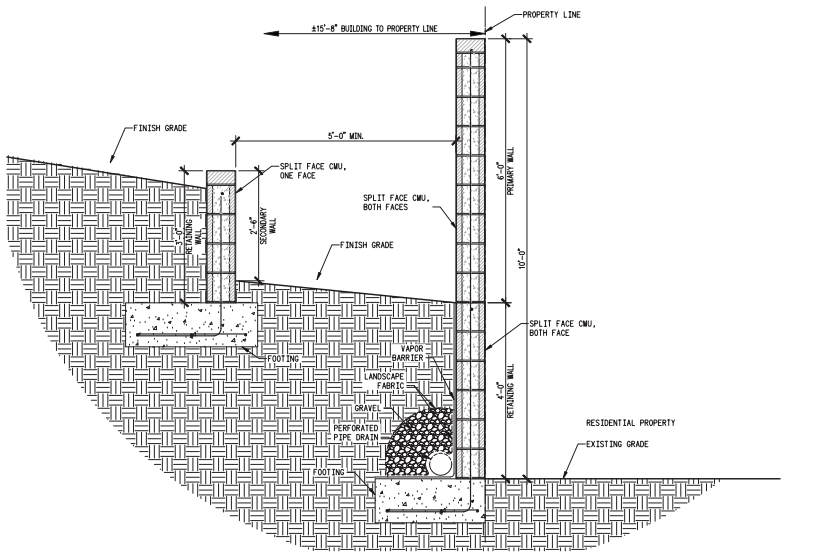


NEW ENTRY SIGN - WEST ELEVATION 1 3/4"=1'-0"



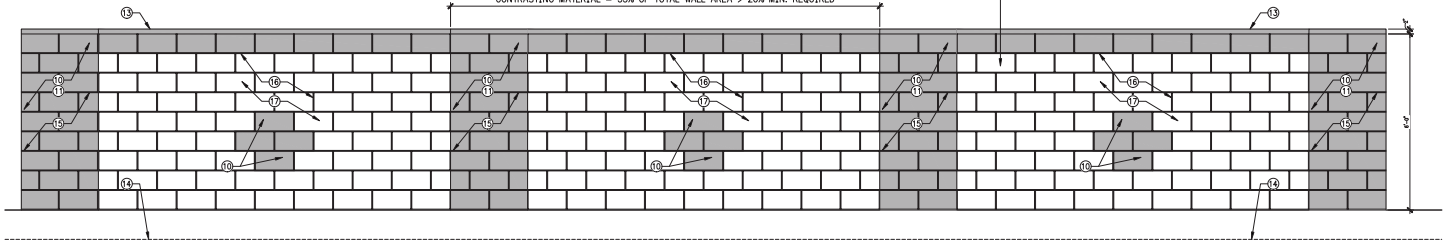
COLOR:
SHERMAN WILLIAMS
BOHEMIAN BLACK

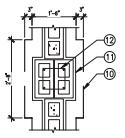
WROUGHT IRON FENCING 2 1/2"=1'-0"



RETAINING, PRIMARY, AND SECONDARY WALL SECTION 3 3/4"=1'-0"

INTEGRAL COLOR





CMU YARD WALL 4 1/2"=1'-0"

Keyed Notes

1. GABION WALL.
2. 7" - 8" x 4"-10" STEEL PLATE.
3. 8" AND 3" TALL RAISED NEGATIVE LETTERING AND SYMBOLS ON STEEL PLATE. BACK LIT.
4. EQUAL HOUSING OPPORTUNITY SYMBOL AND INTERNATIONAL HANDICAP SYMBOL.
5. GROUND ILLUMINATION.
6. ROOF STRUCTURE.
7. 2"X2" SQUARE TUBE 14 GAUGE POST.
8. 1"X1" SQUARE TUBE TOP AND BOTTOM 16 GAUGE.
9. 5/8" SQUARE PICKETS 16 GAUGE.
10. SPLIT FACE FINISH CMU.
11. 8X8X16 SPLIT FACE CMU.
12. #3 TIE.
13. CMU CAP.
14. FINISH GRADE VARIES ADJOINING PROPERTY SIDE.
15. 16"X16" PILASTER CMU ALL CELLS SOLID.
16. 8" CMU GROUT ALL REINFORCEMENT. CELLS SOLID AND ALL CELLS BELOW GRADE.
17. PRECISION/SMOOTH FINISH CMU.

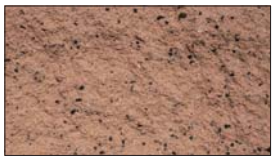
Legend

INTEGRAL COLOR SPLIT FACE FINISH CMU

PRECISION FINISH CMU

20-0014
10/19/2020

PHYSICAL APPEARANCE REFERENCE



CINDE-R-LITE BROWN SPLIT-FACE FINISH CMU



CINDE-R-LITE BROWN PRECISION FINISH CMU

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design studio architecture
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: OCTOBER 19, 2020

SITE DETAILS

By:	JV, AK
File:	App_(AS-2.0) Site Details.dwg
Tab:	AS-2.0
Plot Date:	10/19/2020 3:10:19 PM

Sheet of AS-2.0

Planning Commission - Page 705

20-02764
10/19/2020



ADJACENT PROPERTY - A



ADJACENT PROPERTY - B



ADJACENT PROPERTY - C



ADJACENT PROPERTY - D



ADJACENT PROPERTY - E



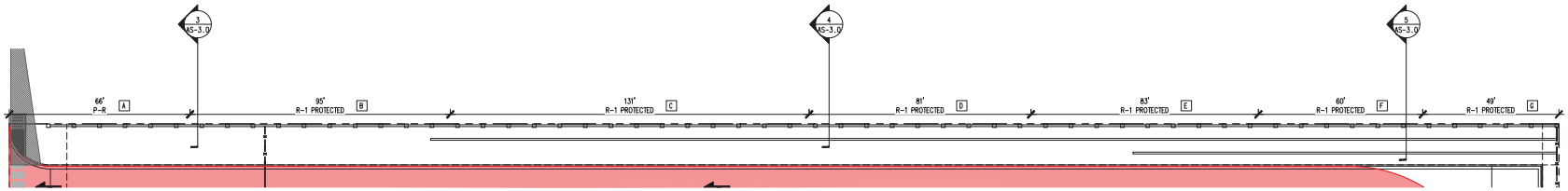
ADJACENT PROPERTY - F



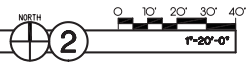
ADJACENT PROPERTY - G

SITE PHOTOS - ADJACENT PROPERTIES TO NORTH 1

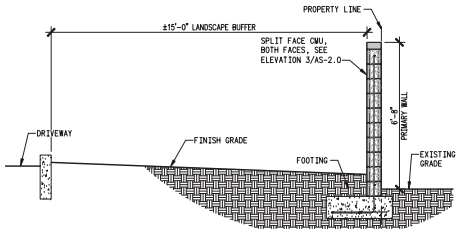
Planning Commission, Page 706



NEW ARCHITECTURAL SITE PLAN - CROPPED VIEW

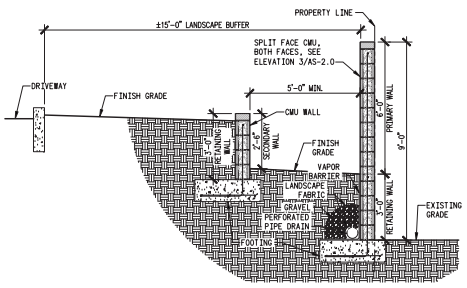


2



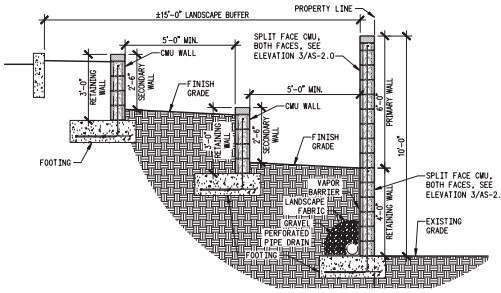
PRIMARY WALL SECTION 3 3/8"=1'-0"

● NORTHWEST SITE



PRIMARY WALL SECTION 4 3/8"=1'-0"

● NORTH MIDDLE SITE



PRIMARY WALL SECTION 5 3/8"=1'-0"

● NORTHEAST SITE

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design solutions
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignsolutions.com
www.integrateddesignsolutions.com

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

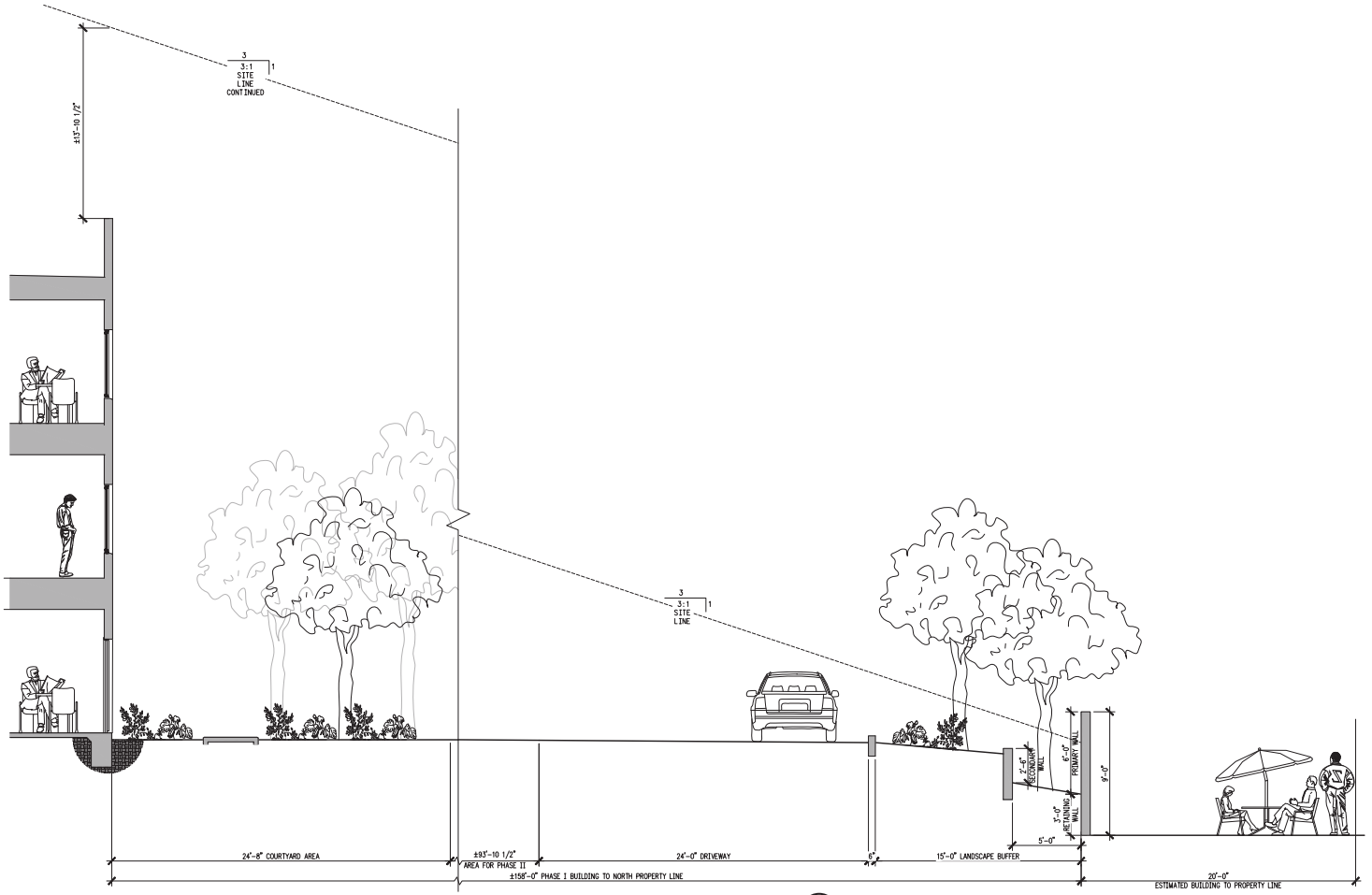
PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: OCTOBER 19, 2020

SITE DETAILS

By:	WB
File:	App_(AS-3.0) Site Details.dwg
Tab:	AS-3.0
Plot Date:	10/19/2020 3:08:57 PM

Sheet of AS-3.0

20-0264
10/19/2020



MIDDLE SITE ESTIMATED VIEW @ PHASE I 1 1/4"=1'-0"

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design studio
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

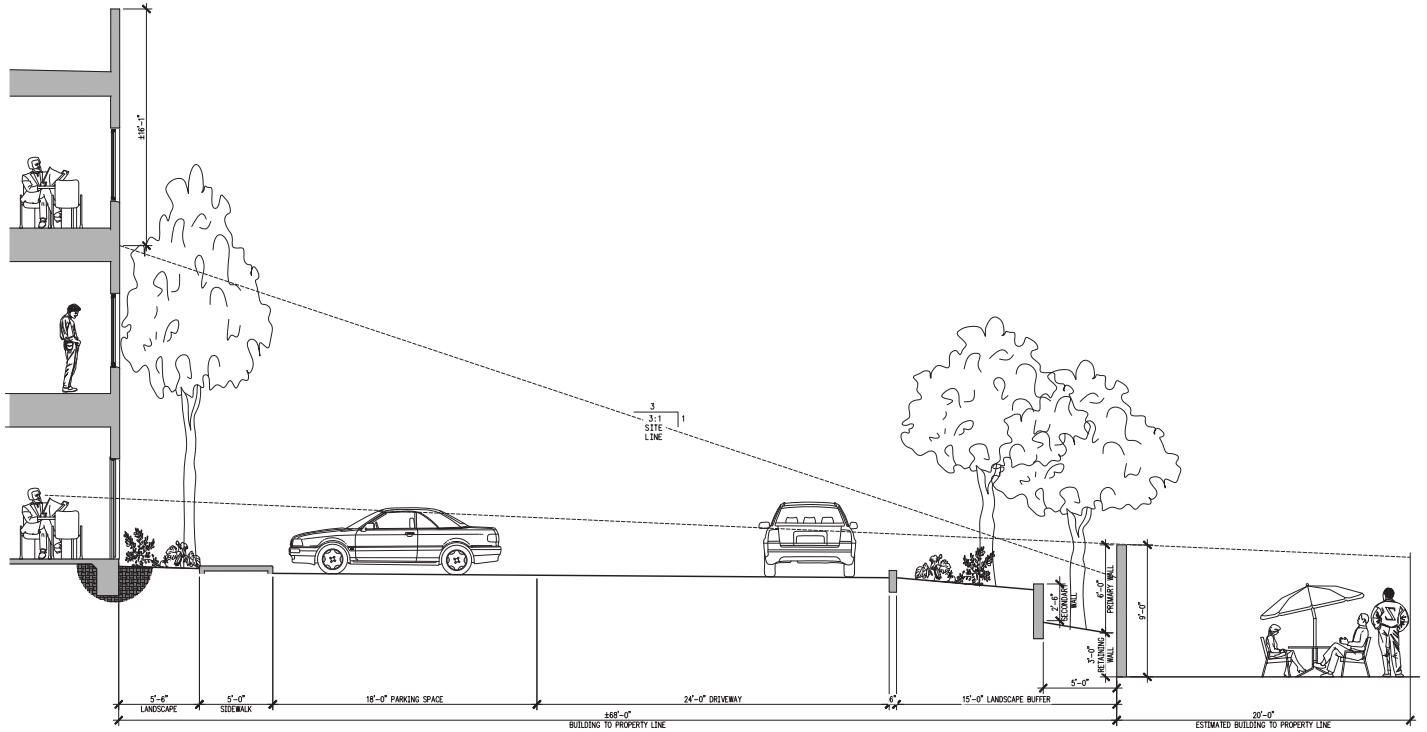
PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: OCTOBER 19, 2020

SITE DETAILS

By:	WB
File:	App_(AS-3.0) Site Details.dwg
Tab:	AS-3.1
Plot Date:	10/19/2020 3:09:01 PM

Sheet of AS-3.1

20-0264
10/19/2020



MIDDLE SITE ESTIMATED VIEW @ PHASE II (1) 1/4"=1'-0"

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design studio, inc.
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

EASTERN LAND SENIOR APARTMENTS

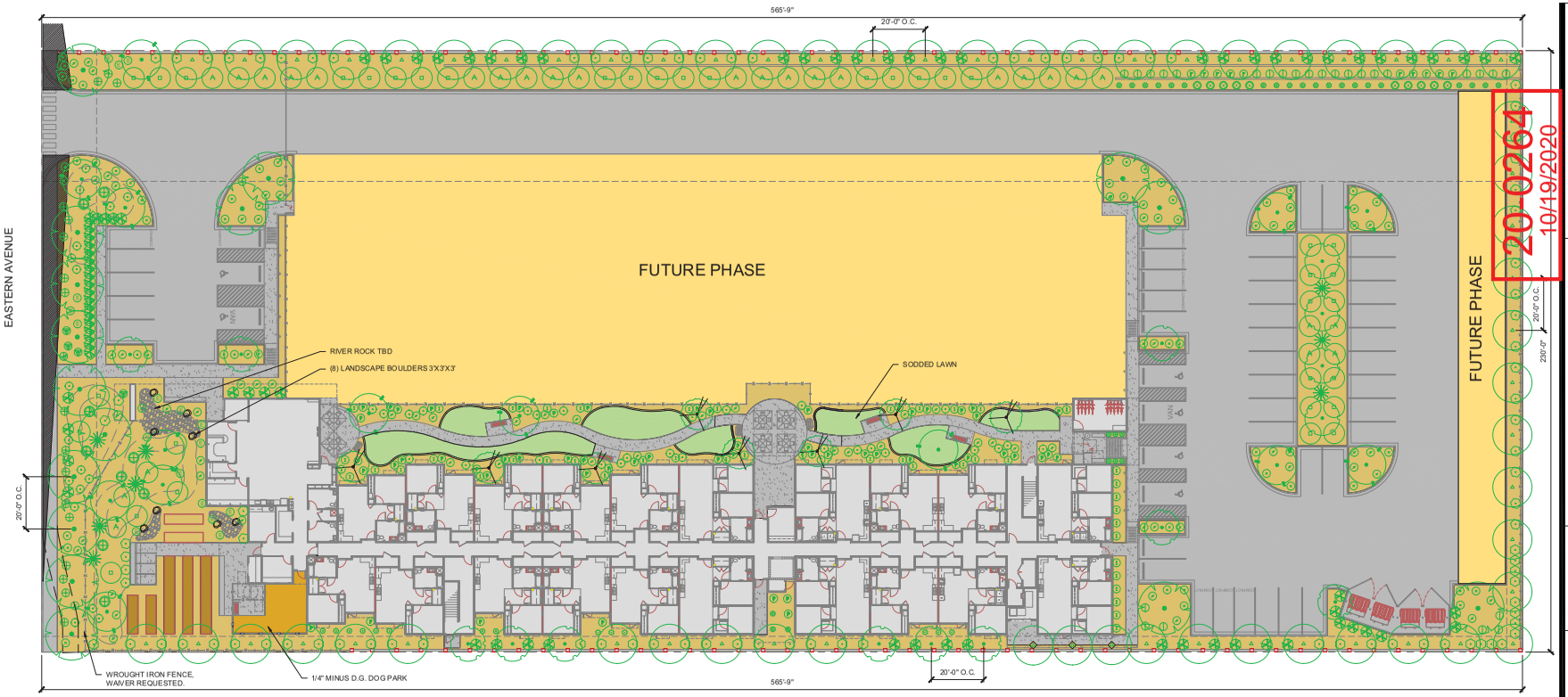
Las Vegas, Nevada

PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: OCTOBER 19, 2020

SITE DETAILS

By:	WB
File:	App_(AS-3.0) Site Details.dwg
Tab:	AS-3.2
Plot Date:	10/19/2020 3:09:02 PM

Sheet of AS-3.2



PLANTING LEGEND - TREES

SYMBOLS MAY BE ROTATED IN PLAN

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL.	REMARKS
	16	24" BOX	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	8' X 3' X 1.25"	STANDARD TRUNK
	15	24" BOX	ACACIA ANEURA	MULGA TREE	7' X 3' X 1"	STANDARD TRUNK
	58	24" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	8' X 3' X 1.25"	STANDARD TRUNK
	14	24" BOX	PISTACIA C. "RED PUSH"	RED PUSH PISTACHE	8' X 3' X 1.25"	STANDARD TRUNK ENHANCED
	8	24" BOX	LAGERSTROMIA I. "RED"	RED CRAPE MYRTLE	7' X 3' X 1"	STANDARD TRUNK ENHANCED
	0	24" BOX	LIGUSTRUM LUCIDIUM	GLOSSY PRIVET	7' X 3' X 1"	STANDARD TRUNK ENHANCED
	0	24" BOX	BRACHYCHITON POPULENUS	BOTTLE TREE	8' X 3' X 1.5"	STANDARD TRUNK ENHANCED

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOLS MAY BE ROTATED IN PLAN

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	81	5 GALLON	LEUCOPHYLLUM X. 'RIO BRAVO'	TEXAS SAGE	FULL	-
	17	5 GALLON	EREMOPHILA 'BLUE BELLS'	BLUE BELLS EMU BUSH	FULL	-
	44	5 GALLON	CALISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	FULL	-
	10	5 GALLON	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	FULL	-
	18	5 GALLON	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL	-
	53	5 GALLON	LANTANA 'RADICANS'	RADIATION LANTANA	FULL	-
	78	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA	FULL	-
	26	5 GALLON	MUHLENBERGIA "REGAL MIST"	REGAL MIST GRASS	FULL	-
	94	5 GALLON	SENNA NEMOPHILA	GREEN DESERT CASSIA	FULL	-
	9	5 GALLON	TECOMA STANS 'ORANGE JUBILEE'	ORANGE JUBILEE	FULL	-
	29	5 GALLON	TEUCRIUM CHAMAEDRYS	COMPACT GERMANDER	FULL	-
P	10	5 GALLON	ROSMARNUS 'PROSTRATUS'	TRAILING ROSEMARY	FULL	-
	36	5 GALLON	EREMOPHILA G. 'MINGENEW GOLD'	OUTBACK SUNRISE EMU BUSH	FULL	-
	4	5 GALLON	EUPHORBIA RIGIDA	GOPHER PLANT	FULL	-
	8	5 GALLON	NOLINA MICROCARPA	BEAR GRASS	FULL	-
	14	1 GALLON	CHRYSACTINIA MEXICANA	DAMINITIA	FULL	-
A	27	5 GALLON	ACACIA R. 'DESERT CARPET'	DESERT CARPET	FULL	-
B	56	5 GALLON	PITTOSPORUM T. 'WHEELERII'	DWARF MOCK ORANGE	FULL	-
	47	5 GALLON	RHAPHIOLEPIS I. 'PINK LADY'	PINK INDIAN HAWTHORN	FULL	-

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

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



VICINITY MAP

20-0264
10/19/2020

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

REVISIONS/ADDENDUM

DATE	DESCRIPTION	BY

JOHN A. JONES
EXP. 6-30-21
554
John A. Jones
10-19-20
STATE OF NEVADA
PROFESSIONAL SEAL

LANDSCAPE ENTITLEMENT PLAN
PHASE 1

Eastern Land Senior Apartments
832 N. Eastern Avenue
City of Las Vegas, Nevada 89101

OCTOBER 19, 2020
JOB #: 20050
ISSUED FOR PLANCHECK:
N/A
ISSUED FOR BID:
N/A

LP-1



NEW NORTH EXTERIOR ELEVATION 1 1/8"=1'-0"

General Notes

A. SEE SITE DETAILS FOR ADDITIONAL SIGNAGE INFORMATION.
B. AS PER THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT ORDINANCE, THE BUILDING IS NOT TO EXCEED 5 STORIES AND 55'-0" IN HEIGHT, MEASURED TO THE TOP OF ROOF COPING FOR A BUILDING WITH A FLAT ROOF.

Keyed Notes

1. HARDIE BOARD SIDING OVER 1" FOAM
2. STUCCO FINISH SYSTEM OVER 1" FOAM
3. METAL SUNSHADE OVERHANG AT NORTH AND SOUTH ELEVATION UNIT WINDOWS/DOORS, TYPICAL.
4. METAL TRELLIS AT COMMON AREA AND MULTIPURPOSE WINDOWS. SURFACE PAINT COLOR, SHERWIN-WILLIAMS SW 7591, RED BARN.
5. TPO ROOF WITH METAL PARAPET CAPS, WITH R-49 ATTIC INSULATION.
6. BUILDING SIGNAGE, SEE SITE DETAILS.
7. BUILDING GRAPHIC.
8. EXTERIOR ENERGY STAR COMPLIANT LIGHT FIXTURES.
9. 6'-0" FENCE, SEE SITE PLAN.
10. GABION BENCH.
11. FENCE AND GATE WITH AUTOMATIC DOOR OPENER.
12. ENERGY STAR DOUBLE PANE, LOW-E INSULATED WINDOWS, TINTED ON SOUTH AND WEST ELEVATIONS. VINYL TYPICAL AT ALL UNITS. ALUMINUM OR ALUMINUM STOREFRONT TYPICAL AT ALL COMMON AREAS.
13. SURFACE PAINT COLOR, SHERWIN-WILLIAMS SW 6782, CRUISING.
14. SURFACE PAINT COLOR, SHERWIN-WILLIAMS SW 7006, EXTRA WHITE.
15. GABION WALL.



NEW NORTH EXTERIOR ELEVATION 2 1/8"=1'-0"



BICYCLE STORAGE
NEW WEST COURTYARD EXT. ELEV. 3 1/8"=1'-0"



NEW WEST EXTERIOR ELEVATION 4 1/8"=1'-0"

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design | architecture

20-0264
10/19/2020

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: OCTOBER 19, 2020

EXTERIOR ELEVATIONS

By: DFG,KD, AK	Sheet of
File: App_(A-2.0) Exterior Elevations.dwg	A-2.0
Tab: A-2.0	
Plot Date: 10/19/2020 11:23:26 AM	©

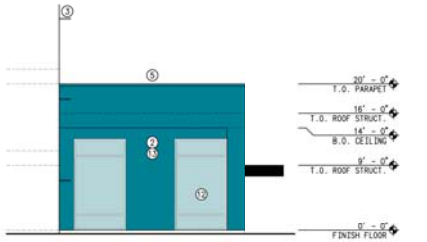
PHASE I - EXTERIOR ELEVATIONS



NEW SOUTH EXTERIOR ELEVATION 1 1/8"=1'-0"



NEW SOUTH EXTERIOR ELEVATION 2 1/8"=1'-0"



MULTIPURPOSE
NEW EAST COURTYARD EXT. ELEV. 3 1/8"=1'-0"



NEW EAST EXTERIOR ELEVATION 4 1/8"=1'-0"

General Notes

A. SEE SITE DETAILS FOR ADDITIONAL SIGNAGE INFORMATION.
B. AS PER THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT ORDINANCE, THE BUILDING IS NOT TO EXCEED 5 STORIES AND 55'-0" IN HEIGHT, MEASURED TO THE TOP OF ROOF COPING FOR A BUILDING WITH A FLAT ROOF.

Keyed Notes

1. HARDIE BOARD SIDING OVER 1" FOAM
2. STUCCO FINISH SYSTEM OVER 1" FOAM
3. METAL SUNSHADE OVERHANG AT NORTH AND SOUTH ELEVATION UNIT WINDOWS/DOORS. TYPICAL
4. METAL TRELLIS AT COMMON AREA AND MULTIPURPOSE WINDOWS. SURFACE PAINT COLOR, SHERWIN-WILLIAMS SW 7591, RED BARN.
5. TPO ROOF WITH METAL PARAPET CAPS, WITH R-49 ATTIC INSULATION.
6. BUILDING SIGNAGE, SEE SITE DETAILS.
7. BUILDING GRAPHIC.
8. EXTERIOR ENERGY STAR COMPLIANT LIGHT FIXTURES.
9. 6'-0" FENCE, SEE SITE PLAN.
10. GABION BENCH.
11. FENCE AND GATE WITH AUTOMATIC DOOR OPENER.
12. ENERGY STAR DOUBLE PANE, LOW-E INSULATED WINDOWS, TINTED ON SOUTH AND WEST ELEVATIONS. VINYL TYPICAL AT ALL UNITS. ALUMINUM OR ALUMINUM STOREFRONT TYPICAL AT ALL COMMON AREAS.
13. SURFACE PAINT COLOR, SHERWIN-WILLIAMS SW 6782, CRUISING.
14. SURFACE PAINT COLOR, SHERWIN-WILLIAMS SW 7006, EXTRA WHITE.
15. GABION WALL.

DATE	REVISIONS
1 --/--/--	----
2 --/--/--	----
3 --/--/--	----
4 --/--/--	----

integrated design & architecture

20-0264
10/19/2020

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

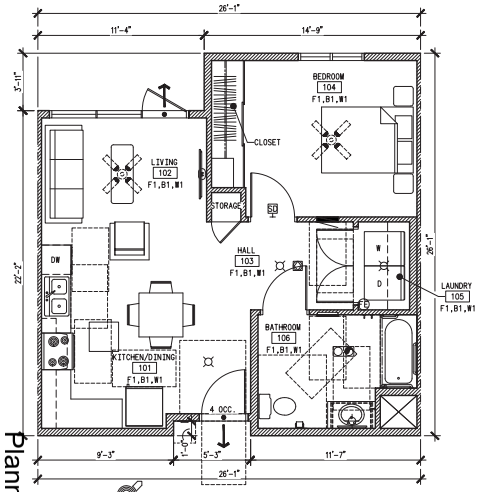
PROJECT ARCHITECT: BOB HALL, AIA
Project #: IDA-19-23-P
Date: OCTOBER 19, 2020

EXTERIOR ELEVATIONS

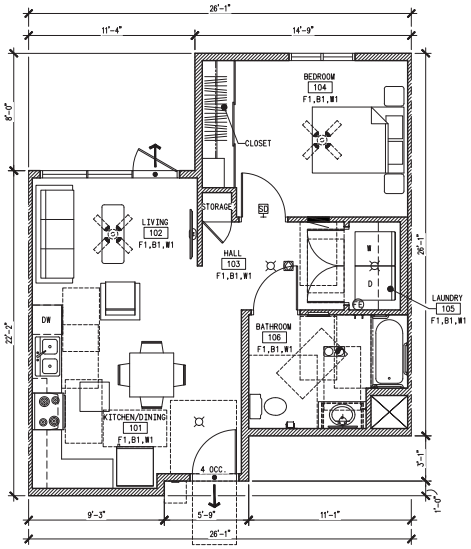
By: DFG, KD, AK
File: App_(A-2.0) Exterior Elevations.dwg
Tab: A-2.1
Plot Date: 10/19/2020 11:23:48 AM ©

Sheet of A-2.1

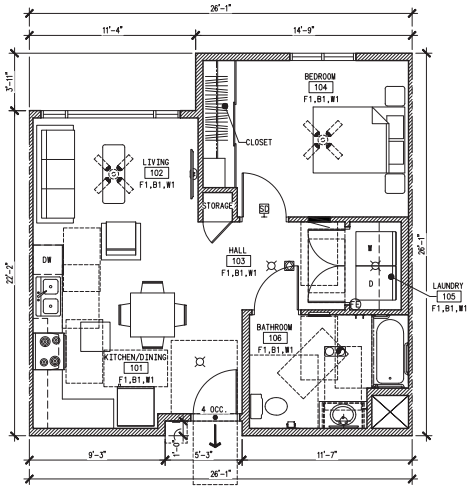
PHASE I - EXTERIOR ELEVATIONS



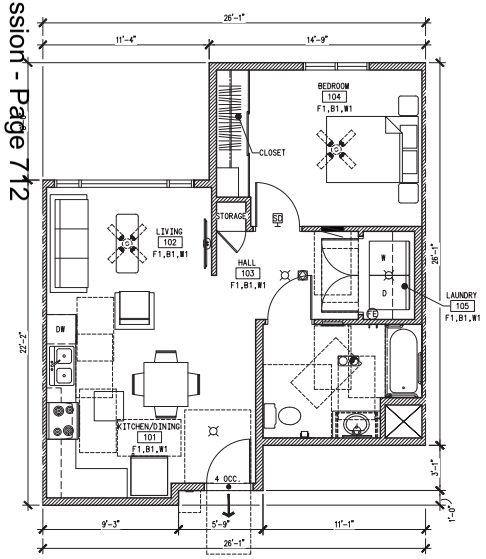
TYPE 1A / 1AV
NEW 1-BEDROOM UNIT PLAN (1) 1/4"=1'-0"
631 GSF



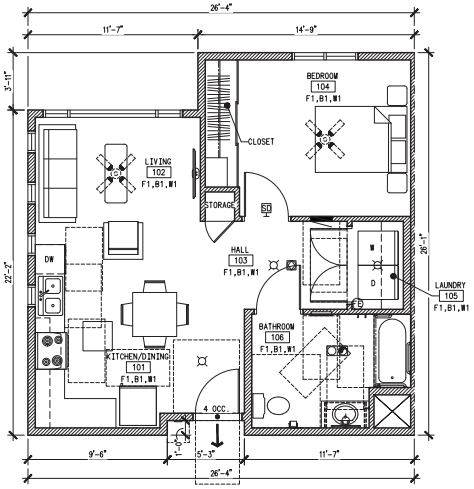
TYPE 1B
NEW 1-BEDROOM UNIT PLAN (2) 1/4"=1'-0"
645 GSF



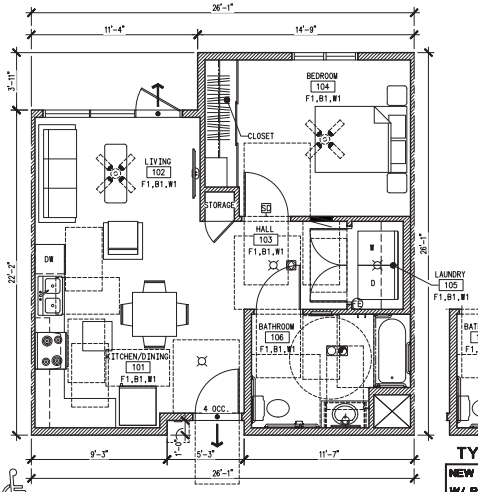
TYPE 1C
NEW 1-BEDROOM UNIT PLAN (3) 1/4"=1'-0"
631 GSF



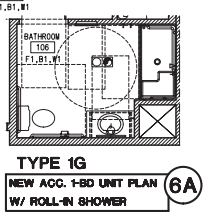
TYPE 1D
NEW 1-BEDROOM UNIT PLAN (4) 1/4"=1'-0"
645 GSF



TYPE 1E
NEW 1-BEDROOM UNIT PLAN (5) 1/4"=1'-0"
638 GSF



TYPE 1F
NEW ACC. 1-BD UNIT PLAN (6) 1/4"=1'-0"
631 GSF



TYPE 1G
NEW ACC. 1-BD UNIT PLAN W/ ROLL-IN SHOWER (6A)

General Notes

A. SEE SITE PLAN FOR OVERALL BUILDING DIMENSIONS.
B. THE FOLLOWING KEYED NOTES, NOT NOTED IN THE PLANS, ARE TYPICAL UNLESS NOTED OTHERWISE.
C. ALL PASSAGE DOORS MINIMUM 3'-0" CLEAR.
D. DASHED LINES INDICATED ON THE UNIT PLANS SHOW ACCESSIBILITY REQUIREMENTS.

Keyed Notes

1. ACCESSIBLE UNIT [illegible] ACCESSIBLE.
2. DOORBELL AND ONE WE. VISUAL/AUDIBLE AT AUDIBLE UNITS ONLY.
3. ENERGY STAR VINYL, DOUBLE PANE, LOW-E INSULATED WINDOWS.
4. SOLID CORE ENTRY DOOR WITH SINGLE LEVER DEADBOLTS AND DUAL EYE VIEWERS.
5. DOOR WITH ACCESSIBLE HARDWARE, TYPICAL.
6. VINYL PLANK FLOORING WITH 6" RUBBER BASE THROUGHOUT UNIT.
7. LOW- OR NO-VOC PAINT THROUGHOUT UNIT WALLS AND CEILINGS.
8. ENERGY STAR COMPLIANT LIGHTING THROUGHOUT UNIT.
9. ENERGY STAR COMPLIANT REVERSIBLE CEILING FANS AND LED LIGHTS.
10. HARDWIRED SMOKE DETECTOR IN BEDROOM TIED TO COMBO SMOKE/CARBON MONOXIDE DETECTOR IN HALLWAY W/ VISUAL/AUDIBLE DETECTORS AT AUDIBLE UNITS ONLY.
11. COMBO BATHROOM ENERGY STAR RATED 24/7 EXHAUST FAN WITH DAMPER VENTED TO EXTERIOR.
12. GFCI OUTLETS IN KITCHEN AND BATHROOM.
13. KITCHEN BASE AND UPPER CABINETS WITH PULL HARDWARE AND P-LAM COUNTERTOPS.
14. 30" WIDE CLEAR ROLL-UNDER COUNTER WORKSPACE, AT ACCESSIBLE UNITS ONLY.
15. ACCESSIBLE STAINLESS STEEL DOUBLE BOWL KITCHEN SINK, LOW-FLOW FAUCET, AND GARBAGE DISPOSAL.
16. ACCESSIBLE ENERGY STAR DISHWASHER.
17. ACCESSIBLE ELECTRIC RANGE AND ENERGY STAR RATED RANGE HOOD WITH DAMPER VENTED TO EXTERIOR.
18. ACCESSIBLE ENERGY STAR REFRIGERATOR.
19. ACCESSIBLE ENERGY STAR RATED WASHING MACHINE AND ELECTRIC DRYER.
20. FIRE EXTINGUISHER.
21. ELECTRICAL PANEL.
22. ACCESSIBLE VANITY CABINET, LAVATORY. LOW-FLOW FAUCET, P-LAM COUNTERTOP, AND MIRROR.
23. ACCESSIBLE BATHTUB/SHOWER AND SURROUND WITH REMOVABLE SEAT, CURTAIN ROD, GRAB BARS, AND LOW-FLOW HAND SHOWER.
24. ACCESSIBLE ROLL-IN SHOWER WITH A SEAT, CURTAIN ROD, GRAB BARS, AND LOW-FLOW HAND SHOWER AT ONE (1) ACCESSIBLE UNIT ONLY.
25. ACCESSIBLE TOILET PAPER HOLDER, TWO (2) TOWEL HOOKS, AND SEMI-RECESSED MEDICINE CABINET WITH MIRROR.
26. ACCESSIBLE ELONGATED LOW-FLOW WATERSENSE TOILET.
27. GRAB BARS AT WATER CLOSET, AT ACCESSIBLE UNITS ONLY.
28. NEW HIGH EFFICIENCY ELECTRIC FORCED AIR FURNACE, AIR CONDITIONER COMBO UNIT WITH CONDENSER.
29. PAINTED WDF SHELVING.
30. TWO (2) PAINTED WDF SHELVES AND RODS AT ACCESSIBLE AND TYPICAL HEIGHTS.
31. WIRING AND INFRASTRUCTURE INSTALLED TO ALLOW ACCESS TO BROADBAND INTERNET, TELEPHONE, AND CABLE/SATELLITE SERVICES.

Finish Schedule

FLOOR
F1 NEW VINYL PLANK

BASE
B1 NEW RUBBER

WALL
W1 NEW PAINTED GYPSUM BOARD

Legend

WALL
WINDOWS
ENTRANCE/EXIT
BEDROOM 00 ROOM TYPE
DOORS

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design solutions
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

EASTERN LAND SENIOR APARTMENTS
Las Vegas, Nevada

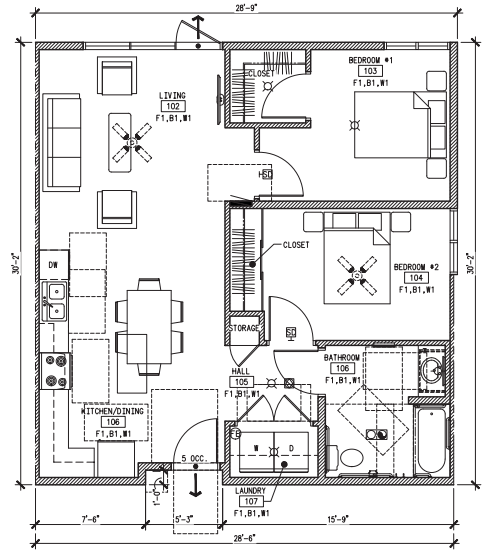
PROJECT ARCHITECT: BOB HALL, AIA
Project #: IDA-19-22-P
Date: SEPTEMBER 21, 2020

NEW UNIT FLOOR PLANS

By: JV, KD, AK
File: PAC_(A-0.0) Unit Plans.dwg
Tab: A-0.0
Plot Date: 9/28/2020 8:59:12 AM

©

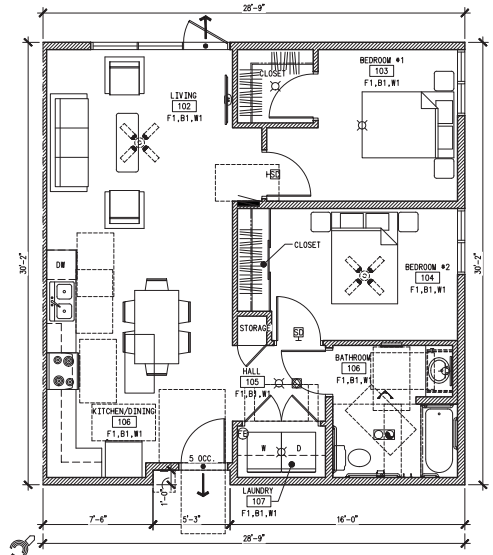
Sheet of A-0.0



TYPE 2A

NEW 2-BEDROOM UNIT PLAN 1 1/4"=1'-0"

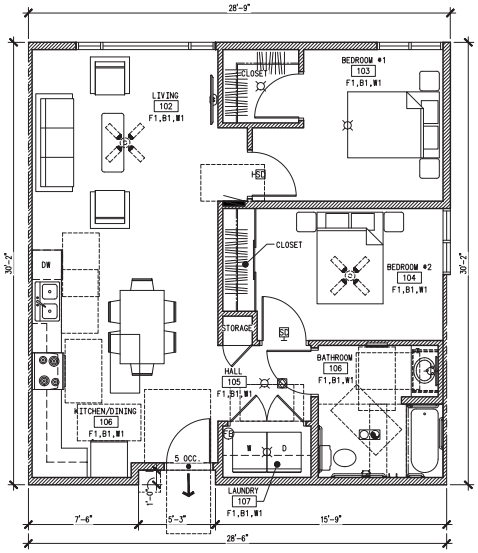
858 GSF



TYPE 2B

NEW 2-BEDROOM UNIT PLAN 2 1/4"=1'-0"

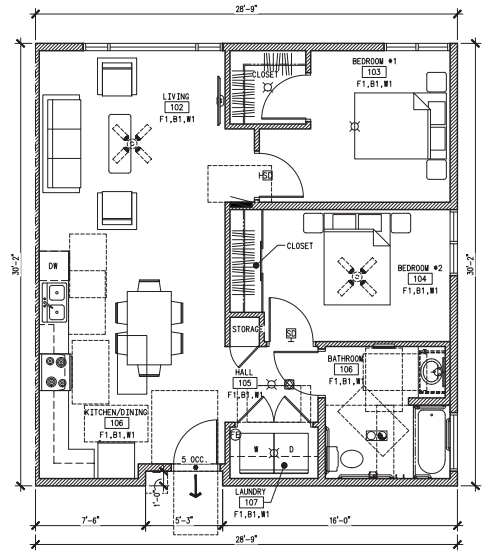
862 GSF



TYPE 2C

NEW 2-BEDROOM UNIT PLAN 3 1/4"=1'-0"

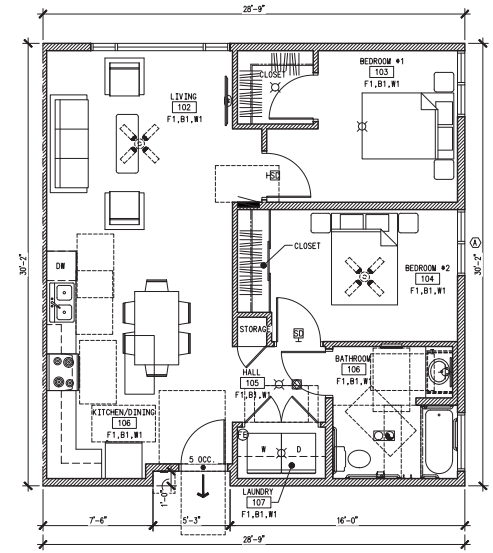
858 GSF



TYPE 2D

NEW 2-BEDROOM UNIT PLAN 4 1/4"=1'-0"

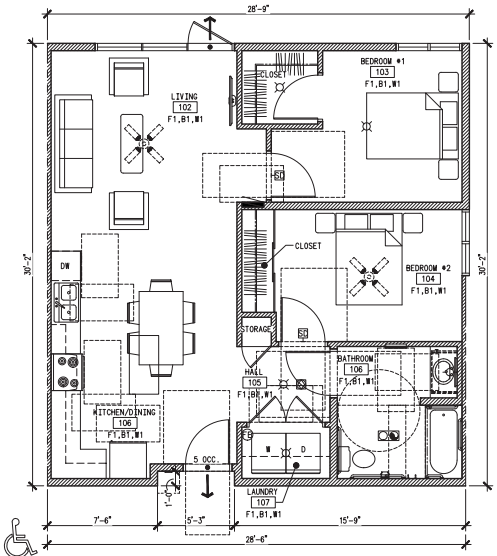
862 GSF



TYPE 2E

NEW 2-BEDROOM UNIT PLAN 5 1/4"=1'-0"

862 GSF



TYPE 2F

NEW ACC. 2-BD UNIT PLAN 6 1/4"=1'-0"

858 GSF

General Notes

A. SEE SITE PLAN FOR OVERALL BUILDING DIMENSIONS.
B. THE FOLLOWING KEYED NOTES, NOT NOTED IN THE PLANS, ARE TYPICAL UNLESS NOTED OTHERWISE.
C. ALL PASSAGE DOORS MINIMUM 3'-0" CLEAR.
D. DASHED LINES INDICATED ON THE UNIT PLANS SHOW ACCESSIBILITY REQUIREMENTS.

Keyed Notes

1. ACCESSIBLE UNIT [illegible] ACCESSIBLE.
2. DOORBELL AND ONE VISUAL/AUDIBLE AT AUDIBLE UNITS ONLY.
3. ENERGY STAR VINYL, DOUBLE PANE, LOW-E INSULATED WINDOWS.
4. SOLID CORE ENTRY DOOR WITH SINGLE LEVER DEADBOLTS AND DUAL EYE VIEWERS.
5. DOOR WITH ACCESSIBLE HARDWARE, TYPICAL.
6. VINYL PLANK FLOORING WITH 6" RUBBER BASE THROUGHOUT UNIT.
7. LOW- OR NO-VOC PAINT THROUGHOUT UNIT WALLS AND CEILINGS.
8. ENERGY STAR COMPLIANT LIGHTING THROUGHOUT UNIT.
9. ENERGY STAR COMPLIANT REVERSIBLE CEILING FANS AND LED LIGHTS.
10. HARDWIRED SMOKE DETECTOR IN BEDROOM TIED TO COMBO SMOKE/CARBON MONOXIDE DETECTOR IN HALLWAY WITH DUAL/AUDIBLE DETECTORS AT AUDIBLE UNITS ONLY.
11. COMBO BATHROOM ENERGY STAR RATED 24/7 EXHAUST FAN WITH DAMPER VENTED TO EXTERIOR.
12. GFCI OUTLETS IN KITCHEN AND BATHROOM.
13. KITCHEN BASE AND UPPER CABINETS WITH PULL HARDWARE AND P-LAM COUNTERTOPS.
14. 30" WIDE CLEAR ROLL-UNDER COUNTER WORKSPACE, AT ACCESSIBLE UNITS ONLY.
15. ACCESSIBLE STAINLESS STEEL DOUBLE BOWL KITCHEN SINK, LOW-FLOW FAUCET, AND GARBAGE DISPOSAL.
16. ACCESSIBLE ENERGY STAR DISHWASHER.
17. ACCESSIBLE ELECTRIC RANGE AND ENERGY STAR RATED RANGE HOOD WITH DAMPER VENTED TO EXTERIOR.
18. ACCESSIBLE ENERGY STAR REFRIGERATOR.
19. ACCESSIBLE ENERGY STAR RATED WASHING MACHINE AND ELECTRIC DRYER.
20. FIRE EXTINGUISHER.
21. ELECTRICAL PANEL.
22. ACCESSIBLE VANITY CABINET, LAVATORY. LOW-FLOW FAUCET, P-LAM COUNTERTOP, AND MIRROR.
23. ACCESSIBLE BATHTUB/SHOWER AND SURROUND WITH REMOVABLE SEAT, CURTAIN ROD, GRAB BARS, AND LOW-FLOW HAND SHOWER.
24. ACCESSIBLE ROLL-IN SHOWER WITH A SEAT, CURTAIN ROD, GRAB BARS, AND LOW-FLOW HAND SHOWER AT ONE (1) ACCESSIBLE UNIT ONLY.
25. ACCESSIBLE TOILET PAPER HOLDER, TWO (2) TOWEL HOOKS, AND SEMI-RECESSED MEDICINE CABINET WITH MIRROR.
26. ACCESSIBLE ELONGATED LOW-FLOW WATERSENSE TOILET.
27. GRAB BARS AT WATER CLOSET, AT ACCESSIBLE UNITS ONLY.
28. NEW HIGH EFFICIENCY ELECTRIC FORCED AIR FURNACE, AIR CONDITIONER COMBO UNIT WITH CONDENSER.
29. PAINTED MDF SHELVING.
30. TWO (2) PAINTED MDF SHELVES AND RODS AT ACCESSIBLE AND TYPICAL HEIGHTS.
31. WIRING AND INFRASTRUCTURE INSTALLED TO ALLOW ACCESS TO BROADBAND INTERNET, TELEPHONE, AND CABLE/SATELLITE SERVICES.

Finish Schedule

FLOOR
F1 NEW VINYL PLANK

BASE
B1 NEW RUBBER

WALL
W1 NEW PAINTED GYPSUM BOARD

Legend

WALL
WINDOWS
ENTRANCE/EXIT
BEDROOM 00 ROOM TYPE
DOORS

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design studio, inc.
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

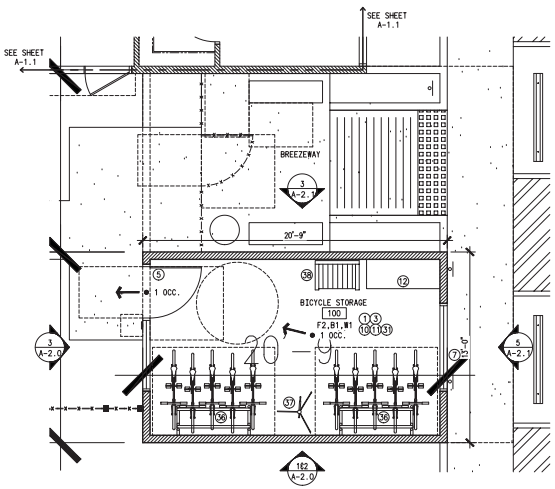
PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: SEPTEMBER 21, 2020

NEW UNIT FLOOR PLANS

By:	JV, KD, AK
File:	PAC_(A-0.0) Unit Plans.dwg
Tab:	A-0.1
Plot Date:	9/28/2020 8:59:26 AM

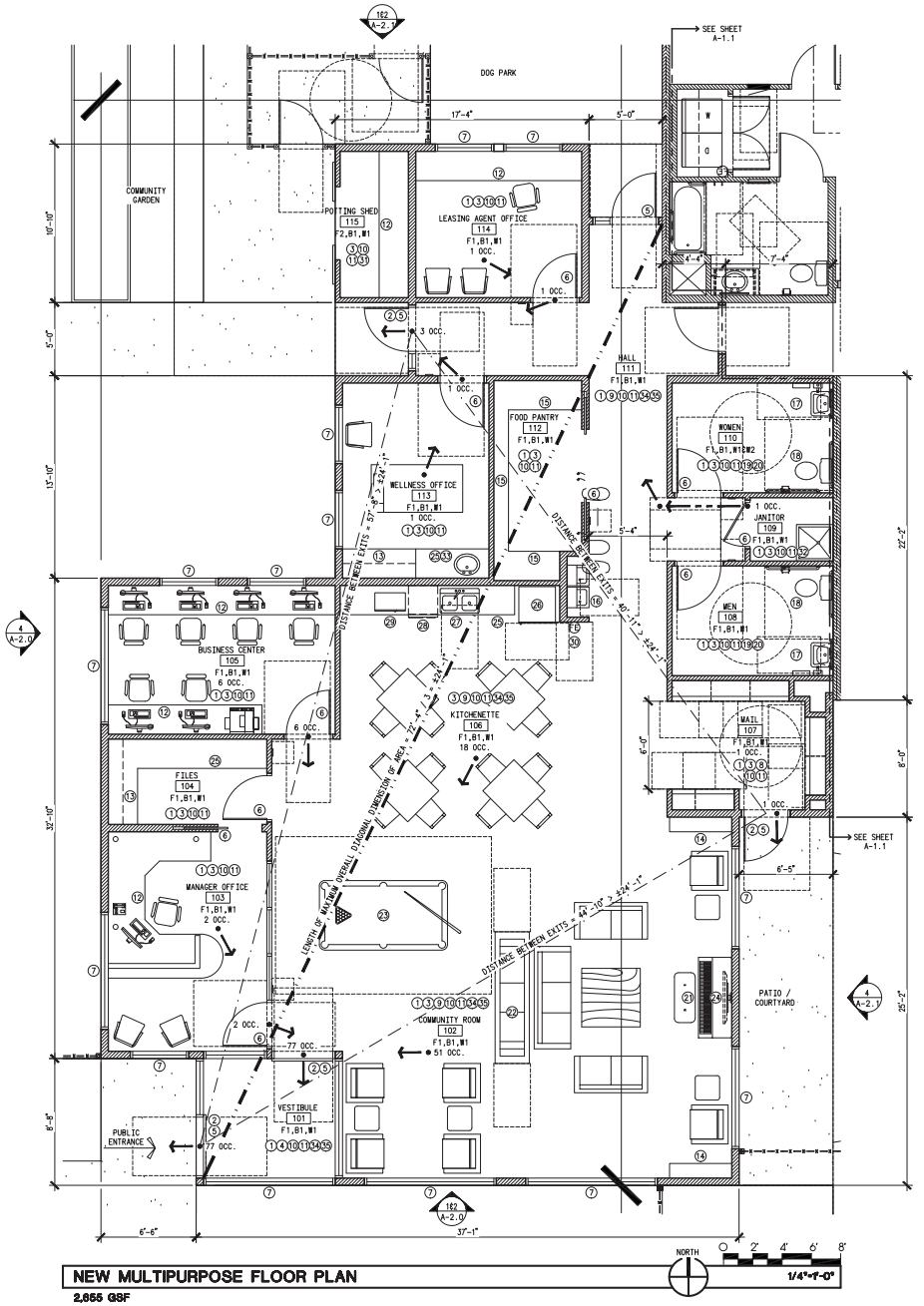
Sheet of A-0.1

©



NEW BICYCLE STORAGE FLOOR PLAN 1/4"=1'-0"

270 GSF



NEW MULTIPURPOSE FLOOR PLAN 1/4"=1'-0"

2,655 GSF

General Notes

A. SEE SITE PLAN FOR OVERALL BUILDING DIMENSIONS.
B. MULTIPURPOSE IS CLASSIFIED AS ASSEMBLY GROUP A-3.
C. AS PER TABLE 1006.2.1, MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT IS 49 OCCUPANTS. TWO EXITS ARE REQUIRED.
D. AS PER SECTION 1007.1.1, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE BETWEEN EXITS, EXIT ACCESS DOORWAYS, AND EXIT ACCESS RAMPS SHALL BE NOT LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
E. AS PER TABLE 1017.2, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250'-0"
F. ALL PASSAGE DOORS WIDTH 3'-0" CLEAR.

Keyed Notes

1. VINYL PLANK FLOORING WITH 6" RUBBER BASE.
2. AUTOMATIC DOOR OPENER.
3. ROOM SIGNAGE WITH BRAILLE TYPICAL AT ALL ROOMS.
4. RUBBER ENTRANCE MAT.
5. ALUMINUM STOREFRONT FRAMES AND DOORS WITH ACCESSIBLE HARDWARE.
6. WOOD DOOR WITH ACCESSIBLE HARDWARE.
7. ALUMINUM ENERGY STAR, DOUBLE-PANE, LOW-E INSULATED WINDOWS, TINTED ON SOUTH AND WEST ELEVATIONS.
8. RECESSED ACCESSIBLE MAILBOXES AND RECYCLING BINS.
9. COMBO SMOKE/CARBON MONOXIDE DETECTORS.
10. LOW- OR NO-VOC PAINT AT WALLS AND CEILINGS.
11. ENERGY STAR COMPLIANT LIGHTING IN BUILDING COMMON AREAS AND AT EXTERIOR OF BUILDING.
12. P-LAW COUNTER/DESK.
13. P-LAW COUNTER WITH CABINETS/SHELVES ABOVE.
14. BOOKSHELVES/LIBRARY.
15. PAINTED WOF SHELVING.
16. TWO (2) NEW DRINKING FOUNTAINS, ONE (1) ACCESSIBLE.
17. WALL HUNG SINK WITH LOW-FLOW FAUCET, LAV SHIELD, AND MIRROR.
18. ACCESSIBLE ELONGATED LOW-FLOW WATERSENSE TOILET WITH GRAB BARS.
19. TOILET PAPER HOLDER, PAPER TOWEL DISPENSER, AND SOAP DISPENSER.
20. ENERGY STAR RATED 24/7 EXHAUST FAN WITH DAMPER VENTED TO EXTERIOR.
21. UPRIGHT PIANO.
22. SHUFFLEBOARD TABLE.
23. POOL TABLE.
24. COLOR TELEVISION.
25. ACCESSIBLE BASE CABINETS WITH PULL HARDWARE AND P-LAW COUNTERTOP.
26. ACCESSIBLE ENERGY STAR REFRIGERATOR.
27. ACCESSIBLE STAINLESS STEEL DOUBLE BOWL KITCHEN SINK, LOW-FLOW FAUCET, AND GARBAGE DISPOSAL.
28. ACCESSIBLE ENERGY STAR DISHWASHER.
29. ACCESSIBLE MICROWAVE.
30. FIRE EXTINGUISHER.
31. SEALED CONCRETE FLOOR.
32. SERVICE SINK.
33. ACCESSIBLE LAVATORY WITH LOW-FLOW FAUCET AND LAV SHIELD.
34. EMERGENCY LIGHTING THROUGHOUT HALLWAYS AND COMMON AREAS.
35. CLOSED-CIRCUIT MONITORING AND FIRE SUPPRESSION SPRINKLERS.
36. BICYCLE RACK WITH STORAGE CAPACITY FOR FIVE (5) BICYCLES.
37. BICYCLE MAINTENANCE EQUIPMENT.
38. CHAIR/BENCH.

Finish Schedule

FLOOR
F1 NEW VINYL PLANK
F2 NEW CONCRETE

BASE
B1 NEW RUBBER

WALL
W1 NEW GYPSUM BOARD, PAINTED
W2 NEW FRP

Legend

WALL
WINDOWS
EXIT
PUBLIC ENTRANCE
BEDROOM 00 UNIT TYPE
DOORS

Occupant Load Calculations
Reference IBC 2018 Table 1004.5

ROOM#	NAME	AREA (SQ. FT.)	FACTOR	OCC. LOAD
100	BICYCLE STORAGE	270	300 GROSS	1
102	COMMUNITY ROOM	758	15 NET	51
103	MANAGER OFFICE	163	150 GROSS	2
105	BUSINESS CENTER	158	150 GROSS	6
106	KITCHENETTE	264	15 NET	18
107	MAIL	63	150 GROSS	1
109	JANITOR	22	300 GROSS	1
113	WELLNESS OFFICE	133	150 GROSS	1
114	LEASING AGENT OFFICE	113	150 GROSS	1
			MULTIPURPOSE TOTAL	81

△	DATE	REVISIONS	△	DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design studio
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignabq.com
www.integrateddesignabq.com

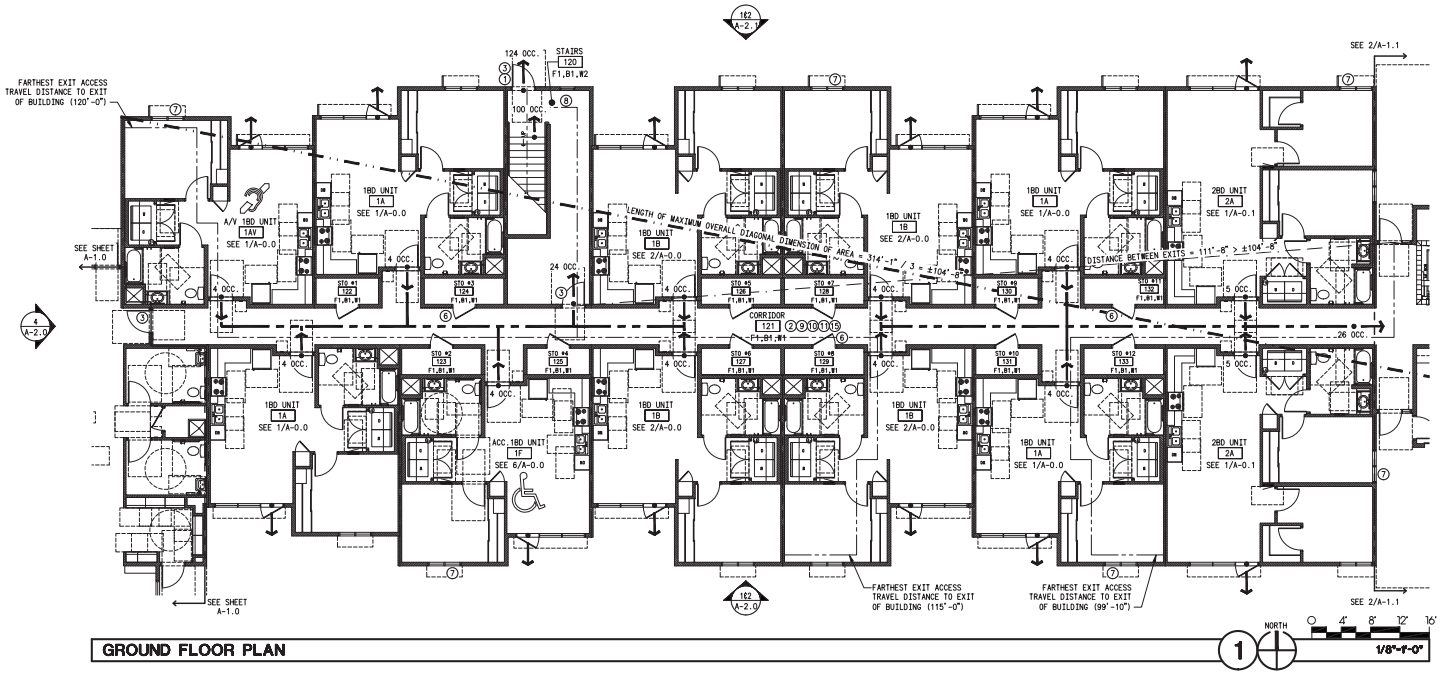
EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

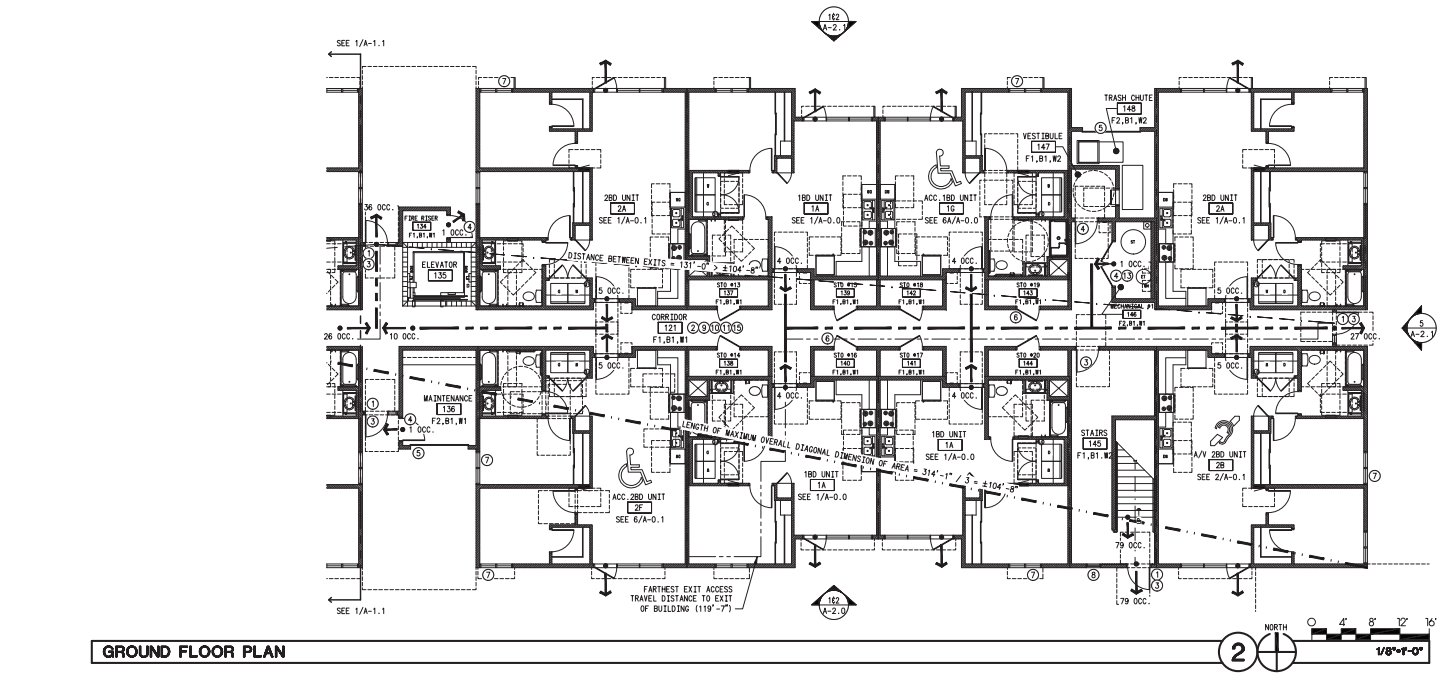
PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: SEPTEMBER 21, 2020

MULTIPURPOSE & BICYCLE STO. PLANS

By: JV, KD, AK	Sheet of
File: App_(A-1.0) Multipurpose Plan.dwg	A-1.0
Tab: A-1.0	
Plot Date: 10/19/2020 3:15:6 PM	©



GROUND FLOOR PLAN 1



GROUND FLOOR PLAN 2

General Notes

A. SEE SITE PLAN FOR OVERALL BUILDING DIMENSIONS.
B. RESIDENTIAL PORTION OF THE PROJECT IS CLASSIFIED AS RESIDENTIAL GROUP R-2.
C. AS PER TABLE 1006.2.1, MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT IS 20 OCCUPANTS. BECAUSE TOTAL OCCUPANT LOAD DOES NOT EXCEED 500 OCCUPANTS, TWO EXITS ARE REQUIRED. MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IS 125'-0" AND SPECIFIC TO THIS PROJECT, DOES NOT EXCEED 50'-0".
D. AS PER SECTION 1007.1.1, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE BETWEEN EXITS, EXIT ACCESS DOORWAYS, AND EXIT ACCESS RAMPS SHALL BE NOT LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
E. AS PER TABLE 10.7.2, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250'-0".
F. AS PER SECTION 420.4, IN OCCUPANCY R-2 WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE LENGTH OF DEAD END CORRIDORS SHALL NOT EXCEED 50'-0".
G. ALL PASSAGE DOORS MINIMUM 3'-0" CLEAR.

Keyed Notes

1. AUTOMATIC DOOR OPENER.
2. ROOM SIGNAGE WITH BRAILLE AT ALL ROOMS.
3. ALUMINUM STOREFRONT, FRAME AND DOORS WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL COMMON AREA DOORS.
4. INSULATED FIBER GLASS DOOR WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL MAINTENANCE/MECHANICAL/SUPPORT ROOMS.
5. INSULATED METAL DOOR.
6. WOOD DOOR WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL INTERIOR STORAGE CLOSETS.
7. VINYL ENERGY STAR, DOUBLE PANE, LOW-E INSULATED WINDOWS, TINTED ON SOUTH AND WEST ELEVATIONS, TYPICAL AT UNITS.
8. ALUMINUM ENERGY STAR, DOUBLE PANE, LOW-E INSULATED WINDOWS. TINTED ON SOUTH AND WEST ELEVATIONS, TYPICAL AT COMMON AREAS.
9. COMBO SMOKE/CARBON MONOXIDE DETECTORS.
10. LOW- OR NO-VOC PAINT AT WALLS AND CEILINGS.
11. ENERGY STAR COMPLIANT LIGHTING IN BUILDING COMMON AREAS AND AT EXTERIOR OF BUILDING; EMERGENCY LIGHTING THROUGHOUT HALLWAYS AND COMMON AREAS.
12. EXERCISE/WEIGHT EQUIPMENT, MINIMUM OF THREE (3) EXERCISE MACHINES.
13. MAINTENANCE AREA WITH CENTRAL GAS WATER HEATERS AND STORAGE TANKS.
14. ROOF BELOW.
15. CLOSED-CIRCUIT MONITORING AND FIRE SUPPRESSION SPRINKLERS.

Finish Schedule

FLOOR
F1 NEW VINYL PLANK
F2 NEW CONCRETE

BASE
B1 NEW RUBBER

WALL
W1 NEW GYPSUM BOARD, PAINTED
W2 NEW CMU
W3 NEW FRP

Legend

= TRAVEL DISTANCE PATH
= EXIT PATH/WAY
EXIT

Occupant Load Calculations
Reference IBC 2018 Table 1004.5

UNIT TYPE	UNIT DESCRIPTION	AREA (SQ. FT.)	FACTOR	OCC. LOAD
1A / 1AV	1-BEDROOM (AUDIO/VISUAL)	631	200 GROSS	4
1B	1-BEDROOM	645	200 GROSS	4
1F / 1G	ACCESSIBLE 1-BEDROOM	631	200 GROSS	4
2A	2-BEDROOM	858	200 GROSS	5
2B	AUDIO/VISUAL 2-BEDROOM	862	200 GROSS	5
2F	ACCESSIBLE 2-BEDROOM	858	200 GROSS	5
ROOM#	NAME	AREA (SQ. FT.)	FACTOR	OCC. LOAD
134	FIRE RISER	26	300 GROSS	1
136	MAINTENANCE	151	300 GROSS	1
146	MECHANICAL #1	70	300 GROSS	1
GROUND FLOOR COMMON AREA TOTAL				3

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design solutions
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

PROJECT ARCHITECT: BOB HALL, AIA
Project #: IDA-19-22-P
Date: SEPTEMBER 21, 2020

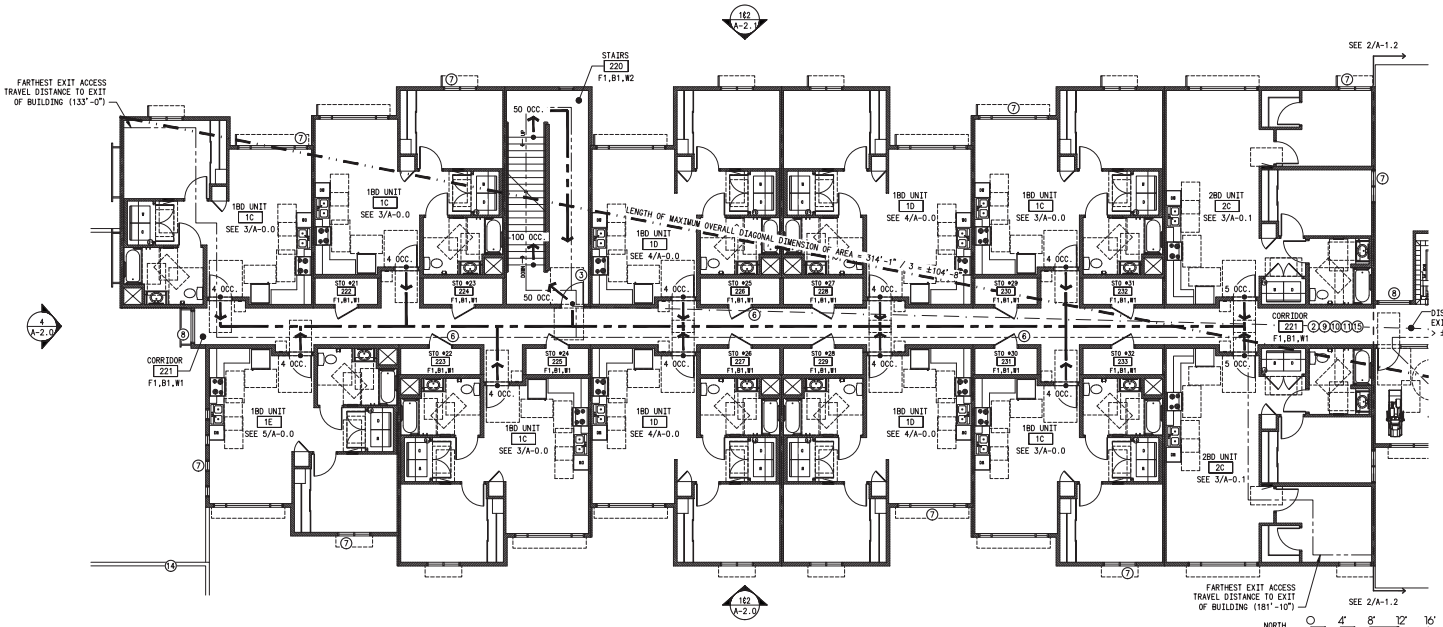
GROUND FLOOR PLAN

By: JV, KD, AK
File: App_(A-1.1) Building Plans.dwg
Tab: A-1.1
Plot Date: 10/19/2020 3:16:51 PM

Sheet of A-1.1

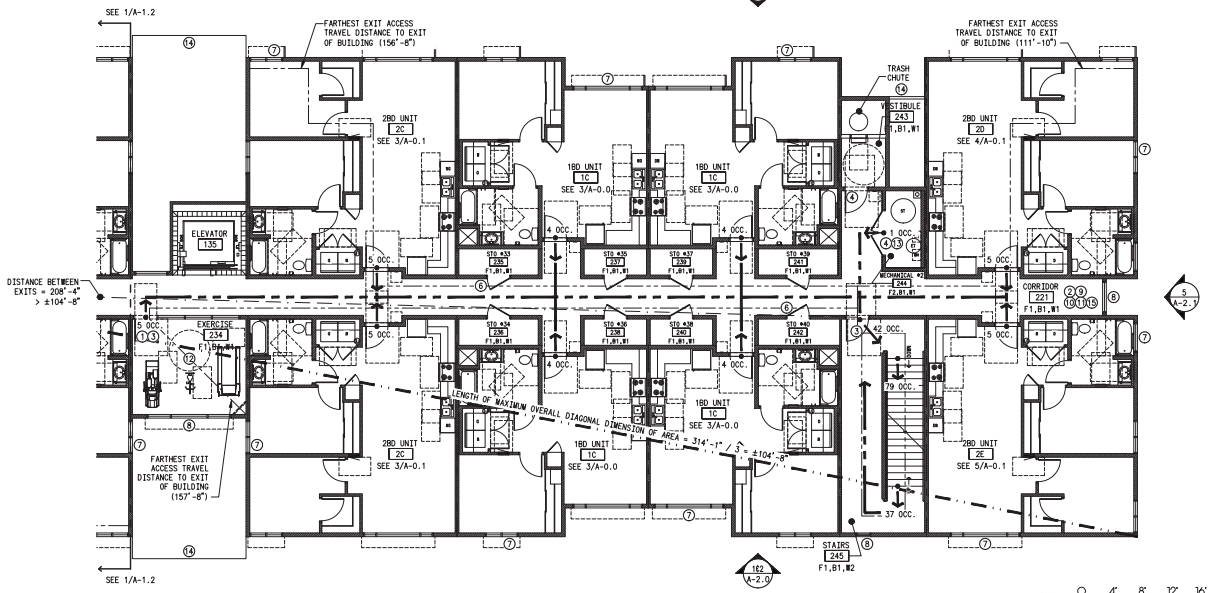
© 2020

RECEIVED 10/19/2020



SECOND FLOOR PLAN

1



SECOND FLOOR PLAN

2

General Notes

A. SEE SITE PLAN FOR OVERALL BUILDING DIMENSIONS.
B. RESIDENTIAL PORTION OF THE PROJECT IS CLASSIFIED AS RESIDENTIAL GROUP R-2.
C. AS PER TABLE 1006.2.1, MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT IS 20 OCCUPANTS. BECAUSE TOTAL OCCUPANT LOAD DOES NOT EXCEED 500 OCCUPANTS, TWO EXITS ARE REQUIRED. MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IS 125'-0" AND SPECIFIC TO THIS PROJECT, DOES NOT EXCEED 50'-0".
D. AS PER SECTION 1007.1.1, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE BETWEEN EXITS, EXIT ACCESS DOORWAYS, AND EXIT ACCESS RAMPS SHALL BE NOT LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
E. AS PER TABLE 1017.2, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250'-0".
F. AS PER SECTION 1020.4, IN OCCUPANCY R-2 WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE LENGTH OF DEAD END CORRIDORS SHALL NOT EXCEED 50'-0".
G. ALL PASSAGE DOORS MINIMUM 3'-0" CLEAR.

Keyed Notes

1. AUTOMATIC DOOR OPENER.
2. ROOM SIGNAGE WITH BRAILLE AT ALL ROOMS.
3. ALUMINUM STOREFRONT FRAME AND DOORS WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL COMMON AREA DOORS.
4. INSULATED FIBER GLASS DOOR WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL MAINTENANCE/MECHANICAL SUPPORT ROOMS.
5. INSULATED METAL DOOR.
6. WOOD DOOR WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL INTERIOR STORAGE CLOSETS.
7. VINYL ENERGY STAR, DOUBLE PANE, LOW-E INSULATED WINDOWS, TINTED ON SOUTH AND WEST ELEVATIONS, TYPICAL AT UNITS.
8. ALUMINUM ENERGY STAR, DOUBLE PANE, LOW-E INSULATED WINDOWS. TINTED ON SOUTH AND WEST ELEVATIONS, TYPICAL AT COMMON AREAS.
9. COMBO SMOKE/CARBON MONOXIDE DETECTORS.
10. LOW- OR NO-VOC PAINT AT WALLS AND CEILINGS.
11. ENERGY STAR COMPLIANT LIGHTING IN BUILDING COMMON AREAS AND AT EXTERIOR OF BUILDING; EMERGENCY LIGHTING THROUGHOUT HALLWAYS AND COMMON AREAS.
12. EXERCISE/WEIGHT EQUIPMENT, MINIMUM OF THREE (3) EXERCISE MACHINES.
13. MAINTENANCE AREA WITH CENTRAL GAS WATER HEATERS AND STORAGE TANKS.
14. ROOF BELOW.
15. CLOSED-CIRCUIT MONITORING AND FIRE SUPPRESSION SPRINKLERS.

Finish Schedule

FLOOR
F1 NEW VINYL PLANK
F2 NEW CONCRETE

BASE
B1 NEW RUBBER

WALL
W1 NEW GYPSUM BOARD, PAINTED
W2 NEW CMU
W3 NEW FRP

Legend

= TRAVEL DISTANCE PATH
= EXIT PATH/WAY
EXIT

Occupant Load Calculations
Reference IBC 2018 Table 1004.5

UNIT TYPE	UNIT DESCRIPTION	AREA (SQ. FT.)	FACTOR	OCC. LOAD
1C	1-BEDROOM	631	200 GROSS	4
1D	1-BEDROOM	645	200 GROSS	4
1E	1-BEDROOM	636	200 GROSS	4
2C	2-BEDROOM	858	200 GROSS	5
2D	2-BEDROOM	862	200 GROSS	5
2E	2-BEDROOM	862	200 GROSS	5
ROOM#	NAME	AREA (SQ. FT.)	FACTOR	OCC. LOAD
234	EXERCISE	202	50 GROSS	5
244	MECHANICAL #2	70	300 GROSS	1
GROUND FLOOR COMMON AREA TOTAL				6

#	DATE	REVISIONS	#	DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design studio, inc.
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

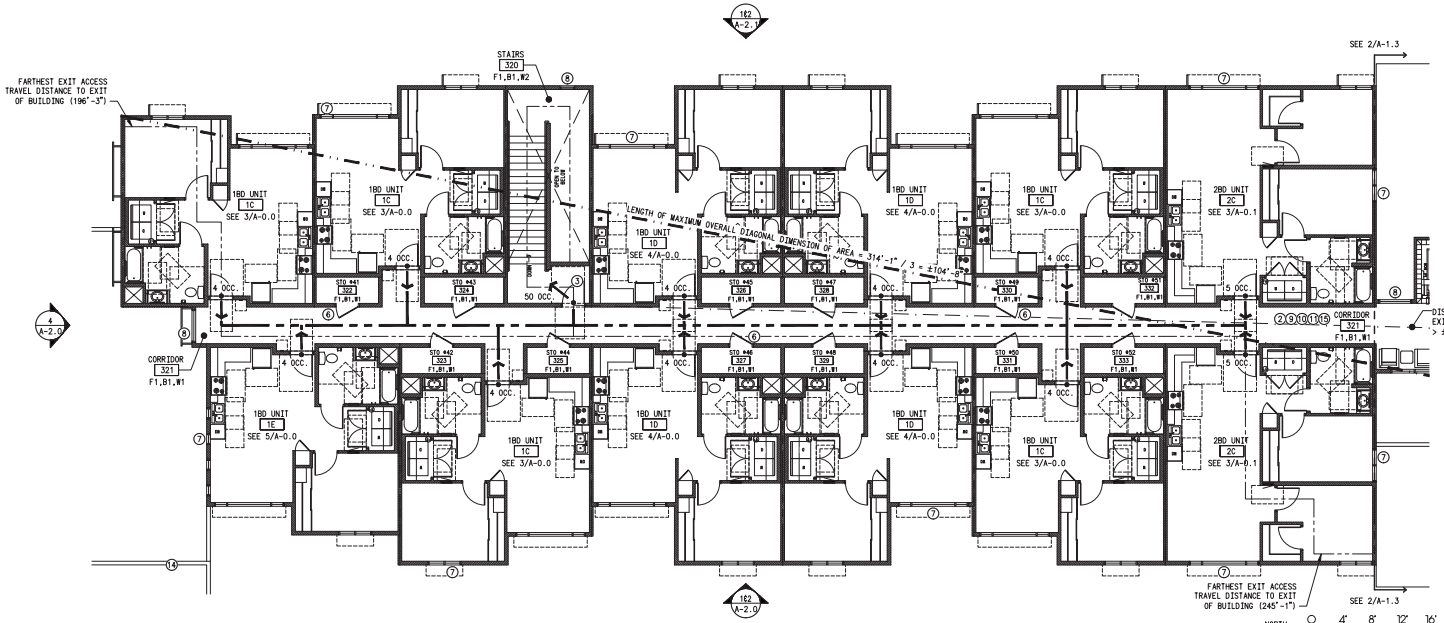
PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: SEPTEMBER 21, 2020

SECOND FLOOR PLAN

By:	JV, KD, AK
File:	App_(A-1.1) Building Plans.dwg
Tab:	A-1.2
Plot Date:	10/19/2020 3:16:56 PM

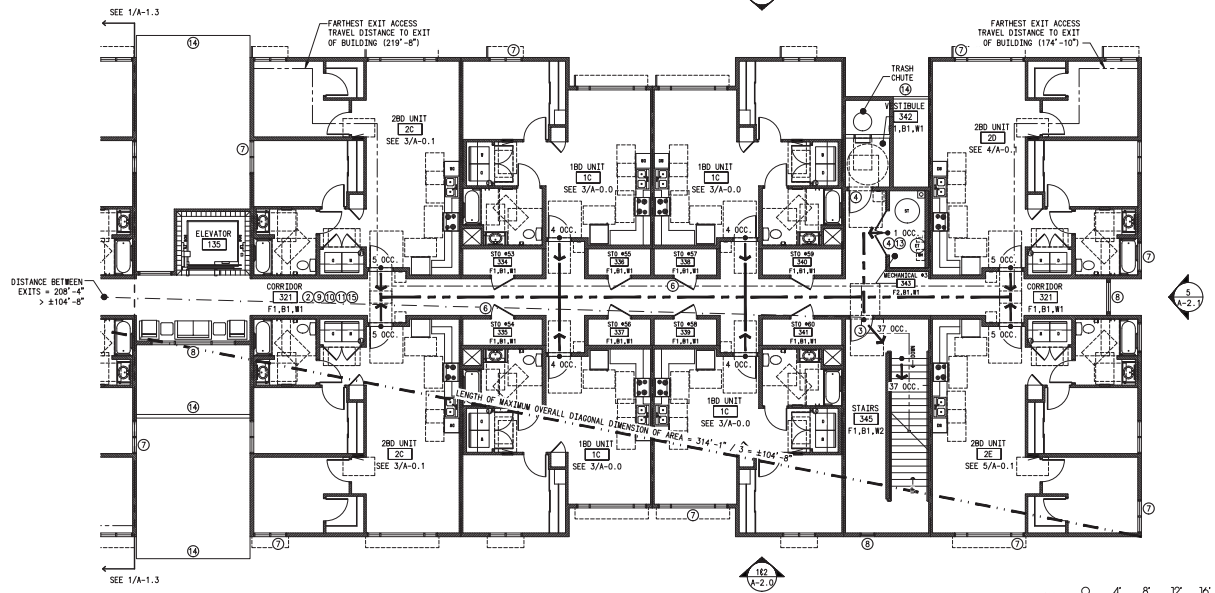
Sheet of A-1.2

© 2020



THIRD FLOOR PLAN

1



THIRD FLOOR PLAN

2

General Notes

A. SEE SITE PLAN FOR OVERALL BUILDING DIMENSIONS.
B. RESIDENTIAL PORTION OF THE PROJECT IS CLASSIFIED AS RESIDENTIAL GROUP R-2.
C. AS PER TABLE 1006.2.1, MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT IS 20 OCCUPANTS. BECAUSE TOTAL OCCUPANT LOAD DOES NOT EXCEED 500 OCCUPANTS, TWO EXITS ARE REQUIRED. MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IS 125'-0" AND SPECIFIC TO THIS PROJECT, DOES NOT EXCEED 50'-0".
D. AS PER SECTION 1007.1.1, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE BETWEEN EXITS, EXIT ACCESS DOORWAYS, AND EXIT ACCESS RAMPS SHALL BE NOT LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
E. AS PER TABLE 1017.2, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250'-0".
F. AS PER SECTION 1020.4, IN OCCUPANCY R-2 WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE LENGTH OF DEAD END CORRIDORS SHALL NOT EXCEED 50'-0".
G. ALL PASSAGE DOORS MINIMUM 3'-0" CLEAR.

Keyed Notes

1. AUTOMATIC DOOR OPENER.
2. ROOM SIGNAGE WITH BRAILLE AT ALL ROOMS.
3. ALUMINUM STOREFRONT, FRAMES AND DOORS WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL COMMON AREA DOORS.
4. INSULATED FIBER GLASS DOOR WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL MAINTENANCE/MECHANICAL/SUPPORT ROOMS.
5. INSULATED METAL DOOR.
6. WOOD DOOR WITH ACCESSIBLE HARDWARE, TYPICAL AT ALL INTERIOR STORAGE CLOSETS.
7. VINYL ENERGY STAR, DOUBLE PANE, LOW-E INSULATED WINDOWS, TINTED ON SOUTH AND WEST ELEVATIONS, TYPICAL AT UNITS.
8. ALUMINUM ENERGY STAR, DOUBLE PANE, LOW-E INSULATED WINDOWS. TINTED ON SOUTH AND WEST ELEVATIONS, TYPICAL AT COMMON AREAS.
9. COMBO SMOKE/CARBON MONOXIDE DETECTORS.
10. LOW- OR NO-VOC PAINT AT WALLS AND CEILINGS.
11. ENERGY STAR COMPLIANT LIGHTING IN BUILDING COMMON AREAS AND AT EXTERIOR OF BUILDING; EMERGENCY LIGHTING THROUGHOUT HALLWAYS AND COMMON AREAS.
12. EXERCISE/WEIGHT EQUIPMENT, MINIMUM OF THREE (3) EXERCISE MACHINES.
13. MAINTENANCE AREA WITH CENTRAL GAS WATER HEATERS AND STORAGE TANKS.
14. ROOF BELOW.
15. CLOSED-CIRCUIT MONITORING AND FIRE SUPPRESSION SPRINKLERS.

Finish Schedule

FLOOR
F1 NEW VINYL PLANK
F2 NEW CONCRETE

BASE
B1 NEW RUBBER

WALL
W1 NEW GYPSUM BOARD, PAINTED
W2 NEW CMU
W3 NEW FRP

Legend

= TRAVEL DISTANCE PATH
= EXIT PATH/WAY
EXIT

Occupant Load Calculations
Reference IBC 2018 Table 1004.5

UNIT TYPE	UNIT DESCRIPTION	AREA (SQ. FT.)	FACTOR	OCC. LOAD
1C	1-BEDROOM	631	200 GROSS	4
1D	1-BEDROOM	645	200 GROSS	4
1E	1-BEDROOM	636	200 GROSS	4
2C	2-BEDROOM	858	200 GROSS	5
2D	2-BEDROOM	862	200 GROSS	5
2E	2-BEDROOM	862	200 GROSS	5
ROOM#	NAME	AREA (SQ. FT.)	FACTOR	OCC. LOAD
343	MECHANICAL ×3	70	300 GROSS	1

	DATE	REVISIONS		DATE	REVISIONS
1	--/--/--	----	3	--/--/--	----
2	--/--/--	----	4	--/--/--	----

integrated design studio, architecture
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

EASTERN LAND SENIOR APARTMENTS

Las Vegas, Nevada

PROJECT ARCHITECT:	Project #: IDA-19-22-P
BOB HALL, AIA	Date: SEPTEMBER 21, 2020

THIRD FLOOR PLAN

By:	JV, KD, AK
File:	App_(A-1.1) Building Plans.dwg
Tab:	A-1.3
Plot Date:	10/19/2020 3:17:02 PM

Sheet of A-1.3

© 2019 INTEGRATED DESIGN STUDIO, ARCHITECTURE



20-0264-SDR1 - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC
832 NORTH EASTERN AVENUE

10/29/2020



20-0264-SDR1 - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC
832 NORTH EASTERN AVENUE

10/29/2020



20-0264-SDR1 - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC
832 NORTH EASTERN AVENUE

10/29/2020



20-0264-SDR1 - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC
832 NORTH EASTERN AVENUE

10/29/2020



20-0264-SDR1 - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC
832 NORTH EASTERN AVENUE

10/29/2020

October 19, 2020

Planning Commission
City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106
702-229-6301

RE: Eastern Land Senior Apartments
832 N. Eastern Avenue
Las Vegas, NV 89107
Justification Letter

integrated design & architecture

Dear Planning Commission,

On behalf of Neighborhood Housing Services of Southern Nevada, Inc. I am pleased to submit this justification letter for Eastern Land Senior Apartments as part of our pre-application conference package.

Project Description – Request and Intended Use of Property

Phase I of Eastern Land Senior Apartments is a proposed 60-unit mixed-income senior supportive housing development and additional 60-units mixed-income senior supportive housing development for Phase II. The development will include the physical spaces and social supports to allow very- and extremely low- income seniors to age in place in a setting that promotes independence and dignity. The project is being developed by Neighborhood Housing Services of Southern Nevada (NHSSN), which is a non-profit organization that provides transitional housing, affordable rentals, educational workshops, and homeownership assistance with the goal of building better neighborhoods, block by block.

The Phase I three-story, new construction elevator residence will include 42 one-bedroom / one-bath (624 SF) and 18 two-bedroom / one-bath (847 SF), accessible/ adaptable apartments as well as community and service space. A future Phase II will follow suite as the first phase.

The common areas will include a multi-purpose room with kitchenette, library/lounge, computer lab, exercise room, offices for management and supportive service staff, and secure and landscaped grounds, and courtyards. Outdoor areas will include resident and visitor parking, a barbecue and picnic area, dog park, and raised beds for resident gardening.

The development will be a mixed-income senior-restricted development available to residents age 55 and above. The 60 units as part of Phase I will be broken down as follows; 51 of the units will be available to seniors at or below 50% of area median income (AMI), and 9 units will be unrestricted. The average rental level for restricted units will be approximately 39.8%

20-0264
10/20/2020
10/22/2020

906 ½ Park Ave SW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com www.integrateddesignarch.com tel 505.243.3499

of AMI. Additionally approximately 13% of the units serve households below 30% of AMI. Phase II will also contain 60 units and is anticipated be broken down similarly.

The project will employ a part-time Resident Service Coordinator who will assist residents in remaining financially and physically self-sufficient. The Coordinator will help residents access an extensive network of local services and work with providers to host on-site group workshops and information sessions. The Coordinator will also work with residents to plan on-site activities, holiday lunches, outings, and to develop a monthly newsletter.

Additional Information

Number of employees/residents

The Eastern Land Senior Apartments will create approximately 150 temporary construction jobs for each Phase and two and a half permanent positions. The development will provide quality, affordable, mixed-income units to 60 households in the Las Vegas valley for Phase I and an additional 60 for Phase II.

Hours of Operation
The proposed development is an independent living apartment complex. Hours of operation for on-site management will be determined prior to construction completion.

Existing similar uses owned or operation by the applicant and their location

Neighborhood Housing Services of Southern Nevada (NHSSN) is a non-profit organization established in 1992 to aid low-to-moderate income individuals and families by providing them with transitional housing, affordable rentals, educational workshops, and homeownership assistance. Through its multiple programs, NHSSN has helped households throughout Clark County turn their hopes for the American Dream into realities. Its vision is to build better neighborhoods, block by block.

NHSSN maintains 138 units of affordable rental housing, both single- and multi-family units throughout Clark County. All units are available to households with incomes at or below 80% of the Area Median Income (AMI). NHSSN also offers pre- and post-purchase housing counseling, down payment assistance programs, pre- and post-purchase education, and loan modification/loss mitigation counseling. It also acquires and rehabilitates single-family homes and sells them to low and moderate-income residents. Community members who purchase homes in this way are offered homeownership counseling and education. From 2012-2019, NHSSN assisted over 1,350 individuals and families in purchasing homes and provided homebuyer education to more than 8,400 Southern Nevada residents.

A list of NHSSN's existing properties and locations has been attached to this letter as Exhibit A.

Required state licenses specific to the use requested

There are no state licenses required for the use requested.

20-0264
20-0264
10/20/2020
10/22/2020

Sustainability

Sustainability (if applicable, please explain	*Yes*	*No*
Will this project participate in the City of Las Vegas CPACE Program?		X
Will this project be constructed to LEED or other equivalent standards? Eastern Land Senior Apartments will meet or exceed Nevada Housing Division energy efficiency requirements. Additionally, the developers may pursue Enterprise Green Communities certification.	X	
Will this project utilize alternative energy sources or water saving measures? Eastern Land Senior Apartments will offset between 5.0% and 10.0% of projected electrical consumption through photovoltaic solar generation. It will also promote water conservation with low-flow fixtures and extensive xeriscaping.	X	
Is there connectivity to adjacent parcels?		X
Will the proposed project qualify as a walkable community? Eastern Land Senior Apartments is located within ½ mile of numerous community services and bus stops. ½ mile south of the property is a large shopping center containing a Walgreen's pharmacy, two grocery stores, a U.S. postal service office, a dental office, a hair salon, and several gas stations, retail stores, and eateries. There are also several places of worship within ½ mile. Less than a half-mile to the east is Gary Reese Freedom Park, which contains bocce courts, horseshoe pits, a fitness court, a jogging/walking path, playgrounds, picnic areas, a pool, a disc golf field, and several sport courts and fields. The Las Vegas Fire and Rescue Department Station 8 is located adjacent to the park, providing residents with quick emergency responses when necessary. There are also several bus stops within ½ mile of the property. RTC Southern NV Route 110 runs south to north along Eastern Avenue from Paradise Valley to North Las Vegas, and Route 208 runs west to east along Washington through downtown Las Vegas to Durango Drive.	X	
Is the project using any means of sustainable construction? Buildings are oriented to maximize northern and southern sun exposure and windows have trellises to control sunlight exposure on the north, west, and south elevations. The exterior color scheme is mostly white to minimize heat absorption, and roof overhangs help control sunlight entering the buildings. The projects will also utilize photovoltaic solar generation as noted above. It will also promote sustainable building techniques through the use of low- and no-VOC paints, carpeting, padding, and adhesives, and formaldehyde-free particleboard and will promote water conservation with low-flow fixtures and extensive xeriscaping.	X	

20-0264
10/20/2020
10/22/2020

Will this project meet the intent of the Urban Forestry Initiatives? The project will be built per City of Las Vegas codes and will therefore meet the intent of the Urban Forestry Initiative. There are no landscape waivers anticipated.	X	
Will the project provide any bicycle parking? Indoor secured bicycle storage will be provided.	X	
Will the project provide any electric vehicle recharging stations?		X

Findings

Eastern Land Senior Apartments meets/supports existing City regulations in the following ways:

- The Eastern Land Senior Apartments development is located on an infill site located in the City of Las Vegas Redevelopment Area 1 and is consistent with the goals of preventing the spread of blight and strengthening the economic base of the Redevelopment Area.
- The site is currently zoned R-3: Medium Density Residential. The proposed development conforms to this Zoning .
- The proposed development is compatible with adjacent developments and development in the area. Surrounding uses include single-family residential housing to the north and west, Robert Lund Elementary School to the east, and Arthur McCants Manor senior apartments to the south.
- The development is consistent with the General Plan, the Design Standards Manual, the Land Buffer Standards, and other duly-adopted city plans, policies, and standards in the following ways:
    - Land Use:
        - LU-3 *Focus new development in infill and redevelopment areas.* The proposed project is located on undeveloped infill land. The land has been problematic to adjacent residents as the homeless have been occupying areas over time causing concerns with the neighbors.
        - LU-5 *Improve the quality of districts and neighborhoods to promote an authentic, vibrant sense of place.* The addition of senior affordable housing in the neighborhood will help solidify the residential character of the neighborhood.
    - Open Space and Recreation:
        - OS-5 *Prioritize increasing tree canopy across all areas of the City for multiple public health and environmental benefits.* The proposed landscaping will include all needed vegetation and shade trees to the site and street frontage.

20-0264
20-0264
10/20/2020
10/22/2020

- Transportation and Infrastructure:
  - TI-1 *Support efficient water management, reduce water consumption and encourage a move towards a net zero water City.* The use of low flow water fixtures throughout the complex along with Xeriscape landscaping helps towards a net zero goal.
  - TI-3 *Prioritize the use of renewable energy sources.* The use of photovoltaic solar panels will assist in reducing the overall net consumption of electricity for the complex, which meets the City's goals for renewable energy.
  - TI-5 *Increase transportation choice and make transit options more convenient and better integrated with vibrant neighborhood and employment centers, better connecting people to their destinations.* Our site has given up property on Eastern for the construction of a City transit stop, Exhibit B. Senior residents will only have to walk to the curb to be able to connect to the City's Transit system.

- Economy and Education:
  - EE-*5 Lead regional economic development through collaborative partnerships between state/local governments, education institutions, private sectors and philanthropic organizations in a way that results in equitable benefits*. Our complex is being developed through collaboration between the State of Nevada's Affordable Housing Tax Credit program and a local nonprofit developer who provides affordable housing to local residents. This collaborative effort aids the residents of Las Vegas's most vulnerable citizens.
  - EE-6 *Increase affordable housing types and choices for all income levels near existing and new employment centers*. The construction of 60 new senior affordable housing units in Phase I with an additional 60 in Phase II meets these goals.

- Services and Facilities:
  - SF-1 *Provide equitable access to facilities and services that help meet residents' social needs, maximize their potential for development, and enhance community well-being*. The project will employ a part-time Service Coordinator who will help residents access an extensive network of local services and work with providers to host on-site group workshops and information sessions. The Coordinator will also work with residents to plan on-site activities, holiday lunches, outings, and to develop a monthly newsletter.
  - SF-2 *Reduce crime and create safe, walkable transit friendly communities that elevate social equity*. The project will have a new transit stop located in front of the complex providing immediate access to the City's Transit system. A secured site perimeter will provide the first level of secure defense for residents. The secured parking lot allows residents the ability to park their vehicles giving them a more secure sense of place. As one enters the project, secure courtyards provide the next level of defensible space with the public interior spaces and their unit front door as the last level of defense.

20-0264
10/22/2020

This layering of security should aid in providing a comfortable secure living environment for residents and their guests.

- SF-3 *Prioritize the needs of the most vulnerable members of the community*. This project is for seniors who are living on fixed low incomes. 13% of the units are set aside for households/ individuals with incomes at or below <30% AMI, 60% for those with incomes at or below <40% AMI and the remaining 11.7% for households/ individuals <50% AMI and the remaining are unrestricted.

- Site access and circulation have been designed to limit the impact to adjacent roadways. The development will have a senior population and we do not anticipate an impact to neighborhood traffic.

- Building and landscape materials are appropriate for the area and for the City, with special consideration given to sustainability and water saving measures.

- Building elevations, design characteristics, and other architectural and aesthetic features are attractive, desirable in appearance, create an orderly and aesthetically pleasing environment, and are harmonious and compatible with developments in the area.

- No amendments to the General Plan, rezoning, Special Use permits, or variances are required as part of this request. We do need to take advantage of the waver allowed due to the proximity of the adjoin residents for our Phase II development. Per 19.08.040 Development Standards, H. Residential Adjacency Standards, 2. Building Height and Setback Requirements, e. Waiver. i. "Any multi-family residential project that is intended to meet the affordable housing objectives of the General Plan if the City Council determines that the waiver is critical to the viability of the project and that the intent of this Paragraph (2) can be achieved; or". Sheets AS/3.1 – 3.3 deal with this issue.

The development of this mixed-income senior apartment complex will fill a growing need for affordable senior housing and supportive elderly housing in the Las Vegas Valley. The City of Las Vegas 2015-2020 Consolidated Plan & Action Plan identifies nearly 20,500 households that spend more than 30% of their income on housing and nearly 18,800 households that spend more than 50% of their income on housing. While cost burden is a significant problem for households at 80% AMI and below, it is particularly difficult for those at 50% AMI and below, especially those on fixed incomes, which would include most elderly people and people with disabilities. The plan states that people over the age of 65 will make up over 20% of the population by 2035 (up from 12% in 2012).

The proposed rents at Eastern Land will be significantly below market rents in Las Vegas. The proposed 1-bedroom restricted rents will range from $421 to $703 and the proposed 2-bedroom restricted rents will range from $675 to $843 with owner paid utilities. For comparison, the 2021 HUD Fair Market Rents for Clark County are $937 for a 1-bedroom and $1,143 for a 2-bedroom unit.

The City of Las Vegas has committed $1,000,000 in federal HOME funds in support of this development. City Council approved the funding on (Insert Date). The project will also be

20-0264
20-0264
10/20/2020
10/22/2020

funded, in part, by equity from the sale of Low Income Housing Tax Credits, National Housing Trust Funds, and conventional sources.

With your support, we can provide high-quality affordable housing to very-low income seniors in the City of Las Vegas. Please feel free to contact NHSSN's Executive Director/President, Michelle Merced at 702-649-0998 to discuss any questions you might have or NHSSN's Agent; Bob Hall, AIA with Integrated Design & Architecture at 505-243-3499.

Sincerely,

Bob Hall, AIA
President, Integrated Design & Architecture

Attachment
Exhibit A NHSSN's current properties
Exhibit B Bus Stop correspondence

20-0264
20-0264
10/20/2020
10/22/2020

EXHIBIT A

20-0264
10/22/2020

20-0264-SDR1
Neighborhood Housing Services of Southern Nevada

832 N Eastern Avenue

Proposed 60 unit senior citizen apartment building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [DU]	60	3.25	**195**
AM Peak Hour			0.20	**12**
PM Peak Hour			0.26	**16**

Existing traffic on all nearby streets:

Eastern Avenue

Average Daily Traffic (ADT)	32,229
PM Peak Hour	2578
(heaviest 60 minutes)	

Washington Avenue

Average Daily Traffic (ADT)	18,064
PM Peak Hour	1445
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Eastern Avenue	52,173
Washington Avenue	35,490

This project will add approximately 195 trips per day on Eastern Ave. and Washington Ave. Currently, Eastern is at about 62 percent of capacity and Washington is at about 51 percent of capacity. With this project, these capacities are expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 16 additional cars, or about one every four minutes.

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

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

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

Date Filed 11/06/2020 **Application Number** 20-0264-SDR1 **Entity** LV

Company Name Integrated Design & Architecture

Contact Name

Contact Mailing Address

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

Phone (505) 243-3499 **Mobile** **Fax** **Email**

Project Name Eastern Land Senior Housing Apartments

Project Description 60 Multi-family units

APN's 139-25-301-001

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.173 = 0	x 0.095 = 0	x 0.133 = 0
Multi-Family Units (2)	60	x 0.144 = 8	x 0.065 = 3	x 0.074 = 4
Resort Condo Units (3)				
Total		8	3	4

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Lunt ES	2701 Harris Ave	K-5	470	550	11/2/2020
Smith MS	1880 E. Stanley Ave	6-8	1718	1086	11/2/2020
Desert Pines HS	3800 Harris Ave	9-12	2439	3122	11/2/2020

*** CCSD Comments** Lunt ES and Desert Pines HS are over capacity for the 2020-2021 school year. Lunt ES is at 117.02% and Desert Pines HS is at 128.00% of program capacity.
While it is understood this project is proposed as senior apartments, if the project should become something other than senior living the jurisdiction shall notify the District so that tracking information can be updated and potential impacts addressed.

☐ Approved ☐ Disapproved

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0264-SDR1

SUBJECT: APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

[signature] 12/3/2020

Signature Date

Michelle Merced

Please Print Name

Neighborhood Housing Services of Southern NV Inc.

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

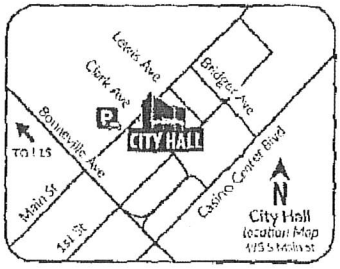
ITEM 27

p.1

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.

20-0264-SDR1

Planning Commission Meeting of **12/08/2020**

20-0264-SUP1
13926811015
LUND REKHA
4924 BALBOA BLVD # 623
ENCINO CA 91316

46 HRDFMP1 91316

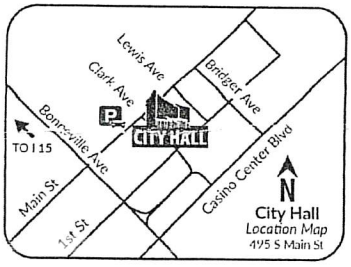
Dec 02 20 04:22p

Submitted after final agenda
27P

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
DEC 07 2020
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.

20-0264-SDR1

Planning Commission Meeting of **12/08/2020**

20-0264-SUP1
13925310107
SOSA BLANCA E & PEDRO R
5760 PIONEER AVE
LAS VEGAS NV 89146

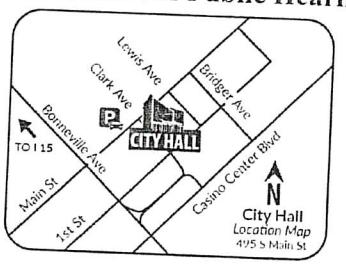
97 HRDFNP1 89146

27P

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
DEC 07 2020
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.

20-0264-SDR1
Planning Commission Meeting of **12/08/2020**

20-0264-SUP1
13926712076
ROBERTS CECIL F & MARIA E REV TR
ROBERTS CECIL F & MARIA E CO-TRS
2305 WENDELL AVE
LAS VEGAS NV 89101-2218

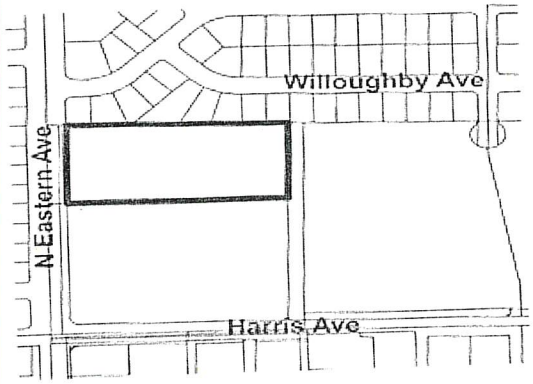
83 MRDFNP1 89101

Application Information

20-0264-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEIGHBORHOOD HOUSING SERVICES OF SOUTHERN NEVADA - OWNER: NORTH EASTERN, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 43-FOOT TALL, THREE-STORY, 60-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS on 2.99 acres at 832 North Eastern Avenue (APN 139-25-301-001), Ward 3 (Diaz).

I dont agree to build another senoir citizen Apartments. We have already one. There is a lot of Traffic.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*12/08/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

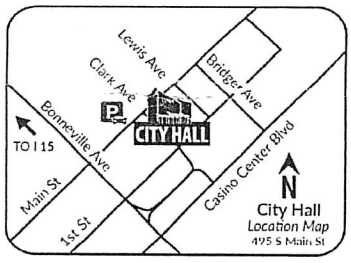
Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

27P

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
DEC 07 2020
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.

20-0264-SDR1

Planning Commission Meeting of **12/08/2020**

20-0264-SUP1
13925310025
GREEN JAMES THEODORE & SHARON F
872 COOPER CIR
LAS VEGAS NV 89101-2324

83 HRDFNP1 89101

Submitted after final agenda

27A

12/03/2020 THU 14:11 FAX 702 385 6967 Signature Mgmt. 001/001

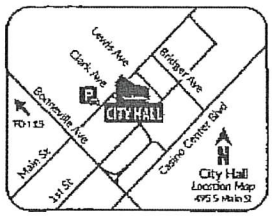
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

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

RECEIVED
DEC - 1 2020

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.

20-0264-SDR1
Planning Commission Meeting of **12/08/2020**

20-0264-SUP1
13926712032
PLASTER BRIAN ROBERT SEP PPTY TR
PLASTER BRIAN ROBERT TRS
801 S RANCHO DR # E-4
LAS VEGAS NV 89106-3812

83 HRDFNP1 89106

27A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
28

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

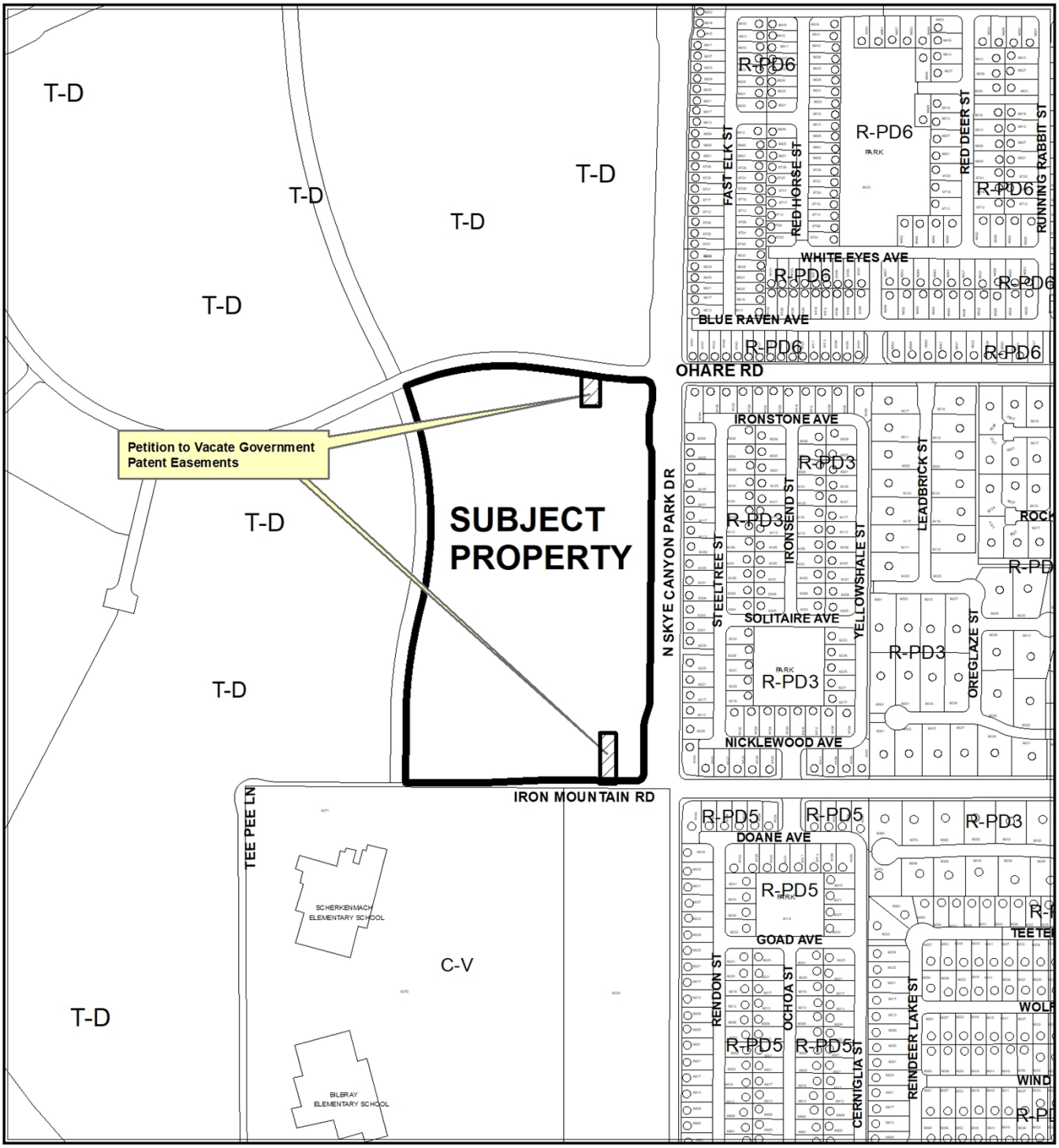
SUBJECT:
20-0260 - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES - OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests on 23.05 acres on the northwest corner of Iron Mountain Road and N Skye Canyon Park Dr (APN 125-06-810-004), T-D (Traditional Neighborhood) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0260-VAC1
2. Location and Aerial Maps for 20-0260-TMP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division for 20-0260-TMP1
8. School Development Tracking Form Submitted bye Clark County School District for 20-0260-TMP1
9. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcard



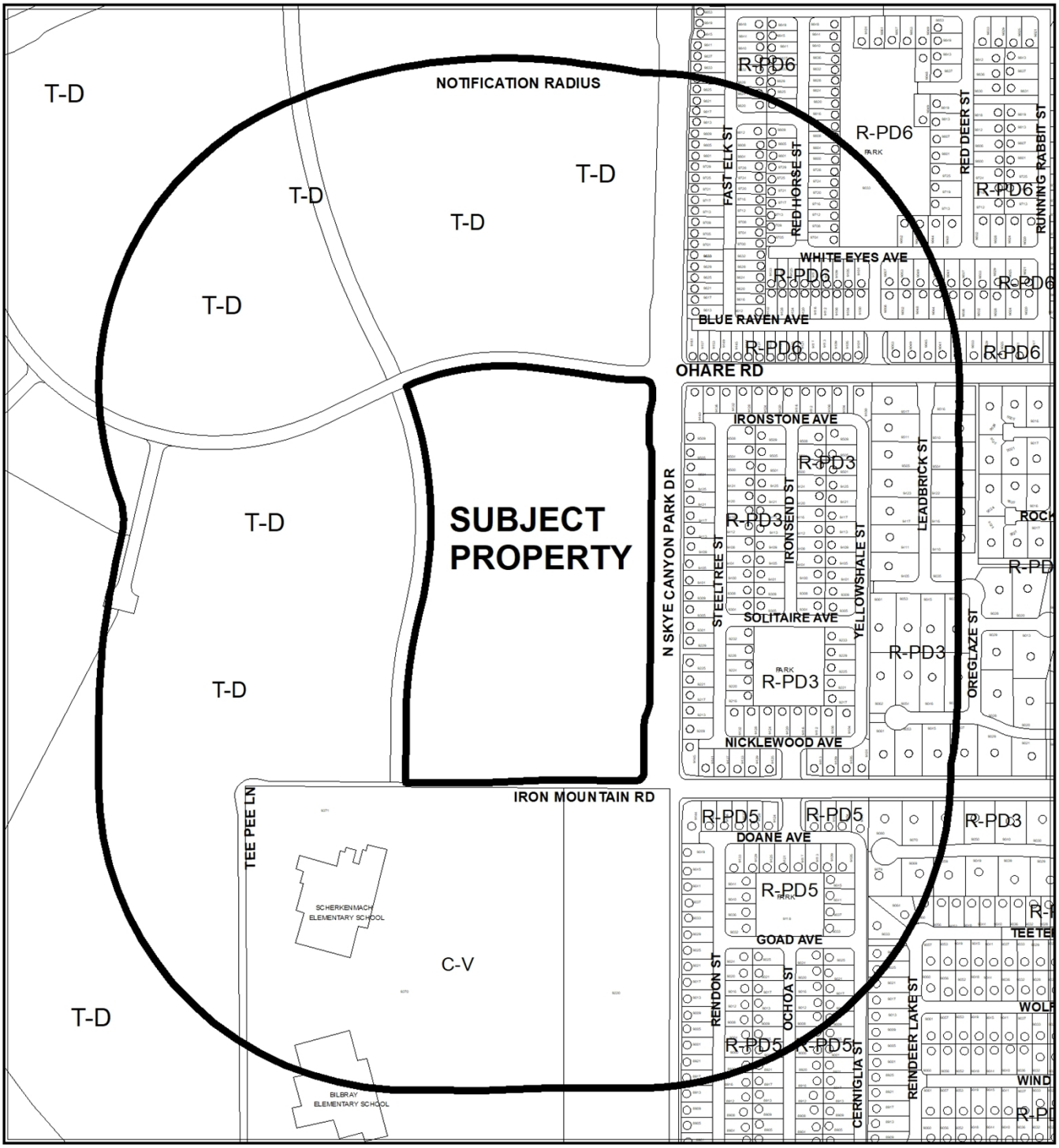
CASE: 20-0260-VAC1



CASE: 20-0260-VAC1

0 370 740
Feet

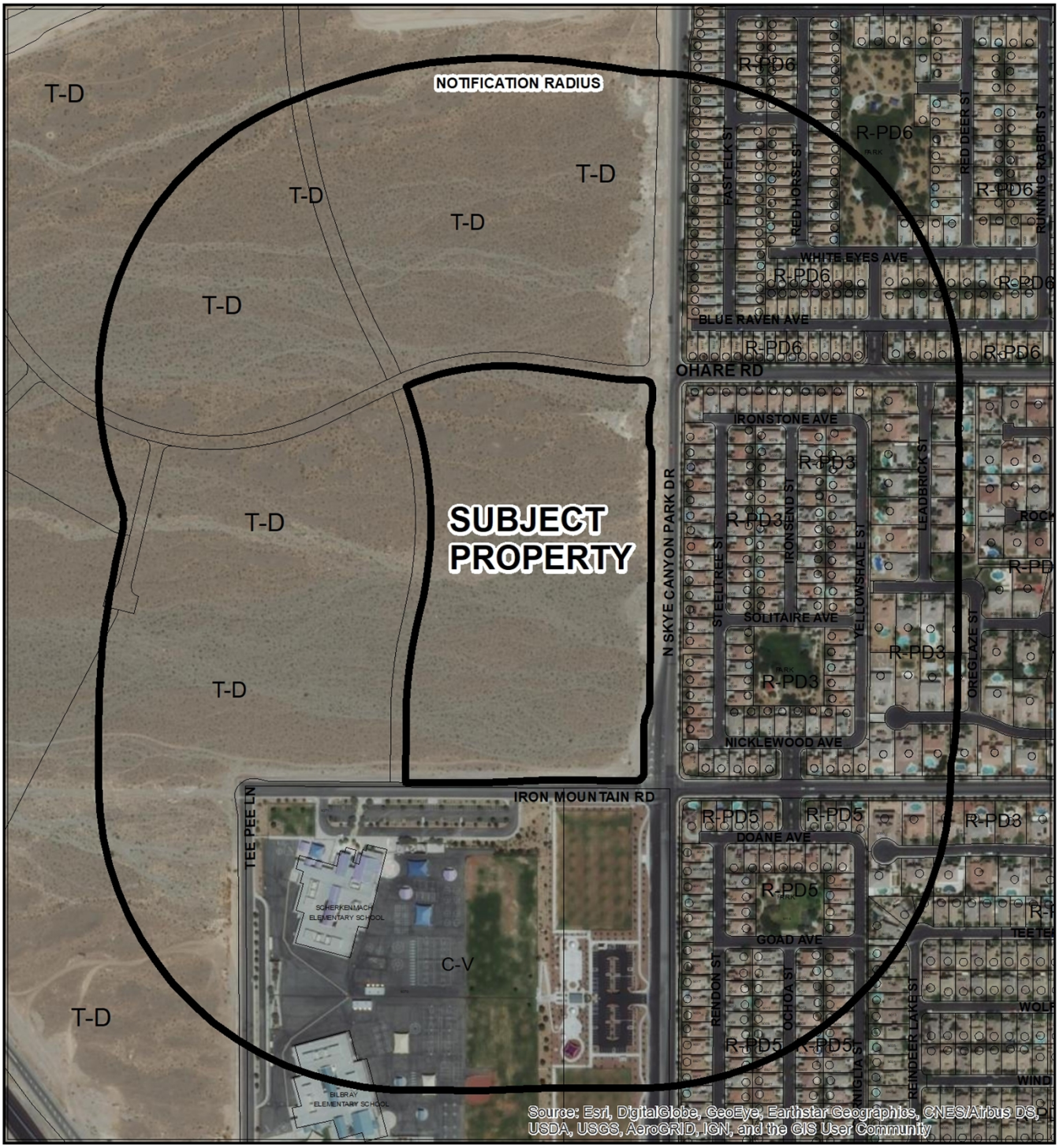
N



CASE: **20-0260-TMP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL NEIGHBORHOOD) ZONE [L (RESIDENTIAL LOW) SUNSTONE SPECIAL LAND USE DESIGNATION]



0 370 740
Feet

CASE: **20-0260-TMP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL NEIGHBORHOOD) ZONE [L (RESIDENTIAL LOW) SUNSTONE SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WOODSIDE HOMES - OWNER: NORTHLAND, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0260-VAC1	Staff recommends APPROVAL, subject to conditions:	
20-0260-TMP1	Staff recommends APPROVAL, subject to conditions:	20-0260-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 340

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

20-0260-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be unused public sewer and unused public drainage easements as granted on Parcel 17 of the “Parent Final Map of Sunstone” as recorded in Book 161, Page 40 of Plats.

2. If replacement Public Sewer and Drainage Easements are needed, they shall record on the Final Map for Sunstone Parcel E.

3. The Order of Vacation shall record immediately prior to and concurrent with the Final Map for this site.

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

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

6. The Order of 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.

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

20-0260-TMP1 CONDITIONS

Planning

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

2. Common Element "L" is identified as Common Element "J" in the cross section view and shall be corrected prior to the recording of the Final Map.

3. Approval of Petition to Vacate (20-0260-VAC1) shall be required, if approved.

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

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

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

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

Public Works

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

9. Common Element "G" shall have a minimum 40-foot wide Public Sewer and Public Drainage Easement to Be Privately Maintained. No trees or landscaping over 3 feet tall shall be allowed within the Public Sewer Easement. As required in 20-0260-VAC1, any replacement Public Sewer or Public Drainage Easements in Common Elements "G" and "B" shall be granted on the Final Map for this site.

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

11. Submit a wastewater masterplan update justifying the increase in lots to Parcel "E" do not affect capacities. Alternatively, a supplemental memo showing an exchange in lot balance between Parcel "E" and another Parcel in the same sub basin may be provided. Either the wastewater masterplan update or the supplemental memo must be approved by the Sanitary Sewer Section of the Department of Public Works prior to issuance of permits for this site.

12. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, the submittal of any construction drawings, or the recordation of a Final Map, whichever may occur first. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to vacate public drainage and sewer easements along the eastern edge of the subject site located at the northwest corner of Iron Mountain Road and N Skye Canyon Park Dr. A related tentative map for a 162-lot single family residential subdivision on 23.05 acres within the Sunstone Master Plan Area is also proposed.

ANALYSIS

The subject site is designated Residential Low (L) with a maximum of 15 dwelling units per acre, and an average of 5.49 dwelling unit per acre.

The purpose of the Residential Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses with an average density of 5.49 du/ac. This category supports the Sunstone R-1, Sunstone R-SL, and Sunstone R-CL.

The subject property is part of the Sunstone Master Plan Area governed by the Sunstone Design Guidelines, adopted in 2019.

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

Tentative Map

The Sunstone Land Use Plan designates the subject property as Residential Low (L), which allows a maximum density range of 15 dwelling units per acre, with an average of 5.49 dwelling units per acre. The proposed density of 7.03 dwelling units per acre falls within the allowed density range. The residential development will be comprised of 162 detached single family residential lots designed to Sunstone R-SL development standards.

Staff noted Common Element “L” is identified as Common Element “J” in the cross section view, and a Condition of Approval has been added to ensure this is corrected prior to recordation of the Final Map.

Per section 6.B.3 of the Sunstone Design Guidelines, the maximum retaining wall height shall be six feet. The submitted cross sections show one six-foot tall retaining wall along the north property line and three, six-foot tall retaining walls interior to the site.

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

Petition to Vacate

As part of this development, the applicant is requesting to vacate public drainage and sewer easements along the eastern edge of the subject site. The subject easements are located within the Sunstone Master Planned Community and were dedicated to the City of Las Vegas in order for the City to maintain the drainage and utility facilities per the O'Hare, Skye Canyon Park, and Iron Mountain Roadway Infrastructure Plans. The result of development within these areas has either eliminated the need for the easements or the easements will be relocated to accommodate the existing and future site plans, thereby eliminating the need for the public easements.

The purpose of this Petition to Vacate is to vacate an unused public sewer easement and an unused public drainage easement as granted on Parcel 17 of the "Parent Final Map of Sunstone" as recorded in Book 161, Page 40 of Plats.

Staff has no objection to the proposed vacation, and recommends approval of the request with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the City of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas. Staff recommended approval.
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement.
01/21/15	The City Council approved a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between U.S. 95 and Iron Mountain Road, Fort Apache Road between U.S. 95 and Moccasin Road, and Hualapai Way from Grand Teton Drive to Moccasin Road. The Planning Commission and staff recommended approval.
01/21/15	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between U.S. 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.
11/21/18	The City Council approved the Fourth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-74292), reducing the area within the Skye Canyon community from 1,663 acres to 1,031 acres. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Fourth Amendment to the Skye Canyon Development Agreement (DIR-74293). The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved the Eastland Development Agreement (DIR-74289) between SC East Landco, LLC and the City of Las Vegas on approximately 633 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Eastland Development Agreement (DIR-74290). The Planning Commission and staff recommended approval.
01/16/19	The City Council adopted the Eastland Development and Parks Agreement through Ordinance #6666.
06/19/19	The City Council approved the Fifth Amendment and Restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (DIR-76242). The Planning Commission and staff recommended approval.
	The City Council approved the Second Amendment and Restatement of the Parks Agreement accompanying the Fifth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-76243). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
07/23/19	The Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval of the request.
02/10/20	A Final Map (FMP-77750) was processed for a 20-parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. The map recorded on 02/10/20.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/14/20	The Planning Commission approved a request for a Major Modification (MOD-78829) of the Sunstone Master Plan to add four developer parcels to an existing 22-lot Master Planned Development and to amend approved street cross sections on approximately 630.89 acres at the southwest corner of N Skye Canyon Park Drive and Moccasin Road. Staff recommended approval.
	The Planning Commission approved a request for a Tentative Map (TMP-78830) for a Parent Tentative Map for a 28-parcel Master Planned Community on 630.89 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval.

Most Recent Change of Ownership	
11/2013	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/13/20	Staff conducted a pre-application meeting via email to discuss the submittal requirements for a Tentative Map and Petition to Vacate.

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

Field Check	
10/30/20	Staff observed the subject undeveloped site. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	23.05

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Public School, Primary	PCD (Planned Community Development)	C-V (Civic)
East	Single Family, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

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

DEVELOPMENT STANDARDS

Pursuant to Sunstone R-SL (Residential Small Lot District) Development Standards, the following standards apply:

Standard	***Required/Allowed***
Housing Type	Single Family Detached
Sunstone Land Use Category	L and ML
Min. Lot Size	2,800 SF
Dwelling Units Per Lot	1
Min. Lot Width	35 Feet

Standard	***Required/Allowed***
Minimum Setbacks	All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24” in depth consisting of non-livable architectural projections are permitted into the front setback.
Front (Measured from Sidewalk)	14 feet to single story Living, Porch or Attached Side Entry Garage elements (May be reduced to 10 feet at single-story living or porch for 30% of building).** 20 feet to second story elements. 25 feet to third story elements. 5 feet (cluster product only) or 18 feet to face of front entry garage door.
Side	5 feet
Corner Side	8 feet to ground level porch. 10 feet to first and second story living from sidewalk, or 5 feet from common element. 10 feet to third story elements.
Rear	10 feet to single-story living element. 15 feet to second story living element (may be reduced by 5 feet for 50% of building width).** 15 feet minimum backyards are strongly encouraged. 20 feet to third story element.
Max. Lot Coverage	60 % or less (includes detached structures and garage area)
Max. Building Height	3 stories max. (front/rear wall planes must be offset, box on box not allowed). 35 feet maximum height.

***The Master Developer shall submit as part of the building permit for a residential dwelling unit an approval letter that includes a tracking matrix of all units that have been approved for*

such reduction in setback requirements for the respective subdivision in which the proposed dwelling unit is located. The Master Developer shall also be responsible for providing an approval letter for all proposed detached accessory structures building permits that were not included in the original permitting of the residential dwelling unit and provide a tracking matrix of all detached accessory structures that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed detached accessory structure is located

Perimeter and Retaining Walls	
Max. Overall Height	12 feet Exterior – 14 feet Interior
Perimeter Wall Height	6 feet – 8 feet
Max. Retaining Wall Height	6 feet exterior – 8 feet interior
Max. Pilaster Height	One course above wall (may extend 18-inches)
Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	
Max. Primary Wall Height	6 feet – 12 feet exterior / 6 feet – 14 feet interior
Max. Secondary Wall Height	4 feet
Min. spacing between wall sections – Inside Dimensions	4 feet
Max. Pilaster Height	One course above wall
Min. spacing between wall sections – Outside Dimensions	5 feet

Streetscape Standards	***Provided***
36-foot wide Private Street	36-foot wide right-of-way, including 2.5-foot “roll” type curb and gutter.
41-foot wide Private Street	41-foot wide right-of-way, including a five-foot wide sidewalk on one side with 2.5-foot wide roll curb and gutter on both sides.
58-foot wide Private Street (Entrance Section)	58-foot wide right-of-way, including eight-foot wide median, five-foot wide sidewalk, with five-foot wide landscape buffers on each side, and a 2.5-foot wide roll curb and gutter.

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		17	
Intersection – Internal			15
Total		17	15
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.13**	

Projects located within Sunstone are not subject to the automatic application of connectivity requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Pursuant to the Sunstone Design Guidelines, the following parking standards apply:

Use	***Gross Floor Area or Number of Units***	***Required***	
		Parking Ratio	
Single Family Detached *(R-SL)*	162	2 unimpeded spaces per unit within an enclosed garage.	324
TOTAL SPACES REQUIRED			

Proposed 162 Single-Family Units:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (162)	162 x 0.173	162 x 0.095	162 x 0.133
Total Additional Students	28	16	22

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Bilbray Elementary School*	9370 Brent Lane	Kindergarten – 5th Grade	713 Students	649 Students	11/02/20
Scherkenback Elementary School*	9371 Iron Mountain Road	Kindergarten – 5th Grade	712 Students	533 Students	11/02/20
Cadwallader Middle School	7775 Elkhorn Road	6th – 8th Grade	1,564 Students	1,433 Students	11/02/20
Arbor View High School	7500 Whispering Sands Drive	9th - 12th Grade	2,524 Students	3,248 Students	11/02/20

Arbor View is over capacity for the 2020-2021 school year. It is at 128.68% of program capacity.
**The elementary schools share this attendance boundary.*

Department of Public Works Traffic Study

Proposed 162-Unit Single Family Residential Development				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	162	12.38	2,005
AM Peak Hour			0.74	120
PM Peak Hour			0.99	160
Existing Traffic on Nearby Streets				
Iron Mountain Road				
Average Daily Traffic (ADT)			1,304	
PM Peak Hour (Heaviest 60 Minutes)			104	
N Skye Canyon Park Drive				
Average Daily Traffic (ADT)			4,482	
PM Peak Hour (heaviest 60 minutes)			359	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Iron Mountain Road			16,380	
N Skye Canyon Park Drive			35,490	
Summary				
This project will add approximately 2,005 trips per day on Iron Mountain Road and N Skye Canyon Park Drive. Currently, Iron Mountain Road is at about eight percent of capacity and N Skye Canyon Park Drive is at about 13 percent of capacity. With this project, Iron Mountain Road is expected to be at about 20 percent of capacity and N Skye Canyon Park Drive to be at about 18 percent of capacity.				
Based on Peak Hour use, this development will add into the area roughly 160 additional cars, or about eight every three minutes.				

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	20-0260
Meeting Date	
Total Fee	
Received By/Date	11/19/2020

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

Project Address (Location) O'hare Road and Skye Canyon Park Drive

Project Name Luna @ Sunstone Parcel E **Proposed Use** residential

Assessor's Parcel #(s) 125-06-510-003 & 125-06-810-004 **Ward #** 6

General Plan: Existing TD Proposed na **Zoning:** Existing TD Proposed na

Additional Information

Property Owner Northland, LLC Contact Efraim Balizan

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

E-mail efraim.balizan@lennar.com Phone 702-821-4681

Applicant Woodside Homes of Nevada, LLC Contact Scott Anderson

Address 7895 W. Sunset Road #110 City Las Vegas State NV Zip 89113

E-mail sanderson@woodsidehomes.com Phone 702-889-7824

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S. Arville St. #216 City las Vegas State NV Zip 89118

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

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name ROBERT JOHNSON (AUTHORIZED AGENT)

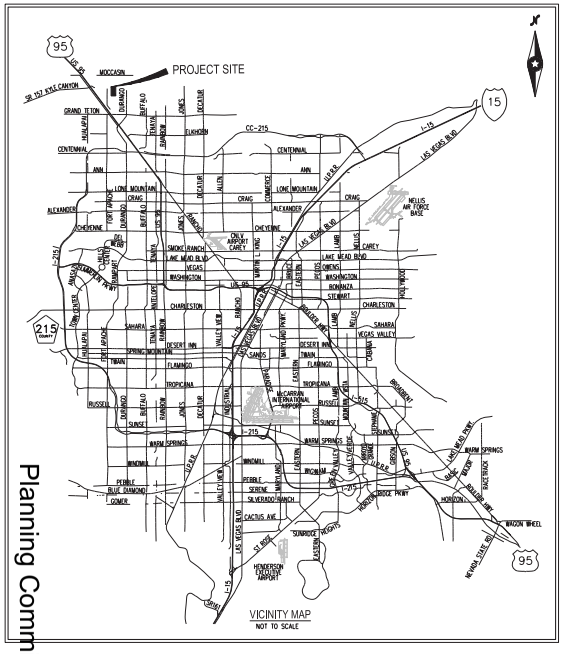
Subscribed and sworn before me

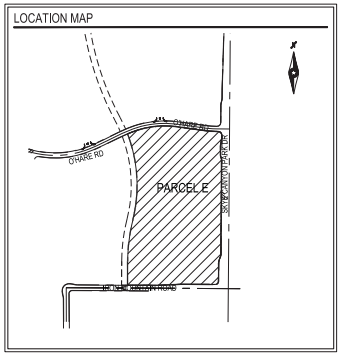
This 21ST day of SEPTEMBER, 20 20

Notary Public in and for said County and State

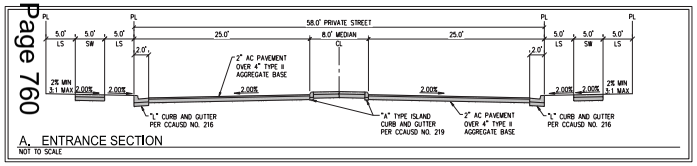
SHIRLEY MILLER
Notary Public, State of Nevada
Appointment No. 17-2540-1
My Appt. Expires Jun 25, 2021

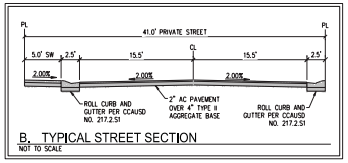
TENTATIVE MAP
FOR
LUNA AT SUNSTONE
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 125-06-810-004

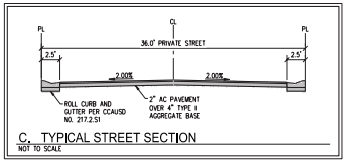


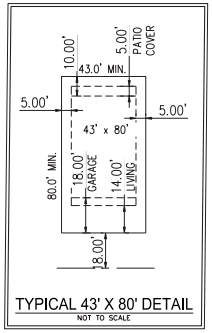


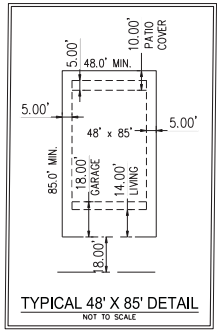
Planning Commission - Page 760

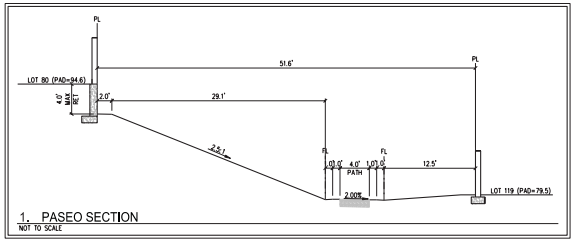


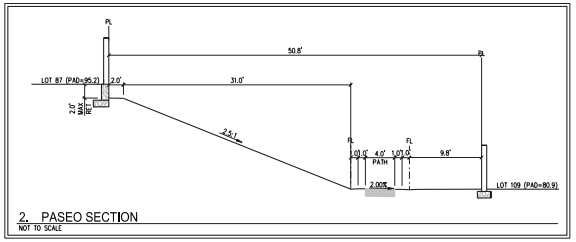












DEVIATIONS FROM STANDARD
NONE

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

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
162 UNITS X 250 GPD/UNITS = 40500 GPD
TOTAL AVERAGE CONTRIBUTION = 40500 GPD = 0.0405 MGD
TOTAL PEAK FLOW = 0.0405 MGD X 3.58 (PEAK FACTOR) = 0.145 MGD

SETBACK

FRONT (LIVING):	14'
GARAGE:	18'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	10'

SITE DATA

APN NUMBERS:	125-06-810-004
GROSS AREA:	26.22± ACRES
NET AREA:	23.05± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	SUNSTONE R-SL
TOTAL LOT COUNT:	162
TOTAL DENSITY:	6.18 DU/AC
NO. OF COMMON ELEMENTS:	13
OPEN SPACE PROVIDED:	73,741 SF
MINIMUM LOT SIZE:	3,440 SF (MULTIPLE LOTS)
MAXIMUM LOT SIZE:	5,535 SF (LOT 72)
AVERAGE LOT SIZE:	4,024 SF

OWNER/DEVELOPER INFORMATION
WOODSIDE HOMES OF NEVADA
7995 WEST SUNSET ROAD SUITE 110
LAS VEGAS, NV 89113
PH: (702) 889-7800
FX: (702) 889-0801

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES, INC
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TIMOTHY M. MULROONEY

LEGAL DESCRIPTION
ALL OF PARCEL 17 OF THE "PARENT FINAL MAP OF SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK
BENCHMARK NUMBER: USDA (1934) 19

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

ELEVATION = 2817.61 FEET, 858.81G METERS
NAVD 88 DATUM

PER THE CITY OF LAS VEGAS BENCHMARK BOOK – 2008 ADJUSTMENT (UPDATED 05/24/2010).

BASIS OF BEARING
SOUTH 00°25'04" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

PARKING ANALYSIS

NO OF UNITS	= 162
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 357 SPACES**

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

NOTES
1. THERE IS A KNOWN FAULT LOCATED APPROXIMATELY 250 FEET SOUTHEAST OF THIS SUBDIVISION. FAULT LOCATION ARE VERIFIED IN THE GEOTECHNICAL REPORT. SEE SHEET TS-5 FOR APPROXIMATE LOCATION.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE NATURAL GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&RS ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND DRAINAGE EASEMENTS WILL BE DEDICATED WITH THE FINAL MAP.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO EXISTING 8" WATER MAIN LOCATED IN IRON MOUNTAIN ROAD AND OHARE ROAD.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 8" STUBS LOCATED IN IRON MOUNTAIN ROAD.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

CC 11/2/20
ITEM 260

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

NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS, NEVADA

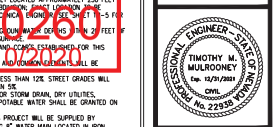
Woodside Homes
BETTER BY DESIGN

LUNA AT SUNSTONE

TENTATIVE MAP - COVER

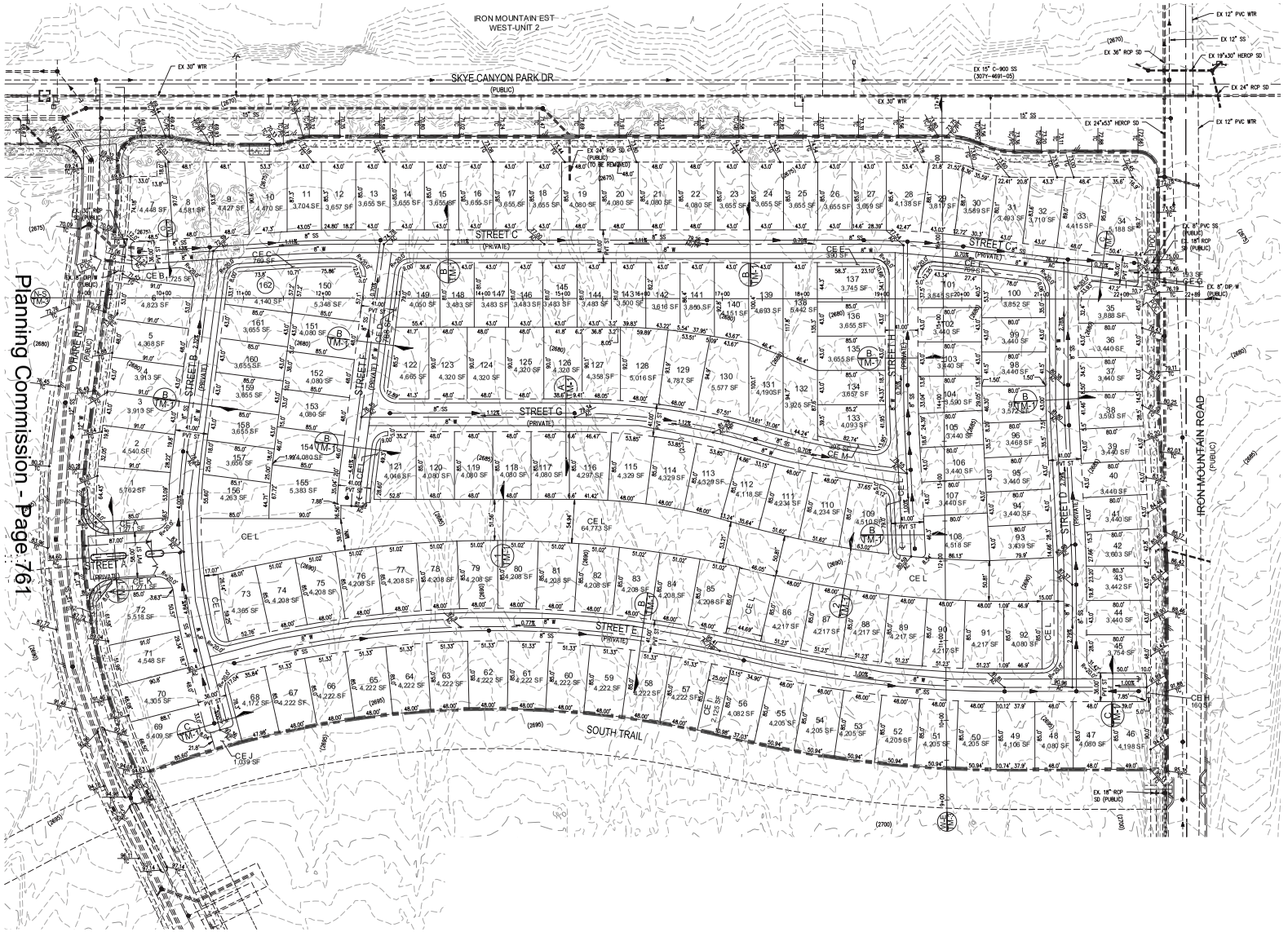
S 6 T 19 R 60E

DATE: 11/10/20
DRAFTER: YZ
DESIGNER: MB
CHECKED: MK
PROJECT NO. WSH1905-000



TM-1
SHEET 1 OF 3

X:\projects\WSH1905-000 sunstone parcel e\civil\entitlements\tm\tm1905-000 tm.dwg 11/10/2020 2:24 PM Matt Burge



Planning Commission - Page 761

20-0260
11/10/2020

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

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NEVADA

Woodside Homes
BETTER BY DESIGN

LUNA AT SUNSTONE
PARCEL E SITE LAYOUT

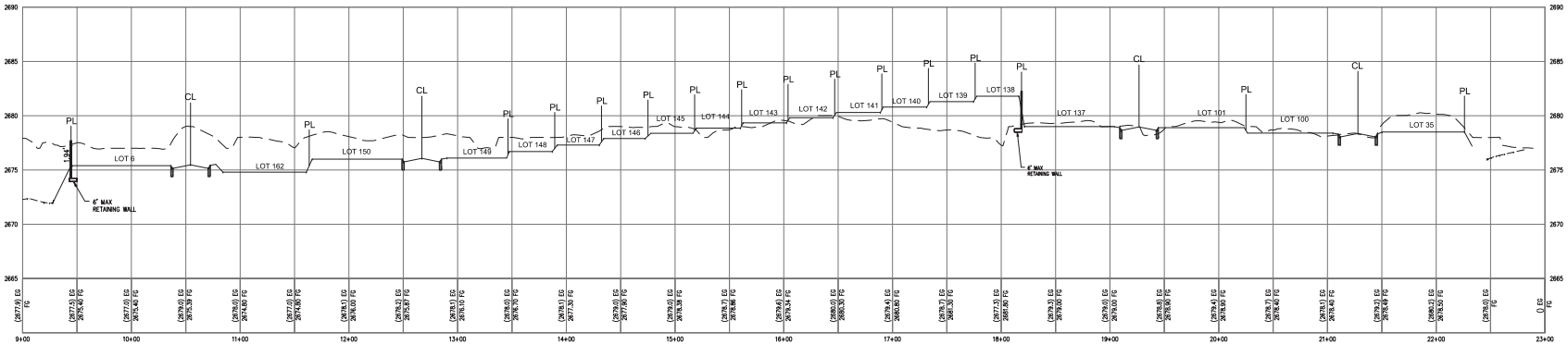
S35 T20S R60E

DATE: 11/10/20
DRAFTER: YZ
DESIGNER: MB
CHECKED: MK
PROJECT NO.
WSH1905-000

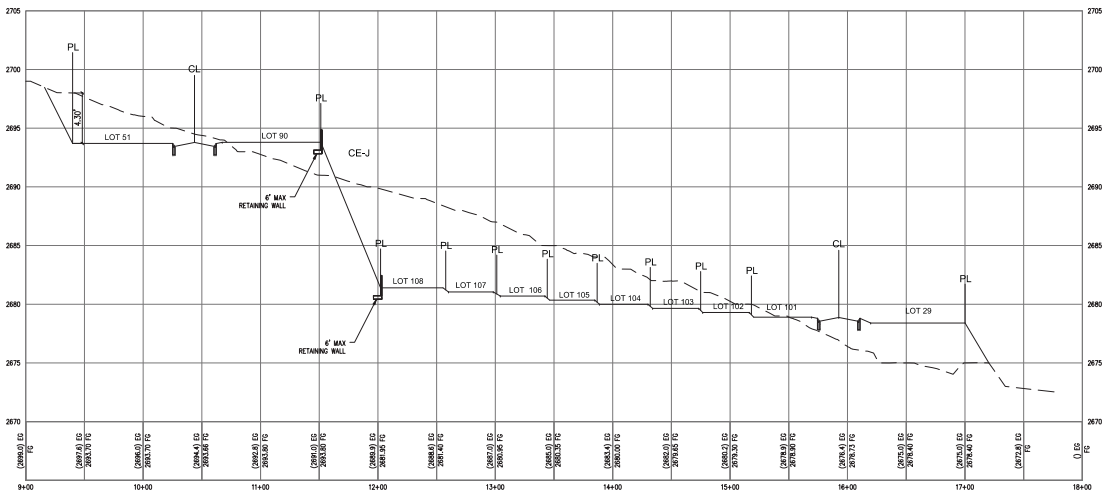
PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2021
No. 22936

TM-2
SHEET 2 OF 3

X:\wsh\1905-000 sunstone parcel e\civil\entitlements\luna\wsh1905-000 tm-dev 11/10/2020 3:07 PM Matt Burge



NORTH - SOUTH CROSS SECTION - PROFILE VIEW
HORIZ: 1" = 50'
VERT: 1" = 5'



WEST - EAST CROSS SECTION - PROFILE VIEW
HORIZ: 1" = 50'
VERT: 1" = 5'

20-0260
11/10/2020

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

Woodside Homes
BETTER BY DESIGN

LUNA AT SUNSTONE
TENTATIVE MAP - SITE SECTIONS

S6 T19S R60E

DATE: 11/10/20
DRAFTER: YZ
DESIGNER: MB
CHECKED: MK
PROJECT NO.
WSH1905-000

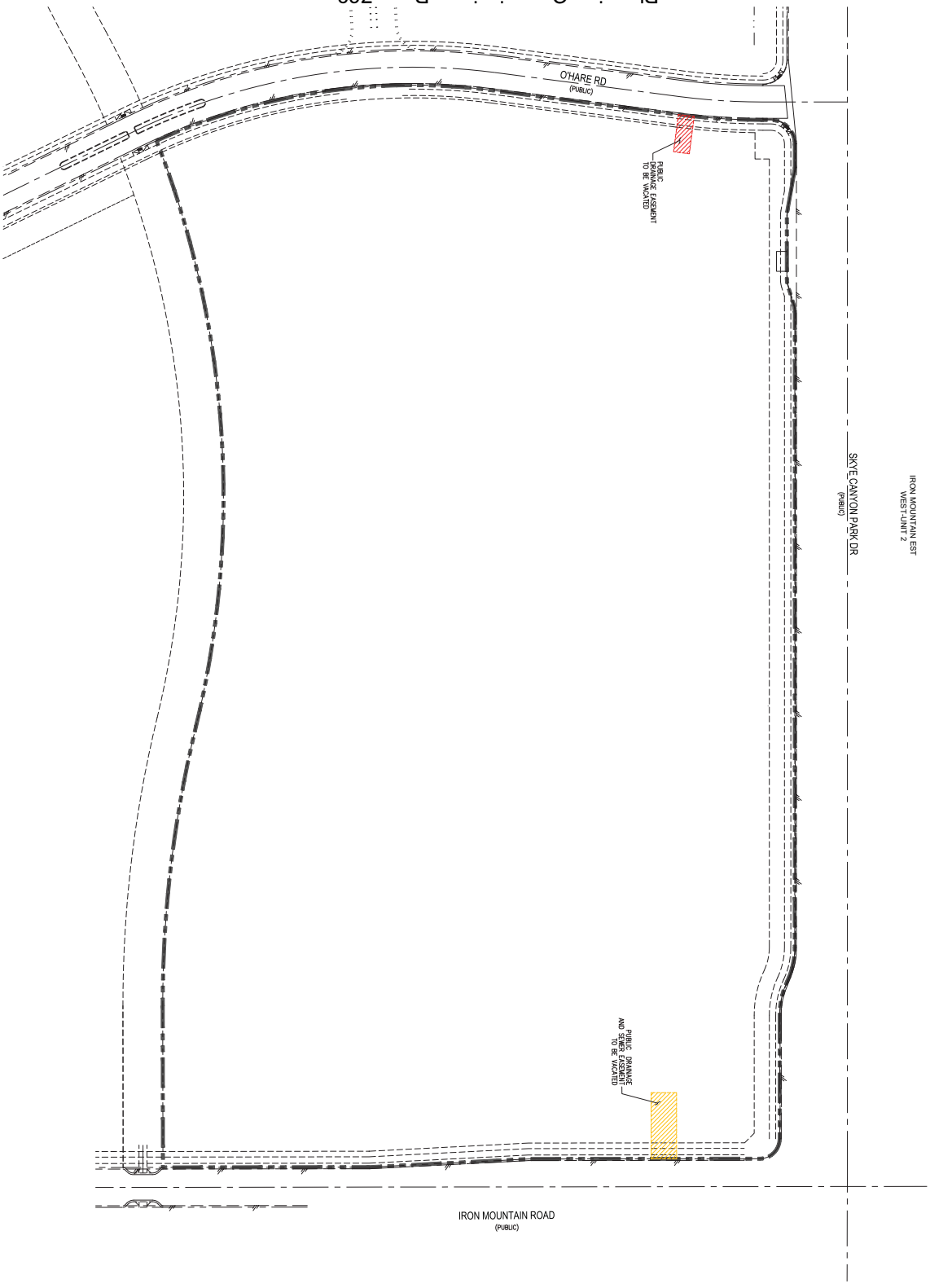
PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2021
CIVIL
No. 22938

TM-3
SHEET 3 OF 3

J:\wsh1905-000 sunstone parcel e\dwg\entitlements\tm\wsh1905-000 tm.dwg 11/10/2020 2:04 PM Matt Burge

j:\wsh1905-000 sunstone parcel e\dwg\entitlements\vs\wsh1905-000 vs.dwg 11/19/2020 9:35 AM Matt Burge

Planning Commission - Page 763



20-0260
11/19/2020

EX-1 SHEET 1 OF 1	PROJECT NO: WSH1905-000	CHECKED: MK	DESIGNER: MB	DRAFTER: YZ	DATE: 11/19/20

S6 T19S R60E

Woodside Homes
BETTER BY DESIGN

CITY OF LAS VEGAS, NEVADA

LUNA AT SUNSTONE

PUBLIC VACATIONS EXHIBIT

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Westwood

Phone (702) 284-5300
Fax (702) 284-5399

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

westwoodps.com

Westwood Professional Services, Inc.

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-06-810-004

20-0260
10/14/2020

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC DRAINAGE EASEMENT BEING VACATED IN SUPPORT OF THE "SUNSTONE PARCEL E" PROJECT.

DESCRIPTION

BEING ALL OF A PUBLIC DRAINAGE EASEMENT GRANTED ON PARCEL 17 OF THE "PARENT FINAL MAP OF SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6, ALSO BEING A POINT ON THE CENTERLINE OF O'HARE ROAD AS SHOWN BY SAID SUBDIVISION PLAT;

THENCE ALONG THE CENTERLINE OF SAID O'HARE ROAD, THE FOLLOWING TWO (2) COURSES:

1) NORTH 89°34'56" WEST, 106.98 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 800.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 05°57'20", AN ARC LENGTH OF 83.15 FEET TO WHICH A RADIAL LINE BEARS SOUTH 06°22'24" WEST;

THENCE DEPARTING THE CENTERLINE OF SAID O'HARE ROAD, SOUTH 06°22'24" WEST, 22.50 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID O'HARE ROAD;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID O'HARE ROAD, SOUTH 07°50'29" WEST, 47.32 FEET;

THENCE NORTH 82°09'31" WEST, 20.00 FEET;

THENCE NORTH 07°50'29" EAST, 47.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID O'HARE ROAD;

P:\WWD\20185\LEGALS\20185-VAC01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

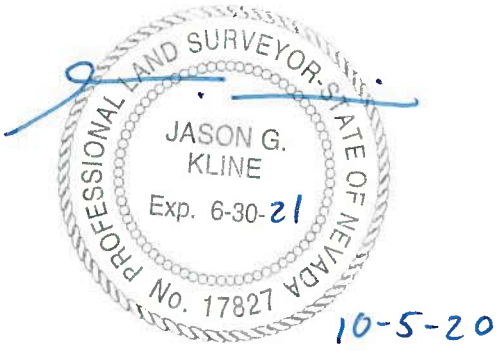
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID O'HARE ROAD, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 07°46'00" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 822.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 01°23'36", AN ARC LENGTH OF 20.00 FEET TO THE **POINT OF BEGINNING**.

20-0265
10/14/2020

CONTAINING 943 SQUARE FEET, MORE OR LESS.

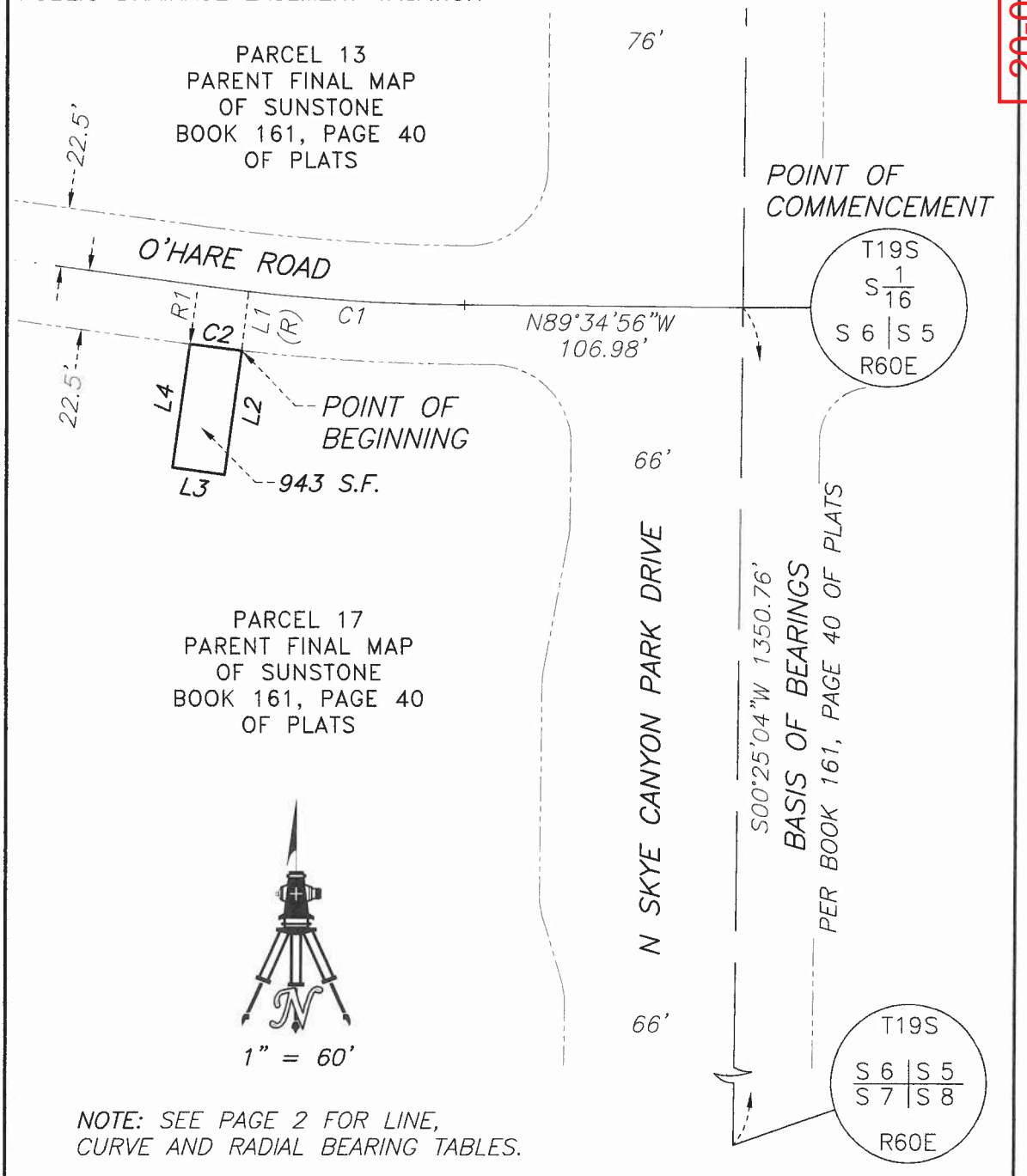
BASIS OF BEARINGS
SOUTH 00°25'04" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



20-0260
10/14/2020

APN: 125-06-810-004
PUBLIC DRAINAGE EASEMENT VACATION



NOTE: SEE PAGE 2 FOR LINE, CURVE AND RADIAL BEARING TABLES.

P:\WWD\20185\DWG\EXHIBITS\20185-VAC01.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 2

APN: 125-06-810-004
PUBLIC DRAINAGE EASEMENT VACATION

20-0260
10/14/2020

LINE	BEARING
R1	S07°46'00"W

LINE	BEARING	DISTANCE
L1	S06°22'24"W	22.50'
L2	S07°50'29"W	47.32'
L3	N82°09'31"W	20.00'
L4	N07°50'29"E	47.05'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	05°57'20"	800.00'	83.15'	41.61'
C2	01°23'36"	822.50'	20.00'	10.00'

P:\WWD\20185\DWG\EXHIBITS\20185-VAC01.DWG

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

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 6, T. 19 S., R. 60 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-06-810-004

20-0260
10/14/2020

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC DRAINAGE AND PUBLIC SEWER EASEMENT BEING VACATED IN SUPPORT OF THE "SUNSTONE PARCEL E" PROJECT.

DESCRIPTION

BEING ALL OF A PUBLIC DRAINAGE AND PUBLIC SEWER EASEMENT GRANTED ON PARCEL 17 OF THE "PARENT FINAL MAP OF SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6;

THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 6, NORTH 89°39'14" WEST, 214.37 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID SECTION 6, NORTH 00°20'46" EAST, 25.00 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHERLY LINE OF SAID PARCEL 17;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 17, NORTH 89°39'14" WEST, 32.00 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID PARCEL 17, NORTH 00°20'46" EAST, 83.00 FEET;

THENCE SOUTH 89°39'14" EAST, 32.00 FEET;

THENCE SOUTH 00°20'46" WEST, 83.00 FEET TO THE **POINT OF BEGINNING**.

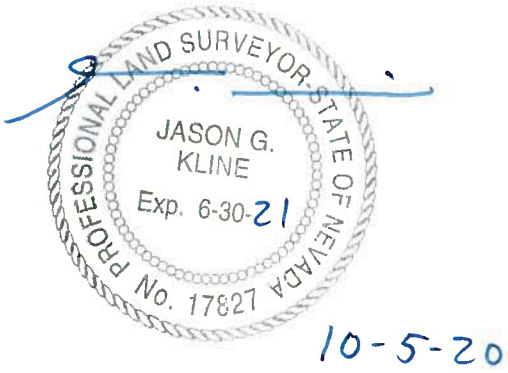
CONTAINING 2656 SQUARE FEET, MORE OR LESS.

P:\WWD\20185\LEGALS\20185-VAC02.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

BASIS OF BEARINGS
SOUTH 00°25'04" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

20-0260
10/14/2020

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



10-5-20

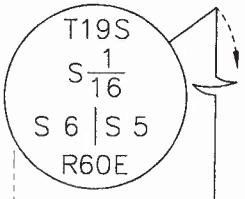
20-0260
10/14/2020

APN: 125-06-810-004
PUBLIC DRAINAGE AND PUBLIC SEWER EASEMENT VACATION



1" = 60'

LINE	BEARING	DISTANCE
L1	N00°20'46"E	25.00'
L2	N89°39'14"W	32.00'
L3	N00°20'46"E	83.00'
L4	S89°39'14"E	32.00'
L5	S00°20'46"W	83.00'



PARCEL 17
PARENT FINAL MAP
OF SUNSTONE
BOOK 161, PAGE 40
OF PLATS

N SKYE CANYON PARK DRIVE

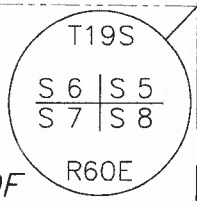
S00°25'04"W 1350.76'
BASIS OF BEARINGS
PER BOOK 161, PAGE 40 OF PLATS

L4
L3
2656 S.F.
L5
L2
L1

POINT OF BEGINNING
25'
85'
25'
N89°39'14"W 214.37'

IRON MOUNTAIN ROAD

GOVERNMENT LOT 23
APN 125-07-501-004



POINT OF COMMENCEMENT

P:\WWD\20185\DWG\EXHIBITS\20185-VAC02.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1



20-0260-VAC1 AND 20-0260-TMP1 - APPLICANT: WOODSIDE HOMES - OWNER: NORTHLAND, LLC
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND N SKYE CANYON PARK DR

10/30/2020



20-0260-VAC1 AND 20-0260-TMP1 - APPLICANT: WOODSIDE HOMES - OWNER: NORTHLAND, LLC
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND N SKYE CANYON PARK DR

10/30/2020

Westwood

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

main (702) 284-5300

WSH1905-000

November 19, 2020

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

Re: Justification Letter for Luna at Sunstone Parcel E Tentative Map (TMP) & Vacation (VAC)
APNs: 125-06-810-004

On behalf of our client, Woodside Homes, we respectfully submit this justification letter in support of a Tentative Map and Vacation application on the subject site

The subject site is located within the Sunstone Master Development on the northwest corner of Iron Mountain Road and Skye Canyon Park Drive. The Assessor's Parcel Numbers are 125-06-810-004. The proposed development consists of 162 single family residential lots on 26.22+/- acres. The project will be developed using Sunstone Development Standards.

We are filing a Tentative Map for your review and consideration. This Tentative Map meets the expectations of the neighboring community. The Project will be developed using Sunstone R-SL (Low density Residential) design guidelines. The parcels depicted in the TM are in conformance with the proposed Land Use Plan and Development Agreement. This TM will be in conformance with CLV regulations and will allow for the successful creation of development parcels once the Final Map is recorded.

Vacation

As part of this development, we are requesting to vacate Public Drainage & Sewer Easements projecting into the along the eastern edge of the subject site. The subject easements are located in the Sunstone Master Planned Community and were dedicated to the City of Las Vegas in order for the City to maintain the drainage and utility facilities per the O'Hare, Skye Canyon Park, and Iron Mountain Roadway Infrastructure Plans. The result of development within these areas will either eliminate the need for the easement or relocating them to accommodate the site plan, thereby eliminating the need for the public easements.

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Timothy Mulrooney, PE
Director, Commercial & Residential Markets

CC:
Scott Anderson, WSH
Matt Key, WPS

20-0260
11/19/2020

20-0260-TMP1
Woodside Homes

NWC Iron Mountain Road & N Skye Canyon Park Drive

Proposed 162 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]	162	12.38	**2,005**
AM Peak Hour			0.74	**120**
PM Peak Hour			0.99	**160**

Existing traffic on all nearby streets:

Iron Mountain Road

Average Daily Traffic (ADT)	1,304
PM Peak Hour	104
(heaviest 60 minutes)	

N Skye Canyon Park Drive

Average Daily Traffic (ADT)	4,482
PM Peak Hour	359
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Iron Mountain Road	16,380
N Skye Canyon Park Drive	35,490

This project will add approximately 2,005 trips per day on Iron Mountain Rd. and N Skye Canyon Park Dr. Currently, Iron Mountain is at about 8 percent of capacity and Skye Canyon Park is at about 13 percent of capacity. With this project, Iron Mountain is expected to be at about 20 percent of capacity and Skye Canyon Park to be at about 18 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 160 additional cars, or about eight every three minutes.

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

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

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

Date Filed 11/06/2020 **Application Number** 20-0260-TMP1 **Entity** LV

Company Name Westwood Professional Services

Contact Name

Contact Mailing Address

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

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

Project Name Sunstone Parcel E

Project Description 162 single family lots

APN's 125-06-810-004

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	162	x 0.173 =	32	x 0.095 =	17	x 0.133 =	22
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			32		17		22

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Bilbray ES*	9370 Brent Ln.	K-5	713	649	11/2/2020
Scherkenback ES*	9371 Iron Mountain Rd.	K-5	712	533	11/2/2020
Cadwallader MS	7775 Elkhorn Rd.	6-8	1564	1433	11/2/2020
Arbor View HS	7500 Whispering Sands Dr.	9-12	2524	3248	11/2/2020

*** CCSD Comments** Arbor View is over capacity for the 2020-2021 school year. It is at 128.68% of program capacity.
*The elementary schools share this attendance boundary.

☐ Approved ☐ Disapproved

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0260-VAC1 AND 20-0260-TMP1

SUBJECT: APPLICANT: WOODSIDE HOMES - OWNER: NORTHLAND, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

Signature

12/3/20
Date

Scott Anderson
Please Print Name

Woodside Homes of Nevada, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

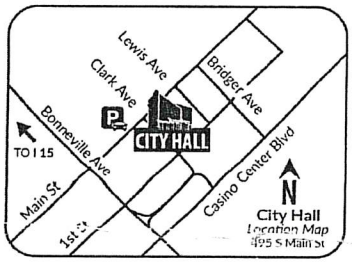
Submitted after final agenda

ITEM 28
(a-b)

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
DEC 07 2020
Department of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.
20-0260 and 20-0260-VAC1 and 20-0260-TMP1
Planning Commission Meeting of **12/08/2020**

20-0260-TMP1
12505413073
STACHAL JOZEF J & WANDA
9508 STEELTREE ST
LAS VEGAS NV 89143-1146

35 HRDFNP1 89143

Submitted after final agenda
28a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
28a

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

SUBJECT:
20-0260-VAC1 - Petition TO VACATE PUBLIC DRAINAGE AND SEWER EASEMENTS adjacent to the eastern property line. 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:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
28b

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

SUBJECT:
20-0260-TMP1 - LUNA AT SUNSTONE - FOR A PROPOSED 162-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
29

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

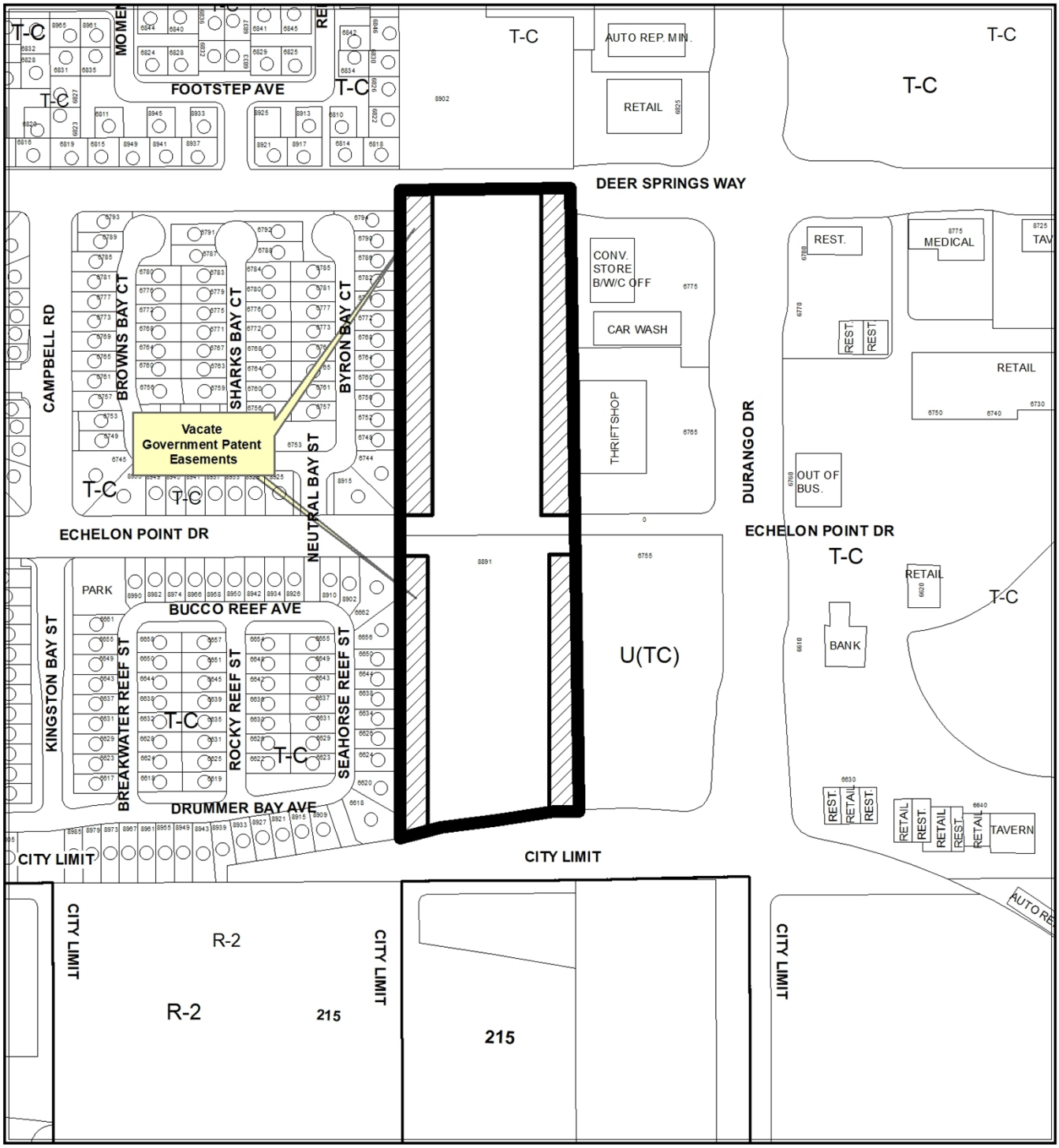
SUBJECT:
20-0273-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ALHAMBRA PLACE PARTNERSHIP - For possible action on a Land Use Entitlement project request for a Petition TO VACATE GOVERNMENT PATENT EASEMENTS generally located on the south side of Deer Springs Way, approximately 320 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

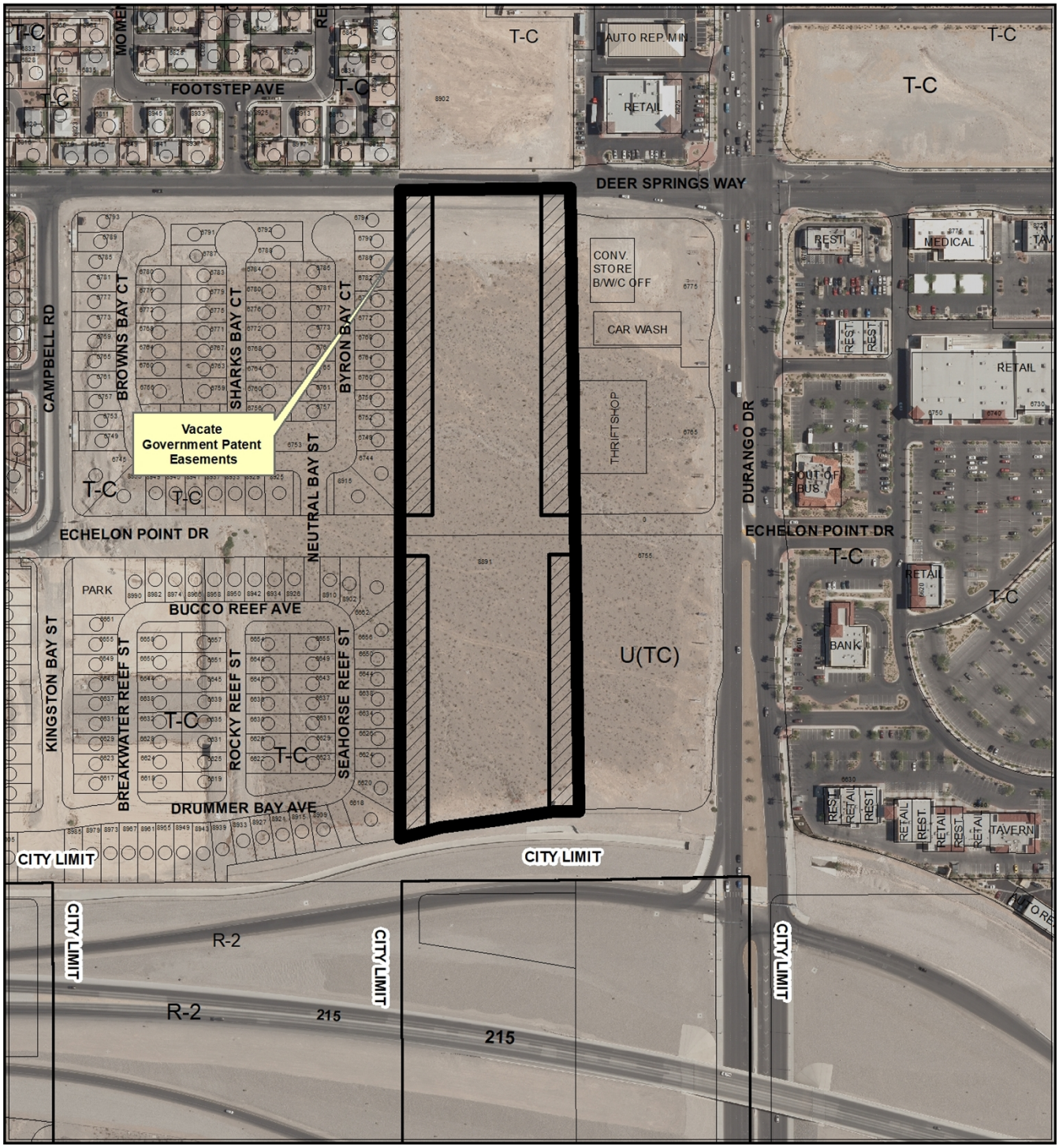


0 215 430

Feet

CASE: 20-0273-VAC1

N



CASE: **20-0273-VAC1**

0 215 430 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ALHAMBRA PLACE PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0273-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0273-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on Assessor Parcel Number 125-20-301-008 and 125-20-301-020 excluding those portions on Deer Springs Way and Echelon Point Drive required for right-of-way.

2. This Order of Relinquishment shall record concurrent with any mapping action or dedication of rights-of-way or granting of easements.

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

4. 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.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to vacate the existing patent easements along the east and west property lines of each parcel (APNs 125-20-301-008 and 020) located on the south side of Deer Springs Way, approximately 320 feet west of Durango Drive.

ANALYSIS

In October of 2019 the applicant received approval to develop a 334-unit multi-family development on 9.18 acres located to the north and south of Echelon Point Drive, approximately 320 feet west of Durango Drive.

The applicant is requesting to vacate the existing patent easements along the east and west property lines of each parcel. Specifically, 33 feet of patent easement number 1233176, shall be vacated on parcel 125-20-301-008; and 33 feet of patent easement 1232958, shall be vacated on parcel 125-20-301-020. These patent easements (1233176 and 1232958) grant 33 feet along the boundaries of both parcels for roadway and utilities that are not needed for the proposed development.

Staff has no objection to the request to relinquish City's interest in U.S Government Patent Reservations generally located south of Deer Springs Way and west of Durango Drive. Since only City interests are involved, any utility company's interests will need to be addressed with each respective utility company separately and will not be affected by the City relinquishing its interest. Therefore, staff is recommending approval of the request with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/07	The Planning Commission approved a request to Table a request for a Rezoning (ZON-21702) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town center) on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a request to Table a request for a Variance (VAR-21703) to allow a Residential Adjacency setback of 10 feet where 603 feet is the minimum required for a proposed 201-foot tall building on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.
	The Planning Commission approved a request to Table a request for a Special Use Permit (SUP-21704) for High Density (25+ Dwelling Units per Acre) – Single Use on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.
	The Planning Commission approved a request to Table a request for a Site Development Plan Review (SDR-21700) for a proposed maximum 12-story mixed-use development to include 444 residential condominium units, 439,200 square feet of office space, 41,000 square feet of commercial space and an 11-story parking structure, with Waivers to allow a building height of 12 stories in the Urban Zone where a maximum height of seven stories is required and to allow no building step back where an eight-foot step back above three stories is required on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.
10/02/19	The City Council approved a request for a Rezoning (ZON-76993) from U (Undeveloped) [TC (Town Center General Plan Designation] to T-C (Town Center) on 9.19 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-76994) for High Density (25+ Dwelling Units Per Acre) – Single Use on 9.19 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-76995) for a proposed four-story, 334-unit multi-family residential development with Waivers of the Town Center Urban Zone Development Standards on 9.19 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive. The Planning Commission and staff recommended approval.
07/15/20	The Department of Planning administratively approved a request for a Minor Amendment (SDR-78141) of an approved Site Development Plan Review (SDR-76995) to change the building matrix and add garages on 9.18 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive

Most Recent Change of Ownership	
10/2019	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/23/20	A building permit application (C20-02517, C20-02518, C20-02519) for the Deer Springs at Durango Apartment at 8850 Echelon Point Drive was submitted.

Pre-Application Meeting	
10/15/20	Staff conducted a pre-application meeting via email to provide the applicant a project number and a submittal checklist for the requested petition to Vacate.

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

Field Check	
10/30/20	Staff performed a routine field check of the subject site, where nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Gross Acres	9.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped (Approved Multi-Family)	TC (Town Center)	T-C (Town Center)
North	Undeveloped (Under Construction)	TC (Town Center)	T-C (Town Center)
South	CC 215	Right-of-Way	Right-of-Way

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Convenience Store with Fuel Pumps and Car Wash / Secondhand Store	TC (Town Center)	T-C (Town Center)
	Undeveloped		U (Undeveloped)
West	Single Family, Detached	TC (Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District – UC-TC District	Y
Other Plans or Special Requirements	***Compliance***
Northwest Open Space Plan	Y
Trails – Town Center Collector Trail	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Town Center Arterial	Town Center Development Standards Manual	80	N*
Durango Drive	Town Center Parkway	Town Center Development Standards Manual	130	Y
Clark County 215	Expressway	Master Plan of Streets and Highways	150+	Y

**Half-street improvements will be completed in conjunction with the approved multi-family development.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0273
Meeting Date	10/20/2020
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VACATION OF PATENT EASEMENTS

Project Address (Location) DEER SPRINGS WAY & DURANGO DRIVE

Project Name DEER SPRINGS - DURANGO APARTMENTS **Proposed Use**

Assessor's Parcel #(s) 125-20-301-008, 125-20-301-020 **Ward #**

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

Additional Information ZON-76993, PRJ-76906, SDR-76995

Property Owner DEER SPRINGS DURANGO LAND, LLC Contact JAN GOYER

Address 6021 South Fort Apache Road, #100 City LAS VEGAS State NV Zip 89148

E-mail JANG@OVATIONDEV.COM Phone 702-990-2325

Applicant OVATION CONTRACTING, INC. Contact JAN GOYER

Address 6021 South Fort Apache Road, #100 City LAS VEGAS State NV Zip 89148

E-mail JANG@OVATIONDEV.COM Phone 702-990-2325

Representative IMPULSE CIVIL ENGINEERING Contact PETER LAAS

Address 7485 WEST AZURE DRIVE, SUITE 226 City LAS VEGAS State NV Zip 89130

E-mail PLAAS@IMPULSECIVIL.NET Phone 702-815-0720

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 Reinier Santana

Subscribed and sworn before me Reinier Santana

This 16th day of October, 20 20

Olivia Moriarty Notary Public in and for said County and State of Nevada

OLIVIA MORIARTY
Notary Public-State of Nevada
APPT. NO. 20-1363-01
My Appt. Expires 09-11-2023

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

20-0273
10/19/2020

APN:125-20-301-008
PATENT EASEMENT VACATION

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT VACATION IN SUPPORT OF THE "DEER SPRINGS DURANGO" PROJECT.

DESCRIPTION

A PORTION OF THAT CERTAIN PATENT EASEMENT, PATENT NO. 1233176 RECORDED FEBRUARY 10, 1964 IN BOOK 512, AS INSTRUMENT NO. 412556, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20;

THENCE ALONG THE WEST LINE THEREOF, SOUTH 00°04'43" EAST, 40.00 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID WEST LINE, NORTH 89°59'15" EAST, 33.00 FEET TO A POINT HEREIN AFTER REFEREED TO AS **POINT "A"**;

THENCE SOUTH 00°04'43" EAST, 580.50 FEET;

THENCE SOUTH 89°53'04" WEST, 33.00 FEET TO THE WEST LINE OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20;

THENCE ALONG SAID WEST LINE, NORTH 00°04'43" WEST, 580.56 FEET TO THE **POINT OF BEGINNING**.

AREA 1 CONTAINING 19,157 SQUARE FEET, MORE OR LESS.

AREA 2:

COMMENCING AT THE AFOREMENTIONED **POINT "A"**;

P:\OVT\19136 - Deer Springs & Durango\LEGALS\19136-VAC_01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

APN:125-20-301-008

20-0273
10/19/2020

THENCE NORTH 89°59'15" EAST, 265.86 FEET;

THENCE SOUTH 81°58'46" EAST, 1.85 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 81°58'46" EAST, 33.33 FEET TO THE EAST LINE OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20;

THENCE ALONG SAID EAST LINE, SOUTH 00°03'04" EAST, 575.04 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°53'04" WEST, 33.00 FEET;

THENCE NORTH 00°03'04" WEST, 579.76 FEET TO THE **POINT OF BEGINNING**.

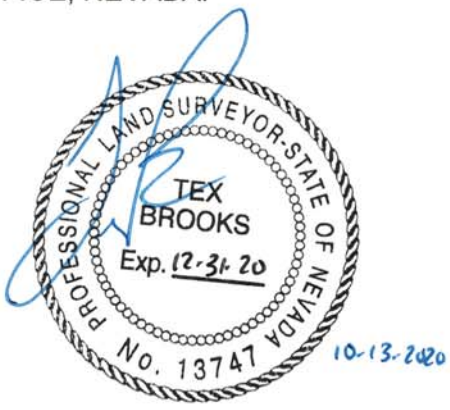
AREA 2 CONTAINING 19,054 SQUARE FEET, MORE OR LESS.

TOTAL AREA 38,211 SQUARE FEET, MORE OR LESS.

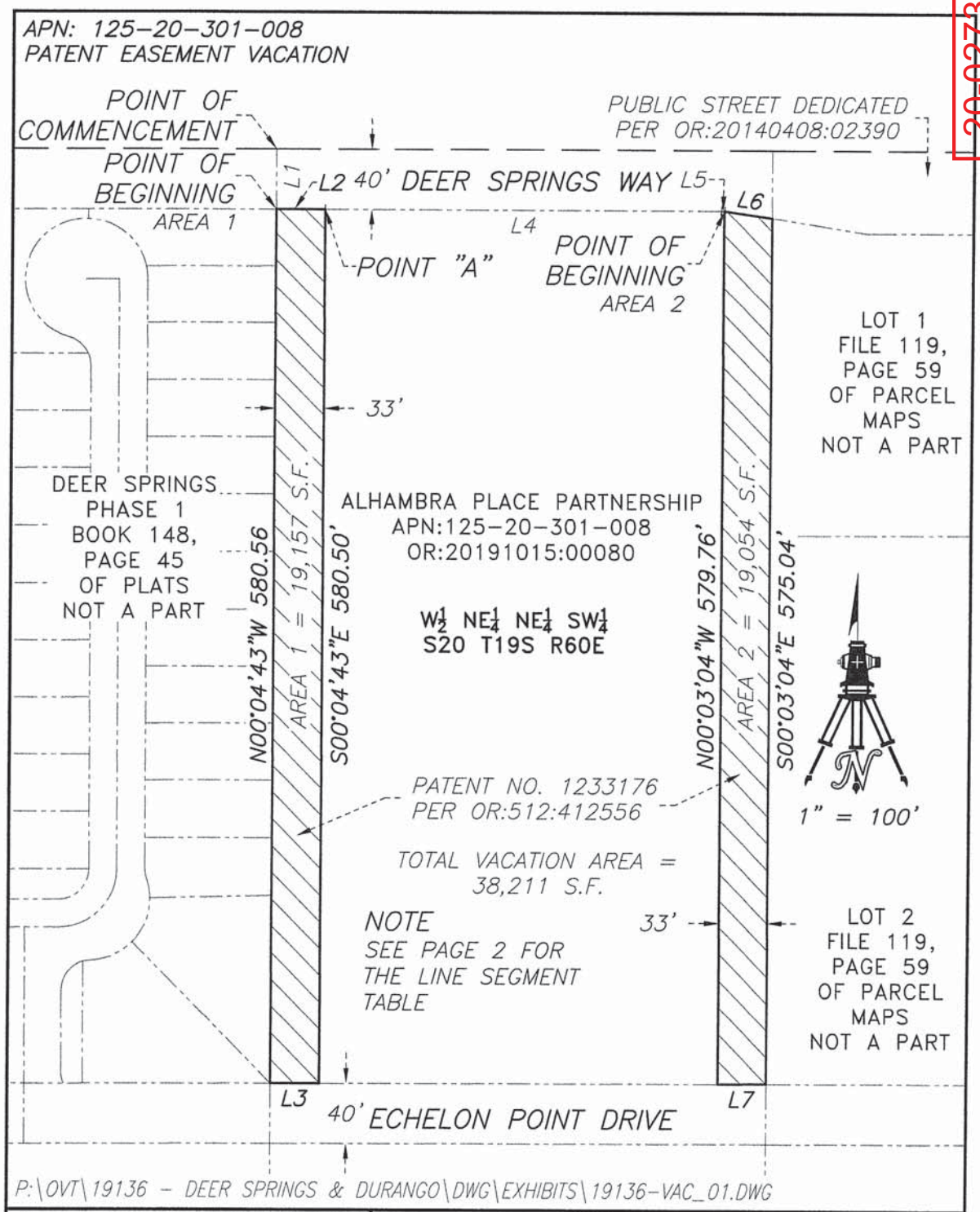
SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS
NORTH 89°59'15" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF IN BOOK 148, PAGE 45 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



20-0273
10/19/2020



WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF S. 20, T. 19 S., R. 60 E., M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 2

APN: 125-20-301-008
PATENT EASEMENT VACATION

20-0273
10/19/2020

LINE	BEARING	DISTANCE
L1	S00°04'43"E	40.00'
L2	N89°59'15"E	33.00'
L3	S89°53'04"W	33.00'
L4	N89°59'15"E	265.86'
L5	S81°58'46"E	1.85'
L6	S81°58'46"E	33.33'
L7	S89°53'04"W	33.00'

P:\OVT\19136 - DEER SPRINGS & DURANGO\DWG\EXHIBITS\19136-VAC_01.DWG

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

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF S. 20, T. 19 S., R. 60 E., M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

20-0273
10/19/2020

APN:125-20-301-020
PATENT EASEMENT VACATION

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT VACATION IN SUPPORT OF THE "DEER SPRINGS DURANGO" PROJECT.

DESCRIPTION

A PORTION OF THAT CERTAIN PATENT EASEMENT, PATENT NO. 1232958 RECORDED JANUARY 24, 1964 IN BOOK 508, AS INSTRUMENT NO. 409466, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST AND WEST 33.00 FEET OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20;

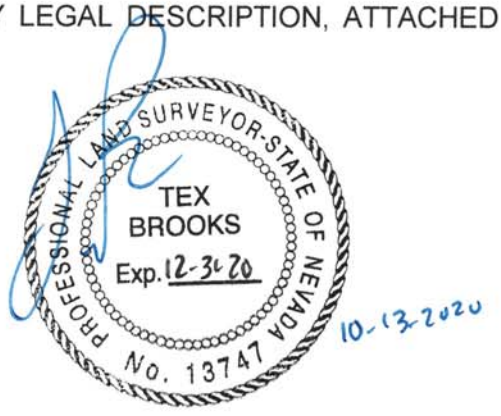
EXCEPTING THEREFROM THE NORTH 40.00 FEET THEREOF;

FURTHER EXCEPTING THEREFROM THAT PORTION OF "CLARK COUNTY 215" AS RESERVED BY THAT CERTAIN "NOTICE OF ENTRY OF JUDGEMENT AND ORDER IN CONDEMNATION OF REAL PROPERTY" RECORDED MAY 15, 2018 IN BOOK 20180515 AS INSTRUMENT NO. 01172, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 33,922 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

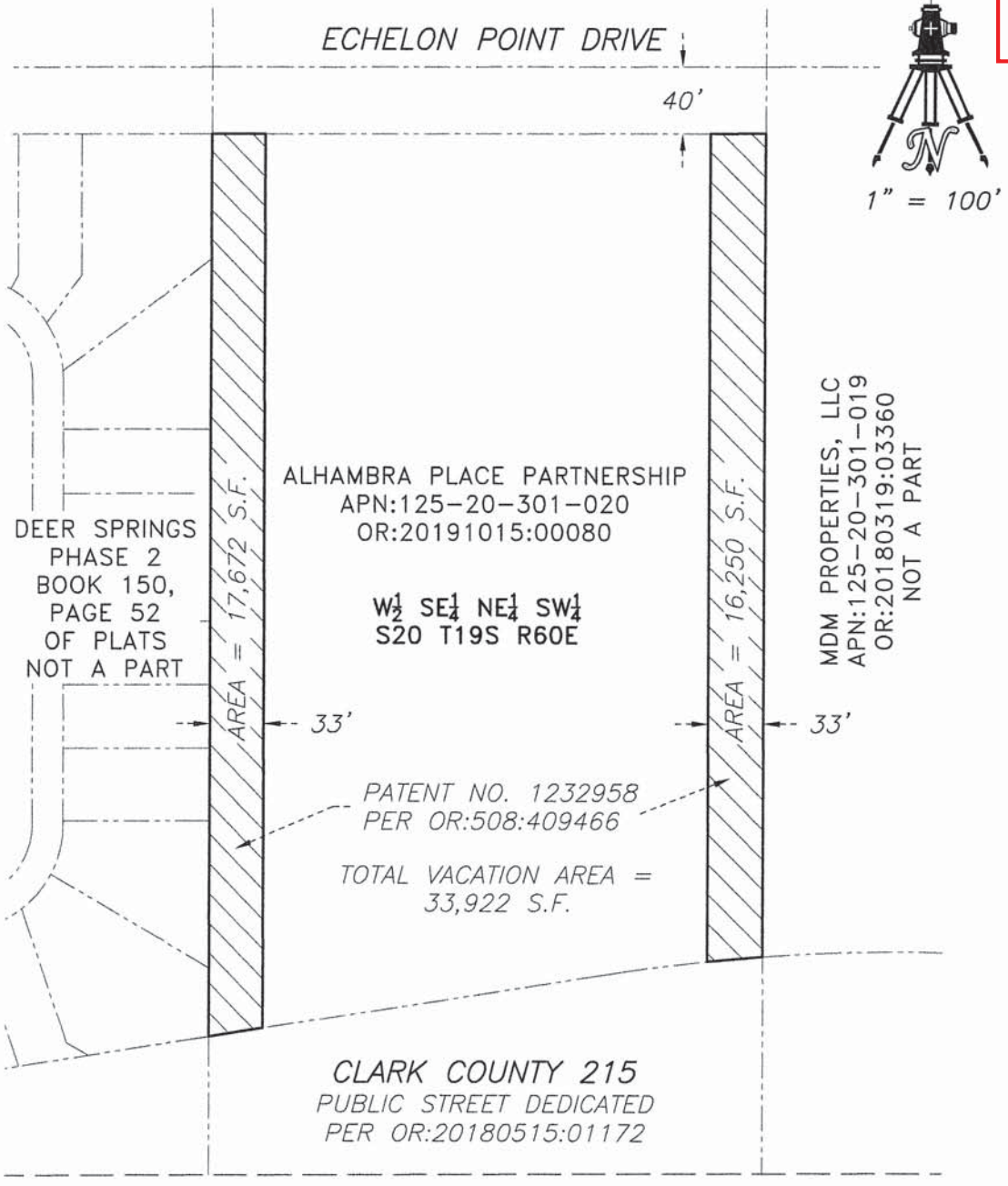
TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



P:\OVT\19136 - Deer Springs & Durango\LEGALS\19136-VAC_02.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

20-0273
10/19/2020

APN: 125-20-301-020
PUBLIC STREET DEDICATION

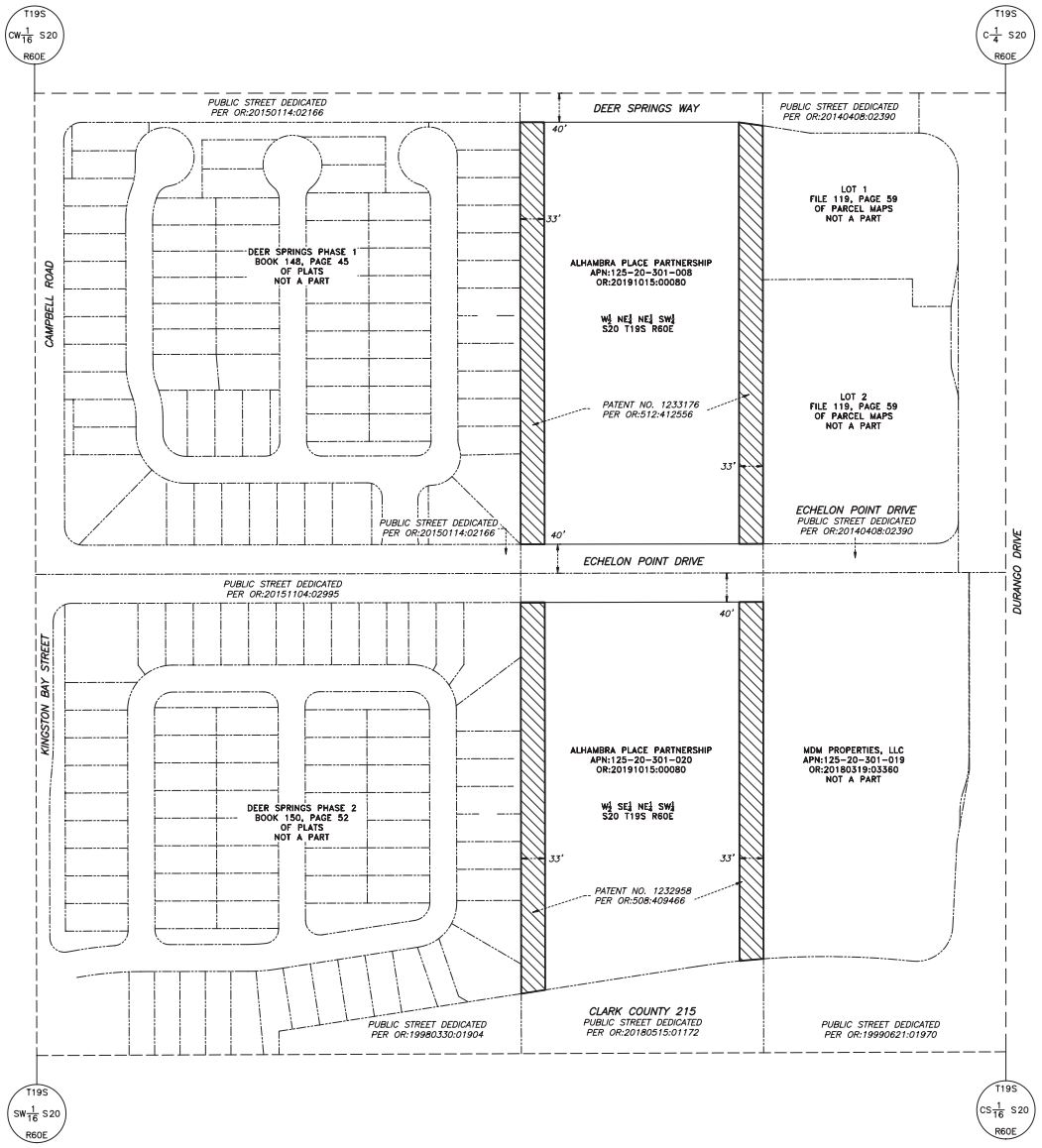


P:\OVT\19136 - DEER SPRINGS & DURANGO\DWG\EXHIBITS\19136-VAC_02.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF S. 20, T. 19 S., R. 60 E., M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

OVERALL VACATION EXHIBIT

SITUATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



0 40 80 160

(IN FEET)
1 INCH = 80 FT.

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- OR: OFFICIAL RECORDS
- APN ASSESSOR'S PARCEL NUMBER
- EASEMENT AREAS TO BE VACATED

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA TERRY J. BROOKS No.15747 Exp 12/31/20

10/13/2020

WALLACE MORRIS KLINE SURVEYING, LLC
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

REV:	DATE:	DESCRIPTION:

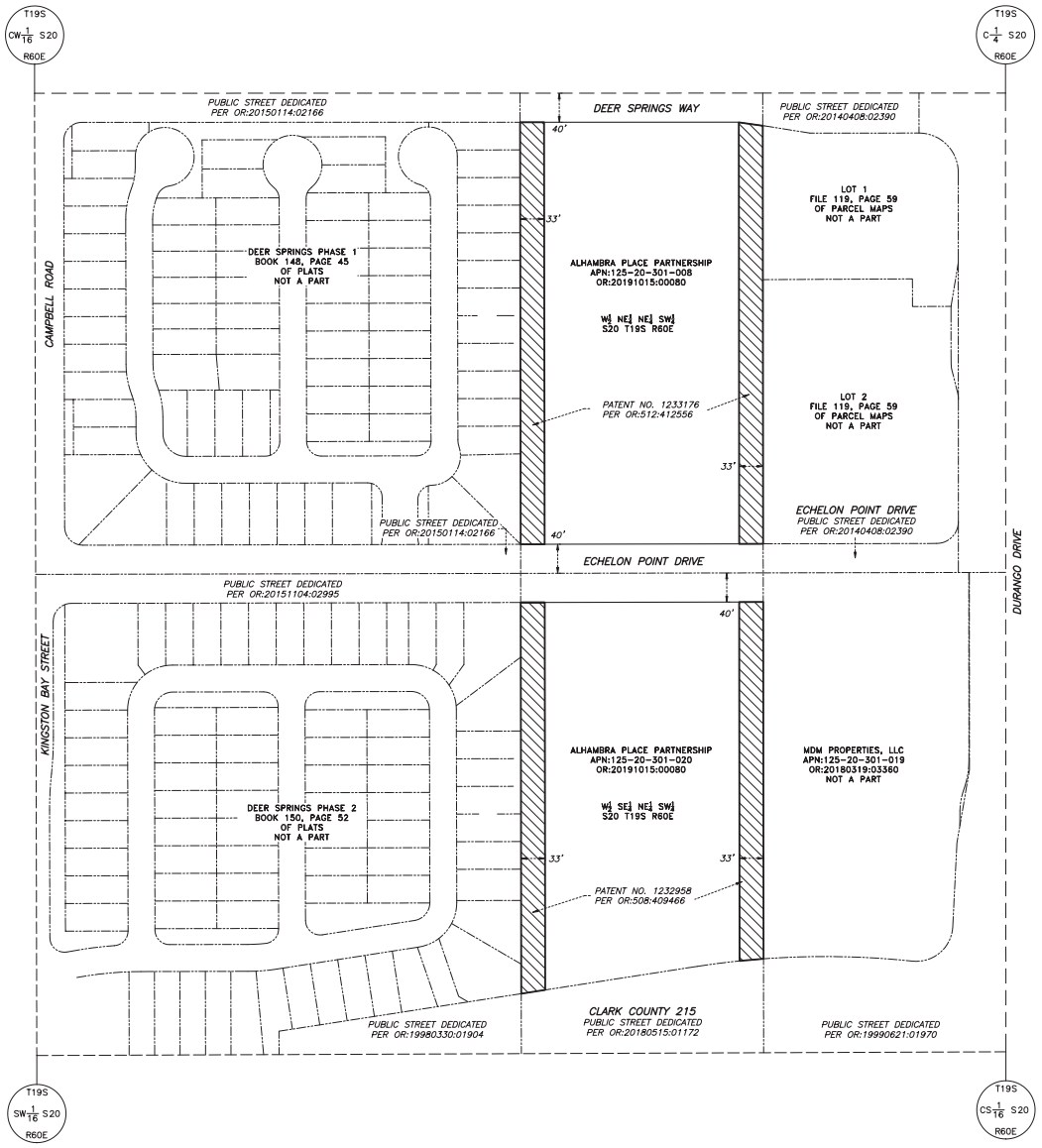
DEER SPRINGS - DURANGO
APN'S: 125-20-301-008 AND 020
OVATION DEVELOPMENT CORP.
OVERALL VACATION EXHIBIT

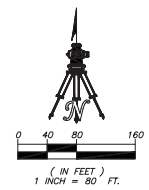
DATE:	10/12/2020
DRAFTER:	CKW
FIELD:	MK
CHECKED:	TJB
JOB NO.	OVT-19136
SHEET	1
OF	1 SHEETS

C:\Users\CKW\Desktop\OVT-19136 - DEER SPRINGS & DURANGO\DWG\EXHIBITS\19136-VAC.DWG 10/12/2020 1:10 PM CKW

OVERALL VACATION EXHIBIT

SITUATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA





LEGEND

	SUBJECT PROPERTY BOUNDARY LINE
	RIGHT-OF-WAY LINE
	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	ADJOINING LOT LINE
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
	EASEMENT AREAS TO BE VACATED

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA TEX J. BROOKS Exp. 12/31/20 No. 13747

10/13/2020

WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

REV:	DATE:	DESCRIPTION:

DEER SPRINGS - DURANGO
APN'S: 125-20-301-008 AND 020
OVATION DEVELOPMENT CORP.
OVERALL VACATION EXHIBIT

DATE:	10/12/2020
DRAFTER:	CKW
FIELD:	MK
CHECKED:	TJB
JOB NO.	OVT-19136
SHEET	1 OF 1 SHEETS

4-1222
(Aug. 1957)

Nevada 060999

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**
has been issued showing that full payment has been made by the claimant
Roberta Jarrett
pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 60 E.,

Sec. 20, W½SE¼NE¼SW¼.

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **TWELFTH** day of **AUGUST** in the year of our Lord one thousand nine hundred and **SIXTY-THREE** and of the Independence of the United States the one hundred and **EIGHTY-EIGHTH.**

[SEAL]

For the Director, Bureau of Land Management.

By Elizabeth A. Hughes

Chief, Patents Section.

20-0273
10/20/2020

Patent Number 1232958

U. S. GOVERNMENT PRINTING OFFICE 16—68764-5

4-1222
(Aug. 1957)

Nevada 060994

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant

Ellen Ballard

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 60 E.,

Sec. 20, W½NE¼NE¼SW¼.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWENTY-SIXTH day of AUGUST in the year of our Lord one thousand nine hundred and SIXTY-THREE and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

[SEAL]

For the Director, Bureau of Land Management.

20-0273
10/20/2020

By Elizabeth B. Hucks
Chief, Patents Section.

Patent Number 1233176

U. S. GOVERNMENT PRINTING OFFICE 16—68764-5



20-0273-VAC1 - APPLICANT/OWNER: ALHAMBRA PLACE PARTNERSHIP
SOUTH SIDE OF DEER SPRINGS WAY WEST OF DURANGO DRIVE

10/30/2020

Impulse
Civil Engineering & Planning
7485 West Azure Drive, Suite 226
Las Vegas, NV 89130
PHONE 702-815-0709
FAX 702-458-8535

October 16, 2020

City of Las Vegas
Planning and Development Department
300 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter for Vacation of Patent Easements (20-0273)
Deer Springs – Durango Apartments
APNs: 125-20-301-008 & -020

To Whom It May Concern:

Please be advised that this office represents Ovation Development (The Applicant) in the above reference matter. The Applicant is requesting to develop a 334 multi-family unit development on properties located to the north and south side of Echelon Point Drive and approximately 330' west of Durango Drive, more particularly described as APNs 125-20-301-008 and 125-20-301-020. The site is approximately 9.18 acres.

Vacation of Patent Easements

We are respectfully requesting a vacation of the existing patent easements along the east and west property lines of each parcel. 33' of patent easement 1233176 shall be vacated on parcel 125-20-301-008 and 33' of patent easement 1232958 shall be vacated on parcel 125-20-301-020 as these easements are not needed along the east and west portions of the site. The patent easements 1233176 and 1232958 grant 33' along the boundaries of both parcels for roadway and utilities and are not needed along the east and west boundaries of both parcels. We respectfully request the approval of the vacation of these portions of the patent easements.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering

Peter J. Laas, P.E.
Principal
CC: Jan Goyer, Ovation Development

20-0273
10/20/2020

$$I = \int F \cdot dt$$

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/03/2020

CASE: 20-0273-VAC1

SUBJECT: APPLICANT/OWNER: ALHAMBRA PLACE PARTNERSHIP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** 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, DECEMBER 7, 2020.***

V.P. — 12/3/20

Signature — Date

Scott Lawrence

Please Print Name

Ovation Contracting, Inc

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
ITEM 29

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
30

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

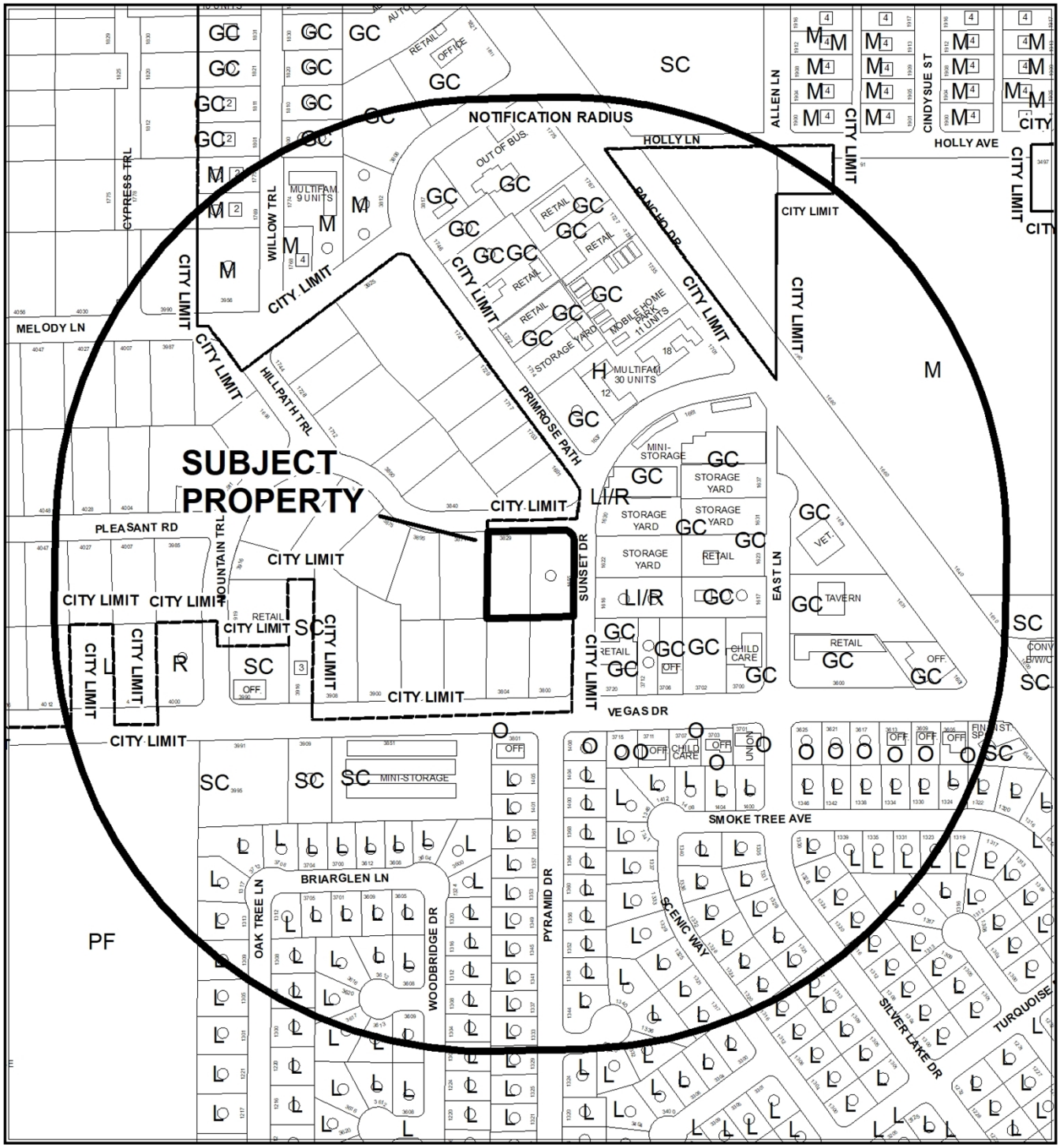
SUBJECT:
ABEYANCE - 20-0142 - PUBLIC HEARING - APPLICANT/OWNER: MARLON L JOHNSON - For the possible action on the following Land Use Entitlement project requests on 0.92 acres at southwest corner of Mountain Trail and Sunset Drive (APNs 139-19-812-038 and 039), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 1/20/2021

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

RECOMMENDATION:
Staff recommends on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0142-GPA1
2. Land Use Map for 20-0142-GPA1
3. Location and Aerial Maps
4. Land Use Map for 20-0412-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Backup Documentation Submitted for the October 13, 2020 Planning Commission Meeting



0 262.5 525

Feet

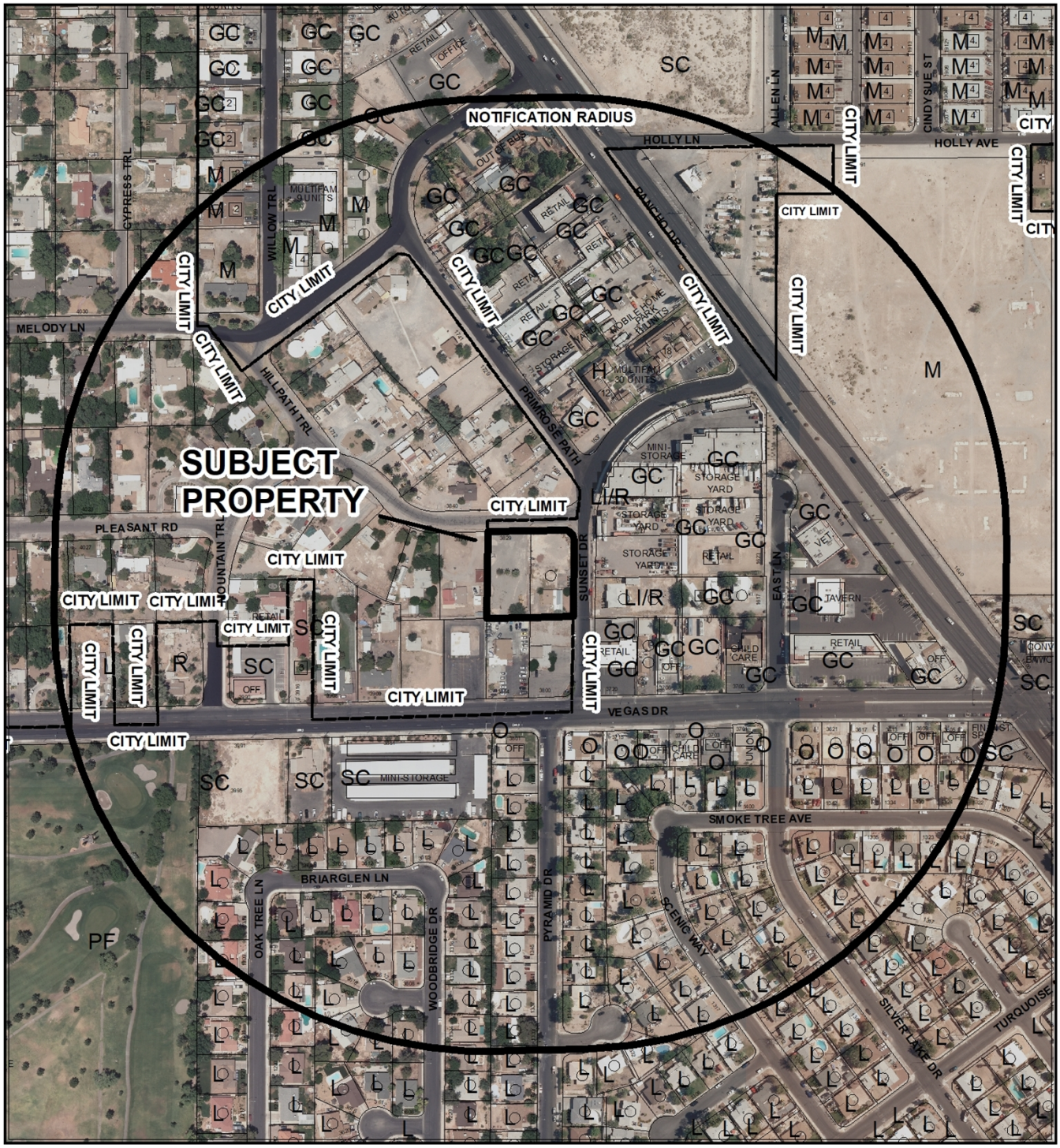
CASE: **20-0142-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

N



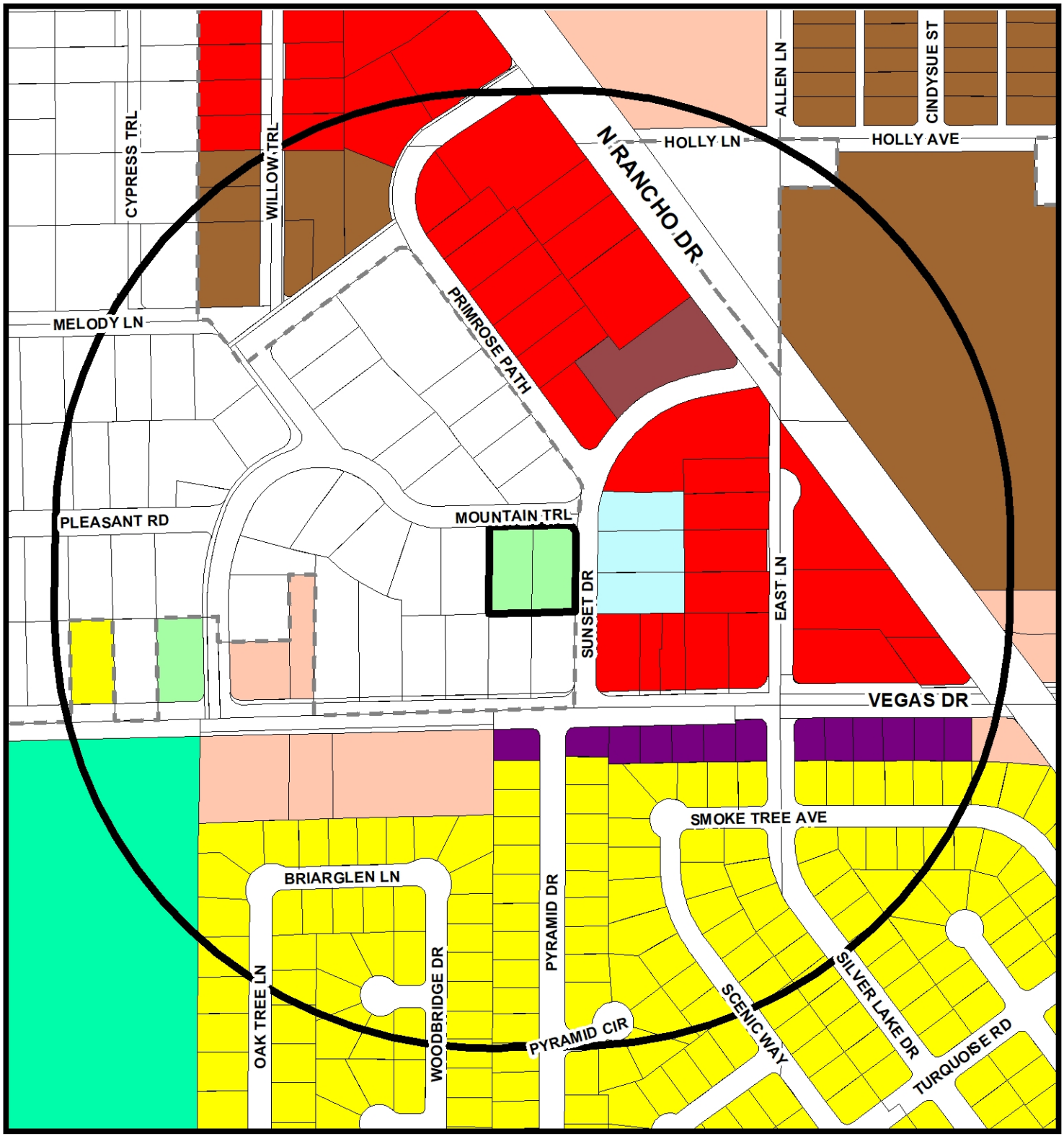
CASE: **20-0142-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

20-0142-GPA1



General Plan Amendment

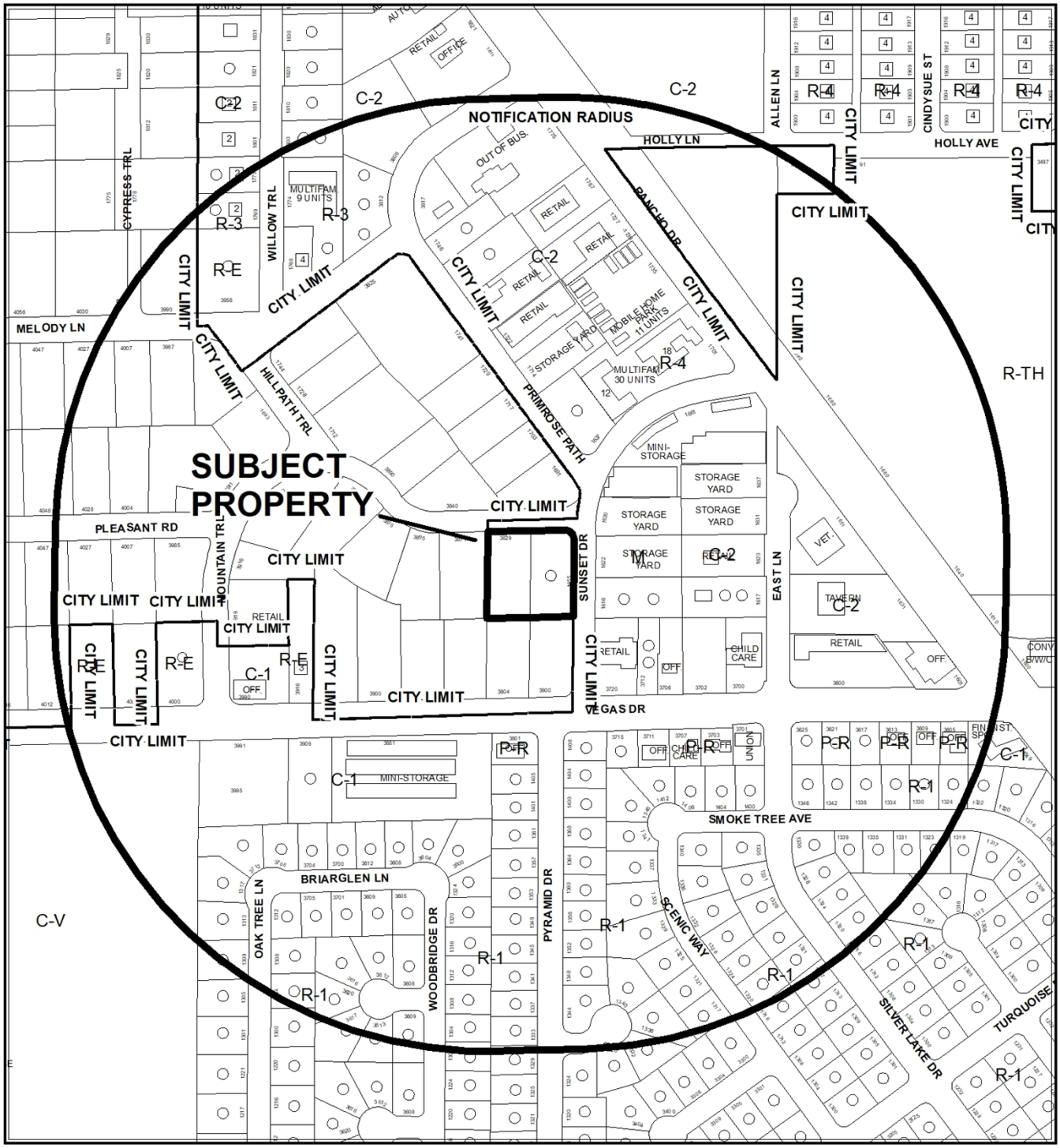
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research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

FROM R TO LI/R

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, September 1, 2020

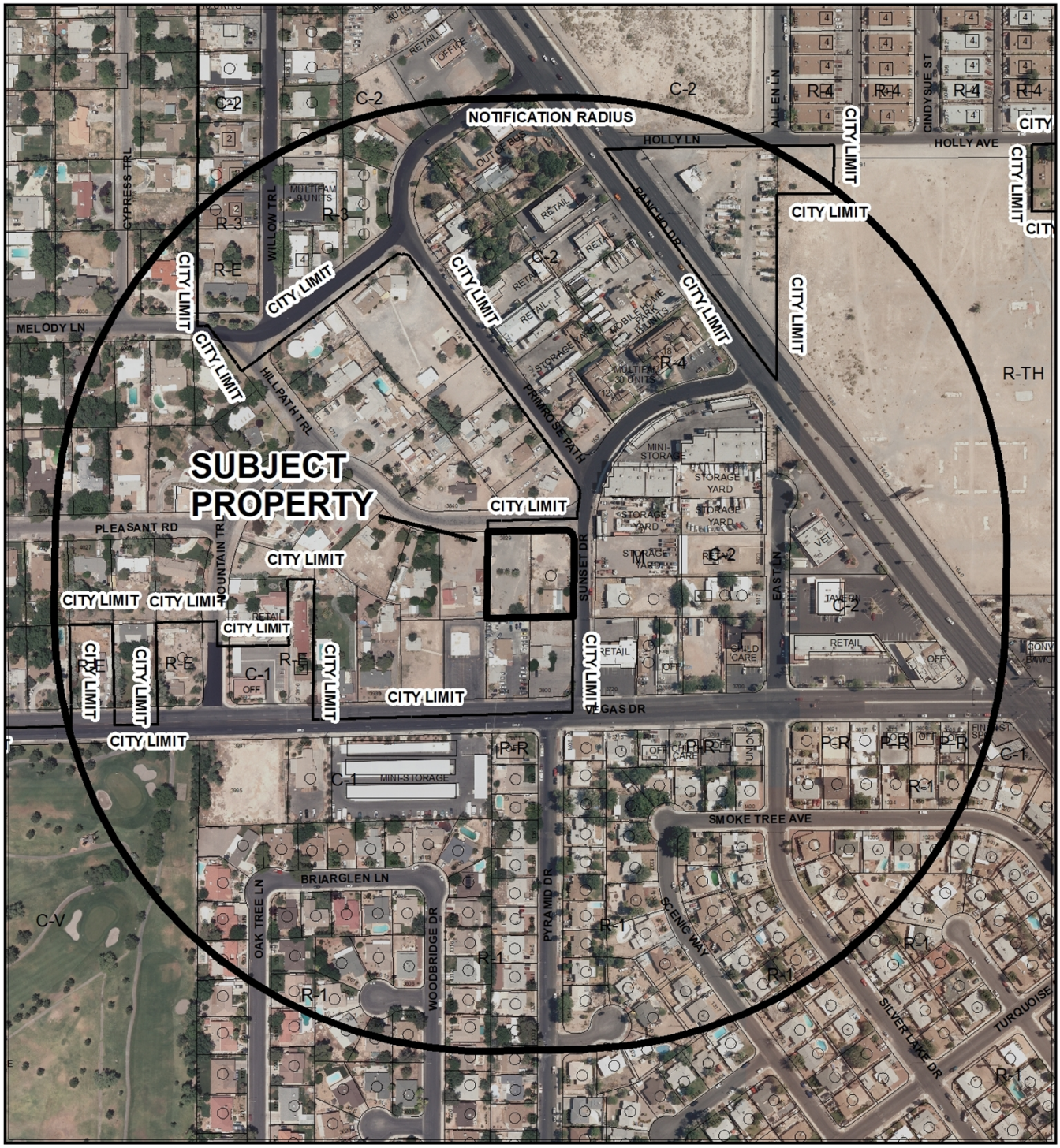


CASE: **20-0142**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND U(R) UNDEVELOPED (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 262.5 525 Feet

CASE: **20-0142**

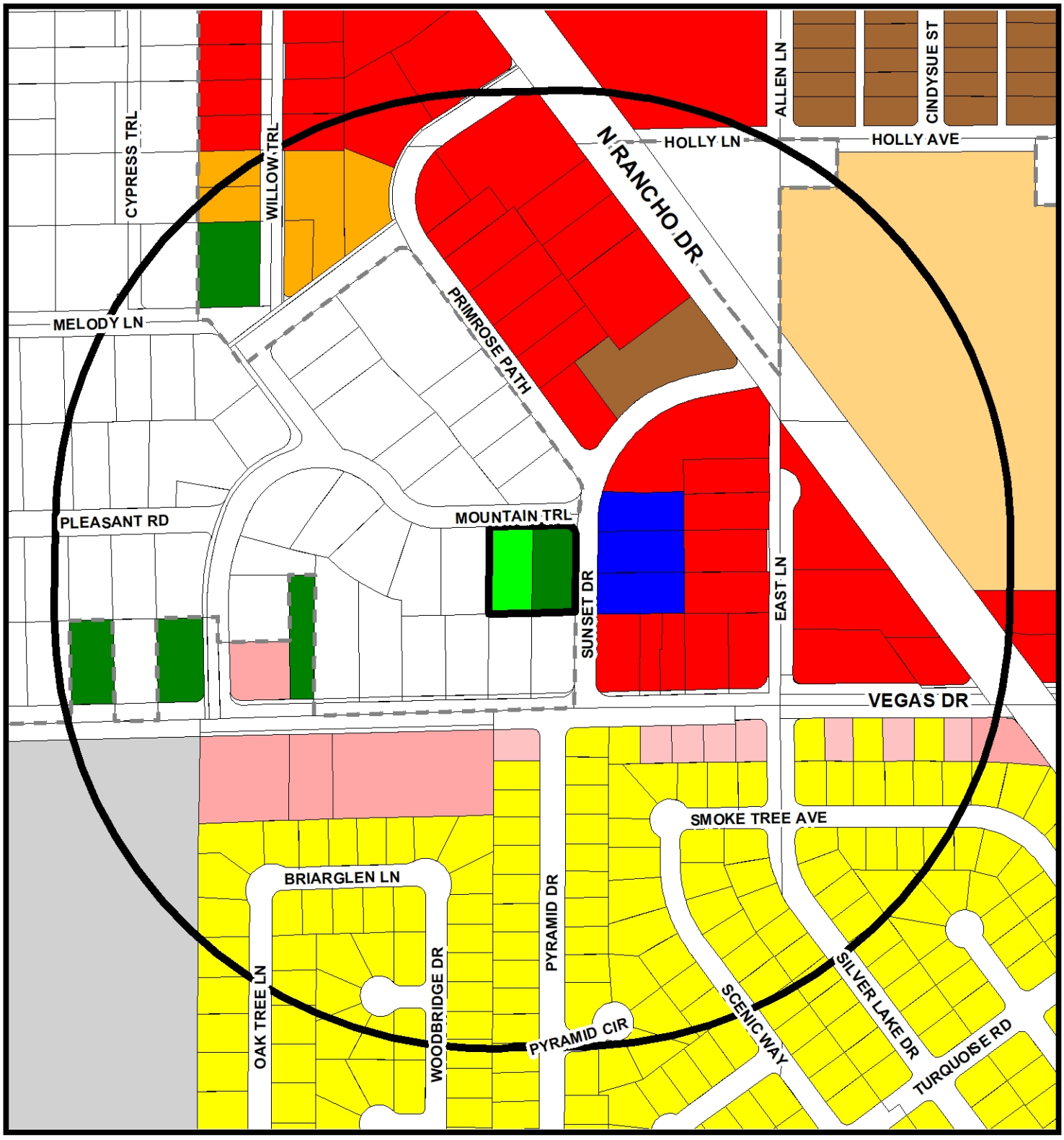
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND U(R) UNDEVELOPED (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

20-0142-ZON1



Zoning

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

FROM R-E AND U(R) TO M

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, September 1, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARLON L JOHNSON

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0142-GPA1	Staff recommends DENIAL.	
20-0142-ZON1	Staff recommends DENIAL.	20-0142-GPA1
20-0142-VAR1	Staff recommends DENIAL, if approved subject to conditions:	20-0142-GPA1 20-0142-ZON1
20-0142-VAR2	Staff recommends DENIAL, if approved subject to conditions:	20-0142-GPA1 20-0142-ZON1
20-0142-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0142-GPA1 20-0142-ZON1 20-0142-VAR1 20-0142-VAR2

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 226

PROTESTS 4

APPROVALS 0

JB

** CONDITIONS **

20-0142-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0142-GPA1) and Rezoning (20-0142-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0142-VAR2) and Site Development Plan Review (20-0142-SDR1) shall be required, if approved.

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

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

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

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

JB

20-0142-VAR2 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0142-GPA1) and Rezoning (20-0142-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0142-VAR1) and Site Development Plan Review (20-0142-SDR1) shall be required, if approved.

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

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

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

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

Public Works

6. Construction of improvements on Mountain Trail and Sunset Drive may be deferred provided that the applicant make a deferral contribution based on improvements not constructed per Standard Drawing numbers 244.10 for Mountain Trail and a contribution based on Standard improvements on Sunset Drive. The improvement contribution shall be equal to 50% of the City's bond estimate costs for deferred improvements on both Mountain Trail and Sunset Drive for all deferred improvements on Mountain Trail and Sunset Drive. Street lights are not required as part of the deferred improvement contribution.

7. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance City Standards for all improvements not required to be constructed at this time as a result of the requested Variance. Such Covenant Running with Land agreement shall record prior to the issuance of any permits or the recordation of a map for this site, whichever occurs first.

JB

20-0142-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0142-GPA1) and Rezoning (20-0142-ZON1) and conformance to the conditions for Variance (20-0142-VAR1) and Variance (20-0142-VAR2) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 09/5/20, landscape plan date stamped 12/01/20; and building elevations date stamped 08/25/20, except as amended by conditions herein.

4. A Waiver from Title 19.08.100 is hereby approved, to allow no perimeter landscaping where 15 feet is required adjacent to the right of way and eight feet is required along the interior lot lines.

5. An Exception from Title 19.08.110 is hereby approved, to allow zero interior parking lot trees where three trees are required.

6. An Exception from Title 19.08.040 is hereby approved, to allow 24 perimeter landscape trees where 34 trees are 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

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

Public Works

14. Unless otherwise allowed by Variance (20-0142-VAR2), construct all incomplete half-street improvements on Mountain Trail and Sunset Drive to meet City standards including transition paving concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. Construct public sewer to this site from Rancho Drive or Vegas Drive at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works. Abandon the existing temporary individual sewage disposal septic system prior to connection to the public sewer.

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

17. Submit a License Agreement for landscaping and private improvements in the Mountain Trail and Sunset Drive public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Heavy Machinery and Equipment (Storage) use on 0.92 acres at the southwest corner of Mountain Trail and Sunset Road.

ISSUES

- A General Plan Amendment (20-0142-GPA1) is requested to amend a portion of the Southeast Sector Plan from R (Rural Density Residential) to LI/R (Light Industry/Research) on 0.92 acres at 1655 Sunset Drive and 3829 Mountain Trail. Staff does not support this request.
- A Rezoning (20-0142-ZON1) is requested to rezone 1655 Sunset Drive from R-E (Residence Estates) to M (Industrial) and 3829 Mountain Trail from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to M (Industrial). Staff does not support this request.
- The Heavy Machinery and Equipment (Storage) use is permitted in the M (Industrial) zoning district.
- The applicant has requested a Variance (20-0142-VAR1) to allow an eight-foot tall front yard wall/fence where a five-foot tall front yard wall/fence is the maximum allowed. Staff does not support this request.
- The applicant has requested a Variance (20-0142-VAR2) to allow no offsite half-street improvements (curb, sidewalks, gutters) where such are required. Staff does not support this request.
- A Site Development Plan Review (20-0142-SDR1) has been requested for a Heavy Machinery and Equipment (Storage) use on the subject site. Staff does not support this request.
- The applicant has requested a Waiver to allow no perimeter landscaping where 15 feet is required adjacent to the right of way and eight feet is required along the interior lot lines. Staff does not support this request.
- The applicant has requested an Exception from Title 19.08.110, to allow zero interior parking lot trees where three trees are required. Staff does not support this request.
- The applicant has requested an Exception from Title 19.08.040, to allow zero perimeter landscape trees where 34 trees are required. Staff does not support this request.
- On December 1st, 2020 the applicant submitted a revised landscape plan which removed all perimeter landscaping.

JB

ANALYSIS

The applicant has proposed a Site Development Plan Review (20-0142-SDR1) to develop a Heavy Machinery and Equipment (Storage) use on 0.92 acres at the southwest corner of Mountain Trail and Sunset Drive. The subject site consist of two parcels, which are currently zoned R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation]. Both parcels have an existing R (Rural Density Residential) General Plan Designation.

The subject sites are located in the Southeast Sector of the General Plan .The applicant has submitted a request for a General Plan Amendment (20-0142-GPA1) from R (Rural Density Residential) to LI/R (Light Industry/Research). The LI/R land use category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate. Adjacent General Plan Designations are RN (Rural Neighborhood) – Clark County land use designation to the west and north, CG (Commercial General) – Clark County designation to the south and LI/R (Light Industry/Research) to the east.

In addition, the applicant has requested a Rezoning (20-0142-ZON1) from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to M (Industrial) across both parcels in order to facilitate the proposed Heavy Machinery and Equipment (Storage) use. The M zone is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M zoning district is in conformance with the LI/R land use designation. Adjacent zoning districts are H-2 (General Highway Frontage) – Clark County and R-E (Rural Estates Residential) – Clark County to the north; R-E (Rural Estates Residential) – Clark County to the west; C-2 (General Commercial) – Clark County to the south and M (Industrial) to the east.

A Heavy Machinery and Equipment (Storage) use is defined in Title 19.12 as: “A lot or facility used for the storage of heavy construction equipment, machinery and vehicles.” The proposed General Plan Amendment to LI/R (Light Industry/Research) and Rezoning to M (Industrial) will permit the proposed use.

The applicant has requested two accompanying Variances for the proposed development. The first Variance (20-0142-VAR1) has been requested to allow an eight-foot tall front yard wall/fence where five feet is the maximum allowed. Per Title 19.08.040, outdoor storage areas shall be screened from public view from all rights-of-way, pedestrian areas, and parking lots. Screening includes, without limitation, solid walls and landscaping of a density sufficient to screen the use. The second Variance (20-0142-VAR2) has been requested to allow no offsite half-street improvements (curb, sidewalks, gutters) where such are required on Mountain Trail and Sunset Drive adjacent to the subject site.

The proposed development will result in the existing 1,400 square-foot single-family dwelling at 1655 Sunset Drive to be converted into an office for the proposed development; however, no buildings are proposed in conjunction with this Site Development Plan Review. The two parcels will need to be consolidated to avoid the need for Waivers for landscape buffers between the two properties at 1655 Sunset Drive and 3829 Mountain Trail. The applicant has requested a waiver of Title 19.08.100 development standards to allow no perimeter landscaping where 15 feet is required adjacent to the right of way and eight feet is required along the interior lot lines. Also, the applicant has requested an Exception from Title 19.08.110 development standards, to allow zero interior parking lot trees where three trees are required and an Exception from Title 19.08.040 development standards, to allow zero perimeter landscape trees where 34 trees are required.

Access to the site is provided from Mountain Trail and Sunset Drive, which are both 50-foot wide Local Streets. The submitted site plan indicates three employees and five facility vehicles are proposed for the development. The submitted site plan depicts eight parking spaces, including one van accessible parking space on a paved surface within the storage area, which complies with Title 19.12 parking development standards.

Staff has determined the proposed project is not compatible with surrounding development in the area, as existing residential uses are adjacent to the subject site to the west and north; furthermore the associated Variances reinforce the incompatibility of the propose development with surrounding land uses. Therefore, staff recommends denial of this project with conditions.

FINDINGS (20-0142-GPA1)

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

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

   The proposed density and intensity of the proposed LI/R (Light Industry/Research) General Plan designation is not compatible with the adjoining RN (Rural Neighborhood) – Clark County land use designation to the west and north of the subject site.

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

   The proposed LI/R (Light Industry/Research) General Plan designation allows the M (Industrial), C-M (Commerical/Industrial), C-2 (General Commercial), C-1 (Limited Commercial), O (Office) and P-O (Professional Office) zoning districts. Due to the subject sites proximity to the RN (Rural Neighborhood) – Clark County land use designation neighborhood to the west and north of the subject site, the proposed general plan amendment would be incompatible with existing adjacent land uses and zoning districts.

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

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

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

   Amending the existing General Plan designation to Light Industrial/Research does not conform to the intent of the Commercial and Industrial Development Standards, Title 19.08.020, which strives to “to encourage sensitive design and planning of commercial and industrial development which enhances compatibility between the built environment and the natural environment and will not negatively impact the use and enjoyment of adjacent and neighboring properties.”

FINDINGS (20-0142-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning (20-0142-ZON1) application from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to M (Industrial) on the subject site is consistent with the proposed LI/R (Light Industry/Research) General Plan Amendment.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The proposed land use on the subject site is not compatible with the surrounding land uses and zoning districts, particularly with the single family dwellings to the north and west of the subject site.

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

   Growth and development factors in the surrounding community do not indicate the need for industrial zoning encroaching into the existing rural residential neighborhood west of Sunset Drive.

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

   Site access is provided from Mountain Trail and Sunset Drive, which are both 50-foot wide Local Streets as designated by Title 13. These streets are sufficient in size to accommodate the needs of the proposed use.

FINDINGS (20-0142-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a front yard wall that is taller than permitted in Title 19. Alternatively, a reduction of the front yard wall height to five feet 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 (20-0142-VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not install offsite half-street improvements (curb, sidewalks, gutters) where such are required. Installation of the required half-street improvements 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 (20-0142-SDR1)

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

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

   The proposed Heavy Machinery and Equipment (Storage) use is not compatible with adjacent development, particularly with the single family dwellings to the north and west of the subject site. Variances are required for this development as the height of the front yard walls exceed Title 19 standards and no half-street improvements (curb, gutter and sidewalk) have been proposed for the development.

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

   The proposed development is not consistent with Title 19 Development Standards, as it requires Variances for front yard wall heights and no half-street improvements (curb, gutter and sidewalk) where such are required.

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

   Site access is provided from Mountain Trail and Sunset Drive, which are both 50-foot wide Local Streets as designated by Title 13. These streets are sufficient in size to accommodate the needs of the proposed use.

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

No new buildings are proposed as part of the development, the site currently has a 1,400 square-foot single family home that will be converted into an office for the proposed development. The applicant has requested a waiver to allow no perimeter landscaping where 15 feet is required adjacent to the right of way and eight feet is required along the interior lot lines.

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 of the existing 1,400 square-foot single family home that will be converted into an office of the proposed development are not unsightly, undesirable, or obnoxious in appearance.

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

   Development of the site will be subject to inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/30/07	A Code Enforcement case (CE-49930) was processed for house trailer parked - being stripped - window panes, aluminum siding, have been removed at 1655 Sunset Drive. The case was resolved on 02/05/07.
08/01/07	The City Council approved a Petition of Annexation (ANX-20735) of property generally located a 3829 Mountain Trail. The Planning Commission recommended approval of the request.
10/13/20	The Planning Commission voted (7-0) to hold in ABEYANCE the following Land Use Entitlement project requests: 20-0142-GPA1, ZON1, VAR1, VAR2 and SDR1 to the December 8, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
04/04/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no associated Building Permits of Business Licenses associated with the subject site.

Pre-Application Meeting	
08/12/20	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning and Site Development Plan Review on the subject site for a Heavy Equipment Storage development.

Neighborhood Meeting	
09/29/20	A neighborhood meeting was held at City Hall at 495 North Main Street, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning and Site Development Plan Review for a Heavy Equipment Storage development at the subject site, Assessor's Parcels 139-19-812-038 and 039. The meeting was attended by one staff member. There were zero (0) members of the public; as such, there were no concerns raised regarding the proposed General Plan Amendment, Rezoning, two Variances and Site Development Plan Review request.

Field Check	
09/03/20	During a routine site inspection staff observed a single family dwelling will heavy equipment and vehicles being stored in the rear of the property on dirt. There were no half-street improvements (curb, gutter and sidewalk) installed adjacent to the subject site.

Details of Application Request	
Site Area	
Net Acres	0.92

JB

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached Dwelling	R (Rural Density Residential)	R-E (Residence Estates)
	Undeveloped		U(R) Undeveloped (Rural Density Residential) General Plan Designation
North	Single Family Detached Dwelling	RN (Rural Neighborhood) – Clark County	H-2 (General Highway Frontage) – Clark County
			R-E (Rural Estates Residential) – Clark County
South	General Retail	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
East	Outdoor Storage Facility	LI/R (Light Industry/Research)	M (Industrial)
West	Single Family Detached Dwelling	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County

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

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.100, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	200 Feet	Y
Min. Setbacks			
• Front (Sunset Drive)	10 Feet[1]	22 Feet	Y
• Side	10 Feet[1]	10 Feet	Y
• Corner	10 Feet[1]	142 Feet	Y
• Rear	0 Feet[1-2]	130 Feet	Y
Max. Building Height	N/A	One Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

1. Where adjacent to, or across the street from, a residential district, the minimum setback from the property line or the street right-of-way line shall be fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.
2. Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	1.00	1.00
U (Undeveloped) [R (Rural Density Residential) General Plan Designation]	1.00	1.00
Proposed Zoning	***Permitted Density***	***Units Allowed***
M (Industrial)	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59	3.00
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R (Light Industry/Research)	N/A	N/A

JB

Pursuant to Title 19.08.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• South	1 Tree / 20 Linear Feet	10 Trees	4 Trees	N*
• East	1 Tree / 20 Linear Feet	6 Trees	2 Trees	N*
• West	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
TOTAL PERIMETER TREES		**34 Trees**	**24 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	3 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N***
• South	8 Feet		0 Feet	N***
• East	0 Feet		0 Feet	N***
• West	8 Feet		0 Feet	N***
Wall Height	8 Feet		8 Feet	Y

* The applicant has requested an Exception from Title 19.08.040, to allow zero perimeter landscape trees where 34 trees are required.
** The applicant has requested an Exception from Title 19.08.110, to allow zero interior parking lot trees where three trees are required.
*** The applicant has requested a Waiver to allow no perimeter landscaping where 15 feet is required adjacent to the right of way and eight feet is required along the interior lot lines.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Mountain Trail	Local Street	Title 13	50	Y
Sunset Drive	Local Street	Title 13	50	Y

JB

Streetscape Standards	***Required***	***Provided***	***Compliance***
Title 19 Complete Street Standards	Half street improvements require the installation of curb, gutter and sidewalk on Mountain Trail and Sunset Drive.	No curb, gutter and sidewalk on Mountain Trail and Sunset Drive.	N*

* The applicant has requested a Variance (20-0142-VAR2) to allow no offsite improvements (curb, sidewalks, gutters) where such are required.

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

Parking Requirement							
Use	***Employees and Vehicles***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Heavy Machinery and Equipment (Storage)	Three Employees and Five Vehicles	One space per employee on the largest shift, plus one space per facility vehicle.	8				
TOTAL SPACES REQUIRED			8		8		Y
Regular and Handicap Spaces Required			7	1	7	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot landscape buffer is required adjacent to the right-of-way and eight-foot landscape buffers adjacent to the interior lot lines.	To allow no perimeter landscaping where 15 feet is required adjacent to the right of way and eight feet is required along the interior lot lines.	Denial

JB

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree is required to be spaces 20 feet off center within the perimeter landscape buffer	To allow zero perimeter landscape trees where 34 trees are required	Denial
One 24-inch box tree is required for every six parking spaces and at the end of each row of parking spaces	To allow zero interior parking lot trees where three trees are required.	Denial

DEPARTMENT OF PLANNING

Application Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

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

Project Address (Location) 1655 Sunset Dr., LV, NV 89108 & 3829 Mountain Trail Ln., LV, NV 89108

Project Name Eddies Backhoe Services LLC **Proposed Use** _____

Assessor's Parcel #(s) 139-198-12-038 & 139-198-12-039 **Ward #** 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E & U-R Proposed _____

Additional Information This request is to allow heavy equipment to be stored on these two parcels--in conjunction with a backhoe business.

PROPERTY OWNER Marlon Johnson
Address 4780 W. Ann Rd., Suite 5-432 State NV Zip 89031
E-mail _____ Phone _____

APPLICANT Marlon Johnson
Address 4780 W. Ann Rd., Suite 5-432 State NV Zip 89031
E-mail _____ Phone _____

REPRESENTATIVE Taylor Consulting Group, Inc. (Nathaniel Taylor)
Address 8414 W. Farm Road, #180 State NV Zip 89131
E-mail info@thetaylorconsultinggroup.com Phone 702-994-3844

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

Print Name Marlon Johnson

Subscribed and sworn before me
This 20th day of July 20 20

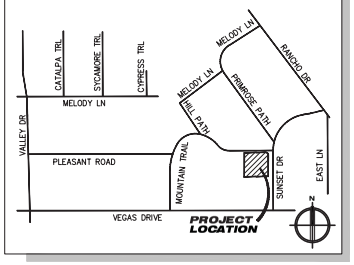
Notary Public in and for said County and State

State of Nevada
County of Clark

ASONTA JOHNSON
Notary Public . State of Nevada
County of Clark
APPT. NO. 16-1450-1
My App. Expires Mar. 1, 2024

20-0142
08/25/2020

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
JOHNSON MARLON L

SITE ADDRESS:
3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE

ASSESSORS PARCEL NUMBER:
139-19-812-039 & 139-19-812-038

JURISDICTION:
LAS VEGAS - 89108

ZONING CLASSIFICATION:
UNDEVELOPED/RURAL (2.1 TO 3.5 UNITS PER ACRE) (U(R))
RESIDENCE ESTATE DISTRICT (R-E)

PROPOSED ZONING CLASSIFICATION:
INDUSTRIAL (M)

PLANNED LANDUSE:
RNP - RURAL NEIGHBORHOOD PRESERVATION

ESTIMATED LOT SIZE:
038 - 0.46 ACRES (20,038 SQ. FT.)
039 - 0.46 ACRES (20,038 SQ. FT.)

BUILDING AREA:
1,400 SQ. FT.)

LOT COVERAGE:
3%

PARKING CALCULATIONS

ON SITE PARKING REQUIREMENTS:
1 SPACE PER EMPLOYEE ON LARGEST SHIFT (3 TOTAL EMPLOYEES)
1 SPACE PER EACH FACILITY VEHICLE (5 TOTAL VEHICLES)

TOTAL PARKING REQUIRED:
6 STANDARD STALLS / 1 HANDICAP STALL

TOTAL PARKING PROVIDED:
7 STANDARD STALLS / 1 HANDICAP STALL

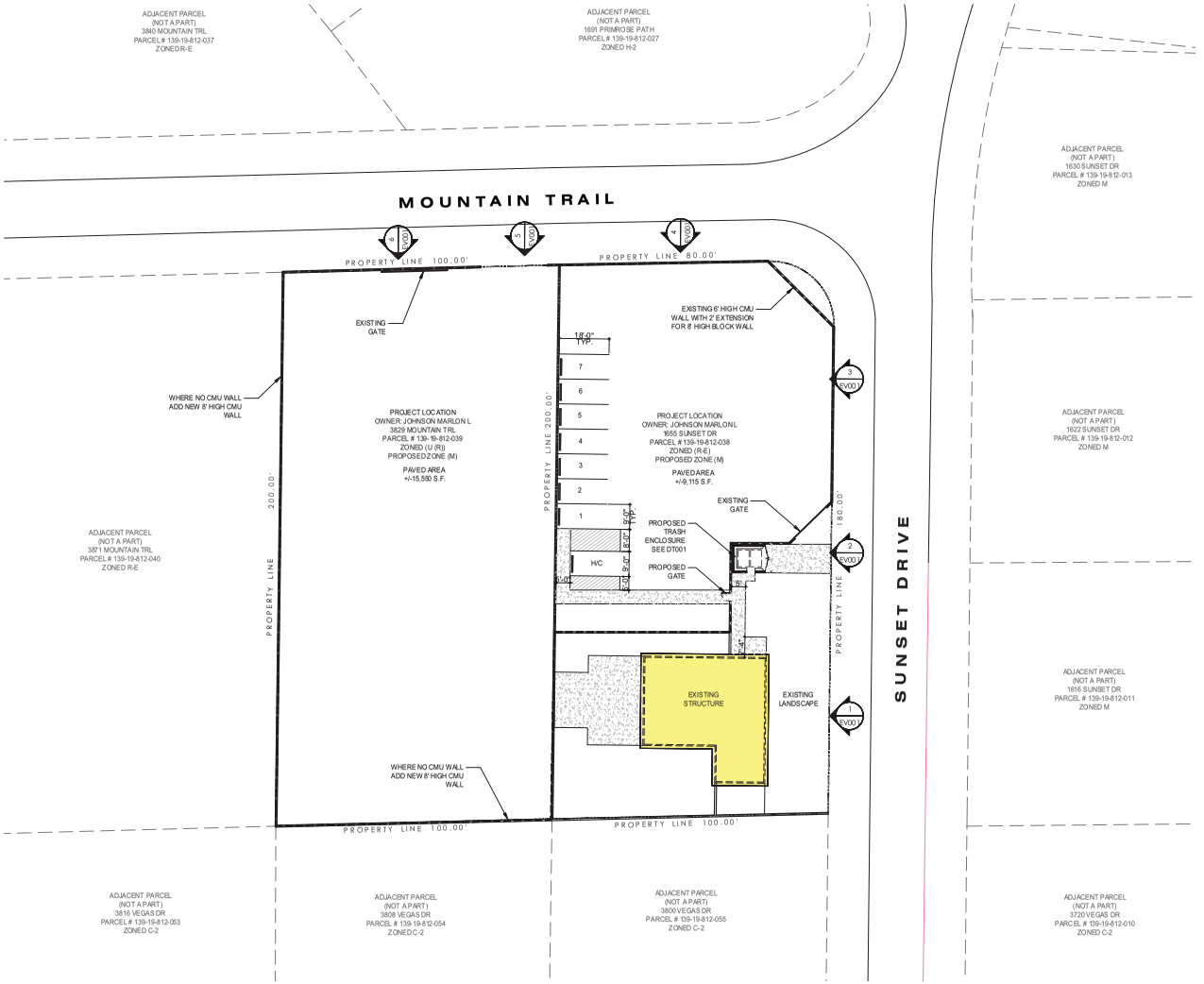
Page 833 Planning Commission

GPA / ZON / VAR / SDR FOR:

EDDIES BACKHOE SERVICES

3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE
PARCEL #S 139-19-812-039 & 139-19-812-038

20-0142
12/01/2020



1 SP001 **PROPOSED SITE PLAN**

SCALE: 1" = 20'

STAMP:

REVISIONS:

Rev	Date	Description
1	12/01/2020	Original

GPA / ZON / VAR / SDR FOR:
EDDIE'S BACKHOE SERVICES
3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE
LAS VEGAS, NEVADA 89108

These plans are the sole property of DLC CONSULTING. These drawings are not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to a third party without written permission and consent of DLC CONSULTING. All dimensions on these plans shall take precedence over scaled dimensions.

DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GPA / ZON / VAR / SDR
EDDIE'S BACKHOE SERVICES

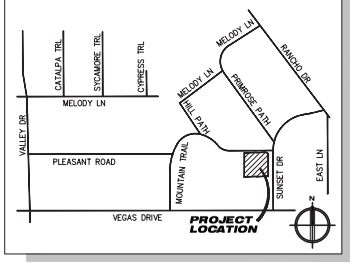
SHEET CONTENT:
EXISTING SITE PLAN

DATE:
DECEMBER 01, 2020

JOB NUMBER:
013-20004

SHEET:
SP001

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
JOHNSON MARLON L

SITE ADDRESS:
3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE

ASSESSORS PARCEL NUMBER:
139-19-812-039 & 139-19-812-038

JURISDICTION:
LAS VEGAS - 89108

ZONING CLASSIFICATION:
UNDEVELOPED/RURAL (2.1 TO 3.5 UNITS PER ACRE) (U(R))
RESIDENCE ESTATE DISTRICT (R-E)

PROPOSED ZONING CLASSIFICATION:
INDUSTRIAL (M)

PLANNED LANDUSE:
RNP - RURAL NEIGHBORHOOD PRESERVATION

ESTIMATED LOT SIZE:
038 - 0.46 ACRES (20,038 SQ. FT.)
039 - 0.46 ACRES (20,038 SQ. FT.)

BUILDING AREA:
1,400 SQ. FT.)

LOT COVERAGE:
3%

PARKING CALCULATIONS

ON SITE PARKING REQUIREMENTS:
1 SPACE PER EMPLOYEE ON LARGEST SHIFT (3 TOTAL EMPLOYEES)
1 SPACE PER EACH FACILITY VEHICLE (5 TOTAL VEHICLES)

TOTAL PARKING REQUIRED:
6 STANDARD STALLS / 1 HANDICAP STALL

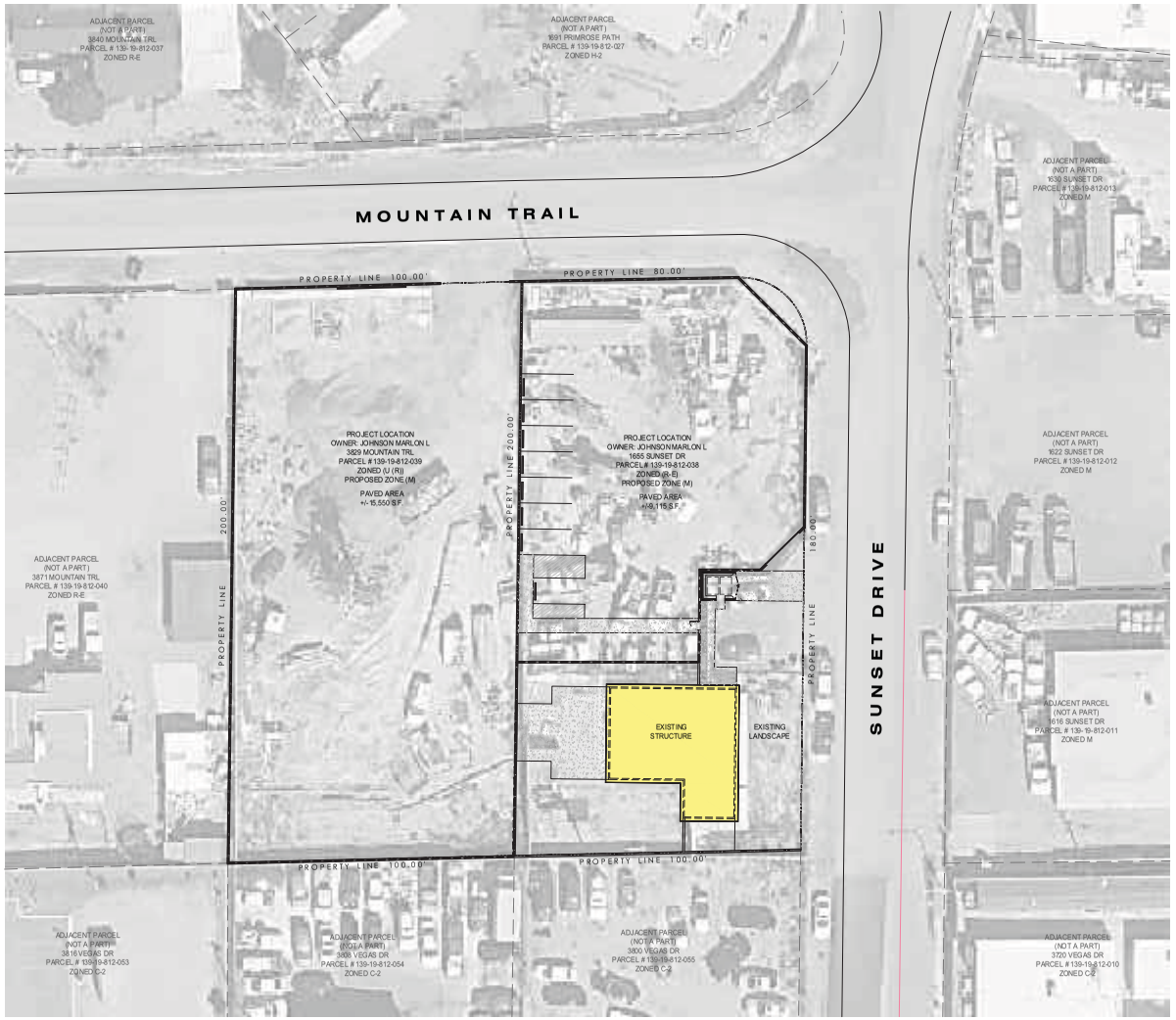
TOTAL PARKING PROVIDED:
7 STANDARD STALLS / 1 HANDICAP STALL

Planning Commission Package Page 834

GPA / ZON / VAR / SDR FOR:

EDDIES BACKHOE SERVICES

3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE
PARCEL #S 139-19-812-039 & 139-19-812-038



1 SP001 **PROPOSED SITE PLAN**

SCALE: 1" = 20'

20-0142
12/01/2020

STAMP:

REVISIONS:

Rev	Date	Description
1	12/01/2020	Original

GPA / ZON / VAR / SDR FOR:
EDDIE'S BACKHOE SERVICES
3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE
LAS VEGAS, NEVADA 89108

These plans are the sole property of DLC CONSULTING. These drawings are not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to a third party without written permission and consent of DLC CONSULTING. All dimensions on these plans shall take precedence over scaled dimensions.

DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GPA / ZON / VAR / SDR
EDDIE'S BACKHOE SERVICES

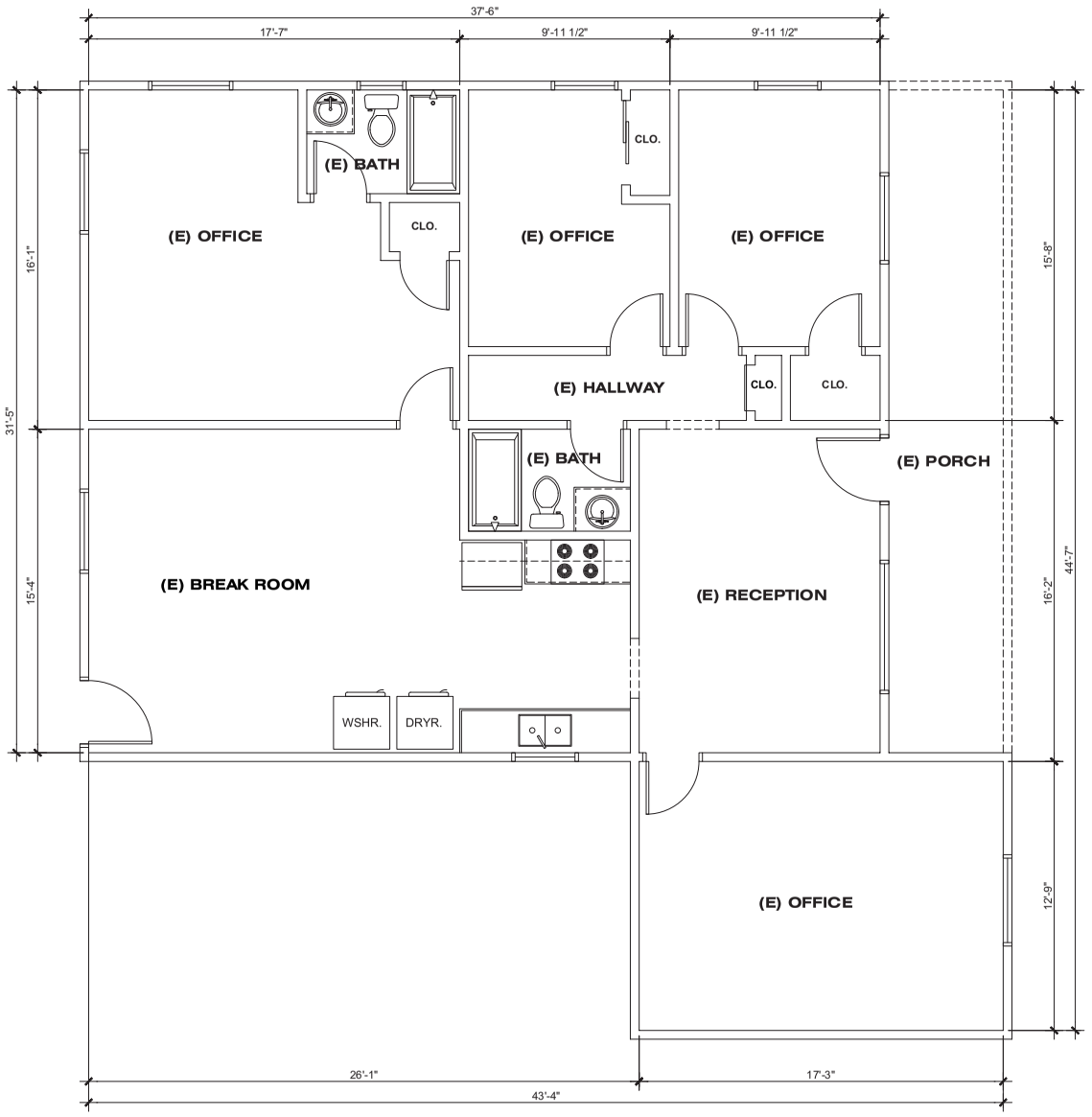
SHEET CONTENT:
EXISTING SITE PLAN

DATE:
DECEMBER 01, 2020

JOB NUMBER:
013-20004

SHEET:
SP002

BUILDING SQUARE FOOTAGE	
LIVABLE SQUARE FOOTAGE	1,400 S.F.



1 FP001 **EXISTING HOUSE PLAN**

SCALE: 3/8" = 1'-0"

N

20-0142
12/01/2020

STAMP:

REVISIONS:

Rev	Date	Description
1	12/01/2020	Original

GPA / ZON / VAR / SDR FOR:

EDDIE'S BACKHOE SERVICES

3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE
LAS VEGAS, NEVADA 89108

These plans are the sole property of DLC CONSULTING. These drawings are not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to a third party without written permission and consent of DLC CONSULTING. All dimensions on these plans shall take precedence over scaled dimensions.

DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GPA / ZON / VAR / SDR
EDDIE'S BACKHOE SERVICES

SHEET CONTENT:
EXISTING FLOOR PLAN

DATE:
DECEMBER 01, 2020

JOB NUMBER:
013-20004

SHEET:
FP001

20-0142
12/01/2020



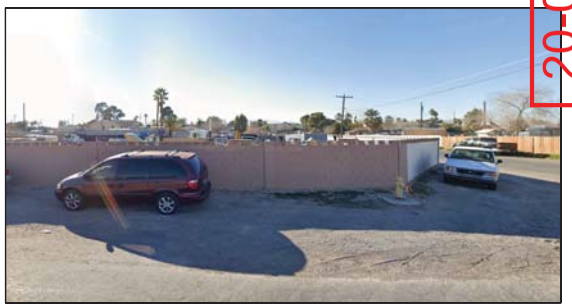
1 EV001 **EXISTING EXTERIOR ELEVATION**

SCALE: NO SCALE



2 EV001 **EXISTING EXTERIOR ELEVATION**

SCALE: NO SCALE



3 EV001 **EXISTING EXTERIOR ELEVATION**

SCALE: NO SCALE



4 EV001 **EXISTING EXTERIOR ELEVATION**

SCALE: NO SCALE



5 EV001 **EXISTING EXTERIOR ELEVATION**

SCALE: NO SCALE



6 EV001 **EXISTING EXTERIOR ELEVATION**

SCALE: NO SCALE

STAMP:

REVISIONS:

Rev	Date	Description
1	12/01/2020	Original

GPA / ZON / VAR / SDR FOR:

EDDIE'S BACKHOE SERVICES

3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE
LAS VEGAS, NEVADA 89108

These plans are the sole property of DLC CONSULTING. These drawings are not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to a third party without written permission and consent of DLC CONSULTING. All dimensions on these plans shall take precedence over scaled dimensions.

DLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

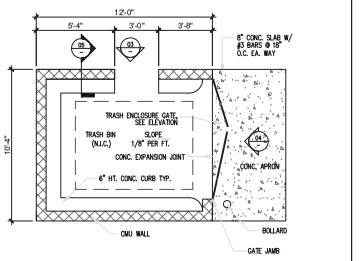
PROJECT:
GPA / ZON / VAR / SDR
EDDIE'S BACKHOE SERVICES

SHEET CONTENT:
EXISTING ELEVATIONS

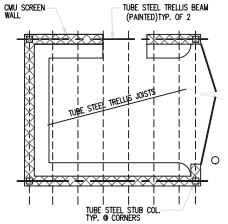
DATE:
DECEMBER 01, 2020

JOB NUMBER:
013-20004

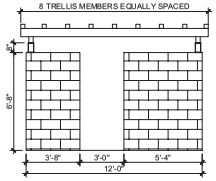
SHEET:
EV001



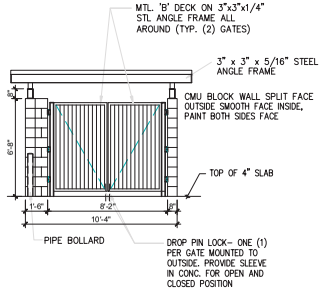
1 TRASH ENCLOSURE PLAN
AS1.01 SCALE: 1/4" = 1'-0"



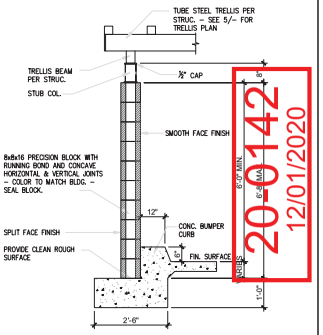
2 TRELLIS PLAN
AS1.01 SCALE: 1/4" = 1'-0"



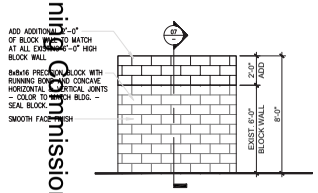
3 TRASH ENCLOSURE SIDE ELEVATION
AS1.01 SCALE: 1/4" = 1'-0"



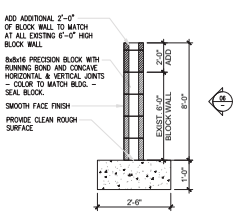
4 TRASH ENCLOSURE FRONT ELEVATION
AS1.01 SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE WALL
AS1.01 SCALE: 1/2" = 1'-0"



6 BLOCK WALL ELEVATION
AS1.01 SCALE: 1/4" = 1'-0"



7 BLOCK WALL SECTION
AS1.01 SCALE: 1/4" = 1'-0"

Planning Commission - Page 837

STAMP:

REVISIONS:

Rev	Date	Description
1	12/01/2020	Original

20-0142
12/01/2020

GPA / ZON / VAR / SDR FOR:
EDDIE'S BACKHOE SERVICES
3829 MOUNTAIN TRAIL & 1655 SUNSET DRIVE
LAS VEGAS, NEVADA 89108

These plans are the sole property of DLC CONSULTING. These drawings are not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to a third party without written permission and consent of DLC CONSULTING. All dimensions on these plans shall take precedence over scaled dimensions.

DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GPA / ZON / VAR / SDR
EDDIE'S BACKHOE SERVICES

SHEET CONTENT:
WALL AND TRASH ENCLOSURE DETAIL

DATE:
DECEMBER 01, 2020

JOB NUMBER:
013-20004

SHEET:
DT001



20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1 - APPLICANT/OWNER: MARLON L JOHNSON

SOUTHWEST CORNER OF MOUNTAIN TRAIL AND SUNSET DRIVE

09/03/2020



20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1 - APPLICANT/OWNER: MARLON L JOHNSON

SOUTHWEST CORNER OF MOUNTAIN TRAIL AND SUNSET DRIVE

09/03/2020



20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1 - APPLICANT/OWNER: MARLON L JOHNSON

SOUTHWEST CORNER OF MOUNTAIN TRAIL AND SUNSET DRIVE

09/03/2020



20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1 - APPLICANT/OWNER: MARLON L JOHNSON

SOUTHWEST CORNER OF MOUNTAIN TRAIL AND SUNSET DRIVE

09/03/2020



20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1 - APPLICANT/OWNER: MARLON L JOHNSON

SOUTHWEST CORNER OF MOUNTAIN TRAIL AND SUNSET DRIVE

09/03/2020



20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1 - APPLICANT/OWNER: MARLON L JOHNSON

SOUTHWEST CORNER OF MOUNTAIN TRAIL AND SUNSET DRIVE

09/03/2020



20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1 - APPLICANT/OWNER: MARLON L JOHNSON

SOUTHWEST CORNER OF MOUNTAIN TRAIL AND SUNSET DRIVE

09/03/2020

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

November 19, 2020

City of Las Vegas
333 N. Rancho
Las Vegas, NV 89106

Re: APN:

To Whom It May Concern:

We are respectfully requesting approval of a General Plan Amendment from R (Rural Density Residential) to LI/R (Light Industry/Research, a Re-Zoning from RE (Residence Estates) and U(R) Undeveloped (Rural Density Residential) General Plan designation to M (Industrial), and finally a Site Development Review for a proposed heavy machinery and equipment storage development with waivers of required perimeter and internal landscaping development standards—for parcels 139-198-12-038 & 139-198-12-039. We are also requesting a variance related to the required off-site improvements (curb, gutter, sidewalk) and a waiver of the setback requirement for the perimeter wall (where a 10 ft. setback is required). This request is to allow outside storage of heavy equipment in conjunction with a backhoe business. This is an ideal location for this type of business—the site is very close to other commercial properties in the area and is not far from Rancho Drive(major street). The request will be to change the zoning from U to M (industrial) and R-E to M (industrial).

Thank you in advance for your time and consideration to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

20-0142
12/01/2020

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

Nathaniel Taylor

20-0142
12/01/2020

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

October 12, 2020

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

Re: 20-0142GPA, ZON, VAR1, VAR2, SDR1

To Whom It May Concern:

We are respectfully requesting to hold our application in abeyance until the December 8, 2020 Planning Commission Meeting. Our Client has some additional requests that we need to submit to the Planning Department prior to the public hearing.

Thank you in advance for your time and attention to this matter.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor

RECEIVED
10/12/2020

Submitted after final agenda

ITEMS 24(a-e)

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

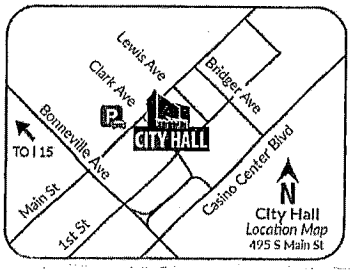
ITEMS 24(a-e)

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

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
OCT 08 2020
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.

20-0142 and 20-0142-GPA1 and 20-0142-ZON1 and 20-0142-VAR1 and 20-0142-VAR2 and 20-0142-SDR1

Planning Commission Meeting of **10/13/2020**

20-0142
13919811017
PUDAR FAMILY TRUST ETAL
BATTLE PAMELA ANNETTE TRS
4027 MELODY LN
LAS VEGAS NV 89108

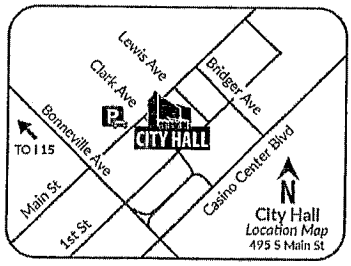
99 HRDFNP1 89108

24(a-e) P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 07 2020
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.
20-0142 and 20-0142-GPA1 and 20-0142-ZON1 and 20-0142-VAR1 and 20-0142-VAR2 and 20-0142-SDR1
Planning Commission Meeting of **10/13/2020**

20-0142
13930515001
UNION LOCAL 369 MUSICIANS LV
3701 W VEGAS DR
LAS VEGAS NV 89108-1958

99 MRDFNP1 89108

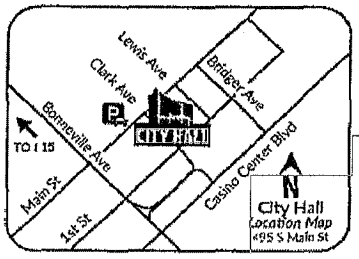
24(a-e) P

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

RECEIVED
OCT 12 2020
Dept of Planning
City of Las Vegas

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

Return Service Requested
Official Notice of Public Hearing



Residents in this area Moved into a "Rural Residental" neighborhood NOT "Light Industrial"

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.
20-0142 and 20-0142-GPA1 and 20-0142-ZON1 and 20-0142-VAR1 and 20-0142-VAR2 and 20-0142-SDR1
Planning Commission Meeting of **10/13/2020**

20-0142
13919812043
ARROYO LAURA M HITCHCOCK FAMILY TRUST
ARROYO LAURA M HITCHCOCK TRS
3879 MOUNTAIN TRL
LAS VEGAS NV 89108-1914

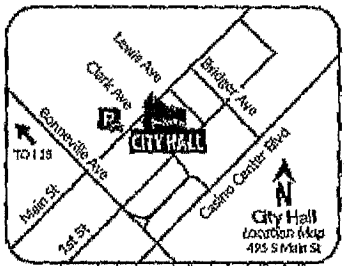
89 HRDFNP1 89108

24(a-e)P

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. 1690

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 12 2020
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.
20-0142 and 20-0142-GPA1 and 20-0142-ZON1 and 20-0142-VAR1 and 20-0142-VAR2 and 20-0142-SDR1
Planning Commission Meeting of **10/13/2020**

20-0142
13919811023
EASTLAND HEIGHTS WATER ASSOC
PO BOX 270549
LAS VEGAS NV 89127-4549

83 MRDFNP1 89127

24(a-e) P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
30a

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

SUBJECT:
ABEYANCE - 20-0142-GPA1 - FROM: R (RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH). Staff recommends DENIAL.

C.C.: 1/20/2021

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
30b

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

SUBJECT:
ABEYANCE - 20-0142-ZON1 - FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: M (INDUSTRIAL). Staff recommends DENIAL.

C.C.: 1/20/2021

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
30c

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

SUBJECT:
ABEYANCE - 20-0142-VAR1 - TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED. Staff recommends DENIAL.

C.C.: 1/20/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
30d

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

SUBJECT:
ABEYANCE - 20-0142-VAR2 - TO ALLOW NO OFFSITE IMPROVEMENTS (CURB, SIDEWALKS, GUTTERS) WHERE SUCH ARE REQUIRED. Staff recommends DENIAL.

C.C.: 1/20/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
30e

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

SUBJECT:
ABEYANCE - 20-0142-SDR1 - FOR A PROPOSED HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPING DEVELOPMENT STANDARDS. Staff recommends DENIAL.

C.C.: 1/20/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
31

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

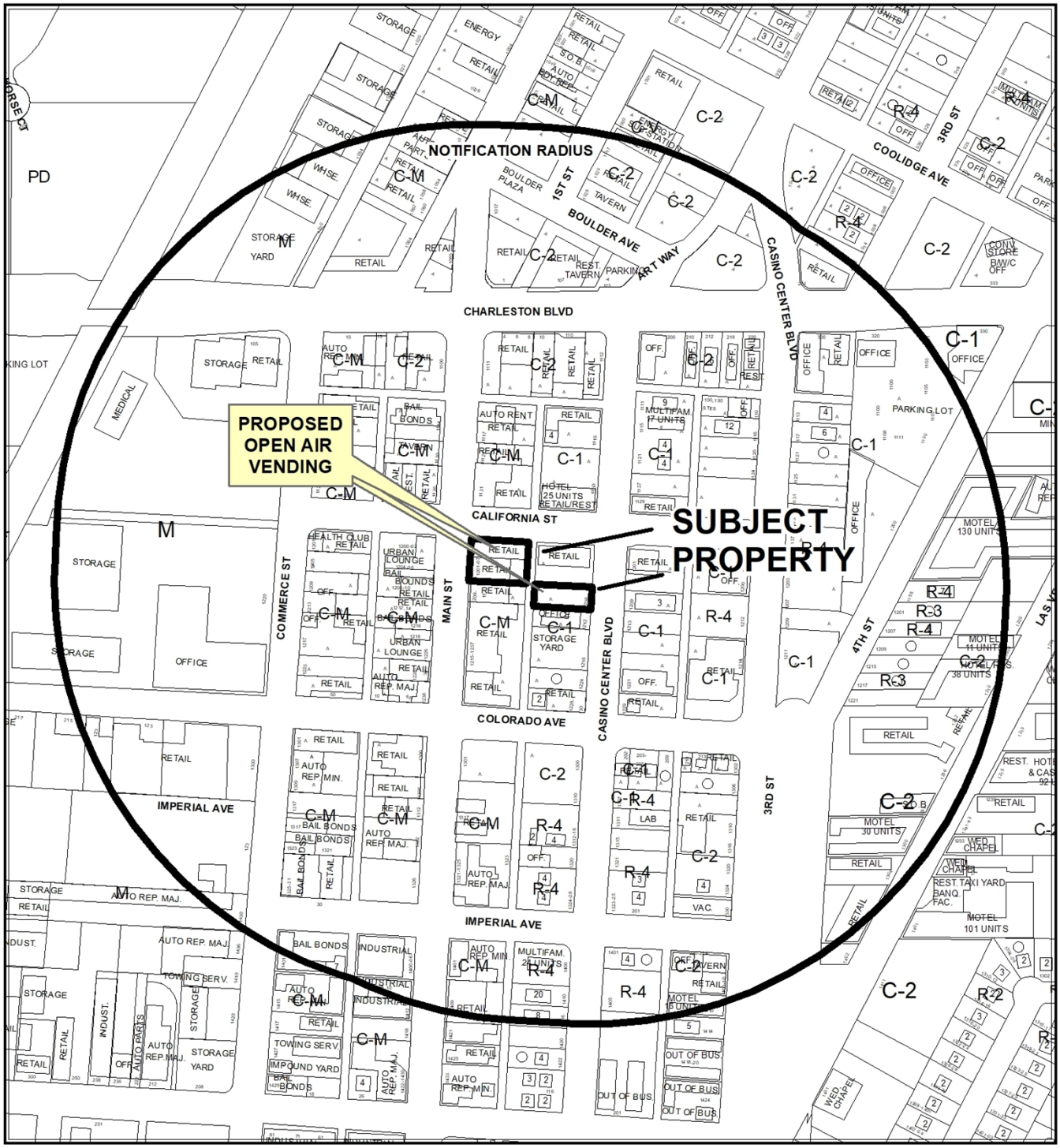
SUBJECT:
ABEYANCE - 20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 20-0092-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Backup Documentation Submitted for the September 8, 2020 Planning Commission Meeting
8. Backup Documentation Submitted for the October 13, 2020 Planning Commission Meeting
9. Backup Documentation Submitted for the November 10, 2020 Planning Commission Meeting
10. Submitted after Final Agenda - Support Postcards and Documentation Not Vetted - Letters of Support for 20-0092
11. Submitted at Meeting - E-comments



CASE: **20-0092**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/NDUSTRIAL) AND C-1 (LIMITED COMMERCIAL)



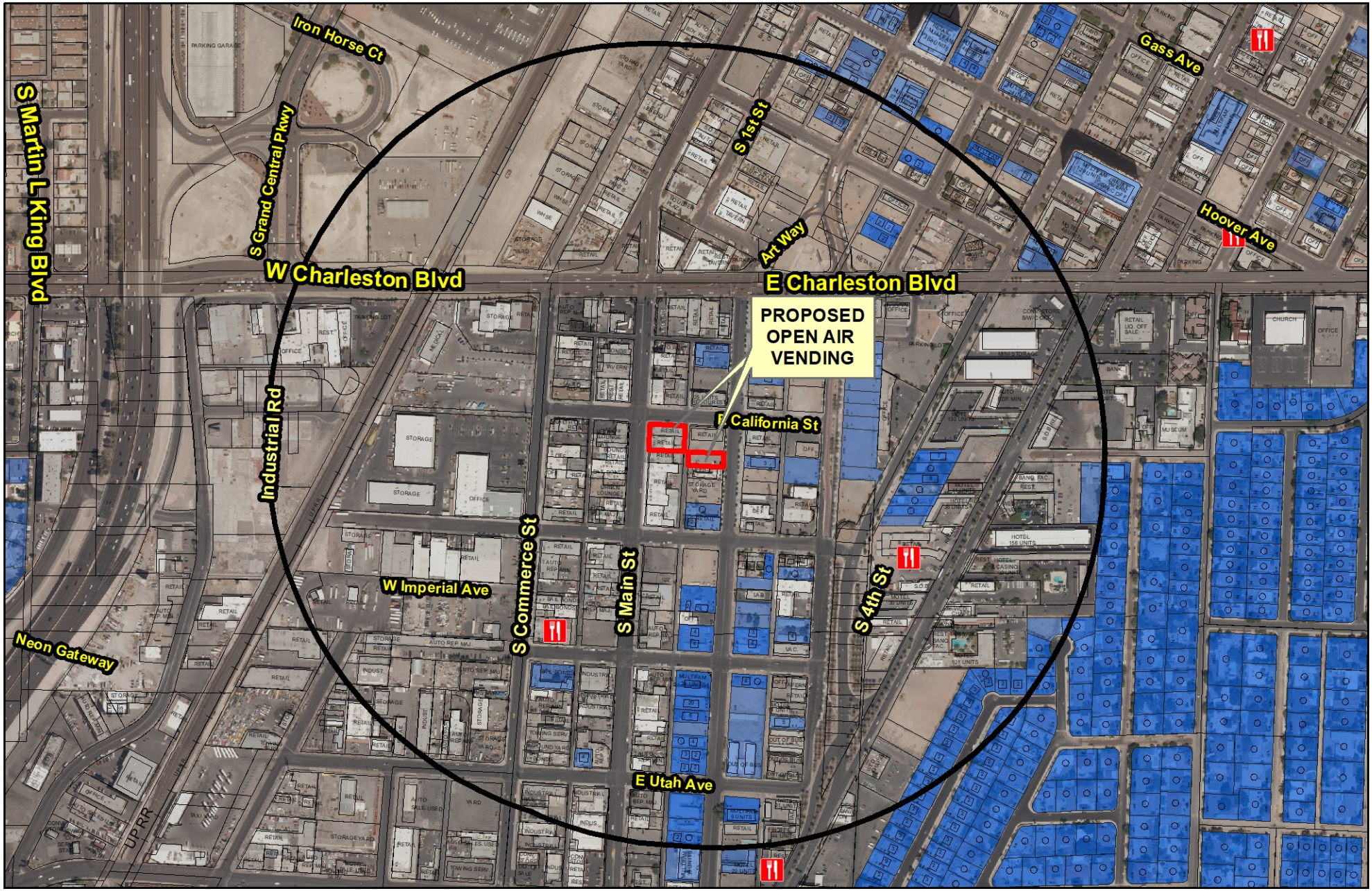
0 275 550 Feet

CASE: **20-0092**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/NDUSTRIAL) AND C-1 (LIMITED COMMERCIAL)

N



20-0092-SUP1

Open Air Vending

Business Licenses

Open Air Vending Non-Conforming

Open Air Vending Conforming to Bill 2012-37

Protected Uses

Residential Property

Entitlements

APPROVED

SCHEDULED

Subject Property

1500ft Buffer

N

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

Date: Tuesday, July 28, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0092-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
20-0092-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0092-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 180

PROTESTS 0

APPROVALS 16

NE

**** CONDITIONS ****

20-0092-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/Transient Sales Lot use, except as amended herein.

2. A Special Use Permit is hereby approved to allow more than one open air vendor on two parcels (APNs 162-03-105-011 and 162-03-110-067) at one time.

3. Approval and conformance to the Conditions of Approval for Site Development Plan Review (20-0092-SDR1) shall be required, if approved.

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

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

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

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

20-0092-SDR1 CONDITIONS

Planning

1. Approval and conformance to the Conditions of Approval for Special Use Permit (20-0092-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 11/25/20, except as amended by conditions herein.

4. The proposed Mobile Art – Retired School Bus shall receive approval from the Traffic Division of Public Works prior to installation.

5. A Waiver of Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow the refuse collection area [trash enclosure] to be located adjacent to the right-of-way where it is required to be located away from the street front; to not have a roof or trellis structure where such is required; and to be constructed of fencing material where concrete masonry units (CMU) with metal gates are required.

6. A Waiver of Appendix F Interim Downtown Las Vegas Development Standards is hereby approved to allow chain link fencing screened with artificial plant material is proposed where such materials are prohibited.

7. A Waiver of Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow the subject site (APN 162-03-110-067) to not be developed as a pedestrian open space, courtyard, or plaza, including no pergolas, landscaped arbors, artwork, planters boxes with seating and shade structures.

8. A Waiver of Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow an alternative ground cover, where a solid surface such as pavers, asphalt or concrete is required. An approval letter from the Clark County Division of Air Quality shall be submitted prior to the issuance of a building permit or business license, whichever occurs first.

9. A Waiver of Appendix F, Interim Downtown Las Vegas Development Standards and Title 19.08 is hereby approved to not provide planters and landscaping material where such is required for courtyards and pedestrian plazas.

10. A Waiver of Title 19.08 is hereby approved, to not provide a minimum five-foot wide landscaped area next to a blank wall (north and south property lines) where required for pedestrian open space and plazas that abuts a blank wall or building.

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

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

13. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

14. No supply or drainage pipes or power supply cords that pertain to the vending operation or lighting may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings. Temporary power poles shall not be utilized, and all mobile food vending shall be self-powered and self-contained.

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

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

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

Public Works

18. All turning and other parking maneuvers shall take place on-site; no backing in from or out to Casino Center Boulevard shall be allowed.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to create an open air food court with mobile vendors food vendors [trucks/trailers] on the west side of Casino Center Boulevard, east of California Street (APN 162-03-110-067). In addition, as an interim use at 1205 South Main Street, the applicant is proposing two mobile food vendors for the rear patio area of this location, and for the patio area to be utilized as an interim seating area for the patrons of all open air vending in the area.

ISSUES

- The Open Air Vending/Transient Sales Lot use is a conditional use in the C-1 (Limited Commercial) and C-M (Commercial/Industrial) zoning districts. The proposed use does not meet the conditions and a Special Use Permit is requested. Staff does not support this request.
- The proposed mobile art [Retired School Bus] blocks the required drive aisle and prevents the onsite maneuvering as required by Condition of Approval number seventeen (17). A Condition of Approval has been added to ensure this proposed element of the site plan satisfies on-site maneuverability as required by the Traffic Division of Public Works.
- A Waiver is requested to allow Chain Link fencing screened with artificial plant material is proposed where these materials are prohibited. Staff does not support this request.
- Waiver of Appendix F, Interim Downtown Las Vegas Development Standards is requested to not development the subject as a pedestrian open space, courtyard, or plaza where such is required. Staff does not support this request.
- A Waiver of Appendix F, Interim Downtown Las Vegas Development Standards is requested to allow an alternative ground cover, where a solid surface such as pavers, asphalt or concrete is required. Staff does not support this request.
- A Waiver of both Title 19 and Appendix F, Interim Downtown Las Vegas Development Standards is requested to allow minimal landscaping and planters. Staff does not support this request.
- A Waiver of the Interim Downtown Las Vegas Development Standards is requested to allow a trash enclosure with no trellis or roof structure, and to be constructed of fencing where a roof or trellis is required, and the trash enclosure is required to be constructed of materials such as concrete masonry units (CMU) with metal gates. Staff does not support this request.

NE

ANALYSIS

On December 6, 2017, the City Council adopted the City's Vision 2045 Downtown Las Vegas Master Plan, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the 18b Las Vegas Arts District. The 18b Las Vegas Arts District is the creative heart of the city. The local stores, art galleries, and artists in residence are compelling and memorable elements of downtown. The goal of the 18b Las Vegas Arts District is to be a diverse community, and a regional showcase for the arts.

Phased over time, each of these twelve Districts will be administered by a distinct set of standards to be adopted as either of Form-Based Zoning Districts or Special Area Plans following the completion of a context-based plan for land use and development. In the interim, the 18b Las Vegas Arts District is a district that was originally created as part of the Downtown Centennial Plan and is within Area 1, with development standards currently governed by Appendix F, Interim Downton Las Vegas Development and Title 19.

The 18b Las Vegas Arts District is the creative heart of the city. The local stores, art galleries, and artists in residence are compelling and memorable elements of downtown. This district strives to be a diverse community and regional showcase for the arts.

As stated by Appendix F for the 18b Arts District, "using the underutilized and raw land, especially along Casino Center Boulevard, smart investments could promote walkability, safety, and sustainability." The subject site is a highly visible site located on the west side of Casino Center Boulevard, just south of California Street. The site is currently undeveloped and secured with a chain link fence.

The applicant is proposing to cover the site with "Type 2" ground cover, which is a granular subbase made of crushed stone such as limestone or granite with a size of 40 millimeter to dust, then open it to self-contained mobile food vendors for operation. Minimal improvements for the site are proposed at this time. A Waiver to allow an alternative ground cover where a solid surface such as concrete or asphalt are required, which staff does not support.

Unpaved surfaces are only allowed in conjunction with such uses as 'temporary real estate sales offices', and must comply with the Clark County Department of Air Quality and Environmental Management regulations for "Unpaved Parking Lots and Storage Areas" to prevent fugitive dust. The use of "Type 2" is not an appropriate surface for the proposed use, and a condition of approval has been added by staff for the applicant to provide an approval letter from the Clark County Division of Air Quality if approved.

The applicant has proposed no infrastructure, such as sewer, power and water, and the mobile food vendors are to be self-contained. A permanent underground sprinkler system is required for the proposed planter boxes, and a Condition of Approval has been added to ensure the proposed plant materials are maintained in a satisfactory manner.

As stated by Title 19.08, "outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining." In addition, the City's Vision 2045 Downtown Las Vegas Master Plan also strives to achieve a compact, vibrant, urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. Plazas and courtyards are an element of downtown design with the ability to create activity nodes.

Pedestrian open spaces and plazas shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. The subject site is located adjacent to a high pedestrian traffic area with the potential of providing the residents and patrons of the 18b Las Vegas Arts District an amenity that would add additional vibrancy to an area currently experiencing a revitalization with new construction and facility improvements. The addition of an amenity that does not include the basic improvements such as paved surfaces, shaded seating areas, and utilities is not compatible with the adjacent development, or development in the area.

In addition to being required by Title 19.08, patrons of plazas and courtyards that include services such as the proposed mobile food vending expect site amenities, such as benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, to be incorporated into the design of each pedestrian open space/plaza. The applicant is requesting a Waiver of these standards which staff does not support. The applicant did propose 'Mobile Art,' but it is located within a required drive aisle and prevents the mobile food vendors from maneuvering on site as required by the Department of Public Works. A Condition of Approval has been added by staff to ensure the proposed "Retired School Bus" does not block any drive aisles, and all turning and other parking maneuvers shall take place on-site, no backing in from or out to Casino Center Boulevard shall be allowed.

As stated by the applicant in the justification letter, the current pandemic prevents people from patronizing restaurants and bars in the traditional sense, and expects for the food court to operate as a take-out facility. Staff acknowledges the current conditions while evaluating the proposed development as a permanent installation and long-term amenity for the downtown area. This includes the popular outdoor dining model that has emerged during this pandemic. Amenities such as benches, shade structures and trees play a key role in providing a pedestrian friendly downtown area.

The applicant has proposed minimal landscaping for the subject site, and no landscaping is proposed to soften the hard edges of the adjacent buildings and walls. Title 19.08 requires any pedestrian open space/plaza that abuts a blank wall shall include a minimum five-foot wide landscaped area next to the wall to soften and screen the wall and increase pedestrian comfort and interest. The applicant has requested a Waiver of this standard, which staff does not support.

Applicants are also strongly encouraged to design the outside wall of planters in such a manner that they might also be used for seating. The applicant is requesting a Waiver of these standards, which staff does not support.

Across the alley, to the northwest of the undeveloped lot is an existing building currently entitled for several alcohol related uses such as an Urban Lounge, Tavern-Limited and a Beer/Wine/Cooler On-Sale Establishments. The applicant is proposing to utilize the outdoor patio area for 1205 South Main Street as outdoor seating for the proposed open air vending lot across the alleyway, as well as a second location for two open air vendors. This patio area will be required to obtain a certificate of occupancy prior to use, and once the alcohol use is licensed and active, a security plan required by the Planning Department's Licensing Division will ensure the alcohol does not leave the site through the rear patio area. The Special Use Permit requested includes this lot, to allow more than one mobile food vendor per lot.

The proposed development is more suitable for a weekend event, and not a permanent installation within the 18b Las Vegas Arts District. The proposed development consists of a lot covered with 'Type 2,' rather than a solid surface, and minimal amenities for patrons such as landscaping or shade. This proposed development does not support the goals of the City's Vision 2045 Downtown Las Vegas Master Plan for the 18b Las Vegas Arts District, nor is it compatible with the newly developing surrounding area. Therefore, staff is recommending denial of the Site Development Plan Review.

Special Use Permit

The Open Air Vending/Transient Sales Lot use is described by Title 19.12 as "an outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer's Market. This use includes the display or sale of merchandise by means of Open Air Vending and Mobile Food Vending." The proposed use meets this description as the applicant is proposing two lots that would provide mobile food vendors for area patrons.

The proposed use is a Conditional Use in the C-1 (Limited Commercial) and C-M (Commercial/Industrial) zoning districts. The proposed use was not able to meet Conditional Use Regulation number seven (7b and 7d), which prohibits vending on undeveloped lots and unpaved surfaces, and limits the number of vendors for any one lot to one. Since these conditional use regulations were not able to be met, a Special Use Permit is requested as the applicant is proposing an open air food court to include multiple food vendors in the form of food trucks and/or carts on an undeveloped and unpaved lot. Operating on an unpaved lot is only allowed in conjunction with temporary uses as the Clark County Department of Air Quality and Environmental Management regulates these standards and a condition of approval has been added to ensure compliance by obtaining approval from the Department of Air Quality for the proposed ground cover.

The applicant has provided a site design that provides minimal site improvements and only the placement of self-contained mobile food vendors for permanent operation. Staff is not able to support a use within the 18b Arts District to occur on an unpaved site that does not support the overall goals of the district, or the City's Vision 2045 Downtown Las Vegas Master Plan to provide a pedestrian friendly environment that promotes walkability, safety and sustainability. Staff would support the proposed use if it would be conducted on a site that was developed as a plaza or courtyard and provided the necessary infrastructure and amenities for both patrons and operators of the mobile food vending. As proposed, staff is not able to support the proposed development and associated land use, and recommends denial of the Special Use Permit.

FINDINGS (20-0092-SUP1)

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

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

   The use is proposed for a minimally developed lot with few amenities for patrons such as outdoor seating and shade, and would occur on an unpaved lot, which prevents the use from being harmonious and compatible with the existing and future land uses within the 18b Las Vegas Arts District.

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

   An unpaved lot is not suitable for the type and intensity of the land use proposed.

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

   Staff is concerned with the number and type of mobile food vendors (truck/trailer) that would be utilizing a single alleyway as access to the subject site, and a Condition of Approval has been added to limit the maneuvering to on-site only, with no access to Casino Center Boulevard if approved. The street facilities providing access to the property are not adequate in size to meet the requirements of the proposed use.

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

   Approval of the Special Use Permit will be inconsistent with the overall objectives of the Vision 2045 Downtown Las Vegas Master Plan and the 18b Las Vegas Arts District as the proposed development that the use would occur does not meet the minimum development standards set forth by Appendix F Interim Downtown Las Vegas Development Standards.

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

   The proposed use was not able to meet the Conditional Use Regulations set forth by Title 19.12, such as operating on a paved lot and a Special Use Permit is requested which staff does not support.

FINDINGS (20-0092-SDR1)

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

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

   The proposed development is not compatible with the adjacent development or development in the area.

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

   The proposed development is not consistent with the General Plan, Title 19, or the City's Vision 2045 Downtown Las Vegas Master Plan as minimal amenities or site improvements are proposed.

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

   Staff is concerned with the number and type of mobile food vendors (truck/trailer) that would be utilizing a single alleyway as access to the subject site, and a Condition of Approval has been added to limit the maneuvering to on-site only, with no access to Casino Center Boulevard if approved. The street facilities providing access to the property are not adequate in size to meet the requirements of the proposed use.

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

   Type 2 ground cover is not an appropriate surface for a high pedestrian traffic area, as well as the frequent change of mobile food vendors. Type 2 is only considered for temporary land uses and not a permanent development that expects a high volume of patrons and vehicle traffic.

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

   The design characteristics of the proposed open air vending lot are undesirable and do not create an aesthetically pleasing environment. Staff finds the proposed development to not be compatible with development in the area.

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

   If approved, staff has added conditions of approval to ensure the general welfare of the public is secured, in addition to the multiple governmental agencies that will have continuous oversight of the proposed development once in operation.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/08/20	The Planning Commission voted (7-0) to hold in ABEYANCE 20-0092-SUP1 and 20-0092-SDR1 to the October 13, 2020 Planning Commission meeting.
10/13/20	The Planning Commission voted (7-0) to hold in ABEYANCE 20-0092-SUP1 and 20-0092-SDR1 to the November 10, 2020 Planning Commission meeting.
11/10/20	The Planning Commission voted (6-0) to hold in ABEYANCE 20-0092-SUP1 and 20-0092-SDR1 to the December 8, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
08/12/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses for APN 162-03-110-067.

Pre-Application Meeting	
07/01/20	Staff conducted a pre-application conference to discuss the submittal requirements for the proposed development.

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

Field Check	
08/20/20	Staff conducted a routine field check to observe the existing site conditions and the developing surrounding area. Both the subject site and 1205 South Main Street were secured with a chain link fence. No outstanding issues were noted during the visit.

Details of Application Request	
Site Area	
Net Acres for 162-03-110-067	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Vacant Suites / Beer/Wine/Cooler On-Sale Establishment		
South	Office, Other Than Listed		
East	Vacant/Undeveloped		
West	Secondhand Dealer	C (Commercial)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan	N
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	N*
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The proposed development does not support the goals and objectives of the Redevelopment Plan which strives to achieve an environment reflecting a high level of concern for architectural, landscape, and urban design.*

DEVELOPMENT STANDARDS

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

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	
Open Air Vending / Transient Sales Lot	0.17 Acre	No additional parking required beyond the principal use.	Zero				
TOTAL SPACES REQUIRED			Zero		Zero		Y

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

NE

Las Vegas Valley Water District (LVVWD)
Comments:
This property is currently served by LVVWD for domestic service, however the existing service may not be adequate for the proposed development. In addition, the side does not have the adequate backflow device per NACs. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1205 S Main Street and 1208 S Casino Center Blvd

Project Name Pod Park and Ethos Cafe **Proposed Use** Open Air Vending

Assessor's Parcel #(s) 162-03-105-011 and 162-03-110067 **Ward #** 3

General Plan: Existing C/MXU Proposed _____ **Zoning:** Existing CM/C-1 Proposed _____

Additional Information _____

Property Owner Main Street Investments II, LLC Contact David LeGrand

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89169

E-mail MainStreetCRE@gmail.com Phone 702-450-2343

Applicant Main Street Investments II, LLC Contact David LeGrand

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89169

E-mail MainStreetCRE@gmail.com Phone 702-450-2343

Representative Zaher Fakih Contact Zaher Fakih

Address 1205 S Main Street City NV State NV Zip 89104

E-mail Zaher Fakih Phone (702)409-1999

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

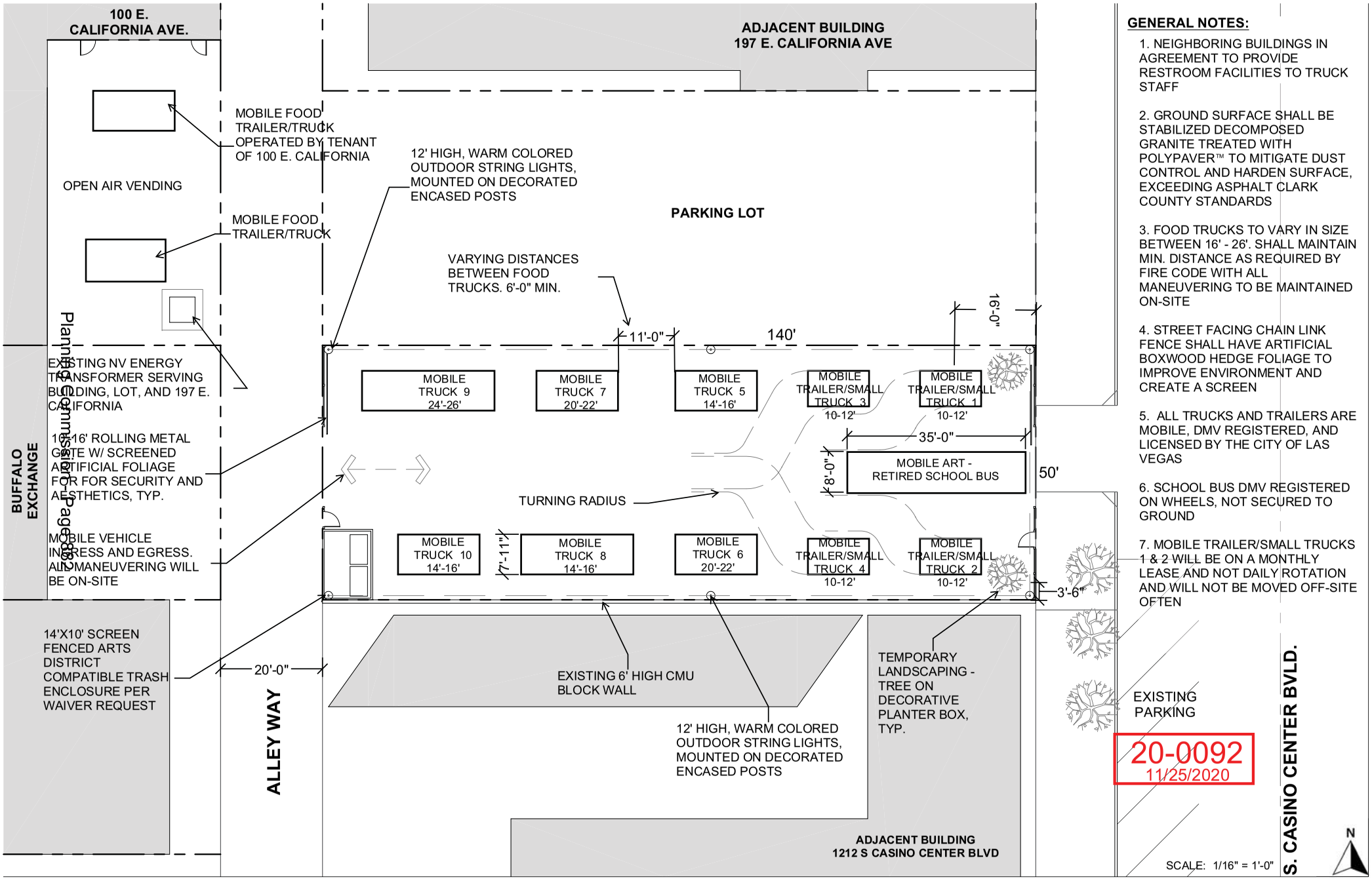
Print Name David G. LeGrand

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State



Planning Commission - Page 68

GENERAL NOTES:

1. NEIGHBORING BUILDINGS IN AGREEMENT TO PROVIDE RESTROOM FACILITIES TO TRUCK STAFF

2. GROUND SURFACE SHALL BE STABILIZED DECOMPOSED GRANITE TREATED WITH POLYPAVER™ TO MITIGATE DUST CONTROL AND HARDEN SURFACE, EXCEEDING ASPHALT CLARK COUNTY STANDARDS

3. FOOD TRUCKS TO VARY IN SIZE BETWEEN 16' - 26'. SHALL MAINTAIN MIN. DISTANCE AS REQUIRED BY FIRE CODE WITH ALL MANEUVERING TO BE MAINTAINED ON-SITE

4. STREET FACING CHAIN LINK FENCE SHALL HAVE ARTIFICIAL BOXWOOD HEDGE FOLIAGE TO IMPROVE ENVIRONMENT AND CREATE A SCREEN

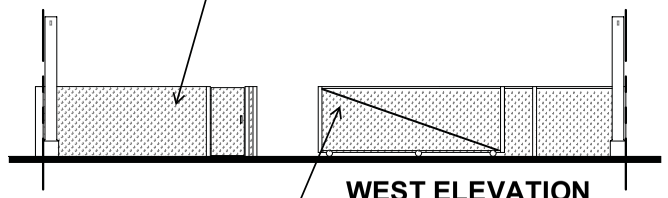
5. ALL TRUCKS AND TRAILERS ARE MOBILE, DMV REGISTERED, AND LICENSED BY THE CITY OF LAS VEGAS

6. SCHOOL BUS DMV REGISTERED ON WHEELS, NOT SECURED TO GROUND

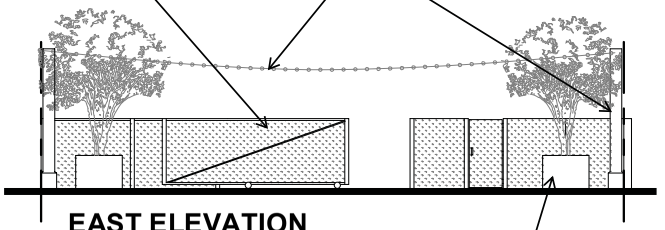
7. MOBILE TRAILER/SMALL TRUCKS 1 & 2 WILL BE ON A MONTHLY LEASE AND NOT DAILY ROTATION AND WILL NOT BE MOVED OFF-SITE OFTEN

20-0092
11/25/2020

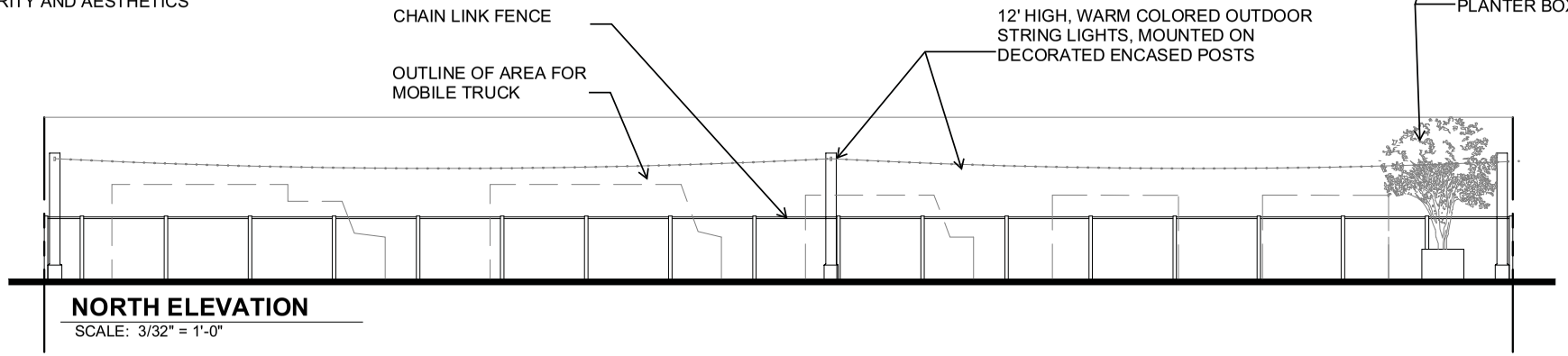
SCALE: 1/16" = 1'-0"



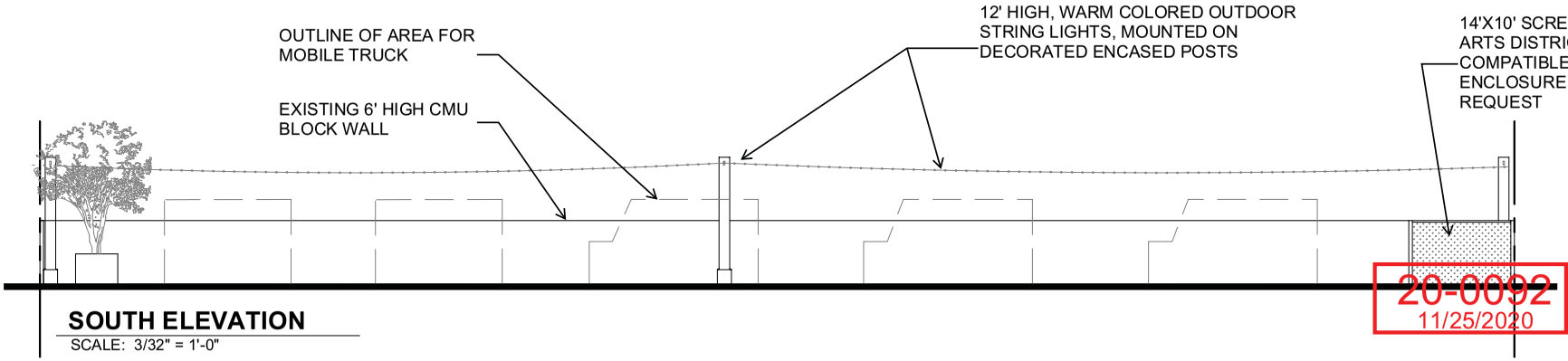
WEST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



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



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

20-0092
11/25/2020

SITE ELEVATIONS



20-0092-SUP1 AND 20-0092-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1205 SOUTH MAIN STREET AND 1208 SOUTH CASINO CENTER BOULEVARD

08/20/2020



20-0092-SUP1 AND 20-0092-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1205 SOUTH MAIN STREET AND 1208 SOUTH CASINO CENTER BOULEVARD

08/20/2020



20-0092-SUP1 AND 20-0092-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1205 SOUTH MAIN STREET AND 1208 SOUTH CASINO CENTER BOULEVARD

08/20/2020

MAIN STREET INVESTMENTS II, LLC
3773 Howard Hughes Parkway, 500S
Las Vegas, Nevada 89169
MainStreetCRE@gmail.com

JUSTIFICATION LETTER

Date: November 20, 2020

To: Department of Planning

From: Main Street Investments II, LLC

Subject: **SDR and SUP – 1208 South Casino Center Boulevard**

This pandemic and critically needed social distancing to reduce the spread of the virus, make this a perfect project for our new environment that allows chefs and their restaurants to continue serving the City, its residents and businesses in a safer way.

We will provide spaces for SNHD-approved and City-permitted food trailers and trucks to park and operate in the open air vending lot located in the heart of the Arts District. Downtown workers and residents will be able to pick up food or have it delivered to their residences or places of work. The small business owners running these mobile food kitchens will not be impacted by the reduction of indoor dining seating capacity like all other dining establishments in Nevada have been.

Please help us open this first of its kind concept in Las Vegas, although similar projects have been very successful in other major cities around US. They provide much needed dining variety and options as well as provide an incubator for new food and beverage concepts. This project will help create jobs needed in our local economy right now.

We need all the requested waivers in order to get this experimental project built on a very limited budget for the proof of concept. Once it is operating and established, we will be able to improve it further and add other amenities for the staff and patrons. This project, although experimental, is not permanent for long term planning for this parcel. The highest and best use of this land is a mixed used development with commercial tenants on the first level and up to 5 levels of live/work and residential use above it much like the projects north and south of it. Based on this plan, we hope you accept the temporary and mobile aspects of the project.

We are asking for an opportunity to turn an empty lot that has sat vacant and fenced in for many years into a new destination in Downtown Arts District, tentatively called the Urban Food Court. The property owners have been approached by established restaurant operators who are seeing an opportunity to pivot from a traditional dine-in model that is problematic in this environment and may become more so now that there is a second wave of the pandemic.

We appreciate your help and support of this redevelopment project in the heart of the Arts District.

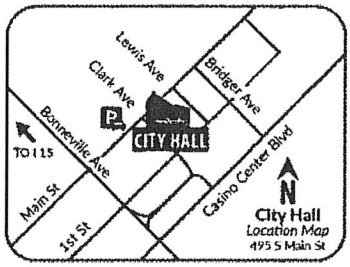
20-0092
11/30/2020

Sep 07, 2020 21:18 (UTC-07) From: +17022606829 (Tiffany Thomas) To: +17024647499 1 of 5

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16203110082
MAIN STREET INVESTMENTS I L L C
PO BOX 93033
LAS VEGAS NV 89193

Submitted after final agenda

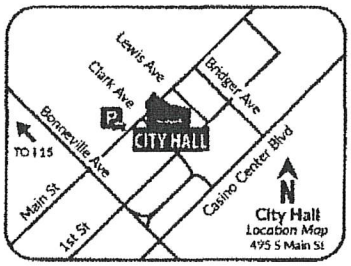
25
(25a-25b) A

© Sep 07, 2020 21:18 (UTC-07) From: +17022606829 (Tiffany Thomas) To: +17024647499 2 of 5

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

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

RECEIVED
SEP 08 2020
Dept of Planning
City of Las Vegas

20-0092
16203105011
MAIN STREET INVESTMENTS II L L C
PO BOX 93033
LAS VEGAS NV 89193

137 FROFMP1 89193

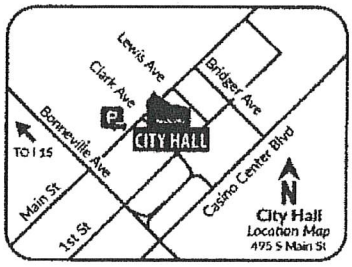
25
(25a-25b) A

Sep 07, 2020 21:18 (UTC-07) From: +17022606829 (Tiffany Thomas) To: +17024647499 3 of 5

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16203110131
MAIN STREET INVESTMENTS III L L C
PO BOX 93033
LAS VEGAS NV 89193

137 PROPAP 1 89193

25
(25a-25b) A

Sep 07, 2020 21:18 (UTC-07) From: +17022696829 (Tiffany Thomas) To: +17024647499 4 of 5

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16203105010
MAIN STREET INVESTMENTS II L L C
PO BOX 93033
LAS VEGAS NV 89193

137 FRDFTAP1 89193

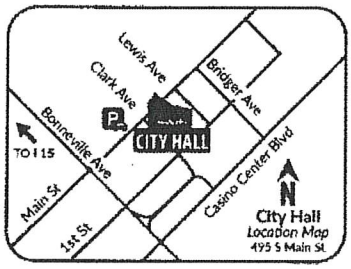
25
(25a-25b) A

Sep 07, 2020 21:18 (UTC-07) From: +17022696829 (Tiffany Thomas) To: +17024647499 5 of 5

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

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

RECEIVED
SEP 08 2020
Dept of Planning
City of Las Vegas

20-0092
16203110067
MAIN STREET INVESTMENTS II L L C
PO BOX 93033
LAS VEGAS NV 89193-3033

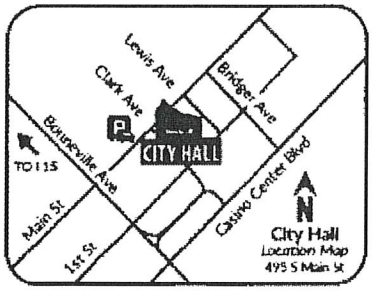
137 PROFMP1 89193

25
(25a-25b) A

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

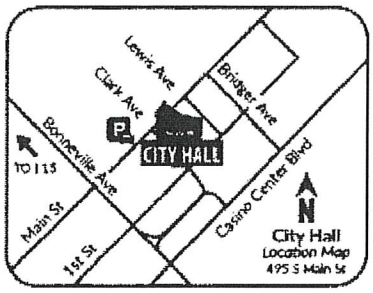
20-0092
16203110130
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

25
(25a-25b) A

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

RECEIVED
SEP 08 2020
Dept of Planning
City of Las Vegas

20-0092
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

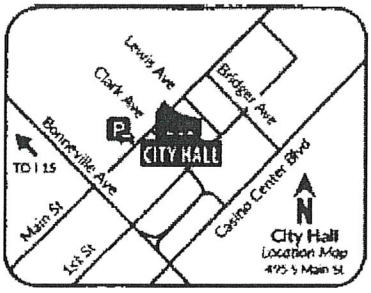
101 FRDFNP1 89158

25
(25a-25b) A

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 0 8 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16203210019
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

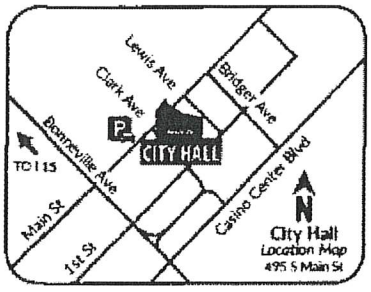
101 FRDFNP1 89158

25
(25a-25b) A

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 08 2020
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.

20-0092 and 20-0092-SUP1 and 20-0092-SDR1

Planning Commission Meeting of **09/08/2020**

20-0092
16203101002
STICKY 2 L L C
3726 LAS VEGAS BLVD S # 1706
LAS VEGAS NV 89158-4364

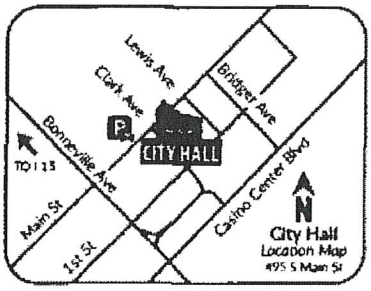
101 FRDFNP1 89158

25
(25a-25b) A

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

RECEIVED
SEP 08 2020
Dept of Planning
City of Las Vegas

20-0092
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

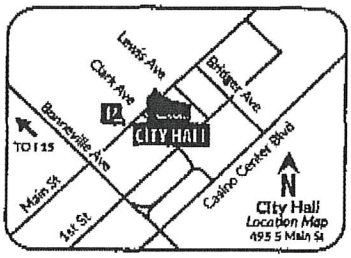
101 FRDFNP1 89156

25
(25a-25b) A

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 08 2020
Dept of Planning
City of Las Vegas

you wish to file your protest or support on this request, check the appropriate ox below and return this card in an envelope with postage to the Department Planning at the address listed above, fax this side of this card to (702) 464-99 or make your comments at www.lasvegasnevada.gov. If you would like contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

lease use available blank space on card for your comments.
)-0092 and 20-0092-SUP1 and 20-0092-SDR1
anning Commission Meeting of **09/08/2020**

20-0092
16203105009
197 E CALIFORNIA STREET L L C
4104 FAIRYWREN DR
NORTH LAS VEGAS NV 89031

Pg 2

25
(25a-25b) A

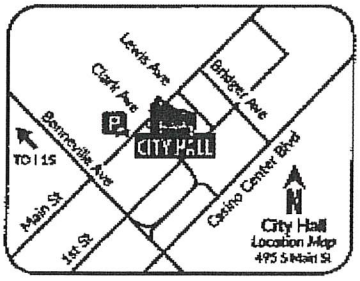
P.001/005

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

(FAX)

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 FRDFMP1 89102

08/31/2020 09:17

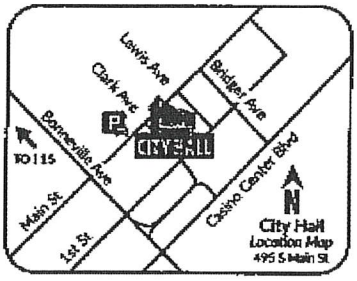
25
(25a-25b) A

P.002/005
(FAX)

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

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

Return Service Requested
Official Notice of Public Hearing



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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

RECEIVED
SEP 08 2020
Dept of Planning
City of Las Vegas

20-0092
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 FRDFNP1 89102

08/31/2020 09:18

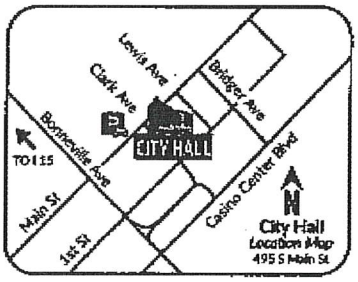
25
(25a-25b) A

P.005/005
(FAX)

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

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

Return Service Requested
Official Notice of Public Hearing



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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

RECEIVED
SEP 08 2020
Dept of Planning
City of Las Vegas

20-0092
16203110108
BAILEY KAREN M & PRATO T LIV TR
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

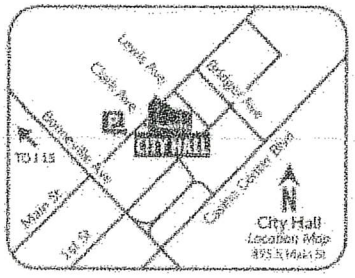
08/31/2020 09:19

25
(25a-25b) A

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 0 8 2020
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.

20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16203110140
ART DISTRICT PARTNERS INVESTMENT FUNDS L L C
625 N WEST KNOLL DR
WEST HOLLYWOOD CA 90069

25
(25a-25b) A

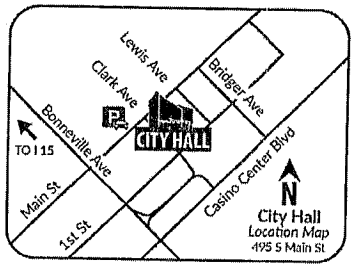
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

LAS VEGAS NV 890

01 SEP 2020 PM 5 L

FOREVER USA

Return Service Requested
Official Notice of Public Hearing



RECEIVED

SEP 09 2020

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.

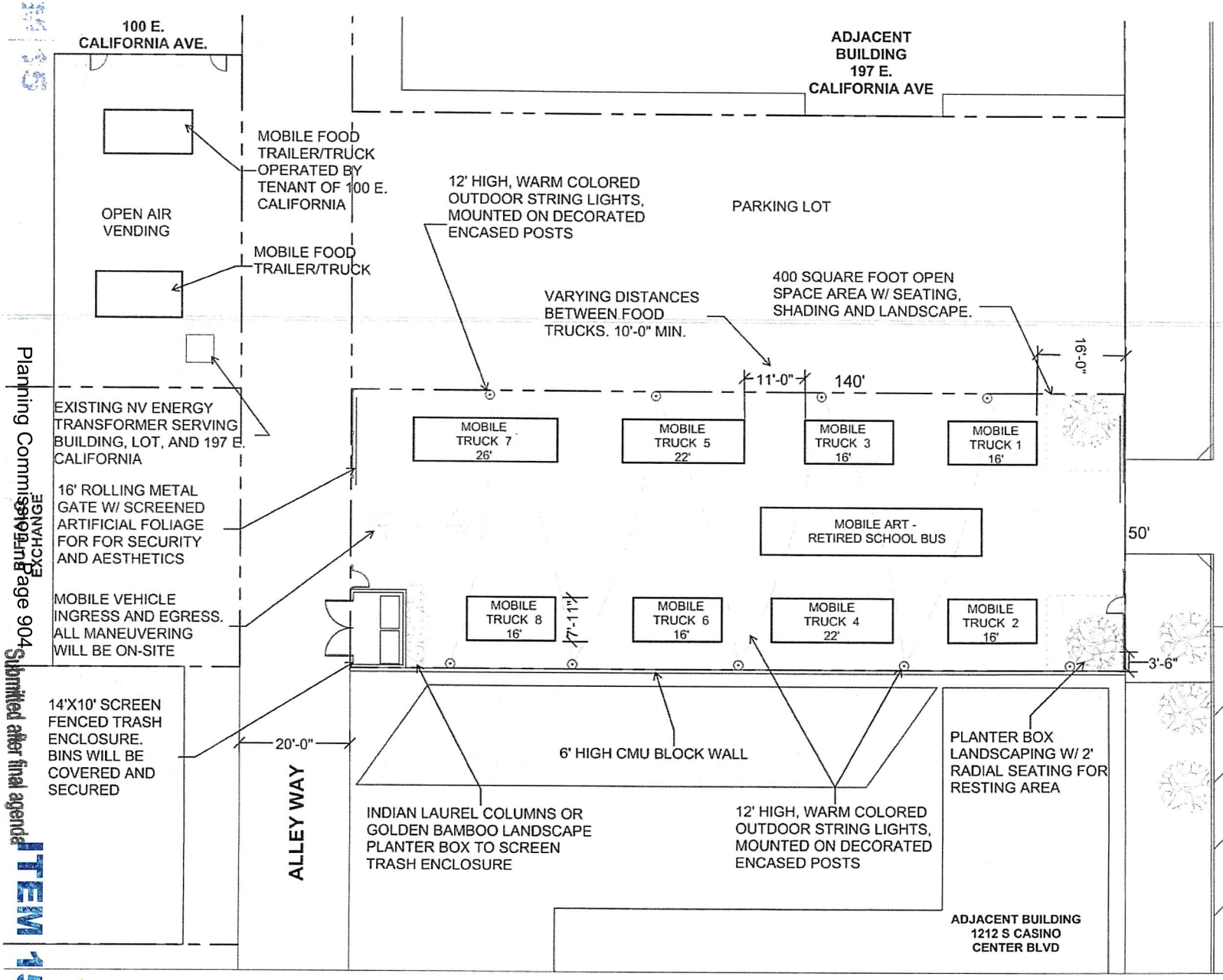
20-0092 and 20-0092-SUP1 and 20-0092-SDR1

Planning Commission Meeting of **09/08/2020**

20-0092
16203105009
197 E CALIFORNIA STREET L L C
4104 FAIRYWREN DR
NORTH LAS VEGAS NV 89031

73 FRDFNP1 89031

21(a-b)A



GENERAL NOTES:

1. NEIGHBORING BUILDING IN AGREEMENT TO PROVIDE RESTROOM FACILITIES TO STAFF.

2. GROUND SURFACE SHALL BE STABILIZED DECOMPOSED GRANITE TREATED WITH POLYPAVER™ TO MITIGATE DUST CONTROL AND HARDEN SURFACE, EXCEEDING ASPHALT STRENGTH

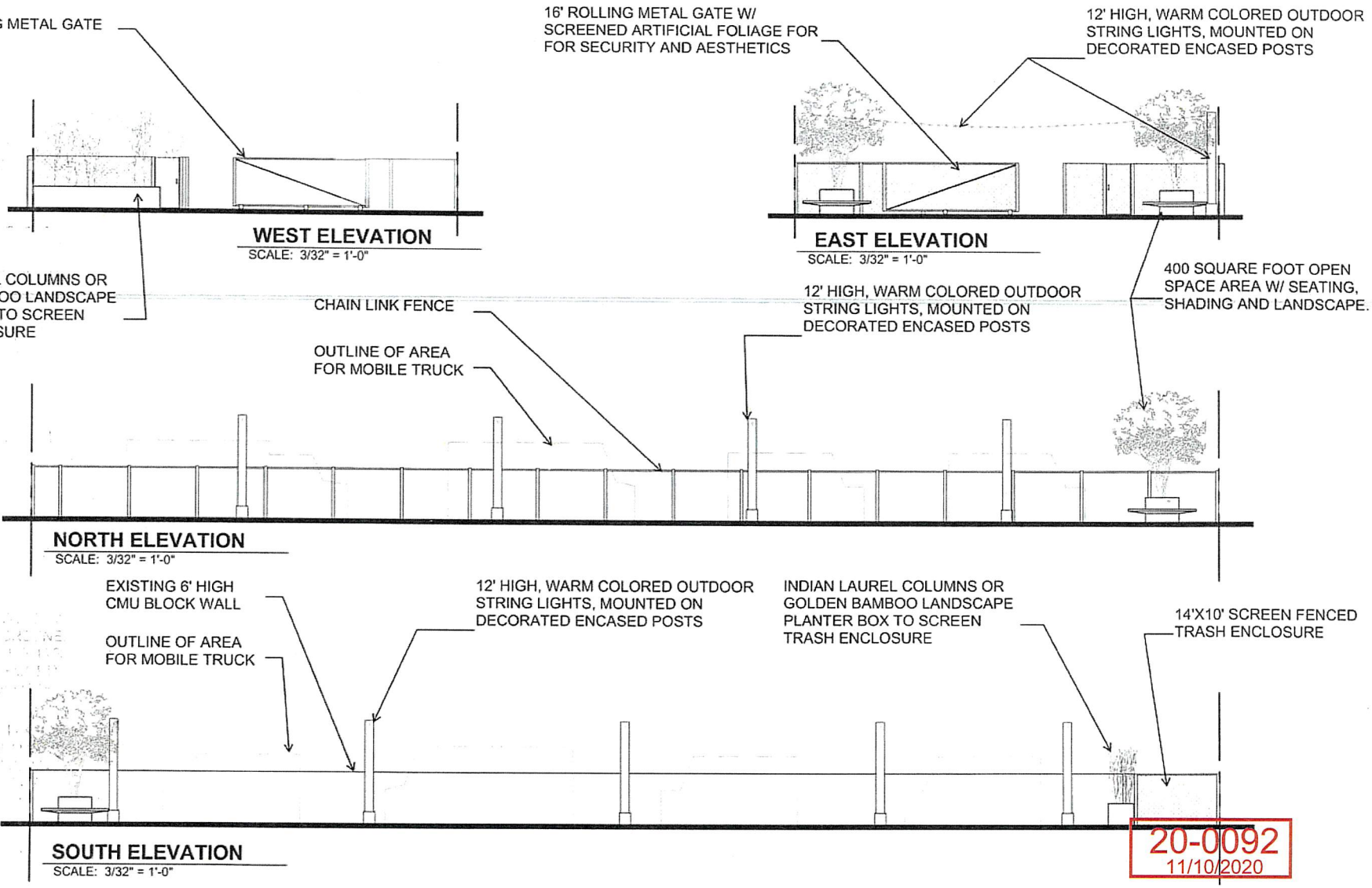
3. FOOD TRUCKS TO VARY IN SIZE BETWEEN 16' - 26'. SHALL MAINTAIN MIN. DISTANCE AS REQUIRED BY FIRE CODE WITH ALL MANEUVERING TO BE MAINTAINED ON-SITE.

4. STREET FACING CHAIN LINK FENCE SHALL HAVE ARTIFICIAL BOXWOOD HEDGE FOLIAGE TO IMPROVE ENVIRONMENT AND CREATE A SCREEN

5. ALL TRUCKS AND TRAILERS ARE MOBILE, DMV REGISTERED, AND LICENSED BY THE CITY OF LAS VEGAS.

20-0092
11/10/2020

Planning Commission Run Page 904
Submitted after final agenda
ITEM 15



20-0092
11/10/2020

ELEVATIONS

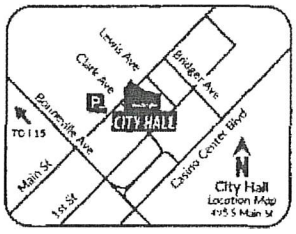
Planning Commission - Page 905
ITEM 15

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 04 of 10
To: 17024647499

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
DEC 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **12/08/2020**

20-0092
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

137 HRDFNP1 89158

Submitted after final agenda
3/a/b A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 05 of 10
To: 17024647499

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
DEC 08 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **12/08/2020**

20-0092
16203110130
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

137 HRDFNP1 89158

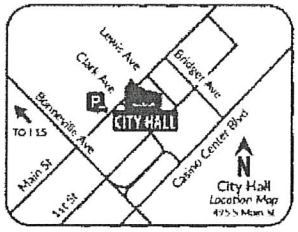
3|a-b A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 06 of 10
To: 17024647499

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
DEC 08 2020
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **12/08/2020**

20-0092
16203210019
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

137 HRDFNP1 89158

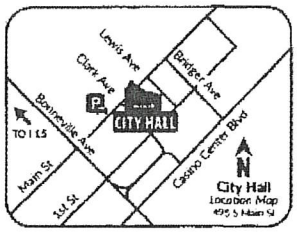
3 1 a b A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 01 of 10
To: 17024647499

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
DEC 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **12/08/2020**

20-0092
16203101002
STICKY 2 L L C
3726 LAS VEGAS BLVD S # 1706
LAS VEGAS NV 89158-4364

137 HRDFNP1 89158

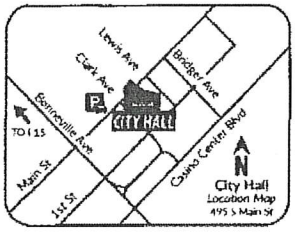
31-a-b A

From: GARY Creagh
16094828164
2020-12-02 22:14:43 GMT
Page: 02 of 10
To: 17024647499

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

Return Service Requested
Official Notice of Public Hearing

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



RECEIVED
DEC 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **12/08/2020**

20-0092
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

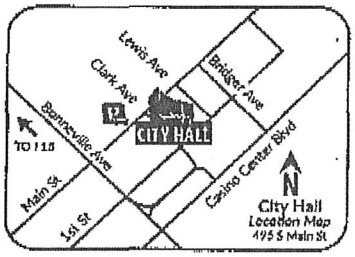
137 HRDFNP1 89158

3A-b A

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
DEC 08 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **12/08/2020**

20-0092
16203110066
FUMO OSVALDO E & IRMINA L
1212 S CASINO CENTER BLVD
LAS VEGAS NV 89104-1016

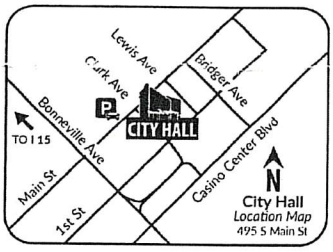
3laba

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

FAX 702-464-7499

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 0 3 2020
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.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **12/08/2020**

yes I support

20-0092
16203105009
197 E CALIFORNIA STREET L L C
4104 FAIRYWREN DR
NORTH LAS VEGAS NV 89031

43 HRDPNP1 89031

Application Information

ABEYANCE - 20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz).

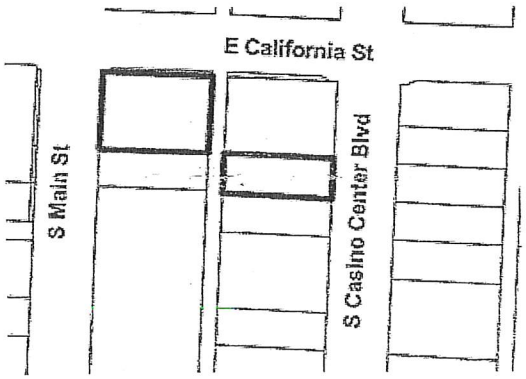
ABEYANCE - 20-0092-SUP1 - FOR AN OPEN AIR VENDING USE.

ABEYANCE - RENOTIFICATION - 20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS.

I support this Request

signature 197 E. California Street LLC

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*12/08/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

31a-b A

WHERE'S THE Foodtruck

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

To: Councilwoman Olivia Diaz, City Council, and Planning Commissioners

My name is Nicholas Spindel, I am the founder and CEO of Where's The Foodtruck, a marketing and growth platform for the food truck industry. We were founded here in southern Nevada in 2017.

We support this project as it will help develop a community around the food truck industry and provide easier access for both consumers and vendors to share in a passion for authentic and quality food. Today, food truck operators are aspiring restauranteurs, often with professional culinary training, and a desire to build a small business for themselves. Entry into the restaurant ownership world is often restricted to those with moderate to substantial financial means. Food trucks offer a lower barrier to entry, while still providing the operator a sense of pride and an opportunity to launch and grow a career into the culinary world. Food truck parks, those with lower initial investment costs such as this one, provide a means for these small business owners to be successful. As with temporary food truck events, food truck operators will care for this project with the same pride that they have in their restaurants on wheels.

Where's The Foodtruck supports this proposal as part of a greater effort to grow the local food truck industry. As we have seen in more progressive cities such as Austin, LA, Denver, and Portland, food truck parks are a great way to activate and engage local communities and create support for local, small businesses.

Thank you for hearing us today.

Sincerely,

Nicholas Spindel

Founder & CEO

WTF!?! Where's The Foodtruck?

Submitted after final agenda
31A
(a-b)

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

To: Councilwoman Olivia Diaz, City Council and Planning Commissioners

From: Kurt Zetsch, Managing Member, Southern Nevada Exotic Meats, dba, Meats Gone Wild

My name is Kurt Zetsch from Meats Gone Wild. I have been in the food truck business for 5 years now. This project before you will be another avenue for us to showcase our culinary skills. It will also add additional tax revenues to the city along with new permits for food trucks. I support this project fully because we are so limited to where we can park and I hope you too will support this effort to give us more options to earn a living in today's world. I hope that you will endorse this project and help it move forward.

Professionally,

Kurt Zetsch
12/7/20

31A
(a-b)

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 12:34 pm
Browser:	Chrome 87.0.4280.67 / Windows
IP Address:	24.234.235.49
Unique ID:	718378614
Location:	36.151100158691, -115.110496521

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0092
Position	I OPPOSE the project and all related applications.
Name	Bryana Anderson
Residential or Business Address	1212 Main St Las Vegas, NV 89102
Phone	(702) 408-2066
Email	bry@marshallmanagementco.com
Comments	I oppose the project for the open air food court off of casino center and california street in the arts district. I respectfully ask the planning committee to DENY this proposal. This includes NO restroom plan. Patrons will be told to utilize restrooms inside restaurants in the area which creates a negative impact on our small businesses. If they are not dining inside established restaurants - they should not be entering to solely use restrooms. This also places a lot of bus. owners in very strange situations. It is not well planned out at all. They nee their own restrooms if this is something the food trucks want to make come to fruition.

Submitted at Planning Commission
Date 12/8/2020 Item 3/a-b
E-comments

Form Name:	Planning Application Comments 2020
Submission Time:	December 6, 2020 12:54 pm
Browser:	Chrome 86.0.4240.183 / OS X
IP Address:	68.108.160.162
Unique ID:	715795988
Location:	36.144298553467, -115.27940368652

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0092
Position	I OPPOSE the project and all related applications.
Name	Kristen Corral
Residential or Business Address	1130 S. Casino Center Blvd. 170 Las Vegas, NV 89104
Phone	(725) 251-3853
Email	kristen@tacotarianlv.com
Comments	I oppose the project for the open air food court off of casino center and california street in the arts district. This is not well thought out and includes no restroom plan. Patrons will be told to utilize restrooms inside restaurants in the area which creates a negative impact on our small businesses. This food court also does not go with the upscale aesthetic we are currently working towards in 18B and negates all the hard work and money we've put into outdoor dining for our existing restaurants. I respectfully ask the planning committee to DENY this proposal.

31 a-b

Form Name:	Planning Application Comments 2020
Submission Time:	December 6, 2020 6:55 pm
Browser:	Chrome 87.0.4280.67 / Windows
IP Address:	72.202.225.164
Unique ID:	715870058
Location:	37.750999450684, -97.821998596191

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0092
Position	I OPPOSE the project and all related applications.
Name	Mario Enriquez
Residential or Business Address	197 E. California Avenue Suite 140 Las Vegas, NV 89104
Phone	(702) 954-3658
Email	admin@garagistelv.com
Comments	"I oppose the project for the open air food court off of casino center and california street in the arts district. This is not well thought out and includes no restroom plan. Patrons will be told to utilize restrooms inside restaurants in the area which creates a negative impact on our small businesses. This food court also does not go with the aesthetic we are currently working towards in 18B and negates all the hard work and money we've put into outdoor dining for our existing restaurants. I respectfully ask the planning committee to DENY this proposal."

3/a-b

Form Name:	Planning Application Comments 2020
Submission Time:	November 29, 2020 8:51 am
Browser:	Firefox 83.0 / Windows
IP Address:	68.108.168.83
Unique ID:	711663133
Location:	36.031600952148, -115.21179962158

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0092
Position	I support the project but OPPOSE a related application.
Planning Application Number(s)	20-0092-SDR1
Name	Main Street Las Vegas LLC
Residential or Business Address	1215 S. Main Street Las Vegas , NV 89104
Phone	(702) 592-0929
Email	design@beckymiller.com
Comments	We support new business and new restaurants in the Arts District. The idea of a permanent food court similar to the Pods in Oregon would be possible. However, there are three major concerns in our community. 1) Where are the restrooms 2) Where is the additional parking and 3) How do the existing food businesses in the area feel about having food trucks infringe on their brick and mortar business? If we solve these three problems, then our company will consider supporting the related application.

31a-b

EMPIRE LAW GROUP
ATTORNEYS AT LAW

Dan J. Lovell, Esq.
dan@empirelawgroup.com

1212 S. Casino Center Blvd.
Las Vegas, Nevada 89104

Office (702) 512-7777
Fax (702) 512-8888

Cell (702) 888-6414
www.empirelawgroup.com

November 10, 2020

Via Hand Delivery
Councilwoman Olivia Diaz
Las Vegas City Council
Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada 89106

re: Food Truck Lot project in the Arts District on Casino Center Blvd.

To Whom It May Concern:

My name is Dan Lovell. I am the owner of Empire Law Group. Since 2014, my firm has been located at 1212 S. Casino Center Blvd., Las Vegas, Nevada 89104.

I recently learned of the proposal to turn the empty lot next to my office into a food truck lot and I am writing this letter in support of that proposal. The undeveloped lot is currently an eyesore, like most of the undeveloped parcels in the neighborhood. The concrete wall requires regular repainting by the owners to cover graffiti and the parcel is surrounded by fencing. The proposal would increase foot traffic and business activity in the Arts District, which the businesses in our area desperately need in these post-COVID environment. Further, a food truck lot is an interesting and natural fit in that location, as outdoor seating and restroom facilities already exist within a block or less.

In sum, I sincerely hope the City grants the owners' request to improve the lot. The lot has been vacant for numerous years and I truly believe the proposal will significantly upgrade and enhance the neighborhood in multiple ways.

Should you have any questions or comments, feel free to call me at your earliest convenience.

Sincerely,

Dan J. Lovell

Dan J. Lovell, Esq.

DJL:

31 a-b

Form Name:	Planning Application Comments 2020
Submission Time:	December 7, 2020 1:12 pm
Browser:	Chrome 86.0.4240.193 / OS X
IP Address:	24.234.235.49
Unique ID:	716384210
Location:	36.151100158691, -115.110496521

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0092
Position	I OPPOSE the project and all related applications.
Name	Todd Marshall
Residential or Business Address	1212 S Main St Las Vegas, NV 89104
Phone	(702) 949-8788
Email	todd@Marshallmanagementco.com
Comments	We oppose this project. It is poorly designed with no restroom facilities. This will negatively affect all surrounding business. Please do not approve this application. Respectfully, Todd Marshall Marshall Management Co.

31a-b

MOUNTAIN WEST
COMMERCIAL REAL ESTATE

RE: Urban Food Court (Food Truck/Kitchen Lot) at California & Casino Center

Dear Councilwoman Diaz,
City Council and Planning Commissioners:

I am an owner of Mountain West Commercial Real Estate located in the Holsum Loft property at 241 W Charleston Blvd and we have located here since 2017.

We have seen some fantastic changes in the immediate area since 2017 – notably the completion of Project Neon. I am also very encouraged by progress in the 18B Arts District – with ongoing improvements in restaurant and bar offerings, most notably the addition of several new breweries.

Adding additional food offerings in the 18B with accessible and flexible formats would further compliment the ongoing success of Esthers Kitchen and other restaurants and also better service growing demand.

I recently baecame aware of a proposed Food Truck/Micro Kitchen Lot at California and Casino Center – this is exactly what is needed in the area. As chefs and food operators look for new ways to serve customers and the ongoing restaurant environment is in flux with Covid and the related constraints of occupancy – flexible kitchen environments are becoming more and more important to serve customers.

I fully support the Urban Food Court project and would ask for your support and that of Council and the Commission of the addition of this project as an amenity to employees and residents in and around the Downtown Arts District.

Sincerely,

Jeff Mitchell

Principal / Broker
Mountain West Commercial

31a-6

Form Name:	Planning Application Comments 2020
Submission Time:	December 7, 2020 2:26 pm
Browser:	Mobile Safari 14.0.1 / iOS
IP Address:	68.229.49.46
Unique ID:	716568840
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0092
Position	I OPPOSE the project and all related applications.
Name	Pia Morris
Residential or Business Address	Business address 2330 Industrial Rd Silver Cloud and Silver Shadow LLC , NV 89102
Phone	(702) 813-3900
Email	pia@marshallmanagementco.com
Comments	Project # 20-0092 I oppose the project for the open air food court off of casino center and california street in the arts district. This is not well thought out and includes no restroom plan. Patrons will be told to utilize restrooms inside restaurants in the area which creates a negative impact on the many existing small businesses. This food court also does not go with the aesthetic we are currently working towards and negates all the hard work and money we've put into the area as landowners and as restaurant owners. I respectfully ask the planning committee to DENY this proposal."

Form Name:	Planning Application Comments 2020
Submission Time:	December 7, 2020 8:33 pm
Browser:	Chrome 87.0.4280.66 / Windows
IP Address:	70.173.107.38
Unique ID:	717256722
Location:	36.110000610352, -115.21179962158

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0092
Position	I OPPOSE the project and all related applications.
Name	Van-Alan Nguyen
Residential or Business Address	1510 S Main Street Suite 110 Las Vegas, NV 89104
Phone	(619) 947-3132
Email	van@adcraftandkitchen.com
Comments	I oppose the project for the open air food court off of casino center and california street in the arts district. This is not well thought out and includes no restroom plan. Patrons will be told to utilize restrooms inside restaurants in the area which creates a negative impact on our small businesses. This food court also does not go with the aesthetic we are currently working towards in 18B and negates all the hard work and money we've put into outdoor dining for our existing restaurants. I respectfully ask the planning committee to DENY this proposal.

3.a-b
spoke in person



Attn: Councilwoman Olivia Diaz, City Council, and Planning Commissioners,

My Name is Amy Ortiz, My Business is Rockin Bettie located at 1302 s 3rd street, Las Vegas, NV 89104. I have been in business almost 10 years with 6 of those years in the Arts District.

I am writing this letter today in support of the Food Truck Lot Project in the Art District. I am not only a Las Vegas Native, I am a minority business as I am a Woman and Latina business owner and I have watched the Arts District transform into a welcoming spot for tourists and locals which has helped me raise my family and keep my small business going for almost 10 years.

When I first moved to Main Street 6 years ago, there were still mostly furniture stores and a lot of homeless. But I loved the area and seen the potential and now it has grown into a spot where people like to gather, they enjoy walking the streets in the Arts District and visiting all the small businesses.

Us businesses in the Arts District are a community, we support each other and all work together to bring business to all of us! I fully believe the Food Truck Lot will bring more people and make the Arts District even more of a destination spot to visit. As well as give an opportunity to other small businesses to get their product out to a new variety of customers without the higher rent cost of a permanent space in the Arts District.

I am asking for your support in bringing this wonderful project to our lil downtown community. Please feel free to reach out to me if there are any questions or if I can help in any way to get your approval on this project.

Thank you very much for your support,

Amy Ortiz
Rockin Bettie

1302 S 3rd St

Las Vegas, NV 89104

702-232-5944

tail & fin
Rolls & Bowls

Monday 07, December 2020

Councilwoman Olivia Diaz,
City Council, and Planning Commissioners
Las Vegas, Nevada

Dear Councilwoman Diaz,

TAIL & FIN is a Las Vegas-born fast-casual fusion Poke and Sushi Burrito restaurant concept since 2016 where consumers can combine their favorite ingredients from around the world for a healthy and flavorful meals on-the-go.

In 2018 Tail & Fin opened 2 nontraditional units inside the T-Mobile Arena to great acceptance, showcasing our concept to an expanded consumer audience.

In 2019 Tail and Fin opened 3 units in Malaysia and a 4th unit in Q1 of 2020.

As you and everyone is aware due to COVID-19, many restaurants have had to adapt and modify their operations and services in order to maintain social distancing protocols and public safety; use of masks, increased hand washing practices and contactless 3PD (Third party delivery), curbside pickup, click and collect and other relevant measures have been implemented to contribute to maintaining sales levels. The restaurant industry has had to innovate and evolve to meet many challenges.

We believe in Las Vegas and its resilience to overcome this difficult period.

Tail and Fin considers that there is great potential for growth and expansion during these unique times; and to help generate new job opportunities for the vast field of talented restaurant industry professionals here.

Non-Traditional venues are becoming more and more prominent in the present day and we would like to see the food truck lot project in the Arts District on Casino Center Blvd become a reality and flourish as have similar developments in states like Oregon and California. This project is ideal for the post Covid19 dining environment, patrons, and chefs. It will bring more people to the area, building community and make it more of a destination which means more activity hence less transient population around by day and night, and more food options for tourists and Las Vegas residents alike.

Tail and Fin would kindly ask for your support and vote in favor of this project.

Many thanks.

Kind Regards,
Arnaud Reilhac
SVP Tail and Fin

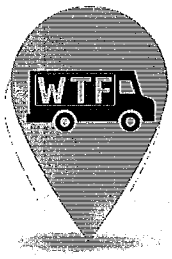
Tail and Fin Parent LLC 1910 Village Center Cir, Ste 9, Las Vegas, NV 89134

www.tailandfin.com

31a.6

Form Name:	Planning Application Comments 2020
Submission Time:	December 7, 2020 9:45 am
Browser:	Chrome 86.0.4240.198 / Windows
IP Address:	68.224.85.192
Unique ID:	716253977
Location:	36.031600952148, -115.21179962158

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0092
Position	I OPPOSE the project and all related applications.
Name	Dan Simmons
Residential or Business Address	1130 S Casino Center Blvd Suite 170 Las Vegas, NV 89104
Phone	(702) 556-0049
Email	dan@tacotarianlv.com
Comments	I would like to respectfully oppose this project. As a business owner in the area, I have a few concerns related to this project. First, I believe the area already offers ample amounts of food and beverage options, and over saturating the area with more will only harm everyone's hard work, especially during these tough COVID times. Secondly, they do not have a sufficient plan for restrooms. Saying that guests can just use the restrooms of the neighboring businesses is not a solution. It is already difficult having to navigate seating capacities and safety regulations, and having to now worry about in influx of people coming in just to use the restroom is not fair at all to the local businesses. Also, our restrooms are on private property so another property owner should not be allowed to say who can and cannot access our business. Thank you so much for listening to my opposition.



WHERE'S THE Foodtruck

To: Councilwoman Olivia Diaz, City Council, and Planning Commissioners

My name is Nicholas Spindel, I am the founder and CEO of Where's The Foodtruck, a marketing and growth platform for the food truck industry. We were founded here in southern Nevada in 2017.

We support this project as it will help develop a community around the food truck industry and provide easier access for both consumers and vendors to share in a passion for authentic and quality food. Today, food truck operators are aspiring restauranteurs, often with professional culinary training, and a desire to build a small business for themselves. Entry into the restaurant ownership world is often restricted to those with moderate to substantial financial means. Food trucks offer a lower barrier to entry, while still providing the operator a sense of pride and an opportunity to launch and grow a career into the culinary world. Food truck parks, those with lower initial investment costs such as this one, provide a means for these small business owners to be successful. As with temporary food truck events, food truck operators will care for this project with the same pride that they have in their restaurants on wheels.

Where's The Foodtruck supports this proposal as part of a greater effort to grow the local food truck industry. As we have seen in more progressive cities such as Austin, LA, Denver, and Portland, food truck parks are a great way to activate and engage local communities and create support for local, small businesses.

Thank you for hearing us today.

Sincerely,

Nicholas Spindel

Founder & CEO

WTF!?! Where's The Foodtruck?

3la-b

Stacey Campbell

From: KURT Zetsch (via Google Docs) <kjzetsch@gmail.com>
Sent: Monday, December 7, 2020 11:42 AM
To: Meeting Comments
Subject: Food Truck Pak - Invitation to edit

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

kjzetsch@gmail.com has invited you to **edit** the following document:

Food Truck Pak

Planning Commission 12/8/20 Item31

Open in Docs

This email grants access to this item without logging in. Only forward it to people you trust.

Google Docs: Create and edit documents online.
Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because kjzetsch@gmail.com shared a document with you from Google Docs.

Google

To: Councilwoman Olivia Diaz, City Council and Planning Commissioners

From: Kurt Zetsch, Managing Member, Southern Nevada Exotic Meats, dba, Meats Gone Wild

My name is Kurt Zetsch from Meats Gone Wild. I have been in the food truck business for 5 years now. This project before you will be another avenue for us to showcase our culinary skills. It will also add additional tax revenues to the city along with new permits for food trucks. I support this project fully because we are so limited to where we can park and I hope you too will support this effort to give us more options to earn a living in today's world. I hope that you will endorse this project and help it move forward.

Professionally,

Kurt Zetsch
12/7/20

31a-31b

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 7:07 pm
Browser:	Mobile Safari 14.0.1 / iOS
IP Address:	174.237.0.131
Unique ID:	718526991
Location:	35.084499359131, -106.65110015869

Meeting Date	Tuesday, December 8, 2020
Project Number	31
Position	I SUPPORT the project and all related applications.
Name	Jon Batista
Residential or Business Address	2053 East Pama Lane Las Vegas, NV 89119
Phone	(702) 510-8295
Email	batistainc@gmail.com
Comments	I am an executive chef of Las Vegas first empanada food truck and owner of one of the first ghost kitchens here in town. To have a steady location to vend would be huge for our community and will definitely help the economy bounce back especially off the strip.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
31a

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

SUBJECT:
ABEYANCE - 20-0092-SUP1 - FOR AN OPEN AIR VENDING USE. 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.	23
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
31b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - RENOTIFICATION - 20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS. 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.	23
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
32

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

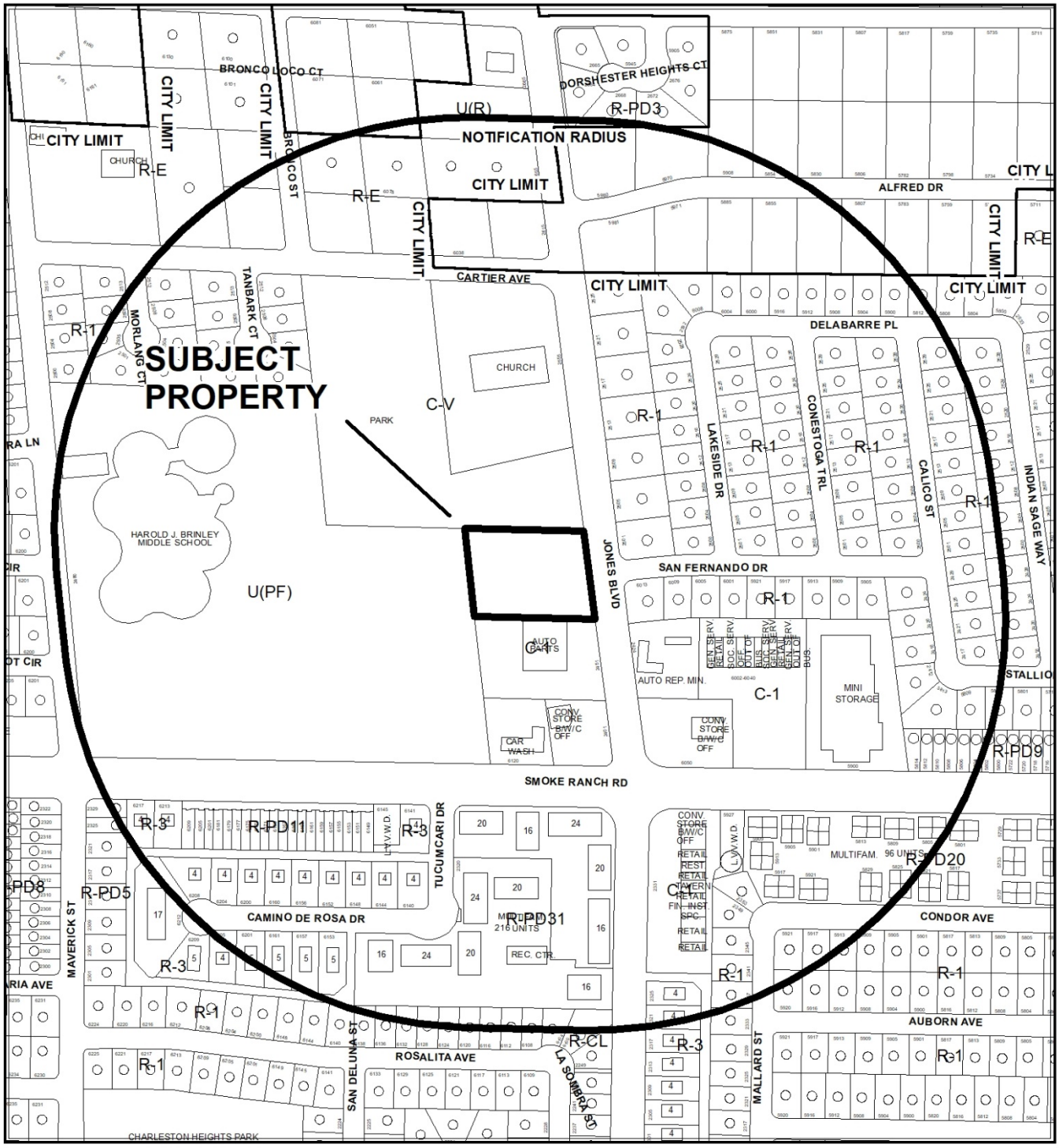
SUBJECT:
ABEYANCE - 20-0026 - PUBLIC HEARING - APPLICANT/OWNER: SURETE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 1.43 acres on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement request.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0026-GPA1
2. Land Use Map for 20-0026-GPA1
3. Location and Aerial Maps
4. Land Use Map for 20-0026-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Backup Documentation Submitted for the October 13, 2020 Planning Commission Meeting
10. Backup Documentation Submitted for the November 10, 2020 Planning Commission Meeting
11. Submitted after Final Agenda - Site Plan and Elevation Dated 12-07-2020
12. Submitted after Final Agenda - Amended Conditions



CASE: **20-0026-GPA1**

0 275 550 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **20-0026-GPA1**

0 275 550 Feet

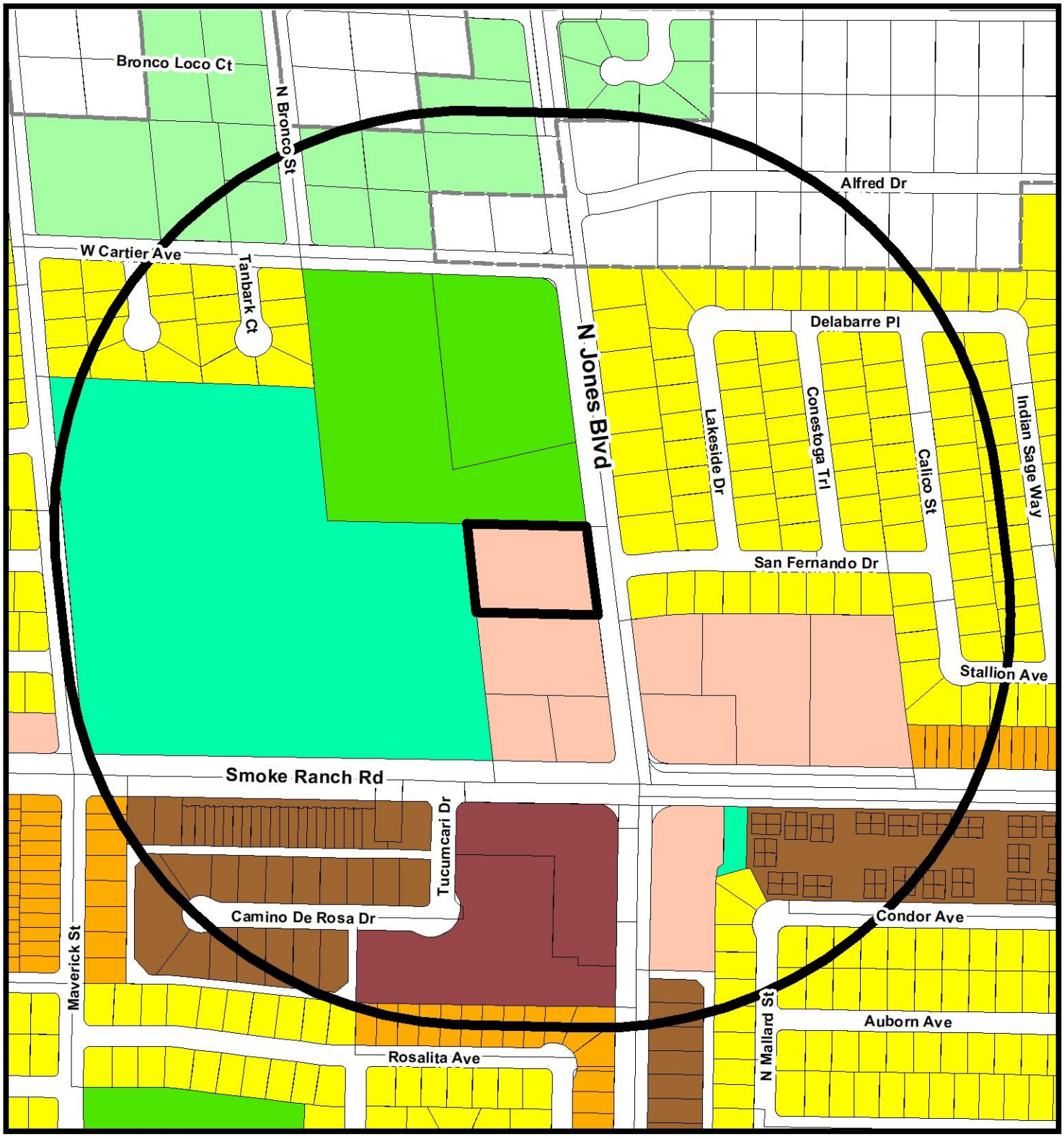
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

20-0026-GPA1



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM SC TO GC

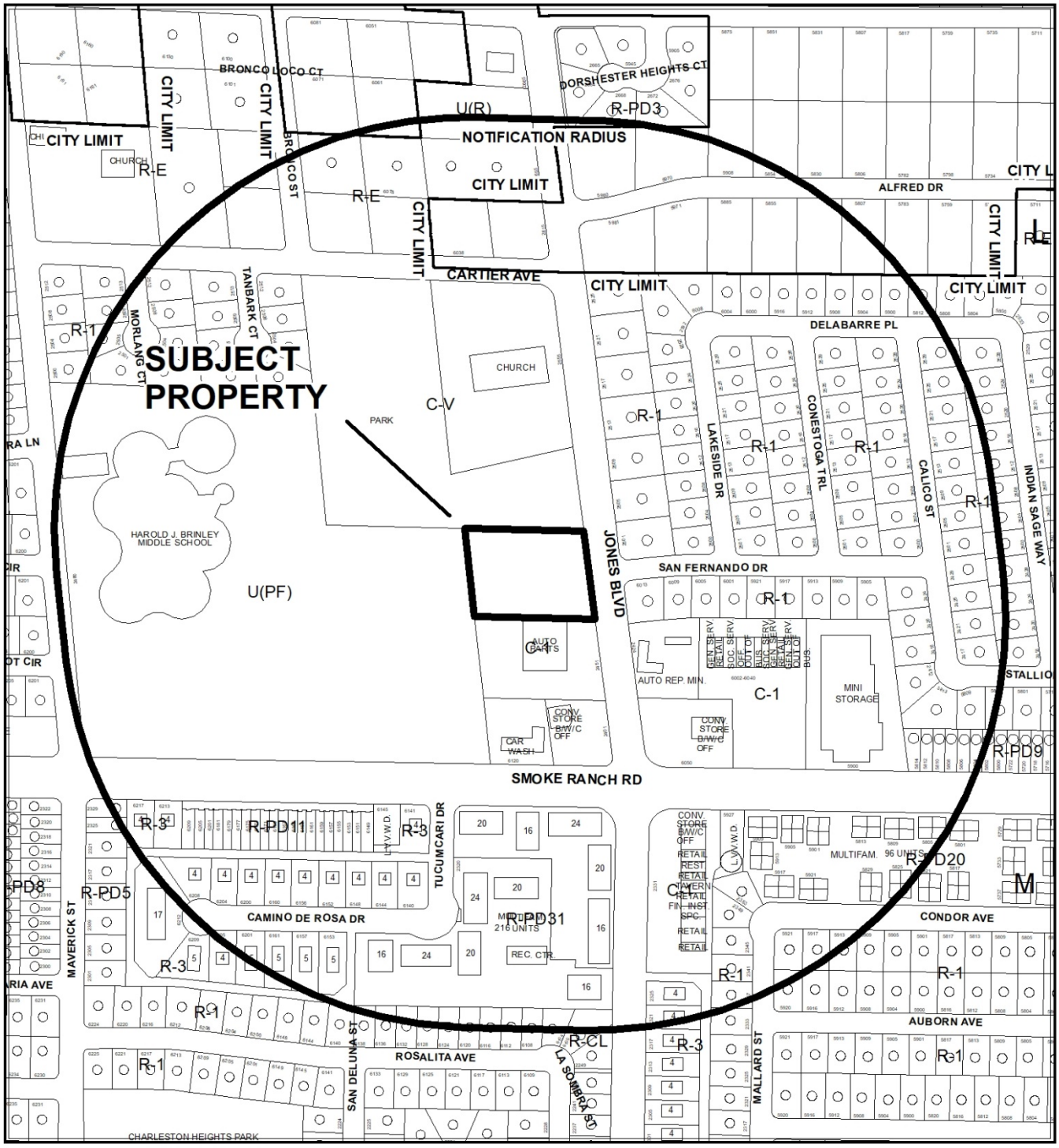
Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, October 13, 2020



0 275 550 Feet

CASE: 20-0026

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



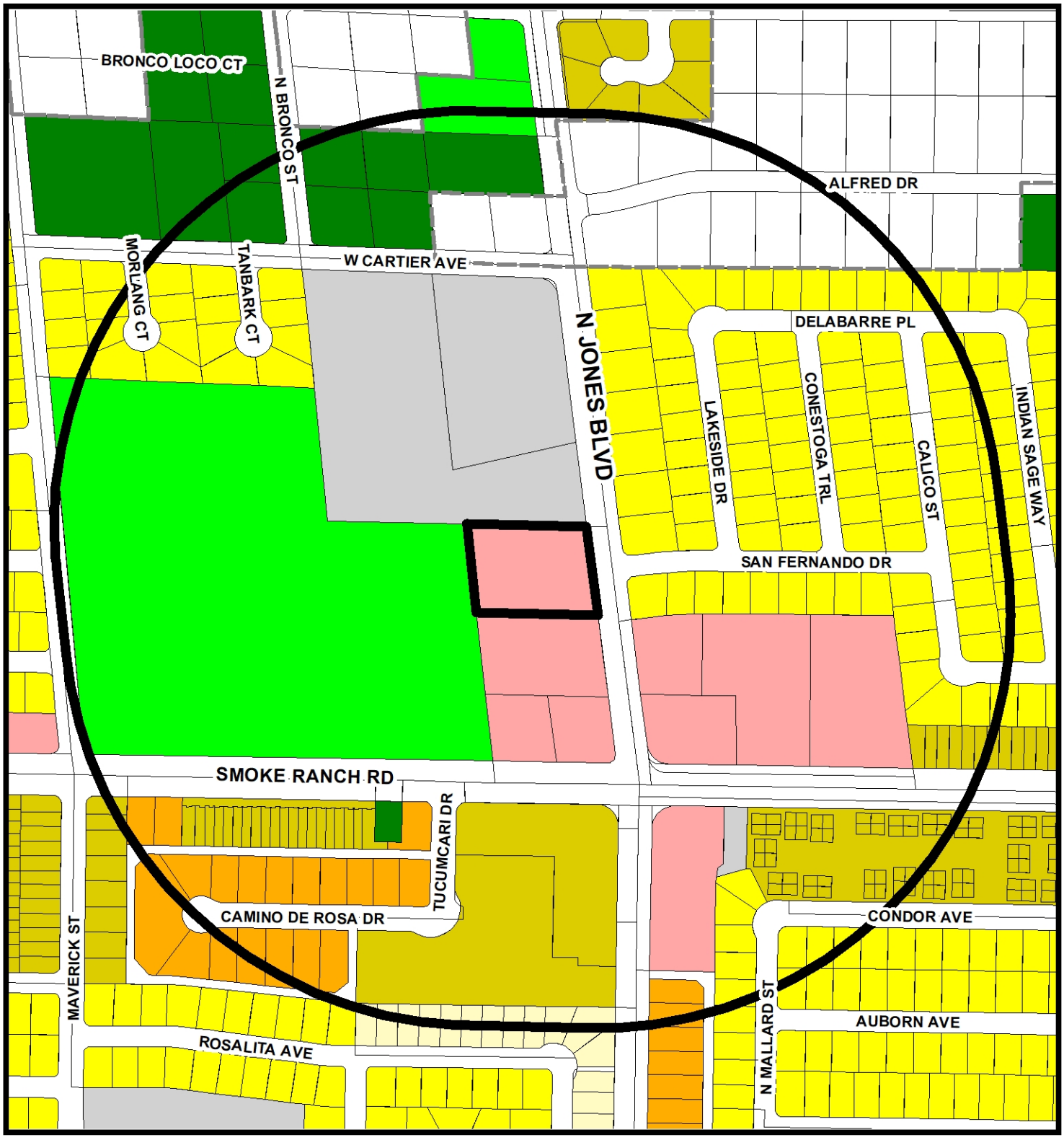
CASE: 20-0026

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

20-0026-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T/C - Town Center

FROM C-1 TO C-2

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, September 14, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: December 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SURETE SIETE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0026-GPA1	Staff recommends DENIAL.	
20-0026-ZON1	Staff recommends DENIAL.	20-0026-GPA1
20-0026-VAR1	Staff recommends DENIAL, if approved subject to conditions:	20-0026-GPA1 20-0026-ZON1
20-0026-SUP1	Staff recommends DENIAL, if approved subject to conditions:	20-0026-GPA1 20-0026-ZON1 20-0026-VAR1
20-0026-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0026-GPA1 20-0026-ZON1 20-0026-VAR1 20-0026-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 278

PROTESTS 1

APPROVALS 0

NE

** CONDITIONS **

20-0026-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0026-GPA1) and Rezoning (20-0026-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (20-0026-SUP1) and Site Development Plan Review (20-0026-SDR1) shall be required, if approved.

2. A Variance is hereby approved to allow an unpaved parking lot surface where such is required.

3. A Variance is hereby approved to allow a nine-foot tall perimeter fence where eight feet is the maximum height allowed.

4. A Variance is hereby approved to allow a metal material to be used for the perimeter fence where corrugated metal is a prohibited material.

5. 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.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0026-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Trucking Company use.

2. The repair or servicing of vehicles, the storage or warehousing of goods or merchandise, and the loading or unloading of goods or merchandise shall not be permitted on site.

3. Approval of a General Plan Amendment (20-0026-GPA1) and Rezoning (20-0026-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0026-VAR1) and Site Development Plan Review (20-0026-SDR1) shall be required, if approved.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. A Waiver from Title 19.12 is hereby approved, to allow more than five trucks or trailers, or combination of trucks and trailers, on the site at any one time where five is the maximum amount allowed.

6. A Waiver from Title 19.12 is hereby approved, to allow trucks and trailers to be visible from adjoining streets where such is prohibited.

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, as well as submitted as part of any business license application.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0026-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0026-GPA1) and Rezoning (20-0026-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0026-VAR1) and Special Use Permit (20-0026-SUP1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan date stamped 07/20/20, except as amended by conditions herein.

4. The existing chain link fence adjacent to the west property line shall remain.

5. Coordinate and comply with the Clark County Department of Air Quality and Environmental Management regulations for “Unpaved Parking Lots and Storage Areas” to prevent fugitive dust. Provide letter of compliance prior to the issuance of a building permit.

6. All parking shall be striped and marked to clearly define access lanes and internal circulation movements.

7. Concrete wheel stops or curbing at least six inches high and six inches wide, and appropriate for large commercial vehicles (semi-trucks and trailers), shall be provided.

8. The existing chain link fence with barbed wire adjacent to the north property line shall be removed upon issuance of a building permit for the perimeter metal fence.

9. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the north property line where eight feet is required.

10. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the south property line where eight feet is required.

11. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the west property line where eight feet is required.

12. A Waiver from Title 19.08 is hereby approved, to allow a zero-10-foot wide landscape buffer adjacent to the east property line where 15 feet is required.

13. An Exception from Title 19.08 is hereby approved, to allow zero parking lot landscape islands where eight are required.

14. 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.

15. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

16. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

17. 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.

18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

20. The driveway shall be constructed per Uniform Standard Drawing #222.1.

21. Access to this site shall be by remote operated devices. No call box will be allowed.

22. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a commercial parking lot for large commercial vehicles and trailers (semi-trucks) on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road.

ISSUES

- A Variance is requested to not pave the surface of the parking lot where such is required. Staff does not support this request.
- A Variance is requested to allow a nine-foot tall metal perimeter fence where eight feet is the maximum height allowed and corrugated metal is a prohibited material. Staff does not support this request.
- A Waiver from Title 19.12 is requested to allow more than five trucks or trailers, or combination of trucks and trailers, on the site at any one time where five is the maximum amount allowed. Staff does not support this request.
- A Waiver from Title 19.12 is requested to allow trucks and trailers to be visible from adjoining streets where such is prohibited. Staff does not support this request.
- Waivers are requested to allow no landscape buffers adjacent to the north, south and west property lines where eight feet is required; and a 10-foot wide landscape buffer adjacent to Jones Boulevard where 15 feet is required adjacent to right-of-way. Staff does not support these requests.
- An Exception is requested to allow zero parking lot landscape islands where eight are required. Staff does not support this request.
- The applicant is requesting the approval of an existing chain link fence adjacent to the western property line. Staff does not support this request.

ANALYSIS

In order to be able to develop and operate a commercial parking lot for semi-trucks and trailers, the applicant must obtain approval of a General Plan Amendment and Rezoning of the subject site as the current land use designation of SC (Service Commercial) and C-1 (Limited Commercial) zoning district does not allow the proposed Trucking Company as described by Title 19.12. Additionally, an approved Special Use Permit is also required to operate a Trucking Company within the proposed C-2 zoning district.

NE

General Plan Designation
The applicant is proposing to amend a portion of the Southwest Sector of the General Plan from SC (Service Commercial) to GC (General Commercial).

The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. This land use designation is too intense for the area and staff recommends denial of the requested General Plan Amendment.

Rezoning
The applicant is proposing to rezone the subject site from C-1 (Service Commercial) to C-2 (General Commercial).

The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial category of the General Plan.

The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors and is consistent with the General Commercial category of the General Plan.

This particular area of town is primarily residential in nature with C-1 zoned properties at major intersections that provide goods and services to the area patrons. There is no other C-2 zoned property within the area. The closest C-2 zoned property is located approximately 5,640 feet northeast of the subject site on Rancho Drive, when measured parcel line-to-parcel line, which would be a much further drive by vehicle. Rancho Drive is the appropriate location for C-2 zoned property as Rancho Drive is classified as a freeway/expressway by the Master Plan of Streets and Highways Map, and serves the general and traveling public.

Because there is no other C-2 zoned property adjacent to the subject or even within the immediate area, if approved, this would create “spot zoning.” Title 19 defines ‘Spot Zoning’ as the rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan.

The subject site is surrounded by a church/house of worship to the north, single family residential homes to the east, a general retail store (auto parts) to the south, and a Clark County School District campus to the west. The proposed C-2 zoning district would allow future land uses that are incompatible and too intense for the area. The current zoning district of C-1 is the appropriate zoning district for the subject site as this allows for land uses that would typically serve the area residents and would not be intrusive in nature to the area and its residents.

Staff is not able to support a request that would allow land uses too intense for the neighboring land uses, and that would create a “spot zone” situation. Therefore, staff is recommending denial of the requested rezoning.

Special Use Permit
Title 19.12 describes a Trucking Company as "a business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. This use may also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo." The proposed land use meets this description as the applicant is proposing a parking facility for the storage of commercial trucks and trailers for a fee.

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: The use shall be limited to office operations and the parking of trucks and trailers.

   The proposed use meets this requirement as the applicant is proposing a lot where commercial trucks and trailers can be parked.

2. Requirement 2: No more than 5 trucks or trailers, or combination of trucks and trailers, shall be permitted on the site at any one time.

   The proposed use does not meet this requirement as the applicant has proposed a commercial truck and trailer parking lot that will accommodate up to 41 commercial vehicles. The applicant is requesting a Waiver of this requirement.

3. Requirement 3: The parking of trucks and trailers shall be restricted to locations to the rear of onsite structures so as to not be visible from adjoining streets.

   The proposed use does not meet this requirement as there are no structures proposed, and the commercial trucks and vehicles will be visible from adjoining streets. The applicant is requesting a Waiver of this requirement.

4. Requirement 4: None of the following activities shall be permitted on site:
   a. The repair or servicing of vehicles.
   b. The storage or warehousing of goods or merchandise.
   c. The loading or unloading of goods or merchandise.

   The proposed use meets this requirement as the applicant has not proposed any of these activities.

Staff is recommending denial of the requested Special Use Permit as the use is too intense for the area. Additionally, in order to be able to approve the requested Special Use Permit, the before mentioned General Plan Amendment and Rezoning requests would also need to be approved which would allow future land uses that are too intense for the area, and create 'spot zoning.'

Site Development Plan Review and Variances

The applicant is proposing to operate a parking facility for large commercial "semi-truck and trailers" that would consist of 41 parking spaces on a non-paved surface such as recycled asphalt millings as stated in the justification letter date stamped 07/27/20. Title 19 requires "all parking and vehicle storage areas shall occur on paved areas," and the applicant is requesting a Variance to allow the parking of the "big rigs" to occur upon a non-paved surface. Staff does not support this request and is recommending denial of the Variance. If approved, staff has added a Condition of Approval that would require the applicant to provide a letter of approval from the Clark County Department of Air Quality and Environmental Management stating approval of an alternate surface for the parking facility.

Adjacent to the west and north property lines is chain link fencing, with barbed wire on top of the fencing adjacent to the north property line. Construction fencing is adjacent to portions of the east and south property lines and is associated with a construction project in the area. The removal of the construction fencing will be required once the construction project is complete and the building permit is finalized. The applicant is proposing to remove the chain link fencing with barbed wire adjacent to the north property line, but is requesting approval to allow the existing chain link fence adjacent to the west property line remain. Staff does not support this request as the western property line is shared with a Clark County School District educational campus that should be screened from the proposed land use with a solid screen wall. In addition to maintaining the chain link fencing adjacent to the west property line, the applicant is proposing a nine-foot tall screen wall consisting of a three-foot tall CMU block wall topped with six feet of metal fencing. The metal fencing are 10-foot wide pre-fabricated, six-foot tall solid metal fencing. Title 19 limits the height of screen walls to eight-feet, and prohibits the use of corrugated metal. The applicant is requesting a Variance to allow the proposed nine-foot tall metal fencing adjacent to the north, south and east property lines, which staff does not support. The fencing proposed for the “front” (Jones Boulevard) is set back ten feet behind the landscape buffer and is not within the required front setback area for the proposed C-2 zoning district, which is ten feet.

Title 19.08 requires an eight-foot wide landscape buffer adjacent to interior lot lines, and a 15-foot wide landscape buffer adjacent to right-of-way. The applicant is proposing zero landscaping for the interior lot lines, and a ten-foot wide landscape buffer adjacent to Jones Boulevard. Landscape buffers play an important role in development by providing an additional visual and auditory screening element for both the subject site and neighboring properties. The proposal of a non-paved parking surface without the additional screening from errant noise and dust by trees and shrubs creates an atmosphere that is unsightly and undesirable, as the oversized commercial vehicles will dominate the sightline of the area. In addition, uncovered parking facilities are required to provide parking lot landscape islands to provide shade and soften the harsh environment of pavement and vehicles. The islands are to be located at the end of each row of parking, and one for every six uncovered parking spaces. The applicant is proposing no parking lot landscape islands where eight are required. Staff is recommending denial of the requested Waivers and Exception.

The applicant is proposing for the site to be secured using a rolling gate along the Jones Boulevard frontage that would be controlled by remote controls issued to the tenants of the parking facility. Building code requires a driveway throat depth of 25 feet at gates to allow stacking for vehicles waiting to obtain access through the gates and prevent traffic congestion on adjacent roadways. The Department of Public Works does not support a zero-foot throat depth for a parking facility that would house very large semi-trucks and trailers. The approval of a zero-foot throat depth would cause traffic to back-up along Jones Boulevard causing a possible traffic hazard for both pedestrians and the traveling public. Therefore, staff has added a Condition of Approval requiring the applicant provide a driveway in accordance with Uniform Standard Drawing #222.1.

The subject site currently contains a stealth designed wireless communication facility on the far northwest corner of the site and will remain as constructed.

The proposed parking facility does not comply with the minimum development standards set forth by Title 19 requirements for parking facilities, perimeter screening, or landscaping, and would introduce a visually intrusive site dominated with trucks and trailers into an area that is predominantly residential in nature. The proposed zoning district and land use is too intense for the area and staff is recommending denial of the Site Development Plan Review in addition to the General Plan Amendment, Rezoning, Variance and Special Use Permit.

FINDINGS (20-0026-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character and is not appropriate for adjacency to a residential neighborhood, a County School District campus and a church/house of worship.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The General Commercial land use designation supports the proposed C-2 zoning district which is not compatible with the surrounding R-1 (Single Family Residential) and C-V (Civic) land use designations as it is too intense.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation and utility facilities to accommodate the land uses and densities permitted by the proposed amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment does not conform to Title 19 or the 2020 Land Use Plan as this would create a "spot zone" with no other C-2 zoned property in the general vicinity as the majority of the area is residential in nature with C-1 zoned properties located at intersections to provide area residents goods and services.

FINDINGS (20-0026-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed C-2 zoning district would conform to the proposed GC (General Commercial) Land Use Designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   Land uses such as Auto Sales Showroom, Towing Service and Wholesale Showroom Facility are permitted by right and would not require a Special Use Permit that would be reviewed at a public hearing. The C-2 zoning district allows land uses that are too intense for residential adjacency.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Growth and development factors in the area do no indicate the need or the appropriateness of the requested rezoning as the subject site is adjacent to a church/house of worship to the north, a Clark County School District school campus, and single family residential homes on the east side of Jones Boulevard.

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.**

   Jones Boulevard is an 80-foot wide collector which is intended to move traffic from local streets to arterial roads. Collector streets are generally utilized to provide access to residential properties as in this instance along the east side of Jones Boulevard, and intended to accommodate large commercial vehicles.

FINDINGS (20-0026-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a commercial parking lot without paving and a perimeter fence to be constructed of a prohibited material and that exceeds the maximum height allowed by Title 19.08. Paving the proposed site and lowering the perimeter fence by one-foot and constructing it of materials such as CMU block and/or wrought iron 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 (20-0026-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use is not able to be conducted in a manner that is harmonious or compatible with the existing surrounding land uses as the use is too intense for an area dominated with residential land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not physically suited for the type or intensity of the proposed land use as the subject site is directly across from a single family residential neighborhood. Approval of this request would introduce large commercial "semi-truck" type trucks and trailers into the area that is primarily residential with commercial activities confined to major intersections.

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.**

   Jones Boulevard is an 80-foot wide collector which is intended to move traffic from local streets to arterial roads. Collector streets are generally utilized to provide access to residential properties as in this instance along the east side of Jones Boulevard, and intended to accommodate large commercial vehicles.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit would be inconsistent with the overall objectives of the General Plan which states "development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development. The approval of this Special Use Permit would also require the approval of a General Plan Amendment and rezoning to an intense zoning district not appropriate for residential adjacency. The proposed rezoning would also create a "spot zoned" parcel, which is also not in support of the objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

The use does not meet Conditional Use Requirements numbers two (2) and three (3), and the applicant is requesting a Waiver of these requirements which staff does not support.

FINDINGS (20-0026-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed development is not compatible with the adjacent church/house of worship, Clark County School District campus, or the single family residential homes in the area.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The proposed development is not consistent with the General Plan or Title 19 as evidenced by the requested Variances and Waivers.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The applicant has proposed a commercial parking lot for commercial semi-trucks and trailers without the appropriate “throat depth” for stacking at the gate which will be controlled by remote control. This will negatively impact Jones Boulevard and create a back-up of traffic while a semi-truck waits for the gate to open and gain entry. If approved, the Department of Public Works has included a Condition of Approval requiring the applicant to provide a driveway constructed per Uniform Standard Drawing #222.1 to try and mitigate negative traffic impacts to Jones Boulevard and neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the City;

The applicant is proposing a commercial parking lot that will not be paved with a solid surface such as asphalt or concrete, which is not appropriate for the area or the City. The landscape materials consist of species appropriate for a desert climate.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   There is no building proposed with the development of a commercial parking lot for commercial vehicles, but the use is undesirable as it would require a General Plan Amendment and Rezoning that would result in a "spot zone" that would allow intense commercial land uses in a predominantly residential area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed development is subject to building permit and business licensing reviews.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/02/09	The City Council approved a request for a Rezoning (ZON-36119) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 1.43 acres generally located on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road. The Planning Commission recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-36117) for a proposed 85-foot tall wireless communication facility stealth design (monopine) generally located on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road. The Planning Commission recommended approval.
04/12/11	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-40840) to install six new panel antennas at the 69-foot centerline, three new panel antennas, three radio remote modules, and one COVP at the 60-foot centerline of an existing 85-foot tall wireless communication facility, stealth design (monopine), in addition to installing one GPS antenna near the base of the facility at 2499 North Jones Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/14/11	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-41713) to install three new LTE panel antennas, six radio remote heads, and one surge suppressor unit at the 77-foot centerline of an existing 85-foot tall wireless communication facility, stealth design (monopine), in addition to installing one GPS antenna near the base of the facility at 2499 North Jones Boulevard.
02/21/18	The Department of Planning administratively approved a request for a Conditional Use Verification (CUV-72741) to remove twelve TMA's, power plant cabinet, remove and replace three antennas, six RRH's and install three RRHs on the antenna level, three RRHs inside the equipment shelter, two surge protectors, two DC power cable trunks, one Netsure 7100 with nine rectifiers, one alpha converter module and associated equipment on an existing wireless communication facility at 2499 North Jones Boulevard.
03/01/18	The Department of Planning administratively approved a request for a Conditional Use Verification (CUV-72843) to remove six panel antennas and install six panel antennas (replace same for same) at 2499 North Jones Boulevard.
05/23/19	The Department of Planning administratively approved a request for a Conditional Use Verification (CUV-76628) to install three antennas, one cabinet, three RRH's, two 100 amp breakers and remove and replace one tri-collar antenna mount on a wireless communication facility, stealth design located at 2499 North Jones Boulevard.
07/02/19	The Department of Planning administratively approved a request for a Conditional Use Verification (CUV-76959) for modifications to an existing wireless communication facility, stealth design (pine tree) at 2499 North Jones Boulevard.
10/13/2020	The Planning Commission voted (7-0) to hold 20-0026-GPA1, ZON1, VAR1, SUP1 and SDR1 in ABEYANCE to the November 10, 2020 Planning Commission meeting.
11/08/2020	The Planning Commission voted (6-0) to hold 20-0026-GPA1, ZON1, VAR1, SUP1 and SDR1 in ABEYANCE to the December 8, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
09/2005	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/26/18	A building permit (C18-00292) was issued for the replacement of antennas at 2499 North Jones Boulevard. The permit received its final inspection on 11/21/18.
03/28/18	A building permit (C18-00809) was issued for the replacement of antennas on a 79-foot tall Monopine at 2499 North Jones Boulevard. The permit has not receive its final inspection as of 10/01/20.
07/23/19	A building permit (C19-02261) was issued for the replacement of antennas at 2499 North Jones Boulevard. The permit received its final inspection on 10/24/19.
06/11/20	A building permit (C19-04154) was issued for the replacement of antennas at 2499 North Jones Boulevard. The permit received its final inspection on 08/28/20.

Pre-Application Meeting	
06/18/20	A pre-application meeting was held to discuss the proposed development and necessary applications.

Neighborhood Meeting	
09/21/20	Time: 5:30 p.m. Location: City Hall Training Rooms Attendees: Two representatives for the applicant. One representative from the Ward 5 office. Two members from the Department of Planning. No members of the public attended the meeting and the meeting was concluded at 5:50 p.m.

Field Check	
10/01/20	Staff performed a routine field check to observe the subject site. Staff observed construction equipment and materials on the site and was able to find a building permit (L19-02758) for new fiber/coax (COX Communications) through existing conduit issued to the subject sites parcel number (138-14-802-007). Staff did observe the starts of a homeless encampment behind the wireless communication facility equipment shelter and the matter has been reported to Code Enforcement for further follow-up.

Details of Application Request	
Site Area	
Net Acres	1.43

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	Church/House of Worship	PR-OS (Park / Recreation / Open Space)	C-V (Civic)
South	Auto Parts (Accessory Installation)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Undeveloped	PF (Public Facility)	U (Undeveloped)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 105 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	212 Feet	Y
Min. Setbacks • Front	10 Feet	10 Feet*	Y

**The perimeter fence is set back ten feet and not within the front yard setback area.*

NE

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • East	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
TOTAL PERIMETER TREES		**8 Trees**	**8 Trees**	**Y**
PARKING LOT LANDSCAPE ISLANDS				
One Parking Lot Landscape Island for Every Six Uncovered Parking Spaces and at the End of Each Row of Parking.		8	0	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	8 Feet		0 Feet	N*
• East	15 Feet		10 Feet	N*
• West	8 Feet		0 Feet	N*

**The applicant is requesting Waivers of the landscape buffer requirements.*
***An Exception is requested to allow zero landscape parking lot islands.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Jones Boulevard	Collector	Master Plan of Streets and Highways Map	80	Y

NE

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	
Trucking Company	Zero*	One space for each 250 square feet of floor area devoted to office use, plus one space for each 1000 square feet of remaining gross floor area.	Zero				
TOTAL SPACES REQUIRED			Zero		Zero		Y
Regular and Handicap Spaces Required			Zero		Zero		Y

**There is no office space proposed.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
No more than 5 trucks or trailers, or combination of trucks and trailers, shall be permitted on the site at any one time.	To allow more than 5 trucks or trailers, or combination of trucks and trailers.	Denial
The parking of trucks and trailers shall be restricted to locations to the rear of onsite structures so as to not be visible from adjoining streets.	To allow trucks and trailers to be visible from adjoining streets.	Denial
An eight-foot wide landscape buffer shall be provided adjacent to interior lot lines.	To provide a zero-foot wide landscape buffer adjacent to the north property line.	Denial

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot wide landscape buffer shall be provided adjacent to interior lot lines.	To provide a zero-foot wide landscape buffer adjacent to the south property line.	Denial
An eight-foot wide landscape buffer shall be provided adjacent to interior lot lines.	To provide a zero-foot wide landscape buffer adjacent to the west property line.	Denial
A 15-foot wide landscape buffer shall be provided adjacent to right-of-way.	To provide a 10-foot wide landscape buffer adjacent to the east property line (Jones Boulevard).	Denial

Exception		
Requirement	***Request***	***Staff Recommendation***
One parking lot landscape island for every six uncovered parking spaces.	To allow zero parking lot landscape islands.	Denial

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) Site Development Plan Review with Waivers and a Variance

Project Address (Location) 2499 N. Jones Blvd, Las Vegas, NV 89108

Project Name Jones Truck Parking Facility **Proposed Use**

Assessor's Parcel #(s) 138-14-802-007 **Ward #** 5

General Plan: Existing _____ Proposed - **Zoning:** Existing C-1 Proposed -

Additional Information

Property Owner Surete Siete, LLC Contact Adam Patel

Address 3800 S. Decatur blvd. SPC 67 City Las Vegas State NV Zip 89103

E-mail adamusa21@yahoo.com Phone 702-665-2903

Applicant same Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative same Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person o the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different fr

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsibl for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner 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 belo
- 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 Anupam Patel

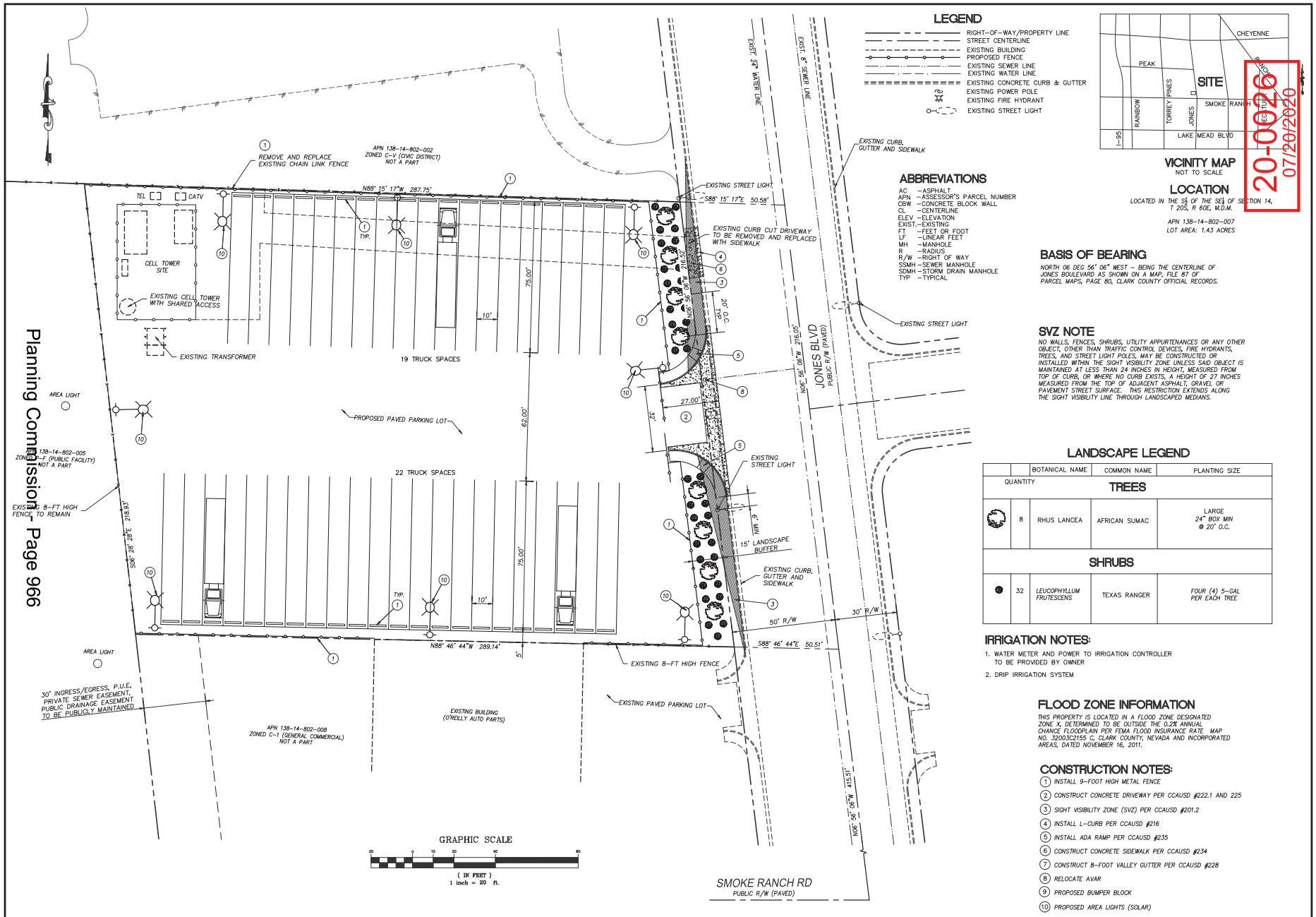
Subscribed and sworn before me

This 16th day of July, 20 20

Notary Public in and for said County and State

ANTONIO APRON
Notary Public State of Nevada
County of Clark
APPT. NO. 14-13114-1
My App. Expires March 12, 2022

20-0020
07/20/2020



Planning Commission Page 966

20-0026
07/20/2020

BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-682-1706

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. THE CONTRACTOR SHALL REMAIN ENGINEER'S SOLE PROPERTY, UNTIL SIGNED BY THE PREVAILING ENTITIES THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE OWNER/DEVELOPER/CONTRACTORS RISK.

REV: DATE: BY: REVISION:

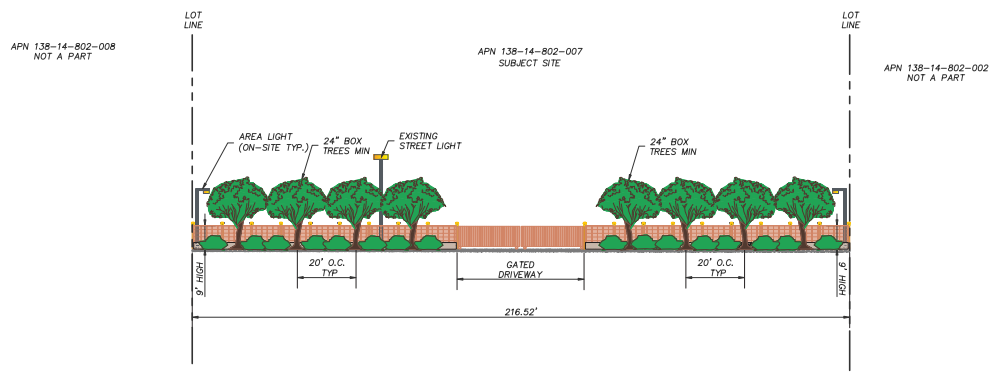
JONES TRUCK PARKING FACILITY
SITE PLAN

2499 N. JONES BLVD
LAS VEGAS, NV 89108

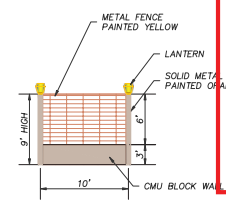
DESIGNED BY: PB
CHECKED BY: PB
DATE: 07/06/20
JOB #: 20-JB
APN: 138-14-802-007
SECT 14 T 20S R 60E
SCALE: HORZ 1" = 20'

PETYA BALOVA
Exp. 12-31-20
CIVIL
No. 16490
STATE OF NEVADA
PROFESSIONAL ENGINEER

SHEET #
SP
1 OF 1

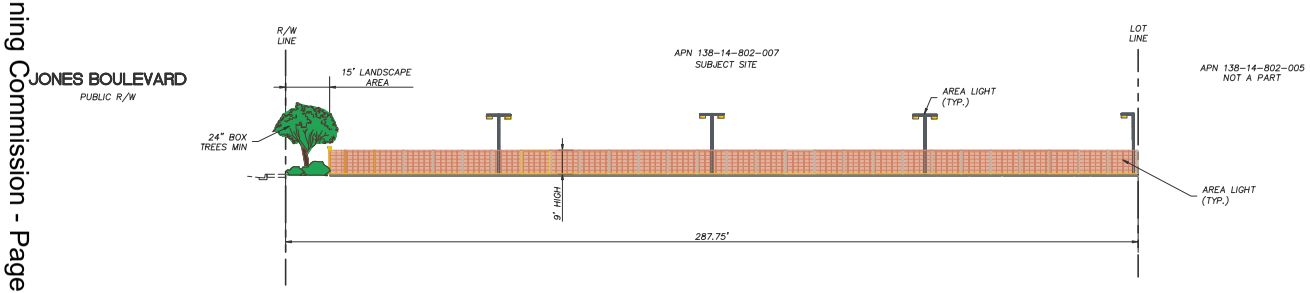


EAST ELEVATION
NOT TO SCALE

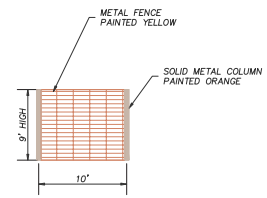


TYPICAL DETAIL
FENCE ALONG JONES BLVD
NOT TO SCALE

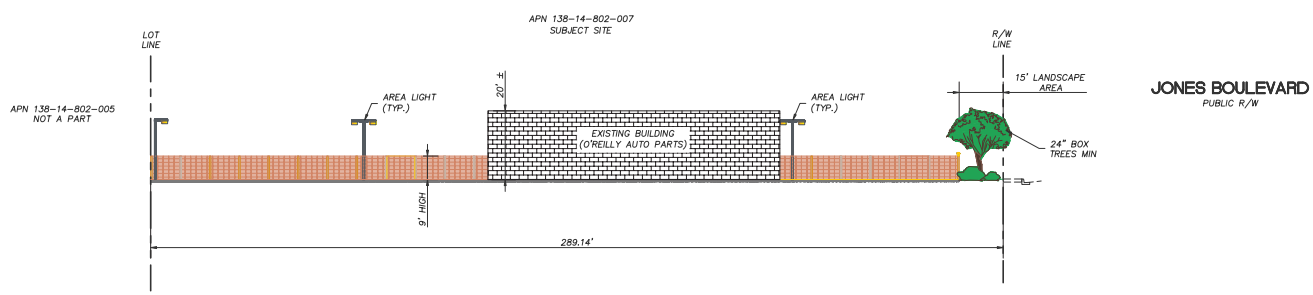
20-0026
07/20/2020



NORTH ELEVATION
NOT TO SCALE



TYPICAL DETAIL
FENCE ALONG JONES BLVD
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE

BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-682-1706

REV: DATE: BY: REVISION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING WORK. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE AND SHALL REMAIN ENGINEER'S SOLE PROPERTY. UNTIL SIGNED BY THE PREVAILING ENTITIES THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE THE OWNER/DEVELOPER/CONTRACTORS RISK.

JONES TRUCK PARKING FACILITY
ELEVATIONS EXHIBIT

2499 N. JONES BLVD
LAS VEGAS, NV 89108

DESIGNED BY : PB
CHECKED BY : PB
DATE : 07/06/20
JOB # : 20-JB
APN : 138-14-802-007
SECT 14 T 20S R 60E
SCALE : HORIZ 1" = N/A

PROFESSIONAL ENGINEER STATE OF NEVADA
PETYA BALOVA
Exp. 12-31-20
CIVIL
No. 16480

SHEET #
EL
1 OF 1

Andrew L. Patterson Trucking Company
8760 Harvest Valley Avenue
Las Vegas, NV 89129
320.420.0586

July 18, 2020

City of Las Vegas
Planning and Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: JONES TRUCK PARKING FACILITY
APN 138-14-802-007

Dear City of Las Vegas,

I am an Independent Owner Operator with residing in the area of this proposed parking lot and I would like to inform you folks, that I have been in touch with Adam Patel on many occasions wishing to rent monthly parking space at this location for my 4 trucks & trailers. I know it is a very much needed service for many of us truckers residing in this area. As you all my know we have a serious problem finding parking that is safe for our trucks and being forced to park on the streets at times since we are on the road most of the month with no alternative options but to park on the streets due to a lack of parking on our few days per month on and off as we return. Additionally we can not continue to pay 75.00 & 100.00 nightly fines and risk having our truck on the street. Please understand that without truckers and trucks caring for the greater Las Vegas area there can be no products and with out products there can be no services. I hope you folks understand even with this lot this will only provide a few truckers in the immediate area much needed relief.

Again, I look forward to having this facility asap since I was hoping this to be open by last month and due to COVID-19 understand delays have occurred, should you wish to speak with me for any reason please feel free to contact me anytime 6am – 6pm or so, please send text first 30mins ahead or so as I am on the road most of the time and can pull over.

Sincerely,

Andrew L. Patterson
Owner
Andrew L. Patterson Trucking Co.

20-0026
07/20/2020

Raul Escobedo
1597 E Robindale Road
Las Vegas, NV 89123
702.400.1449

July 17, 2020

City of Las Vegas
Planning and Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: JONES TRUCK PARKING FACILITY
APN 138-14-802-007

Dear City of Las Vegas,

I am an owner of Raul's Semi Trucks Repair Service for over 20yrs in the Las Vegas valley and most of the 100's of truckers who live her know me. I write to you today to shed clarity on the Truck parking issues and to inform you folks, that I know Adam Patel and that I was one of the people he approached to better understand the need for Semi-Truck Parking issues in the greater Las Vegas area. I look forward to referring many truckers whom I work with to be able to park at his lot once completed. I can tell you without a doubt and I am sure the Nevada Truckers Association, OOIDA as well as NDOT will confirm the need for Truck Parking in Las Vegas. I know in Adam's lot area there are several hundred truckers residing there and very much need this monthly parking service.

As you all my know there is a serious problem finding parking that is safe for truckers and them being forced to park on the streets with no other alternatives leading to nightly fines of 75.00 & 100.00 which I can tell you truckers can not afford nor is it fair to the neighborhoods they are forced to park in. The neighborhoods also have a serious hazard from the trucks mainly being local people driving into them and crashing into the parked trucks. Over the years I have personally seen the after math of over 10 such accidents and it is not pretty.

Please understand that without truckers and trucks caring for the greater Las Vegas area there can be no products and with out products there can be no services. We need to embrace these folks not shun them or think by pushing them out of city limits this is going to be the answer. At present I know countless truckers that do not have dedicated parking spaces and are not force to park at far away streets and neighborhoods as they come and go during the month. They have to use Uber or Taxi services to return to their homes and back which is very costly and to add to that the parking fines that pile up which I am sure you can imagine this scenario.

I hope you folks realize that even with this lot, this will only provide a few truckers in the immediate area much needed relief and, I hope you will continue to embrace them for the greater good of our community, our way of life and safety for our citizens.

Again, please feel free to contact me anytime M-F 9am – 5pm should you wish to understand more about the struggles of the Owner Operator Truckers in Las Vegas.

Sincerely,

Raul Escobedo
Owner
Raul's Semi Truck Repairs and
Mobile Mechanic Service.

20-0026
07/20/2020

Neway Transportation Company
284 E. Lake Mead Parkway
Henderson, NV 89015
303.847.6601

July 14, 2020

City of Las Vegas
Planning and Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: JONES TRUCK PARKING FACILITY
APN 138-14-802-007

Dear City of Las Vegas,

I am an Independent Owner Operator with my wife residing in the area of this proposed parking lot and I would like to inform you folks, that I have spoken with Adam Patel on several occasions wishing to rent monthly parking space at this location. We know it is a very much needed service for many of us truckers residing in this area. As you all my know we have a serious problem finding parking that is safe for our trucks and being forced to park on the streets at times since we are on the road most of the month with no alternative options but to park on the streets due to a lack of parking on our few days per month on and off as we return. Additionally we can not continue to pay 75.00 & 100.00 nightly fines and risk having our truck on the street. Please understand that without truckers and trucks caring for the greater Las Vegas area there can be no products and with out products there can be no services. I hope you folks understand even with this lot this will only provide a few truckers in the immediate area much needed relief.

Again, we look forward to having this facility asap since we were hoping this to be open by last month and due to COVID-19 understand delays have occurred, should you wish to speak with me for any reason please feel free to contact me anytime 6am – 6pm or so, please send text first 30mins prior or so as we are on the road driving most of the time so that we can pull over.

Sincerely,

David Smith
Owner
Neway Transportation Co.

20-0026
07/20/2020



20-0026-GPA1, 20-0026-ZON1, 20-0026-VAR1, 20-0026-SUP1 AND 20-0026-SDR1 - APPLICANT/OWNER: SURETE SIETE, LLC

THE WEST SIDE OF JONES BOULEVARD, NORTH OF SMOKE RANCH ROAD

10/01/2020



20-0026-GPA1, 20-0026-ZON1, 20-0026-VAR1, 20-0026-SUP1 AND 20-0026-SDR1 - APPLICANT/OWNER: SURETE SIETE, LLC

THE WEST SIDE OF JONES BOULEVARD, NORTH OF SMOKE RANCH ROAD

10/01/2020



20-0026-GPA1, 20-0026-ZON1, 20-0026-VAR1, 20-0026-SUP1 AND 20-0026-SDR1 - APPLICANT/OWNER: SURETE SIETE, LLC

THE WEST SIDE OF JONES BOULEVARD, NORTH OF SMOKE RANCH ROAD

10/01/2020



20-0026-GPA1, 20-0026-ZON1, 20-0026-VAR1, 20-0026-SUP1 AND 20-0026-SDR1 - APPLICANT/OWNER: SURETE SIETE, LLC

THE WEST SIDE OF JONES BOULEVARD, NORTH OF SMOKE RANCH ROAD

10/01/2020



20-0026-GPA1, 20-0026-ZON1, 20-0026-VAR1, 20-0026-SUP1 AND 20-0026-SDR1 - APPLICANT/OWNER: SURETE SIETE, LLC

THE WEST SIDE OF JONES BOULEVARD, NORTH OF SMOKE RANCH ROAD

10/01/2020





20-0026-GPA1, 20-0026-ZON1, 20-0026-VAR1, 20-0026-SUP1 AND 20-0026-SDR1 - APPLICANT/OWNER: SURETE SIETE, LLC

THE WEST SIDE OF JONES BOULEVARD, NORTH OF SMOKE RANCH ROAD

10/01/2020

July 27, 2020

City of Las Vegas
Planning and Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: JONES TRUCK PARKING FACILITY
APN 138-14-802-007

The purpose of this letter is to request a Site Design Review on behalf of the owner, Suerte Siete, LLC, for a proposed truck parking facility, located on a 1.43-acre parcel at 2499 N. Jones Boulevard, Assessor's Parcel Number 138-14-802-007.

The parcel is zoned C-1 (General Commercial) and is surrounded by a C-1 zoned property to the south (O'Reiley Auto Shop), P-F zoned property to the north (Church), and sports field to the east.

Figure 1. City of Las Vegas Zoning Exhibit



20-0026
07/27/2020

Balova Engineering, PLLC
7495 West Azure Drive, Suite 140, Las Vegas, NV 89130
Tel: 702.682.1706
petya@balovaengineering.com

Jones Boulevard is a fully improved public street. The parcel is vacant, unimproved. It is enclosed by chainlink fences along the north and west property lines. On the south, it is adjacent to a building on the property line (O'Reilley Auto Parts) with an open rear yard. There is an existing cell tower at the northwest corner of the parcel.

The proposed truck parking facility will provide a transition from the church to the north to the more intense commercial properties to the south.

According to the OOIDA (Owners Operators Independent Drivers Association), this property is located in one of the areas of highest number of its members, therefore a facility of this type will be beneficial to the community by providing a safe and secure truck parking for the business owners living in the area. A copy of the OOIDA map is included as a separate document.

The subject site is located approximately 1.5 miles from I-95. There is a high demand for a secure facility for temporary parking of commercial transportation vehicles. The owner of the facility intents to lease each individual space on a monthly basis. Drivers will typically park the truck and leave the facility in a personal vehicle. There will be no storage of trailers, cargo or any other personal items. No construction equipment or heavy machinery will be allowed to park on this lot. The proposed facility is unmaned, there will be no employees on site.

The owner of the facility does not expect increase of the current noise levels due to the proposed facility. Jones Boulevard is a major collector street, which separates the subject parcel from the residential area to the east. Adjacent to the west is a sports filed which will not be affected by noise. In addition, hours of operation will be restricted to 5 a.m. to 10 p.m. The 9-foot high screening and the dense landscaping will serve as both a visual barrier and a noise barrier.

The proposed measures regarding security of the facility include:

- 9-foot high perimeter fence
- Automatic gate opening
- Solar LED area lights
- Camera surveillance system

We are requesting the following:

A. SITE DEVELOPMENT REVIEW FOR PARKING FACILITY WITH WAIVERS

According to the definition, a Parking Facility is a lot or structure developed for public or private parking as a primary use of the subject site on which it is located. A Parking Facility is permitted in a C-1 zoned district per Code.

The proposed development consists of the following:

- Install a gated commercial driveway, which will also provide access to the existing cell tower. The gate will be fully automatic and will be opened and closed by the customers with a remote control or an app on a smart phone.
- The existing pan driveway will be removed and replaced with sidewalk

20-0026
07/27/2020

Balova Engineering, PLLC
7495 West Azure Drive, Suite 140, Las Vegas, NV 89130
Tel: 702.682.1706
petya@balovaengineering.com

- 9-foot high metal fence along the north, south and east property lines. The existing chainlink fence along the west property line will remain in place. The existing chainlink fence with barbed wire along the north property line will be removed and replaced with the proposed 9-foot high metal fence. A letter of permission will be obtained from the property owner.
- 15-foot landscape buffer along Jones
- 41 truck parking spaces
- Install solar LED area lights
- Waive the requirement for a 8-foot wide landscaping along the north, south and west property lines: The developer would like to optimize the usable area and allow better truck circulation. In addition, the north property has landscape installed along the common property line; the property to the west is a soccer field and it's all grass with trees planted along the common property line. The building to the south is on the property line. In order to provide protection, we will install bumper blocks (jersey barriers if needed). The parking spaces on the north will have 5-foot minimum separation from the building as well.
- Throat depth to be reduced to 0 feet, where the minimum required per CCAUSD 222.1 is 25 feet: Per virtual meeting with Rick Schroder, Victor Bolanos and Connie Diso, it was it was decided that the best approach in this case it to place the sliding gate at the point of curvature, so no throat depth will be required. Both back of curb radii of the proposed driveway were set at 25 feet. The above measures will allow for safer turning of larger vehicles. Distance from the lip of gutter in the street to the gate will be 27 feet.

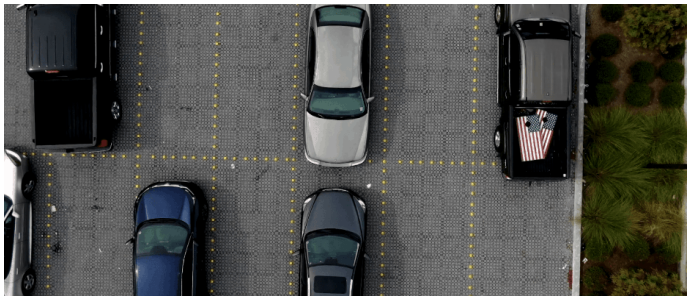
B. VARIANCES

- Variance to allow a screen wall in the front yard where such is prohibited: We are proposing a combination of a 3-foot high CMU block wall with a 6-foot high metal fence on top for a total of 9 feet height. The metal fence will consist of 10-foot wide, 6' high metal grid fence panels with solid metal columns and a decorative solar LED top. A fence along Jones is necessary to provide security. The proposed landscape buffer will provide additional screening of the facility.
- Variance for a 9-foot high fence on the perimeter, where maximum permitted is 8 feet. A higher fence is needed for security. The proposed fence will match the colors of the church to the north. It will be painted in earthy colors as shown on the attached color exhibit.
- Variance to install Truegrid* or equal geogrid paving system or recycled asphalt millings at owner's option and as permitted by Department of Building and Safety.

  Truegrid* system is an alternatives to paving, which consists of recycled HDPE cells filled with gravel.

20-0026
07/27/2020

Balova Engineering, PLLC
7495 West Azure Drive, Suite 140, Las Vegas, NV 89130
Tel: 702.682.1706
petya@balovaengineering.com



It provides superior strength and duarability to traditional asphalt. Striping is achieved by using parking markers instead of painting. It is a permeable cover, which will greatly reduce or eliminate any storm water runoff onto Jones Boulevard. This type of paving of parking facility will last anywhere from 25 to 60 years, and never needs to be repainted or repaved. It provides a natural outlet for stormwater drainage, does less damage to vehicles, is more environmentally-friendly, and more cost-effective as well.

The developer is planning to begin construction upon approval of this application and obtaining the necessary building permits.

We received a letter of support from O'Reilly Auto Parts (adjacent property to the south) which is attached as a separate document. Truck owners/operators, residing in the area, have expressed strong interest in the project and letters of support are attached separately.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering

20-0026
07/27/2020

Balova Engineering, PLLC
7495 West Azure Drive, Suite 140, Las Vegas, NV 89130
Tel: 702.682.1706
petya@balovaengineering.com

Nora Lares

Subject: FW: Jones Truck Storage Yard

From: Petya Balova <petya@balovaengineering.com>
Sent: Monday, October 12, 2020 1:19 PM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Cc: 'adam patel' <adamusa21@yahoo.com>; Keith Brinkley <keithbeng@gmail.com>
Subject: Jones Truck Storage Yard

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Hi Nicole,

Please disregard my previous email.

I would like to hold in abeyance for 30 days the following items, scheduled for the October 13th Planning Commission meeting:

20-0026-GPA1
20-0026-ZON1
20-0026-VAR1
20-0026-SUP1
20-0026-SDR1

We would like to have more discussions with staff and neighbors, and modify the site layout if necessary.

Thank you,
Petya

Petya Balova, P.E., M.ASCE
Balova Engineering
7495 West Azure Drive, Suite 140
Las Vegas, NV 89130
702-682-1706 cell

RECEIVED
10/12/2020

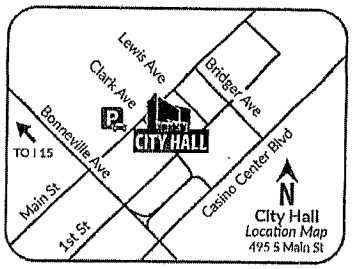
ITEMS 22(a-e)

RECEIVED
10/12/2020

Submitted after final agenda
Items 22(a-e)

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.
20-0026 and 20-0026-GPA1 and 20-0026-ZON1 and 20-0026-VAR1 and 20-0026-SUP1 and 20-0026-SDR1
Planning Commission Meeting of **10/13/2020**

It should be paved — too much dust & dirt for neighbors from trucks in & out & starting up

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

20-0026
13813301007
SIBERT ARLON R & SUZAN C
5980 ALFRED DR
LAS VEGAS NV 89108-3756

RECEIVED
OCT 07 2020
Dept of Planning
City of Las Vegas

99 MRDFNP1 89108

22(a-e) P

Andrew L. Patterson Trucking Company
8760 Harvest Valley Avenue
Las Vegas, NV 89129
320.420.0586

July 18, 2020

City of Las Vegas
Planning and Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: JONES TRUCK PARKING FACILITY
APN 138-14-802-007

Dear City of Las Vegas,

I am an Independent Owner Operator with residing in the area of this proposed parking lot and I would like to inform you folks, that I have been in touch with Adam Patel on many occasions wishing to rent monthly parking space at this location for my 4 trucks & trailers. I know it is a very much needed service for many of us truckers residing in this area. As you all my know we have a serious problem finding parking that is safe for our trucks and being forced to park on the streets at times since we are on the road most of the month with no alternative options but to park on the streets due to a lack of parking on our few days per month on and off as we return. Additionally we can not continue to pay 75.00 & 100.00 nightly fines and risk having our truck on the street. Please understand that without truckers and trucks caring for the greater Las Vegas area there can be no products and with out products there can be no services. I hope you folks understand even with this lot this will only provide a few truckers in the immediate area much needed relief.

Again, I look forward to having this facility asap since I was hoping this to be open by last month and due to COVID-19 understand delays have occurred, should you wish to speak with me for any reason please feel free to contact me anytime 6am – 6pm or so, please send text first 30mins ahead or so as I am on the road most of the time and can pull over.

Sincerely,

Andrew L. Patterson
Owner
Andrew L. Patterson Trucking Co.

20-0026
07/20/2020

Raul Escobedo
1597 E Robindale Road
Las Vegas, NV 89123
702.400.1449

July 17, 2020

City of Las Vegas
Planning and Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: JONES TRUCK PARKING FACILITY
APN 138-14-802-007

Dear City of Las Vegas,

I am an owner of Raul's Semi Trucks Repair Service for over 20yrs in the Las Vegas valley and most of the 100's of truckers who live her know me. I write to you today to shed clarity on the Truck parking issues and to inform you folks, that I know Adam Patel and that I was one of the people he approached to better understand the need for Semi-Truck Parking issues in the greater Las Vegas area. I look forward to referring many truckers whom I work with to be able to park at his lot once completed. I can tell you without a doubt and I am sure the Nevada Truckers Association, OOIDA as well as NDOT will confirm the need for Truck Parking in Las Vegas. I know in Adam's lot area there are several hundred truckers residing there and very much need this monthly parking service.

As you all my know there is a serious problem finding parking that is safe for truckers and them being forced to park on the streets with no other alternatives leading to nightly fines of 75.00 & 100.00 which I can tell you truckers can not afford nor is it fair to the neighborhoods they are forced to park in. The neighborhoods also have a serious hazard from the trucks mainly being local people driving into them and crashing into the parked trucks. Over the years I have personally seen the after math of over 10 such accidents and it is not pretty.

Please understand that without truckers and trucks caring for the greater Las Vegas area there can be no products and with out products there can be no services. We need to embrace these folks not shun them or think by pushing them out of city limits this is going to be the answer. At present I know countless truckers that do not have dedicated parking spaces and are not force to park at far away streets and neighborhoods as they come and go during the month. They have to use Uber or Taxi services to return to their homes and back which is very costly and to add to that the parking fines that pile up which I am sure you can imagine this scenario.

I hope you folks realize that even with this lot, this will only provide a few truckers in the immediate area much needed relief and, I hope you will continue to embrace them for the greater good of our community, our way of life and safety for our citizens.

Again, please feel free to contact me anytime M-F 9am – 5pm should you wish to understand more about the struggles of the Owner Operator Truckers in Las Vegas.

Sincerely,

Raul Escobedo
Owner
Raul's Semi Truck Repairs and
Mobile Mechanic Service.

20-0026
07/20/2020

Neway Transportation Company
284 E. Lake Mead Parkway
Henderson, NV 89015
303.847.6601

July 14, 2020

City of Las Vegas
Planning and Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: JONES TRUCK PARKING FACILITY
APN 138-14-802-007

Dear City of Las Vegas,

I am an Independent Owner Operator with my wife residing in the area of this proposed parking lot and I would like to inform you folks, that I have spoken with Adam Patel on several occasions wishing to rent monthly parking space at this location. We know it is a very much needed service for many of us truckers residing in this area. As you all my know we have a serious problem finding parking that is safe for our trucks and being forced to park on the streets at times since we are on the road most of the month with no alternative options but to park on the streets due to a lack of parking on our few days per month on and off as we return. Additionally we can not continue to pay 75.00 & 100.00 nightly fines and risk having our truck on the street. Please understand that without truckers and trucks caring for the greater Las Vegas area there can be no products and with out products there can be no services. I hope you folks understand even with this lot this will only provide a few truckers in the immediate area much needed relief.

Again, we look forward to having this facility asap since we were hoping this to be open by last month and due to COVID-19 understand delays have occurred, should you wish to speak with me for any reason please feel free to contact me anytime 6am – 6pm or so, please send text first 30mins prior or so as we are on the road driving most of the time so that we can pull over.

Sincerely,

David Smith
Owner
Neway Transportation Co.

20-0026
07/20/2020

Nora Lares

From: noreply@formstack.com
Sent: Monday, October 5, 2020 3:57 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2020

Submitted at 10/05/20 3:57 PM

Meeting Date:	Tuesday, October 13, 2020
Project Number:	20-0026
Position:	I OPPOSE the project and all related applications.
Name:	James McNamee
Residential or Business Address:	2508 Calico, st Las Vegas, NV 89108
Phone:	(702) 580-6626
Email:	bambar1970@gmail.com
Comments:	I'm concerned with this project because traffic on Jones and San-Fernando is already to busy and hard to cross to South bound lanes. Trucks going in and out are going to make it worse.

Copyright © 2020 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

22P (a-d)

Nora Lares

From: noreply@formstack.com
Sent: Saturday, October 3, 2020 11:56 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2020

Submitted at 10/03/20 11:56 AM

Meeting Date:	Tuesday, October 13, 2020
Project Number:	20-0026
Position:	I OPPOSE the project and all related applications.
Name:	Maribel Morales
Residential or Business Address:	6088 W Cartier Avenue Las Vegas, NV 89108
Phone:	(702) 242-6868
Email:	mary.morales6209@yahoo.com
Comments:	Proposed trucking company would be next door to Bunker Middle School and would place children's safety at risk with trucks/trailers driving in and out of this commercial property and would be a nuisance to this quiet neighborhood of long time residents like myself. I have lived in this neighborhood for almost 25 years, my daughter and grandchildren live directly across Bunker Middle School, two blocks away from my home and we all love riding our bikes within the neighborhood, my grandchildren walk to and from school, walk to my house, and to Heers Park, which is also located close to this proposed commercial property

22P
(a-d) pg 1 of 2

where many weekly adult and children soccer games are scheduled. I absolutely oppose this request and recommend they search for an industrial neighborhood instead.

Copyright © 2020 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

November 9, 2020

City of Las Vegas
Planning and Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: JONES TRUCK PARKING FACILITY
APN 138-14-802-007

The purpose of this letter is to request that Item 16 (listed below) be held until the next Planning Commission meeting on December 8, 2020. It has been scheduled to be heard at the regular CLV Planning Commision meeting on November 10, 2020.

16. Abeyance 200026 Public Hearing Applicant/Owner: Surete Siete, LLC For Possible Action On The Following Land Use Entitlement Project Requests On 1.43 Acres On The West Side Of Jones Boulevard

16a. Abeyance 200026 GPA
16b. Abeyance 200026 ZON
16c. Abeyance 200026 VAR
16d. Abeyance 200026 SUP
16e. Abeyance 200026 SDR

The property owner, Surete Siete, LLC, will hire a new consultant to work with Councilman Crear's office to address some of the concerns regarding the proposed development. The new consultant will need additional time to work with staff.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

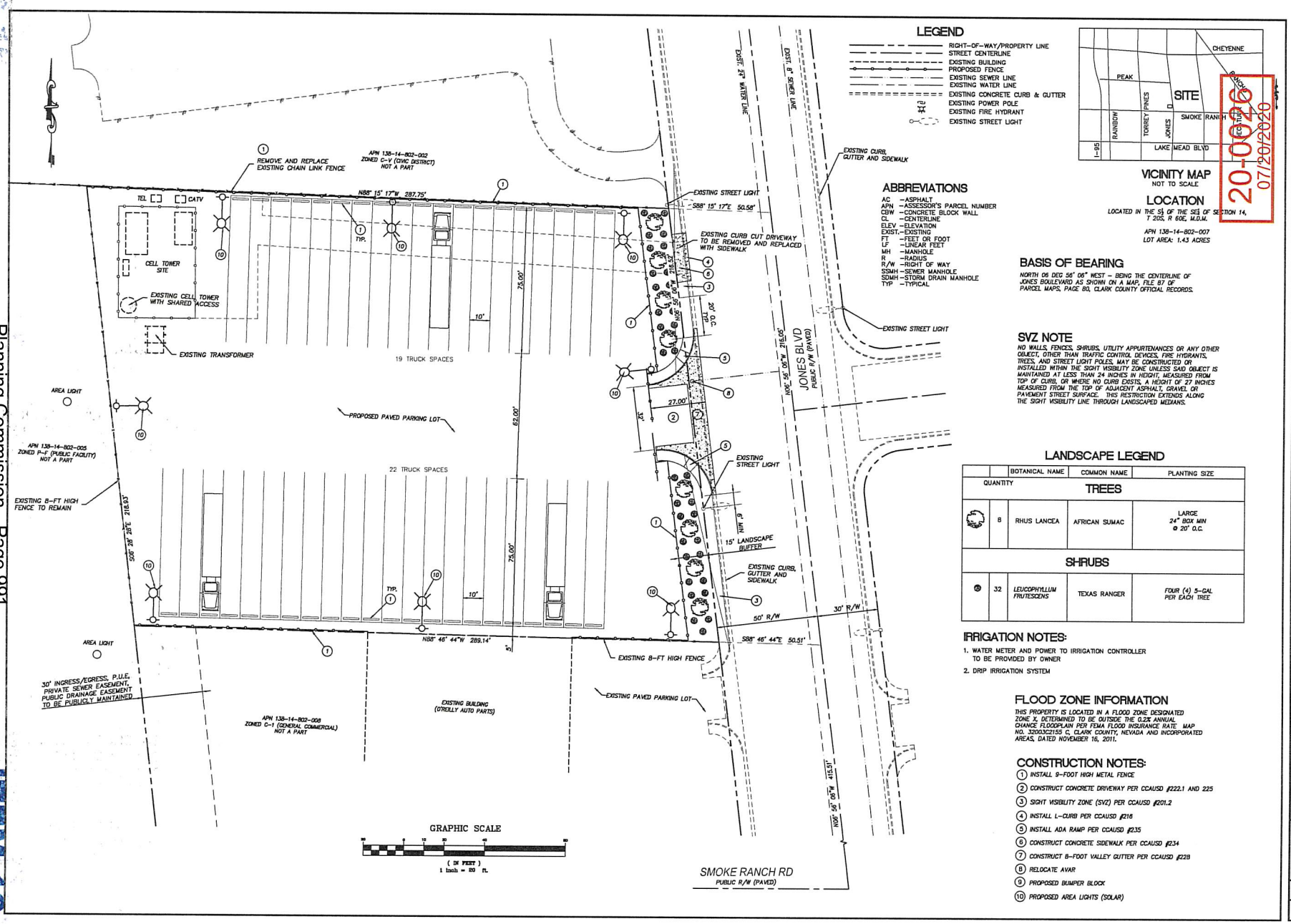
Petya Balova

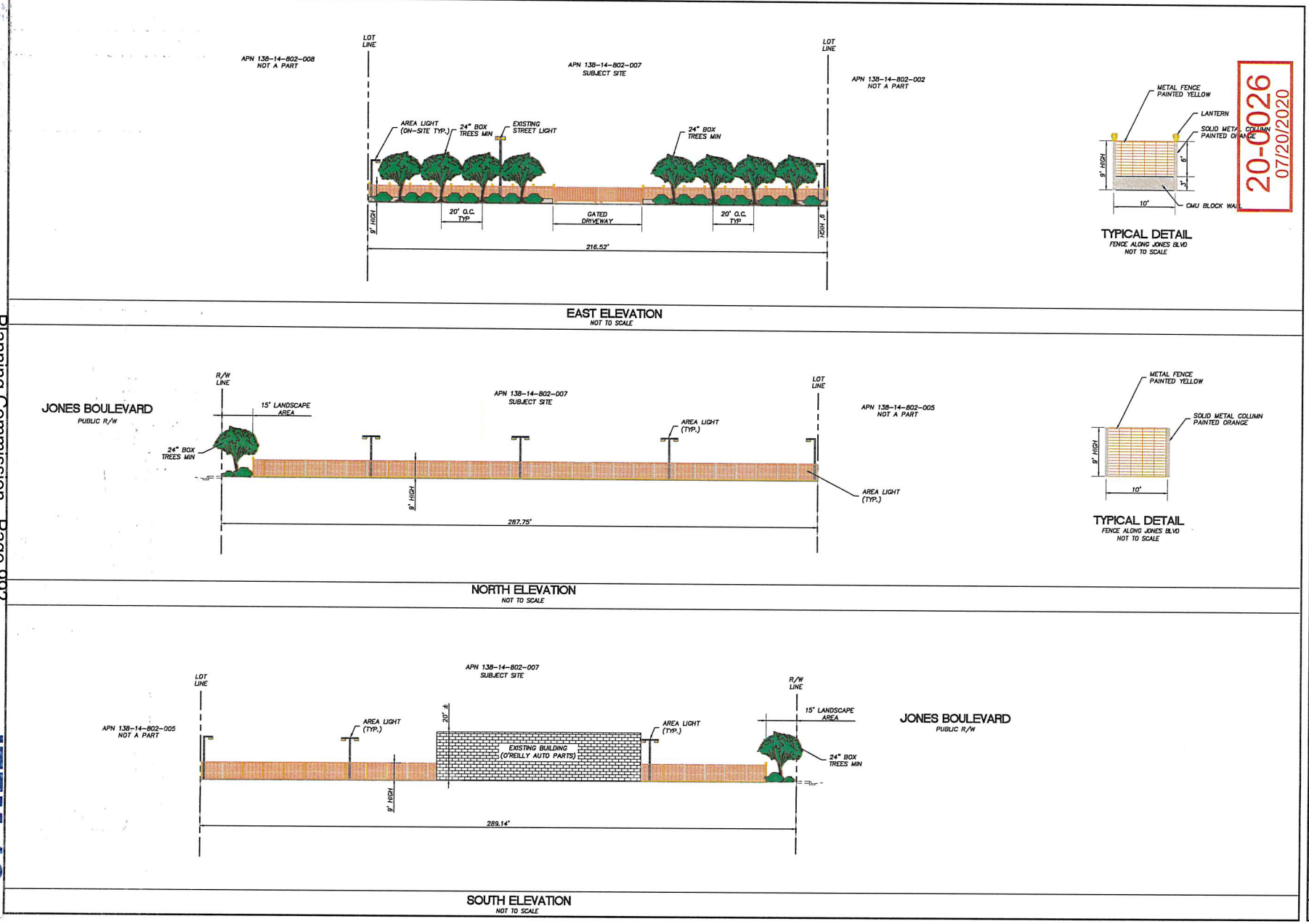
Petya Balova, P.E.
Balova Engineering

Submitted after final agenda

RECEIVED
11/10/2020
ITEM 16 (a-e)

Balova Engineering, PLLC
7495 West Azure Drive, Suite 140, Las Vegas, NV 89130
Tel: 702.682.1706
petya@balovaengineering.com


LEGEND
RIGHT-OF-WAY/PROPERTY LINE
STREET CENTERLINE
EXISTING BUILDING
PROPOSED FENCE
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING CONCRETE CURB & GUTTER
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
VICINITY MAP
NOT TO SCALE
CHEYENNE
PEAK
SITE
SMOKE RANCH
RAINBOW
TORREY PINES
JONES
I-95
LAKE MEAD BLVD
LOCATION
LOCATED IN THE SW OF THE SE OF SECTION 14, T 20S, R 60E, M.D.M.
APN 138-14-802-007
LOT AREA: 1.43 ACRES
ABBREVIATIONS
AC -ASPHALT
APN -ASSESSOR'S PARCEL NUMBER
CBW -CONCRETE BLOCK WALL
CL -CENTERLINE
ELEV -ELEVATION
EXIST.-EXISTING
FT -FEET OR FOOT
LF -LINEAR FEET
MH -MANHOLE
R -RADIUS
R/W -RIGHT OF WAY
SSMH -SEWER MANHOLE
SDMH -STORM DRAIN MANHOLE
TYP -TYPICAL
BASIS OF BEARING
NORTH 06 DEG 56' 06" WEST - BEING THE CENTERLINE OF JONES BOULEVARD AS SHOWN ON A MAP, FILE 87 OF PARCEL MAPS, PAGE 80, CLARK COUNTY OFFICIAL RECORDS.
SVZ NOTE
NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.
LANDSCAPE LEGEND
QUANTITY | BOTANICAL NAME | COMMON NAME | PLANTING SIZE
TREES
8 | RHUS LANCEA | AFRICAN SUMAC | LARGE 24" BOX MIN @ 20' O.C.
SHRUBS
32 | LEUCOPHYLLUM FRUTESCENS | TEXAS RANGER | FOUR (4) 5-GAL PER EACH TREE
IRRIGATION NOTES:
1. WATER METER AND POWER TO IRRIGATION CONTROLLER TO BE PROVIDED BY OWNER
2. DRIP IRRIGATION SYSTEM
FLOOD ZONE INFORMATION
THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2155 C, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED NOVEMBER 16, 2011.
CONSTRUCTION NOTES:
1 INSTALL 9-FOOT HIGH METAL FENCE
2 CONSTRUCT CONCRETE DRIVEWAY PER CCAUSD #222.1 AND 225
3 SIGHT VISIBILITY ZONE (SVZ) PER CCAUSD #201.2
4 INSTALL L-CURB PER CCAUSD #216
5 INSTALL ADA RAMP PER CCAUSD #235
6 CONSTRUCT CONCRETE SIDEWALK PER CCAUSD #234
7 CONSTRUCT 8-FOOT VALLEY GUTTER PER CCAUSD #228
8 RELOCATE AVAR
9 PROPOSED BUMPER BLOCK
10 PROPOSED AREA LIGHTS (SOLAR)
REMOVE AND REPLACE EXISTING CHAIN LINK FENCE
APN 138-14-802-002 ZONED C-V (CIVIC DISTRICT) NOT A PART
N88° 15' 17"W 287.75'
TEL
CATV
CELL TOWER SITE
EXISTING CELL TOWER WITH SHARED ACCESS
EXISTING TRANSFORMER
19 TRUCK SPACES
AREA LIGHT
PROPOSED PAVED PARKING LOT
22 TRUCK SPACES
APN 138-14-802-005 ZONED P-F (PUBLIC FACILITY) NOT A PART
EXISTING 8-FT HIGH FENCE TO REMAIN
S00° 28' 26"E 218.33'
AREA LIGHT
30' INGRESS/EGRESS, P.U.E., PRIVATE SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT TO BE PUBLICLY MAINTAINED
APN 138-14-802-008 ZONED C-1 (GENERAL COMMERCIAL) NOT A PART
EXISTING BUILDING (O'REILLY AUTO PARTS)
N88° 46' 44"W 289.14'
EXISTING 8-FT HIGH FENCE
EXISTING PAVED PARKING LOT
EXISTING WATER LINE
EXIST. 8" SEWER LINE
EXISTING STREET LIGHT
S88° 15' 17"E 50.58'
EXISTING CURB CUT DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK
EXISTING CURB, GUTTER AND SIDEWALK
JONES BLVD
PUBLIC R/W (PAVED)
N06° 56' 06"W 215.00'
N06° 56' 06"W 415.51'
15' LANDSCAPE BUFFER
EXISTING CURB, GUTTER AND SIDEWALK
50' R/W
30' R/W
S88° 46' 44"E 50.51'
SMOKE RANCH RD
PUBLIC R/W (PAVED)
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
20-0026
07/20/2020
BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702 852 1706
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING WORK. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE OWNER/DEVELOPER/CONTRACTORS RISK.
REV. DATE BY REVISION
JONES TRUCK PARKING FACILITY
SITE PLAN
2499 N. JONES BLVD
LAS VEGAS, NV 89108
DESIGNED BY: PB
CHECKED BY: PB
DATE: 07/06/20
JOB #: 20-08
APN: 138-14-802-007
SECT 14 T 20S R 60E
SCALE: HORIZ 1" = 20'
PETYA BALOVA
No. 16480
SHEET #
SP
1 OF 1



20-0026
07/20/2020

BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-602-1706

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING WORK. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THEY ARE TO BE USED ONLY WITH RESPECT TO THE PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED. THE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE OWNER/DEVELOPER/CONTRACTORS RISK.

REV.	DATE:	BY:	REVISION:

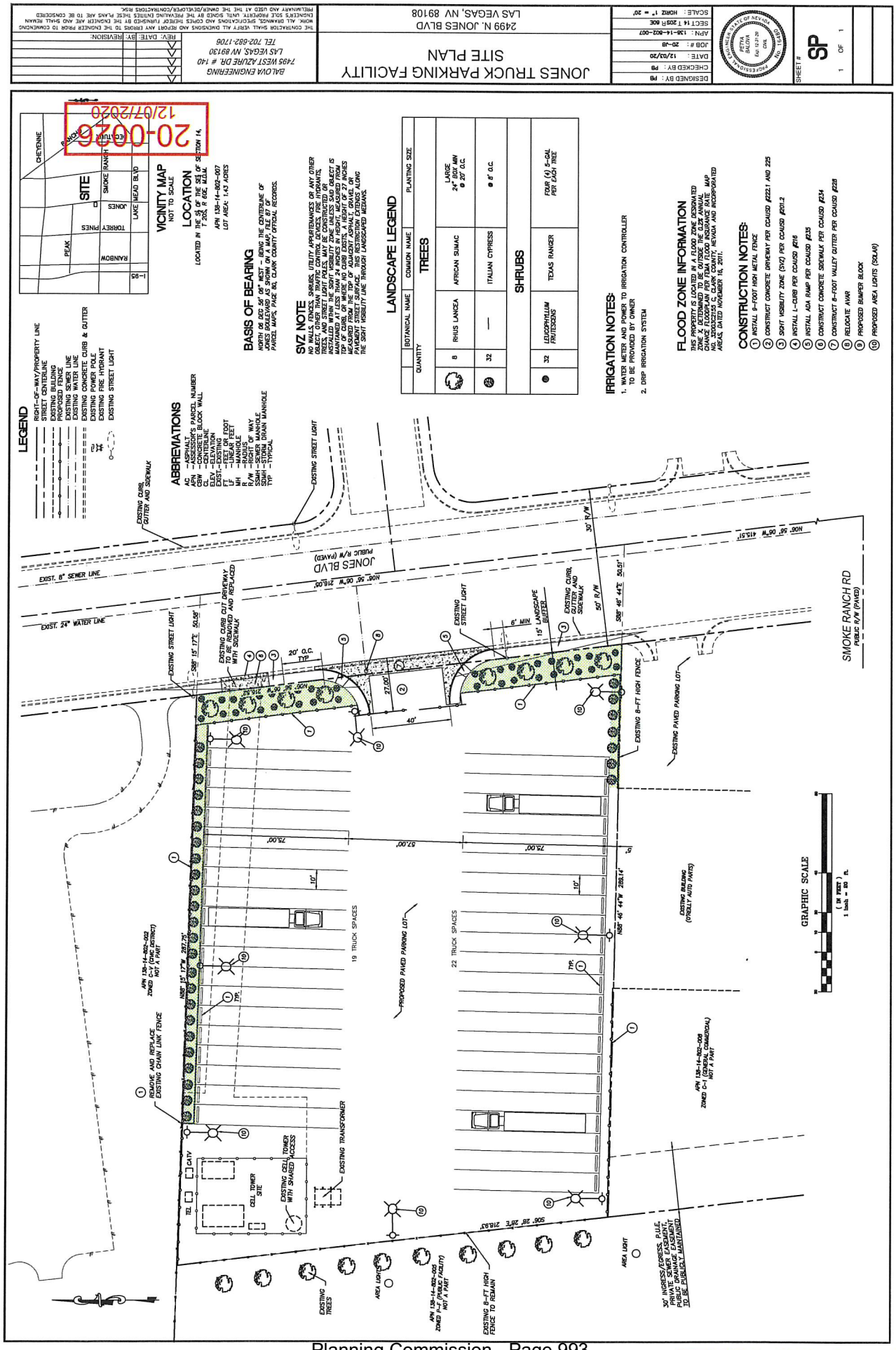
JONES TRUCK PARKING FACILITY
ELEVATIONS EXHIBIT

2499 N. JONES BLVD
LAS VEGAS, NV 89108

DESIGNED BY : PB
CHECKED BY : PB
DATE : 07/06/20
JOB # : 20-18
APN : 138-14-802-007
SECT 14 T 20R 60E
SCALE : HORZ 1" = N/A

PETYA BALOVA
Exp. 12-31-20
CIVIL
No. 16488

SHEET #
EL
1 OF 1



Submitted after final agenda

ITEM 32 (a-e)

Rec'd 12/8/2020

JONES TRUCK PARKING FACILITY
ELEVATIONS EXHIBIT
2499 N. JONES BLVD
LAS VEGAS, NV 89108
BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-682-1706
DESIGNED BY: PB
CHECKED BY: PB
DATE: 12/03/20
JOB #: 20-48
APN: 138-14-802-007
SECT 14 T 20S R 60E
SCALE: HORIZ 1" = N/A
SHEET #
EL
1 OF 1
20-0026
12/07/2020
EAST ELEVATION
NOT TO SCALE
NORTH ELEVATION
NOT TO SCALE
SOUTH ELEVATION
NOT TO SCALE
TYPICAL DETAIL
FENCE ALONG JONES BLVD
NOT TO SCALE
METAL FENCE PAINTED YELLOW
SOLID METAL COLUMN PAINTED ORANGE
9' HIGH
10'
JONES BOULEVARD
PUBLIC R/W
APN 138-14-802-002
NOT A PART
APN 138-14-802-007
SUBJECT SITE
APN 138-14-802-008
NOT A PART
APN 138-14-802-005
NOT A PART
LOT LINE
R/W LINE
9' HIGH
20' O.C. TYP
24" BOX TREES MIN
GATED DRIVEWAY
218.52'
EXISTING STREET LIGHT
AREA LIGHT (ON-SITE TYP.)
AREA LIGHT (TYP.)
15' LANDSCAPE AREA
287.75'
EXISTING BUILDING (O'REILLY AUTO PARTS)
289.14'
20' ±

ITEM 32 (a-e)

** CONDITIONS **

20-0026-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0026-GPA1) and Rezoning (20-0026-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (20-0026-SUP1) and Site Development Plan Review (20-0026-SDR1) shall be required, if approved.

2. A Variance is hereby approved to allow an unpaved parking lot surface where such is required.

3. A Variance is hereby approved to allow a nine-foot tall perimeter fence where eight feet is the maximum height allowed.

4. A Variance is hereby approved to allow a metal material to be used for the perimeter fence where corrugated metal is a prohibited material.

5. 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.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Submitted after Final Agenda

NE

ITEM 32 (a-e)

20-0026-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Trucking Company use.

2. The repair or servicing of vehicles, the storage or warehousing of goods or merchandise, and the loading or unloading of goods or merchandise shall not be permitted on site.

3. Approval of a General Plan Amendment (20-0026-GPA1) and Rezoning (20-0026-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0026-VAR1) and Site Development Plan Review (20-0026-SDR1) shall be required, if approved.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. A Waiver from Title 19.12 is hereby approved, to allow more than five trucks or trailers, or combination of trucks and trailers, on the site at any one time where five is the maximum amount allowed.

6. A Waiver from Title 19.12 is hereby approved, to allow trucks and trailers to be visible from adjoining streets where such is prohibited.

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, as well as submitted as part of any business license application.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

NE

20-0026-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0026-GPA1) and Rezoning (20-0026-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0026-VAR1) and Special Use Permit (20-0026-SUP1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan and elevation plan date stamped 12/07/20, except as amended by conditions herein.

4. The existing chain link fence adjacent to the west property line shall remain.

5. Perimeter fencing is limited to a maximum height of eight (8) feet, unless a Variance is approved.

6. Coordinate and comply with the Clark County Department of Air Quality and Environmental Management regulations for "Unpaved Parking Lots and Storage Areas" to prevent fugitive dust. Provide letter of compliance prior to the issuance of a building permit.

7. All parking shall be striped and marked to clearly define access lanes and internal circulation movements.

8. Concrete wheel stops or curbing at least six inches high and six inches wide, and appropriate for large commercial vehicles (semi-trucks and trailers), shall be provided.

9. The existing chain link fence with barbed wire adjacent to the north property line shall be removed upon issuance of a building permit for the perimeter metal fence.

10. A Waiver from Title 19.08 is hereby approved, to allow a six-foot wide landscape buffer adjacent to a portion of the north property line where eight feet is required.

11. A Waiver from Title 19.08 is hereby approved, to allow a five-foot wide landscape buffer adjacent to a portion of the south property line where eight feet is required.

NE

12. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the west property line where eight feet is required.

13. An Exception from Title 19.08 is hereby approved, to allow zero parking lot landscape islands where eight are required.

14. 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.

15. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

16. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

17. 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.

18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

20. The driveway shall be constructed per Uniform Standard Drawing #222.1.

21. Access to this site shall be by remote operated devices. No call box will be allowed.

22. 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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
32a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0026-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL). Staff recommends DENIAL.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
32b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0026-ZON1 - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL). Staff recommends DENIAL.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
32c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0026-VAR1 - TO ALLOW A PROPOSED UNPAVED SURFACE PARKING LOT WHERE SUCH IS SUCH IS NOT ALLOWED; A SOLID SCREEN WALL IN THE FRONT YARD OF A COMMERCIAL PROPERTY WHERE SUCH IS PROHIBITED; A NINE-FOOT TALL PERIMETER METAL FENCE WHERE EIGHT FEET IS ALLOWED; AND NON-DECORATIVE, NON-CONTRASTING MATERIALS WHERE SUCH IS NOT ALLOWED. Staff recommends DENIAL.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
32d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0026-SUP1 - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN 5 TRUCKS OR TRAILERS, AND TO ALLOW THE USE TO BE VISIBLE FROM ADJOINING STREETS. Staff recommends DENIAL.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
32e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0026-SDR1 - FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW AN EXISTING CHAIN LINK FENCE ADJACENT TO THE WEST PROPERTY LINE TO REMAIN, WHERE SUCH MATERIAL IS PROHIBITED. Staff recommends DENIAL.

C.C.: 1/21/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
33

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

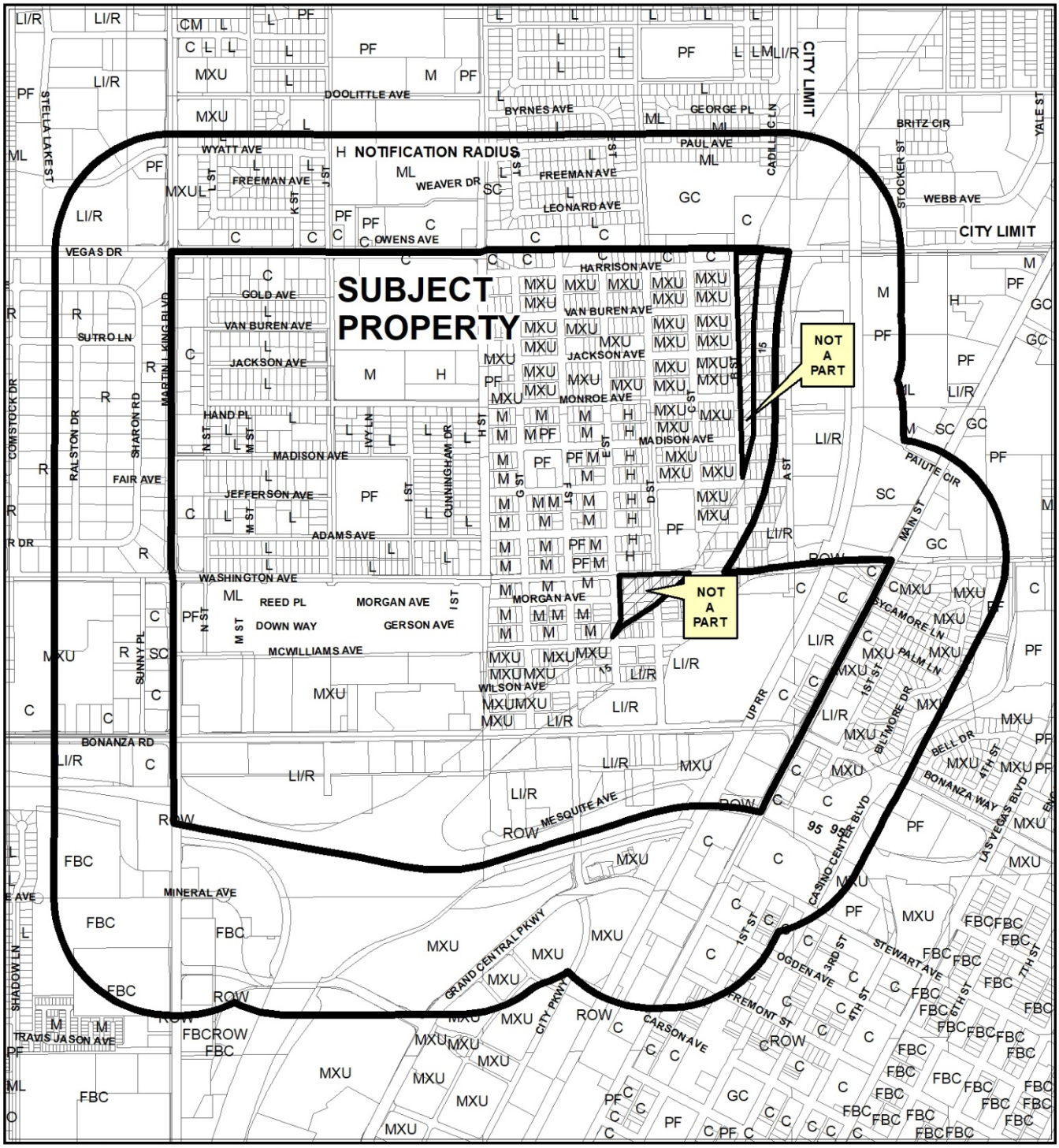
SUBJECT:
ABEYANCE - 20-0166 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0166-GPA1
2. Land Use Map for 20-0166-GPA1
3. Location and Aerial Maps for 20-0166-ZON1
4. Land Use Map for 20-0166-ZON1
5. Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Exhibit A
10. Exhibit B
11. Backup Documentation Submitted for the October 13, 2020 Planning Commission Meeting
12. Backup Documentation Submitted for the November 10, 2020 Planning Commission Meeting
13. Submitted at Meeting - E-comments



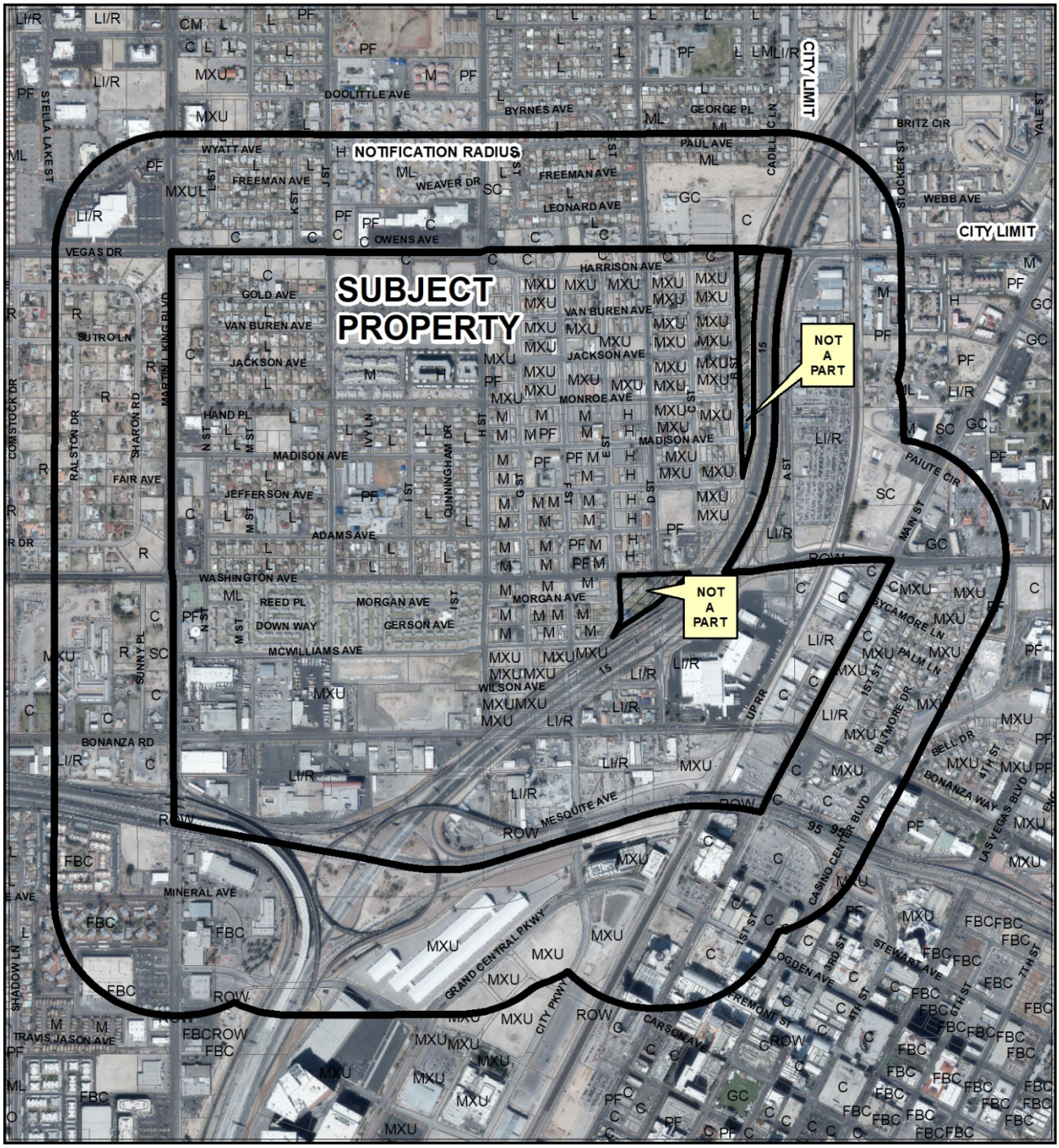
CASE: **20-0166-GPA1**

RADIUS: 1000 FEET

0 950 1,900 Feet

GENERAL PLAN OF SUBJECT PROPERTY: FROM: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM LOW DENSITY RESIDENTIAL, M (MEDIUM DENSITY RESIDENTIAL), H (HIGH DENSITY RESIDENTIAL), MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)



CASE: 20-0166-GPA1

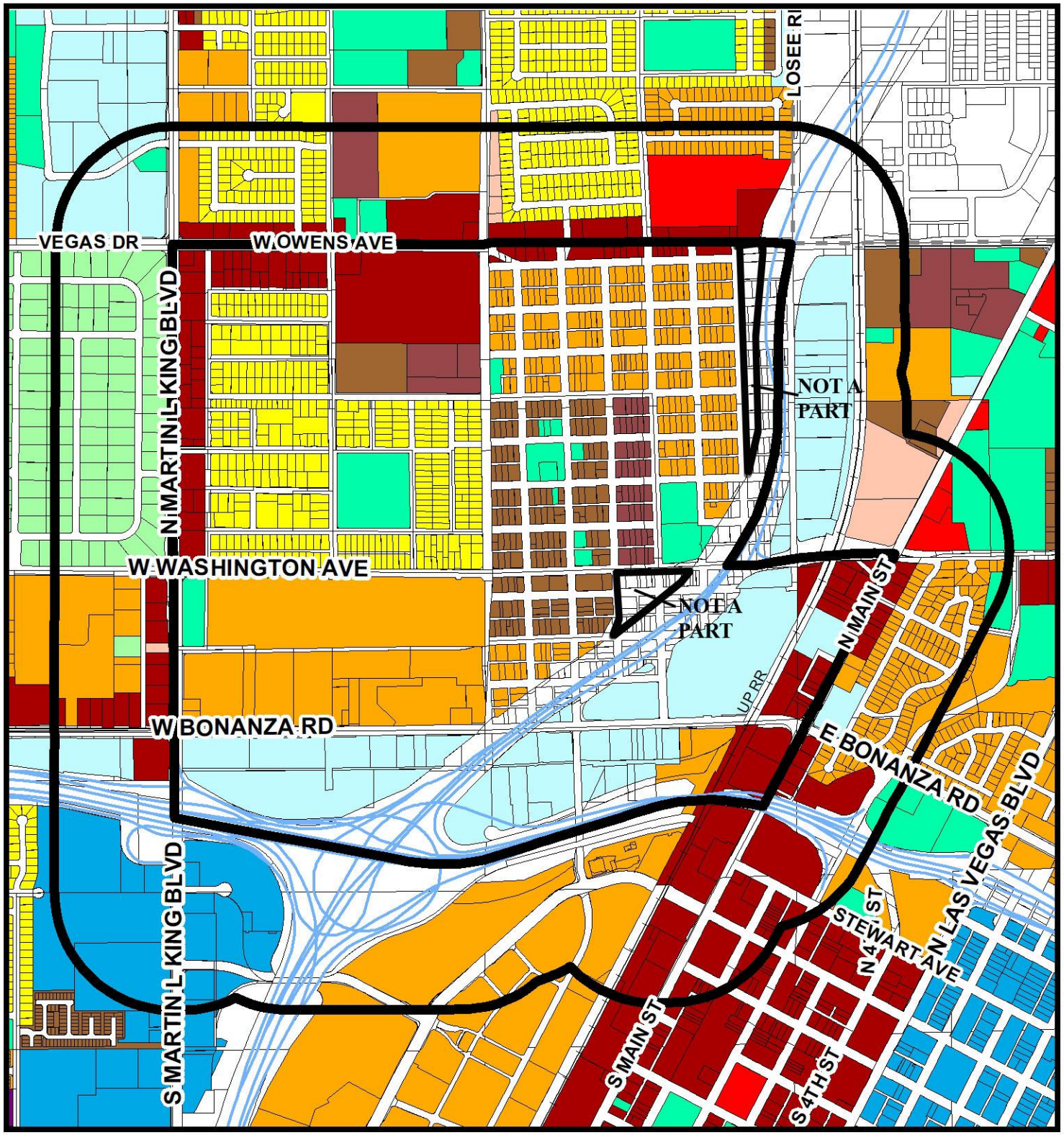
RADIUS: 1000 FEET

0 950 1,900 Feet

GENERAL PLAN OF SUBJECT PROPERTY: FROM: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM LOW DENSITY RESIDENTIAL, M (MEDIUM DENSITY RESIDENTIAL), H (HIGH DENSITY RESIDENTIAL), MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

20-0166-GPA1



General Plan Amendment

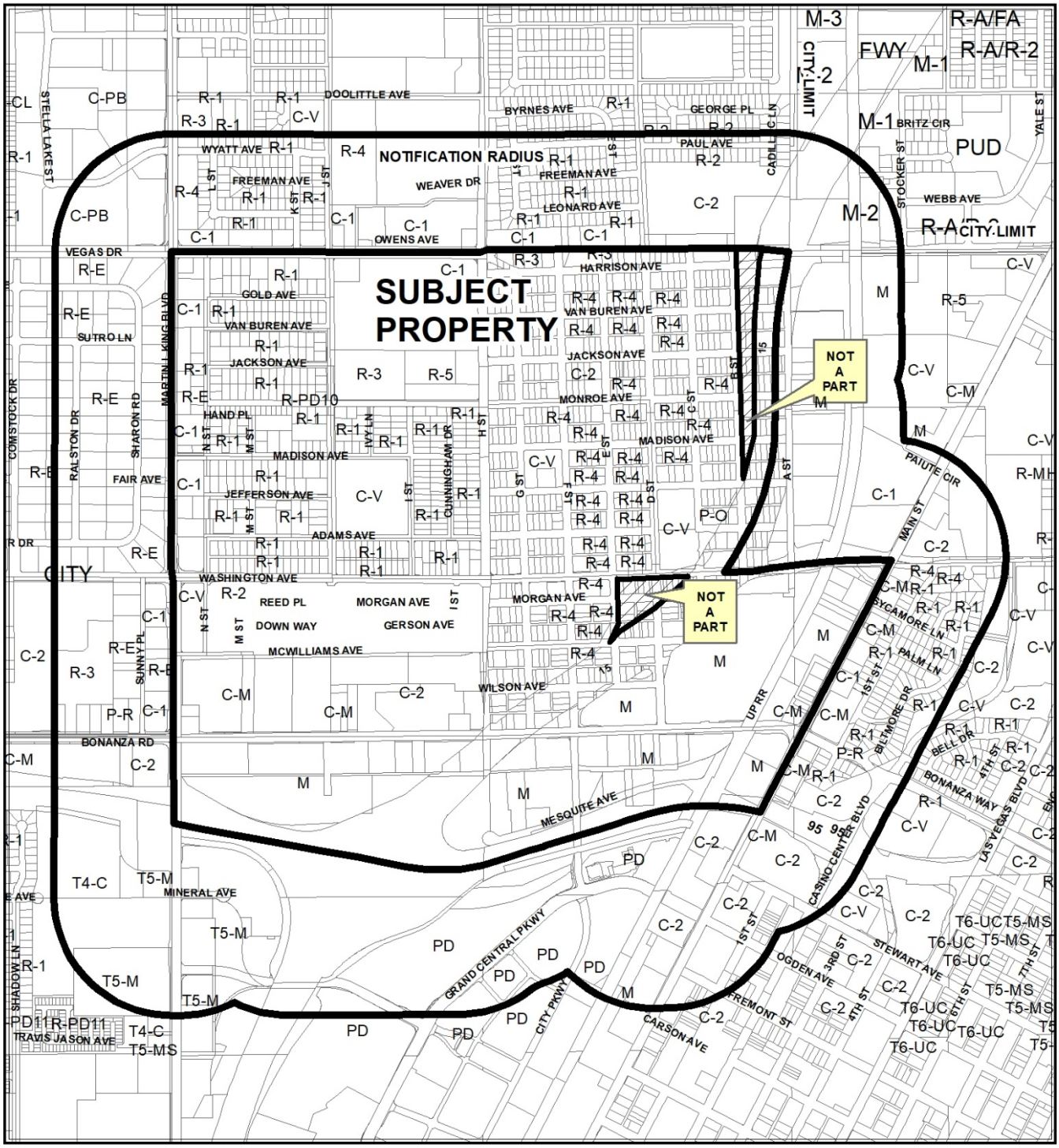
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM: L, ML, M, H, MXU, C, LI/R and PF
TO: FBC

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, September 15, 2020

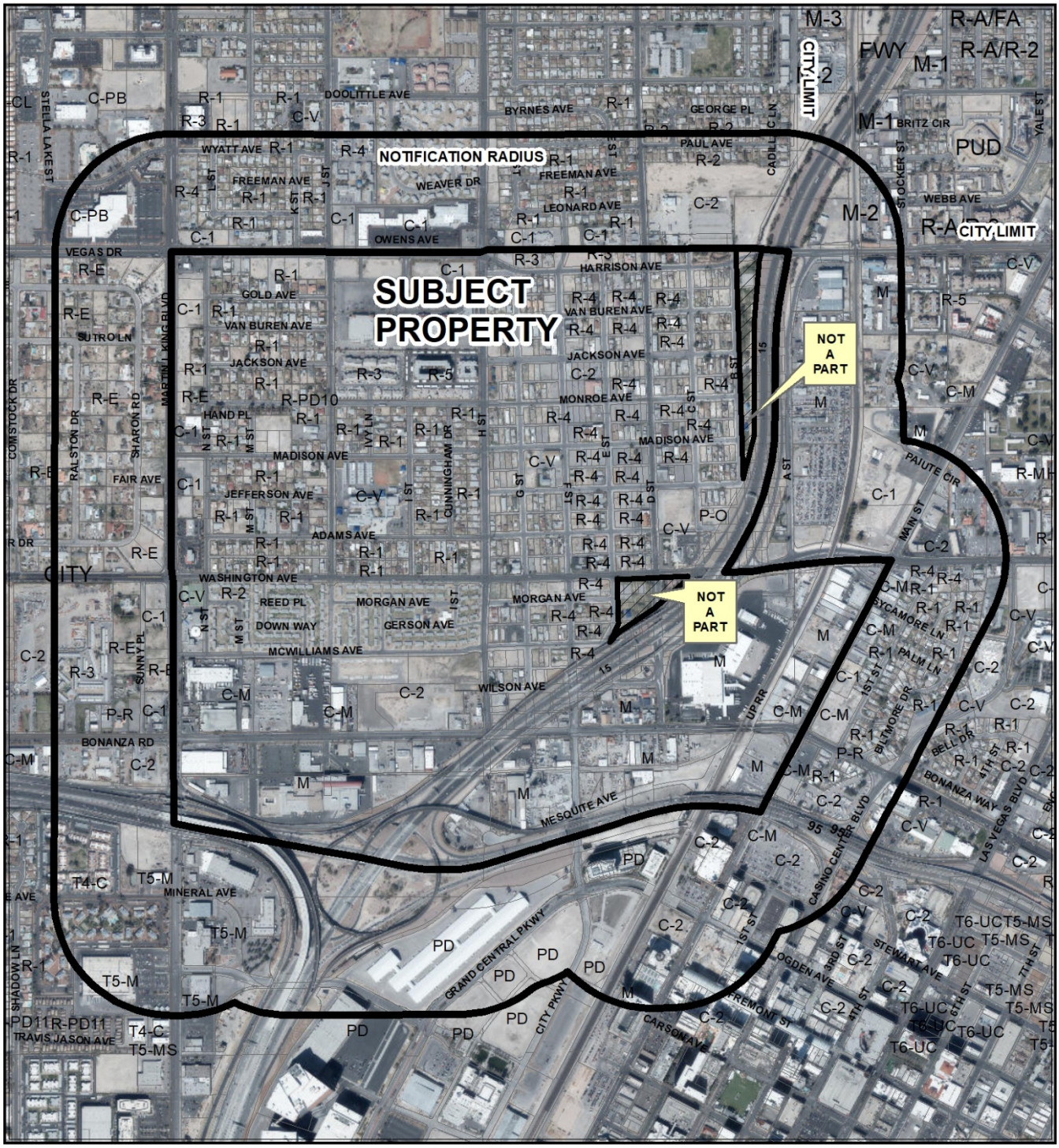


CASE: 20-0166-ZON1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (MEDIUM LOW DENSITY RESIDENTIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), R-4 (HIGH DENSITY RESIDENTIAL), R-5 (APARTMENT), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL), C-V (CIVIC) & UNDESIGNATED (FORMERLY PUBLIC RIGHT-OF-WAY)

PROPOSED ZONING OF SUBJECT PROPERTY: T3-N (T3 NEIGHBORHOOD), T3-N-O (T3 NEIGHBORHOOD-OPEN), T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T4-M (T4 MAKER), T5-N (T5 NEIGHBORHOOD), T5-C (T5 CORRIDOR) AND T5-M (T5 MAKER)



CASE: 20-0166-ZON1
RADIUS: 1000 FEET

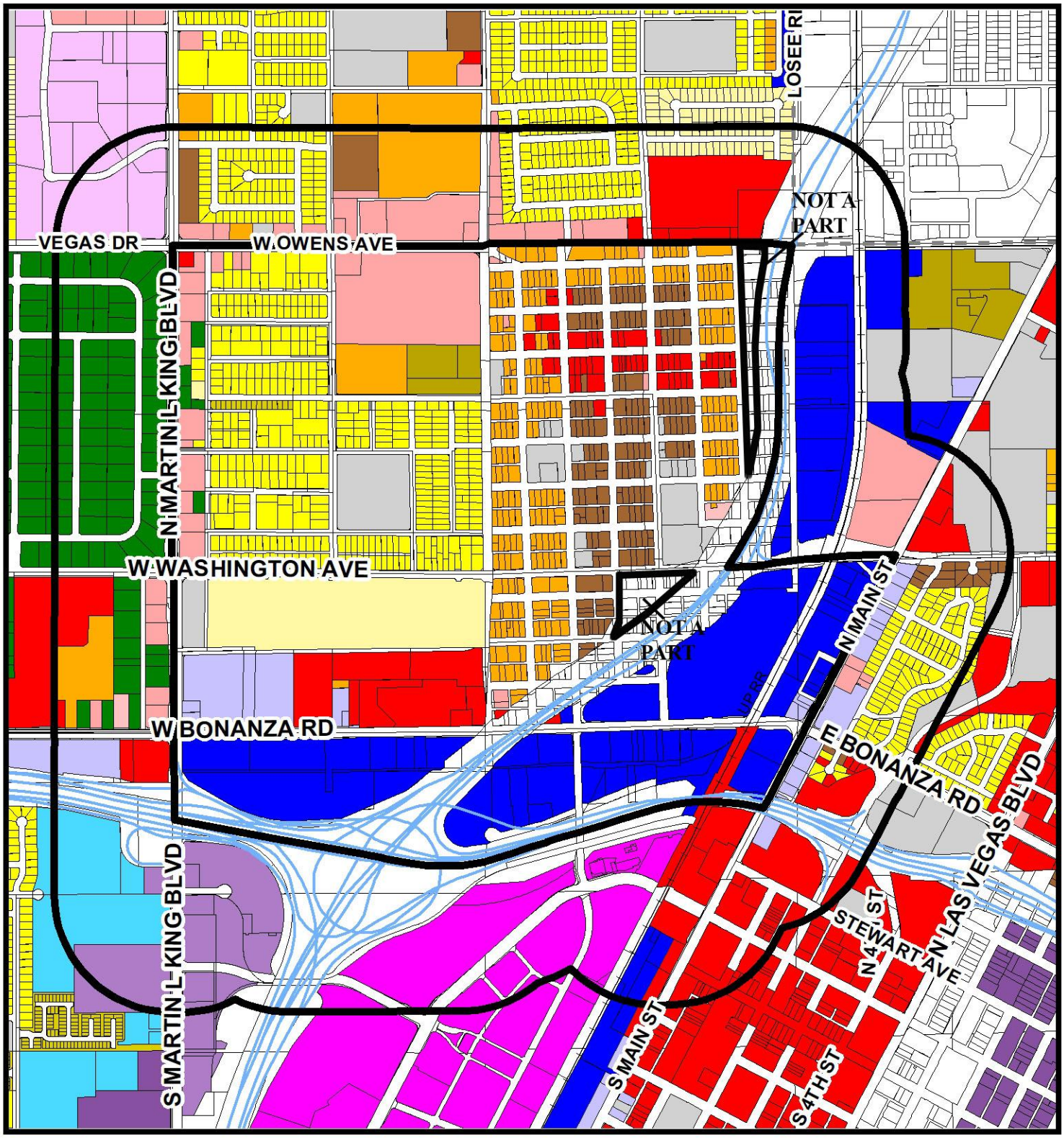
0 950 1,900
Feet

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (MEDIUM LOW DENSITY RESIDENTIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), R-4 (HIGH DENSITY RESIDENTIAL), R-5 (APARTMENT), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL), C-V (CIVIC) & UNDESIGNATED (FORMERLY PUBLIC RIGHT-OF-WAY)

PROPOSED ZONING OF SUBJECT PROPERTY: T3-N (T3 NEIGHBORHOOD), T3-N-O (T3 NEIGHBORHOOD-OPEN), T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T4-M (T4 MAKER), T5-N (T5 NEIGHBORHOOD), T5-C (T5 CORRIDOR) AND T5-M (T5 MAKER)

N

20-0166-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM: R-E, R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-M, M, C-V and Undesignated

TO: T3-N, T3-N-O, T4-N, T4-MS, T4-C, T4-M, T5-N, T5-C and T5-M

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, September 15, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0166-GPA1	Staff recommends APPROVAL.	
20-0166-ZON1	Staff recommends APPROVAL.	20-0166-GPA1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 40

NOTICES MAILED 1833

PROTESTS 10 - 20-0166-GPA1
0 - 20-0166-ZON1

APPROVALS 1 - 20-0166-GPA1
0 - 20-0166-ZON1

SS

** STAFF REPORT **

PROJECT DESCRIPTION

The City of Las Vegas is requesting a General Plan Amendment and Rezoning for parcels within the area described in the Vision 2045 Downtown Las Vegas Masterplan as the Historic Westside District. Development in this area is currently subject to standards contained in Appendix F of Title 19. If approved, these actions will allow for regulation of development under Title 19.09 (Unified Development Code – Form-Based Code).

ISSUES

- The proposed General Plan Amendment was abeyed at the applicant's request to allow additional time to make adjustments to the associated Regulating Plan in response to comments and concerns from property owners within the Historic Westside District and to allow for adoption of a proposed ordinance to amend the Form-Based Code (Title 19.09).
- This request does not include 48 parcels along the west side of Interstate 15 that include Ethel Pearson Park and James Gay Park. These parcels are part of the Historic Westside District but will be presented for rezoning at a future date.
- A bill to update Title 19.09 with amendments to the Form-Based Code will be adopted prior to or concurrently with this request. Those standards would replace the Interim Downtown Las Vegas Development Standards for Area 2 of the Downtown Las Vegas Overlay District that are currently referenced in Title 19 Appendix F.
- The current land use designations of properties within the Historic Westside District are inconsistent with the Vision 2045 Downtown Las Vegas Masterplan's goal of implementing place-based development standards. Therefore, the Southeast Sector Map of the General Plan is proposed to be amended to change the existing land use/density based designations within the Historic Westside District from L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), MXU (Mixed Use), C (Commercial), LI/R (Light Industry/Research) and PF (Public Facilities) to FBC (Form-Based Code).
- In order to implement the form-based regulations recommended by the Vision 2045 Downtown Las Vegas Masterplan, rezoning is requested of parcels within the Historic Westside District from R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial), C-V (Civic) and Undesignated (formerly public right-of-way) to the following transect-based zones and subzones: T3-N (T3 Neighborhood), T3-N-O (T3 Neighborhood Open), T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T4-M (T4 Maker), T5-N (T5 Neighborhood), T5-C (T5 Corridor) and T5-M (T5 Maker).

- One new transect zone (T4 Maker) and one new sub-zone (T3 Neighborhood Open) appear on the Historic Westside Form-Based Code Regulating Plan (attached as Exhibit A). New development standards for these zones as well as other updates to the Form-Based Code are expected to be adopted prior to consideration of this request.
- Two core areas identified in the Vision 2045 Downtown Las Vegas Masterplan (Las Vegas Medical District and Fremont East) have already been redesignated FBC and rezoned with form-based transect zoning districts. The Historic Westside District is the third such area chosen for these requests.

ANALYSIS

The Vision 2045 Downtown Las Vegas Masterplan ("The Plan") was adopted in June 2016 to guide planning policy and future development over the next 30 years within an expanded Downtown area. The Plan divides Downtown into 12 distinct districts, each with specific needs and opportunities. The Historic Westside District is generally bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west, containing approximately 603 acres.

The Plan's implementation action plan calls for the adoption of a form-based code that uses "place-based" standards to regulate development, rather than those based on the intensity of use and density. Establishment of a form-based code is intended to increase the predictability of development, promote walkable urban spaces and mixed uses to reduce vehicle travel and increase options for mobility. A form-based code was integrated into the Unified Development Code in 2018, and is intended to be incrementally updated as regulations are applied to each of the 12 core districts identified in the Plan. Standards are categorized based on the urban intensity of development, building and frontage types and the scale and type of streets and blocks. These development regulations are contained within 10 transect zones that will manifest the desired built environment.

In May 2018, the city's General Plan was amended to allow for the FBC (Form-Based Code) land use category for all land parcels where Title 19.09 can be applied. The FBC designation has thus far been applied to the Las Vegas Medical District and Fremont East District. After months of study, research and community input, the FBC designation, along with the appropriate zoning districts, is proposed to be applied to the Historic Westside District. A bill to update Title 19.09 with amendments to the Form-Based Code will be adopted prior to or concurrently with this request. Those standards would replace the Interim Downtown Las Vegas Development Standards for Area 2 of the Downtown Las Vegas Overlay District that are currently referenced in Title 19 Appendix F.

More specifically, the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan, produced by the UNLV Downtown Design Center in 2016 with significant community involvement and accepted by the city, describes a vision for redeveloping a significant portion of the Historic Westside District into a vibrant neighborhood. Through extensive collaboration between the citizens and neighbors of the area, eight "big moves" or significant visual developments were identified for achieving this vision. Among these include revitalization of Jackson Avenue, reclamation of James Gay Park for active and passive open space, provision of gateways and wayfinding for the area and infilling vacant parcels. Establishment of form-based zoning districts can make these plans possible. The HUNDRED Plan in Action Report further detailed how these projects could look in the community and how they could be implemented.

Current Euclidean zoning is ill-suited for the Historic Westside District. Services are both separated from and a significant distance from many homes. The development standards encourage large setbacks and place unnecessary emphasis on motor vehicle accommodation. Some existing zoning districts, such as C-2 (General Commercial) along Jackson Street, have standards that are not feasible for development unless many lots are consolidated. Other districts as currently designated allow for development that is incongruous with a vibrant, walkable neighborhood. On the other hand, the form-based districts take advantage of the gridded street network in the Historic Westside District, which lends itself to walkability. Auto usage is discouraged, while walking and bicycling are encouraged. The form of buildings is emphasized, while uses are deemphasized, allowing for mixed use and live/work opportunities.

Proposed General Plan Amendment

The proposed FBC (Form-Based Code) General Plan designation is an umbrella designation that allows for implementation of the Form-Based Code regulations of LVMC Title 19.09 through rezoning of designated parcels to transect-based zoning districts. The FBC designation will be compatible with the existing General Plan designations within the Historic Westside District and along the periphery. These designations include C (Commercial) and PF (Public Facilities) on the north, C (Commercial), MXU (Mixed Use) and LI/R (Light Industry/Research) on the east, C (Commercial), MXU (Mixed Use) and FBC (Form-Based Code) on the south and C (Commercial) and R (Rural Density Residential) on the west. The transect zones that are allowed under the FBC designation allow for sensitivity to existing low density residential development to the west, which is also buffered from the Historic Westside District by Martin L. King Boulevard, a 95 to 125-foot public right-of-way. Open space requirements are made part of the form-based code standards, and therefore no special land use designation for open space is needed for specific parcels. Staff recommends approval of the General Plan Amendment.

Proposed Rezoning

The Form-Based Code Regulating Plan (attached as Exhibit A) functions like a zoning map that assigns an appropriate form and scale (i.e., the character) of development, rather than only distinctions in land use types. Each transect zone shown on the proposed Regulating Plan will be included in the Official Zoning Map Atlas of the city of Las Vegas by replacing the current zoning district of the property. The proposed transect zone of each parcel as identified by Assessor's Parcel Number is attached as Exhibit B.

Title 19.16.090(R) describes the criteria required for property to be considered for rezoning to a Form-Based Code zoning district or transect zone. At least one of the following is required:

1. The site is located within the boundaries of the Downtown Las Vegas Overlay District (DTLV-O);
2. The minimum site area is 40 acres, measured as the outer boundary of all aggregated parcels proposed for rezoning;
3. The minimum site area is 20 acres, measured as the outer boundary of all parcels proposed for rezoning and
   a. Comprises adjacent parcels all of which are under documentable common ownership and
   b. The rezoning is related to a specific development proposal concerning which a Site Development Plan application will be considered concurrently.
4. The site is adjacent to property already zoned with a Form-Based zoning district.

The proposed Rezoning meets Criteria 1, 2 and 4. The Historic Westside District is adjacent to the Las Vegas Medical District, which is zoned with multiple Form-Based Code zoning districts.

Staff notes that 48 parcels along the west side of Interstate 15 are not distinct legal parcels that are required for the City Council to rezone as described in Title 19.16.090(K). These parcels, which make up Ethel Pearson Park and James Gay Park, consist of approximately eight acres of public right-of-way that is no longer needed by the State of Nevada. Rezoning of these parcels will be proposed at a future time when the right-of-way can be vacated and remapped into distinct legal parcels. Exhibit A indicates the areas that are excluded from this Rezoning request.

Title 19.09 provides a brief description of the purpose of the eight transect zones that appear on the proposed Regulating Plan (from least urban to most urban) proposed for the Historic Westside District. The Regulating Plan was informed by the HUNDRED Plan and extensive community input, but in many cases, the proposed zones mirror the current development on the site:

T3-N (T3 Neighborhood): This zone is intended to protect the integrity of existing neighborhoods with detached homes on small-to-medium sized lots, which comprise a majority of the Historic Westside District. This zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses and supports public transportation options. A proposed sub-zone, T3-N-O (T3 Neighborhood Open), is included that exhibits the same building form as T3-N with the allowance of several additional commercial uses and prohibition of the Side-By-Side Duplex building type. This sub-zone is proposed to be located along Jackson Avenue between B Street and D Street.

T4-N (T4 Neighborhood): This zone is intended to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve through the use of small-to-medium building footprints and medium-intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone reinforces walkable neighborhoods, supports neighborhood commercial and service uses and supports public transportation alternatives. This zone is proposed primarily along a portion of Owens Avenue, parcels between E Street and H Street and on the current parcel containing the Marble Manor public housing development.

T4-MS (T4 Main Street): This zone is intended to provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small-to-medium building types allows for active pedestrian street facades. The flexible nature of building types is intended to encourage revitalization and investment. Proposed along portions of Jackson Avenue, D Street and Washington Avenue, this zone also supports public transportation alternatives.

T4-C (T4 Corridor): Proposed along portions of Martin L. King Boulevard and Owens Avenue, including Edmond Town Center, this zone is intended to allow a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small-to-large footprint buildings along arterial corridors carrying high traffic volumes.

T4-M (T4 Maker): This zone is intended to maximize the opportunities created by medium-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, service, and agricultural uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this zone can be categorized as downtown light industrial utilizing performance measures and conditions to ensure compatibility between different use types. T4 Maker is proposed on the parcels that currently make up James Gay Park west of Interstate 15.

T5-N (T5 Neighborhood): The intent of this zone is to provide a compact urban form that accommodates a variety of urban housing choices, from small footprint/low density building types to medium/large footprint building types, as well as limited neighborhood-oriented retail and services uses. This zone is proposed along Monroe Avenue between H Street and J Street, where there are already taller buildings developed.

T5-C (T5 Corridor): This zone is intended to enhance the city's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office and service uses in small-to-large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or light rail transportation options, these corridors will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. T5-C is proposed at the northwest corner of Bonanza Road and H Street at the former location of the historic Moulin Rouge Casino.

T5-M (T5 Maker): The intent of this zone is to maximize the opportunities created by both medium and high-intensity walkable urban environments. Proposed in the areas north of U.S. 95 and east of Interstate 15, as well as north and south of Bonanza Road, this zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, and service uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this zone can be categorized as downtown light industrial utilizing performance measures and conditions to ensure compatibility between different use types.

The proposed Rezoning to form-based transect zones is consistent with the goals, objectives and policies of the Vision 2045 Downtown Las Vegas Masterplan, the Las Vegas 2020 Master Plan, the HUNDRED Plan and the City of Las Vegas Redevelopment Plan. It is intended to be compatible with existing development both within the District and adjacent to its boundaries. Therefore, staff recommends approval of the proposed Rezoning.

The General Plan Amendment and Rezoning requests are considered Projects of Regional Significance pursuant to Title 19.16.010 and Title 19.18.020, as they could result in development meeting or exceeding significant thresholds for residential units, traffic generation or large nonresidential projects. A Development Impact Notification and Assessment (DINA) was completed and distributed to various internal and external agencies for review. No comments were received.

FINDINGS (20-0166-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed amendment to the FBC (Form-Based Code) land use designation is compatible with the density and intensity of existing adjacent land uses. This designation emphasizes the form of the built environment over density and land use.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The form-based zoning designations allowed by the proposed amendment to FBC (Form-Based Code) will be compatible with the existing adjacent zoning districts and land uses, which include low-density single family residential and commercial to the west, commercial to the north, commercial and industrial to the east and industrial to the south.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The Historic Westside District is a mature neighborhood that contains sufficient transportation, utility and recreational infrastructure to accommodate the uses permitted by the proposed amendment. The proposed amendment is intended to supplement and enhance the current resources in this area.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment is compatible with the Vision 2045 Downtown Las Vegas Masterplan, The HUNDRED Plan, Las Vegas Redevelopment Plan and the Las Vegas 2020 Master Plan.

FINDINGS (20-0166-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If the associated General Plan Amendment to FBC (Form-Based Code) is approved on this site, the proposed T3-N (T3 Neighborhood), T3-N-O (T3 Neighborhood Open), T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T4-M (T4 Maker), T5-N (T5 Neighborhood), T5-C (T5 Corridor) and T5-M (T5 Maker) form-based zoning districts as depicted on the Historic Westside District Regulating Plan would conform to the FBC land use designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The land uses allowed under the proposed form-based zoning districts have been adopted based on a multi-year planning process and public review, and they will be compatible with the surrounding land uses and zoning districts. The proposed districts will allow for orderly development that is intended to minimize incompatibility with existing adjacent uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The Historic Westside District currently contains a significant amount of vacant land and lacks sufficient economic, cultural and environmental resources and amenities. To fulfill the vision of the Historic Westside District as a diversified and walkable destination for both entertainment and residential services and amenities, the proposed Rezoning is an appropriate step towards fostering a suitable scale of development and a proper mix of land uses in this area.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Major Collector and Primary Arterial are the predominant street classifications at the periphery of the Historic Westside District, as designated by the Master Plan of Streets and Highways. These roadways are adequate in size to service existing and future development in this area. Additionally, form-based code standards require additional road improvements and façade standards that improve access, visibility and walkability in these areas.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/15/16	The City Council adopted a Resolution (R-25-2016) adopting the Vision 2045 Downtown Las Vegas Masterplan as a vision document to guide future development of downtown Las Vegas and directed staff to propose revisions that implement the goals of the plan where appropriate.
12/06/16	During a Special Joint City Council and Planning Commission meeting, both bodies accepted a presentation regarding the implementation of an Urban Form Development Code for the area covered by the Vision 2045 Downtown Las Vegas Masterplan.
12/06/17	The City Council adopted Ordinance #6608, which amended Title 19 to replace references to the Downtown Centennial Plan Overlay District with the Downtown Las Vegas Overlay District and formally adopt the Title 19 Appendix F Interim Downtown Las Vegas Development Standards.
05/16/18	The City Council approved a General Plan Amendment (GPA-72837) to amend the Las Vegas 2020 Master Plan Land Use and Rural Neighborhoods Preservation Element to introduce the FBC (Form-Based Code) General Plan Land Use Designation as an allowed designation for properties within the City Las Vegas. The Planning Commission and staff recommended approval.
10/17/18	The City Council adopted Ordinance #6649, which amended the Unified Development Code to introduce a new chapter (19.09) pertaining to Form-Based Code.
12/05/18	The City Council approved a General Plan Amendment (GPA-73548) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 307.00 acres in the Las Vegas Medical District Form-Based Code Pilot Area. The Planning Commission and staff recommended approval.
01/16/19	The City Council approved a Rezoning (ZON-73549) of the Las Vegas Medical District Pilot Area from multiple zoning districts to new Form-Based Code transect zones developed as part of the Downtown Code update project. The Planning Commission and staff recommended approval.
07/03/19	The City Council adopted Ordinance #6693, thereby amending the Unified Development Code to repeal and replace Chapter 19.09 Form-Based Code to include the Fremont East Update.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/16/19	The City Council approved a General Plan Amendment (GPA-75814) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 226.00 acres in the Fremont East District. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-76747) on approximately 226.00 acres in the Fremont East District from multiple zoning districts to new Form-Based Code transect zones. The Planning Commission and staff recommended approval.
04/15/20	The City Council adopted Ordinance #6731, thereby amending the Unified Development Code to repeal and replace Chapter 19.09 Form-Based Code to refine and adjust various procedures and standards therein.
06/17/20	The City Council approved a General Plan Amendment (GPA-78218) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 40.00 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-78219) from multiple zoning districts to new Form-Based Code transect zones on approximately 40.00 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive. The Planning Commission and staff recommended approval.
08/11/20	The Planning Commission approved a request for a Text Amendment (20-0005-TXT1) to amend Chapters 19.04 (Complete Streets Standards) and 19.09 (Form-Based Code) of the Unified Development Code to include the Historic Westside District Update. A bill will be considered by the City Council at a future date.
10/13/20	The Planning Commission voted to hold the General Plan Amendment (20-0166-GPA1) in abeyance to the November 10, 2020 Planning Commission meeting at the applicant's request.
11/10/20	The Planning Commission voted to hold the General Plan Amendment (20-0166-GPA1) in abeyance to the December 8, 2020 Planning Commission meeting at the applicant's request.

Neighborhood Meeting	
07/30/20	A neighborhood meeting was held in-person at the City of Las Vegas Council Chambers and online through Webex and Facebook Live. Over 100 members of the public were virtually in attendance, as well as 15 citizens at Council Chambers, five Department of Planning staff members, one Community Services staff member and three staff members from the Ward 5 Council office. Staff presented the working draft regulating plan for the Historic Westside District and invited public comment. A presentation was also delivered explaining the newly proposed transect zoning district (T4 Maker) and subdistrict (T3 Neighborhood Open). Attendees expressed concern over development pressures displacing current residents, the impact the proposed rezoning would have on existing land uses, the desire to maintain the character of the neighborhood by identifying and preserving historic properties and the addition of alcohol related uses to areas with existing and proposed commercial uses.
09/15/20	A neighborhood meeting was held in-person at the City of Las Vegas Council Chambers and online through Webex. There were 78 members of the public in attendance (both in person and online) as well as four Department of Planning staff members, four Office of Community Services staff members and one Ward 5 staff member. Staff explained that the focus of the meeting was on the proposed General Plan Amendment and Rezoning to form-based transect zones, but other questions could be accepted that would be addressed at a future time. Some background was laid linking the current requests to the Vision 2045 Downtown Las Vegas Masterplan, the HUNDRED Plan and the HUNDRED Plan in Action Implementation Strategy. The reasons for proposing a form-based code for this area were explained, as well as the purpose and location of each proposed transect-based zoning district. Comments and questions from the public included the following: • There appears to be a rush to develop the community now rather than have the community members develop it over time; • The city has had previous plans that have not been implemented or have failed to bring results, leaving neighbors feeling exploited; • The proposed amendments may allow irresponsible outside developers that do not have neighbors' interests in mind;

Neighborhood Meeting	
09/15/20	• CDBG money is being spent on redevelopment, but the city is tearing down existing buildings that could be rehabilitated instead. In response, the City noted that there is a required public comment process and a third-party appraisal to acquire property. In addition, for any property that the City develops, it must publicly select a responsible developer through a request for proposals. • Whether a mixed-use project could be built at Monroe Avenue and E Street; • Can the City intervene when a particular property owner won't sell to a developer for redevelopment? • Can an owner develop a property before the regulating plan is approved? • Can a project be built under the new code that retains some unique characteristic of the current development but does not fully conform to the form-based code? • When can James Gay Park be reopened?

Details of Application Request	
Site Area	
Gross Acres	approximately 595

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan Area	Y
The HUNDRED Plan	Y
Downtown North Plan	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140/175 Feet)	Y
C-V (Civic) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2	Y
HD-O (Historic Designation Overlay) District (Moulin Rouge Hotel and Casino, Harrison Boarding House, Westside School, Bonanza Underpass)	Y
RP-O (Rural Preservation Overlay) District (300' buffer area only)	Y

Other Plans or Special Requirements	*Compliance*
Trails (Pedestrian Path – Bonanza Trail/Pioneer Trail)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to the Unified Development Code (LVMC Title 19), the following standards apply. Rather than achieving a specified density, form-based codes emphasize standards resulting in a desired built form.

Existing Zoning	*Permitted Density*
R-E (Residence Estates)	Up to 2.49 du/ac
R-1 (Single Family Residential)	Up to 6.70 du/ac
R-2 (Medium-Low Density Residential)	6-12 du/ac
R-3 (Medium Density Residential)	13-50 du/ac
R-4 (High Density Residential)	Unlimited, subject to height limitations
R-5 (Apartment)	Unlimited, subject to height limitations
C-1 (Limited Commercial)	N/A
C-2 (General Commercial)	N/A
C-M (Commercial/Industrial)	N/A
M (Industrial)	N/A
C-V (Civic)	N/A

Proposed Zoning	***Primary Characteristics***
T3-N-O (T3 Neighborhood Open)*	Up to 2 stories (2 stories accessory) Medium to large setbacks Small to medium lot width Small to medium building footprint Additional uses allowed over T3-N
T3-N (T3 Neighborhood)	Up to 2 stories (2 stories accessory) Medium to large setbacks Small to medium lot width Small to medium building footprint
T4-N (T4 Neighborhood)	Up to 3 stories (2 stories accessory) Medium setbacks Medium lot width Small to medium building footprint
T4-MS (T4 Main Street)	2-5 stories (2 stories accessory) Small to no setbacks Medium lot width Medium building footprint
T4-C (T4 Corridor)	2-5 stories (2 stories accessory) Medium setbacks Medium to large lot width Medium to large building footprint
T4-M (T4 Maker)*	Up to 4 stories (3 stories accessory) Small to no setbacks Medium to large lot width Medium to large building footprint
T5-N (T5 Neighborhood)	2-5 stories (2 stories accessory) Medium setbacks Medium to large lot width Medium to large building footprint
T5-C (T5 Corridor)	2-7 stories (2 stories accessory) Small setbacks Medium to large lot width Large building footprint
T5-M (T5 Maker)	Up to 5 stories (4 stories accessory) Small to no setbacks Medium to large lot width Large building footprint

Existing General Plan	***Permitted Density***
L (Low Density Residential)	5.49 du/ac
ML (Medium Low Density Residential)	8.49 du/ac
M (Medium Density Residential)	25.49 du/ac
H (High Density Residential)	≥25.5 du/ac
MXU (Mixed Use)	≥25.5 du/ac
C (Commercial)	N/A
LI/R (Light Industry/Research)	N/A
PF (Public Facilities)	N/A
Proposed General Plan	***Permitted Density***
FBC (Form-Based Code)	N/A, subject to height and form limitations in each transect zone

*Subject to adoption of proposed ordinance amending Title 19.09 Form-Based Code.

Supplemental Material Page One
December 8, 2020 - Planning Commission Meeting

** SUPPLEMENTAL MATERIAL **

Exhibit A – Historic Westside District Form-Based Code Regulating Plan

(attached to backup materials)

Exhibit B – Historic Westside District Proposed Rezoning by Assessor's Parcel Number

(attached to backup materials)

SS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) General Plan Amendment, Rezoning

Project Address (Location) South of Owens Ave., west of Interstate 15 and UPRR, north of U.S. 95 and east of Martin L King Blvd.

Project Name Form-Based Code - Historic Westside District **Proposed Use**

Assessor's Parcel #(s) multiple **Ward #** 5

General Plan: Existing multiple Proposed FBC **Zoning:** Existing multiple Proposed multiple

Additional Information General Plan Amendment from C, MXU, L, ML, M, H and PF to FBC

Rezoning from R-E, R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-M and C-V to T3-N, T3-N-O, T4-N, T4-MS, T4-C, T4-M, T5-N, T5-C, T5-M

Property Owner Multiple Contact

Address City State Zip

E-mail Phone

Applicant City of Las Vegas Contact Michael Howe

Address 333 N. Rancho Drive City Las Vegas State NV Zip 89121

E-mail mphowe@lasvegasnevada.gov Phone 702-229-6821

Representative same as above Contact

Address City State Zip

E-mail Phone

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Michael P. Howe, AICP

Subscribed and sworn before me

This 27 day of August , 20 20

Lisa C. Oatley Clark, NV

Notary Public in and for said County and State

LISA C. OATLEY
Notary Public State of Nevada
No. 14-13649-1
My Appt. Exp. April 22, 2022

20-0166
08/27/2020



20-0166-GPA1 - APPLICANT/OWNER: CITY OF LAS VEGAS

BOUNDED BY OWENS AVENUE ON THE NORTH, INTERSTATE 15 AND MAIN STREET ON THE EAST, U.S. 95 ON THE SOUTH AND MARTIN L. KING BOULEVARD ON THE WEST

09/03/2020



20-0166-GPA1 - APPLICANT/OWNER: CITY OF LAS VEGAS

BOUNDED BY OWENS AVENUE ON THE NORTH, INTERSTATE 15 AND MAIN STREET ON THE EAST, U.S. 95 ON THE SOUTH AND MARTIN L. KING BOULEVARD ON THE WEST

09/03/2020



20-0166-GPA1 - APPLICANT/OWNER: CITY OF LAS VEGAS

BOUNDED BY OWENS AVENUE ON THE NORTH, INTERSTATE 15 AND MAIN STREET ON THE EAST, U.S. 95 ON THE SOUTH AND MARTIN L. KING BOULEVARD ON THE WEST

09/03/2020

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro-Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

August 26, 2020

Department of Planning
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Historic Westside District General Plan Amendment and Rezoning

To whom it may concern:

A General Plan Amendment to the City of Las Vegas Southeast Sector Map and Rezoning is proposed to continue the implementation of the Vision 2045 Downtown Masterplan ("the Plan") as adopted in June 2016.

The Plan envisions the 12 downtown districts as activity centers revolving around 10 mixed-use hubs that are strategically located in the heart of several established downtown neighborhoods. In order to achieve the desired form of the built environment for these areas, the Plan envisions an update of the zoning code to be implemented in the form of a Form-Based Code (FBC).

The FBC has been fully implemented in the Las Vegas Medical District and more recently in the Fremont East District as defined by the Plan. The next Downtown district scheduled for a Code update and proposed zoning amendment is the Historic Westside District, bound on the north by Owens Avenue, on the east by Interstate 15 and the Union Pacific Railroad, on the south by U.S. 95 and on the west by Martin L. King Boulevard. The proposed amendments are the result of research, analysis and community input over many months.

Background analysis shows that the current regulatory framework for the Historic Westside District is inconsistent with the long-term vision for the district and will hinder the desired development of the area as a mixed-use downtown neighborhood with various civic and cultural amenities. The proposed application of the FBC in this area aims to implement the goals and objectives for the Historic Westside District as adopted through the Plan.

For the reasons stated above and to promote the safety, health and welfare of the district, the Department of Planning requests to amend the General Plan for the properties within the Historic Westside District as indicated in the Plan to the Form-Based Code (FBC) Land Use Designation. In addition, the area is proposed to be rezoned to designations that will effect the Form Based Code within the Historic Westside District.

Sincerely,

Michael Howe, AICP, LEED-GA
Planning Section Manager – Long Range Planning and Office of Sustainability

20-0166
08/27/2020

MH:ss



T4-C
T5-N
T3-N
T4-MS
T3-N-O
T5-C
T5-M
W Van Buren Ave
Jackson Ave
W Monroe Ave
Madison Ave
Jefferson Ave
W Adams Ave
W Washington Ave
Morgan Ave
Gerson Ave
McWilliams Ave
W Wilson Ave
W Bonanza Rd
D St City Pkwy Conn
N City Pkwy
Ivy Ln
Cunningham Dr
Reed Pl
Levy Ln
Grant St
I St
H St
G St
E St
D St
C St
F St
A St
J St
I 15
Not a part of Rezoning
(20-0166-ZON1)
Sycamore Ln
Palm Ln
N 1st St
Verdy Ln
Lege

EXHIBIT B

Parcels Included in the Proposed Rezoning of the Historic Westside District

Parcel	Current Zone	FBC Zone
13927110001	R-3	T4-N
13927110002	C-1	T4-N
13927110003	C-1	T4-N
13927110004	R-3	T4-N
13927110005	R-3	T4-N
13927110006	R-3	T4-N
13927110007	R-3	T4-N
13927110008	R-3	T4-N
13927110009	R-3	T4-N
13927110010	R-3	T4-N
13927110011	R-3	T4-N
13927110012	R-3	T4-N
13927110013	R-3	T4-N
13927110014	C-1	T4-N
13927110015	R-3	T4-N
13927110016	R-3	T4-N
13927110017	R-3	T4-N
13927110018	R-3	T4-N
13927110019	R-3	T4-N
13927110020	R-3	T4-N
13927110021	R-3	T4-N
13927110022	R-3	T4-N
13927110023	R-3	T4-N
13927110024	R-3	T4-N
13927110026	R-3	T4-N
13927110027	R-3	T4-N
13927110029	R-3	T4-N
13927110030	R-3	T4-N
13927110031	R-3	T4-N
13927110032	R-3	T4-N
13927110033	R-3	T4-N
13927110034	R-3	T4-N
13927110035	R-3	T4-N
13927110037	C-2	T4-N
13927110038	C-2	T4-N
13927110039	C-2	T4-N
13927110040	R-4	T4-N

Parcel	Current Zone	FBC Zone
13927110041	R-4	T4-N
13927110042	R-4	T4-N
13927110043	R-4	T4-N
13927110044	R-4	T4-N
13927110045	R-4	T4-N
13927110046	R-4	T4-N
13927110047	R-4	T4-N
13927110048	R-4	T4-N
13927110049	R-4	T4-N
13927110050	R-4	T4-N
13927110051	R-4	T4-N
13927110052	R-4	T4-N
13927110053	R-4	T4-N
13927110054	R-4	T4-N
13927110056	R-4	T4-N
13927110057	R-4	T4-N
13927110058	R-4	T4-N
13927110059	C-2	T4-N
13927110060	C-2	T4-N
13927110061	R-3	T4-N
13927110063	R-3	T4-N
13927110064	C-1	T4-N
13927110066	R-3	T4-N
13927110067	R-3	T4-N
13927110069	R-3	T4-MS
13927110070	R-3	T4-MS
13927110071	R-3	T4-MS
13927110072	C-2	T4-MS
13927110073	R-3	T4-MS
13927110074	R-3	T4-MS
13927110075	C-2	T4-MS
13927110076	C-2	T4-MS
13927110077	C-2	T4-MS
13927110078	C-2	T4-MS
13927110079	C-2	T4-MS
13927110080	C-2	T4-MS
13927110081	C-2	T4-MS

Parcel	Current Zone	FBC Zone
13927110082	C-2	T4-MS
13927110083	C-2	T4-MS
13927110084	C-2	T4-MS
13927110085	C-2	T4-MS
13927110086	C-2	T4-MS
13927110087	C-2	T4-MS
13927110088	C-2	T4-MS
13927110089	C-2	T4-MS
13927110090	C-2	T4-MS
13927110091	C-2	T4-MS
13927110092	C-2	T4-MS
13927110093	C-2	T4-MS
13927110094	C-2	T4-MS
13927110095	C-2	T4-MS
13927110096	C-2	T4-MS
13927110097	C-2	T4-MS
13927110098	R-3	T4-MS
13927110099	R-3	T4-MS
13927110100	R-3	T4-MS
13927110101	R-3	T4-MS
13927110102	R-3	T4-MS
13927110103	R-3	T4-MS
13927110107	R-3	T3-N
13927110108	R-3	T3-N
13927110109	R-3	T4-N
13927110110	R-3	T4-N
13927110111	R-3	T4-N
13927110112	R-3	T4-N
13927110113	R-3	T4-N
13927110114	R-3	T4-N
13927110115	C-2	T4-MS
13927110116	C-2	T4-MS
13927110117	R-4	T4-MS
13927110118	C-2	T4-MS
13927110119	R-4	T4-MS
13927110120	R-4	T4-MS
13927110121	R-4	T4-MS
13927110122	R-4	T4-MS
13927110123	R-4	T4-MS
13927110124	R-4	T4-MS
13927110125	R-4	T4-N
13927110126	C-2	T4-N

Parcel	Current Zone	FBC Zone
13927110127	R-4	T4-N
13927110128	R-4	T4-N
13927110129	R-4	T4-N
13927110130	R-4	T4-N
13927110131	R-3	T4-N
13927110132	R-3	T4-N
13927110133	R-3	T4-N
13927110134	R-3	T4-N
13927110135	R-3	T4-N
13927110136	R-3	T4-N
13927110137	R-3	T3-N
13927110138	R-3	T3-N
13927110139	R-3	T3-N
13927110140	R-3	T3-N
13927110141	R-3	T4-N
13927110142	R-3	T4-N
13927110143	R-3	T4-N
13927110144	R-3	T4-N
13927110145	C-V	T4-MS
13927110146	R-4	T4-N
13927110147	R-4	T4-N
13927110148	R-3	T4-N
13927110149	R-3	T4-N
13927110150	R-3	T4-N
13927110151	R-3	T4-N
13927110152	R-3	T4-N
13927111003	R-3	T4-N
13927111005	R-3	T4-N
13927111007	R-3	T4-N
13927111009	R-3	T4-N
13927111010	R-3	T4-N
13927111011	R-3	T4-N
13927111012	R-3	T4-N
13927111013	R-3	T4-N
13927111014	R-4	T4-N
13927111015	R-4	T3-N
13927111016	R-4	T3-N
13927111017	R-4	T3-N
13927111018	R-4	T3-N
13927111019	R-4	T3-N
13927111020	R-4	T3-N
13927111021	R-3	T3-N

Parcel	Current Zone	FBC Zone
13927111022	R-3	T3-N
13927111023	R-3	T3-N
13927111024	R-3	T3-N
13927111025	R-3	T3-N
13927111026	R-3	T3-N
13927111027	R-3	T3-N
13927111028	R-3	T3-N
13927111029	R-3	T3-N
13927111030	R-3	T3-N
13927111031	R-4	T3-N
13927111032	R-4	T3-N
13927111033	R-4	T3-N
13927111034	R-4	T3-N
13927111035	R-4	T3-N
13927111036	R-4	T4-N
13927111037	C-2	T4-MS
13927111038	R-4	T4-MS
13927111039	R-4	T3-N-O
13927111040	R-4	T3-N-O
13927111041	R-4	T3-N-O
13927111042	R-3	T3-N-O
13927111043	R-3	T3-N-O
13927111044	R-3	T3-N-O
13927111045	R-3	T3-N-O
13927111046	R-3	T3-N-O
13927111047	C-2	T3-N-O
13927111048	C-2	T3-N-O
13927111049	C-2	T3-N-O
13927111050	C-2	T3-N-O
13927111051	C-2	T3-N-O
13927111052	C-2	T3-N-O
13927111053	R-3	T3-N-O
13927111054	C-2	T3-N-O
13927111055	C-2	T3-N-O
13927111056	C-2	T3-N-O
13927111057	C-2	T4-MS
13927111058	C-2	T4-MS
13927111059	C-2	T4-MS
13927111060	C-1	T4-MS
13927111061	C-2	T4-MS
13927111062	C-2	T3-N
13927111063	C-2	T3-N

Parcel	Current Zone	FBC Zone
13927111064	C-2	T3-N
13927111065	C-2	T3-N
13927111066	C-2	T3-N
13927111067	R-4	T3-N
13927111068	R-4	T3-N
13927111069	C-2	T3-N
13927111070	R-3	T3-N
13927111071	R-3	T3-N
13927111072	R-3	T3-N
13927111073	R-3	T3-N
13927111074	R-3	T3-N
13927111075	R-3	T3-N
13927111076	R-4	T3-N
13927111077	R-4	T3-N
13927111078	R-4	T3-N
13927111079	R-4	T3-N
13927111080	R-4	T4-MS
13927111081	R-4	T4-MS
13927111082	R-4	T4-MS
13927111083	R-3	T4-N
13927111086	R-3	T4-N
13927111087	R-3	T4-N
13927111088	R-3	T4-N
13927111089	R-3	T4-N
13927111090	R-3	T4-N
13927111091	R-3	T4-N
13927111092	R-3	T4-N
13927111093	R-3	T4-N
13927111094	R-3	T4-N
13927201001	C-V	T4-N
13927201002	R-4	T4-N
13927201003	C-V	T4-N
13927201005	C-V	T4-N
13927201006	P-O	T4-N
13927210001	R-3	T3-N
13927210002	R-3	T3-N
13927210003	R-3	T3-N
13927210004	R-3	T3-N
13927210005	R-3	T3-N
13927210006	R-3	T4-N
13927210007	R-3	T4-N
13927210008	C-V	T4-N

Parcel	Current Zone	FBC Zone
13927210009	C-V	T4-N
13927210010	C-V	T4-N
13927210011	R-4	T4-N
13927210012	R-4	T4-N
13927210013	R-4	T4-N
13927210014	R-4	T4-N
13927210016	R-4	T4-N
13927210017	R-4	T4-N
13927210018	R-4	T4-N
13927210019	R-4	T4-MS
13927210020	R-4	T4-MS
13927210021	R-4	T4-MS
13927210022	R-4	T4-MS
13927210023	R-4	T4-MS
13927210024	R-4	T4-MS
13927210025	R-4	T4-N
13927210026	R-4	T4-N
13927210027	R-4	T4-N
13927210028	R-4	T4-N
13927210029	R-4	T4-N
13927210030	C-V	T4-N
13927210035	R-3	T3-N
13927210036	R-3	T3-N
13927210037	R-3	T3-N
13927210038	R-3	T3-N
13927210039	R-3	T3-N
13927210040	R-3	T3-N
13927210041	R-3	T3-N
13927210042	R-3	T3-N
13927210043	R-3	T3-N
13927210050	R-4	T4-N
13927210051	R-4	T4-N
13927210052	R-4	T4-N
13927210053	R-4	T4-N
13927210054	R-4	T4-N
13927210055	R-4	T4-N
13927210056	R-4	T4-N
13927210057	R-4	T4-MS
13927210058	R-4	T4-MS
13927210059	R-4	T4-MS
13927210060	R-4	T4-MS
13927210061	R-4	T4-MS

Parcel	Current Zone	FBC Zone
13927210062	R-4	T4-MS
13927210063	R-4	T4-MS
13927210064	R-4	T4-MS
13927210065	R-4	T4-MS
13927210066	R-4	T4-N
13927210067	R-4	T4-N
13927210068	R-4	T4-N
13927210069	R-4	T4-N
13927210070	R-3	T3-N
13927210071	R-3	T3-N
13927210072	R-3	T3-N
13927210073	R-3	T3-N
13927210074	R-3	T3-N
13927210075	R-3	T3-N
13927210076	R-3	T3-N
13927210077	R-3	T3-N
13927210078	R-3	T3-N
13927210079	R-3	T3-N
13927210080	R-3	T3-N
13927210081	R-3	T3-N
13927210082	R-3	T3-N
13927210083	R-3	T3-N
13927210084	R-3	T3-N
13927210086	R-3	T3-N
13927210087	R-3	T3-N
13927210088	R-3	T3-N
13927210089	R-3	T3-N
13927210090	R-3	T3-N
13927210091	R-3	T3-N
13927210092	R-4	T4-N
13927210093	R-4	T4-N
13927210094	R-4	T4-N
13927210095	R-4	T4-N
13927210096	R-4	T4-N
13927210097	R-4	T4-N
13927210098	R-4	T4-MS
13927210099	R-4	T4-MS
13927210100	R-4	T4-MS
13927210101	R-4	T4-MS
13927210102	R-4	T4-MS
13927210103	R-4	T4-MS
13927210104	R-4	T4-MS

Parcel	Current Zone	FBC Zone
13927210105	R-4	T4-N
13927210106	R-4	T4-N
13927210108	R-4	T4-N
13927210109	R-4	T4-N
13927210110	C-V	T4-N
13927210111	R-3	T3-N
13927210112	R-3	T3-N
13927210113	R-3	T3-N
13927210114	R-3	T3-N
13927210115	R-3	T3-N
13927210116	R-3	T3-N
13927210117	R-3	T3-N
13927210118	R-3	T3-N
13927210119	R-3	T3-N
13927210120	R-3	T3-N
13927210121	R-3	T3-N
13927210122	R-3	T3-N
13927210123	R-3	T3-N
13927210124	R-3	T4-MS
13927210125	R-3	T4-MS
13927210126	R-3	T4-MS
13927210127	R-3	T4-MS
13927210128	R-3	T4-MS
13927210129	R-3	T4-MS
13927210130	R-3	T4-MS
13927210131	R-3	T4-MS
13927210132	R-3	T4-MS
13927210133	R-3	T4-MS
13927210134	C-V	T4-MS
13927210135	R-4	T4-MS
13927210136	R-4	T4-MS
13927210137	R-4	T4-MS
13927210138	R-4	T4-MS
13927210139	R-4	T4-MS
13927210140	R-4	T4-MS
13927210142	R-3	T3-N
13927210143	R-3	T3-N
13927211001	R-4	T4-MS
13927211002	C-V	T4-MS
13927211003	R-4	T4-MS
13927211004	R-4	T3-N
13927211005	R-4	T3-N

Parcel	Current Zone	FBC Zone
13927211006	R-4	T3-N
13927211007	R-4	T3-N
13927211008	R-3	T3-N
13927211009	R-3	T3-N
13927211010	R-3	T3-N
13927211011	R-3	T3-N
13927211012	R-3	T3-N
13927211013	R-3	T3-N
13927211014	R-3	T3-N
13927211015	R-3	T3-N
13927211016	R-3	T3-N
13927211017	R-3	T3-N
13927211018	R-3	T3-N
13927211019	R-3	T3-N
13927211020	R-4	T3-N
13927211021	R-4	T3-N
13927211022	R-4	T3-N
13927211023	R-4	T4-MS
13927211024	C-V	T4-MS
13927211025	C-V	T4-MS
13927211026	R-4	T4-MS
13927211027	C-V	T4-MS
13927211028	C-V	T4-MS
13927211029	C-V	T4-MS
13927211030	C-V	T3-N
13927211031	C-V	T3-N
13927211032	R-3	T3-N
13927211033	R-3	T3-N
13927211034	R-3	T3-N
13927211035	R-3	T3-N
13927211036	R-3	T3-N
13927211037	R-3	T4-N
13927211038	R-3	T4-N
13927211039	R-3	T4-N
13927211040	R-3	T4-N
13927211043	R-4	T4-MS
13927211044	R-4	T4-MS
13927211048	R-3	T4-N
13927211054	R-4	T4-MS
13927211055	R-4	T4-MS
13927211056	R-4	T4-MS
13927211057	R-4	T4-MS

Parcel	Current Zone	FBC Zone
13927211064	C-V	T4-N
13927211065	C-V	T4-N
13927301003	M	T5-M
13927310001	R-3	T4-MS
13927310002	R-3	T4-MS
13927310003	R-3	T4-MS
13927310004	R-3	T4-MS
13927310005	R-3	T4-MS
13927310006	R-3	T4-MS
13927310007	R-3	T4-MS
13927310008	R-4	T4-MS
13927310009	R-4	T4-MS
13927310010	R-3	T4-N
13927310011	R-3	T4-N
13927310012	R-3	T4-N
13927310013	R-3	T4-N
13927310014	R-3	T4-N
13927310015	R-3	T4-N
13927310016	R-3	T4-N
13927310017	R-4	T4-N
13927310018	R-4	T4-N
13927310019	R-3	T4-N
13927310020	R-3	T4-N
13927310021	R-4	T4-N
13927310022	R-4	T4-N
13927310023	R-3	T4-N
13927310024	R-3	T4-N
13927310025	R-4	T4-N
13927310026	R-4	T4-N
13927310027	R-3	T4-N
13927310028	R-3	T4-N
13927310029	R-3	T4-N
13927310030	R-3	T4-N
13927310031	R-3	T4-N
13927310032	R-3	T4-N
13927310033	R-3	T4-N
13927310034	R-3	T4-N
13927310036	R-3	T4-N
13927310037	R-3	T4-N
13927310038	R-4	T4-N
13927310039	R-4	T4-N
13927310040	R-4	T4-N

Parcel	Current Zone	FBC Zone
13927310041	R-4	T4-N
13927310042	R-4	T4-N
13927310043	R-4	T4-N
13927310044	R-4	T4-N
13927310045	R-3	T4-N
13927310046	R-3	T4-N
13927310047	R-3	T4-N
13927310048	R-3	T4-N
13927310049	R-3	T4-N
13927310050	R-3	T4-N
13927310051	R-3	T4-N
13927310052	R-3	T4-N
13927310053	R-4	T4-N
13927310054	R-4	T4-N
13927310055	R-3	T4-N
13927310056	R-4	T4-N
13927310057	R-3	T4-N
13927310058	R-3	T4-N
13927310059	R-3	T4-N
13927310060	R-3	T4-N
13927310061	R-3	T4-N
13927310062	R-3	T4-N
13927310064	R-3	T4-N
13927310065	R-3	T4-N
13927310067	C-1	T4-N
13927310069	C-1	T4-N
13927310070	R-3	T4-N
13927310071	C-2	T4-N
13927310072	C-2	T5-M
13927310073	M	T5-M
13927310089	M	T5-M
13927310093	M	T5-M
13927310094	M	T5-M
13927310095	C-M	T5-M
13927310096	M	T5-M
13927310098	M	T5-M
13927310100	R-3	T4-N
13927310101	R-3	T4-N
13927310105	R-3	T4-N
13927310108	R-3	T4-N
13927401001	M	T5-M
13927401002	M	T5-M

Parcel	Current Zone	FBC Zone
13927401003	M	T5-M
13927401004	M	T5-M
13927401005	M	T5-M
13927401006	M	T5-M
13927401007	M	T5-M
13927401010	M	T5-M
13927401011	M	T5-M
13927401012	M	T5-M
13927401013	M	T5-M
13927401016	M	T5-M
13927401019	M	T5-M
13927401020	M	T5-M
13927401021	M	T5-M
13927401022	M	T5-M
13927401026	M	T5-M
13927401030	M	T5-M
13927401033	M	T5-M
13927401034	M	T5-M
13927401036	M	T5-M
13927401039	M	T5-M
13927401040	M	T5-M
13927401041	M	T5-M
13927402002	M	T5-M
13927402003	M	T5-M
13927402004	M	T5-M
13927701001	M	T5-M
13927701002	Undesignated	T5-M
13927702001	M	T5-M
13927702002	M	T5-M
13927702003	M	T5-M
13927702004	M	T5-M
13927702005	M	T5-M
13927702006	M	T5-M
13927702007	M	T5-M
13927702008	M	T5-M
13927702014	M	T5-M
13927703001	M	T5-M
13927704001	M	T5-M
13927704002	M	T5-M
13927704003	M	T5-M
13927704004	M	T5-M
13927705001	C-M	T5-M

Parcel	Current Zone	FBC Zone
13927705002	C-M	T5-M
13927705003	C-M	T5-M
13927713001	M	T5-M
13928501001	C-2	T4-C
13928501002	C-1	T4-C
13928501003	C-1	T4-C
13928501004	C-1	T4-C
13928501005	C-1	T4-C
13928501006	R-E	T4-C
13928501007	R-1	T4-C
13928501008	R-1	T4-C
13928501009	R-E	T4-C
13928501010	R-1	T4-C
13928501011	R-E	T4-C
13928501013	R-2	T4-C
13928501014	R-E	T4-C
13928502001	C-1	T4-C
13928502002	R-1	T4-C
13928502003	C-1	T4-C
13928502004	C-1	T4-C
13928502005	R-1	T4-C
13928502006	R-1	T3-N
13928502007	R-1	T4-C
13928502008	R-1	T4-C
13928502009	R-1	T3-N
13928502010	R-1	T3-N
13928502011	R-1	T3-N
13928502012	R-1	T3-N
13928502013	R-1	T3-N
13928502014	R-1	T3-N
13928502015	R-1	T3-N
13928502016	R-1	T3-N
13928502017	R-1	T3-N
13928502018	R-1	T3-N
13928502019	R-1	T3-N
13928503014	C-1	T4-C
13928503022	R-3	T5-N
13928503026	R-5	T5-N
13928503027	R-5	T5-N
13928503028	R-5	T5-N
13928504001	R-1	T3-N
13928504002	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928504003	R-1	T3-N
13928504004	R-1	T3-N
13928504005	R-1	T3-N
13928504006	R-1	T3-N
13928504007	R-1	T3-N
13928504008	R-1	T3-N
13928504009	R-1	T3-N
13928504010	R-1	T3-N
13928504011	R-1	T3-N
13928504012	R-1	T3-N
13928505001	R-PD10	T3-N
13928505002	R-PD10	T3-N
13928506001	R-1	T3-N
13928506002	R-1	T3-N
13928506003	R-1	T3-N
13928506004	R-1	T3-N
13928507001	R-1	T3-N
13928508003	R-1	T3-N
13928509001	R-1	T3-N
13928509004	R-1	T3-N
13928510001	R-1	T3-N
13928510002	R-1	T3-N
13928510003	R-1	T3-N
13928510004	R-1	T3-N
13928510005	R-1	T3-N
13928510006	R-1	T3-N
13928510007	R-1	T3-N
13928510008	R-1	T3-N
13928510009	R-1	T3-N
13928510010	R-1	T3-N
13928510011	R-1	T3-N
13928510012	R-1	T3-N
13928510013	R-1	T3-N
13928510014	R-1	T3-N
13928510015	R-1	T3-N
13928510016	R-1	T3-N
13928510017	R-1	T3-N
13928510018	R-1	T3-N
13928510019	R-1	T3-N
13928510020	R-1	T3-N
13928510021	R-1	T3-N
13928510022	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928510023	R-1	T3-N
13928510024	R-1	T3-N
13928510025	R-1	T3-N
13928510026	R-1	T3-N
13928510027	R-1	T3-N
13928510028	R-1	T3-N
13928510029	R-1	T3-N
13928510030	R-1	T3-N
13928510031	R-1	T3-N
13928510032	R-1	T3-N
13928511001	R-1	T3-N
13928511002	R-1	T3-N
13928511003	R-1	T3-N
13928511004	R-1	T3-N
13928511005	R-1	T3-N
13928511006	R-1	T3-N
13928511007	R-1	T3-N
13928511008	R-1	T3-N
13928511009	R-1	T3-N
13928512001	R-1	T3-N
13928512002	R-1	T3-N
13928512003	R-1	T3-N
13928512004	R-1	T3-N
13928512005	R-1	T3-N
13928512006	R-1	T3-N
13928512007	R-1	T3-N
13928512008	R-1	T3-N
13928512009	R-1	T3-N
13928512010	R-1	T3-N
13928512011	R-1	T3-N
13928512012	R-1	T3-N
13928512013	R-1	T3-N
13928512014	R-1	T3-N
13928512015	R-1	T3-N
13928512016	R-1	T3-N
13928512017	R-1	T3-N
13928512018	R-1	T3-N
13928512019	R-1	T3-N
13928512020	R-1	T3-N
13928512021	R-1	T3-N
13928512022	R-1	T3-N
13928512023	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928512024	R-1	T3-N
13928512025	R-1	T3-N
13928512026	R-1	T3-N
13928512027	R-1	T3-N
13928512028	R-1	T3-N
13928512029	R-1	T3-N
13928512030	R-1	T3-N
13928512031	R-1	T3-N
13928512032	R-1	T3-N
13928513001	R-PD10	T3-N
13928513002	R-PD10	T3-N
13928513003	R-PD10	T3-N
13928513004	R-PD10	T3-N
13928513005	R-PD10	T3-N
13928513006	R-PD10	T3-N
13928513007	R-PD10	T3-N
13928513008	R-PD10	T3-N
13928513009	R-PD10	T3-N
13928513010	R-PD10	T3-N
13928513011	R-PD10	T3-N
13928513012	R-PD10	T3-N
13928513013	R-PD10	T3-N
13928513014	R-PD10	T3-N
13928514001	R-1	T3-N
13928514002	R-1	T3-N
13928515001	R-1	T3-N
13928515002	R-1	T3-N
13928516001	R-1	T3-N
13928516002	R-1	T3-N
13928517001	C-1	T4-C
13928601004	C-1	T4-C
13928601005	R-1	T4-C
13928601006	C-1	T4-C
13928602001	R-1	T3-N
13928602002	R-1	T3-N
13928602003	R-1	T3-N
13928602004	R-1	T3-N
13928602005	R-1	T3-N
13928602006	R-1	T3-N
13928602007	R-1	T3-N
13928602008	R-1	T3-N
13928602009	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928602010	R-1	T3-N
13928602011	R-1	T3-N
13928602012	R-1	T3-N
13928602013	R-1	T3-N
13928602014	R-1	T3-N
13928602015	R-1	T3-N
13928603001	R-1	T3-N
13928603002	R-1	T3-N
13928603003	R-1	T3-N
13928603004	R-1	T3-N
13928603005	R-1	T3-N
13928603006	R-1	T3-N
13928603007	R-1	T3-N
13928603008	R-1	T3-N
13928603009	R-1	T3-N
13928603010	R-1	T3-N
13928603011	R-1	T3-N
13928603012	R-1	T3-N
13928604004	C-1	T4-C
13928604005	R-E	T4-C
13928604008	C-1	T4-C
13928604009	C-1	T4-C
13928604010	C-1	T4-C
13928605001	R-1	T3-N
13928605002	R-1	T3-N
13928605003	R-1	T3-N
13928605004	R-1	T3-N
13928605005	R-1	T3-N
13928605006	R-1	T3-N
13928605007	R-1	T3-N
13928605008	R-1	T3-N
13928605009	R-1	T3-N
13928605010	R-1	T3-N
13928605011	R-1	T3-N
13928605012	R-1	T3-N
13928605013	R-1	T3-N
13928605014	R-1	T3-N
13928605015	R-1	T3-N
13928606001	R-1	T3-N
13928606002	R-1	T3-N
13928606003	R-1	T3-N
13928606004	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928606005	R-1	T3-N
13928606006	R-1	T3-N
13928606007	R-1	T3-N
13928606008	R-1	T3-N
13928607001	R-1	T3-N
13928607002	R-1	T3-N
13928607003	R-1	T3-N
13928607004	R-1	T3-N
13928607005	R-1	T3-N
13928607006	R-1	T3-N
13928607007	C-V	T3-N
13928607008	R-1	T3-N
13928607009	R-1	T3-N
13928607010	R-1	T3-N
13928607011	R-1	T3-N
13928607012	R-1	T3-N
13928608001	R-1	T3-N
13928608002	R-1	T3-N
13928608003	R-1	T3-N
13928608004	R-1	T3-N
13928608005	R-1	T3-N
13928608006	R-1	T3-N
13928608007	R-1	T3-N
13928608008	R-1	T3-N
13928608009	R-1	T3-N
13928608010	R-1	T3-N
13928608011	R-1	T3-N
13928608012	R-1	T3-N
13928608013	R-1	T3-N
13928608014	R-1	T3-N
13928608015	R-1	T3-N
13928608016	R-1	T3-N
13928608017	R-1	T3-N
13928608018	R-1	T3-N
13928608019	R-1	T3-N
13928608020	R-1	T3-N
13928608021	R-1	T3-N
13928608022	R-1	T3-N
13928608023	R-1	T3-N
13928608024	R-1	T3-N
13928608025	R-1	T3-N
13928609001	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928609002	R-1	T3-N
13928609003	R-1	T3-N
13928609004	R-1	T3-N
13928609005	R-1	T3-N
13928609006	R-1	T3-N
13928609007	R-1	T3-N
13928609010	R-1	T3-N
13928609011	R-1	T3-N
13928609012	R-1	T3-N
13928609013	R-1	T3-N
13928609014	R-1	T3-N
13928609015	R-1	T3-N
13928609016	R-1	T3-N
13928609017	R-1	T3-N
13928609018	R-1	T3-N
13928609020	R-1	T3-N
13928609021	R-1	T3-N
13928609022	R-1	T3-N
13928610001	R-1	T3-N
13928610002	R-1	T3-N
13928610003	R-1	T3-N
13928610004	R-1	T3-N
13928610005	R-1	T3-N
13928610006	R-1	T3-N
13928610007	R-1	T3-N
13928610008	R-1	T3-N
13928610009	R-1	T3-N
13928610010	R-1	T3-N
13928611001	R-1	T3-N
13928611002	R-1	T3-N
13928611003	R-1	T3-N
13928611004	R-1	T3-N
13928611005	R-1	T3-N
13928611006	R-1	T3-N
13928611007	R-1	T3-N
13928611008	R-1	T3-N
13928611009	R-1	T3-N
13928611010	R-1	T3-N
13928612001	R-1	T3-N
13928612002	R-1	T3-N
13928612003	R-1	T3-N
13928612004	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928612005	R-1	T3-N
13928612006	R-1	T3-N
13928612007	R-1	T3-N
13928612008	R-1	T3-N
13928612009	R-1	T3-N
13928612010	R-1	T3-N
13928612011	R-1	T3-N
13928612012	R-1	T3-N
13928612013	R-1	T3-N
13928612014	R-1	T3-N
13928612015	R-1	T3-N
13928612016	R-1	T3-N
13928612017	R-1	T3-N
13928612018	R-1	T3-N
13928612019	R-1	T3-N
13928612020	R-1	T3-N
13928612021	R-1	T3-N
13928612022	R-1	T3-N
13928612023	R-1	T3-N
13928612024	R-1	T3-N
13928612025	R-1	T3-N
13928612026	R-1	T3-N
13928612027	R-1	T3-N
13928612028	R-1	T3-N
13928612029	R-1	T3-N
13928612030	R-1	T3-N
13928612031	R-1	T3-N
13928612032	R-1	T3-N
13928612034	R-1	T3-N
13928612035	R-1	T3-N
13928612036	R-1	T3-N
13928612037	R-1	T3-N
13928612038	R-1	T3-N
13928612039	R-1	T3-N
13928612040	R-1	T3-N
13928612041	R-1	T3-N
13928612042	R-1	T3-N
13928612043	R-1	T3-N
13928612044	R-1	T3-N
13928612045	R-1	T3-N
13928612046	R-1	T3-N
13928612047	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928612048	R-1	T3-N
13928612050	R-1	T3-N
13928612051	R-1	T3-N
13928612053	R-1	T3-N
13928612054	R-1	T3-N
13928612055	R-1	T3-N
13928612056	R-1	T3-N
13928612057	R-1	T3-N
13928612058	R-1	T3-N
13928612059	R-1	T3-N
13928612060	R-1	T3-N
13928612061	R-1	T3-N
13928612062	R-1	T3-N
13928612063	R-1	T3-N
13928612064	R-1	T3-N
13928612065	R-1	T3-N
13928612066	R-1	T3-N
13928612067	R-1	T3-N
13928612068	R-1	T3-N
13928612069	R-1	T3-N
13928612070	R-1	T3-N
13928612071	R-1	T3-N
13928612072	R-1	T3-N
13928612073	R-1	T3-N
13928612074	R-1	T3-N
13928612075	R-1	T3-N
13928612076	R-1	T3-N
13928612077	R-1	T3-N
13928612078	R-1	T3-N
13928612079	R-1	T3-N
13928612080	R-1	T3-N
13928612081	R-1	T3-N
13928612082	R-1	T3-N
13928612084	R-1	T3-N
13928612086	R-1	T3-N
13928612087	R-1	T3-N
13928613001	R-1	T3-N
13928613002	R-1	T3-N
13928613003	R-1	T3-N
13928613004	R-1	T3-N
13928613005	R-1	T3-N
13928613006	R-1	T3-N

Parcel	Current Zone	FBC Zone
13928613007	R-1	T3-N
13928613008	R-1	T3-N
13928613009	R-1	T3-N
13928613010	R-1	T3-N
13928613011	R-1	T3-N
13928613012	R-1	T3-N
13928613013	R-1	T3-N
13928613014	R-1	T3-N
13928613015	R-1	T3-N
13928613016	R-1	T3-N
13928613017	R-1	T3-N
13928613018	R-1	T3-N
13928613019	R-1	T3-N
13928613020	R-1	T3-N
13928613021	R-1	T3-N
13928613022	R-1	T3-N
13928613023	R-1	T3-N
13928613024	R-1	T3-N
13928613025	R-1	T3-N
13928613026	R-1	T3-N
13928613027	R-1	T3-N
13928613028	R-1	T3-N
13928613029	R-1	T3-N
13928613030	R-1	T3-N
13928613031	R-1	T3-N
13928613032	R-1	T3-N
13928701001	C-V	T4-C
13928702001	R-2	T4-N
13928703002	C-M	T5-M
13928703003	C-M	T5-M
13928703004	C-2	T5-M
13928703005	C-2	T5-C
13928703006	R-3	T5-C
13928703007	C-M	T5-M
13928703008	C-M	T5-M
13928703010	C-M	T5-C
13928703011	C-M	T5-C
13928703012	C-M	T5-C
13928703013	C-2	T5-C
13928703014	C-2	T5-C
13928703015	C-2	T5-C
13928703016	C-2	T5-C

Parcel	Current Zone	FBC Zone
13928703017	C-M	T5-M
13928710000	C-2	T5-C
13928711000	C-2	T5-C
13928801002	M	T5-M
13928801003	M	T5-M
13928801007	M	T5-M
13928801008	M	T5-M
13928801009	M	T5-M
13928801012	M	T5-M
13928801013	M	T5-M
13928801015	M	T5-M
13928801016	M	T5-M
13928801018	M	T5-M
13928801020	M	T5-M
13928802001	M	T5-M

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro-Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

September 30, 2020

Mr. Steve Swanton, Senior Planner
Department of Planning
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Historic Westside District General Plan Amendment (20-0166-GPA1)
30-day abeyance

Mr. Swanton:

On behalf of the Applicant (City of Las Vegas), we request that the proposed General Plan Amendment (20-0166-GPA1) to change the land use designation of parcels in the area referred to in the Vision 2045 Downtown Las Vegas Masterplan as the Historic Westside District be abeyed from the October 13, 2020 Planning Commission meeting to the November 10, 2020 Planning Commission meeting. Staff is continuing to work with residents and neighbors to make adjustments to the proposed form-based code regulating plan prior to bringing forward a companion Rezoning item that will be presented with 20-0166-GPA1.

A neighborhood meeting was held September 15, 2020 in the City Hall Council Chambers as part of the ongoing discussion regarding the future land use and development of the Historic Westside District. This meeting satisfies the statutory requirement for public comment prior to requests for amendments to the General Plan.

Sincerely,

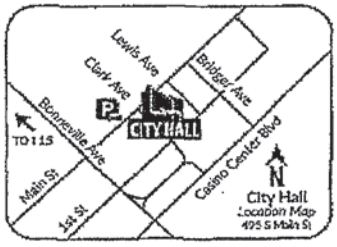
Michael Howe, AICP, LEED-GA
Planning Section Manager – Long Range Planning and Office of Sustainability

MH:ss

20-0166
10/01/2020
RECEIVED
09/30/2020
Submitted after final agenda
ITEMS 25 and 25a

Return Service Requested
Official Notice of Public Hearing

Las Vegas, NV
Permit No. 1630



RECEIVED
OCT 12 2020
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

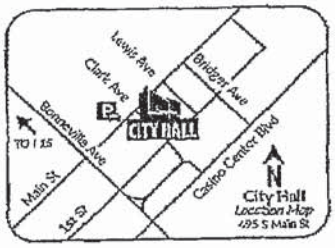
Please use available blank space on card for your comments.
20-0166 and 20-0166-GPA1
Planning Commission Meeting of **10/13/2020**

20-0166
13927111035
MOODY HERMAN & MAGNOLIA TRUST
MOODY HERMAN L TRS
1205 MADISON AVE
LAS VEGAS NV 89106-2823

89 HRDFNP1 89106

25(a) P

Official Notice of Public Hearing



RECEIVED

OCT 1 2 2020

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.

20-0166 and 20-0166-GPA1

Planning Commission Meeting of **10/13/2020**

20-0166
13928605007
MOODY HERMAN & MAGNOLIA TRUST
MOODY HERMAN L TRS
1205 MADISON AVE
LAS VEGAS NV 89106-2823

89 HRDFNP1 89106

25(a)P

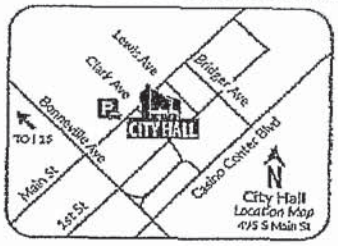
Oct 06 20, 11:17p

p.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 12 2020
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.
20-0166 and 20-0166-GPA1
Planning Commission Meeting of **10/13/2020**

20-0166
13928608008
MOODY HERMAN & MAGNOLIA TRUST
MOODY HERMAN L TRS
1205 MADISON ST
LAS VEGAS NV 89106-2823

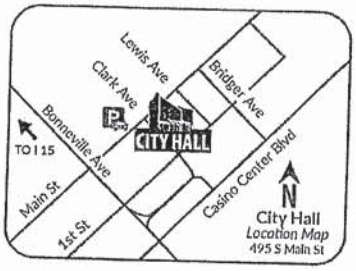
89 HRDFNP1 89106

25(a). P

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



2020 OCT -7 A 11:41

RECEIVED

OCT 08 2020

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.

20-0166 and 20-0166-GPA1

Planning Commission Meeting of **10/13/2020**

20-0166
13928612069
GLOVER ADA LIVING TRUST
GLOVER ADA TRS
1404 MEZPAH DR
LAS VEGAS NV 89106-1936

89 HRDFNP1 89106

25(a)P

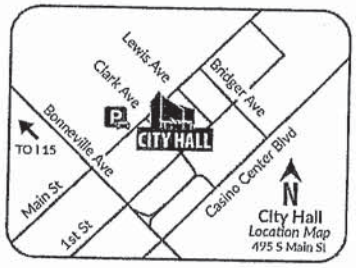
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

2020 OCT -7 A 11:40

RECEIVED
OCT 08 2020
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.

20-0166 and 20-0166-GPA1

Planning Commission Meeting of **10/13/2020**

20-0166
13922410105
GLOVER ADA LIVING TRUST
GLOVER ADA TRS
1404 MEZPAH DR
LAS VEGAS NV 89106-1936

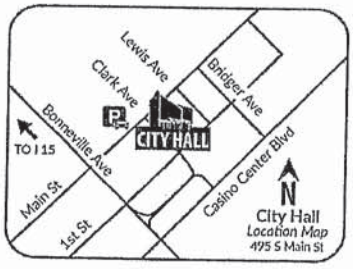
89 HRDFNP1 89106

25(a) P

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



2020 OCT -7 A 11:41
RECEIVED
OCT 08 2020
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.

20-0166 and 20-0166-GPA1
Planning Commission Meeting of **10/13/2020**

20-0166
13922410117
GLOVER ADA B
DANIELS DELORES
1404 MEZPAH DR
LAS VEGAS NV 89106-1936

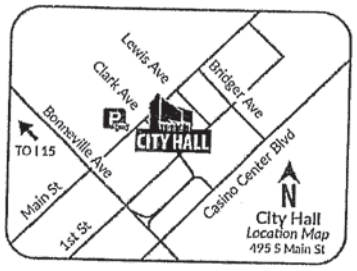
83 MRDFNP1 89106

25(a) P

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



2020 OCT -7 A 11:51

RECEIVED
OCT 08 2020
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.
20-0166 and 20-0166-GPA1
Planning Commission Meeting of **10/13/2020**

20-0166
13928603008
GLOVER ADA LIVING TRUST
GLOVER ADA TRS
1404 MEZPAH DR
LAS VEGAS NV 89106-1936

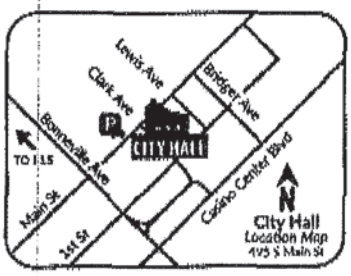
89 HRDFNP1 89106

25(a) P

10/03/2020 12:53 7028754694 GEORGE BREWER PAGE 01

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.
20-0166 and 20-0166-GPA1
Planning Commission Meeting of **10/13/2020**

RECEIVED
OCT 12 2020
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

20-0166
13928210032
BELL LIVING TRUST
BELL J D & ESTHER L TRS
1131 SHARON RD
LAS VEGAS NV 89106-2035

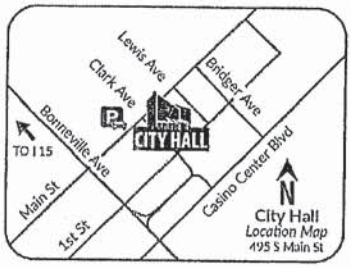
89 HRDFNP1 89106

25(a) P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 07 2020
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.

20-0166 and 20-0166-GPA1

Planning Commission Meeting of **10/13/2020**

20-0166
13928311139
KUBICEK JERRY J
1720 W BONANZA RD # 139
LAS VEGAS NV 89107

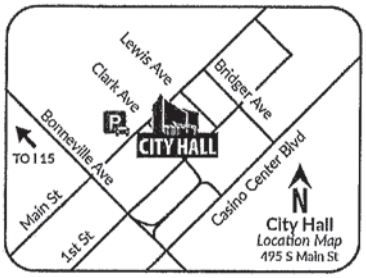
03 HRDFNP1 89106

25(a) A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0166 and 20-0166-GPA1
Planning Commission Meeting of **10/13/2020**

20-0166
13927110150
MARTIN LEONARD
623 HARRISON AVE
LAS VEGAS NV 89106-3018

PERMIT # 200047-SDR1

Submitted at Planning Commission
Tasnika Lawson
Date 10/13/2020 Item 25 & 25a

89 HRDFMP1 89106

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0166 and 20-0166-GPA1
Planning Commission Meeting of **10/13/2020**

20-0166
13927110149
SERNA EVALYN
619 HARRISON AVE
LAS VEGAS NV 89106-3018

Submitted at Planning Commission
Tasnika Lawson
Date 10/13/2020 Item 25 & 25a

89 HRDFMP1 89106

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro-Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

November 2, 2020

Mr. Steve Swanton, Senior Planner
Department of Planning
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Historic Westside District General Plan Amendment and Rezoning (20-0166-GPA1 and ZON1) 30-day abeyance

Mr. Swanton:

On behalf of the Applicant (City of Las Vegas), we request that the proposed General Plan Amendment and Rezoning (20-0166-GPA1 and ZON1) to change the land use and zoning designations of parcels in the area referred to in the Vision 2045 Downtown Las Vegas Masterplan as the Historic Westside District be abeyed from the November 10, 2020 Planning Commission meeting to the December 8, 2020 Planning Commission meeting. A determination on these two items is contingent upon adoption of an ordinance that establishes the T4-M (T4 Maker) transect zone and T3-N-O sub-zone. This ordinance is anticipated to be adopted December 2, 2020.

Sincerely,

Michael Howe, AICP, LEED-GA
Planning Section Manager – Long Range Planning and Office of Sustainability

MH:ss

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

33a-b

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 5:16 pm
Browser:	Chrome 86.0.4240.198 / Windows
IP Address:	75.163.0.147
Unique ID:	718494680
Location:	36.058399200439, -115.05840301514

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0166
Position	I support ~~the project~~ but OPPOSE a related application.
Planning Application Number(s)	ITEM: 33, 33a, 33b ...20-0166-GPA1, 20-0166-ZON1
Name	Dana Rideout
Residential or Business Address	7716 FRUIT DOVE STREET NORTH LAS VEGAS, NV 89084
Phone	(702) 323-4470
Email	danar9876@gmail.com
Comments	Is there an impact study, or effects to the Historic Westside, or Westside from the proposed form base code? Many residences in the areas are not informed about code change or the details of the HUNDRED Plan. The city has stated there is "extreme" community outreach, respectfully this is accurate!

Submitted at Planning Commission

Date 12/8/2020 Item 33a-b

E-comments

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
33a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0166-GPA1 - To amend a portion of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM LOW DENSITY RESIDENTIAL, M (MEDIUM DENSITY RESIDENTIAL), H (HIGH DENSITY RESIDENTIAL), MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE). Staff recommends APPROVAL.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APRPOVAL

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
33b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0166-ZON1 - FROM: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), R-4 (HIGH DENSITY RESIDENTIAL), R-5 (APARTMENT), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL), C-V (CIVIC) AND UNDESIGNATED (FORMERLY RIGHT-OF-WAY) TO: T3-N (T3 NEIGHBORHOOD), T3-N-O (T3 NEIGHBORHOOD-OPEN), T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T4-M (T4 MAKER), T5-N (T5 NEIGHBORHOOD), T5-C (T5 CORRIDOR) AND T5-M (T5 MAKER). Staff recommends APPROVAL.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
34

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

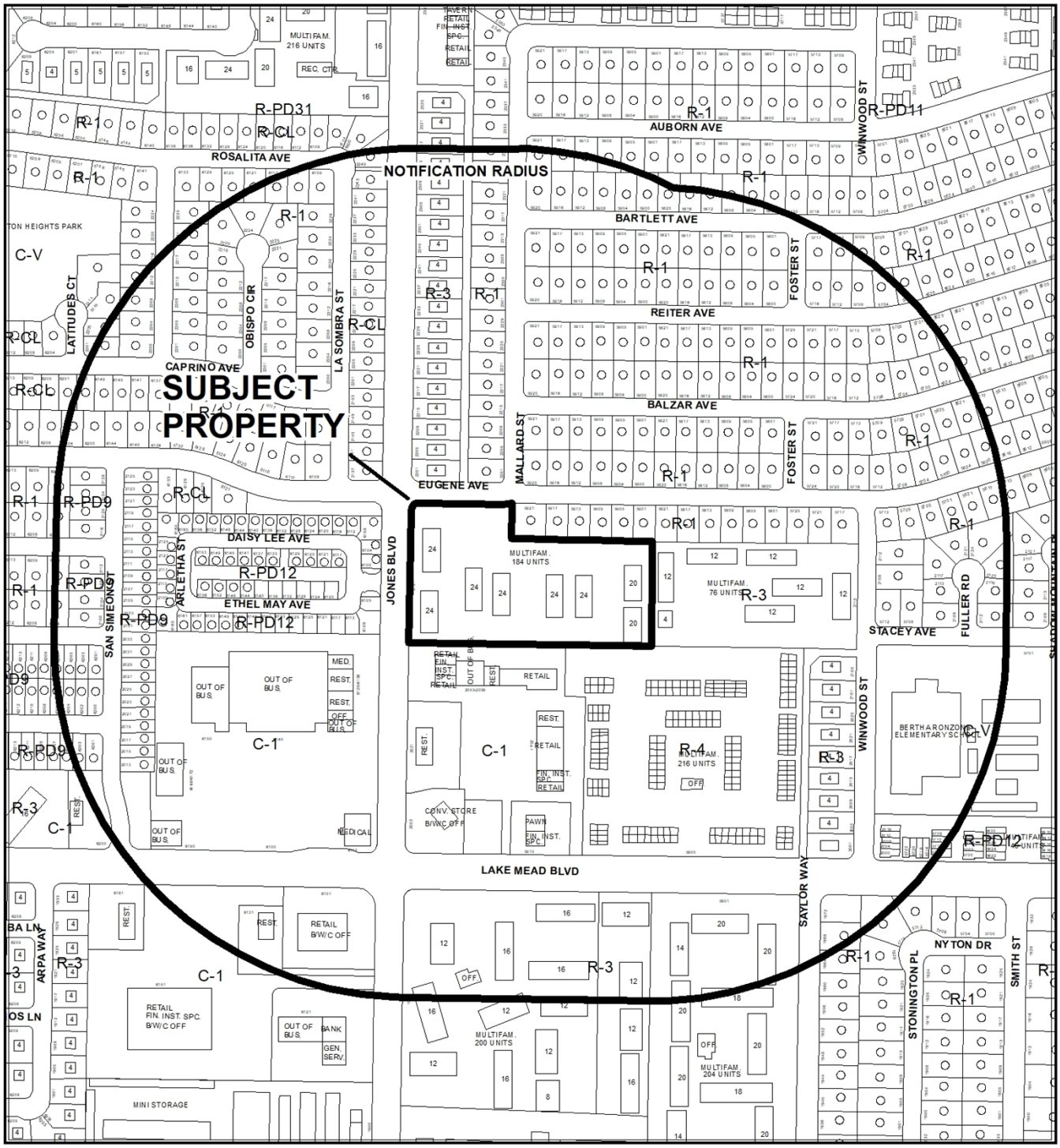
SUBJECT:
ABEYANCE - 20-0111-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SLA 2121, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW 222 PARKING SPACES WHERE 230 ARE REQUIRED on 5.31 acres at 2121 North Jones Boulevard (APN 138-24-201-001), R-PD32 (Residential Planned Development - 32 Units Per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

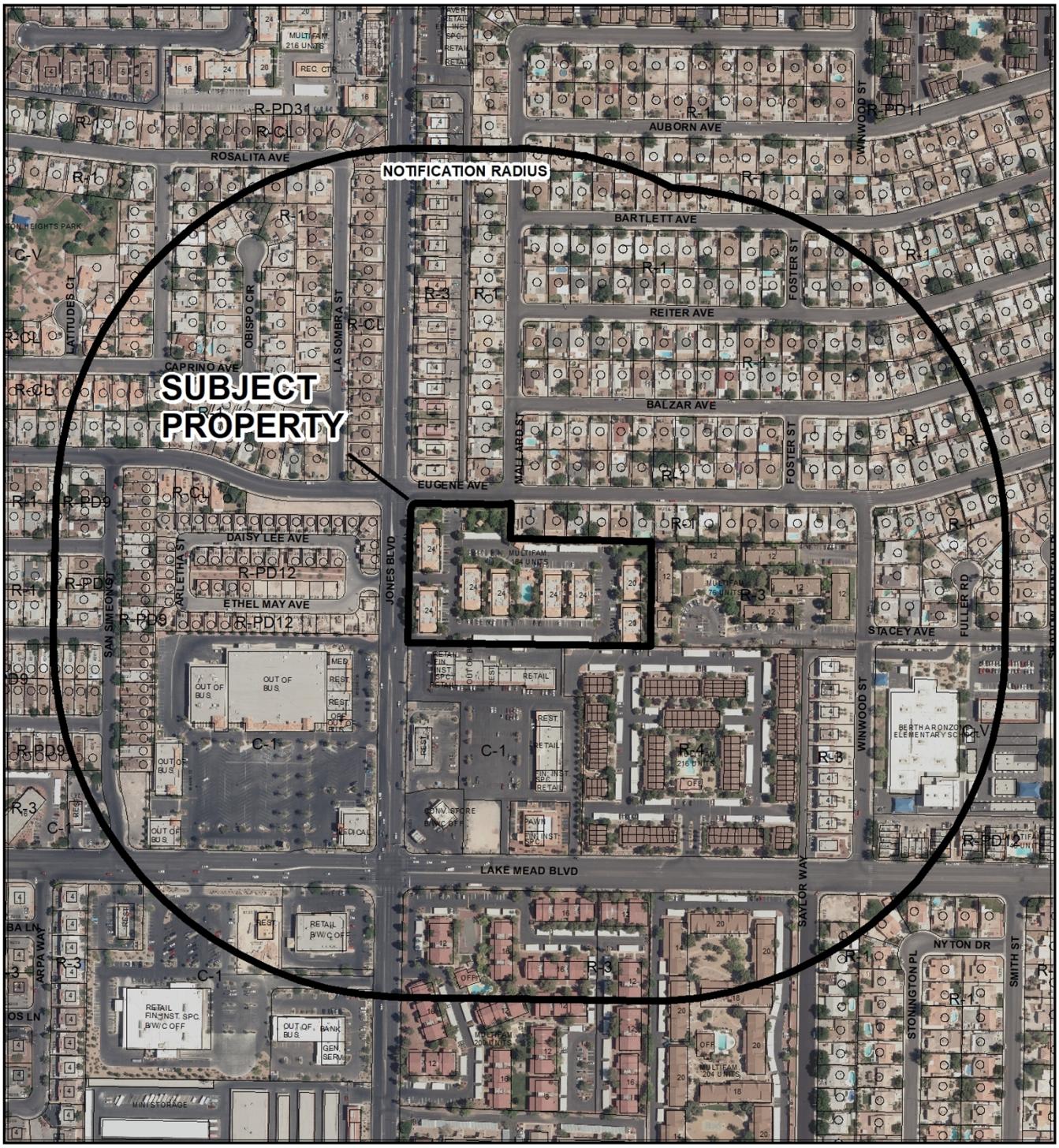
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the November 10, 2020 Planning Commission meeting



CASE: **20-0111-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD32 (RESIDENTIAL PLANNED DEVELOPMENT - 32 UNITS PER ACRE)



CASE: **20-0111-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD32 (RESIDENTIAL PLANNED DEVELOPMENT - 32 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SLA 2121, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0111-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 448

PROTESTS 1

APPROVALS 2

NE

**** CONDITIONS ****

20-0111-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow 222 parking spaces where 230 are required.

2. Conformance to the approved conditions for Reclassification of Property (Z-0136-89).

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.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to install a security gate, which will remove existing required parking spaces at an apartment complex located at 2121 North Jones Boulevard.

ISSUES

- The existing apartment complex is parking impaired, constructed in 1991 prior to the current minimum parking requirements set forth by Title 19.12.

ANALYSIS

The subject site is an existing apartment complex that was constructed in 1991, and currently contains 184 studio and one-bedroom units with 230 parking spaces.

Title 19.12 requires parking to be calculated according to the number and type of multi-family units provided. Below demonstrates the existing unit types, number of each unit type, and current parking requirement set forth by Title 19.12:

Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***	
		Parking Ratio	*Parking*		*Parking*	
			Regular	Handi-capped	Regular	Handi-capped
Multi-Family Residential	120 Studio(s)	1.25 per unit	230			
	64 One Bedroom					
	Guest Parking	1 Per 6 Units	31			
TOTAL SPACES REQUIRED			261		230	

By current Title 19.12 standards, the subject site is deficient 31 parking spaces. As stated by Title 19.18, “a land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a “parking-impaired development.”” Title 19.18 further states, “for any remodeling, alteration, or expansion of a parking-impaired development that requires an increase in the number of required parking spaces, including the expansion of existing buildings or the construction of new buildings, only the increased number of parking spaces shall be required.” In this instance, the Variance requested addresses only the eight parking spaces to be removed for the proposed security gates, and not the deficiency between current Title 19.12 parking requirements and the proposed number of parking spaces.

Since the existing apartment complex is parking impaired, the removal of parking in order to install a security gate results in the need for a parking Variance to allow 222 parking spaces where 230 are required for a parking-impaired development. The requested Variance does not meet the parameters for granting of Variances as the subject site is not an irregular shape, nor is it topographically challenged. Therefore, staff is not able to support the request and recommends denial.

FINDINGS (20-0111-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

> “Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing the security gates. Leaving the site as is would allow conformance to the Title 19 requirements for parking impaired sites. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/07/90	The City Council approved a request for a Reclassification of Property (Z-0136-90) on the southeast corner of Eugene Avenue and Jones Boulevard from R-1 [Single Family Residential (Under Resolution of Intent to R-3)] and R-3 (Limited Multiple Residence) to R-PD32 (Residential Planned Development – 32 Units Per Acre).
11/10/20	The Planning Commission voted (6-0) to hold in ABEYANCE 20-0111-VAR1 to the December 8, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
10/2019	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1991	Construction Year
11/13/19	A business license (G67-07650) was issued for an apartment complex at 2121 North Jones Boulevard. The license is active as of 10/15/20.

Pre-Application Meeting	
07/29/20	Staff discussed site impacts of installing a security gate and the subsequent necessity for a parking Variance in order to do so during a pre-application meeting.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/17/20	Staff performed a routine field check to observe the subject site. Staff drove through the multi-family complex and observed multiple vacant parking spaces. Staff did not note any issues of concern.

Details of Application Request	
Site Area	
Net Acres	5.31

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family	H (High Density Residential)	R-PD32 (Residential Planned Development – 32 Units Per Acre)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family	H (High Density Residential)	R-4 (High Density Residential)
East	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	MLA (Medium Low Attached)	R-PD12 (Residential Planned Development – 12 Units Per Acre)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 105 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Jones Boulevard	Collector	Master Plan of Streets and Highways Map	85	Y
Eugene Avenue	Local Street	Title 13	51	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family	*As Constructed**		230				
TOTAL SPACES REQUIRED			230		222		N*
Regular and Handicap Spaces Required			223	7	211	11	
Percent Deviation			3%				

**The subject site was approved as part of Reclassification of Property (Z-0136-90) by the City Council on February 7, 1990 and is a parking impaired site. A Variance is requested to account for the parking spaces to be eliminated for the installation of a security gate.*

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) PARKING WAIVER (CLV PRJ 20-0111)

Project Address (Location) 2121 N. JONES BLVD

Project Name SOLSTICE APARTMENTS **Proposed Use**

Assessor's Parcel #(s) 138-204-201-001 **Ward #**

General Plan: Existing RES MED Proposed **Zoning:** Existing RPD-32 Proposed

Additional Information APPLICATION IS FOR A PARKING WAIVER TO ALLOW INSTALLATION OF A NEW SECURITY GATE

Property Owner SLA 2121 LLC Contact RICK BARRON

Address 801 S. JONES E-4 City LAS VEGAS State NV Zip 89106

E-mail RICKBARRON@SIGNATUREHOMES.COM Phone 702.671.6062

Applicant SLA 2121 LLC Contact RICK BARRON

Address 801 S. JONES E-4 City LAS VEGAS State NV Zip 89106

E-mail RICKBARRON@SIGNATUREHOMES.COM Phone 702.671.6062

Representative HORROCKS ENGINEERS Contact LARRY BITTON

Address 1401 N. GREEN VALLEY PKWY #160 City HENDERSON State NV Zip 89074

E-mail LARRYB@HORROCKS.COM Phone 70.296.64063

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

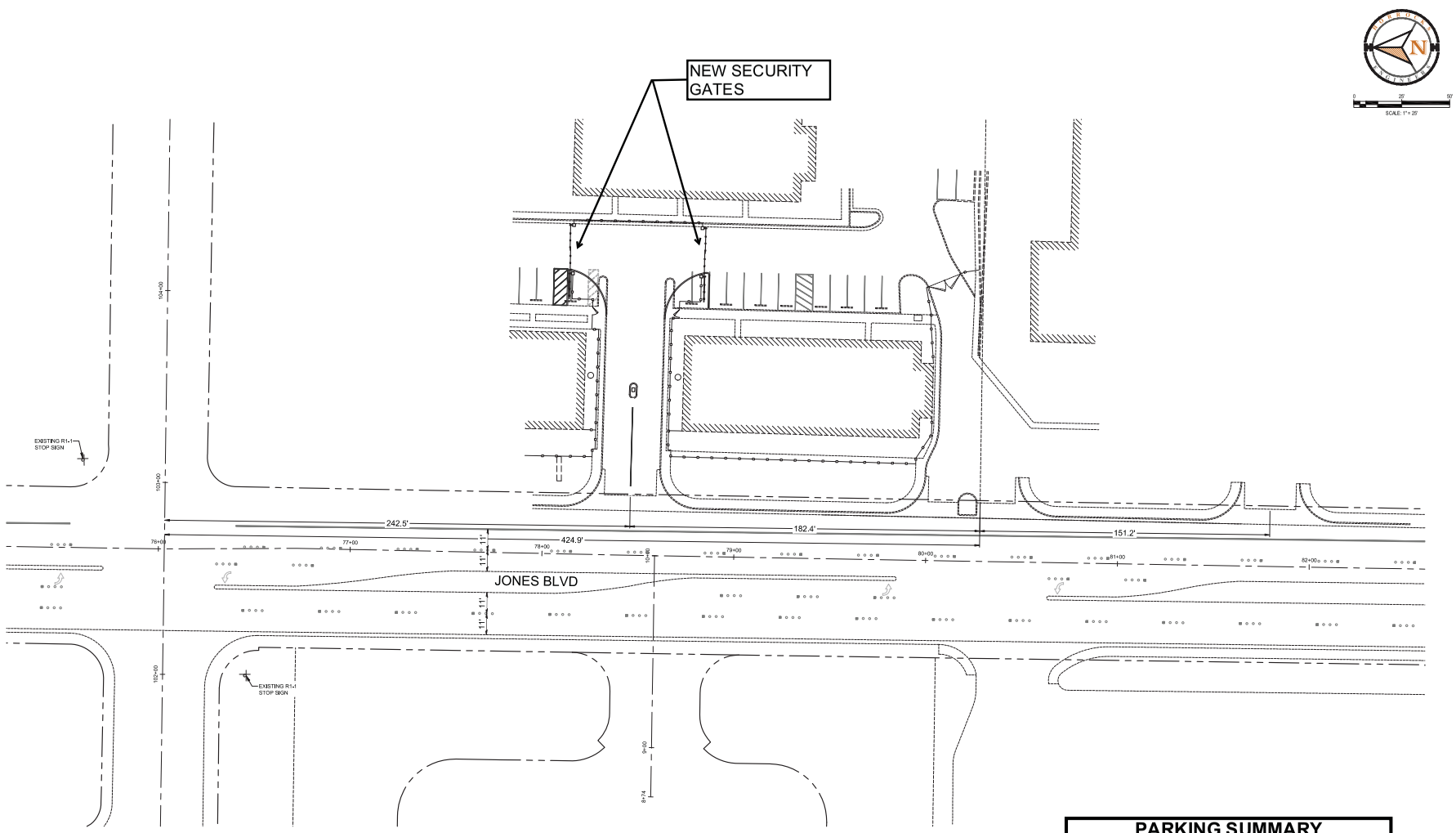
Print Name

20-0111
09/09/2020

Subscribed and sworn before me

This _____ day of _____ , 20 _____

Notary Public in and for said County and State



PARKING SUMMARY

REQUIRED SPACES:	230
EXISTING SPACES:	230
PROPOSED SPACES:	222

20-0111
10/15/2020

HORROCKS ENGINEERS
1401 N Green Valley Pkwy., Suite 160
Henderson, NV 89074
(702) 966-4063
www.horrocks.com

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS
REV # | DATE

*SEE GENERAL NOTES SHEET

DRAWING INFO
DATE 10-15-20
DESIGNED LB
DRAWN PMP
CHECKED LB
PROJECT NV-2080-1911

PRELIMINARY
NOT FOR CONSTRUCTION

JONES APARTMENTS SECURITY GATE

CITY OF LAS VEGAS

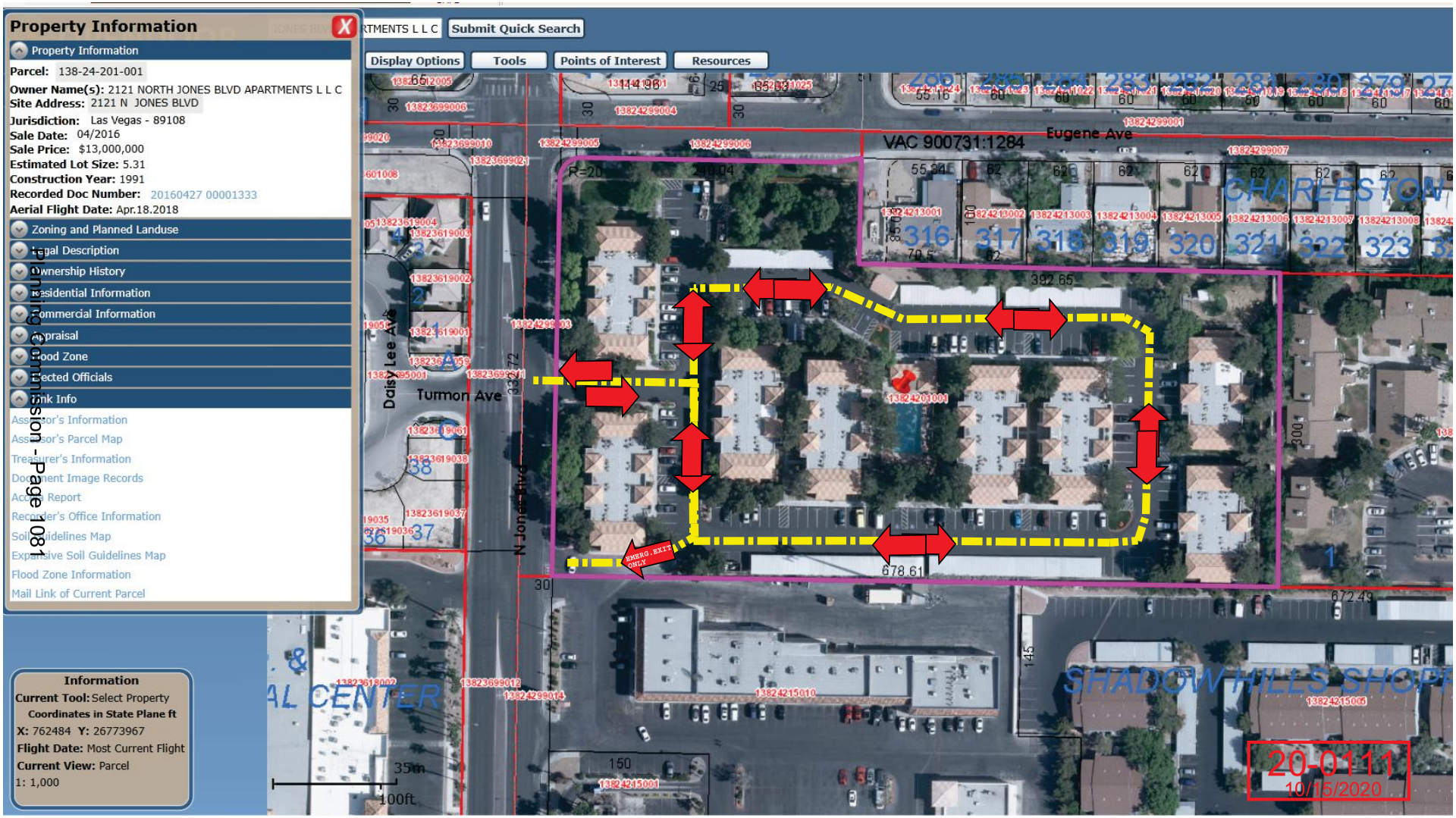
SITE PLAN

APN# 138-24-201-001

C.1.0

PAGE 01

H:\2019\NV-2080-1911 Jones Entry Security\Project Data\02 CAD\2.03 Sheet Files\NV-2080-1911_C.1.0 HRZ.dwg - 24x36 NDOT - 6/16/2020 10:52am, philipp


Property Information
Property Information
Parcel: 138-24-201-001
Owner Name(s): 2121 NORTH JONES BLVD APARTMENTS L L C
Site Address: 2121 N JONES BLVD
Jurisdiction: Las Vegas - 89108
Sale Date: 04/2016
Sale Price: $13,000,000
Estimated Lot Size: 5.31
Construction Year: 1991
Recorded Doc Number: 20160427 00001333
Aerial Flight Date: Apr.18.2018
Zoning and Planned Landuse
Legal Description
Ownership History
Residential Information
Commercial Information
Appraisal
Flood Zone
Elected Officials
Link Info
Assessor's Information
Assessor's Parcel Map
Treasurer's Information
Document Image Records
Recorder's Office Information
Soil Guidelines Map
Flood Zone Information
Mail Link of Current Parcel
Information
Current Tool: Select Property
Coordinates in State Plane ft
X: 762484 Y: 26773967
Flight Date: Most Current Flight
Current View: Parcel
1: 1,000
Submit Quick Search
Display Options
Tools
Points of Interest
Resources
VAC 900731:1284
Eugene Ave
Daisy Lee Ave
Turmon Ave
N Jones Blvd
CHARLESTON
SHADOW HILLS SHOPP
EMERG. EXIT ONLY
678.61
392.65
672.49
35m
100ft
20-0111
10/15/2020



20-0111-VAR1 - APPLICANT/OWNER: SLA 2121, LLC
2121 NORTH JONES BOULEVARD

10/17/2020



20-0111-VAR1 - APPLICANT/OWNER: SLA 2121, LLC
2121 NORTH JONES BOULEVARD

10/17/2020



20-0111-VAR1 - APPLICANT/OWNER: SLA 2121, LLC
2121 NORTH JONES BOULEVARD

10/17/2020



20-0111-VAR1 - APPLICANT/OWNER: SLA 2121, LLC
2121 NORTH JONES BOULEVARD

10/17/2020



20-0111-VAR1 - APPLICANT/OWNER: SLA 2121, LLC
2121 NORTH JONES BOULEVARD

10/17/2020

HORROCKS
ENGINEERS

1401 N. Green Valley Parkway, Ste. 160
Henderson, NV 89074
702-966-4063
www.horrocks.com

August 31, 2020

Nicole Eddowes
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Solstice Apartments Parking Variance
APN 126-36-101-017

Dear Planning Manager,
On behalf of the owners of Solstice Apartments, we submit this request for a Parking Variance on the subject existing apartment site.

Variance: To allow 222 spaces where 230 spaces are required per Planning Code.

Justification – The apartment complex is being upgraded to include security fencing along the perimeter and new security gates are proposed at the entry. Due to the configuration of the site and the narrow entry driveway, the security gates need to be set back from Jones Boulevard far enough to allow a turnaround after the key pad. That turnaround is located within the intersection of the entry drive and the east/west onsite drive aisle. As a result, rather than one gate, a security gate is required on each leg of the onsite drive. Upwards of eight parking spaces will be removed to accommodate the security gates.

The apartment site is most commonly occupied with residents that have only one or no cars. Many tenants utilize public transportation. A parking survey was done that shows a high percentage parking spaces are not utilized. The results of the parking survey will accompany the variance application. A parking analysis was completed in accordance with the Parking Generation Manual, 5th Edition published by the Institute of Transportation Engineers. The ITE Manual dictates between 203 and 223 parking spaces are required for a project of this size. The resulting number of spaces with the installed gates still meets the ITE guidelines.

A copy of the plan showing the proposed improvements is attached.

Please do not hesitate to contact me with any questions or for additional information.

Sincerely
Horrocks Engineers

Larry Bitton, PE
Land Development Mgr.

Cc: Rick Barron, Signature Management LLC

20-0111
09/09/2020

HORROCKS
ENGINEERS

1401 N. Green Valley Parkway, Ste. 160
Henderson, NV 89074
702-966-4063
www.horrocks.com

November 5, 2020

Nicole Eddowes, Senior Planner
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Parking Variance (20-0111-VAR1)

Dear Ms. Eddowes,
On behalf of SLA 2121, LLC we respectfully request that the above referenced variance application currently scheduled to be heard at the November 10, 2020 Planning Commission meeting, be abeyed until the December 8, 2020 Planning Commission meeting.

Please do not hesitate to contact me with any questions.

Sincerely
Horrocks Engineers

Larry Bitton,
Land Development Mgr.

Cc: Rick Barron, SLA 2121, LLC

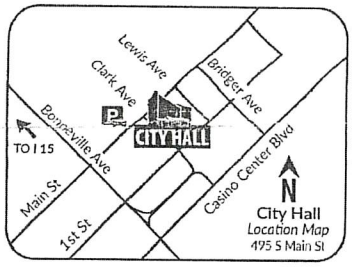
Submitted after final agenda

RECIEVED
11/09/2020
ITEM 23

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 0 3 2020
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.

20-0111-VAR1

Planning Commission Meeting of **11/10/2020**

ABSOLUTELY NOT

20-0111-VAR1
13824211023
FULD ILONE R
5916 EUGENE AVE
LAS VEGAS NV 89108-6209

99 HRDFNP1 89108

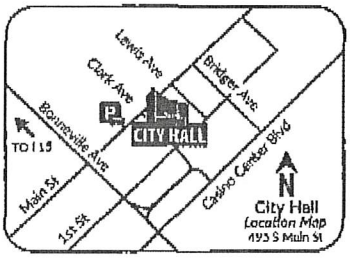
Submitted after final agenda

23P

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 10 2020
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.
20-0111-VAR1
Planning Commission Meeting of **11/10/2020**

20-0111-VAR1
13823517061
STONE ASSETS L L C
801 S RANCHO DR # E4
LAS VEGAS NV 89106

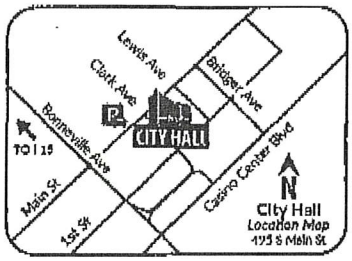
23A

83 HRDFNP1 89106

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 10 2020
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.
20-0111-VAR1
Planning Commission Meeting of **11/10/2020**

20-0111-VAR1
13824201001
S L A 2121 L L C
801 S RANCHO DR STE E4
LAS VEGAS NV 89106

83 HRDFNP1 89106

23A
(x2)

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
35

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

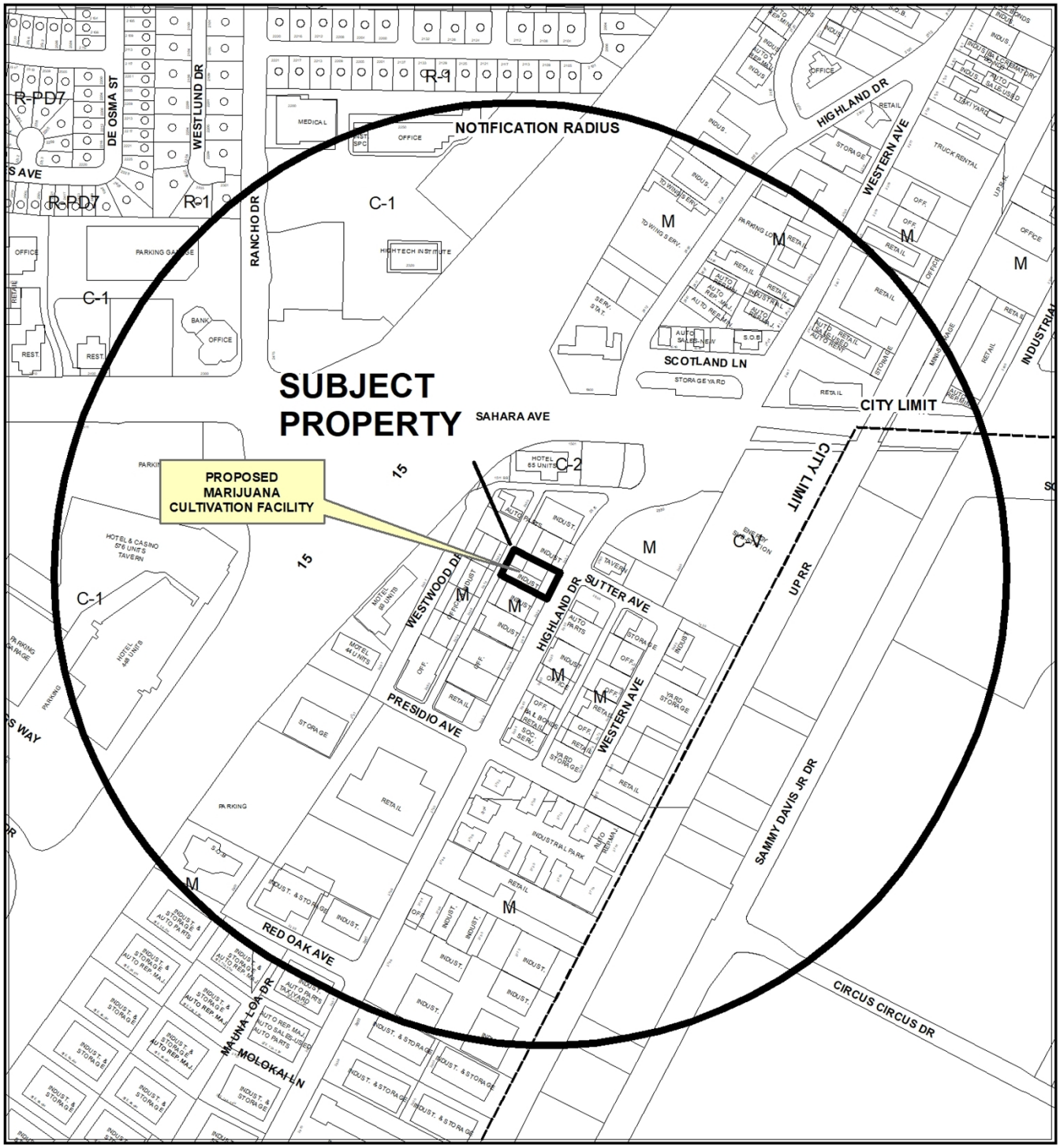
SUBJECT:
ABEYANCE - 20-0167 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC. - For possible action on the following Land Use Entitlement project requests on 0.39 acres at 2603 Highland Drive (APN 162-09-110-016), M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 1/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 20-0167-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Action Letter for SUP-73835 [PRJ-73731]
8. Backup Documentation Submitted for the November 10, 2020 Planning Commission Meeting
9. Submitted after Final Agenda - Protest Postcard



CASE: 20-0167

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 385 770 Feet

CASE: **20-0167**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



20-0167-SUP1

Marijuana Establishments

Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- North Las Vegas Marijuana Despensary
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted
- Clark County Marijuana Despensary

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Parks
- Pools
- SCHOOLS
- Private Schools
- Martial Arts Instruction Business
- Teen Dance Center
- Child Care
- Amusement Park

Prohibited Areas

- Fremont
- Social Use Venue

- Subject Property
- 300, 1000 and 1500 foot buffer

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, October 6, 2020

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0167-VAR1	Staff recommends APPROVAL, subject to conditions:	
20-0167-SUP1	Staff recommends APPROVAL, subject to conditions:	20-0167-VAR1 20-0167-SDR1
20-0167-SDR1	Staff recommends APPROVAL, subject to conditions:	20-0167-VAR1 20-0167-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 123

PROTESTS 0 - 20-0167-VAR1
1 - 200-0167-SUP1 and SDR1

APPROVALS 0 - 20-0167-VAR1
0 - 200-0167-SUP1 and SDR1

CS

**** CONDITIONS ****

20-0167-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0167-SUP1) and Site Development Plan Review (20-0167-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0167-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Cannabis Cultivation Facility use.

2. Conformance to the approved conditions for Special Use Permit (SUP-73835) expect as amended herein.

3. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

4. Cultivation is limited to the interior of the buildings.

5. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.

6. 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.

7. All development shall be in conformance with the site plan and floor plan date stamped 10/14/20, except as amended by conditions herein. Any modification of the premises of a cannabis establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

10. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

11. Approval of this Special Use Permit does not constitute approval of a Cannabis Cultivation Facility license.

12. A Cannabis Cultivation Facility shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

13. The presence of minors on the premise of a cannabis establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

14. All marijuana products shall remain in the original manufacturer's configuration intended for off-sale.

15. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

16. Conformance to all regulations pertaining to a Cannabis establishment found within Nevada Revised Statutes (NRS) 678A, 678B, 678C, 678D and Nevada Administrative Code (NAC) 453A and 453D.

17. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

18. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

19. Coordinate with the Environmental Compliance Section of the Department of Public Works to determine appropriate pretreatment procedures, if any, required for industrial effluent from this facility prior to occupancy of this site or a business license for this use. Comply with the recommendations of the Environmental Compliance Section. The Section may be contacted at 702-229-6594 or emailed at ecs@lasvegasnevada.gov.

20-0167-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (20-0167-VAR1) and Special Use Permit (20-0167-SUP1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan date stamped 10/14/20 and building elevations, date stamped 09/10/20, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved to allow no landscape buffer adjacent to the right-of-way where 15 feet is required.

5. A Waiver from Title 19.08 is hereby approved to allow no landscape buffer along interior lot lines where eight feet is required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Concurrent with Phase 2, the sidewalk along Highland Drive adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment of approved Special Use Permit (SUP-73835) and a Site Development Plan Review for an existing Cultivation development at 2603 Highland Drive.

ISSUES

- A Waiver is requested to allow no perimeter landscape buffers where eight and 15 feet are required. Staff supports the request.
- Variance (20-0167-VAR1) is requested to allow a five-foot side yard setback where 10 feet is required. Staff supports the request.

ANALYSIS

The subject site is zoned M (Industrial) and home to an existing cultivation facility. The applicant previously received approval to complete the cultivation facility development in two phases. Phase One was initially intended to be temporary and consisted of a 576 square-foot cube building to be located in the northwest portion of the subject site. The applicant now requests a Major Amendment Special Use Permit and Site Development Plan Review to make Phase One permanent. Once renovations are completed, Phase Two will be located within an existing 10,767 square-foot building onsite. There is no estimated timeline for the completion/opening of Phase Two.

The Phase One temporary cube facility was initially approved via Special Use Permit (SUP-75201), which was processed as a Minor Amendment with a five-foot side yard setback. The subject site was previously located within the Downtown Centennial Plan Area and had relaxed setback requirements. As of December 6, 2017, the subject site had been removed from the Downtown Masterplan Area and the site is subject to Title 19 requirements. The M (Industrial) zoning district currently requires a 10-foot side yard setback. The applicant requests a five-foot setback Variance in order to keep the existing cube in its current location. Staff supports the request as it is compatible with the existing development in the surrounding area.

FINDINGS (20-0167-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Sufficient evidence of a unique circumstance has been presented, in that the applicant is requesting to keep an existing structure in a required setback area which previously had relaxed setback requirements. The structure will remain compatible with the existing development in the surrounding area. Therefore, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0167-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is located within an industrial area and is physically suited for the type of land use proposed.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The Cannabis Cultivation Facility is accessed by Highland Drive, a 78-foot Major Collector Street as designated by the Master Plan of Street and Highways. The proposed facility is not open to the public and will not generate the number of vehicular trips normally associated with retail or service oriented type of land uses. Highland Drive is adequate in size to meet 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 Cannabis Cultivation Facility use will be subject to regular inspections by multiple governmental agencies to ensure compliance and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The Cannabis Cultivation Facility use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

FINDINGS (20-0167-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with the existing industrial 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 has requested a Waiver to allow no landscaping. The applicant will also be requesting a five-foot side yard setback.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site is accessed by Highland Drive, a 78-foot Major Collector Street as designated by the Master Plan of Street and Highways. Site access will not change with the proposed development.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials are appropriate for this industrial area of the city.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations are not unsightly or obnoxious in appearance.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The Cannabis Cultivation Facility use will continue to be subject to regular inspections by multiple governmental agencies to ensure compliance and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/20/02	The City Council approved a request for a Special Use Permit (U-0156-01) for a proposed used vehicle sales business located at 2605 Highland Drive. The Planning Commission recommended approval.
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
02/06/08	The City Council approved a request for a Special Use Permit (SUP-25130) for a proposed 40-foot tall, 14-foot by 48-foot off-premise sign at 2603 Highland Drive. The Planning Commission and staff recommended approval.
06/14/16	The Planning Commission approved a request for a Special Use Permit (SUP-64443) for a proposed 10,920 square-foot Medical Marijuana Cultivation Facility at 2603, 2605 and 2607 Highland Drive. Staff recommended approval.
04/26/17	The Planning Department administratively approved a request for a Minor Amendment (SUP-69783) to an approved Special Use Permit (SUP-64443) for proposed modifications to the floor plan of an approved Medical Marijuana Cultivation Facility at 2603, 2605 and 2607 Highland Drive.
08/14/18	The Planning Commission approved a request for a Special Use Permit (SUP-73835) for a proposed 11,519 square-foot Marijuana Cultivation Facility at 2603 Highland Drive. Staff recommended approval.
11/29/18	Planning Staff administratively approved Special Use Permit (SUP-75201) to allow a Minor Amendment to an approved Special Use Permit (SUP-73835) to reduce phase one a previously approved marijuana cultivation facility from 864 square feet to 576 square feet at 2603 Highland Drive.
11/10/20	The Planning Commission voted (6-0) to hold in ABEYANCE the following Land Use Entitlement project requests to the December 8, 2020 Planning Commission meeting: 20-0167-SUP1 and SDR1.

Most Recent Change of Ownership	
07/12/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/28/17	A building permit (C-329722) was issued for a tenant improvement for a change in use (from auto repair facility to an 11,519 square-foot marijuana agricultural grow facility) at 2603 Highland Drive.
12/10/18	A building permit application (C18-04224) was submitted for review for phase one of a Marijuana Cultivation Facility at 2603 Highland Drive.
06/12/19	Business License (#M66-00078) was issued for a modular cultivation building at 2603 Highland Drive.

Pre-Application Meeting	
08/25/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review and Major Amendment Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/30/20	Staff conducted a routine field check and found an existing cultivation facility located within the rear of the lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.39

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Marijuana Cultivation Facility	LI/R (Light Industry/Research)	M (Industrial)
North	Secondhand Dealer	LI/R (Light Industry/Research)	M (Industrial)
South	Vacant	LI/R (Light Industry/Research)	M (Industrial)
East	General Retail Store, Other Than Listed	LI/R (Light Industry/Research)	M (Industrial)
West	Vacant	LI/R (Light Industry/Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
Airport Overlay – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Side	10 Feet	5 Feet	N*
• Rear	10 Feet	27 Feet	Y

*The applicant has requested a Variance to allow a reduced setback.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 9 Trees 9 Trees 5 Trees	 0 Trees 0 Trees 0 Trees	 N N N
TOTAL PERIMETER TREES		**23 Trees**	**0 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East	 8 Feet 8 Feet 10 Feet		 0 Feet 0 Feet 0 Feet	 N N N

*The applicant has requested Waivers to allow no landscape buffers.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Highland Drive	Major Collector	Master Plan of Streets and Highways	78	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	
Marijuana Cultivation Facility	11,343 SF	1:1,000	12				
TOTAL SPACES REQUIRED			12		16		Y
Regular and Handicap Spaces Required			11	1	15	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 15-foot landscape buffer adjacent to the right-of-way	Provide zero-foot landscape buffer	Approval
Provide eight-foot landscape buffer along interior lot lines	Provide zero-foot landscape buffer	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP & SDR

Project Address (Location) 2603 Highland Dr

Project Name Highland Cultivation Cube **Proposed Use** Cultivation

Assessor's Parcel #(s) 162-09-110-016 **Ward #** 1

General Plan: Existing NA Proposed NA **Zoning:** Existing M Proposed NA

Additional Information NA

Property Owner DP Holdings, Inc Contact Daniel Simon

Address 810 S Casino Center Blvd City Las Vegas State NV Zip 89101

E-mail dan@simonlawlv.com Phone 702-279-7246

Applicant ACG Design Contact Hailey Shinton

Address 4310 Cameron St #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone 702-931-2992

Representative ACG Design Contact Hailey Shinton

Address 4310 Cameron St #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone 702-931-2992

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Daniel Simon

20-0167
09/10/2020

Subscribed and sworn before me

This _____ day of _____ 20__

Please see CA attachment

Notary Public in and for said County and State

California Jurat Certificate

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 } s.s.

Subscribed and sworn to (or affirmed) before me on this 10th day of September, Month

20 20, by Daniel Simon and

Name of Signer (1)

N/A, proved to me on the basis of

Name of Signer (2)

satisfactory evidence to be the person~~(s)~~ who appeared before me.

Alexis Colclasure

Signature of Notary Public

For other required information (Notary Name, Commission No. etc.)

ALEXIS COLCLASURE
Notary Public - California
Los Angeles County
Commission # 2269315
My Comm. Expires Dec 2, 2022

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Application/Petition Form & Statement of Financial Interest.

containing 2 pages, and dated 9/10/2020

(2 pages including attachment)

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
- (✓) form(s) of identification
- ( ) credible witness(es)

NV DL

Notarial event is detailed in notary journal on:

Page # 87 Entry # 5

Notary contact: (310) 374-4420

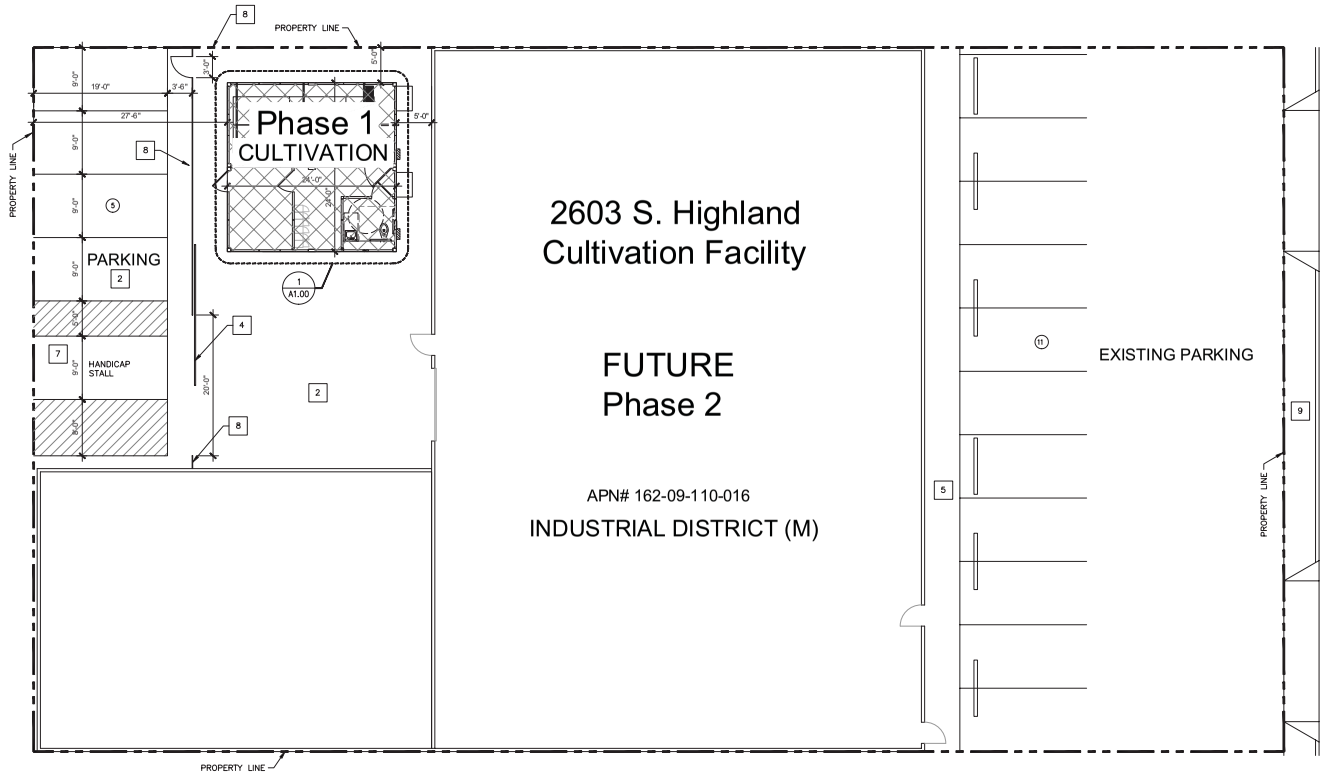
Other

☐ Affiant(s) Thumbprint(s) ☐ Describe:

20-0167
09/10/2020

© 2009-2015 Notary Learning Center - All Rights Reserved You can purchase copies of this form from our web site at www.TheNotarysStore.com

APN# 162-09-110-017
INDUSTRIAL DISTRICT (M)



1 ARCHITECTURAL SITE PLAN
SCALE: 1:100

APN# 162-09-110-015
INDUSTRIAL DISTRICT (M)

PROPERTY LOCATION & INFORMATION:

OWNER:	2006 ROBERT SCOTT CARL LIVING TRUST and CARL ROBERT S TRS
ADDRESS:	2603 HIGHLAND DR. LAS VEGAS, NEVADA 89109
JURISDICTION:	CITY OF LAS VEGAS
APN:	162-09-110-016
SITE AREA:	17,300 SQ.FT. (.39 ACRES)
EXISTING USE:	SALES AND REPAIR OF MOTORCYCLES
PROPOSED USE:	CULTIVATION FACILITY
ZONING:	INDUSTRIAL DISTRICT (M)
TOTAL BUILDING SQ FOOTAGE:	4,200 + 5,200 + UPSTAIRS 1,520 = 10,920 SF.

PARKING

TOTAL SPACES REQUIRED=

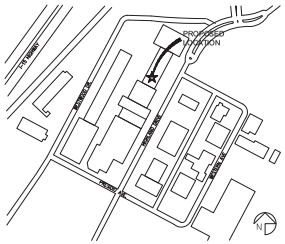
PHASE 1 =
CULTIVATION: 1/1000 — 576 SF. = 1 SPACE

FUTURE PHASE 2 =
CULTIVATION: 1/1000 — 10,767 SF. = 11 SPACES

TOTAL PARKING SPACES REQUIRED= 12 SPACES

TOTAL SPACES PROVIDED (ALLEY SIDE)=	5
TOTAL SPACES PROVIDED (HIGHLAND SIDE)=	11
TOTAL SPACES PROVIDED=	16

LOCATION MAP:



KEY NOTES:

1. CONCRETE AUTO STOP
2. EXISTING AC PAVING
3. EXISTING CONC SIDEWALK CURB AND GUTTER
4. EXISTING AUTOMATED 20' X 10' SLIDING SERVICE GATE W/SECURITY CODE ENTRY / EXIT.
5. EXISTING CONCRETE SIDEWALK
6. HANDICAP CURB RAMP / OR ZERO CURB FACE
7. HANDICAP ACCESS AISLE (VAN ACCESSIBLE)
8. 8' TALL SECURITY FENCE
9. EXISTING PUBLIC SIDEWALK (R.O.W.)
10. 3'-0" ACCESSIBLE ENTRANCE W/SECURITY CODE ENTRY / EXIT

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'

APPROVAL
KMS 6/25/2020

REVISIONS

REV.	DESCRIPTION	APPVD. BY	DATE
1	COMMENTS		

HIGHLAND CULTIVATION

ARCHITECTURAL SITE PLAN

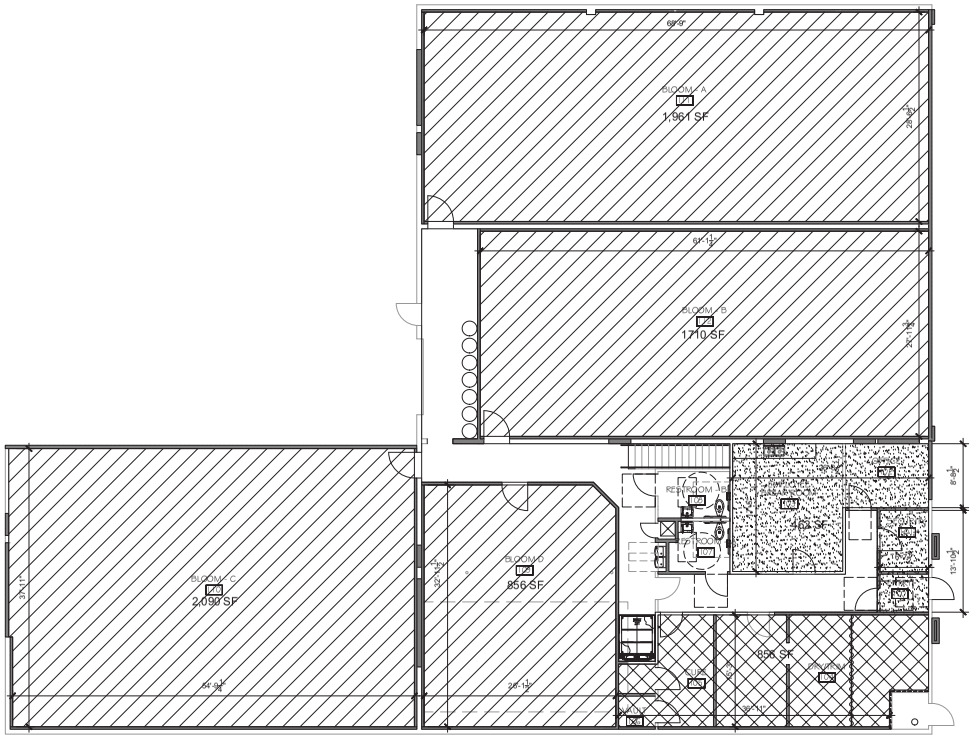
2603 HIGHLAND DRIVE
LAS VEGAS, NV 89109

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA
2.10.20

DATE:	2/10/20
PROJ. NO:	–
DRAWN BY:	XX
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	

DRAWING NUMBER:
AS1.0
SHEET 2 OF -


BLOOM A
1,961 SF
BLOOM B
1,710 SF
BLOOM C
2,090 SF
BLOOM D
856 SF
856 SF
RESTROOM
RESTROOM
STORAGE
OFFICE
OFFICE
OFFIC



20-0167-SUP1 AND 20-0167-SDR1 - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC.
2603 HIGHLAND DRIVE

09/30/2020



20-0167-SUP1 AND 20-0167-SDR1 - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC.
2603 HIGHLAND DRIVE

09/30/2020



20-0167-SUP1 AND 20-0167-SDR1 - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC.
2603 HIGHLAND DRIVE

09/30/2020



20-0167-SUP1 AND 20-0167-SDR1 - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC.
2603 HIGHLAND DRIVE

09/30/2020

ARCHITECTURAL CIVIL GROUP
www.ACG.design

10/27/2020

Address: 2603 Highland Drive
Project Description: Marijuana Cultivation Improvement

Attention: Plans Examiner
Department of Zoning
333 North Rancho Drive
Las Vegas, NV 89106-3797

JUSTIFICATION LETTER

To whom it may concern,

This submittal is to allow for an existing 24'-0" x 24'-0" Pre-Manufactured cultivation cube that was previously approved for temporary use to be permanently located on site. This has also previously been approved by State of Nevada Manufactured Housing Division.

This structure is not directly visible from S. Highland and will be located on the Alley portion of the lot behind a newly constructed security fence.

A waiver is requested to remove the landscape requirement as the cube faces the alley in this industrial area where no other neighboring business properties provide landscape.

A variance is requested for the side yard setback for the cube, a 5 foot setback is being provided where a 10 feet setback is required.

The site plan has been designed to allow for parking off the Alley including provisions for Handicap and a pedestrian access door. All parking requirements have been met.

The business plan for this property is to maintain successful operations of phase 1 with phase 2 as an expansion area as the business develops.

If you have any further questions, please do not hesitate to contact me.

Thank you,

Kerry Shahan

Principal | Architect
Architectural Civil Group, LLC
702.355.9638
Email: kshahan@acg.design

20-0167
11/04/2020

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
LOIS TARKANIAN
Mayor Pro Tem
STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

August 15, 2018

Mr. Daniel Simon
DP Holdings Inc
810 Casino Center
Las Vegas, Nevada 89102

RE: SUP-73835 [PRJ-73731] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF AUGUST 14, 2018

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 11,519 SQUARE-FOOT MEDICAL MARIJUANA CULTIVATION FACILITY at 2603 Highland Drive (APN 162-09-110-016), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-73731], was considered by the Planning Commission on August 14, 2018.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Cultivation Facility use.

2. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

3. Cultivation is limited to the interior of the buildings.

4. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.

5. 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.

20-0167
09/10/2020

6. All development shall be in conformance with the site plan, floor plan, and building elevations date stamped 06/28/18, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

7. Upon licensure and operations commencing in phase two, the 864 square-foot temporary structure utilized in phase one shall be removed.

8. Handicap parking shall be installed in accordance with Title 19.08.110.

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, as well as submitted as part of any business license application.

11. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

12. Approval of this Special Use Permit does not constitute approval of a Marijuana Cultivation Facility license.

13. A Marijuana Cultivation Facility shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

14. The presence of minors on the premise of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

15. All marijuana products shall remain in the original manufacturer's configuration intended for off-sale.

16. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

20-0167
09/10/2020

17. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

18. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

19. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

20. Coordinate with the Environmental Compliance Section of the Department of Public Works to determine appropriate pretreatment procedures, if any, required for industrial effluent from this facility prior to occupancy of this site or a business license for this use. Comply with the recommendations of the Environmental Compliance Section. The Section may be contacted through John Solvie, 702-229-6547 or email at jsolvie@lasvegasnevada.gov.

This action by the Planning Commission on **August 14, 2018** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 27, 2018***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Paul Bengtson
Senior Management Analyst
Case Planning Division

PB:nl

cc:

Mr. Daniel Simon
Compassionate Team of Las Vegas, LLC
810 Casino Center
Las Vegas, Nevada 89102

Ms. Amy Castaldo
358 Whispering Tree
Las Vegas, Nevada 89102

20-0167
09/10/2020

20-0167
09/10/2020

ARCHITECTURAL CIVIL GROUP
www.ACG.design

10/27/2020

Address: 2603 Highland Drive
Project Description: Marijuana Cultivation Improvement

Attention: Plans Examiner
Department of Zoning
333 North Rancho Drive
Las Vegas, NV 89106-3797

JUSTIFICATION LETTER

To whom it may concern,

This submittal is to allow for an existing 24'-0" x 24'-0" Pre-Manufactured cultivation cube that was previously approved for temporary use to be permanently located on site. This has also previously been approved by State of Nevada Manufactured Housing Division.

This structure is not directly visible from S. Highland and will be located on the Alley portion of the lot behind a newly constructed security fence.

A waiver is requested to remove the landscape requirement as the cube faces the alley in this industrial area where no other neighboring business properties provide landscape.

A variance is requested for the side yard setback for the cube, a 5 foot setback is being provided where a 10 feet setback is required.

The site plan has been designed to allow for parking off the Alley including provisions for Handicap and a pedestrian access door. All parking requirements have been met.

The business plan for this property is to maintain successful operations of phase 1 with phase 2 as an expansion area as the business develops.

If you have any further questions, please do not hesitate to contact me.

Thank you,

Kerry Shahan

Principal | Architect
Architectural Civil Group, LLC
702.355.9638
Email: kshahan@acg.design

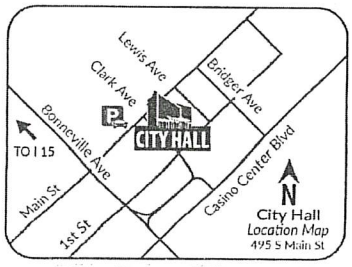
20-0167
11/04/2020

Submitted after final agenda ITEM 27 (a-b)

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 05 2020
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.
20-0167 and 20-0167-SUP1 and 20-0167-SDR1
Planning Commission Meeting of **11/10/2020**

20-0167
16204402002
PUEBLO HIGHLAND L L C
2310 HIGHLAND DR # 100
LAS VEGAS NV 89102

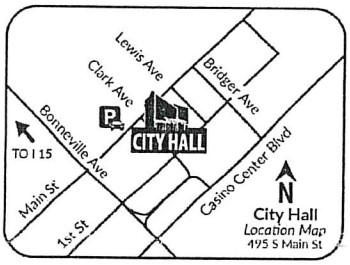
89 HRDFNP1 89102

27 P
(a-b)

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
DEC 0 3 2020
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.

20-0167 and 20-0167-VAR1 and 20-0167-SUP1 and 20-0167-SDR1

Planning Commission Meeting of **12/08/2020**

20-0167
16204402002
PUEBLO HIGHLAND L L C
2310 HIGHLAND DR # 100
LAS VEGAS NV 89102

89 HRDFNP1 89102

Submitted after final agenda
Item 35a-c P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
35a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0167-VAR1 - TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
35b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0167-SUP1 - FOR A PROPOSED MAJOR AMENDMENT TO PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-73838) TO ALLOW A 576 SQUARE-FOOT EXPANSION TO AN EXISITNG MARIJUANA CULTIVATION FACILITY USE RESULTING IN AN OVERALL SQUARE-FOOTAGE OF 11,343 SQAURE FEET. Staff recommends APPROVAL.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
35c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0167-SDR1 - FOR A PROPOSED MARIJUANA CULTIVATION FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
36

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

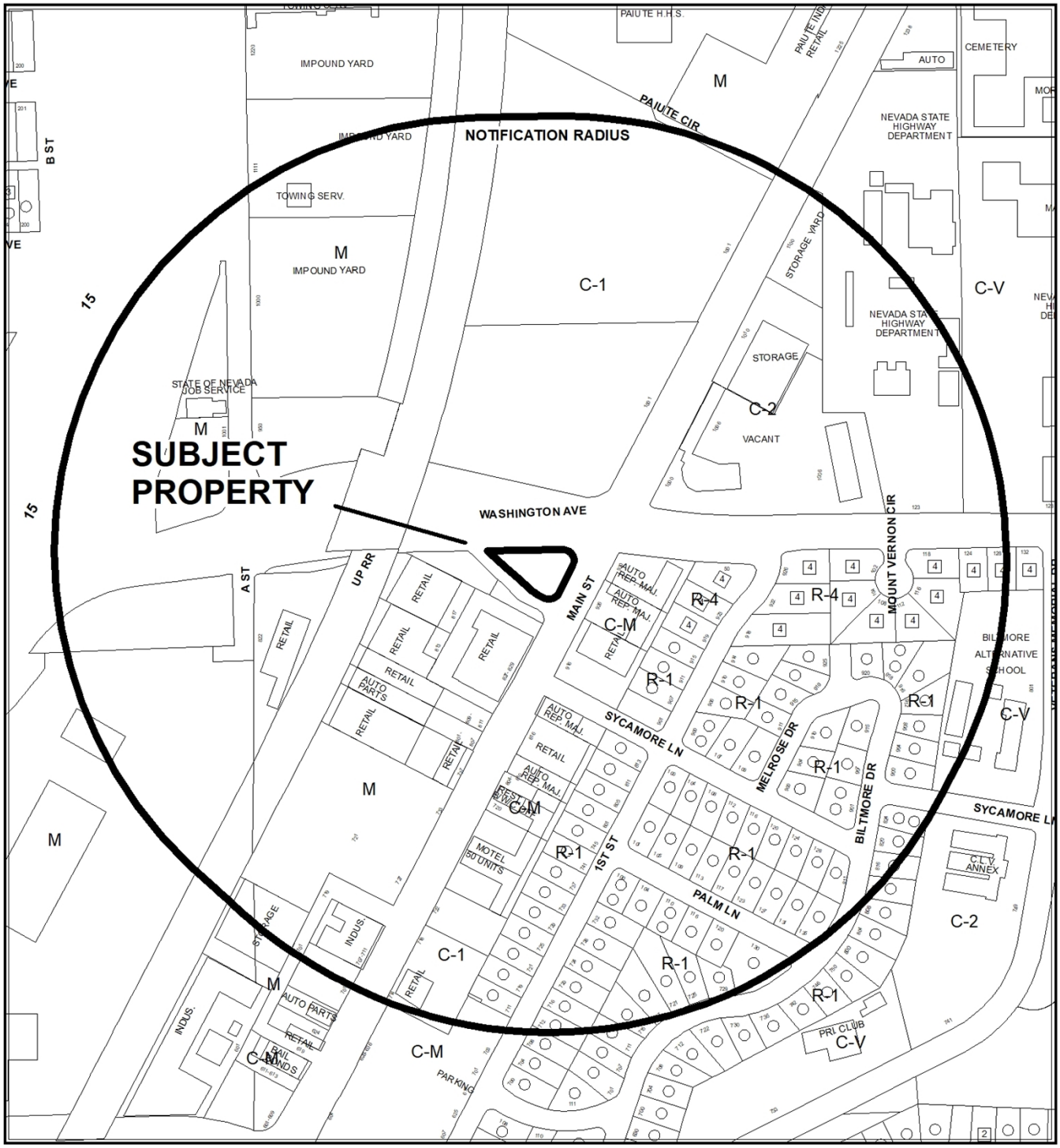
SUBJECT:
ABEYANCE - 20-0171-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/ TRANSIENT SALES LOT USE on 0.31 acres at the southwest corner of Washington Avenue and Main Street (APN 139-27-703-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Backup Documentation Submitted for the November 10, 2020 Planning Commission Meeting



0 262.5 525 Feet

CASE: **20-0171-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



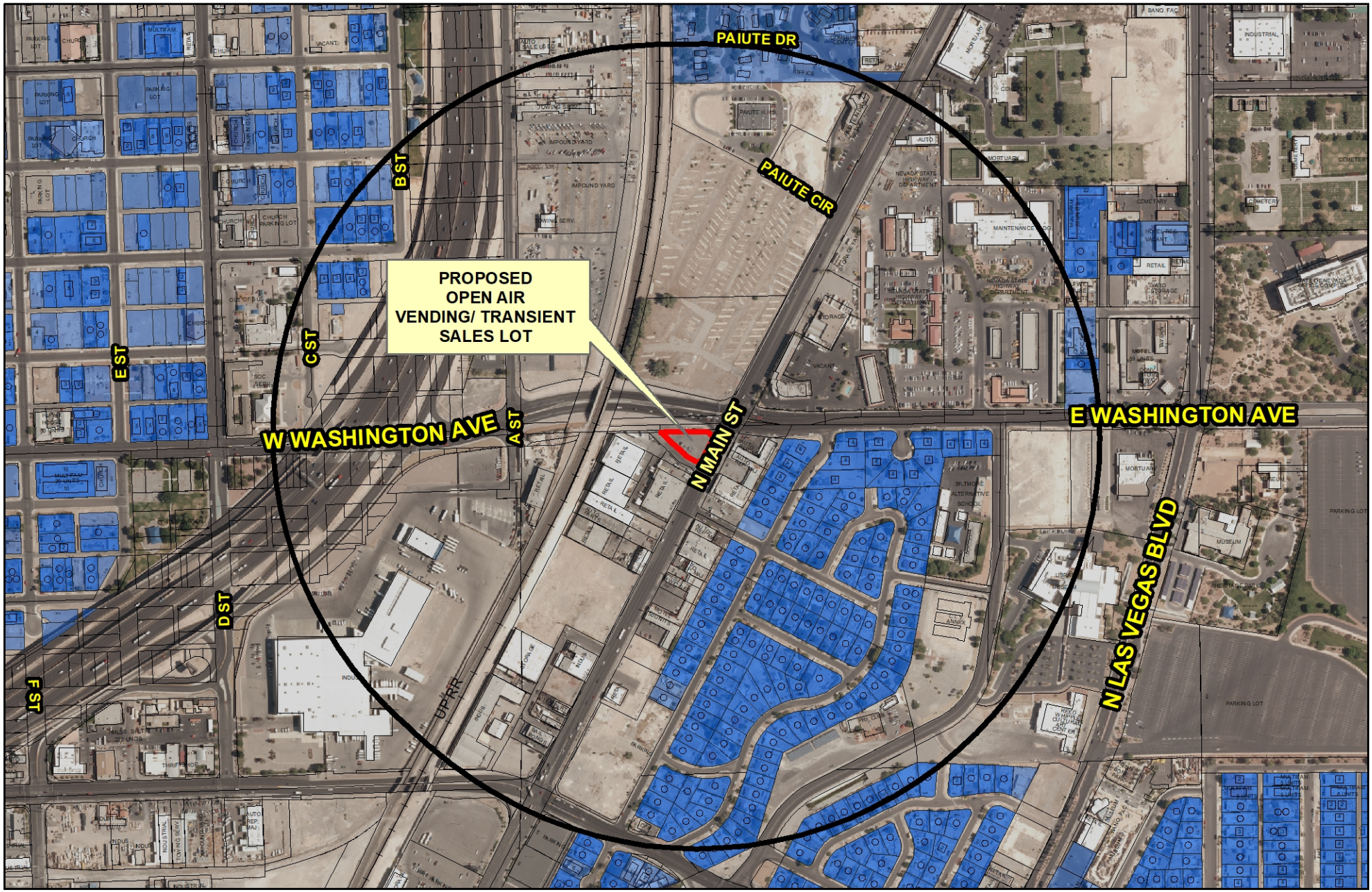
0 262.5 525 Feet

CASE: **20-0171-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



20-0171-SUP1

Open Air Vending

Business Licenses

Open Air Vending Non-Conforming

Open Air Vending Conforming to Bill 2012-37

Protected Uses

Residential Property

Subject Property

1500ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, September 16, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0171-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 135

PROTESTS 2

APPROVALS 0

AS

** CONDITIONS **

20-0171-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/ Transient Sales Lot use.

2. All proposed signage shall be permitted and in conformance with Title 19 requirements.

3. The site must be kept free of any litter or debris at all times

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. A Waiver from Title 19.12 is hereby approved, to allow vending on a developed lot without structures.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. Prior to the issuance of a business license, provide proof of a Commissary or Servicing Depot Agreement to verify a waste disposal alternative per Southern Nevada Health District Regulation 10-702. Alternatively, connect to the public sewer system.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow an Open Air Vendor (Food Truck) on a developed lot without any structures at the southwest corner of Washington Avenue and North Main Street.

ISSUES

- An Open Air Vending/Transient Sales Lot is a conditional land use in the M (Industrial) zoning district.
- Per Title 19.12, Conditional Use Regulation Number Seven (B) for the Open Air Vending/Transient Sales Lot states that "No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces". The applicant is proposing to operate this food truck on a developed parking lot without structures, thereby not meeting this requirement.
- Per LVMC 19.12.040, when a conditional use requirement cannot be met, a Special Use Permit is required.

ANALYSIS

The subject site is an M (Industrial) zone and is subject to the Title 19 development standards. The subject site is located at the southwest corner of Washington Avenue and North Main Street and is an existing parking lot that is used for customers and employees of the adjacent Delivery and Fleet Vehicle Storage and Warehouses.

Since October 2020, the applicant has been licensed as a Mobile Food Vendor at the subject site. The Mobile Food Vendor is subject to the conditional use requirements for an Open Air Vending/Transient Sales Lot. As a Mobile Food Vendor, the operator is limited to four hours of operation per day. The applicant is requesting a Special Use Permit in order to operate as an Open Air Vendor exceeding this four-hour restriction.

The Open Air Vending/Transient Sales Lot use is defined as "An outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending, and a Farmer's Market. This use includes the display or sale of merchandise by means of Open Air Vending and Mobile Food Vending." The Minimum Special Use Permit Requirements for this use include:

1. Except as provided in this Conditional Use Regulation 1, no signage is allowed, including temporary signage. Signage that is allowed by this Conditional Use Regulation 1 is not subject to the sign regulations and processes of Title 19 that otherwise would apply, except as specifically provided. The limited signage allowed by this Conditional Use Regulation 1 is as follows:
    a. In the case of Open Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).
    b. In the case of a Farmer's Market, on-premises market event signage is permitted, but shall be limited to a single sign of no more than 32 square feet. Individual vendor signage is permitted, but is limited to one sign per vendor, and not to exceed 15 square feet per vendor space. All signage is prohibited at any time other than during a market event.

    A Condition of Approval has been added that limits signage to that which can be affixed to any vehicle or portable unit.

2. The site must be kept free of any litter or debris at all times.

    A Condition of Approval has been added to enforce this requirement.

3. No structures shall be allowed within the public right-of-way.

    The proposed use meets this requirement, as the Open Air Vendor will not be located within the public right-of-way.

4. The installation of permanent or temporary tables, chairs, tents, or coverings for dining areas (including tarps and umbrellas) is prohibited, except when the use of such facilities:
    a. Has been approved by means of a Site Development Plan Review;
    b. Is within the plaza area of a commercial lot; or
    c. Is in accordance with Conditional Use Regulation 9 below.

    The applicant is not requesting a Site Development Plan Review as a part of this application and therefore will be prohibited from the installation of permanent or temporary tables, chairs, tents, or coverings for dining areas.

5. Vehicles or portable units used in the operation may not occupy:
    a. Required parking spaces or required drive aisles; or
    b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.

The proposed use meets this requirement, as the portable unit do not occupy any of the required parking spaces and is not located within a drive aisle.

6. The vending/sales activity must be located at least 150 feet from residential development, except where the location is part of a mixed-use development.

   The proposed use meets this requirement, as the vending/sales activity is located 488 feet away from residential development to the southeast.

7. For Open Air Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No such vending is permitted in the O (Office) Zoning District;
   b. No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
   c. No such vending is permitted within landscaped areas;
   d. No more than one vendor is permitted on any one lot, and the vending area shall be limited to a maximum of 500 square feet; provided, however, that these limitations do not apply:
      i. In connection with a Special Event Permit that allows a greater level of vending activity by means of Open Air Vending;
      ii. On a parcel whose development approval or approvals contemplate a greater level of vending activity by means of Open Air Vending; or
      iii. Within the plaza area of a commercial lot;
   e. At a location other than the plaza area of a commercial lot, vending operations shall comply with required building setbacks for that location;
   f. On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m.; and
   g. No supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.

   The subject site is a developed parking lot that does not contain a structure. As a result, the applicant is unable to meet Conditional Use Requirement 7(B).

8. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No vendor may operate on any one parcel, lot, or commercial subdivision for more than 4 hours within any 24-hour period;
   b. No more than two vendors are permitted on one parcel, lot, or commercial subdivision within any 24-period;
   c. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;

d. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality; and
e. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking, and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality.

This requirement does not apply, as the proposed use applies to Requirement 7.

9. For Farmer's Markets, in addition to Conditional Use Regulations 1 through 6:
    a. The use is not permitted in the O (Office) Zoning District;
    b. The use is not permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
    c. The use is not permitted within landscaped areas;
    d. At a location other than the plaza area of a commercial lot, the use shall comply with required building setbacks for that location;
    e. On any lot that is adjacent to a residentially zoned lot, the hours of operation of the use shall be limited to the period between 10 a.m. and 8 p.m.; and
    f. No supply or drainage pipes or power supply cords that pertain to the use may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the use is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
    g. The use may include the installation of use of temporary booths, tables, chairs, and similar structures.

This requirement does not apply, as the proposed use applies to Requirement 7.

The minimal conditional use regulations set forth by Title 19.12 were established to allow the Open Air Vending/Transient Sales Lot use to operate in a harmonious manner with surrounding land uses. Per LVMC 19.12.040, when a conditional use requirement cannot be met, a Special Use Permit is required. Since the minimum conditional use regulations have not been met, approval of this Special Use Permit would allow for the proposed use to be conducted in a manner that is not harmonious or compatible with surrounding land uses. Therefore, staff recommends denial on this request. If approved, the Open Air Vendor would be subject to conditions.

FINDINGS (20-0171-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The minimal conditional use regulations were established to allow the Open Air Vending/Transient Sales Lot use to operate in a harmonious manner with surrounding land uses. As these requirements cannot be met, if approved the proposed use would not be conducted in a manner that is harmonious or compatible with the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is a commercial parking lot without any structures. Conditional Use Requirement 7(B) requires that "no such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces". The proposed land use does not meeting this requirement and therefore, the subject site is not physically suitable for the type or intensity for this 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, a 100-foot Primary Arterial and Washington Avenue, an 80-foot Collector Street each of which is adequate in size to accommodate the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use is subject to licensing requirements and regular inspections 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 Open Air Vending/Transient Sales Lot use does not meet the Conditional Use Regulations set forth by Title 19.12, thus requiring an approved Special Use Permit in order to operate on the proposed site.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/01/18	A Business License Enforcement Case (BLE500546) was reported after the Southern Nevada Health District issued a permit (#PR0127306) without meeting business license requirements at 827 North Main Street. The case was resolved on 10/31/18.
04/10/18	A Business License Enforcement Case (BLE515727) was reported after the Southern Nevada Health District issued a permit (#PR0127236) without meeting business license requirements at 827 North Main Street. The case was resolved on 08/08/18.
05/29/20	A Business License Enforcement Case (BLE822104) was reported after the Southern Nevada Health District issued a permit (#PR0135579) with no active NV SOS or business license application submitted at 827 North Main Street. The case is open pending the outcome of this Special Use Permit Request.
08/06/20	A Conditional Use Verification (100069-CUV) was denied for a mobile food truck at the southwest corner of Washington Avenue and Main Street. The mobile food vendor did not meet the conditional use requirements for an Open Air Vending/ Transient Sales Lot Use.
11/10/20	The Planning Commission voted (6-0) to hold in ABEYANCE 20-0171-SUP1 to the December 8, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
10/20/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/23/20	A Business License (G68-05054) was processed for a Mexican food vendor at 827 North Main Street. The license is open pending the outcome of this Special Use Permit Request.
10/10/20	A Business License (G68-06573) was issued for a mobile food trailer at 827 North Main Street.

Pre-Application Meeting	
08/26/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to an Open Air Vendor at the subject site.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/13/20	A routine field check was conducted by staff; nothing was noted of concern

Details of Application Request	
Site Area	
Net Acres	0.31

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Lot	C (Commercial)	M (Industrial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Warehouse Distribution	C (Commercial)	M (Industrial)
East	Auto Repair Garage, Minor		C-M (Commercial/ Industrial)
West	Vacant		M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Land Use Plan	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Historic Westside)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Washington Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Wholesale Distribution Center	1 per 1,000 SF	30,840 SF	31				
Delivery and Service Vehicle Storage	.75 spaces for employees on the largest shift, plus 1 space per vehicle	20 employees 11 vehicles	15 11				
Open Air Vending/ Transient Sales Lot	No additional parking required beyond that which is required for the principal use	N/A	0				
TOTAL SPACES REQUIRED			57		60		Y
Regular and Handicap Spaces Required			54	3	57	3	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces.	To operate this food truck on a developed parking lot without structures	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 827 North Main Street, Las Vegas, NV 89106

Project Name Tacos De Birria La Pasadita **Proposed Use** Open Air Vending

Assessor's Parcel #(s) 139-27-703-001 **Ward #** 5

General Plan: Existing M Proposed M **Zoning:** Existing M Proposed M

Additional Information

Property Owner Pacific Enterprises LLC Contact

Address 827 North Main Street City Las Vegas State NV Zip 89106

E-mail Phone

Applicant Francisco Vargas Contact 702-785-2875

Address City State Zip

E-mail vargas58francisco@gmail.com Phone

Representative Ricki Barlow Contact 702-461-3121

Address 3172 N. Rainbow Blvd., Suite #202 City Las Vegas State NV Zip 89108

E-mail rickibarlow@lvaccess.com 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 FRANCISCO VARGAS

State: Nevada County: Clark

Subscribed and sworn before me

This 9th day of September, 20 20

Notary Public in and for said County and State

20-0171
09/14/2020

TYLER HENDERSON
Notary Public - State of Nevada
County of Clark
APPT. NO. 13-10617-1
My App. Expires April 18, 2021

JURAT WITH AFFIANT STATEMENT

State of Nevada
County of Clark } ss.

☑ See Attached Document (Notary to cross out lines 1–7 below)
☐ See Statement Below (Lines 1–7 to be completed only by document signer[s], not Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Francisco Vargas
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me
this 9th day of September, 2020, by
Date *Month* *Year*

Francisco Vargas
Name of Signer No. 1

Name of Signer No. 2 (if any)

TYLER HENDERSON
Notary Public - State of Nevada
County of Clark
APPT. NO. 13-10617-1
My App. Expires April 18, 2021

Signature of Notary Public

April 18th 2021
Any Other Required Information (Residence, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

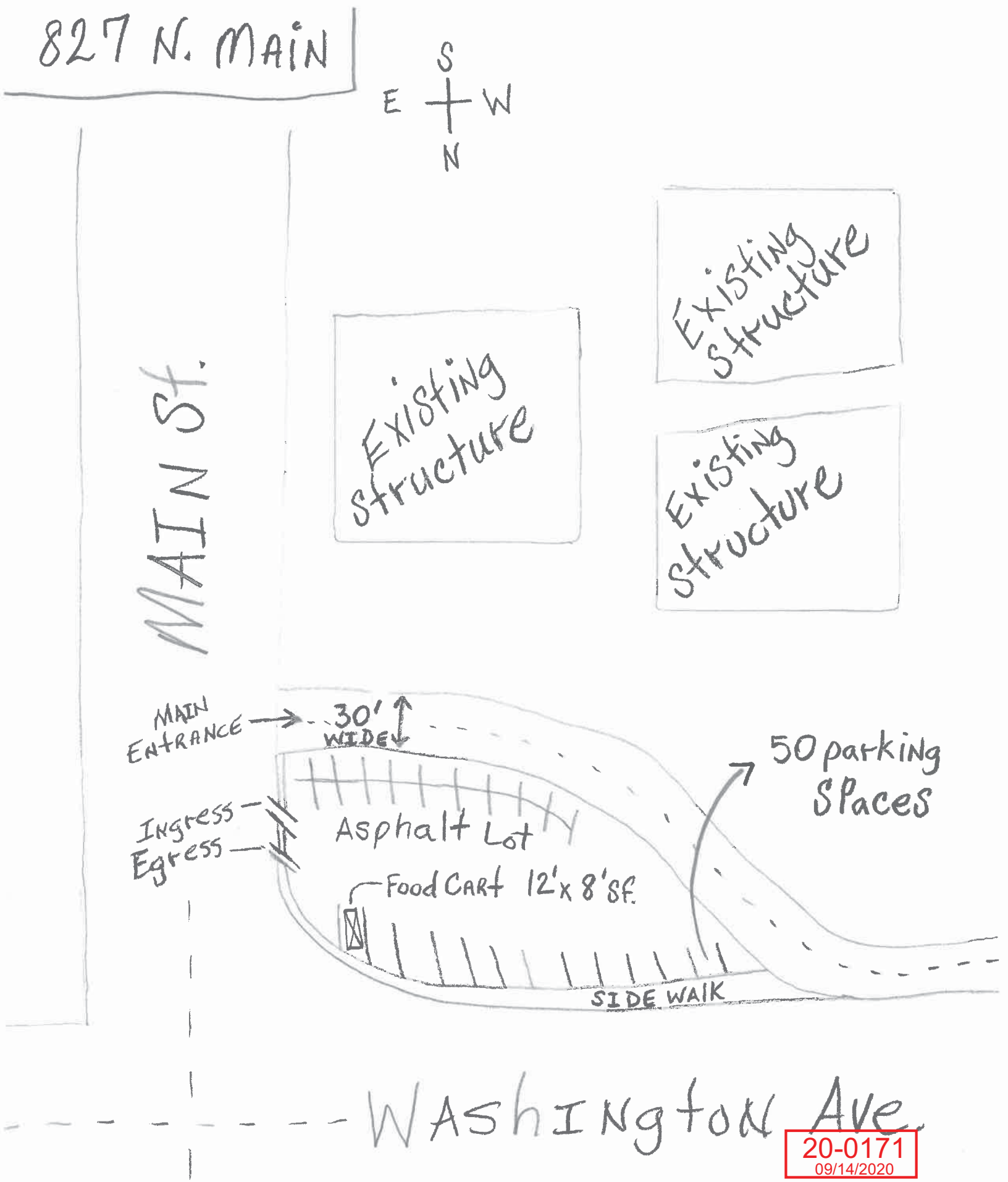
Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2018 National Notary Association

20-0171
09/14/2020


827 N. MAIN
S
E
W
N
Existing structure
Existing structure
Existing structure
MAIN St.
MAIN ENTRANCE
30' WIDE
50 parking Spaces
Ingress
Egress
Asphalt Lot
Food Cart 12' x 8' SF.
SIDE WALK
WASHINGTON Ave
20-0171
09/14/2020



Scanned with CamScanner



20-0171-SUP1 - APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC
SOUTHWEST CORNER OF WASHINGTON AVENUE AND MAIN STREET

10/13/2020



20-0171-SUP1 - APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC
SOUTHWEST CORNER OF WASHINGTON AVENUE AND MAIN STREET

10/13/2020



20-0171-SUP1 - APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC
SOUTHWEST CORNER OF WASHINGTON AVENUE AND MAIN STREET

10/13/2020



20-0171-SUP1 - APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC
SOUTHWEST CORNER OF WASHINGTON AVENUE AND MAIN STREET

10/13/2020

LV Access, LLC. – 3172 N. Rainbow Blvd., Las Vegas Nevada 89108

September 8, 2020

City of Las Vegas
Planning & Development
333 N. Rancho Road
Las Vegas, NV. 89106

Re: Taco De Birria La Pasadita at 827 N. Main Street

Dear Planning & Development,

Taco De Birria La Pasadita would like to apply to become a licensed mobile food vendor at parcel (APN: 139-27-703-001 from 9:30am to 1:30pm daily.

I am submitting this correspondence as a formal request as the applicant is aware their food trailer cannot be detached from the vehicle while vending; and the vehicle must be registered with the City of Las Vegas Business License department; and the vendor must comply with the Southern Nevada Health District regulations; and a general license application, insurance and truck registration is required at time of licensing; and placing chairs, tables, tents or other similar items in the right-of-way is not permitted; and can only vend on a private commercial lot for no more than four (4 hours) within any 24-hour period.

Should there be any further questions or correspondence needed, I may be reached via email or office.

Thanking you in advance,

Ricki Y. Barlow, MBA
Managing Member
RickiBarlow@LVAccess.com
702-461-3121

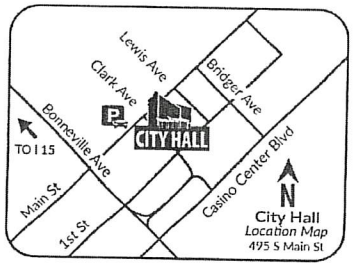
20-0171
09/14/2020

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 09 2020
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.

20-0171-SUP1

Planning Commission Meeting of **11/10/2020**

20-0171
13927712002
VINCENT FAMILY REVOCABLE TRUST
VINCENT KOREN TRS
2153 BRIDLEWOOD DR
LAS VEGAS NV 89119-6122

117 HRDFNP1 89119

Submitted after final agenda

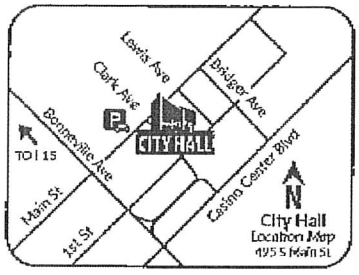
29P

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

No. 0331 P. 1/1

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.

20-0171-SUP1

Planning Commission Meeting of **11/10/2020**

RECEIVED
NOV 10 2020
Dept of Planning
City of Las Vegas

20-0171
13927711014
HICKS JOSHUA
146 W SHADOWPOINT CIR
SPRING TX 77381

Nov. 9. 2020 1:00PM

29P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
37

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

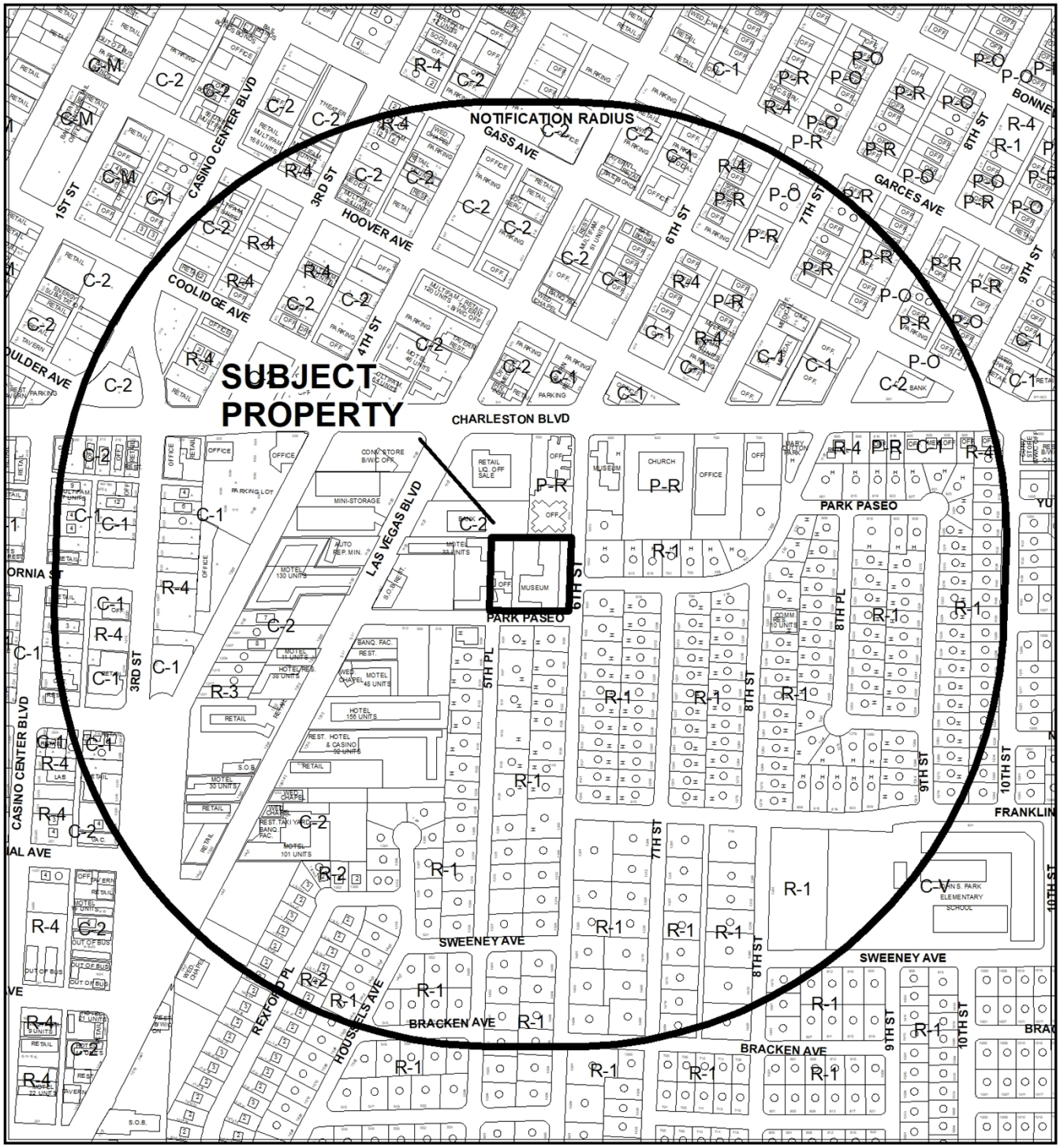
SUBJECT:
ABEYANCE - 20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the November 10, 2020 Planning Commission meeting
7. Submitted after Final Agenda - Abeyance Request E-mail Submitted by Jim DiFiore and Protest Postcards



0 395 790

Feet

CASE: **20-0144-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 395 790 Feet

CASE: **20-0144-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0144-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 817

PROTESTS 1

APPROVALS 1

JB

**** CONDITIONS ****

20-0144-SDR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/04/20, except as amended by conditions herein.

3. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the right-of-way where 15 feet is required.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the interior lot lines where eight feet is required.

5. An Exception from Title 19.08.110 is hereby approved, to allow six interior parking lot trees where 15 trees are required.

6. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape trees where 17 trees are 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. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. If one of the properties is ever transferred to a separate owner, a joint access agreement shall be recorded between the two properties.

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate a 15-foot radius on the northwest corner of Park Paseo and 6th Street prior to the issuance of any permits.

14. The sidewalks along Park Paseo and 6th Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. This may require the reconstruction of existing driveways. Grant any Pedestrian Access Easement needed to complete this requirement.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (20-0144-SDR1) for a proposed parking lot expansion for an existing Banquet Facility (Hartland Mansion) commercial development on 1.58 acres at 525 Park Paseo and 1044 South 6th Street.

ISSUES

- Per Title 19.16.100(F) the proposed parking lot expansion with waivers of landscaping materials meets the definition of a Major Site Development Plan Review, as it is new commercial construction that does not comply with all applicable requirements of Title 19.
- The applicant has requested a Waiver from Title 19.08.070, to allow a zero-foot wide landscape buffer along a portion of the right-of-way where 15 feet is required. Staff recommends approval of the request.
- The applicant has requested a Waiver from Title 19.08.070, to allow a zero-foot wide landscape buffer along a portion of the interior lot lines where eight feet is required. Staff recommends approval of the request.
- The applicant has requested an Exception from Title 19.08.110, to allow six interior parking lot trees where 15 trees are required. Staff recommends approval of the request.
- The applicant has requested an Exception from Title 19.08.040, to allow zero perimeter landscape trees where 17 trees are required. Staff recommends approval of the request.

ANALYSIS

Per title 19.16.100(F) the proposed parking lot expansion with Waivers to allow a zero-foot landscape buffer on the south perimeter where 15 feet is required, a zero-foot landscape buffer along a portion of the west and north perimeters where eight feet is required, meets the definition of a Major Site Development Plan as this is new commercial construction, which does not comply with all applicable requirements of Title 19. The waivers were requested to allow buffer areas to line up with existing buffer areas and maximize parking on the portion of the site located at 525 Park Paseo (APN 162-03-112-035) where a previously utilized administrative office building was demolished; staff supports this request.

The subject site is comprised of two parcels APN 162-03-112-035 and 036 which have a C-1 (Limited Commercial) zoning designation. The westernmost parcel APN 162-03-112-035 was previously developed with a commercial building that was utilized as an administrative office for the Banquet Facility development. On 03/06/20 a building permit (#C20-01021) was issued to demolish and remove building structure located at 525 Park Paseo. The applicant has proposed to expand the parking lot onto the parcel where the building was removed, which is located to the west of the existing Banquet Facility building located at 1044 South 6th Street (APN 162-03-112-036) and will provide a total of 57 parking spaces for the subject site. Pursuant to approved Rezoning and Plot Plan Review (Z-0064-90) the subject site required a total of 55 parking spaces for the development.

The applicant has requested an exception of required planting materials within the interior of the parking lot to allow six interior parking lot islands and end caps with 24-inch box trees, where 15 are required within the proposed parking lot. Also, the applicant has requested an exception of required planting materials within a portion of the north, west and southern perimeter landscape buffer areas to allow zero perimeter landscape trees where 17 trees are required. The submitted landscaping plan indicates 24-inch box African Sumac, Australian Willow, Blue Palo Verde and Eastern Redbud trees and a combination of 5-gallon Myrtle shrubs within the interior parking lot area, which are consistent with the Southern Nevada Regional Planting List.

Staff has determined the proposed project is compatible with surrounding development in the area, and will not have a negative impact to the adjacent commercial development to the north, west and single-family residential development to the south and east of the subject site. Furthermore, the additional onsite parking provided will help mitigate the negative impacts of overflow parking spilling out into the surrounding neighborhood when events are held onsite. Therefore, staff recommends approval of this project subject to conditions.

FINDINGS (20-0144-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with surrounding commercial development to the north and west, and will not have a negative impact to the single-family residential development to the south and east of the subject site.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The applicant has requested Waivers to allow a zero-foot landscape buffer on the south perimeter where 15 feet is required, a zero-foot landscape buffer along a portion of the west and north perimeters where eight feet is required. In addition, an Exception of required planting materials within the interior of the parking lot to allow six interior parking lot islands and end caps with 24-inch box trees, where 15 are required within the proposed parking lot. Also, the applicant has requested an exception of required planting materials within a portion of the north, west and southern perimeter landscape buffer areas to allow zero perimeter landscape trees where 17 trees are required. However, Staff has determined the proposed project is compatible with surrounding commercial development to the north and west, and will not have a negative impact to the single-family residential development to the south and east of the subject site.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access is provided from Park Paseo and 6th Street, which are designated as 50-foot Local Streets as indicated on the Title 13. These streets are sufficient in size to accommodate the needs of the proposed use.

4. Building and landscape materials are appropriate for the area and for the City;

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The primary tree species utilized for landscaping are the 24-inch box African Sumac, Australian Willow, Blue Palo Verde and Eastern Redbud trees and a combination of 5-gallon Myrtle shrubs within the interior parking lot area, which are consistent with the Southern Nevada Regional Planting List.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

There are no structures proposed with this development project, the design characteristics of the proposed parking lot improvements are not unsightly and are compatible with adjacent commercial development to the north and west and will not have a negative impact to the single-family residential development to the south and east of the subject site.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/26/78	The Board of Zoning Adjustment denied a request for a Variance (V-0001-78) to allow a porch to within a 4'6" of the north side property line where five feet is required and to within two feet of the south side property line where nine feet is required at 1044 South 6th Street.
04/28/83	The Board of Zoning Adjustment approved a request for a Variance (V-0017-83) to allow a six-foot (6') high fence (four-foot wrought iron on top of a two-foot high block wall) in the front yard where four-foot (4') is the maximum height allowed for the existing single family residence on property located at 1044 South 6th Street.
09/18/85	The City Council denied a request for a Variance (V-0080-85) to allow hosting of cocktail and/or diner parties by invitation for private groups and or charitable organizations; and to conduct such parties for a limited clientele on an occasional basis at 1044 South 6th Street. The Board of Zoning and Adjustment recommended approval of the request.
01/28/88	The Board of Zoning Adjustment approved a request for a Variance (V-0138-87) to allow their residence to be used by limited clientele to conduct cocktail and/or dinner parties for private groups or charitable organizations on an occasional basis where such use is not permitted at 1044 South 6th Street.
07/02/90	The City Council approved a request for a Rezoning and Plot Plan Review (Z-0064-90) from R-1 (Single Family Residential) to C-2 (General Commercial) for a proposed facility for parties, luncheons and other similar public assembly at 1040 and 1044 South 6th Street; and 525 Park Paseo.
09/19/90	The City Council approved a Variance (V-0097-90) to allow a residential use (caretakers for maintenance and security) where such residential use is not allowed on property located at 1040 South 6th Street and 525 Park Paseo. The Board of Zoning Adjustment recommended approval pf the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/17/94	The City Council approved a request for a Review of Condition [Z-0064-90(1)] to make an amendment to Condition #2 read: "All persons invited to functions at 1040 South 6th Street shall be provided with a map which includes instructions that all access is to be from 1111 South Las Vegas Boulevard.
	The City Council approved a request for a Special Use Permit (U-0149-94) for the on-site sale of beer and wine at 525 Park Paseo. The Planning Commission recommended approval of the request.
08/25/97	The City Council approved a request for a Review of Condition [Z-0064-90(2)] to allow optional satellite paring on properties located at 330 and 550 East Charleston Boulevard.
08/15/03	A Code Enforcement case (#2649) was processed for trash and debris at 1044 South 6th Street. The case was resolved on 08/25/03.
12/18/03	A Code Enforcement case (#7785) was processed for people living in commercial building, not zoned for residential at 1044 South 6th Street. The case was resolved on 01/13/04.
	A Code Enforcement case (#7787) was processed for people living in commercial building, not zoned for residential at 525 Park Paseo. The case was resolved on 01/07/04.
06/29/05	A Code Enforcement case (#32022) was processed for a property that does not have landscaping and the commercial property is an eyesore at 525 Park Paseo. The case was resolved on 07/21/05.
06/13/07	A Code Enforcement case (#54356) was processed for having a liquidation/estate sale at the Hart Mansion at 1044 South 6th Street. The case was resolved on 06/18/07.
02/19/09	A Code Enforcement case (#74691) was processed for lighting installed without permits at 1044 South 6th Street. The case was resolved on 03/09/09.
04/17/09	A Code Enforcement case (#77022) was processed for a security alarm goes off every day at all hours and the noise is disturbing the neighbors at 1044 South 6th Street. The case was resolved on 05/14/09.
11/03/09	A Code Enforcement case (#83715) was processed for a burglar alarm going off during the weekend at 1044 South 6th Street. The case was resolved on 11/04/09.
11/25/09	A Code Enforcement case (#84400) was processed for possibly feeding pigeons or breeding them; flock on pigeons at this address on a daily basis at 1044 South 6th Street. The case was resolved on 12/02/09.
09/04/12	A Code Enforcement case (#119176) was processed for unpermitted construction at 525 Park Paseo. The case was resolved on 09/05/12.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/23/13	A Code Enforcement case (#129154) was processed for no smoke detectors at 525 Park Paseo. The case was resolved on 06/24/13.
09/25/13	A Code Enforcement case (#133776) was processed for having events and disturbing neighbors at 1044 South 6th Street. The case was resolved on 10/02/13.
05/11/14	A Code Enforcement case (#141121) was processed for lateral line damage to be repaired as determined by Las Vegas Water District at 525 Park Paseo. The case was resolved on 05/23/14.
10/14/14	A Code Enforcement case (#146859) was processed for unpermitted electrical and plumbing work occurring within the business area at 1044 South 6th Street. The case was resolved on 05/06/15.
03/03/15	A Code Enforcement case (#151145) was processed for renting out rooms to many tenants at 525 Park Paseo. The case was resolved on 03/04/15.
09/06/16	A Code Enforcement case (#170358) was processed for palm trees obstructing right of way on northeast side of property, dropping fronds at 1044 South 6th Street. The case was resolved on 09/07/16.
09/19/16	A Code Enforcement case (#170696) was processed for palm trees obstructing right of way on northeast side of property, dropping fronds at 1044 South 6th Street. The case was resolved on 09/19/16.
03/28/18	A Code Enforcement case (#187093) was processed for homeless living in an abandoned property at 525 Park Paseo. The case remains unresolved.
06/27/18	A Code Enforcement case (#186161) was processed for a commercial property (Hartland Mansion and Wedding Chapel) party house and rooms rented out on weekends at 1044 South 6th Street. The case remains unresolved.
09/13/18	A Code Enforcement case (#192976) was processed because the fire department has revoked the annual fire permit as a place of assembly at 1044 South 6th Street. The case was resolved on 09/25/18.
09/25/18	A Code Enforcement case (#193314) was processed for a continuation of case #187093. New owner. Monitor for homeless activity at 525 Park Paseo. The case was resolved on 01/14/19.
11/01/18	A Code Enforcement case (#194327) was processed trash left over from Halloween party at 1044 South 6th Street. The case was resolved on 11/15/18.
04/02/19	A Code Enforcement case (#198202) was processed for tent and homeless living at 525 Park Paseo. The case was resolved on 04/02/19.
04/11/19	A Code Enforcement case (#198704) was processed to conduct a joint inspection with Fire to check for non-permitted work at 1044 South 6th Street. The case remains unresolved.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/10/20	The Planning Commission voted (6-0) to hold in ABEYANCE 20-0144-SDR1 to the December 8, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
09/10/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/01/89	A building permit (#323993) was issued for walls, pilasters and columns at 1044 South 6th Street. The permit was finalized on 03/10/89.
03/10/89	A building permit (#323944) was issued for walls, pilasters and columns at 1044 South 6th Street at 1044 South 6th Street. The permit has not been finalized.
01/30/90	A building permit (#90054949) was issued for a bathroom addition at 1044 South 6th Street. The permit has not been finalized.
10/29/90	A business license (B23-00001) was issued for a Banquet or Event Establishment (Hartland Mansion Museum and Inn at 1044 South 6th Street. The license was marked non-operational on 09/11/18
08/06/91	A building permit (#91115691) was issued for a non-work certificate of occupancy at 1044 South 6th Street. The permit has not been finalized.
01/26/10	A business license (L09-00288) was issued for Beer, Wine Cooler On-Sale (Café 525 & Catering) at 1044 South 6th Street. The license was marked non-operational on 01/26/14.
06/21/10	A business license (W01-00123) was issued for a Wedding Chapel (Hartland Mansion Museum and Inn at 1044 South 6th Street. The license was marked non-operational on 09/11/18
09/04/14	A building permit (#26857) was issued for an aluminum patio structure at 1044 South 6t Street. The permit was finalized on 12/08/14.
03/06/20	A building permit (#C20-01021) was issued to demolish and remove building structure located at 525 Park Paseo. The permit was finalized on 03/20/20.

Pre-Application Meeting	
08/13/20	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Site Development Plan Review for a proposed parking lot expansion with waivers of perimeter landscape buffers.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/24/20	During a routine site inspection staff observed a well maintained commercial site. The portion of the subject site located at 525 Park Paseo was surrounded by chain link construction fencing with a black mesh screening material.

Details of Application Request	
Site Area	
Net Acres	1.58

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Banquet Facility	SC (Service Commercial)	C-1 (Limited Commercial)
		C (Commercial)	
North	Financial Institution, General	C (Commercial)	C-2 (General Commercial)
	Office, Other than Listed		C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel, Motel Hotel Suites	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
John S Park Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 3 Trees 2 Trees 12 Trees	 0 Trees 0 Trees 0 Trees	 N* N* N*
TOTAL PERIMETER TREES		**17 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	6 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • West	 8 Feet 15 Feet 8 Feet		 0 Feet 0 Feet 0 Feet	 N* N* N*
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
6th Street	Local Street	Title 13	50	Y
Park Paseo	Local Street	Title 13	50	Y

Pursuant to approved Plot Plan Review (Z-0064-90), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Banquet Facility	N/A	N/A	55				
TOTAL SPACES REQUIRED			55		57		Y
Regular and Handicap Spaces Required			53	2	54	3	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot landscape buffer is required adjacent to the right-of-way	To allow a zero-foot wide landscape buffer adjacent to the right-of-way.	Approval
An eight-foot landscape buffer is required adjacent to the interior lot lines	To allow a zero-foot wide landscape buffer adjacent to the interior lot lines.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree is required to be spaces 20 feet off center within the perimeter landscape buffer	To allow zero perimeter landscape trees where 17 trees are required	Approval
One 24-inch box tree is required for every six parking spaces and at the end of each row of parking spaces	To allow six interior parking lot trees where 15 trees are required.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE DEVELOPMENT REVIEW

Project Address (Location) 1044 S. 6TH ST. AND 525 PARK PASEO

Project Name EPIC VENUE - PARKING LOT EXPANSION W/ WAIVERS **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 162-03-112-036 AND 035 **Ward #** 3

General Plan: Existing C-1 Proposed C-1 **Zoning:** Existing C-1 Proposed C-1

Additional Information ON-SITE PARKING EXPANSION

Property Owner EPIC VENUES - LAS VEGAS LLC Contact BRUCE (GENE) CAMPBELL
Address PO BOX 224 City CLAYTON State CA Zip 94517
E-mail CAMPBELL@EPICVENUES.NET Phone (925) 785-5157

Applicant EPIC VENUES - LAS VEGAS LLC Contact BRUCE (GENE) CAMPBELL
Address PO BOX 224 City CLAYTON State CA Zip 94517
E-mail CAMPBELL@EPICVENUES.NET Phone (925) 785-5157

Representative DiFIORE CONSULTING & BUSINESS SERVICES Contact JIM DiFIORE
Address 8550 W. CHARLESTON BLVD, SUITE 102, PMB 348 City LAS VEGAS State NV Zip 89117
E-mail JIM@DIFIORECONSULTING.COM Phone (702) 275-6929

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 BRUCE CAMPBELL

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

20-0144
09/04/2020

See Attachment - Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

ERNESTO REYES
COMM. # 2149326
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. APR. 17, 2020

The notary commission extended pursuant to Executive Order N-71-20

Subscribed and sworn to (or affirmed) before me on this 3 (Date) day of September (Month), 2020 (Year), by
(1) Bruce Campbell
(and (2) ~~_____~~),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

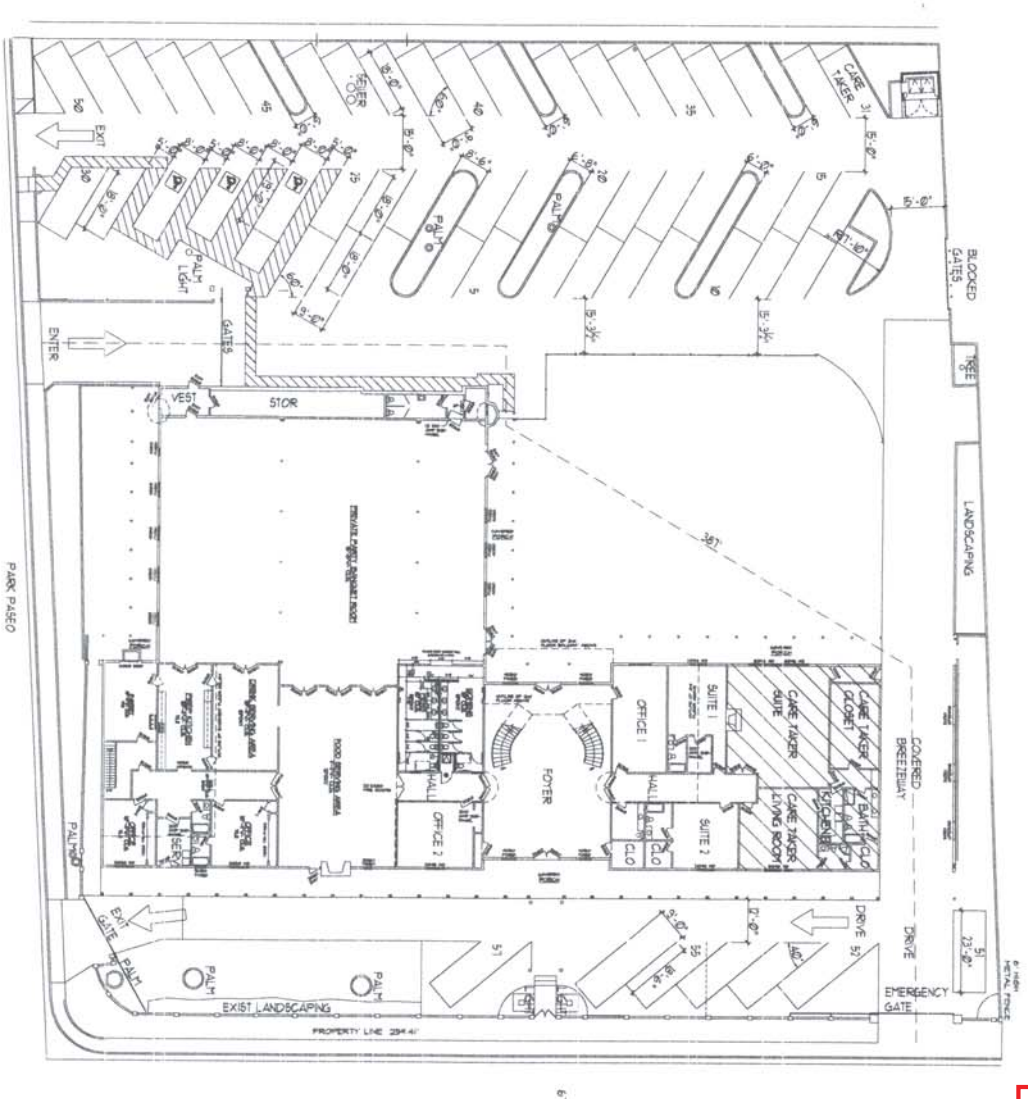
Description of Attached Document Application/Petition Form
Title or Type of Document: 3rd Statement of Financial Interest **Document Date:** 09/03/2020
Number of Pages: 2 **Signer(s) Other Than Named Above:** _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

20-0144
09/04/2020

FILE: MANSION 54-CD PARKING 3.DWG LAST SAVE: 8/24/2020 4:38:31 PM BY: KEVIN PLOT DATE: 8/24/2020 4:39:58 PM

1 ARCHITECTURAL SITE PLAN



NORTH

20-0144
09/04/2020

A-1.0
SITE PLAN

REVISION	DATE	NOTES

MANSION 54
PARKING LAYOUT
DESIGN

© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS

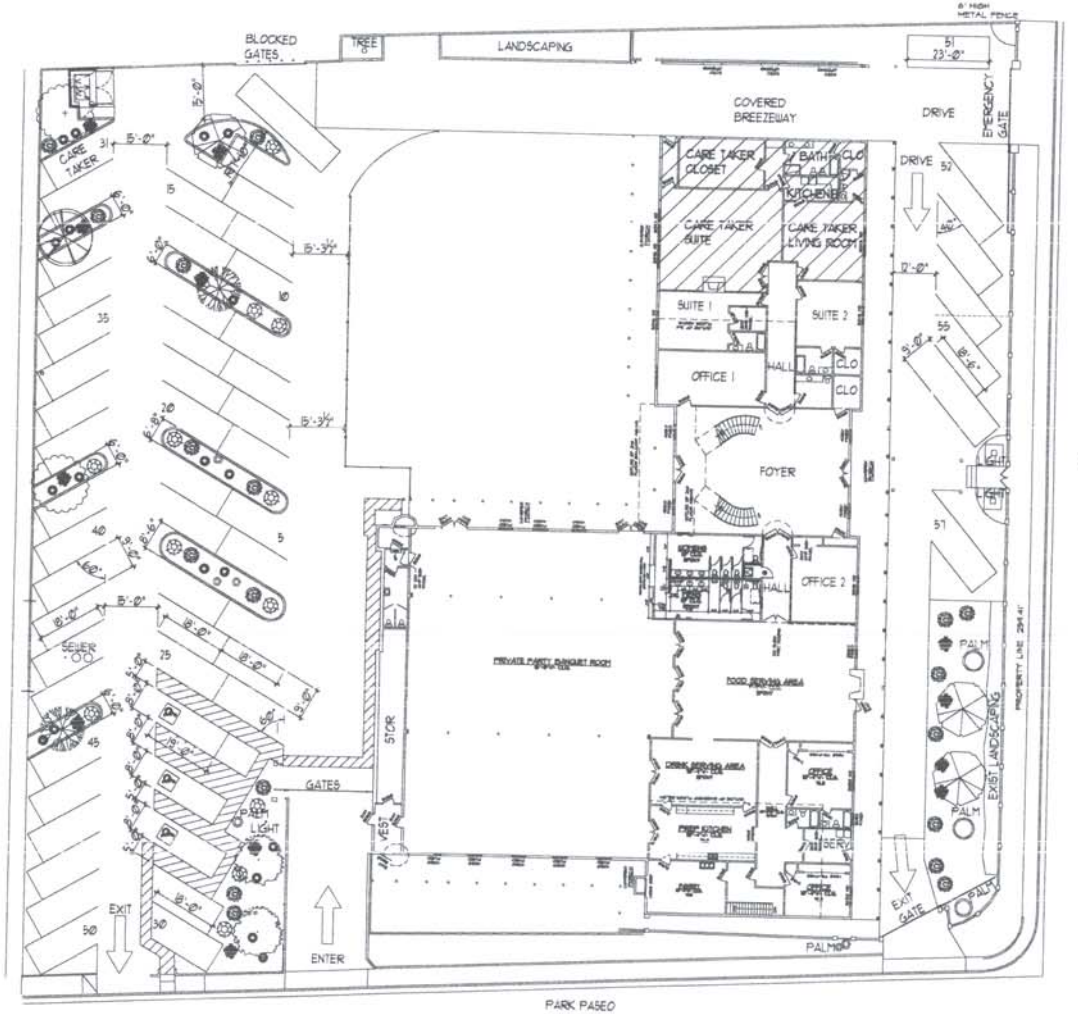
3947 WARM SPRINGS ROAD, SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 507-5507

20-0144
09/04/2020

PLANT LEGEND

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	HIGH	WIDE
	AFRICAN SUMAC	RHUS LANCEA	20' HIGH	20' WIDE
	DESERT WILLOW	CHILOPSIS LINEARIS + HYBRIDS	25' HIGH	20' WIDE
	AUSTRALIAN WILLOW	GEIJERA PARVIFLORA	25' HIGH	20' WIDE
	BLUE PALO VERDE	PARKINSONIA FLORIDA	30' HIGH	30' WIDE
	EASTERN REDBUD	CERCIS CANADENSIS	20' HIGH	15' WIDE
	EXISTING PALM - UNKNOWN SPECIES			

SHRUB SYMBOL	COMMON NAME	BOTANICAL NAME	HIGH	WIDE
	RIO BRAVO TEXAS RANGER	L. L. 'RIO BRAVO'	8' HIGH	6' WIDE
	NEVADA SMOKEBUSH	PSOROTHAMNUS POLYDENIUS	3' HIGH	4' WIDE
	EREMOPHILA, EMU BUSH	EREMOPHILA SP.	4' HIGH	4' WIDE
	MEXICAN BLUE SAGE	SALVIA CHAMAEDRYOIDES	2' HIGH	2' WIDE



1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

MANSION 54
LANDSCAPE PLAN
GREENE TINDALL DESIGN
LANDSCAPE PLAN
3047 WARM SPRINGS ROAD SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 587-5587
L-1.0

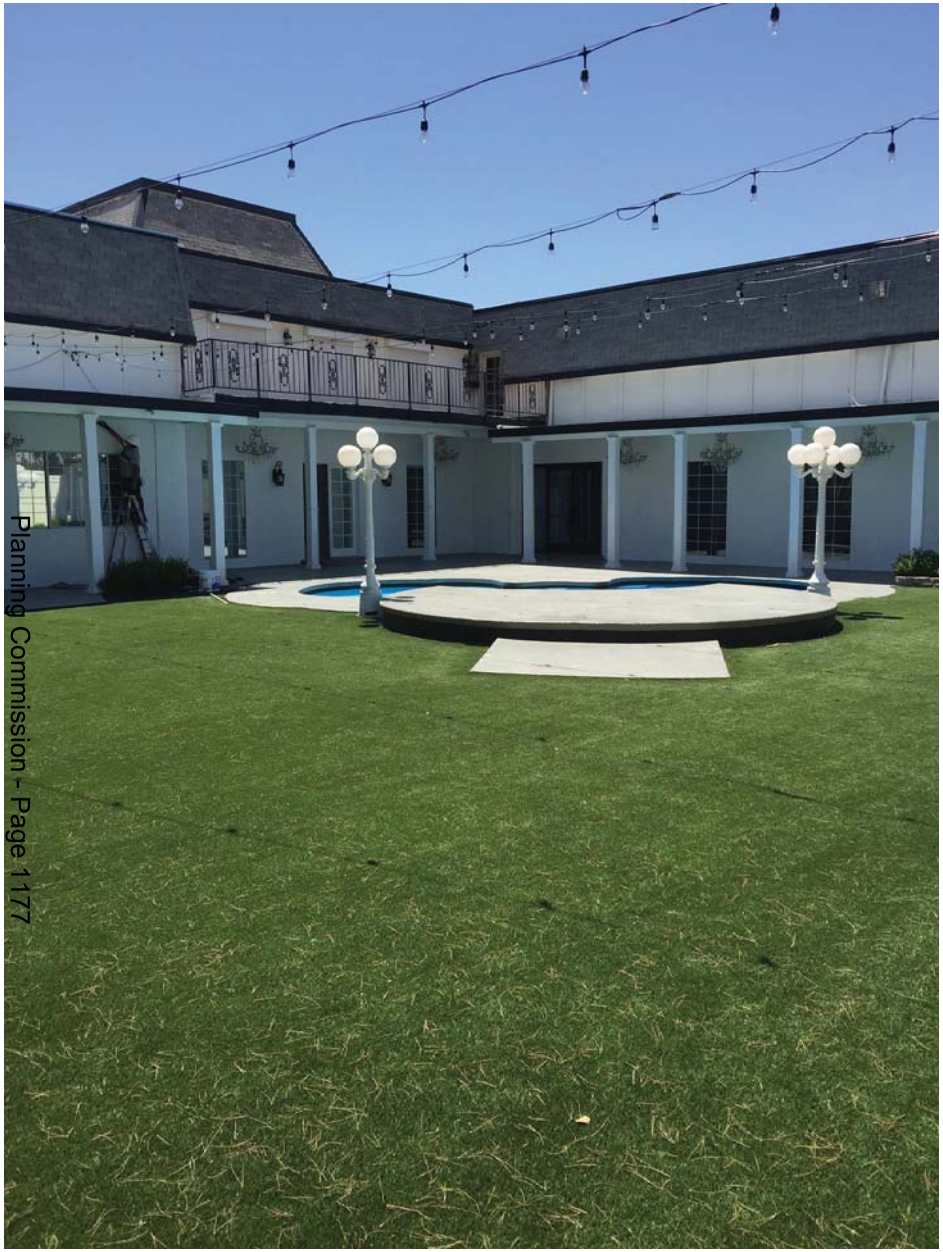
FILE: MANSION 54-CD LANDSCALING.DWG LAST SAVE: 8/19/2020 9:56:42 PM BY: KEVIN PLOT DATE: 8/24/2020 5:06:33 PM

Planning Commission - Page 1175





20-0144
09/04/2020





20-0144
09/04/2020



20-0144
09/04/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020

September 3, 2020

Department of Planning
333 N Rancho Road
Las Vegas, NV 89106

RE: Justification Letter for 1044 S 6th Street – Site Development Review

Dear Planning Staff:

I represent Epic Venues – Las Vegas, LLC, property owner for 1044 S 6th Street in Las Vegas. Epic Venues – Las Vegas, LLC is owned by Corinthian Event Center, LLC, Manager. Corinthian Event Center, LLC is a California Limited Liability Company with Bruce (Gene) Campbell, CEO, John Cartoscelli, Manager, Robbi Milton, Manager.

Presently, Mansion 54 is licensed to conduct events at the site and possesses a Banquet or Event Establishment License to do so. The licensee is Mansion Fifty – Four Las Vegas, LLC dba Mansion 54, John Cartoscelli, Managing Member.

PURPOSE

The purpose for this Site Development Review is to seek approval for a revised parking scheme of the present onsite parking. Heretofore, Mansion 54 was utilizing 28 parking spaces onsite with additional parking spaces offsite per a parking agreement with Walgreens on their property directly North of 1044 S 6th Street.

In February 2020, a cottage which sat on adjacent property (525 Park Paseo) also owned by Epic Venues - Las Vegas, LLC, was demolished thus clearing space for additional parking spaces onsite. The objective of this Site Development Review is to seek approval to increase the onsite parking to the required 55 parking spaces, thus eliminating the need for an offsite parking agreement. The site plan will depict 57 parking spaces.

8550 W Charleston Blvd., Suite 102, **PMB 348**
Las Vegas, NV 89117
Jim@Difioreconsulting.com – (702) 275-6929

20-0144
09/04/2020

We request waivers of the landscaping buffer improvements for interior parking lot development standards as no additional landscaping improvements are part of this parking expansion. This includes a waiver of the 15-foot buffer required on the property adjacent to the right of way and the 8-foot buffer required along the interior property lines.

On behalf of Gene Campbell we seek approval of this Site Development Review as presented so he may move forward with developing the onsite parking area. Thank you for your consideration.

Sincerely

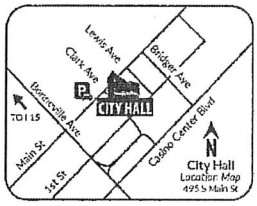
Jim DiFiore
DiFiore Consulting & Business Services

8550 W Charleston Blvd., Suite 102, PMB 348
Las Vegas, NV 89117
Jim@Difioreconsulting.com – (702) 275-6929

20-0144
09/04/2020

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.
20-0144-SDR1
Planning Commission Meeting of **11/10/2020**

RECEIVED
NOV 10 2020
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

LANDSCAPE REQUIREMENTS SHOULD REMAIN IN PLACE TO PROTECT THE RESIDENTIAL NEIGHBORHOOD EVEN AS COMMERCIAL INCURSION OCCURS.

20-0144-SDR1
16203515061
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

89 HRDFNP1 89102

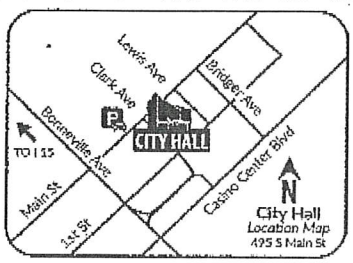
11/05/2020 10:23 17022569688 CDC INC PAGE 01/01

Submitted after final agenda 33P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0144-SDR1
Planning Commission Meeting of **11/10/2020**

20-0144-SDR1
16203603006
ROE DAVID G & MARY E FAMILY TRUST
106 GASS AVE
LAS VEGAS NV 89101

RECEIVED
NOV 10 2020
Dept of Planning
City of Las Vegas

89 MRDFNP1 89101

33A

Telephone Protest/ Approval Log

Meeting Date: 11/09/2020 **Case Number:** 20-0144-SDR1

Date: NOV. 5th, 2020
Name: Charlette Ward
Address: 1226 South 7th St
Las Vegas NV 89104
Phone: (702) 384-1503.

[X] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:

[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:

[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:

[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:

[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:

[ ] PROTEST [ ] APPROVE

33P

Nora Lares

From: noreply@formstack.com
Sent: Monday, November 2, 2020 11:54 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 11/02/20 11:53 AM

Meeting Date:	Tuesday, November 10, 2020
Project Number:	20-0144
Position:	I OPPOSE the project and all related applications.
Name:	DEBORA WILTSIE
Residential or Business Address:	1122 S 6TH ST LAS Vegas, NV 89104

Copyright © 2020 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

33P

Form Name:	Planning Application Comments 2020
Submission Time:	November 9, 2020 2:35 pm
Browser:	Chrome 86.0.4240.183 / Windows
IP Address:	70.173.134.126
Unique ID:	697858066
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, November 10, 2020
Project Number	0144-SDR1
Position	I OPPOSE the project and all related applications.
Name	Judy Grafton
Residential or Business Address	705 Park Paseo 705 Park Paseo Las Vegas, NV 89104
Phone	(702) 386-9592
Email	obpatricia@yahoo.com

Submitted at Planning Commission

 Date 11/10/20 Item Item 33

E-comments

Comments

This is so very wrong. For the past year five property owners have contacted many departments regarding the Perimeter Landscape Buffer Requirement as described in request for waiver of this requirement for filing 20-0144-SDR1. However not one department gave us the name of any solution to our problem let alone how to file for it.

So if it isn't a recognized requirement for a business within one block of this location
why is this waiver necessary that doesn't directly affect any adjoining neighbors.

I am referring to the Haunted Museum's arrangement with the Masonic Temple for their in and out
customer parking which is worse than a designated time and day frame for special events.

The owner of Haunted Museum made the comment that neighbors should be happy he paid twice the value for the next door house by museum...that it would raise our property values. NOT TRUE with his swap meet parking directly in our backyards our properties have probably come down $30,000 if we went to sell...and these are family homes not flippers.

The Masonic Temples parking lot is higher than our backyards so we get all of the aftermath of car alarms, lights, cell phones, spit, strangers getting in lot and over our fences etc.

Their windshields come above the block wall and is a constant intrusion in our daily lives.

We are requesting the 20-0144-SDR1 for a Waiver of the Perimeter Landscape Requirements be postponed
until both properties can meet the guidelines with us 5 property owners being blessed with what was
our right all along.

I find it sad that not one department we contacted knew to direct us to proper channels.

Thank you.
Judy Grafton
705 Park Paseo
LV, NV 89104

Form Name:	Planning Application Comments 2020
Submission Time:	November 6, 2020 2:07 pm
Browser:	Chrome 86.0.4240.183 / Windows
IP Address:	71.222.49.230
Unique ID:	695627774
Location:	36.120098114014, -115.08769989014

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Stephen Sumner
Residential or Business Address	1500 S 9th St 1500 S 9th St Las Vegas, NV 89104
Phone	(415) 926-3552
Email	svmner@gmail.com
Comments	Our neighborhood put in a great amount of effort to ensure a vibrant, green environment for current and future residents. This project works completely in the opposite direction of the neighborhood will.

Form Name:	Planning Application Comments 2020
Submission Time:	November 5, 2020 8:29 pm
Browser:	Chrome Mobile 84.0.4147.125 / Android
IP Address:	172.58.76.193
Unique ID:	695202028
Location:	33.385799407959, -111.87550354004

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144-S
Position	I OPPOSE the project and all related applications.
Name	Jeanne Asmussen
Residential or Business Address	718 Park Paseo Las Vegas, NV 89104
Phone	(702) 712-8896
Email	jeanne.asmussen@gmail.com
Comments	Goes against everything this neighborhood has worked so hard for to protect the buffers that include landscaping around these businesses that are back to back with our homes

Form Name:	Planning Application Comments 2020
Submission Time:	November 5, 2020 1:37 pm
Browser:	Chrome 86.0.4240.183 / Windows
IP Address:	70.173.134.126
Unique ID:	695052665
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, November 10, 2020
Project Number	0144-SDR1
Position	I OPPOSE the project and all related applications.
Name	Patricia Robertson
Residential or Business Address	705 Park Paseo 705 Park Paseo Las Vegas, NV 89104
Phone	(702) 386-9592
Email	obpatricia@yahoo.com
Comments	The reference number on notification card would not fit in above box - it is 20-0144-SDR1 Planning Commission Meeting of 11/10/2020. I as well as property owners from 705 Park Paseo to and including 6th St OPPOSE THIS ACTION. It sounds like it is to create a parking lot that avoids the living standards of our historical neighborhood. Our properties from 705 Park Paseo to 6th street have all been subjected to a nightmare parking lot situation where evidently the "buffer zone" somehow doesn't apply to the Haunted Museum and Masonic Temple. Until we can have someone from the City help us to find a workable solution to our problem we can't approve another business getting a waiver and this one be "Grandfathered" in. We have tried many departments regarding our situation and no luck. WE ARE ALL AGAINST THIS WAIVER.

Form Name:	Planning Application Comments 2020
Submission Time:	November 5, 2020 8:18 am
Browser:	Chrome 84.0.4147.125 / Windows
IP Address:	64.72.108.38
Unique ID:	694879269
Location:	36.178798675537, -115.04959869385

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Karin Tomcik
Residential or Business Address	710 Bracken Ave las vegas, NV 89104
Phone	(702) 860-8373
Email	karintomcik@gmail.com
Comments	This is a residential neighborhood and having a parking lot, esp. one with no landscaping will truly imapact the charm of this historic neighborhood. We live here because we don't want to live in the midst of strip malls and parking lots right outside of our homes. Please keep JSP residential.

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 8:59 pm
Browser:	Mobile Safari 14.0 / iOS
IP Address:	71.222.60.131
Unique ID:	694425170
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Philip Hoover
Residential or Business Address	1211 8th Place Las Vegas, NV 89104
Phone	(702) 481-0227
Email	ihoov@me.com
Comments	I vehemently oppose this project.

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 8:07 pm
Browser:	Chrome Mobile 86.0.4240.110 / Android
IP Address:	71.222.9.24
Unique ID:	694413618
Location:	35.988700866699, -115.11340332031

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144-S
Position	I OPPOSE the project and all related applications.
Name	Ron Ripp
Residential or Business Address	1263 south 8th street Las vegas, NV 89104
Email	rippnv@aol.com
Comments	I own 3 properties here in JSP and as a very invested owner am submitting 2 oppositions to this request... As a more than 30 year resident of JSP who fought for the historic designation and for the plan for the neighborhood this is precisely what we do not want to happen. A barren parking lot with no landscape buffer in our face everyday. Park paseo is a major entry and exit for the JSP residents. This is just not acceptable. We live here they do not. Making money off our nice neighborhood without contributing the very least they can by following the rules is the worst way to insult us and ruin our neighborhood. NO WAY! Thank you.

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 9:35 pm
Browser:	Mobile Safari 14.0 / iOS
IP Address:	70.180.162.70
Unique ID:	694432809
Location:	36.234901428223, -115.29049682617

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Marc Abelman
Residential or Business Address	1475 s 8th st Las vegas, NV 89104
Phone	(702) 806-4362
Email	Marc@insidestylehome.com

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 9:06 pm
Browser:	Chrome 86.0.4240.183 / OS X
IP Address:	96.39.243.160
Unique ID:	694426747
Location:	33.793399810791, -118.12120056152

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	David Sadofsky
Residential or Business Address	1301 5th Pla Las Vegas, NV 89104

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 2:39 pm
Browser:	Chrome 86.0.4240.183 / OS X
IP Address:	71.38.63.99
Unique ID:	694307530
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Sierra Slentz
Residential or Business Address	1325 S 6th Street Las Vegas, NV 89104

Form Name:	Planning Application Comments 2020
Submission Time:	November 2, 2020 11:53 am
Browser:	Firefox 82.0 / Windows
IP Address:	174.68.178.181
Unique ID:	691746339
Location:	36.17200088501, -115.2093963623

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	DEBORA WILTSIE
Residential or Business Address	1122 S 6TH ST LAS Vegas, NV 89104

Nora Lares **20-0144-SDR1**

From: Jonathan Boyles
Sent: Monday, December 7, 2020 2:52 PM
To: Eric McCammond
Cc: Nora Lares
Subject: FW: 20-0144-SDR1 - Abeyance Request

Hi Eric ~

Project 20-0144 has requested an abeyance from December 8th to Jan 12th (See Email below).

From: Jim DiFiore <Jim@difioreconsulting.com>
Sent: Monday, December 7, 2020 2:38 PM
To: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Cc: Temo Corona <tcorona408@gmail.com>; John Cartoscelli <john@mansion54.com>; Eric McCammond <emccammond@LasVegasNevada.GOV>
Subject: 20-0144-SDR1 - Abeyance Request

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Jonathan,

I would like to request that this item scheduled for the December 8, 2020 Planning Commission Meeting be held in abeyance until the next available Planning Commission Meeting which I understand is January 12, 2021.

Please let me know if I need to contact the City Clerk's Office or if you will forward this request on my behalf.

Regards,
Jim

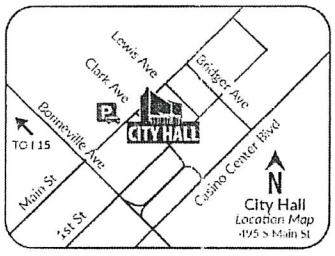
Submitted after final agenda
RECEIVED
12/07/2020
ITEM 37

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

He should live with the zoning exemption he had when he bought the property. He knew the limitations in place. This is a residential neighborhood.

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 – both people

Please use available blank space on card for your comments.

20-0144-SDR1
Planning Commission Meeting of **11/10/2020**

20-0144-SDR1
16203113010
COFFIN JAMES R
HAUSCH MARY E
1139 S 5TH PL
LAS VEGAS NV 89104-1413

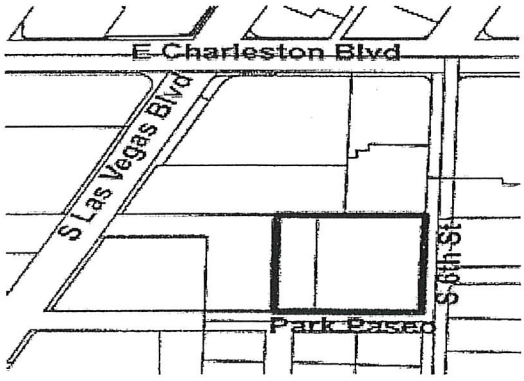
RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

93 HRDFMP1 89104

Application Information

20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	~~11/10/2020~~
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

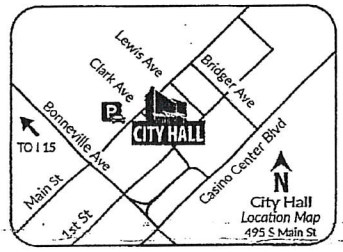
Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

Submitted after final agenda 37P

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
DEC 08 2020
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.

20-0144-SDR1
Planning Commission Meeting of **11/10/2020**

20-0144-SDR1
16203515049
R & A TRUST
AGUIRRE ALEJANDRO LLAMAS TRS
823 PARK PASEO ✓
LAS VEGAS NV 89104

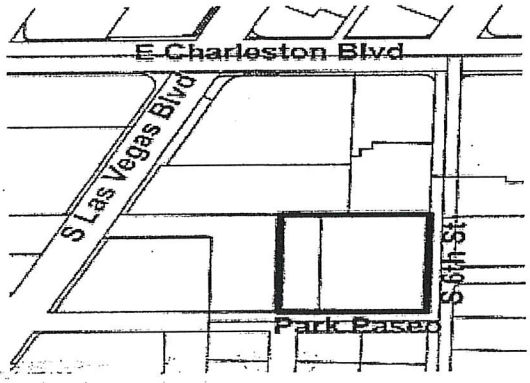
93 HRDFNP1 89104

Application Information

20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

A slap in the face to ALL of JSP and what we work for. If anything they should be more than willing to hide a parking lot in a residential area, this is not a commercial Area NO WAY!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*11/10/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

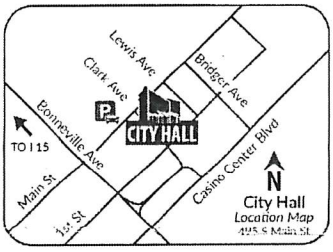
Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

37P

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
DEC 08 2020
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.

20-0144-SDR1

Planning Commission Meeting of **11/10/2020**

20-0144-SDR1
16203515050
R & A TRUST ETAL
RIPP RONALD RAYMOND TRS
823 PARK PASEO
LAS VEGAS NV 89104

93 HRDFNP1 89104

Application Information

20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036). C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

we have fought hard for the landscape buffer to be part of every project especially within the JSP neighborhood commercial first now no landscape - NO WAY!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*11/10/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

37P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
38

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

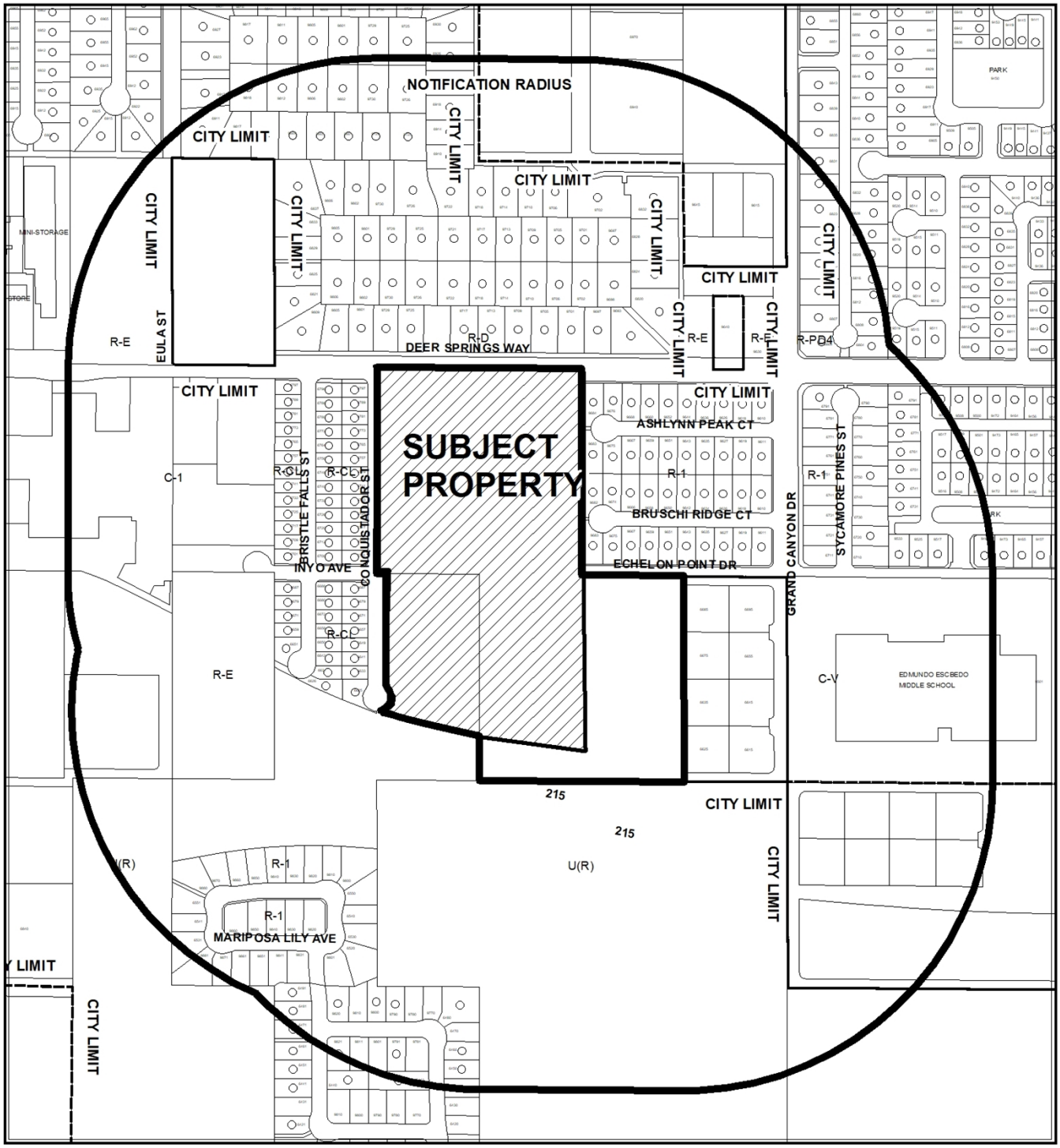
SUBJECT:
20-0207 - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT AND BUREAU OF LAND MANAGEMENT - For possible action on the following Land Use Entitlement project requests on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street (APNs 125-19-301-006 and -014), Ward 6 (Fiore). Staff recommends APPROVAL on 20-0201-ZON1. Staff recommends DENIAL on 20-0201-VAR1 and 20-0207-SDR1.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on 20-0201-ZON1. Staff recommends DENIAL on 20-0201-VAR1 and 20-0207-SDR1.

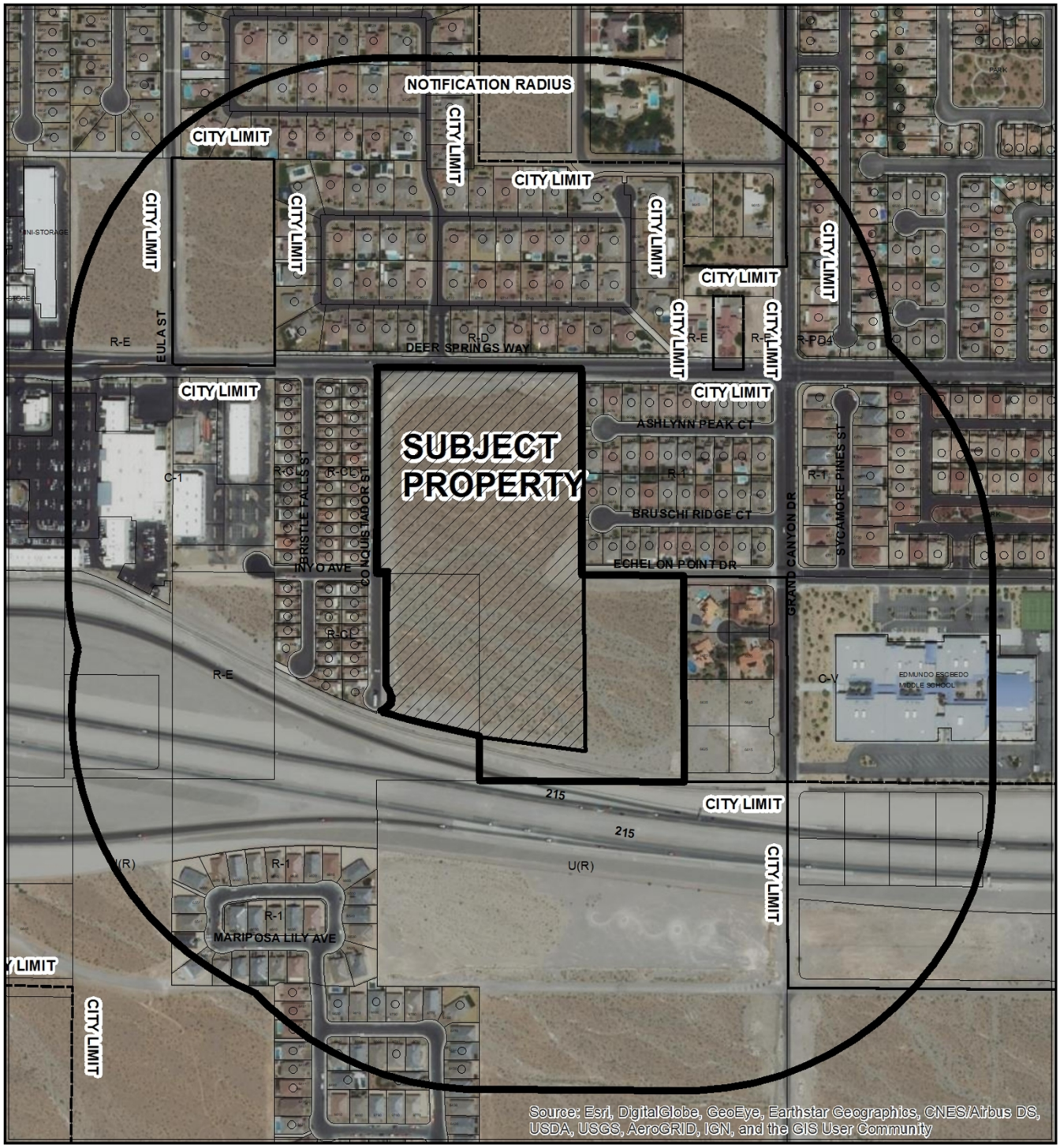
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Location and Aerial Maps for 20-0207-ZON1
3. Land Use Map for 20-0207-ZON1
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Submitted after Final Agenda - Revised Conditions and Protest/Support Postcards
9. Submitted at Meeting - E-comments



CASE: 20-0207

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]



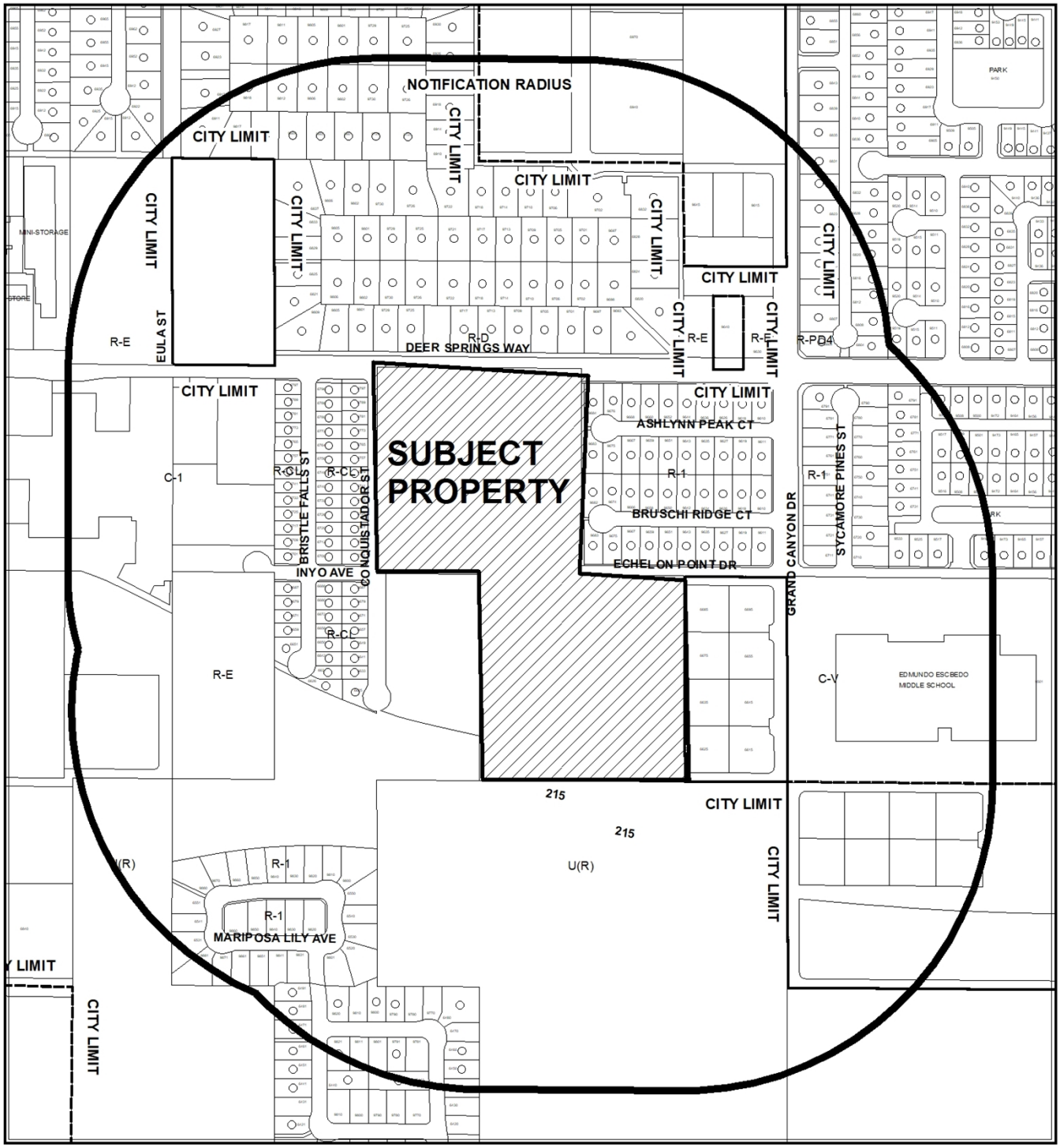
0 370 740 Feet

CASE: **20-0207**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]

N

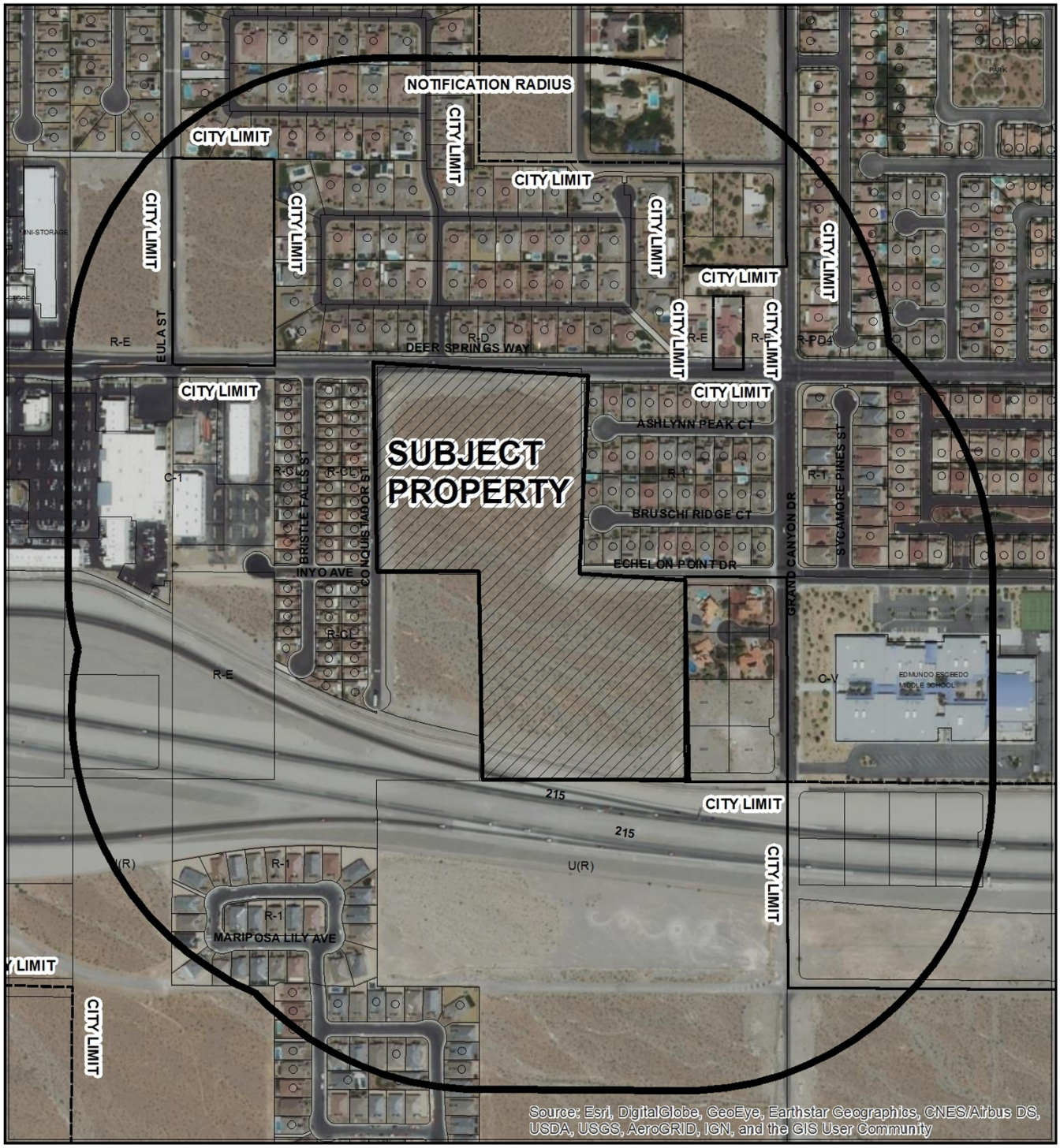


CASE: **20-0207-ZON1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 370 740 Feet

CASE: **20-0207-ZON1**

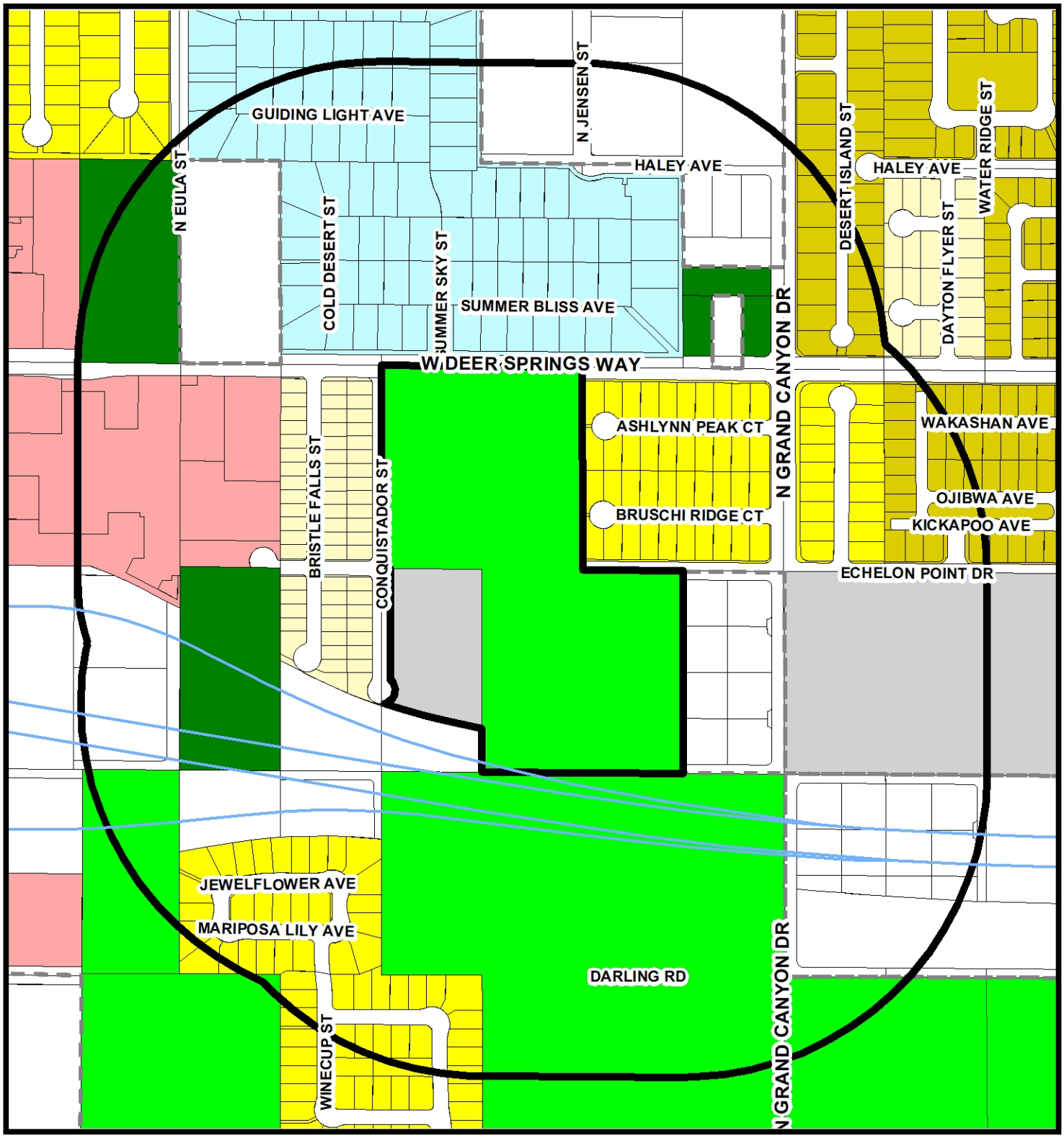
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

20-0207-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- 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 TO C-V

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, October 22, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT AND BUREAU OF LAND MANAGEMENT

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0207-ZON1	Staff recommends APPROVAL.	
20-0207-VAR1	Staff recommends DENIAL, if approved subject to conditions:	20-0207-ZON1 20-0207-SDR1
20-0207-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0207-ZON1 20-0207-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 340

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0207-VAR1 CONDITIONS

Planning

1. Approval of Rezoning (20-0207-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0207-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0207-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (20-0207-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0207-VAR1), shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/14/20, except as amended by conditions herein.

4. The site plan shall be revised to provide one ADA parking space that adheres to Title 19 requirements.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. The applicant shall provide a building and grounds condition report prepared by a licensed civil engineer or licensed architect to the Department of Planning Department for review and approval upon application for Tentative Map approval. This report shall contain an evaluation of the structural condition of each building in the project, and an evaluation of the condition of all site features such as parking areas, accessory buildings, landscaped areas, driveways, sidewalks, carports, any

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate 30-feet of right-of-way adjacent to this site for Conquistador Street, including that portion of the terminating cul-de-sac, 40-feet for Deer Springs Way and a 25-foot radius at the southeast corner of Deer Springs Way and Conquistador Street prior to the issuance of any permits. Equivalent rights granted to the City by the Bureau of Land Management (BLM) will fulfill this condition.

13. Construct all half street improvements on Deer Springs Way and Conquistador Street per current City of Las Vegas standards and matching adjacent improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

14. Vehicular movements permitted at the proposed driveway on Deer Springs Way may be restricted in the future by the City Traffic Engineer.

15. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance and Site Development Plan Review request to allow a new water reservoir, pumping station and pressure reducing valve development on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street.

ISSUES

- Rezoning (20-0207-ZON1) is requested to rezone a portion of the subject site from U (Undeveloped) [PF (Public Facilities) General Plan Designation] to C-V (Civic). Staff supports the request.
- A Variance (20-0207-VAR1) is requested to allow deviations from Title 19.10.12 C-V (Civic) Development Standards. Staff does not support the requests.

ANALYSIS

The subject parcels are zoned U (Undeveloped) [PF (Public Facilities) General Plan Designation] and C-V (Civic). The applicant, the Las Vegas Valley Water District (LVVWD), proposes to develop the site with a proposed water reservoir, 9,819 square-foot pumping station and pressure-reducing valve development. Per the submitted justification letter, this project includes a 10 million gallon (MG) below-grade reinforced concrete water storage reservoir that will provide gravity storage for the 2745 Pressure Zone and ultimately transfer storage for pressure zones to the west. This project will also include installation of a pressure reducing station in order to transfer water into the 2860 Pressure Zone. A pumping station building will be constructed with a mix of white CMU split faced block and smooth block with Sunset Red accents. A 10-foot tan CMU split face block wall and tubular steel fence will be constructed around the perimeter of the site.

In the C-V (Civic) zoning district, Title 19.10.020 states that development standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The subject site is adjacent to residentially zoned properties to the north, east and west. The proposed landscaping and perimeter walls do not meet the minimum standards set forth in Title 19.10. Consequently, the applicant is requesting a Variance (20-0207-VAR1) to allow the following deviations:

- The submitted plans depict five-foot landscape buffers where 15-foot landscape buffers are required adjacent to right-of-way and eight-foot buffers are required along the interior lot lines. Offsite improvements are being provided.
- Ten and eleven-foot perimeter wall heights are proposed where the maximum height allowed is five feet in the front yard and eight feet along the perimeter

The Public Works Department has commented, "We note that the submitted site plan shows the termination of Echelon Point Drive terminating in a cul-de-sac to the east of this site. Public Works has agreed with Las Vegas Valley Water District (LVVWD) that the ultimate location will be determined with the development of the remainder of Assessor's Parcel #125-19-301-006 and have no objection to the estimated location as shown by LVVWD."

While staff contends that the proposed development is necessary for the future communities within the northwest area of the city, the development as designed fails to comply with minimum Title 19 development standard requirements. The applicant has adequate space to provide the required landscape buffers along the perimeter which would provide additional visual relief for the existing residents in the surrounding area. Therefore, staff recommends denial of the requested Variance and Site Development Plan Review. If approved, they will be subject to conditions. Staff recommends approval of the requested Rezoning as it conforms to the existing general plan designation.

FINDINGS (20-0207-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed zoning designation conforms to the existing PF (Public Facilities) general plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed within the C-V (Civic) zoning district are compatible with the existing residential development in the surrounding area.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

As the city further expands to the northwest, the proposed development allowed within the C-V (Civic) zoning district will provide necessary utility uses.

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.

The subject site is accessed from Deer Springs Way, an 80-foot Major Collector Street as classified by the Master Plan of Streets and Highways Map, is adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (20-0207-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop the subject site without adhering to the minimum Title 19 development standard requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0207-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the adjacent development in the area due to the associated Variance for landscape buffer relief.

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 the applicant has requested a Variance to allow relief from landscape buffer and wall height requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will only be frequented by maintenance personnel of the water district and is not open to the public.

4. **Building and landscape materials are appropriate for the area and for the City;** While the applicant has requested a Variance to allow a reduced landscape buffer width, the proposed planting materials adhere to the recommendations of the Southern Nevada Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The design characteristics of the proposed building elevations are compatible with development in the area. The proposed materials are suitable for the surrounding uses and create an orderly environment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Site development is subject to permits and inspection by the State of Nevada, thereby safeguarding the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
02/07/07	The City Council approved a request for Petition to Annex (ANX-12215) property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, includes Centennial High School on the west side of Hualapai Way. The Planning Commission recommended approval of the request.
01/07/09	The City Council approved a request for Petition to Annex (ANX-29903) property located 1350 feet east of the North Hualapai Way alignment fronting the exit ramp for State Highway Clark County 215, containing approximately 3.69 acres. The Planning Commission recommended approval of the request.

Most Recent Change of Ownership	
08/28/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
09/16/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed new water reservoir, pumping station and pressure reducing valves development.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/29/20	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	23.37

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)	C-V (Civic)
		PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
North	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-D (Single Family Residential-Restricted)
South	CC 215	ROW (Right-of-Way)	ROW (Right-of-Way)
	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Single Family, Detached	RL (Residential Low) – Clark County	R-E (Rural Estates Residential) – Clark County
	Undeveloped		
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Multi-Use Non Equestrian) – adjacent to 215 Beltway	Y
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08 and 19.10, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	N/A	340 Feet	Y*
• Side	N/A	300 Feet	Y*
• Corner	N/A	160 Feet	Y*
Max. Building Height	N/A	22 Feet	Y*
Mech. Equipment	Screened	Screened	Y

*Per Title 19, the minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan.

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	33 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	52 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	50 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**135 Trees**	**0 Trees**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		5 Feet	N*
• South	8 Feet		0 Feet	N*
• East	8 Feet		0 Feet	N*
• West	15 Feet		5 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		11 Feet	N*

*The applicant has requested a Variance to allow relief from landscaping requirements.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Major Collector	Master Plan of Streets and Highways Map	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Utility Installation, Other Than Listed	9,819 SF	One space, plus an additional space for each 300 square feet of habitable office space.	2				
TOTAL SPACES REQUIRED			2		2		Y
Regular and Handicap Spaces Required			1	1	1	1	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) Rezoning, Variance, Site Development Plan Review

Project Address (Location) Southeast corner of Deer Springs Way and Conquistador Street

Project Name Rome 2745 Reservoir, 2975 Zone Pump Station, 2975-2860 PRV **Proposed Use** Water Utility Installation

Assessor's Parcel #(s) 125-19-301-006 **Ward #** 6-Fiore

General Plan: Existing R Proposed Unchanged **Zoning:** Existing U/PF Proposed C-V

Additional Information Construction of a 10 million gallon below grade reservoir, pumping station sized to pump, pressure reducing valve and appurtenances.

Property Owner Las Vegas Valley Water District Contact

Address 1001 S. Valley View Boulevard City Las Vegas State NV Zip 89153

E-mail Phone 702-870-2011

Applicant Peter Jauch, P.E., Director of Engineering Contact Peter Jauch, P.E.

Address 1001 S. Valley View Boulevard City Las Vegas State NV Zip 89153

E-mail peter.jauch@lvvwd.com Phone 702-862-3401

Representative Dianja Gates Contact Dianja Gates

Address 1001 S. Valley View Boulevard City Las Vegas State NV Zip 89153

E-mail dianja.gates@lvvwd.com Phone 702-274-9752

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature John J. Entsminger

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name John J. Entsminger, General Manager

20-0207
10/14/2020

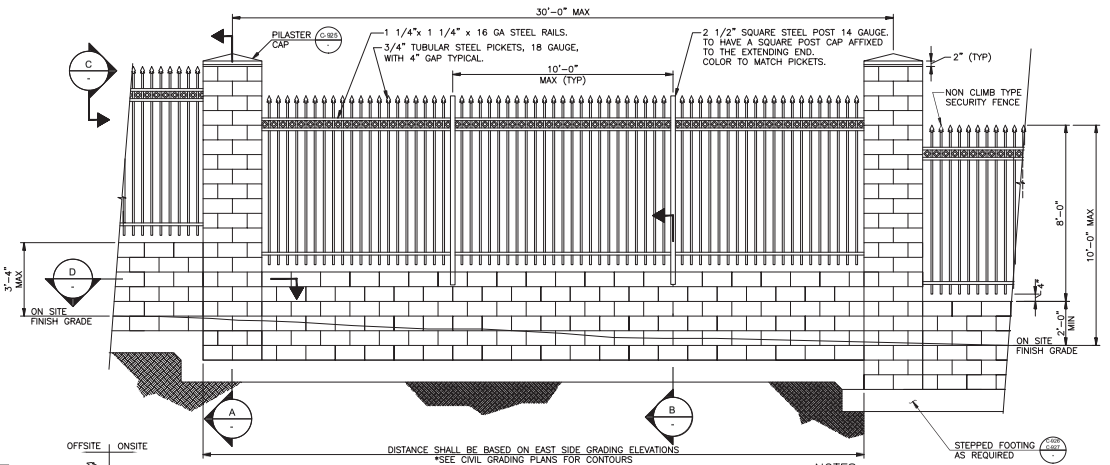
Subscribed and sworn before me

This 5th day of October, 20 20

Shelley K. McGinn

Notary Public in and for said County and State

SHELLEY K MCGINN
Notary Public State of Nevada
No. 16-1948-1
My Appt. Exp. July 1, 2024



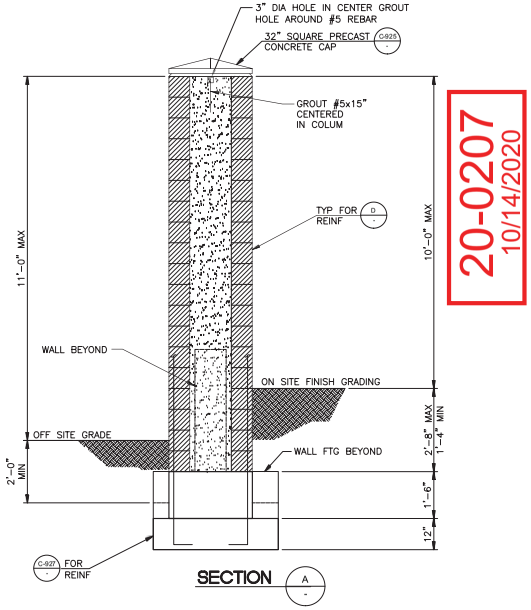
NON CLIMB TYPE SECURITY (TYP ALL FENCING) SECTION

NOT TO SCALE

TUBULAR STEEL FENCE WITH CMU PILASTER

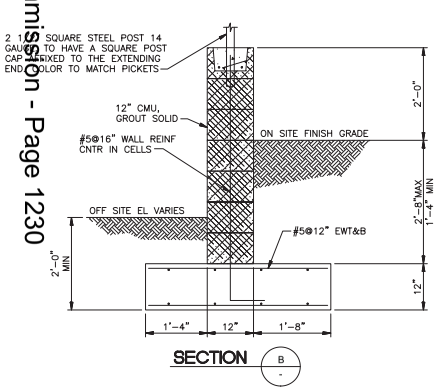
NOTES:

1. ALL MASONRY SHALL BE COATED WITH AN APPROVED, ANTI-GRAFFITI PAINT, BOTH SIDES. PILASTER ALL FOUR SIDES.
2. CMU BLOCK COLOR: TAN COLOR WITH BLACK FLECK QUARTZ, SAMPLE TO BE PROVIDED AND APPROVED BY ENGINEER. PILASTER COLOR: MATCH CMU BLOCK STEEL PICKET COLOR: BLACK

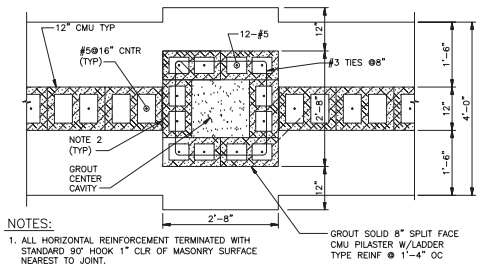


SECTION

20-0207
10/14/2020



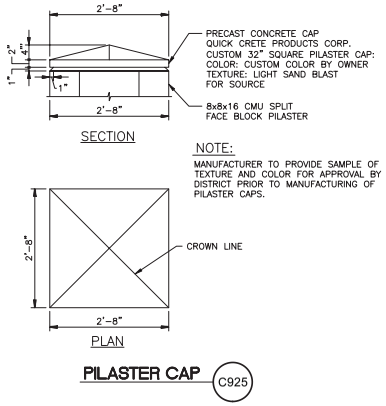
SECTION



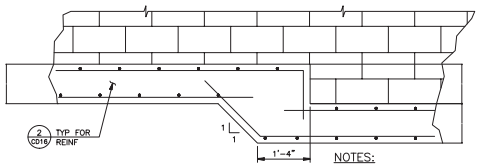
NOTES:

1. ALL HORIZONTAL REINFORCEMENT TERMINATED WITH STANDARD 90° HOOK 1" CLR OF MASONRY SURFACE NEAREST TO JOINT.
2. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT WALL/PILASTER INTERFACE ON BOTH SIDES OF PILASTER.
3. PILASTER REQUIRED AT WALL ANGLE POINTS AND AT STEPPED FOOTING LOCATIONS.

SECTION



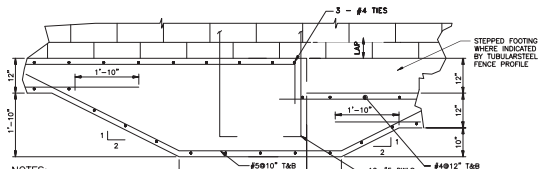
PILASTER CAP



NOTES:

1. CONTRACTOR TO FIELD LOCATE STEPPED FOOTING BASED ON FINAL FINISHED GRADE.

STEPPED FOOTING BELOW WALL



NOTES:

1. PROVIDE 6" STEPPED FOOTING WHERE INDICATED ON TUBULAR FENCE PROFILES. FIELD CONFIRM STEPPED FOOTING LOCATIONS BASED ON FINAL FINISHED GRADE.

PILASTER FOOTING

CLV DWG #

REVISIONS:

DRAWN BY: T. BAE
CHECKED BY:
IN BORDER
IN BORDER

RECOMMENDED BY:
LVVWD SENIOR CIVIL ENGINEER
DATE

ACCEPTED BY:
DESIGN MANAGER
DATE

CONTRACT NUMBER
C1528

DRAWING NUMBER EX 3
SHEET 3 OF

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1968
Tel. 725-978-8010
Fax. 725-978-7833
www.stantec.com

Stantec

VERIFY SCALE
1/2 0 1/2 1
BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

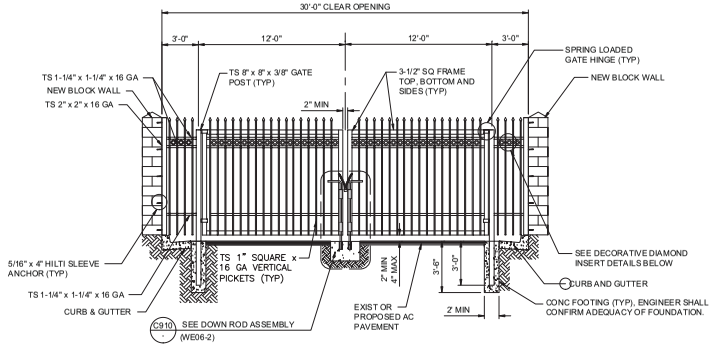
SCALE
HONE SCALE
KEY SCALE
HORIZ SCALE
NO SCALE

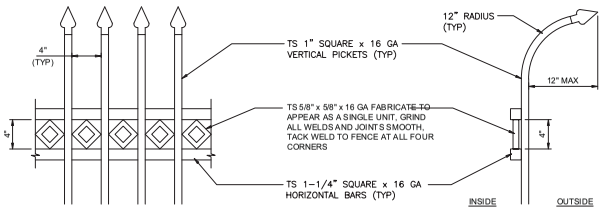
ROME 2745 RESERVOIR, 2975 ZONE
PUMPING STATION AND 2975-2860 ZONE PRV

PERMITTING

PERIMETER WALL AND GATE DETAILS - I

Planning Commission - Page 1230

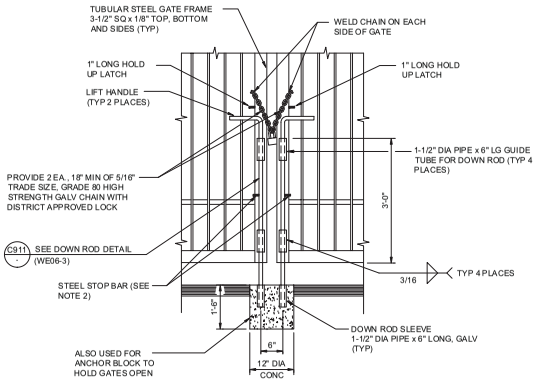




DECORATIVE DIAMOND INSERT FRONT VIEW

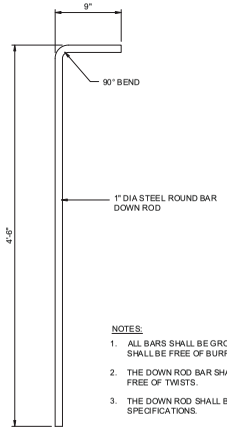
DECORATIVE DIAMOND INSERT SIDE VIEW

SWING GATE DETAIL
NOT TO SCALE WE06-1 122109 C909



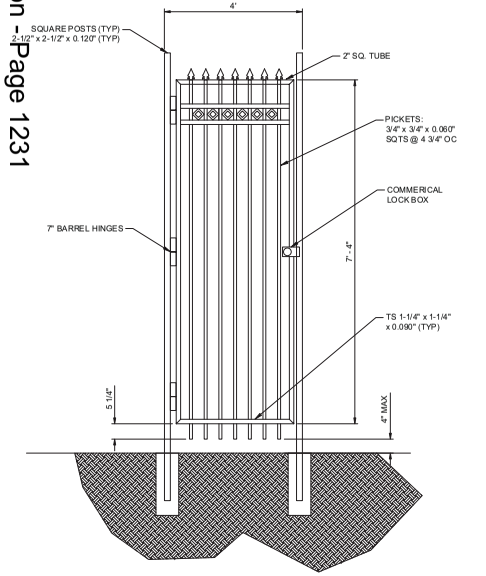
NOTES:
1. LIFT HANDLES AND DOWN RODS ARE TO BE MOUNTED ON THE EXTERIOR OF GATE (TYP).
2. WELD STEEL STOP BAR TO DOWN RODS AS REQUIRED TO PREVENT FULL REMOVAL

DOWN ROD ASSEMBLY
NOT TO SCALE WE06-2 110309 C910

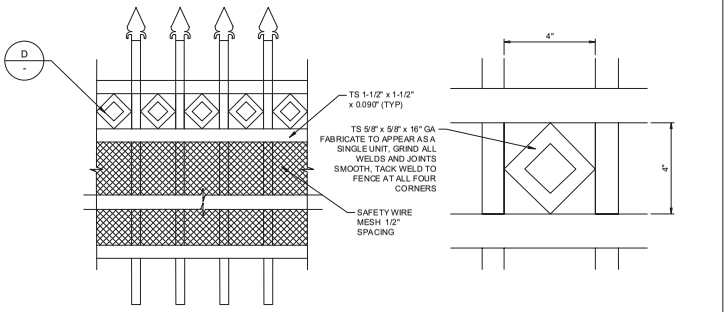


NOTES:
1. ALL BARS SHALL BE GROUND SMOOTH AND SHALL BE FREE OF BURRS.
2. THE DOWN ROD BAR SHALL BE STRAIGHT AND FREE OF TWISTS.
3. THE DOWN ROD SHALL BE PAINTED PER THE SPECIFICATIONS.

DOWN ROD DETAIL
NOT TO SCALE WE06-3 110309 C911



MAN GATE
NOT TO SCALE 2



SECTION
NOT TO SCALE A

DECORATIVE DIAMOND INSERT
NOT TO SCALE D

Planning Commission - Page 1231

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1969
Tel. 720-879-8010
Fax. 720-879-7833
www.stantec.com

Stantec

VERIFY SCALE
BAR IS 1/2" WIDE ON ORIGINAL DRAWING IF NOT 1/2" BAR REPRESENTS INCHES ON ORIGINAL

ROME 2745 RESERVOIR, 2975 ZONE
PUMPING STATION AND 2975-2860 ZONE PRV

PERMITTING

PERIMETER WALL AND GATE DETAILS - II

SCALE
HORIZ SCALE AS SHOWN
VERT SCALE NOT TO SCALE

DRAWN BY: J. JIBRIN
CHECKED BY:
IN BORDER
IN BORDER

RECOMMENDED BY: LVVWD SENIOR CIVIL ENGINEER DATE
ACCEPTED BY: DESIGN MANAGER DATE

REVISIONS:

CONTRACT NUMBER
C1528
DRAWING NUMBER EX 3
SHEET ____ OF ____

CLV DWG # _____

ROME 2745 RESERVOIR, 2975 ZONE
PUMPING STATION AND 2975-2860 ZONE PRV
W. DEER SPRINGS WAY
CORNER OF NORTH CONQUISTADOR ST.
VIEW LOOKING SOUTHEAST

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1969
Tel. 720-878-8010
Fax. 720-878-7833
www.stantec.com

VERIFY SCALE
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL
1/2 0 1/2 1

SCALE HORZ. SCALE N.T.S.
SCALE VERT. SCALE N.T.S.

DRAWN BY: ANIKET MAHAJERKAR IN BORDER
CHECKED BY: IN BORDER
RECOMMENDED BY: CHRISTOPHER M. LUQUETTE DATE
ACCEPTED BY: RYAN C. PEARSON DATE

REVISIONS:

CONTRACT NUMBER C1528
DRAWING NUMBER
SHEET OF

CLV DWG #

Planning Commission - Page 1233



CLV DWG #

REVISIONS:

CONTRACT NUMBER
C1528
DRAWING NUMBER
SHEET ___ OF ___

DRAWN BY: ANIKET MANJREKAR IN BORDER
CHECKED BY: IN BORDER
RECOMMENDED BY: CHRISTOPHER M. LUQUETTE DATE
ACCEPTED BY: RYAN C. PEARSON DATE

ROME 2745 RESERVOIR, 2975 ZONE
PUMPING STATION AND 2975–2860 ZONE PRV

N CONQUISTADOR ST
VIEW LOOKING EAST

SCALE
HORIZ. SCALE N.T.S
VERT. SCALE N.T.S

VERIFY SCALE
1/2 0 1/2 1
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102–1969
Tel. 720–878–8010
Fax. 720–878–7833
www.stantec.com

ROME 2745 RESERVOIR, 2975 ZONE
PUMPING STATION AND 2975-2860 ZONE PRV
W DEER SPRINGS WAY
VIEW LOOKING SOUTH

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1969
Tel. 720-878-6010
Fax. 720-878-7833
www.stantec.com

VERIFY SCALE
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL
1/2 0 1/2 1

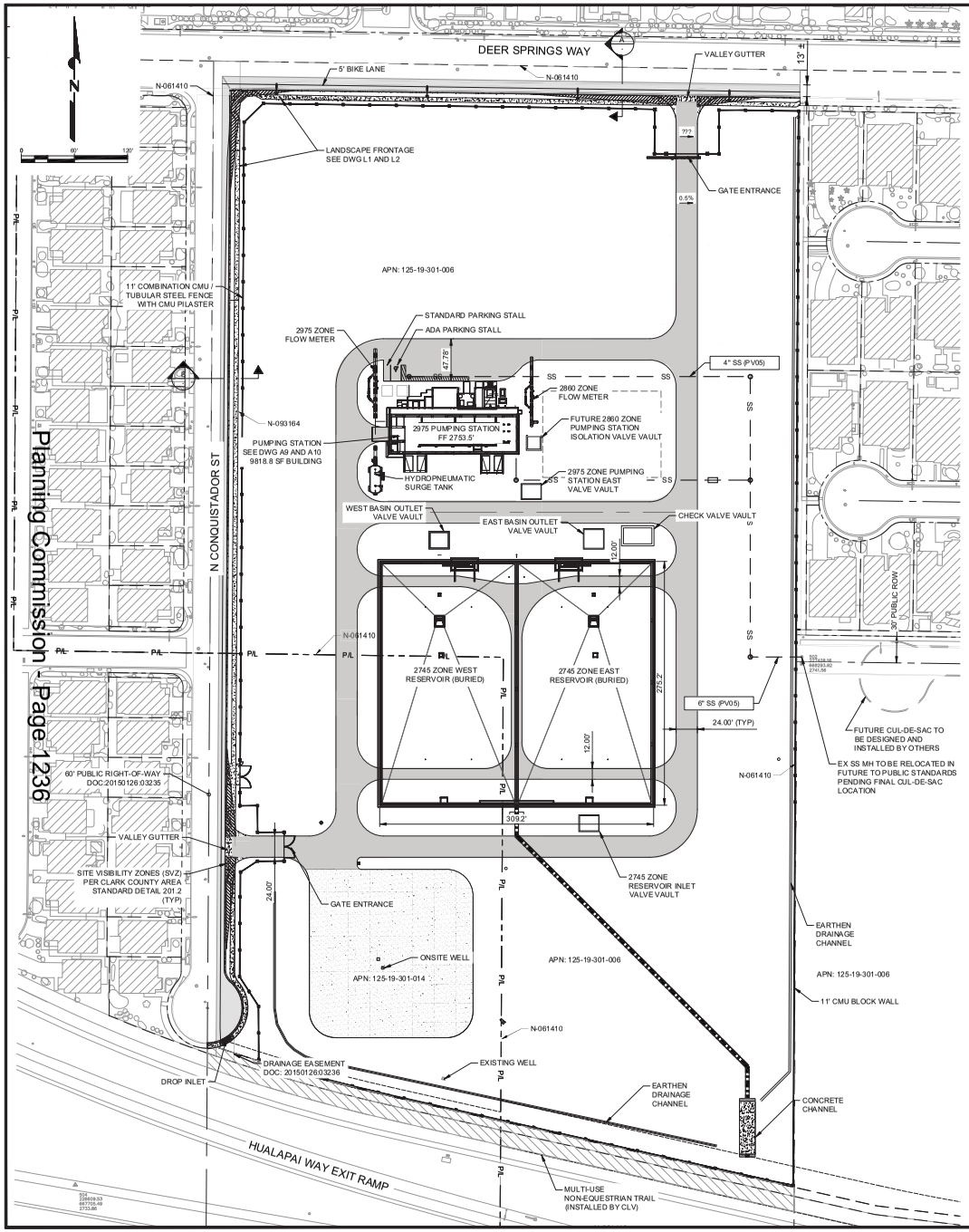
SCALE HORZ SCALE N.T.S
VERT SCALE N.T.S

DRAWN BY: ANIKET MAHAJERKAR — IN BORDER
CHECKED BY: — IN BORDER
RECOMMENDED BY: — DATE
CHRISTOPHER M. LUQUETTE
ACCEPTED BY: — DATE
RYAN C. PEARSON

CONTRACT NUMBER C1528
DRAWING NUMBER
SHEET ___ OF ___

REVISIONS:

CLV DWG #



Planning Commission Page1236

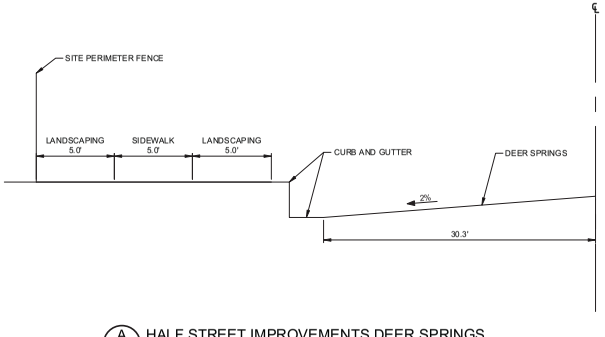
LEGEND

- PROPOSED FENCE
- PROPOSED ROAD CENTERLINE
- PROPERTY LINE
- PAVING LIMITS
- CONCRETE LIMITS
- SIGHT VISIBILITY ZONE
- MULTI-USE NON-EQUESTRIAN TRAIL (INSTALLED BY CLV)

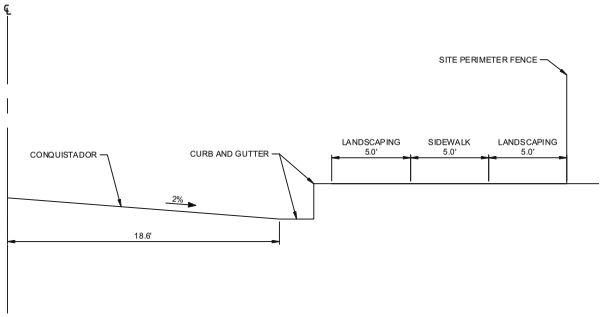
SITE INFORMATION

PARCEL NUMBER: 125-19-301-006, 125-19-301-014
NET SIZE OF PARCEL: 18.37 ACRES
PARKING STALLS: 1 STANDARD & 1 ADA STALL

20-0207
10/14/2020



A HALF STREET IMPROVEMENTS DEER SPRINGS
NTS



B HALF STREET IMPROVEMENTS CONQUISTADOR
NTS

CLV DWG # _____

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1969
Tel. 725-978-8010
Fax. 720-978-7833
www.stantec.com

VERIFY SCALE
BAR REPRESENTS ONE INCH ORIGINAL IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

ROME 2745 RESERVOIR, 2975 ZONE PUMPING STATION AND 2975–2860 ZONE PRV

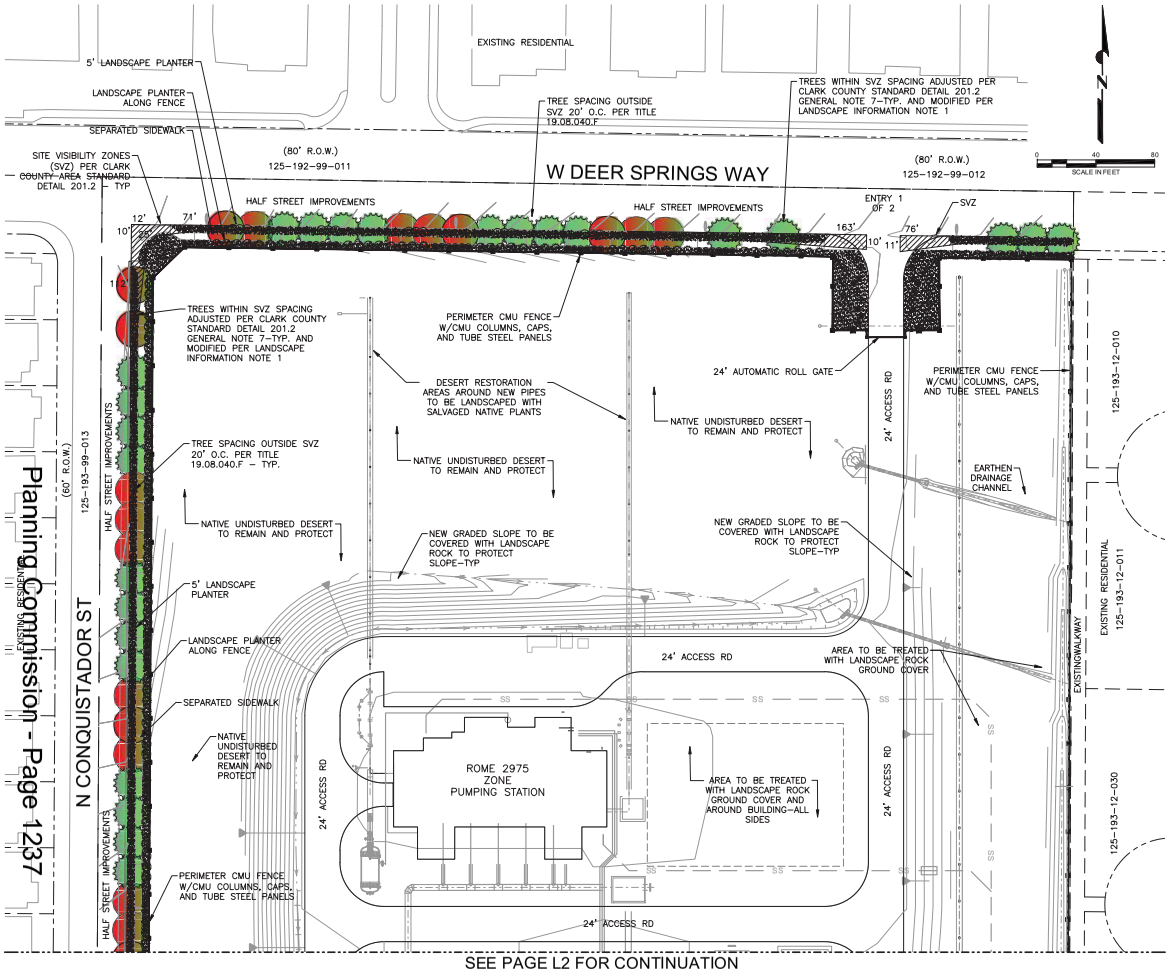
PERMITTING
DETAILED SITE PLAN

SCALE
HORIZ SCALE 60'
VERT SCALE NO SCALE

	DATE
DRAWN BY: J. JIBRIN	09/09/2020
CHECKED BY:	09/09/2020
RECOMMENDED BY: LVVWD SENIOR CIVIL ENGINEER	DATE
ACCEPTED BY: DESIGN MANAGER	DATE

REVISIONS:

CONTRACT NUMBER
C1528
DRAWING NUMBER EX2
SHEET 2 OF 304



SEE PAGE L2 FOR CONTINUATION

Planning Commission - Page 1237

PLANT SCHEDULE

TREES

SYMBOL	QTY.	BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	MIN. SPEC. SIZE HT.xWD./CALIPER	MATURE SIZE HT.xWD.
	24	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24" BOX OR 25 GALLON	8'x3'/2" STANDARD	LARGE TREE 30'x25'
	40	CHILOPSIS LINEARIS 'DORA'S DESERT ROSE' (1) OR 'BUBBA' (2) DESERT WILLOW	24" BOX OR 25 GALLON	6'x3' MULTI-TRUNK	LARGE TREE 25'x25'

SHRUBS/GROUNDCOVERS

SYMBOL	QTY.	BOTANICAL NAME.	COMMON NAME	CONTAINER SIZE	MINIMUM SIZE (HT.xWD.)	MATURE SIZE (HT.xWD.)
	82	AGAVE AMERICANA V. 'MEDIOPICTA GOLD'	CENTER STRIPE AGAVE	5 GAL.	12"x10"	3'x5' SPACE MIN. 6' APART
	86	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.	10"x10"	3'x5' SPACE MIN. 6' APART
	111	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU	5 GAL.	10"x10"	2'x5' SPACE MIN. 6' APART
	18	EREMOPHILA HYDROPHANA 'BLUEBELLS'	BLUEBELLS	5 GAL.	10"x12"	2'x3' SPACE MIN. 5' APART
	129	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	14"x10"	4'x4' SPACE MIN. 5' APART
	154	YUCCA PALLIDA	PALE LEAF YUCCA	5 GAL.	4"x10"	2'x3' SPACE MIN. 4' APART

LANDSCAPE ROCK SCHEDULE

KEY:	DESCRIPTION	KEY:	DESCRIPTION
	PERIMETER STREET LANDSCAPE GROUNDCOVER (PLANTERS): 1" MINUS DECOMPOSED GRANITE COLOR: GOLD	NO PATTERN	INTERIOR AREAS: AREAS NOT PROTECTED AS UNDISTURBED NATIVE DESERT LANDSCAPE ARE CLASSIFIED AS DISTURBED GRADED AREAS. AREAS SHALL RECEIVE LANDSCAPE ROCK GROUND-COVER 3" DEPTH-ROCK GRADATIONS TO VARY 1" MINUS TO (½" TO 2") TO (1"-3") BLENDS: GOLD

LANDSCAPE INFORMATION

LANDSCAPE REQUIREMENTS PER UNIFIED DEVELOPMENT ORDINANCE TITLE 19.08

	REQUIRED:	PROVIDED:
TREE SIZE:	24" BOX	24" BOX
SHRUB/GROUNDCOVER SIZE:	5 GAL.	5 GAL.
PARKING LOTS:	0	0
ROW LANDSCAPING:		
DEER SPRINGS WAY (533'):	(27) 20' O.C.	(19) @ 20' O.C. (02) SEE NOTES 1,2 21
CONQUISTADOR STREET (950'):	(48) 20' O.C.	(38) 20' O.C. (05) SEE NOTES 1,2 43
TOTAL ROW TREES: 4 SHRUBS PER TREE:	(75) (225) 5 GAL.	(64) SEE NOTES 1,2 (289) 5 GAL.
TOTAL SITE TREES:	–	65 (NOTES 1,2,3)
TOTAL STREET OFFSITE PLANTS:	–	580

NOTES:

1. RESTRICTION REDUCING TREES QTYS: SIGHT VISIBILITY ZONES (SVZ) LANDSCAPE DESIGNED PER CRITERIA OF CLARK COUNTY STANDARD DETAIL 201.2, NOTE 7. INSIDE SVZ: NO TREE WITHIN 30' CURB RETURN AND MIN. TREE SPACING: HALF R/W WIDTH 40' FEET DEER SPRINGS WAY, 30' CONQUISTADOR ST.
2. DUE TO SECURITY PER LVVWD: NO TREES PERMITTED ADJACENT TO PERIMETER FENCING FOR A PERSON ABLE TO CLIMB OVER WALL.
3. PER LVVWD, SITE IS LOCKED AND SECURED-NO LANDSCAPE ALLOWED INSIDE SITE EXCEPT FOR NATIVE DESERT PLANTS UNDISTURBED TO REMAIN AND PROTECT.

Call before you Dig
Avoid cutting underground utility lines. It's simple.
Call 811

FOR CITY USE

CLV DWG # _____

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1948
Tel. 725-678-8010
Fax. 720-878-7833
www.stantec.com

Stantec

VERIFY SCALE
1/2 0 1/2 1
BAR REPRESENTS ONE-HALF INCH IF NOT INCHES ON ORIGINAL

ROME 2745 RESERVOIR, 2975 ZONE PUMPING STATION AND 2975-2860 ZONE PRV

LANDSCAPE PLAN - NORTH

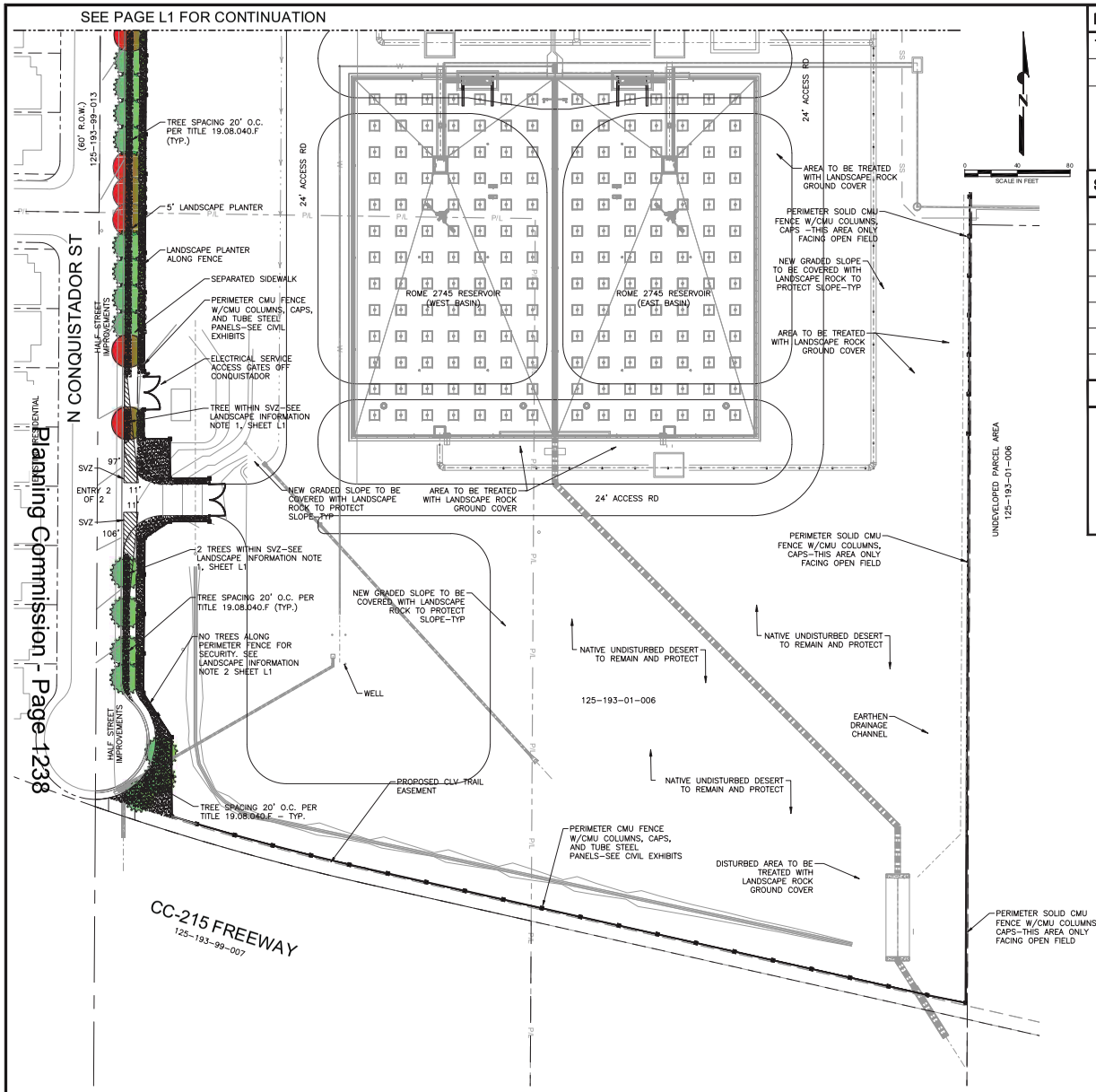
SCALE: HORIZ. SCALE 1" = 40' VERT. SCALE

DRAWN BY: M. LEHTO	8-10-20
CHECKED BY: C. BAIRD	8-10-20
RECOMMENDED BY: LVVWD SENIOR CIVIL ENGINEER	DATE
ACCEPTED BY: LVVWD DESIGN MANAGER	DATE

REVISIONS:

CONTRACT NUMBER
C1528

DRAWING NUMBER L1
SHEET 1 OF 2



PLANT SCHEDULE

TREES

SYMBOL	QTY.	BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	MIN. SPEC. SIZE HT.xWD./CALIPER	MATURE SIZE HT.xWD.
	SEE L1	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24" BOX OR 25 GALLON	8'x3'/2" STANDARD	LARGE TREE 30'x25'
	SEE L1	CHILOPSIS LINEARIS 'DORA'S DESERT ROSE' (1) OR 'BUBBA' (2) DESERT WILLOW	24" BOX OR 25 GALLON	6'x3' MULTI-TRUNK	LARGE TREE 25'x25'

SHRUBS/GROUNDCOVERS

SYMBOL	QTY.	BOTANICAL NAME.	COMMON NAME	CONTAINER SIZE	MINIMUM SIZE (HT.xWD.)	MATURE SIZE (HT.xWD.)
	SEE L1	AGAVE AMERICANA V. 'MEDIOPICTA GOLD'	CENTER STRIPE AGAVE	5 GAL.	12"x10"	5'x5' SPACE MIN. 8' APART
	SEE L1	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.	10"x10"	5'x5' SPACE MIN. 6' APART
	SEE L1	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU	5 GAL.	10"x10"	3'-5'x5' SPACE MIN. 6' APART
	SEE L1	EREMOPHILA HYDROPHANA 'BLUEBELLS'	BLUEBELLS	5 GAL.	10"x12"	2'x3' SPACE MIN. 5' APART
	SEE L1	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	14"x10"	4'x4' SPACE MIN. 5' APART
	SEE L1	YUCCA RUPICOLA	TWISTED LEAF YUCCA	5 GAL.	4"x10"	2'x3' SPACE MIN. 4' APART

LANDSCAPE ROCK SCHEDULE

KEY:	DESCRIPTION	KEY:	DESCRIPTION
	PERIMETER STREET LANDSCAPE GROUNDCOVER (PLANTERS): 1" MINUS DECOMPOSED GRANITE COLOR: GOLD	NO PATTERN	INTERIOR AREAS: AREAS NOT PROTECTED AS UNDISTURBED NATIVE DESERT LANDSCAPE ARE CLASSIFIED AS DISTURBED GRADED AREAS. AREAS SHALL RECEIVE LANDSCAPE ROCK GROUND-COVER 3" DEPTH-ROCK GRADATIONS TO VARY 1" MINUS TO (4" TO 2") TO (1"-3") BLENDS: GOLD

Planning Commission Page 1238

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811

FOR CITY USE

CLV DWG # _____

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1968
Tel. 725-978-8010
Fax. 720-978-7833
www.stantec.com

Stantec

VERIFY SCALE
1/2 0 1/2 1
BAR REPRESENTS ONE INCH ON ORIGINAL. ADJUST SCALE ACCORDINGLY

ROME 2745 RESERVOIR, 2975 ZONE PUMPING STATION AND 2975-2860 ZONE PRV

LANDSCAPE PLAN - SOUTH

SHEET SIZE: HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 40'

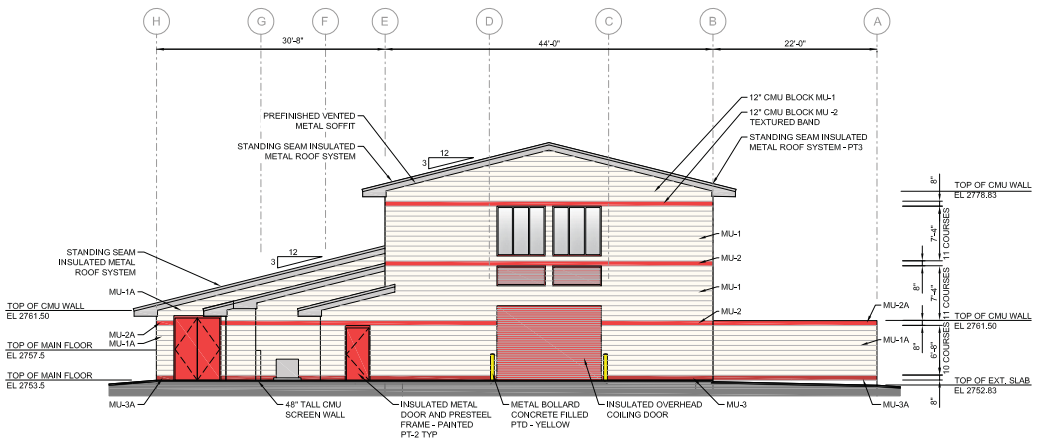
REVISIONS:	DATE
DRAWN BY: M. LEHTO	11/15/19
CHECKED BY: C.BAIRD	11/15/19
RECOMMENDED BY: LVVWD SENIOR CIVIL ENGINEER	DATE
ACCEPTED BY: DESIGN MANAGER	DATE

STATE OF NEVADA
JOHN D. LEHTO
No. 14405
Expires 6-30-2020
EXP. 6-30-21

CONTRACT NUMBER
C1528

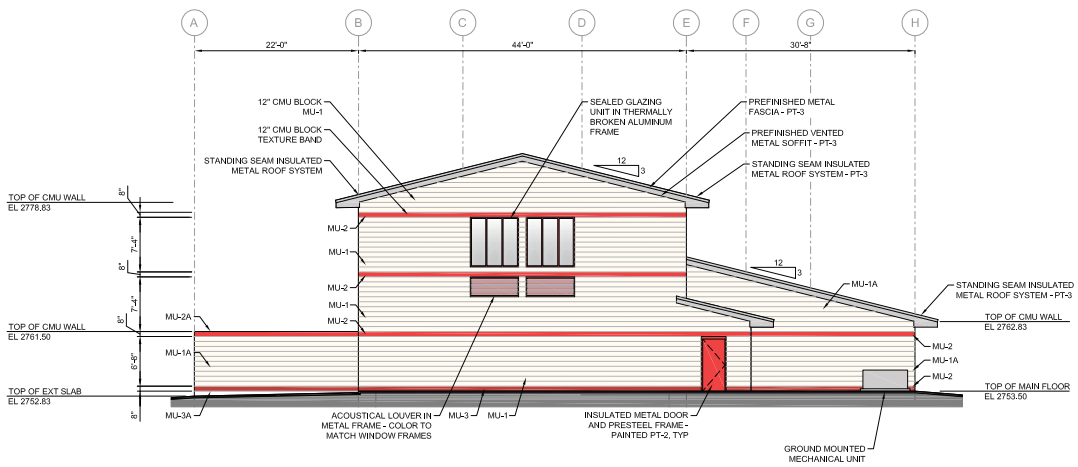
DRAWING NUMBER L2
SHEET 2 OF 2

CLV 30207
10/14/2020



WEST ELEVATION 1 A10

SCALE: 1/8"=1'-0"



EAST ELEVATION 2 A10

SCALE: 1/8"=1'-0"

20-0207
10/14/2020

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1969
Tel. 720-878-8010
Fax. 720-878-7833
www.stantec.com

VERIFY SCALE

1/2 0 1/2 1

BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

ROME 2745 RESERVOIR, 2975 ZONE PUMPING STATION AND 2975–2860 ZONE PRV

ARCHITECTURAL
2975 ZONE PUMPING STATION
EXTERIOR ELEVATIONS – II

SCALE AS SHOWN

DRAWN BY: ROBERT MARSHALL IN BORDER
CHECKED BY: ROBERT STEFKO IN BORDER
RECOMMENDED BY: CHRISTOPHER M. LUQUETTE DATE
ACCEPTED BY: RYAN C. PEARSON DATE

REVISIONS:

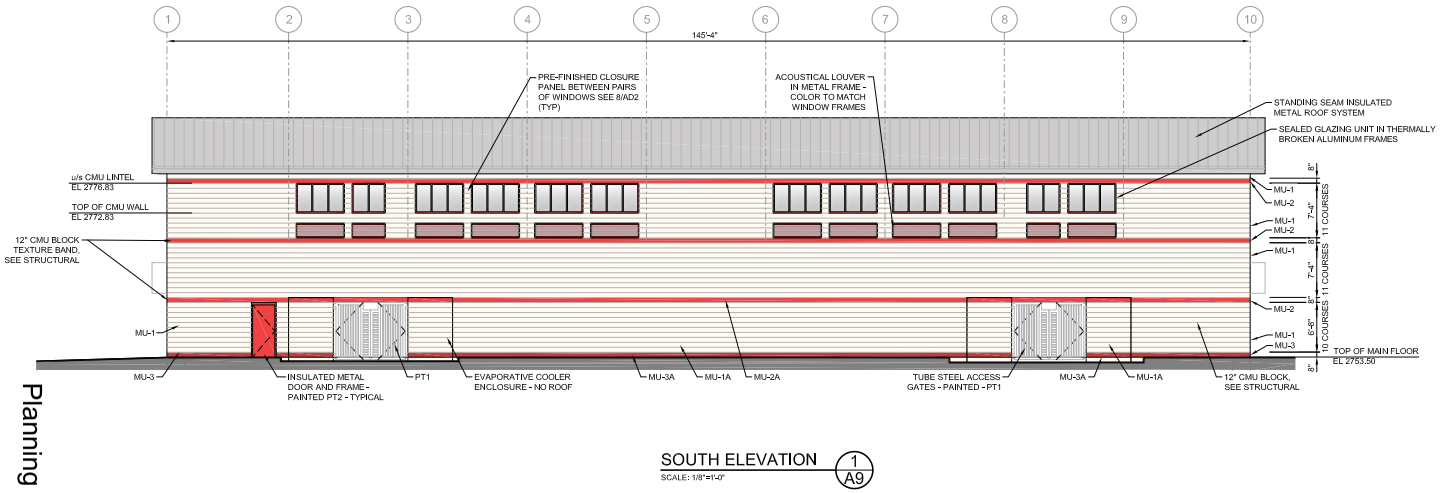
CONTRACT NUMBER
C1528
DRAWING NUMBER A10
SHEET ____ OF ____

Call before you Dig
Avoid cutting underground utility lines. It's easily.
Call 811

Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

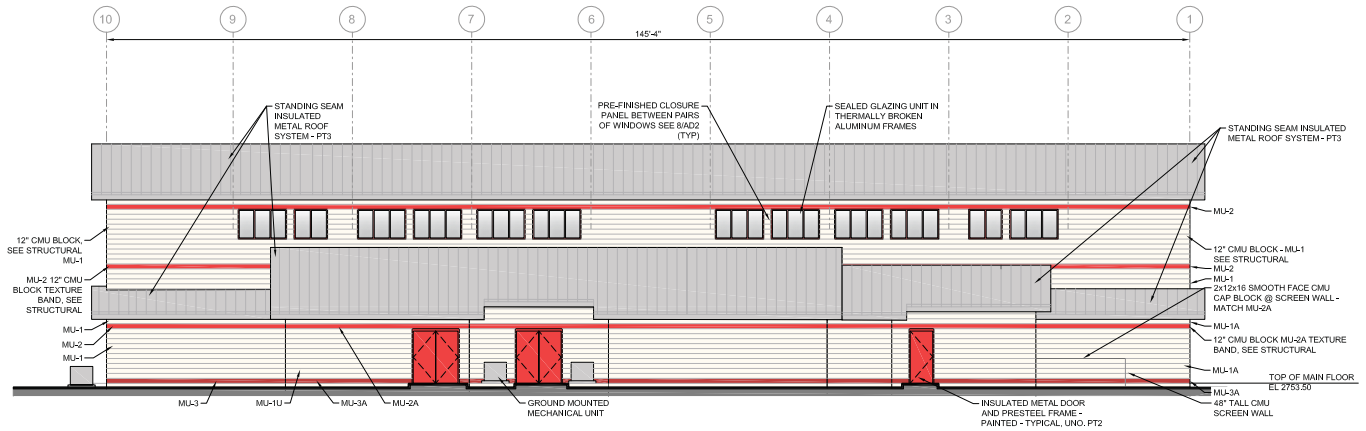
Avoid overhead power line contact. It's easily.
Call before you OVERHEAD
1-702-227-2929

CLV DWG # ____



SOUTH ELEVATION 1/A9

SCALE: 1/8"=1'-0"



NORTH ELEVATION 2/A9

SCALE: 1/8"=1'-0"

GENERAL SHEET NOTES

1. SEE SHEET A3 FOR WINDOW & LOUVER SCHEDULE
2. SEE SHEET A2 FOR DOOR SCHEDULE

20-0207
10/14/2020

CMU COLOR SCHEDULE

MARK	MANUFACTURER	TYPE	COLOR
MU-1	CINDERLITE 12x16x8h	SPLIT FACE	WHITE
MU-1A	CINDERLITE 8x16x8h	SPLIT FACE	WHITE
MU-2	CINDERLITE 12x16x8h	GROUND FACE SINGE SCORE	SUNSET RED
MU-2A	CINDERLITE 8x16x8h	GROUND FACE SINGE SCORE	SUNSET RED
MU-3	CINDERLITE 12x16x8h	PRECISION "STANDARD SMOOTH"	SUNSET RED
MU-3A	CINDERLITE 8x16x8h	PRECISION "STANDARD SMOOTH"	SUNSET RED
MU-4	CINDERLITE 12x16x8h	PRECISION "STANDARD SMOOTH"	WHITE
MU-4A	CINDERLITE 8x16x8h	PRECISION "STANDARD SMOOTH"	WHITE
MU-4A	CINDERLITE 4x16x8h	PRECISION "STANDARD SMOOTH"	WHITE

PAINT ALL EXTERIOR METAL DOORS AND FRAMES TO MATCH MU-2 (PT-2) SW RED THEATER SW7584

PAINT EXTERIOR TUBE STEEL GATES TO MATCH MU-1 (PT-1) SW ARCADE WHITE SW7100

PREFINISHED MEAL ROOF FASCIA AND SOFFIT PANELS TO BE PAINTED (PT-3) UNO.

NOTE: FOR 4A AND 4B, ALL INTERIOR CMU WALLS (NOT PART OF EXTERIOR WALL ASSEMBLY) SHALL BE MU-4A FULL HEIGHT (BELOW ROOF LINE) WITHOUT CMU BANDING.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call
Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Avoid overhead power line contact. It's costly.
Call before you OVERHEAD
1-702-593-6111

CLV DWG #

LAS VEGAS VALLEY WATER DISTRICT

Stantec:
3010 West Charleston Boulevard
Suite 100
Las Vegas, NV
89102-1988
Tel. 725-678-8010
Fax. 725-678-7833
www.stantec.com

Stantec

VERIFY SCALE

BAR REPRESENTS ONE INCH ON ORIGINAL

ROME 2745 RESERVOIR, 2975 ZONE PUMPING STATION AND 2975-2860 ZONE PRV

ARCHITECTURAL
2975 ZONE PUMPING STATION
EXTERIOR ELEVATIONS - I

SCALE AS SHOWN

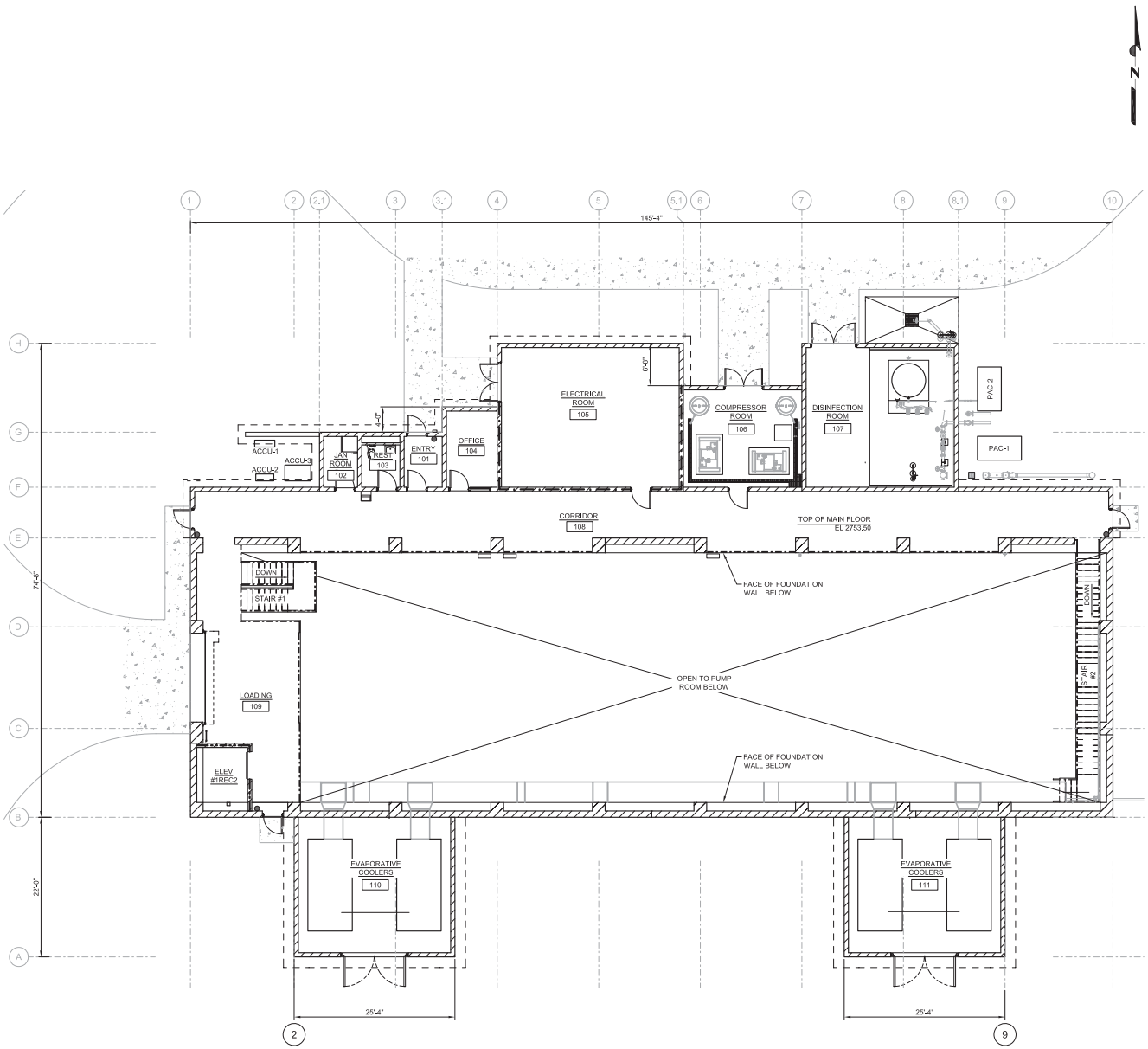
DRAWN BY: ROBERT MARSHALL
CHECKED BY: ROBERT I. STEYKO
RECOMMENDED BY: CHRISTOPHER M. LUQUETTE
ACCEPTED BY: RYAN C. PEARSON

IN BORDER
IN BORDER
DATE
DATE

REVISIONS:

CONTRACT NUMBER
C1528

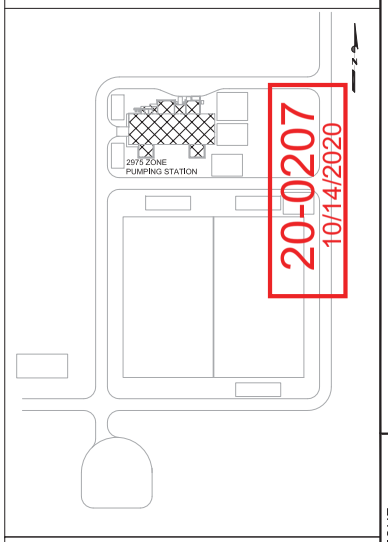
DRAWING NUMBER A9
SHEET ____ OF ____



OVERALL MAIN LEVEL PLAN 1/A5

SCALE: 1/8"=1'-0"

KEY PLAN



NOTES

1. SQUARE FOOTAGE CALCULATIONS:

UPPER LEVEL FLOOR PLAN	3,424.10 SQFT
LOWER LEVEL FLOOR PLAN	6,394.70 SQFT
TOTAL BUILDING SQUARE FOOTAGE	9,818.80 SQFT.

2. BUILDING INTENDED USE

EXCEPT FOR REGULAR MONITORING AND MAINTENANCE OF EQUIPMENT, THIS BUILDING IS NOT INTENDED FOR HUMAN OCCUPANCY FOR EXTENDED PERIODS OF TIME. THIS BUILDING PRIMARY PURPOSE IS TO HOUSE EQUIPMENT ASSOCATED WITH PUBLIC WATER UTILITIES.

LAS VEGAS VALLEY WATER DISTRICT

Stantec
3010 West Charleston Boulevard
Suite 100
Las Vegas NV
89102-1969
Tel. 720-878-8010
Fax. 720-878-7833
www.stantec.com

VERIFY SCALE

BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

ROME 2745 RESERVOIR, 2975 ZONE PUMPING STATION AND 2975-2860 ZONE PRV

ARCHITECTURAL
2975 ZONE PUMPING STATION
OVERALL MAIN LEVEL PLAN

SCALE 1/8" = 1'-0"

DRAWN BY: ROBERT MARSHALL 09/08/2020
CHECKED BY: ROBERT STEFKO 09/08/2020
RECOMMENDED BY: DATE
CHRISTOPHER M. LUQUETTE
ACCEPTED BY: DATE
RYAN C. PEARSON

REVISIONS:

CONTRACT NUMBER
C1528
DRAWING NUMBER A5
SHEET 176 OF 304

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Call before you OVERHEAD
1-702-227-2929

CLV DWG #



20-0207-ZON1, 20-0207-VAR1 AND 20-0207-SDR1 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT AND BUREAU OF LAND MANAGEMENT
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CONQUISTADOR STREET

10/29/2020



20-0207-ZON1, 20-0207-VAR1 AND 20-0207-SDR1 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT AND BUREAU OF LAND MANAGEMENT
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CONQUISTADOR STREET

10/29/2020

LAS VEGAS VALLEY WATER DISTRICT
1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwwd.com

September 21, 2020

City of Las Vegas
Development Services Center
333 North Rancho Drive
Las Vegas, Nevada 89106

Attention: Department of Planning

SUBJECT: CONTRACT NO. C1528 – ROME 2745 RESERVOIR, 2975 ZONE PUMPING STATION & 2975-2860 ZONE PRV, JUSTIFICATION LETTER

The Las Vegas Valley Water District (District) is in the process of designing the Rome 2745 Reservoir, 2975 Zone Pumping Station & 2975-2860 Zone PRV (Project) at the 18.5-acre District site (BLM Grant N-61410), located at 9701 W. Deer Springs Way (APNs 125-19-301-006 and 125-19-301-014). The Project includes a 10 million gallon (MG) below-grade reinforced concrete water storage reservoir that will provide gravity storage for the 2745 Pressure Zone and ultimately transfer storage for pressure zones to the west. This project will also include installation of a pressure reducing station in order to transfer water into the 2860 Pressure Zone.

The Rome 2975 Zone Pumping Station & 2975-2860 Zone PRV consists of a 28 MG per day pumping station intended to transfer water from the 2745 Pressure Zone into the 2975 & 2860 Pressure Zones and the Elkhorn 2745 Zone Reservoir. The 9819 sq. ft. pumping station building will be constructed with a mix of white CMU split faced block and smooth block with Sunset Red accents. A 10-foot tan CMU split face block wall and tubular steel fence will be constructed around the perimeter of the site. Landscaping will follow the City of Las Vegas Title 19 Code and the District will construct half-street improvements along W. Deer Springs Way and N. Conquistador Street.

The Project is on scheduled to begin construction in May 2021 and be completed in September 2022.

The District respectfully requests the following actions for the subject project:

- 20-0207-ZON1 - From: U (Undeveloped) [PF (Public Facilities) General Plan Designation] to: C-V (Civic)
- 20-0207-VAR1 – to allow deviations from Title 19.10.020 C-V (Civic) Development Standards
- 20-0207-SDR1 – for the proposed water reservoir and 9,819 square-foot pumping station and pressure reducing valve development

20-0207
10/14/2020

If you have any questions or concerns regarding this matter, please feel free to contact me at (702) 875-7064.

Sincerely,

Ryan Pearson Digitally signed by Ryan Pearson
Date: 2020.09.17 14:51:28 -07'00'

Ryan C. Pearson, P.E.
Engineering Division Manager
Engineering Design Division

RCP:DLG:amn

20-0207
10/14/2020

** CONDITIONS **

20-0207-VAR1 CONDITIONS

Planning

1. Approval of Rezoning (20-0207-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0207-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0207-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (20-0207-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0207-VAR1), shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/14/20, except as amended by conditions herein.

4. The site plan shall be revised to provide one ADA parking space that adheres to Title 19 requirements.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

~~10. The applicant shall provide a building and grounds condition report prepared by a licensed civil engineer or licensed architect to the Department of Planning Department for review and approval upon application for Tentative Map approval. This report shall contain an evaluation of the structural condition of each building in the project, and an evaluation of the condition of all site features such as parking areas, accessory buildings, landscaped areas, driveways, sidewalks, carports, any~~

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate 30-feet of right-of-way adjacent to this site for Conquistador Street, including that portion of the terminating cul-de-sac, 40-feet for Deer Springs Way and a 25-foot radius at the southeast corner of Deer Springs Way and Conquistador Street prior to the issuance of any permits. Equivalent rights granted to the City by the Bureau of Land Management (BLM) will fulfill this condition.

13. Construct all half street improvements on Deer Springs Way and Conquistador Street per current City of Las Vegas standards and matching adjacent improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

14. Vehicular movements permitted at the proposed driveway on Deer Springs Way may be restricted in the future by the City Traffic Engineer.

15. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

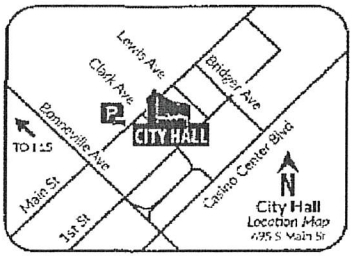
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved 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.

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
DEC 08 2020
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.

20-0207 and 20-0207-ZON1 and 20-0207-VAR1 and 20-0207-SDR1

Planning Commission Meeting of **12/08/2020**

20-0207
12519311015
TOWNSEND CALVIN C
6672 BRISTLE FALLS ST
LAS VEGAS NV 89149

39 MRDFNP1 89149

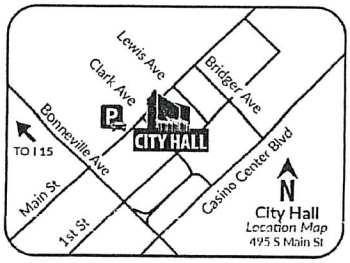
Submitted after final agenda
38a-c

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

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

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.

20-0207 and 20-0207-ZON1 and 20-0207-VAR1 and 20-0207-SDR1

Planning Commission Meeting of **12/08/2020**

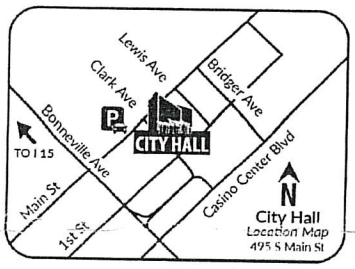
20-0207
12519710052
SEXTON RONALD R & VIRGINIA A
9509 WAKASHAN AVE
LAS VEGAS NV 89149-0502

39 HRDFNP1 89149

38a-c P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.
20-0207 and 20-0207-ZON1 and 20-0207-VAR1 and 20-0207-SDR1
Planning Commission Meeting of **12/08/2020**

20-0207
12519210003
BELLA ROSE TRUST
MCELWAIN DAVID W & JANET L TRS
9801 SUMMER BLISS AVE
LAS VEGAS NV 89148

39 HRDFNP1 89149

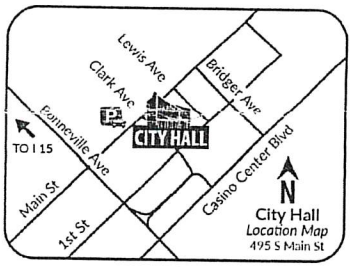
Submitted after final agenda
38a-c A

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
DEC 0 2 2020
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.
20-0207 and 20-0207-ZON1 and 20-0207-VAR1 and 20-0207-SDR1
Planning Commission Meeting of **12/08/2020**

20-0207
12519615008
JOHNSON FAMILY TRUST
JOHNSON PAUL DUNFEE & PHYLLIS J TRS
6815 DESERT ISLAND ST
LAS VEGAS NV 89149-0700

39 HRDFNP1 89149

38a-c A

38a-c

Form Name:	Planning Application Comments 2020
Submission Time:	November 29, 2020 10:41 am
Browser:	Chrome 87.0.4280.66 / Windows
IP Address:	68.108.132.69
Unique ID:	711689790
Location:	36.234901428223, -115.29049682617

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0207
Position	I SUPPORT the project and all related applications.
Name	Alvin Jackson
Residential or Business Address	6701 Bristle Falls Street Las Vegas, NV 89149
Phone	(702) 201-7329
Email	swingtempo@yahoo.com
Comments	This project will create a much needed resource to the Northwest side of Las Vegas. This waterway/plant will also create a route for major water run-off instead of through the streets and yards of our neighborhood.

Submitted at Planning Commission

Date 12/8/2020 Item 38a-c

6 comments

38a-c

Ashley Foster

From: Stacey Campbell
Sent: Tuesday, December 8, 2020 6:12 PM
To: Robert Summerfield; Peter Lowenstein; Nicole Eddowes
Cc: LuAnn D. Holmes; Nora Lares; Cheyenne LaRance; Ashley Foster
Subject: RE: Item 38 20-0207 PUBLIC HEARING APPLICANT: LAS VEGAS VALLEY WATER DISTRICT OWNER

Actually adding them to the email would help facilitate having it read ;)

-----Original Message-----
From: Stacey Campbell
Sent: Tuesday, December 8, 2020 6:11 PM
To: Robert Summerfield <rsummerfield@LasVegasNevada.GOV>; Peter Lowenstein <plowenstein@LasVegasNevada.GOV>; Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Cc: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>; Nora Lares <nlares@LasVegasNevada.GOV>
Subject: RE: Item 38 20-0207 PUBLIC HEARING APPLICANT: LAS VEGAS VALLEY WATER DISTRICT OWNER

This is item 38 on tonight's PC agenda. Copying in Ashley and Cheyenne so one of them can print and Ashley can read it for the record.

Thanks!

-----Original Message-----
From: Robert Summerfield <rsummerfield@LasVegasNevada.GOV>
Sent: Tuesday, December 8, 2020 5:24 PM
To: Peter Lowenstein <plowenstein@LasVegasNevada.GOV>; Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Cc: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>; Stacey Campbell <slcampbell@LasVegasNevada.GOV>; Nora Lares <nlares@LasVegasNevada.GOV>
Subject: FW: 38.200207 PUBLIC HEARING APPLICANT: LAS VEGAS VALLEY WATER DISTRICT OWNER

Not sure if this is us or not, or tonight or not.

Best - Robert

Robert Summerfield, AICP
Director, Department of Planning
City of Las Vegas

-----Original Message-----
From: Jorge Cervantes <JCervantes@LasVegasNevada.GOV>
Sent: Tuesday, December 8, 2020 5:17 PM
To: Gregory L Massanari <gmassanari@yahoo.com>
Cc: Robert Summerfield <rsummerfield@LasVegasNevada.GOV>
Subject: RE: 38.200207 PUBLIC HEARING APPLICANT: LAS VEGAS VALLEY WATER DISTRICT OWNER

Pastor Massanari, I will forward these comments to our Planning Department so that they can make it part of the record, and consider the request for the trees.

Jorge Cervantes, P.E., P.T,O.E
City Manager
(702)-229-6906
495 S. Main St. | Las Vegas, NV 89101

lasvegasnevada.gov

-----Original Message-----
From: Gregory L Massanari <gmassanari@yahoo.com>
Sent: Tuesday, December 8, 2020 4:29 PM
To: Jorge Cervantes <JCervantes@LasVegasNevada.GOV>
Subject: 38.200207 PUBLIC HEARING APPLICANT: LAS VEGAS VALLEY WATER DISTRICT OWNER

CAUTION: This email originated from an External Source. Please use caution before opening attachments, clicking links, or responding to this email. Do not sign-in with your City of Las Vegas account credentials.

Dear Mr. Cervantes,

We do not appose the Water station, but would you please add some trees and landscaping to the eastside so that those of us in our neighborhood don't have to stare at a blank wall. I have several managers from Star nursery that attend our church and I would be willing to help foot the bill for thier installation.

Blessings,

Pastor Greg Massanari
CornerStone
(702) 813-4222

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
38a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0207-ZON1 - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on a 20.0 acre portion of 23.29 acres. Staff recommends APPROVAL.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
38b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0207-VAR1 - TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS. Staff recommends DENIAL.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
38c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0207-SDR1 - FOR A PROPOSED WATER RESERVOIR AND 9,819 SQUARE-FOOT PUMPING STATION AND PRESSURE-REDUCING VALVES DEVELOPMENT. Staff recommends DENIAL.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
39

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

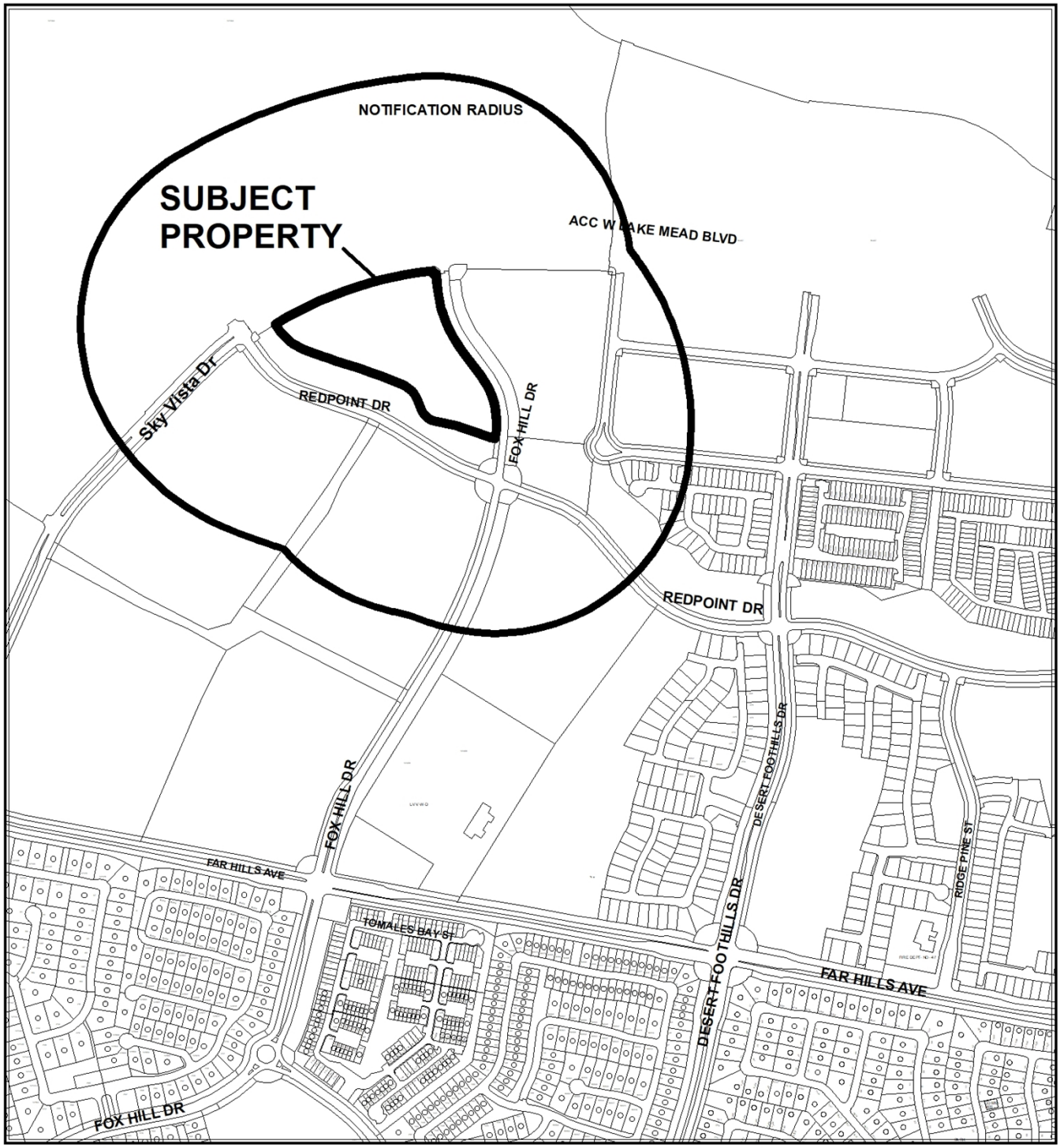
SUBJECT:
20-0269 - PUBLIC HEARING - APPLICANT: PARDEE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on 10.41 acres of the east corner of Sky Vista Drive and Red Point Drive (APN 137-22-813-001), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Letter for 20-0269-TMP1
7. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division for 20-0269-TMP1
8. School Development Tracking Form Submitted bye Clark County School District for 20-0269-TMP1



CASE: **20-0269**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

0 550 1,100 Feet

N



CASE: **20-0269**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

0 550 1,100 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PARDEE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0269-SCD1	Staff recommends DENIAL, if approved subject to conditions:	
20-0269-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0269-SCD1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 61

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

20-0269-SCD1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (20-0269-TMP1) 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.

20-0269-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of and conformance to the Conditions of Approval for Summerlin Deviation (20-0269-SCD1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. Prior to the submittal of a building permit, the applicant shall meet with the Las Vegas Valley Water District Planning and Engineering Services Division.

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Dedicate the entry across master common element 39 (Plat Book 162 Page 89) and grant associated public easements by separate document if needed for pedestrian or traffic purposes prior to and concurrent with the recordation of a Final Map for this site.

9. If it does not already exist, obtain a minimum 30-foot wide Public Sewer and Public Drainage Easement across master common element 39 (Plat Book 162 Page 89) adjacent to Common Element "G", from the property line to the Fox Hill Drive. This easement must be granted by separate document and must record prior to and concurrent with the recordation of a Final Map for this site. Additionally, grant a minimum 30-foot wide Public Sewer and Drainage Easement through Common Element "G".

10. This site shows 68 units where a maximum of 62 units are planned for in the Summerlin West Wastewater Master Plan dated 11/05/19. Prior to the submittal of any construction drawings, the engineer representing the Howard Hughes Corporation shall submit a letter to the Sanitary Sewer Planning Section of the Department of Public Works to document where the additional 10 units are to be serviced from within the same sewer sub-basin.

11. Meet with the Sanitary Sewer Planning Section and Flood Control Section prior to submitting civil plans to discuss alignment changes to the sewer and storm drain in the cul-de-sac and Common Element G, which may include replacing the sewer stub from Fox Hill Drive to meet current city standards.

12. Sewer manhole in Common Element "G" must be a minimum 10-feet from back of curb, in the common element or in the street. If there is a manhole in the common element or not within pavement, and is greater than 10' away from an accessible street, provide a 12-foot wide minimum paved access to the manhole.

13. Prior to the recordation of a Final Map for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building, grading permits or the recordation of a Final Map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

16. Site development to comply with all applicable conditions of approval for Tentative Map TMP-76354 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 68-lot single-family residential subdivision within Summerlin Village 25 Parcel F, located at the east corner of Sky Vista Drive and Redpoint Drive.

ISSUES

- The proposed development has been reviewed and approved by the Summerlin Non-Residential Design Review Committee on 11/09/20.
- A Tentative Map is requested to allow a 68-lot single-family, residential subdivision.
- A Summerlin Major Deviation is requested to allow nonstandard public streets with 25-foot cul-de-sac radiuses where 40 feet radius are required.

ANALYSIS

The subject property consists of a 10.41-acre portion of Summerlin West, which is subject to an existing Development Agreement (DA-0001-96) between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. Prior to submittal to the City for initial review, the proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on 11/09/20.

The applicant is proposing to develop a 68-lot single-family residential subdivision within Summerlin Village 25 Parcel F. The subject site is designated as SF3 (Single Family Detached) District. Per Table 2.2 Summerlin Development Standards, the density in the proposed development (6.53 units per acre) falls within the maximum density allowed in the SF3 land designation of 10 units per acre.

The subject site is a 10.41-acre triangle-shaped parcel that is bounded by Sky Vista Drive, Fox Hill Drive, and Redpoint Drive. While the subject site and surrounding area are currently undeveloped, the land uses have been designated since February 2019 through a previously approved Development Plan Review (MDR-75107). A variety of similar single-family detached residential uses surround the subject site. In the northeast corner however, the land uses slightly intensify as the designated uses are for MF3 (High Density Residential) and NF/COS (Neighborhood Focus/ Community Open Space). As the subject site is surrounded primarily by residential uses, the proposed development is consistent with the surrounding area.

The applicant is proposing to develop the subject site with a 68-lot single-family detached residential subdivision. The proposed lots range in size from 3,772 square feet to 7,424 square feet. Throughout the subject site, there are eight common lot park spaces. According to the justification letter date stamped on 11/12/20, the main common lot will include either open space or a park. In order to accommodate the design of this residential subdivision development, a Major Deviation of the Summerlin Development Standards is requested.

A Summerlin Major Deviation is requested to allow nonstandard public streets for the proposed residential subdivision. The subdivision provides 25-foot cul-de-sacs radiuses that are smaller than the standard 40-foot size. This standard is set in order to accommodate adequate distance for street sweeper vehicles. The Department of Public Works has noted that the proposed cul-de-sacs meet the absolute minimum requirement for these vehicles but prefers that the cul-de-sacs meet the standard 40-foot requirement. There were no comments from the Summerlin Design Review Committee included in the approval letter regarding this issue. Additionally, no evidence of a unique or extraordinary circumstance has been presented in the submitted justification letter to warrant this deviation. As such, this deviation is a self-imposed hardship to overdevelop the subject site.

The Summerlin Development Standards require that public streets include a four-foot sidewalk on at least one side. As such, the subdivision includes a five-foot sidewalk on one side of the public streets. Pedestrian pathways are located at the north (Common Lot E) and southwestern sides (Common Lot F) of the proposed residential subdivision.

The submitted north/south and east/west cross-sections depict a maximum natural grade greater than two percent across this site. Per the Summerlin Development Standards, all development is allowed a maximum retaining of 10 feet. Per the submitted cross-sections, no retaining walls are shown.

Vassiliadis Elementary School, Rogich Middle School, and Palo Verde High School are over capacity for the 2020-2021 school year. Vassiliadis Elementary School is at 112.63 percent, Rogich Middle School is at 106.39 percent, and Palo Verde High School is at 119.08 percent of program capacity.

This parcel is not currently served by the Las Vegas Valley Water District. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District for domestic meter sizing and fire flow availability. Each residential lot must be individually served. In addition, this development requires two sources of water based on the number of lots proposed and fire connections. A meeting with the Planning and Engineering Services Division is required prior to plan submittal. Condition of Approval Number Five (5) reflects this requirement by the Las Vegas Valley Water District.

No evidence of a unique or extraordinary circumstance has been provided to warrant the reduced cul-de-sac sizes; staff views this deviation as a self-imposed hardship in an effort to overdevelop the subject site. As the design of the Tentative Map is dependent on the approval of the Major Deviation to the Summerlin Development Standards, staff is recommending denial on all associated applications.

FINDINGS (20-0267-SCD1)

Staff recommends denial on the requested Major Deviation to allow a reduction to the cul-de-sac radius sizes. While the proposed radius meets the absolute minimum size requirement for the city's street sweeper vehicles, staff recommends compliance with the current 40-foot standard.

FINDINGS (20-0269-TMP1)

As the design of the Tentative Map is dependent on the approval of the Major Deviation to the Summerlin Development Standards, staff is recommending denial of the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded on 11/21/97. This document included the General Development Plan for Summerlin West
	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards Documents (DIR-3934), which is still in effect.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/19	The City Council approved a request for a Development Plan Review (MDR-75107) for Summerlin Village 25 on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. The Planning Commission and Staff recommended approval.
06/11/19	The Planning Commission approved a Tentative Map (TMP-76354) for Summerlin Village 25, a 25-parcel Master Planned Village with Deviations of the Summerlin Improvement Standards on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive.
05/15/20	A Summerlin Site Development Plan Review (CRG-78649) was approved administratively for Village 21 Redpoint Arroyo Phase Two on 9.66 acres at the northeast corner of Redpoint Drive and Fox Hill Drive.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
10/15/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Major Deviation to the Summerlin Development Standards and Tentative Map pertaining to a proposed 68-lot single-family residential development.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
11/02/20	A routine field check was conducted by staff; staff found an undeveloped lot and nothing was noted of concern.

Details of Application Request	
Site Area	
Gross Acres	330.13
Net Acres	10.41

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
North			
South			
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
Summerlin Development Standards	N*
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

**The applicant is requesting a Major Deviation of the Summerlin Development Standards to allow a reduction in radius to the subdivision's cul-de-sacs.*

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Standard	***Required/Allowed***
Min. Setbacks	
• Front	18 Feet
• Side	5 Feet
• Corner	15 Feet
• Rear	15 Feet
Min. Accessory Structure Setbacks	
• Side	5 Feet
• Corner	15 Feet
• Rear	5 Feet
Min. Distance Between Buildings	6 Feet
Max. Building Height	45 Feet

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Redpoint Drive	Local Street	Title 13	38	Y
Fox Hill Drive	Collector Street	Title 13	80	Y
Sky Vista Drive	Collector Street	Title 13	76	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		13	
Intersection – Internal			6
Cul-de-sac Terminus			3
Intersection – External Street or Stub Terminus			
Intersection – Stub Terminus with Temporary Turnaround Easements			
Non-Vehicular Path - Unrestricted		1	
Total		14	9
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.55**	

Proposed 68-Lot Residential Subdivision:					
Student Yield	**Elementary School**		**Middle School**		**High School**
Single-Family Units (68)	68 x 0.173		68 x 0.095		68 x 0.133
Total Additional Students	13		7		9
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Vassiliadis Elementary School	215 Antelope Ridge Drive	Kindergarten – 5th Grade	863 Students	972 Students*	11/02/20
Rogich Middle School	235 North Pavilion Center Drive	6th – 8th Grade	1,611 Students	1,714 Students*	11/02/20
Palo Verde High School	333 South Pavilion Center Drive	9th - 12th Grade	2,589 Students	3,083 Students*	11/02/20

**Vassiliadis Elementary School, Rogich Middle School, and Palo Verde High School are over capacity for the 2020-2021 school year. Vassiliadis Elementary School is at 112.63%, Rogich Middle School is at 106.39%, and Palo Verde High School is at 119.08% of program capacity.*

Department of Public Works Traffic Study

Tentative Map for a Proposed 68-Unit Single Family Residential Development – Southwest corner of Sky Vista Drive and Fox Hill Drive				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	68	9.44	642
AM Peak Hour			0.74	50
PM Peak Hour			0.99	67
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Sky Vista Drive			50,900	
Fox Hill Drive			12,480	
Redpoint Drive			12,480	
Summary				
This project will add approximately 642 trips per day on Sky Vista Drive, Fox Hill Drive, and Redpoint Drive. These streets do not yet exist adjacent to this project, but they are projected to be under capacity upon opening.				
Based on Peak Hour use, this development will add into the area roughly 67 additional cars, or about one every minute.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0269
Meeting Date	
Total Fee	
Received By/Date	11/12/2020

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) Red Point Drive and Fox Hill Drive

Project Name Summerlin Village 25 Parcel F **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 137-22-813-001 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Howard Hughes Company, LLC Contact _____

Address 10845 Griffith Peak Drive, Suite #160 City Las Vegas State NV Zip 89135

E-mail _____ Phone (702) 791-4000

Applicant Pardee Homes of Nevada Contact Dan Hale

Address 4675 W. Teco Road, Suite #115 City Las Vegas State NV Zip 89118

E-mail dan.hale@pardeehomes.com Phone (702) 614-1400

Representative GCW, Inc. Contact Brandi Reid

Address 1555 S. Rainbow Boulevard City Las Vegas State NV Zip 89146

E-mail breid@gcwengineering.com Phone (702) 804-2109

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Kevin T Orrock

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

Subscribed and sworn before me

This 11 day of November, 20 20

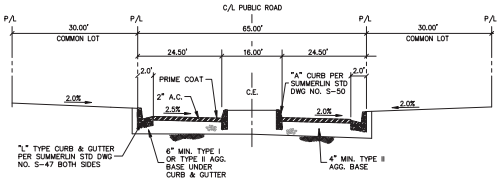
Rebecca Misty Abasta Notary Public State of Nevada

Notary Public in and for said County and State

cert # 17-4216-1

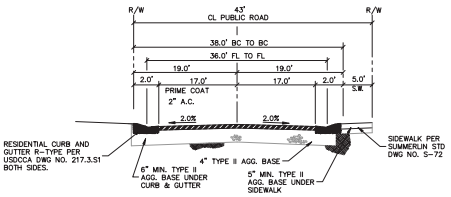
EXP 12-10-2020

SITE PLAN
FOR
SUMMERLIN VILLAGE 25 PARCEL F
A PORTION OF APN #137-22-301-004
November 19, 2020



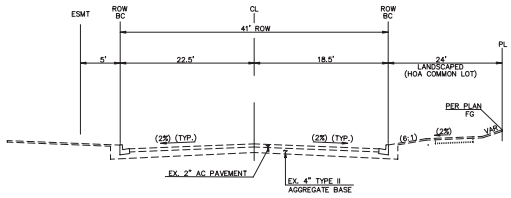
64' PUBLIC ENTRY — A

SCALE: NTS



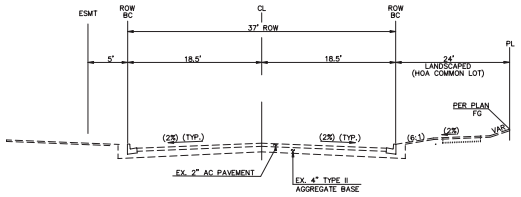
43' PUBLIC STREET — B

SCALE: NTS



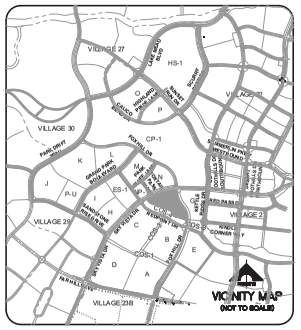
REDPOINT DRIVE (PUBLIC) — C

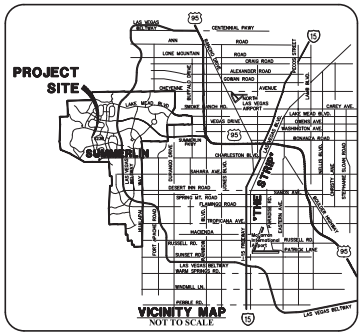
SCALE: NTS



FOXHILL DRIVE (PUBLIC) — D

SCALE: NTS





LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		CENTERLINE
○	D	STORM DRAIN MANHOLE
◌	Ⓢ	SEWER MANHOLE
		SEWER LINE AND SIZE
		STORM DRAIN LINE
		WATER LINE AND SIZE
		WATER LINE REDUCER
		WATER SERVICE
		WATER VALVE
		BLOW-OFF
		FIRE HYDRANT
		SIDEWALK RAMP
		STREET NAME SIGN (PERMANENT)
		TRAFFIC CONTROL SIGN
		STREETLIGHT
		PULL BOX
		SERVICE POINT, PAD MOUNTED
		DROP INLET
		RETAINING WALL
2100	2100	INDEX CONTOUR
		INTERMEDIATE CONTOUR
13	13	LOT NUMBER
4.00%	4.00%	SLOPE
(88.88) TC	81.24 FG	ELEVATION
BWV	BWV	SEWER BACKWATER VALVE
PRV	PRV	PRESSURE REDUCING VALVE

SITE DATA

ZONING
EXISTING ZONING = P-C
EXISTING LAND USE = SF3
PROPOSED ZONING = P-C
NUMBER OF LOTS = 68
NUMBER OF COMMON ELEMENTS = 11

DENSITY

GROSS ACREAGE	= 12.66 AC
NET ACREAGE	= 11.43 AC
NET-NET ACREAGE	= 10.41 AC
GROSS DENSITY	= 5.37 UNIT/AC
NET DENSITY	= 5.95 UNIT/AC
NET-NET ACREAGE	= 6.53 UNIT/AC

AVG DAILY SEWER DISTRIBUTIONS
0.0701 MGD

LOT SIZE

MINIMUM LOT SIZE	= 3,772 SF
MAXIMUM LOT SIZE	= 7,424 SF
AVERAGE LOT SIZE	= 4,391 SF

OPEN SPACE
PROVIDED = 32,954 SF

SETBACK REQUIREMENTS

FRONT

FRONT ENTRY GARAGE	= 19 FT
SIDE ENTRY GARAGE	= 14 FT
BUILDING FACE	= 14 FT
PORCH	= 10 FT

REAR

BUILDING FACE	= 15 FT MIN – 20' AVERAGE
PATIO	= 15 FT MIN – 20' AVERAGE

SIDE

INTERIOR	= 5 FT
CORNER	= 15 FT

COURTYARD

FRONT	= 8 FT
CORNER SIDE	= 15 FT

BALCONY

FRONT	= 15 FT
REAR	= 15 FT
SIDE INTERNAL	= 5 FT
SIDE CORNER	= 12 FT

SETBACKS SHOWN ARE THE BASE SETBACKS ESTABLISHED PER TABLE 4-A ON THE SUMMERLIN WEST RESIDENTIAL DESIGN CRITERIA.

OWNER

HUGHES HOWARD COMPANY LLC
10801 W CHARLESTON BLVD
LAS VEGAS, NV 89135
(702) 791-4000

DEVELOPER

PARDEE HOMES
4675 W TECO AVE, SUITE 115
LAS VEGAS, NV 89118
(702) 814-1400

ENGINEER

GCW, INC.
1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
(702) 804-2000

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

LEGAL DESCRIPTION

PARCEL F IS A PORTION OF LOT 1 MAPPED WITH THE PARCEL MAP RECORDED IN FILE 125 PAGE 15 OF PARCEL MAPS BY THE CITY OF LAS VEGAS ON SEPTEMBER 24, 2019.
APN# 137-22-301-004

PARCEL F WILL BE ESTABLISHED AS A SEPARATE LEGAL PARCEL BY HHC WITH THE VILLAGE 25 UNIT 3 FINAL MAP.

BASIS OF BEARING

NORTH 01°26'53" EAST, BEING THE BEARING OF THE WEST LINE OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON FILE 125, PAGE 36 OF PARCEL MAPS.

RESTRICTIVE COVENANT NOTE

A COVENANT, CONDITIONS AND RESTRICTIONS AND RESERVATION TO BE PROVIDED AT A LATER DATE.

FLOODZONE

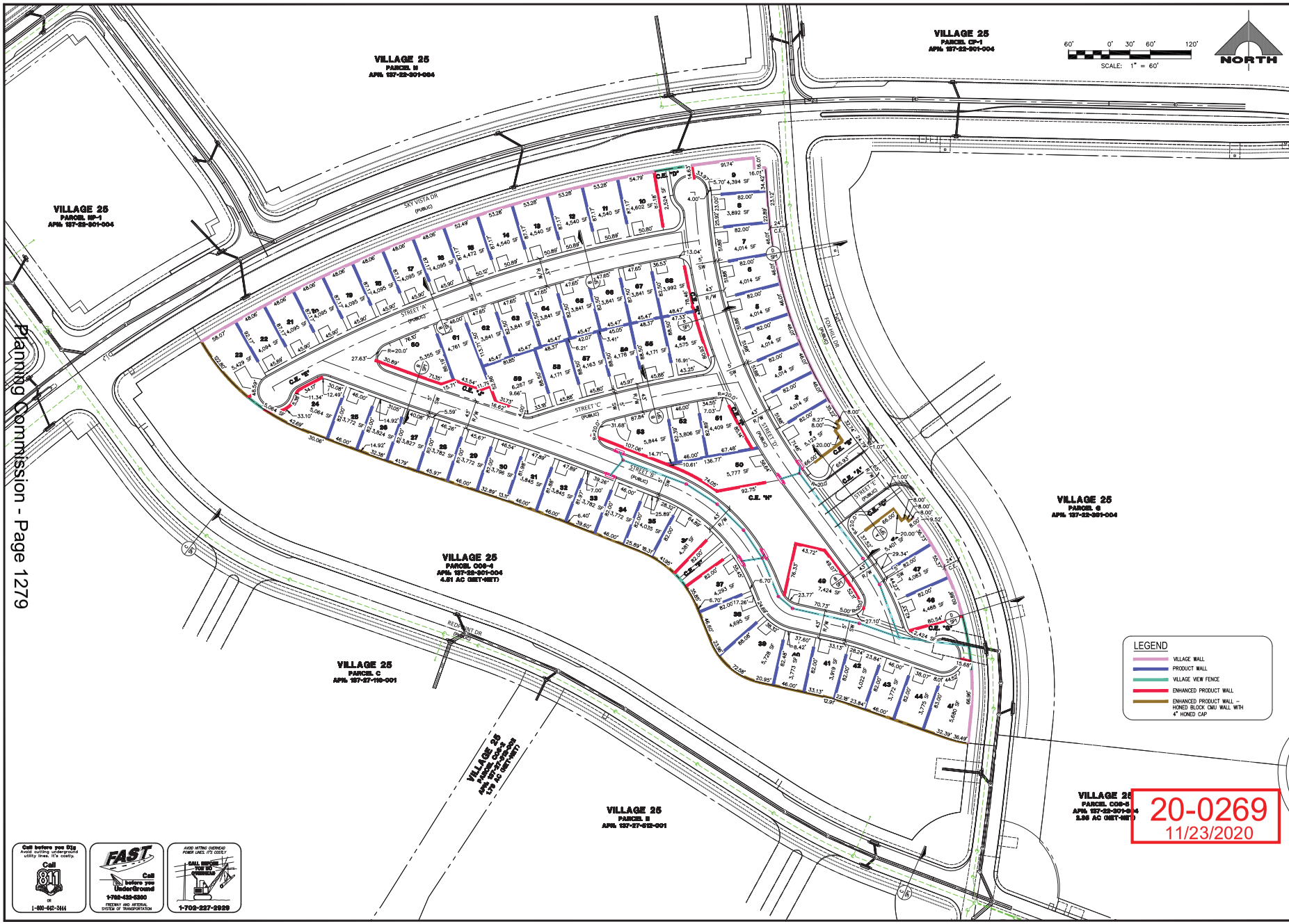
THIS PARCEL IS NOT LOCATED IN A 100-YEAR FLOOD ZONE OR AFFECTED BY A LOMR.

SUMMERLIN DESIGN REVIEW COMMITTEE DATE

20-0269
11/23/2020

Planning Commission - Page 1278

REV	DATE	DESCRIPTION



20-0269
11/23/2020

PROJECT NO. 5523-A077

DESIGN: GCW
DRAWN: GCW
CHECK: GCW
PLOT DATE: 11-19-20
PLOT TIME: 16:53:41

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

LUKY ROXANA LOPEZ

PARDEE HOMES

SUMMERLIN VILLAGE 25 - PARCEL F

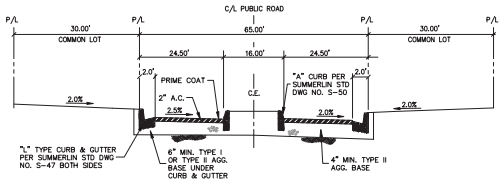
SITE PLAN 2

DRAWING
SP2
2 OF 2 SHTS

DATE: 11/19/2020

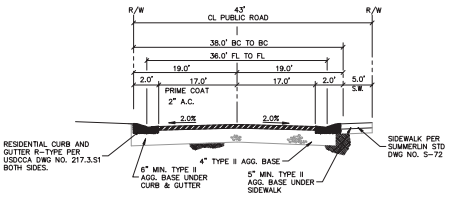
Planning Commission - Page 1279

TENTATIVE MAP
FOR
SUMMERLIN VILLAGE 25 PARCEL F
A PORTION OF APN #137-22-301-004
November 19, 2020



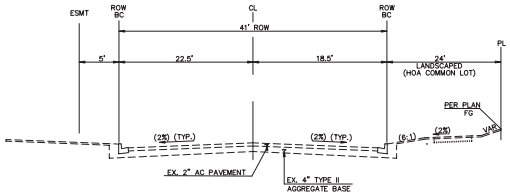
64' PUBLIC ENTRY (A)

SCALE: NTS



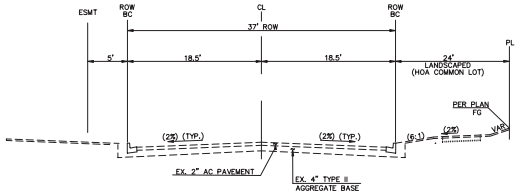
43' PUBLIC STREET (B)

SCALE: NTS



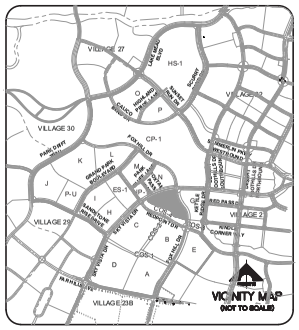
REDPOINT DRIVE (PUBLIC) (C)

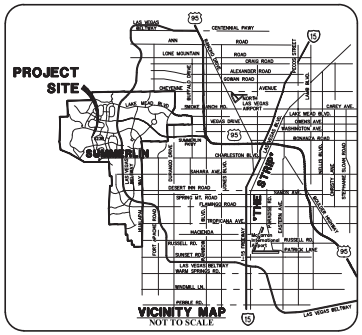
SCALE: NTS



FOXHILL DRIVE (PUBLIC) (D)

SCALE: NTS





LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		CENTERLINE
	D	STORM DRAIN MANHOLE
	S	SEWER MANHOLE
		SEWER LINE AND SIZE
		STORM DRAIN LINE
		WATER LINE AND SIZE
		WATER LINE REDUCER
		WATER SERVICE
		WATER VALVE
		BLOW-OFF
		FIRE HYDRANT
		SIDEWALK RAMP
		STREET NAME SIGN (PERMANENT)
		TRAFFIC CONTROL SIGN
		STREETLIGHT
		PULL BOX
		SERVICE POINT, PAD MOUNTED
		DROP INLET
		RETAINING WALL
2100	2100	INDEX CONTOUR
		INTERMEDIATE CONTOUR
13	13	LOT NUMBER
4.00%	4.00%	SLOPE
(88.88) TC	81.24 FG	ELEVATION
BWV	BWV	SEWER BACKWATER VALVE
PRV	PRV	PRESSURE REDUCING VALVE

Call before you Dig — Avoid cutting underground utility lines. It's costly. Call 811 or 1-800-642-2444

FAST — Call before you Underground — 1-702-432-5300 — FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DIG — 1-702-227-2929

SITE DATA

ZONING
EXISTING ZONING = P-C
EXISTING LAND USE = SF3
PROPOSED ZONING = P-C
NUMBER OF LOTS = 68
NUMBER OF COMMON ELEMENTS = 11

DENSITY

GROSS ACREAGE	= 12.66 AC
NET ACREAGE	= 11.43 AC
NET-NET ACREAGE	= 10.41 AC
GROSS DENSITY	= 5.37 UNIT/AC
NET DENSITY	= 5.95 UNIT/AC
NET-NET ACREAGE	= 6.53 UNIT/AC

LOT SIZE

MINIMUM LOT SIZE	= 3,772 SF
MAXIMUM LOT SIZE	= 7,424 SF
AVERAGE LOT SIZE	= 4,351 SF

OPEN SPACE

PROVIDED	= 32,954 SF

AVG DAILY SEWER DISTRIBUTIONS
0.0701 MGD

SETBACK REQUIREMENTS

FRONT

FRONT ENTRY GARAGE	= 19 FT
SIDE ENTRY GARAGE	= 14 FT
BUILDING FACE	= 14 FT
PORCH	= 10 FT

REAR

BUILDING FACE	= 15 FT MIN – 20' AVERAGE
PATIO	= 15 FT MIN – 20' AVERAGE

SIDE

INTERIOR	= 5 FT
CORNER	= 15 FT

COURTYARD

FRONT	= 8 FT
CORNER SIDE	= 15 FT

BALCONY

FRONT	= 15 FT
REAR	= 15 FT
SIDE INTERNAL	= 5 FT
SIDE CORNER	= 12 FT

SETBACKS SHOWN ARE THE BASE SETBACKS ESTABLISHED PER TABLE 4-A ON THE SUMMERLIN WEST RESIDENTIAL DESIGN CRITERIA.

OWNER
HUGHES HOWARD COMPANY LLC
10801 W CHARLESTON BLVD
LAS VEGAS, NV 89135
(702) 791-4000

DEVELOPER
PARDEE HOMES
4675 W TECO AVE, SUITE 115
LAS VEGAS, NV 89118
(702) 814-1400

ENGINEER
GCW, INC.
1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
(702) 804-2000

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

LEGAL DESCRIPTION

PARCEL F IS A PORTION OF LOT 1 MAPPED WITH THE PARCEL MAP RECORDED IN FILE 125 PAGE 15 OF PARCEL MAPS BY THE CITY OF LAS VEGAS ON SEPTEMBER 24, 2019.
APN# 137-22-301-004

PARCEL F WILL BE ESTABLISHED AS A SEPARATE LEGAL PARCEL BY HHC WITH THE VILLAGE 25 UNIT 3 FINAL MAP.

BASIS OF BEARING

NORTH 01°26'53" EAST, BEING THE BEARING OF THE WEST LINE OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON FILE 74, PAGE 36 OF PARCEL MAPS.

RESTRICTIVE COVENANT NOTE

A COVENANT, CONDITIONS AND RESTRICTIONS AND RESERVATION TO BE PROVIDED AT A LATER DATE.

FLOODZONE

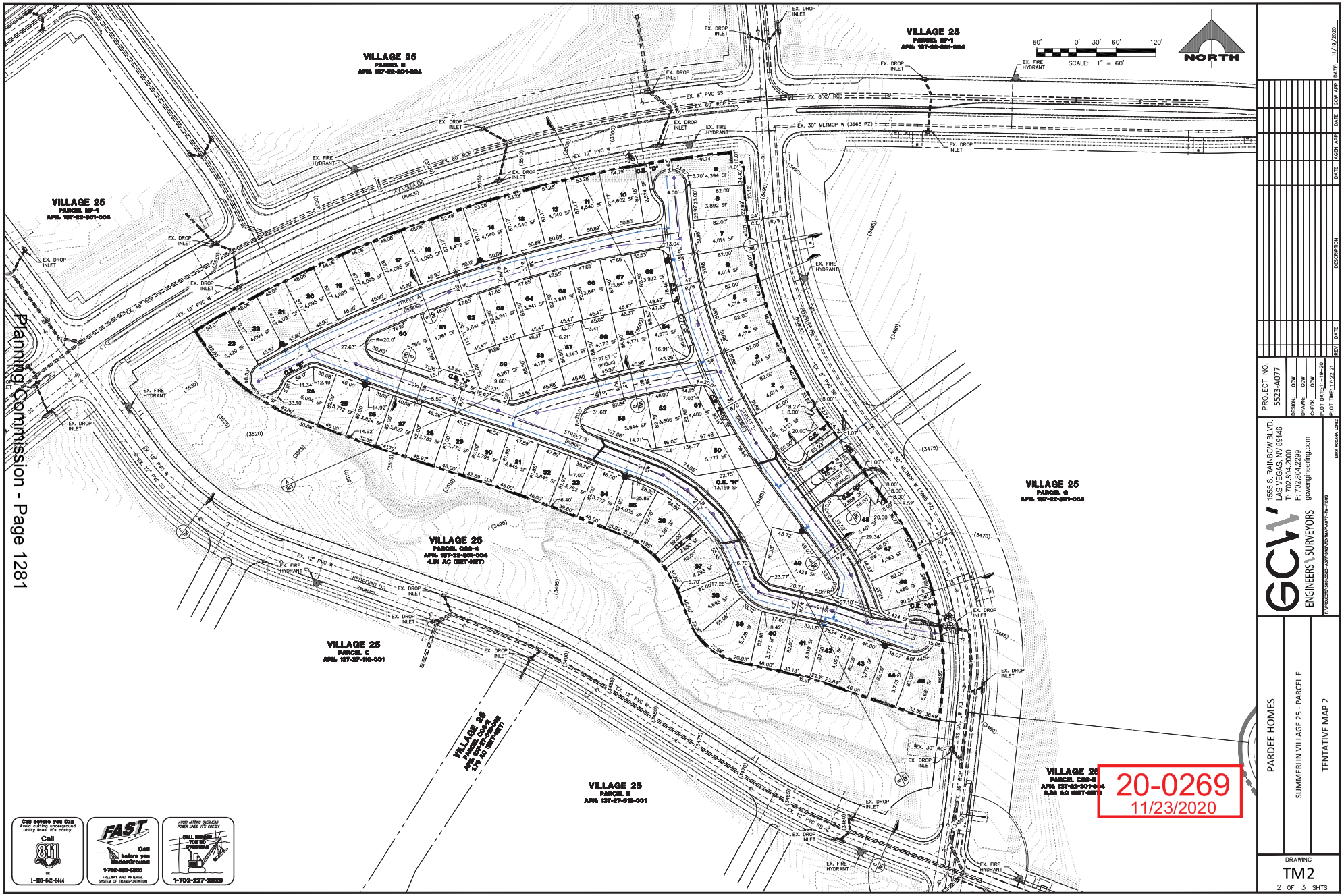
THIS PARCEL IS NOT LOCATED IN A 100-YEAR FLOOD ZONE OR AFFECTED BY A LOMR.

SUMMERLIN DESIGN REVIEW COMMITTEE DATE

20-0269
11/23/20

Planning Commission - Page 1280

REV	DESCRIPTION	DATE



Planning Commission - Page 1281

20-0269
11/23/2020

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
or 1-800-662-2444

FAST
Call before you Dig/Locate
1-702-435-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU BE CAREFUL
1-702-257-2929

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE
							11/19/2020

PROJECT NO. 5523-A077
DESIGN: GCW
DRAWN: GCW
CHECK: GCW
PLOT DATE: 11-19-20
PLOT TIME: 17:22:21

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

P:\PROJECTS\5500\5523-A077\DWG\DETAILS\A077-TM-F.DWG
LUAN ROSANA LOPEZ

PARDEE HOMES

SUMMERLIN VILLAGE 25 - PARCEL F

TENTATIVE MAP 2

DRAWING
TM2
2 OF 3 SHTS

PARDEE HOMES

SUMMERLIN VILLAGE 25 - PARCEL F

TENTATIVE MAP 3

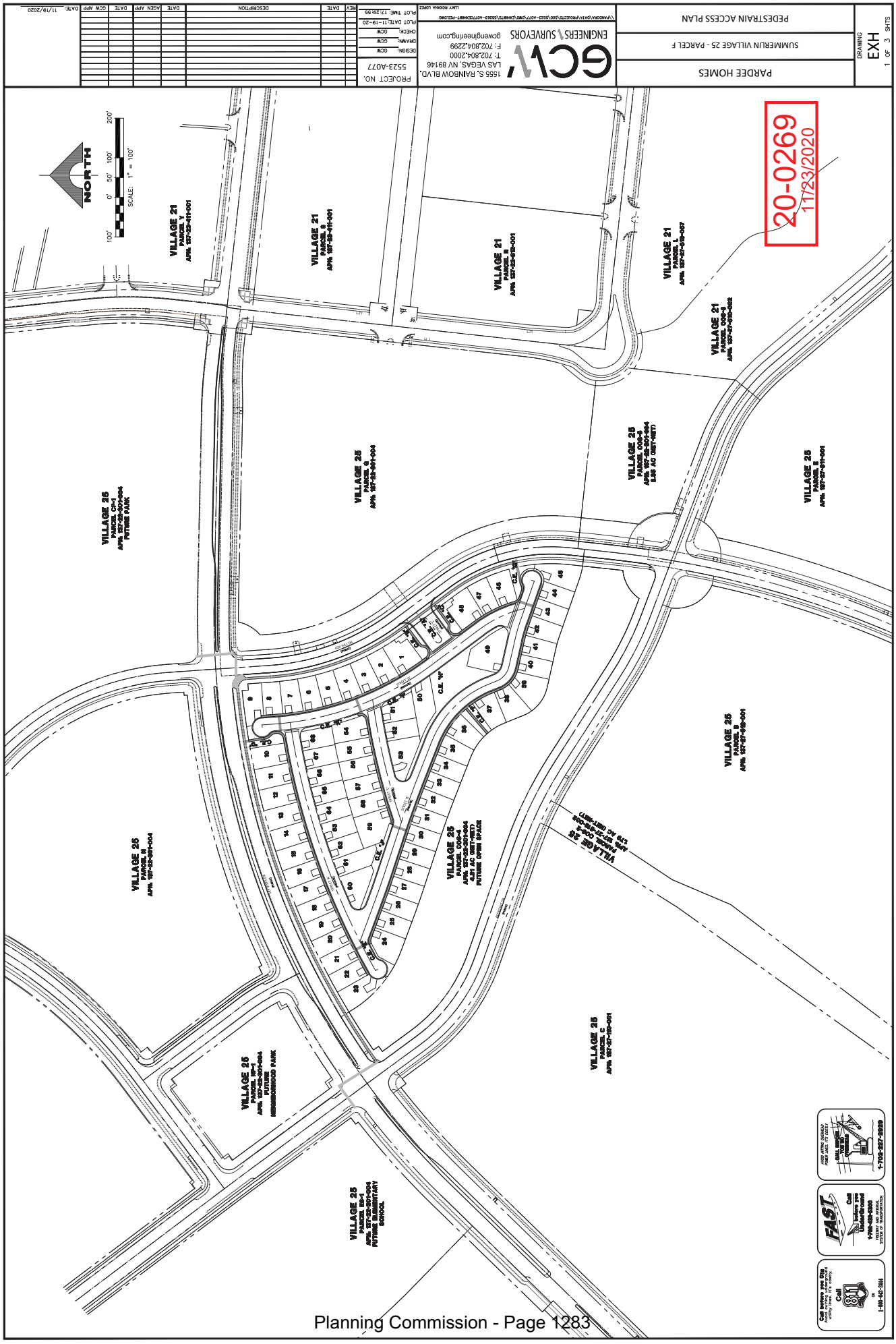
DRAWING TM3 3 OF 3 SHTS

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO. 5523-A077

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE

20-0269
11/23/2020


PARDEE HOMES
SUMMERLIN VILLAGE 25 - PARCEL F
PEDESTRIAN ACCESS PLAN
DRAWING
EXH
1 OF 3 SHTS
PROJECT NO.
5523-A077
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
ENGINEERS & SURVEYORS
NORTH
SCALE: 1" = 100'
20-0269
11/23/2020
VILLAGE 21
VILLAGE 25
VILLAGE 25 PARCEL CP-1 APN: 137-22-301-004 FUTURE PARK
VILLAGE 25 PARCEL H APN: 137-22-301-004
VILLAGE 25 PARCEL HP-1 APN: 137-22-301-004 FUTURE NEIGHBORHOOD PARK
VILLAGE 25 PARCEL ES-1 APN: 137-22-301-004 FUTURE ELEMENTARY SCHOOL
VILLAGE 25 PARCEL C APN: 137-27-110-001
VILLAGE 25 PARCEL B APN: 137-27-518-001
VILLAGE 25 PARCEL E APN: 137-27-511-001
VILLAGE 25 PARCEL G APN: 137-22-301-004
VILLAGE 25 PARCEL CO-4 APN: 137-22-301-004 4.51 AC (NET-NET) FUTURE OPEN SPACE
VILLAGE 25 PARCEL CO-3 APN: 137-22-301-004 8.55 AC (NET-NET)
VILLAGE 25 PARCEL CO-2 APN: 137-22-301-004 1.79 AC (NET-NET)
VILLAGE 21 PARCEL Y APN: 137-23-511-001
VILLAGE 21 PARCEL S APN: 137-23-511-001
VILLAGE 21 PARCEL R APN: 137-22-512-001
VILLAGE 21 PARCEL L APN: 137-27-513-057
VILLAGE 21 PARCEL CO-3 APN: 137-27-510-002
VILLAGE 21 PARCEL CO-1 APN: 137-27-510-001
Call
1-800-422-4444
Call
1-702-257-2020
FAST
Call
1-702-262-5300

Summerlin Village 25 Parcel F 100230-PRE

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- ☑ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☑ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

NR ☐ 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.

NR ☐ 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.

NR ☐ 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.

NR ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☐ 3. Any proposed deviations from City standards (refer to the pre-application checklist).
need VAR for public street stubs - do not support

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

NR ☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Lucien Paet

Digitally signed by Lucien Paet
DN: C=US, E=lpaet@lasvegasnevada.gov, O=City of Las Vegas, OU=Public Works - Transportation, CN=Lucien Paet
Reason: I have reviewed this document
Date: 2020.10.15 13:36:33-07'00'

Date: _____



20-0269-SCD1 AND 20-0269-TMP1 - APPLICANT: PARDEE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC
EAST CORNER OF SKY VISTA DRIVE AND RED POINT DRIVE

10/29/2020



20-0269-SCD1 AND 20-0269-TMP1 - APPLICANT: PARDEE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC
EAST CORNER OF SKY VISTA DRIVE AND RED POINT DRIVE

10/29/2020

5523-A077

October 5, 2020

City of Las Vegas
Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Summerlin Village 25 Parcel F Tentative Map A Portion of APN: 137-22-301-004

Gentlemen:

On behalf of our clients, The Howard Hughes Company, LLC and Pardee Homes of Nevada, GCW respectfully requests your acceptance and review of the above-referenced project.

Village 25 Parcel F is located in Summerlin Master Planned Community. It is at the northwest corner of Redpoint Drive Drive and Foxhill Drive. The Tentative Map shows one entry with ingress and egress coming off of Foxhill Drive. All proposed streets are to be public streets.

The site consists of 68 single-family residential lots with with 11 common lots. The minimum lot size is 46 feet wide by 82 feet deep. The minimum lot size is 3,772 square feet. The maximum lot size is approximately 7,578 square feet. The average lot size is approximately 4,349 square feet. The project will have an interior open space/park of approximately 14,361 square feet in size.

The site contains approximately 12.66 gross acreages. With 68 single-family residential lots, that gross density will be 5.37 unit per acreage.

The above mentioned interior open space/park, lot square footages, and density meets or exceeds Summerlin and City of Las Vegas requirements for this Parcel.

Variance:
Public street with 5 foot sidewalk on one side, and reduce turn around for public street.

Per meeting with staff, it's acceptable to have a public road with 36 feet wide as measure from flow line to flow line with a 5 feet wide attached sidewalk on one side. Based on this meeting, we are proposing to have all interior streets as public streets.

Our second request is to reduce street turn around radius from 40.5 feet to 25.5 feet for dead end streets that are 150 feet or less. The 25.5 feet radius will provide enough space for service vehicles to make the turn.

20-0269
11/12/2020

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
info@gcwengineering.com
gcwengineering.com

We appreciate your review and approval of this Tentative Map, along with it variances. Please give me a call at 702-804-2118 if you have any questions or comments.

Cordially,

GCW, Inc.



Gia D. Nguyen, P.E.
Senior Vice President

20-0269
11/12/2020

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

Howard Hughes

Mina Maleki
Pardee Homes
4675 West Teco Avenue, Suite 115
Las Vegas, NV 89118

November 9, 2020

Re: SDRC Review | Kings Canyon | Preliminary Engineering Review | Parcel F | Approved | Arroyo's Edge (Pardee Homes) | Summerlin Village 25 (Redpoint)

Dear Mina -

The Summerlin Design Review Committee (SDRC) reviewed the revised preliminary engineering submittal. The submittal is *approved.*

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Design Review Coordinator, Summerlin

20-0269
11/12/2020

The Howard Hughes Corporation
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

20-0269-TMP1
Pardee Homes

SWC Sky Vista Drive and Fox Hill Drive

Proposed 68 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]	68	9.44	**642**
AM Peak Hour			0.74	**50**
PM Peak Hour			0.99	**67**

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sky Vista Drive	50,900
Fox Hill Drive	12,480
Redpoint Drive	12,480

This project will add approximately 642 trips per day on Sky Vista Dr., Fox Hill Dr. and Redpoint Dr. These streets do not yet exist adjacent to this project, but they are projected to be under capacity upon opening.

Based on Peak Hour use, this development will add into the area roughly 67 additional cars, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 11/06/2020 **Application Number** 20-0269-TMP1 **Entity** LV

Company Name GCW

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 804-2109 **Mobile** **Fax** **Email**

Project Name Summerlin Village 25 Parcel F

Project Description 68 single family lots

APN's 137-22-301-004 ptn

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	68	x 0.173 =	13	x 0.095 =	7	x 0.133 =	9
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			13		7		9

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Vassilliadis ES	215 Antelope Ridge Dr.	K-5	863	972	11/2/2020
Rogich MS	235 N Pavilion Center Dr.	6-8	1611	1714	11/2/2020
Palo Verde HS	333 S. Pavilion Center Dr.	9-12	2589	3083	11/2/2020

*** CCSD Comments** Vassilliadis ES, Rogich MS and Palo Verde HS are over capacity for the 2020-2021 school year. Vassilliadis is at 112.63%, Rogich MS is at 106.39%, and Palo Verde HS is at 119.08% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
39a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0269-SCD1 - TO ALLOW PUBLIC STREETS THAT DO NOT MEET THE PUBLIC STREET STANDARDS. 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:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
39b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0269-TMP1 - SUMMERLIN VILLAGE 25 PARCEL F - FOR A 68-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. 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:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
40

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

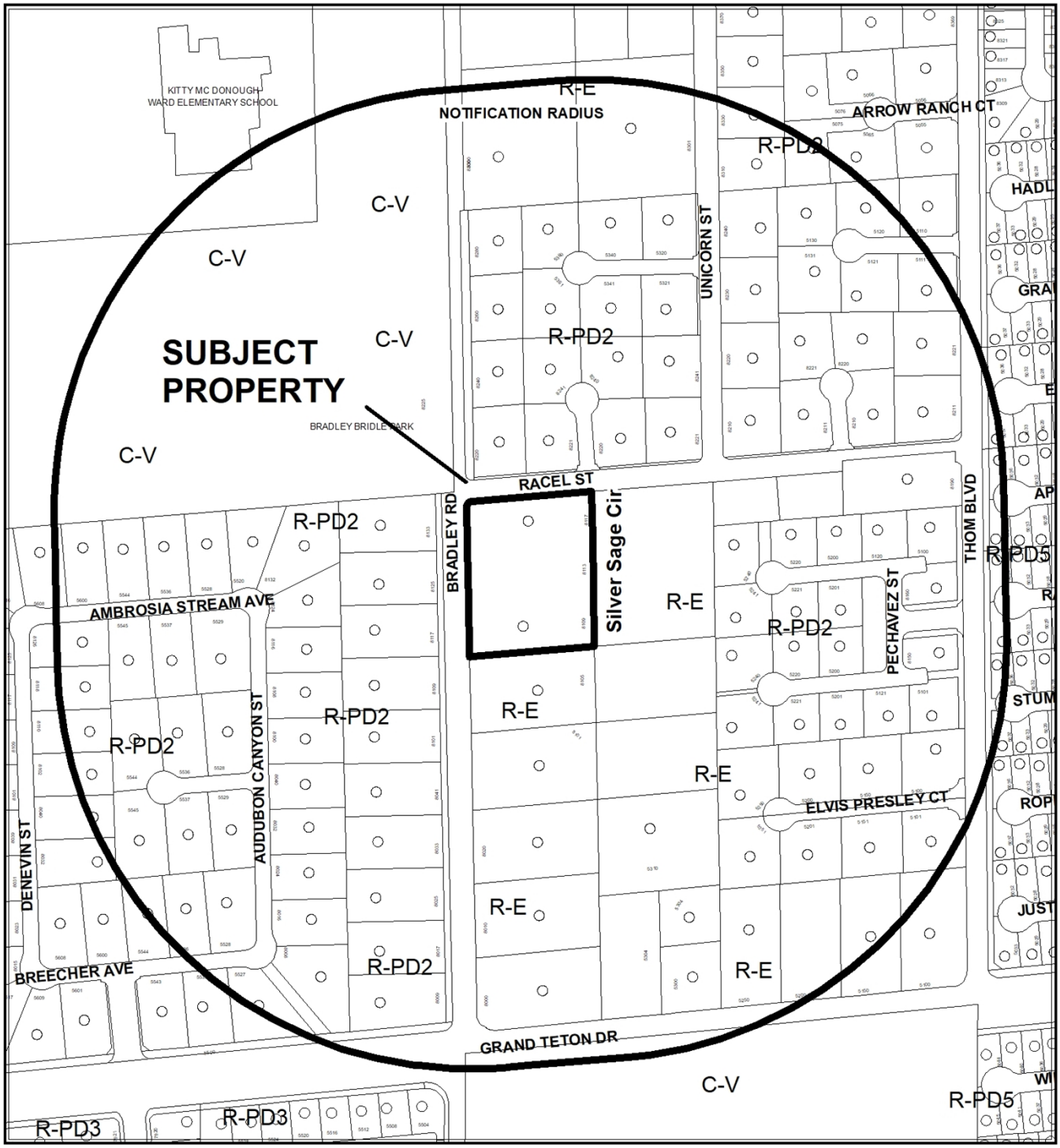
SUBJECT:
20-0194 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD THOMAS - For possible action on the following Land Use Entitlement project requests on 2.60 acres at 8109 Silver Sage Circle (APN 125-12-801-037), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

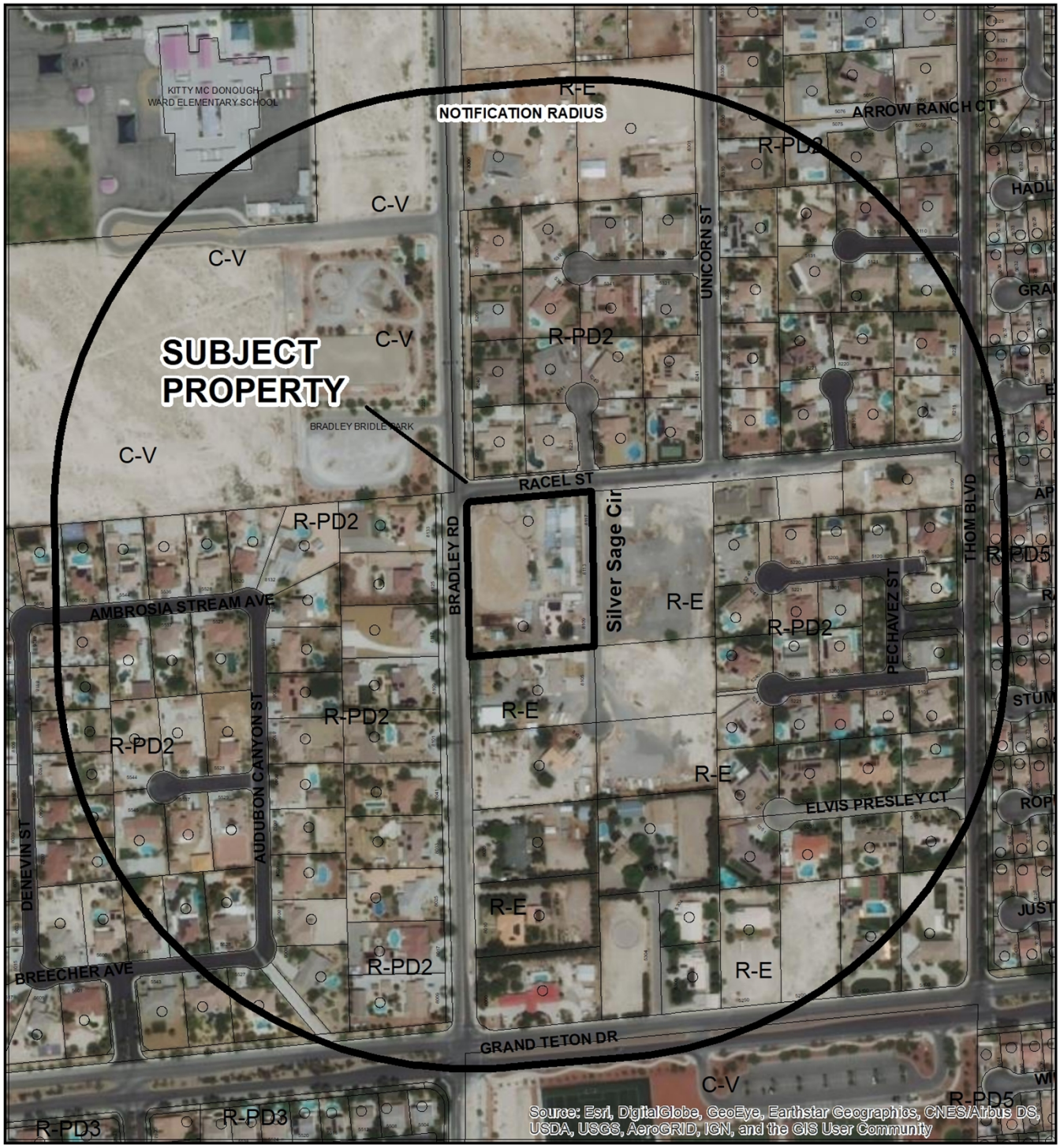
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards
7. Submitted at Meeting - E-comments



CASE: 20-0194

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



0 275 550 Feet

CASE: **20-0194**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RICHARD THOMAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0194-VAR1	Staff recommends DENIAL, if approved subject to conditions:	20-0194-SUP1 20-0194-SUP2
20-0194-VAR2	Staff recommends DENIAL, if approved subject to conditions:	20-0194-SUP1 20-0194-SUP2
20-0194-SUP1	Staff recommends DENIAL, if approved subject to conditions:	20-0194-VAR1 20-0194-VAR2 20-0194-SUP2
20-0194-SUP2	Staff recommends DENIAL, if approved subject to conditions:	20-0194-VAR1 20-0194-VAR2 20-0194-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 142

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

20-0194-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0194-SUP1), Special Use Permit (20-0194-SUP2) and Variance (20-0194-VAR2) 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.

20-0194-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0194-SUP1), Special Use Permit (20-0194-SUP2) and Variance (20-0194-VAR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

CS

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.

20-0194-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for An Animal Keeping and Husbandry use.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0194-VAR1), Variance (20-0194-VAR2), and Special Use Permit (20-0194-SUP2) shall be required, if approved.

3. All operations and activities shall comply with the requirements of LVMC Title 7.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0194-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Horse Corral or Stable (Commercial) use.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0194-VAR1), Variance (20-0194-VAR2), and Special Use Permit (20-0194-SUP1) shall be required, if approved.

3. All operations and activities shall comply with the requirements of LVMC Title 7.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This a Special Use Permit (2) and Variance (2) request to keep an existing commercial horse stable and animal keeping development at 8109 Silver Sage Circle.

ISSUES

- A Horse Corral or Stable (Commercial) use is permissible in the R-E (Residence Estates) zoning district with approval of a Special Use Permit. Staff does not support the request.
- An Animal Keeping & Husbandry use is permissible in the R-E (Residence Estates) zoning district with approval of a Conditional Use Permit. As the applicant fails to meet every requirement, approval of a Special Use Permit is required. Staff does not support the request.
- Variance (20-0194-VAR1) is requested to allow zero parking spaces where 10 are required for a Horse Corral or Stable (Commercial) use. Staff does not support the request.
- Variance (20-0194-VAR2) is requested to allow multiple accessory structures in required setback areas, non-aesthetically compatible accessory structures and a six-foot chain link fence. Staff does not support the request.
- These requests are a result of Code Enforcement Case (#CE-187231) which was opened regarding animal nuisances on 04/03/18.
- The Department of Public Works has commented that off-sites (including the trail) will not be requested with this application and the Covenant recorded in 1989 will stand as their commitment to construct off-sites in the future.

ANALYSIS

The subject 2.60-acre site is zoned R-E (Residence Estates) and subject to Title 19 development standards. It is home to an existing single family dwelling, many accessory structures and a riding ring. The site is surrounded by single family dwellings to the north, south and west. The property adjacent to the east is undeveloped. Per the submitted justification letter, the applicant requests Special Use Permits and Variances in order to continue operations of their commercial horse stable and animal keeping business. Multiple structures, including sheds, stables, fences and a carport have been constructed without building permits and not in conformance to city codes.

Title 19.12 defines a Horse Corral or Stable (Commercial) use as "a structure for the keeping of horses, mules or ponies which are boarded for compensation or for use in providing instructional or recreational activities for persons other than occupants of the premises." The proposed use meets this definition as the applicant has stated in their justification letter that the property is used by community members for riding and lessons. The applicant is requesting to keep the commercial horse corral to house up to 30 horses and 20 cattle at maximum capacity. There are no Minimum Special Use Permit Requirements associated with the Horse Corral or Stable (Commercial) use. One parking space is required for each five horses that can be boarded at the maximum capacity on the property. A Variance is requested to allow no parking spaces in conformance with Title 19 requirements where 10 are required.

The Animal Keeping and Husbandry use is defined by Title 19.12 as "the raising, keeping and breeding of domestic or nondomestic animals. The use must be ancillary to the principal use, but may be conducted for commercial purposes. The use includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets or the breeding of domestic dogs and cats pursuant to and in accordance with the Home Occupation Permit provisions of LVMC 19.16.180." The proposed use meets this definition, as the applicant is requesting to house 30 horses, 20 cattle and 17 chickens on the subject property in conjunction with the proposed Horse Corral or Stable (Commercial) use.

Minimum Special Use Permit Requirements:

*1. All operations and activities shall comply with the requirements of LVMC Title 7.

A condition of approval has been added to ensure this requirement is met.

*2. All structures must comply with applicable building and fire code requirements.

If approved, all un-permitted structures will be required to obtain building permits.

*3. With respect to domestic animals:

a) Crowing roosters are prohibited.
b) In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements:
   i. The lot must be developed with a single family residence.
   ii. Chickens (hens) may be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.

iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
iv. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.
v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.

Requirement 3(a) will be met as a condition of approval. Requirement 3(b) is not applicable as the subject site is zoned R-E (Residence Estates).

*4. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.

This requirement is not applicable as the subject site is zoned R-E (Residence Estates).

Many of the existing accessory structures are built in the front yard and/or in front of the primary residence located at the subject site. The applicant requests Variances to allow a five-foot front yard setback where 30 feet is required; a five-foot corner-side yard setback where 15 feet is required; a one-foot separation from the main building where six feet is required; an accessory structure in front of the principal dwelling where such is prohibited and accessory structures that are not aesthetically compatible with the principal dwelling where such are required. Additionally, a Variance is requested to allow a six-foot front yard chain-link fence where five feet with a two-foot solid base is allowed. If approved, the applicant will be required to obtain building permits for each unpermitted structure.

As evidenced by the number of Variances that accompany this application, the subject site is too small to accommodate the development and number of animals as is. The Variance requests are found to be self-imposed hardships that could have been prevented had the applicant applied for the necessary building permits prior to construction. The overall development is not compatible with the existing primarily residential development in the surrounding area. Therefore, staff recommends denial of all requested entitlements. If approved, they will be subject to conditions.

FINDINGS (20-0194-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not provide parking that adheres to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0194-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to keep chain link fencing that exceeds the maximum height allowed and accessory structures that are not aesthetically compatible and located within required setback areas. 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 (20-0194-SUP1) - Animal Keeping & Husbandry

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use in its current magnitude cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not physically suitable for the type and intensity of the land use. The site is over utilized, as illustrated by the Variance requests.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site can be accessed from Silver Sage Circle, a 40-foot Private Drive as described by the Master Plan of Streets and Highways, is adequate in size to meet the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets all of the applicable conditions for an Animal Keeping & Husbandry use.

FINDINGS (20-0194-SUP2) - Horse Corral or Stable (Commercial)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use in its current magnitude cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not physically suitable for the type and intensity of the land use. The site is over utilized, as illustrated by the Variance requests.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site can be accessed from Silver Sage Circle, a 40-foot Private Drive as described by the Master Plan of Streets and Highways, is adequate in size to meet the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no applicable conditions listed for the Horse Corral or Stable (Commercial) use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/02/17	Code Enforcement Case (#CE-175390) was opened regarding animal nuisances. The case was closed on 01/08/18.
04/03/18	Code Enforcement Case (#CE-187231) was opened regarding animal nuisances. The case remains open.
12/05/19	Reversionary Map (PMP-75836) was recorded for Technical Review of a One-Lot Parcel Map on 2.62 acres at 8109 Silver Sage Circle.

Most Recent Change of Ownership	
06/15/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

CS

Pre-Application Meeting	
09/14/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for proposed Special Use Permits and Variances.
10/13/20	Staff conducted a follow-up meeting with the applicant where the submitted plan revisions were reviewed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/30/20	Staff conducted a routine field check and found a single family dwelling, riding ring, several horse stables and other accessory structures.

Details of Application Request	
Site Area	
Net Acres	2.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development 2 Units Per Acre)
South	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development 2 Units Per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Equestrian)	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, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	30 Feet	5 Feet	N*
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	5 Feet	N*
Min. Distance Between Buildings	6 Feet	1-Foot	N*

*The applicant has requested a Variance to allow reduced setbacks and a reduced distance from the principal dwelling.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Silver Sage Circle	Private Drive	Master Plan of Streets and Highways Map	40	Y
Bradley Road	Local Street	Title 13	60	Y
Racel Street	Local Street	Title 13	50	Y

CS

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	
Horse Corral or Stable (Commercial)	50	1 per 5 Horses	10				
TOTAL SPACES REQUIRED			10		0		N*
Regular and Handicap Spaces Required			9	1	0	0	N*

*The applicant has requested a Variance in order to allow no parking spaces.

CS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 8109 Silver Sage Cir Las Vegas, NV 89131

Project Name Richard Thomas **Proposed Use** Horse Boarding facility

Assessor's Parcel #(s) 125 12 801 003 **Ward #** _____

General Plan: Existing ✓ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Richard Thomas Contact _____

Address 8109 Silver Sage Cir City Las Vegas State NV Zip 89131

E-mail triangletarena@yahoo.com Phone 702-278-5257

Applicant Richard Thomas Contact _____

Address 8109 Silver Sage Cir City Las Vegas State NV Zip 89131

E-mail triangletarena@yahoo.com Phone 702-278-5257

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 NO **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 Richard L Thomas

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Richard L Thomas

20-0194
09/22/2020

Subscribed and sworn before me

This 28 day of July, 20 20

by Richard Thomas (Clark County, State of Nevada)

Notary Public in and for said County and State

T. SHELTON
Notary Public, State of Nevada
Appointment No. 08-6973-1
My Appt. Expires Feb 27, 2024

of LOTS 1, 2, and 3 OF PARCEL MAP FILE 75, PAGE 33

FOR

RICHARD L. THOMAS

LYING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE OF DEDICATION

I, RICHARD L. THOMAS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP FOR THE PURPOSE OF REVERTING TO ACREAGE THE PARCELS OF LAND DELINEATED HEREON.

RICHARD L. THOMAS DATE

ACKNOWLEDGMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY RICHARD L. THOMAS AS OWNER.

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
MY COMMISSION EXPIRES _____

APPROVAL

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS, ON THE _____ DAY OF _____, 20__, DID APPROVE THIS MAP, IN ACCORDANCE WITH NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED.

M. MARGO WHEELER, AICP, DIRECTOR DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

PURSUANT TO N.R.S. 278.468 THIS MAP MUST BE RECORDED BY _____

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I DID EXAMINED THIS REVERSIONARY PARCEL MAP AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, PLS No. 12469 DATE
CITY SURVEYOR
CITY OF LAS VEGAS

LEGAL DESCRIPTION

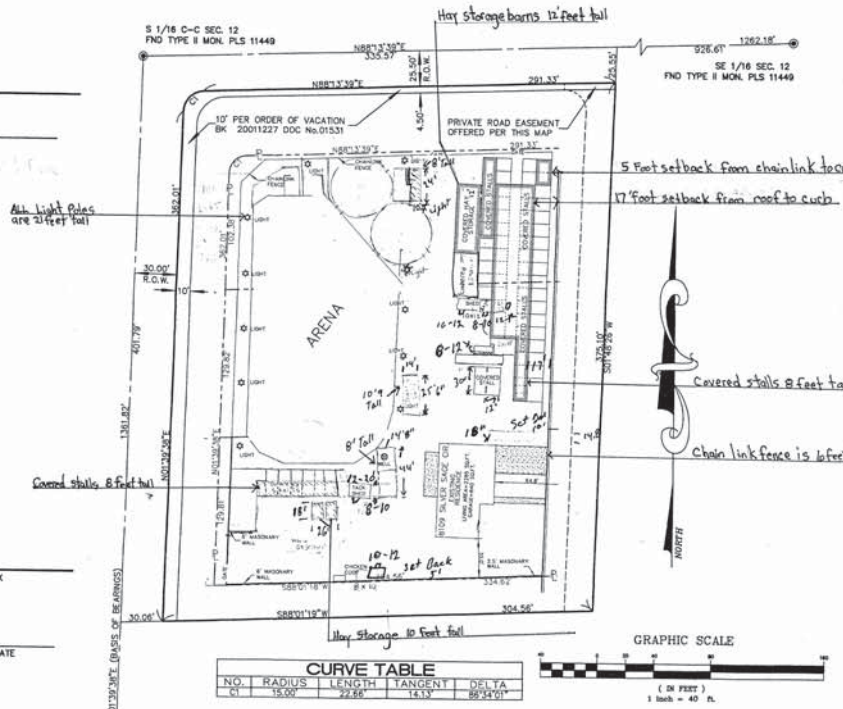
LOTS 1, 2, and 3 OF PARCEL MAP FILE 75, PAGE 33, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, and THAT AREA VACATED BY ORDER OF VACATION RECORDED IN BOOK 20011227, AS DOC. No. 001531, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING: 114,296 SQUARE FEET / 2.623 ACRES OF LAND.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT MAP IN FILE 75 OF RECORDED PARCEL MAPS, PAGE 33, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SAID LINE BEARS NORTH 01°39'38" EAST.



CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	22.66'	14.13'	86°34'01"

LOT 1
114,296 sq.ft.
2.623 acres

S 1/4 CORNER, SEC. 12
FND CLV TYPE I MON.

LEGEND

———	SUBDIVISION BOUNDARY LINE
———	LOT LINE
— · —	CENTERLINE
———	PROPERTY LINE EXTENSION / TIE LINE
- - - -	ADJACENT PROPERTY LINE
- - - -	EASEMENT LINE
(R)	RADIAL BEARING LINE
A.P.N.:	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
C1	CURVE DATA NUMBER
◉	MONUMENT FOUND AS INDICATED
O	SET REBAR AND AL. CAP PLS 7008

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

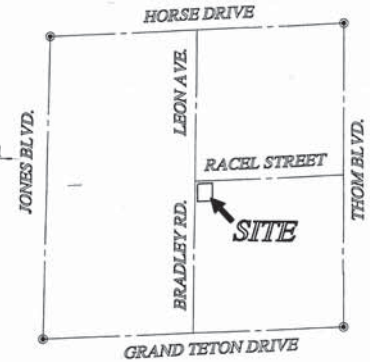
SURVEYOR'S CERTIFICATE

I, GERALD L. WIRTHLIN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS REVERSIONARY PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHARD L. THOMAS
2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THIS MAP HAS BEEN PREPARED FROM THE INFORMATION SHOWN IN FILE 75, PAGE 33 OF RECORDED PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR CORRECTNESS OF OTHER INFORMATION SHOWN OR COPIED FROM SAID MAP.
5. THIS SURVEY WAS COMPLETED ON JULY 20th, 2018

GERALD L. WIRTHLIN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7008

10-11-18



VICINITY MAP
SOUTHEAST 1/4,
SECTION 12, T.19 S,. R.60 E., M.D.M.

20-0194
PMR-XXXXX
10/19/2020

REVERSIONARY PARCEL MAP FOR RICHARD L. THOMAS

OF LOTS 1, 2, and 3 IN FILE 75, PAGE 33 OF RECORDED PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

GERALD L. WIRTHLIN
PLS #7008
PHONE (702) 379-8362

FILED AT THE REQUEST OF:
GERALD L. WIRTHLIN
DATE _____ AT _____ M.
FILE _____ PAGE _____
OF SURVEYS
OFFICIAL RECORDS BOOK No.
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE: _____ DEPUTY _____

of LOTS 1, 2, and 3 OF PARCEL MAP FILE 75, PAGE 33

FOR

RICHARD L. THOMAS

LYING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE OF DEDICATION

I, RICHARD L. THOMAS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP FOR THE PURPOSE OF REVERTING TO ACREAGE THE PARCELS OF LAND DELINEATED HEREON.

RICHARD L. THOMAS DATE

ACKNOWLEDGMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY RICHARD L. THOMAS AS OWNER.

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
MY COMMISSION EXPIRES _____

APPROVAL

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS, ON THE _____ DAY OF _____, 20__, DID APPROVE THIS MAP, IN ACCORDANCE WITH NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED.

M. MARGO WHEELER, AICP, DIRECTOR DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

PURSUANT TO N.R.S. 278.468 THIS MAP MUST BE RECORDED BY _____

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I DID EXAMINED THIS REVERSIONARY PARCEL MAP AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, PLS No. 12469 DATE
CITY SURVEYOR
CITY OF LAS VEGAS

LEGAL DESCRIPTION

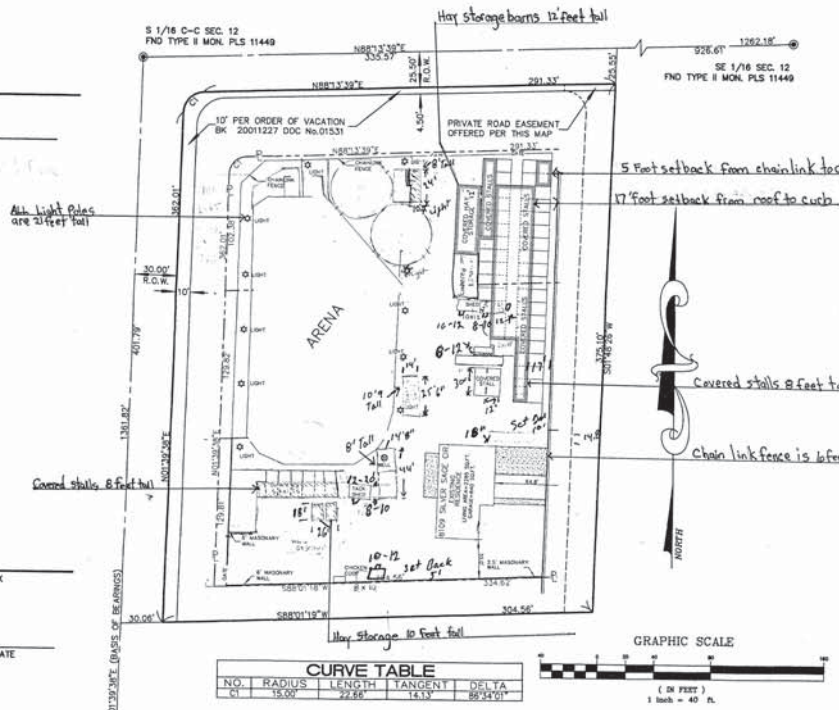
LOTS 1, 2, and 3 OF PARCEL MAP FILE 75, PAGE 33, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, and THAT AREA VACATED BY ORDER OF VACATION RECORDED IN BOOK 20011227, AS DOC. No. 001531, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING: 114,296 SQUARE FEET / 2.623 ACRES OF LAND.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT MAP IN FILE 75 OF RECORDED PARCEL MAPS, PAGE 33, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SAID LINE BEARS NORTH 01°39'38" EAST.



CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	22.66'	14.13'	86°34'01"

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CENTERLINE
- PROPERTY LINE EXTENSION / TIE LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- (R) RADIAL BEARING LINE
- A.P.N.: ASSESSOR'S PARCEL NUMBER
- R/W RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- U.E. UTILITY EASEMENT
- C1 CURVE DATA NUMBER
- ◉ MONUMENT FOUND AS INDICATED
- O SET REBAR AND AL. CAP PLS 7008

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

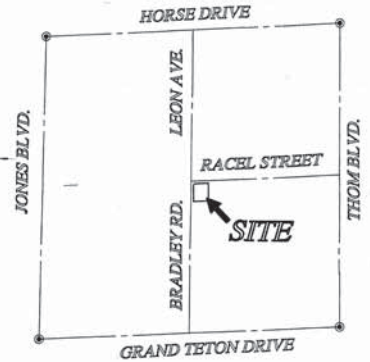
SURVEYOR'S CERTIFICATE

I, GERALD L. WIRTHLIN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS REVERSIONARY PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHARD L. THOMAS
2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THIS MAP HAS BEEN PREPARED FROM THE INFORMATION SHOWN IN FILE 75, PAGE 33 OF RECORDED PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR CORRECTNESS OF OTHER INFORMATION SHOWN OR COPIED FROM SAID MAP.
5. THIS SURVEY WAS COMPLETED ON JULY 20th, 2018

GERALD L. WIRTHLIN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7008

10-11-18



VICINITY MAP
SOUTHEAST 1/4,
SECTION 12, T.19 S,. R.60 E., M.D.M.

20-0194
PMR-XXXXX
10/19/2020

REVERSIONARY PARCEL MAP FOR RICHARD L. THOMAS

OF LOTS 1, 2, and 3 IN FILE 75, PAGE 33 OF RECORDED PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

GERALD L. WIRTHLIN
PLS #7008
PHONE (702) 379-8362

FILED AT THE REQUEST OF:
GERALD L. WIRTHLIN
DATE _____ AT _____ M.
FILE _____ PAGE _____
OF SURVEYS
OFFICIAL RECORDS BOOK No.
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE: _____ DEPUTY _____

1. picture of 6' chain link fence and 8' horse shades from Silver Sage Cir
2. Space between house and RV parking
3. View of 12' hay Cover
4. View 10x12 and 8x10 Tough sheds
5. View North end of property hay shed
6. View of gap between 12' haybarn and 8' horse stalls
7. View of 10' hay cover South end of property
8. Chicken Coop
9. 8' cow barn Cover
10. View from Bradley to property line showing no over lighting.
11. North to South View on Bradley property line showing no over lighting
12. View of light poles in day light

Planning Commission - Page 1317

of LOTS 1, 2, and 3 OF PARCEL MAP FILE 75, PAGE 33

FOR

RICHARD L. THOMAS

LYING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE OF DEDICATION

I, RICHARD L. THOMAS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP FOR THE PURPOSE OF REVERTING TO ACREAGE THE PARCELS OF LAND DELINEATED HEREON.

RICHARD L. THOMAS DATE

ACKNOWLEDGMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY RICHARD L. THOMAS AS OWNER.

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
MY COMMISSION EXPIRES _____

APPROVAL

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS, ON THE DAY OF 20 , DID APPROVE THIS MAP, IN ACCORDANCE WITH NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED.

M. MARGO WHEELER, AICP, DIRECTOR DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

PURSUANT TO N.R.S. 278.468 THIS MAP MUST BE RECORDED BY _____.

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I DID EXAMINED THIS REVERSIONARY PARCEL MAP AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, PLS No. 12469 DATE
CITY SURVEYOR
CITY OF LAS VEGAS

LEGAL DESCRIPTION

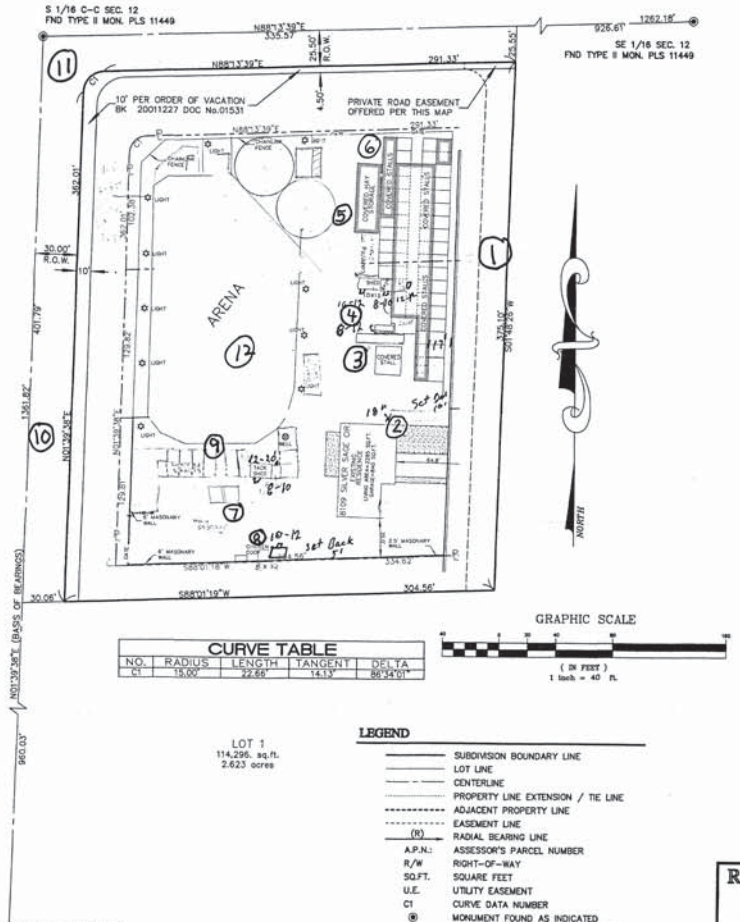
LOTS 1, 2, and 3 OF PARCEL MAP FILE 75, PAGE 33, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, and THAT AREA VACATED BY ORDER OF VACATION RECORDED IN BOOK 20011227, AS DOC. No. 001531, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING: 114,296 SQUARE FEET / 2.623 ACRES OF LAND.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT MAP IN FILE 75 OF RECORDED PARCEL MAPS, PAGE 33, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SAID LINE BEARS NORTH 01°39'38" EAST.



CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	22.66'	14.13'	86°34'01"

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CENTERLINE
- PROPERTY LINE EXTENSION / TIE LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- (R) RADIAL BEARING LINE
- A.P.N.: ASSESSOR'S PARCEL NUMBER
- R/W RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- U.E. UTILITY EASEMENT
- C1 CURVE DATA NUMBER
- ◉ MONUMENT FOUND AS INDICATED
- O SET REBAR AND AL. CAP PLS 7008

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

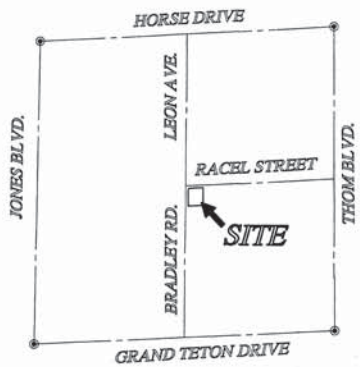
SURVEYOR'S CERTIFICATE

I, GERALD L. WIRTHLIN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS REVERSIONARY PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHARD L. THOMAS
2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THIS MAP HAS BEEN PREPARED FROM THE INFORMATION SHOWN IN FILE 75, PAGE 33 OF RECORDED PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR CORRECTNESS OF OTHER INFORMATION SHOWN OR COPIED FROM SAID MAP.
5. THIS SURVEY WAS COMPLETED ON JULY 20th, 2018

GERALD L. WIRTHLIN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7008

10-11-18



VICINITY MAP
SOUTHEAST 1/4,
SECTION 12, T.19 S,. R.60 E., M.D.M.

REVERSIONARY PARCEL MAP
FOR
RICHARD L. THOMAS

OF LOTS 1, 2, and 3 IN FILE 75, PAGE 33 OF RECORDED PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

GERALD L. WIRTHLIN
PLS #7008
PHONE (702) 379-9362

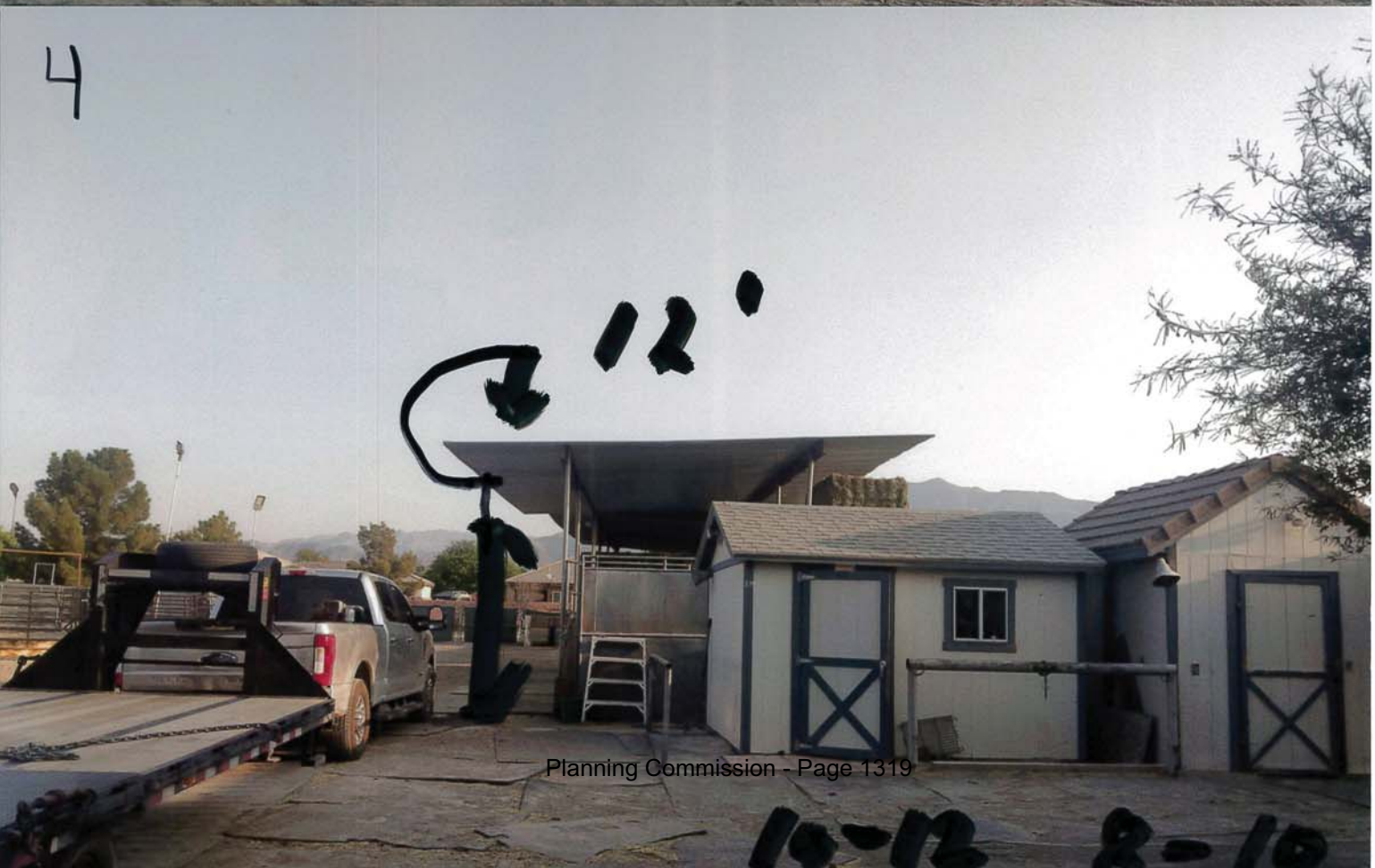
FILED AT THE REQUEST OF:
GERALD L. WIRTHLIN
DATE: _____ AT _____ M.
FILE: _____ PAGE: _____
OF SURVEYS
OFFICIAL RECORDS BOOK No.
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE: _____ DEPUTY: _____

20-0194
PMP-XXXXX
10/19/2020

20-0194
10/19/2020

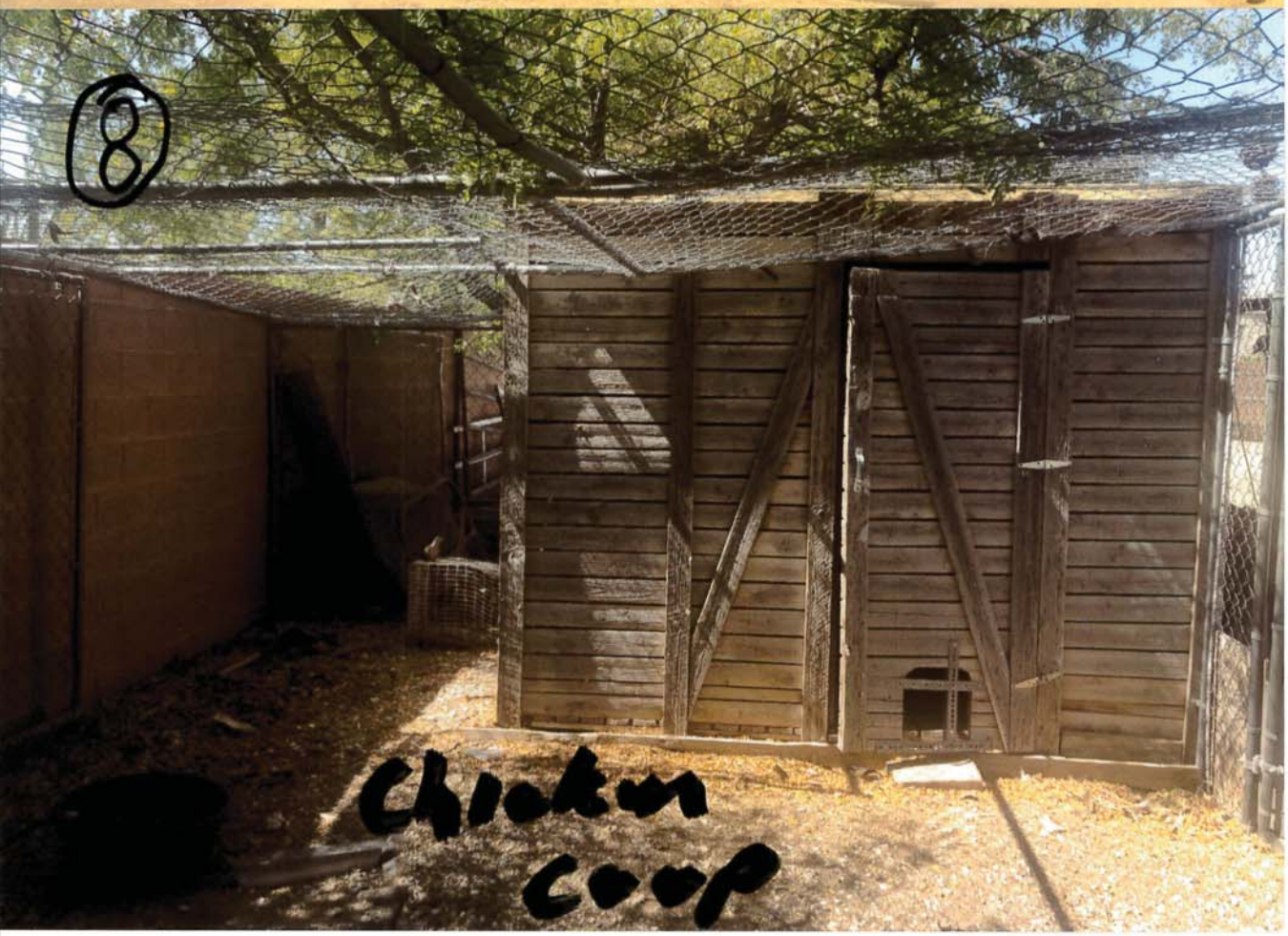


20-0194
10/19/2020

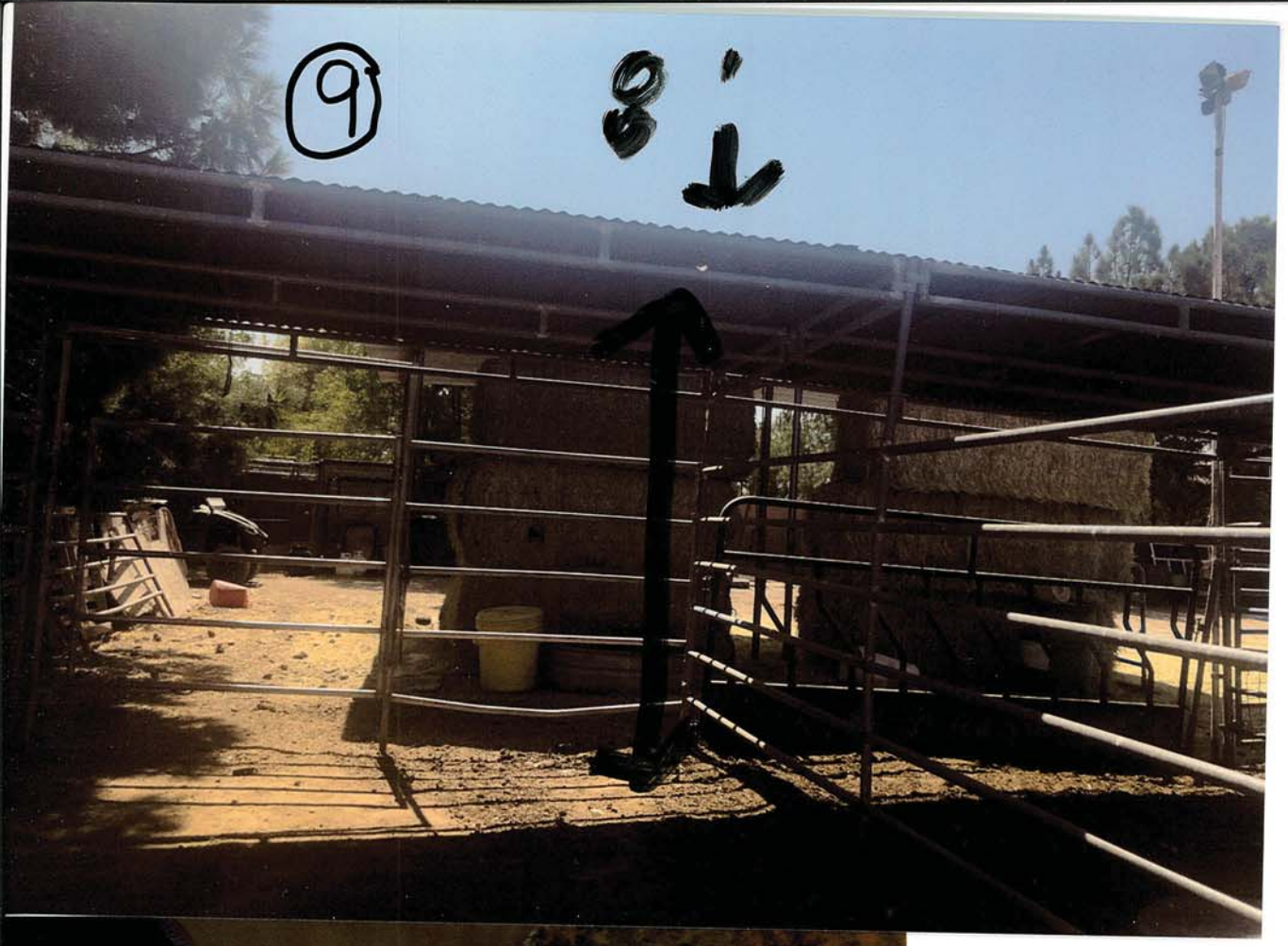


20-0194
10/19/2020

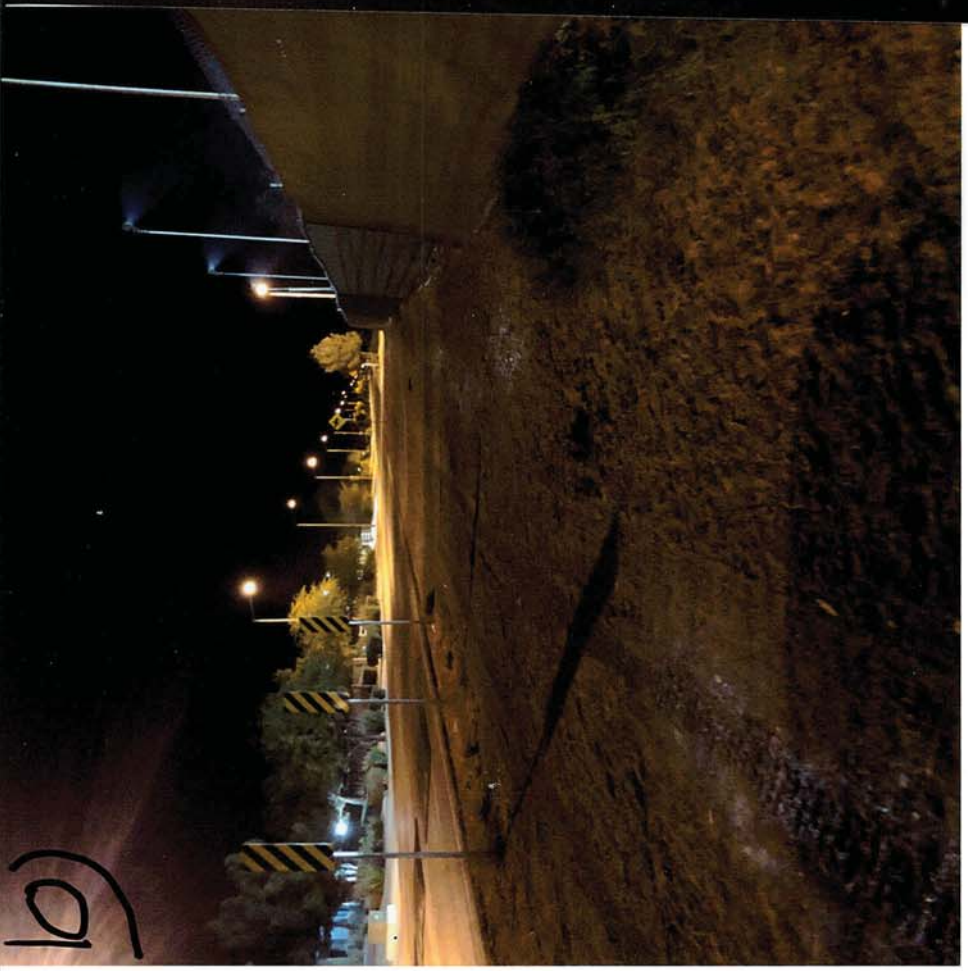




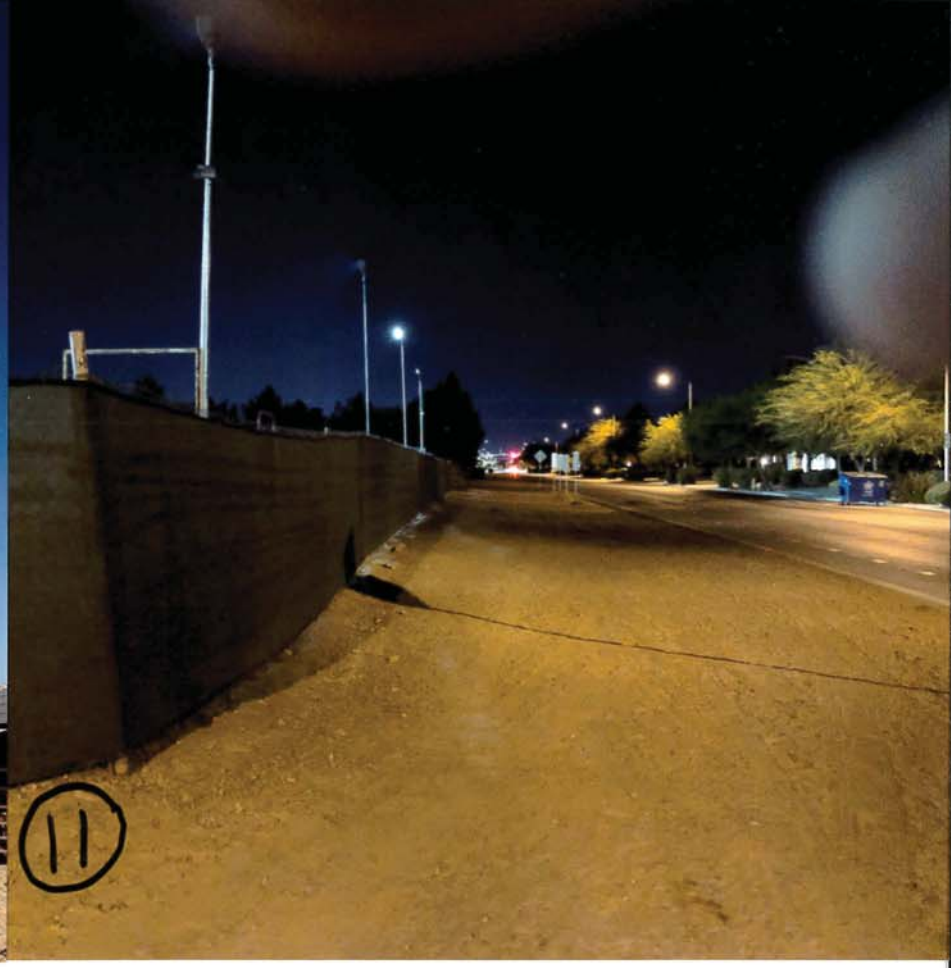
20-0194
10/19/2020



20-0194
10/19/2020







20-0194
10/19/2020

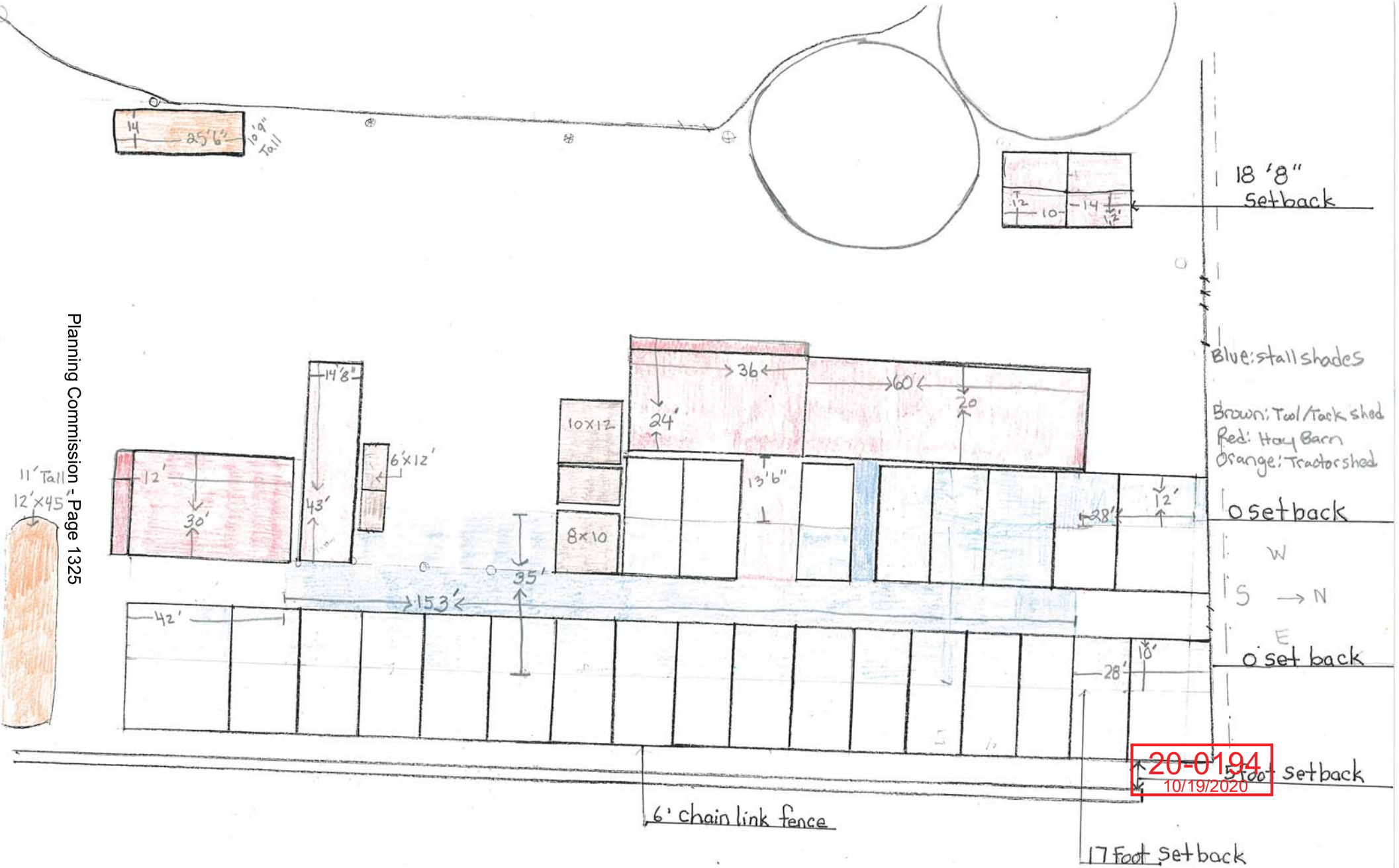
20-01194
10/19/2020

Blue; Stall shades
Yellow; chicken coop
Brown; Tool/Tack shed
Red; Hay barns
Orange; Tractor sheds
Green; Garden

W
S → N
E



House



20-0194
10/19/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020



20-0194-VAR1, 20-0194-VAR2, 20-0194-SUP1 AND 20-0194-SUP2 - APPLICANT/OWNER: RICHARD THOMAS
8109 SILVER SAGE CIRCLE

10/29/2020

Richard Thomas
8109 Silver Sage Circle
Las Vegas, NV 90131
(702)302-2977

October 18, 2020

Mr. Corey A. Stewart
City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

Justification Letter for APN: 125-12-801-037

Dear Mr. Stewart:

REQUEST

Please accept this Justification Letter for a Variance from the minimum parking requirements.

DESCRIPTION

While the facility is 2.65 acres, much of the land is used for keeping livestock and feed.

JUSTIFICATION

This application is justified for the following reasons:

Many of the visitors to the property regularly ride together not in separate vehicles.

There is additional parking on Bradley adjacent to the property.

Bradley Bridle Park the city equestrian park is across the street from the facility and has a large parking lot that is frequently empty.

I respectfully request your approval for a variance from the minimum parking requirements.
Thank you for your consideration.

Richard Thomas

20-0194
10/19/2020

Richard Thomas
8109 Silver Sage Circle
Las Vegas, NV 90131
(702)302-2977

October 18, 2020

Mr. Corey A. Stewart
City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

Variance Request for APN: 125-12-801-037

Dear Mr. Stewart:

REQUEST

Please accept this Variance Request Letter for the property's front yard fence height.

DESCRIPTION

The 2.65 acres parcel was originally three separate lots when I purchased the land in _____. My home was built on one parcel and the other two parcels were used for livestock and equipment.

JUSTIFICATION

This application is justified for the following reasons:

The land as originally purchased was compliant. The fences on the lot where my home is located is well within the permissible fence height.

The other two parcels of land were not part of any front yard as no homes exist on those lots.

Many years later in 2020 the three lots were consolidated into one at the request of the City of Las Vegas.

I respectfully request your approval for a variance from the front yard fence height as it would require my "front yard" to span over one whole side of the 2.65 acre lot. Compliance would make the other two original lots unusable for their intended purpose that they have been used for over the last 21 years.

Thank you for your consideration.

20-0194
10/19/2020

Richard Thomas

Richard Thomas
8109 Silver Sage Circle
Las Vegas, NV 90131
(702)302-2977

October 16, 2020

Mr. Corey A. Stewart
City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

Variance Request: 125-12-801-037

Dear Mr. Stewart:

REQUEST

Please accept this variance request to allow no landscape buffer.

DESCRIPTION

The 2.65 acres parcel was originally three separate lots when I purchased the land in 1985. At the time I was unaware of the requirement of a landscape barrier.

JUSTIFICATION

This application is justified for the following reasons:

The front yard is fully landscaped.

There are fifteen mature trees throughout the property.

I respectfully request your approval for a variance from the landscape buffer requirement. Compliance would require moving fences, corrals and horse shades on the entire east side of the property and would likely require a complete re-configuration at a substantial cost.

Thank you for your consideration.

Richard Thomas

20-0194
10/19/2020

Richard Thomas
8109 Silver Sage Circle
Las Vegas, NV 90131
(702)302-2977

September 20, 2020

Mr. Corey A. Stewart
City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

Justification Letter for APN: 125-12-801-037

Dear Mr. Stewart:

REQUEST

Please accept this Justification Letter for 1) A SUP for a boarding stable for 30 horses and 20 cattle. 2) A SUP for riding lessons and animal husbandry.

DESCRIPTION

The property is one of if not the last of its kind in the city of Las Vegas. The 2.65 acre facility conforms with and even exceeds the city's requirements regarding the size of the stalls, shade in the stalls and exercise pens. The stalls measure 12' X 24' and are 50-100% covered. There is full sized riding arena that measures 135' X 235' and is regularly watered and maintained. There are also to 60' diameter round pens that allow for regular exercise for the animals.

All animals are well taken care of with fresh water and quality feed. Every stall is cleaned daily and the animals are monitored for health and wellness. Pest control is used regularly to keep flies and rodents to a minimum.

In addition to the horses and cattle, the property has 17 chickens that help to eliminate any insects. The property also has a three dogs and a cat that help keep rodents away.

JUSTIFICATION

This application is justified for the following reasons:

Because of its size this property is different from other equine properties in the area and is able to comfortably accommodate the number of animals and still maintain them in a safe and healthy environment.

20-0194
10/19/2020

This property is used regularly by a wide range of members of the community. Besides accommodating riders of all ages, the property also frequently hosts 4-H activities, "make a wish" type of activities for children with cancer to come and ride horses with their families.

Students from the PIMA Medical Institute studying veterinary medicine have access to and frequently use my animals for their required labs for large animals.

The property also serves as a practice facility for both high school rodeo competitors and the UNLV rodeo team.

For the health of the animals it is necessary to maintain 20 head of cattle on the property to accommodate the users. Typically, fifteen head are in use at any given time with five not being in use. The reasons for this are: 1) so the animals will be well rested; 2) so that there is the ability to vaccinate new cattle; 3) so that sick or pregnant animals can receive proper care; 4) so that there is the ability to temporarily house cattle prior to selling or moving cattle to another location.

Nevada and Las Vegas were founded in the old west traditions. Now it's getting harder and harder for horse lovers to have anywhere go to enjoy their passion. Granting this special use permit will allow all these different members of our community to have access to livestock that they would not otherwise have within the city limits.

I respectfully request your approval for these Special Use Permits. Thank you for your consideration.

Richard Thomas

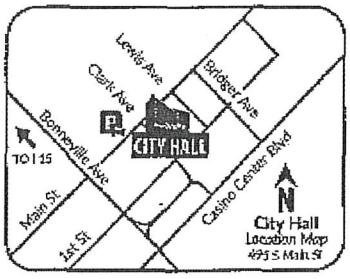
20-0194
10/19/2020

PAGE 01/01
S MOON
7029607972
12/02/2020 18:57

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. 1690

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.

20-0194 and 20-0194-VAR1 and 20-0194-VAR2 and 20-0194-SUP1 and 20-0194-SUP2

Planning Commission Meeting of **12/08/2020**

20-0194
12512715003
SAIYASOMBAT MICHAEL I
MOON SONYA S Y
5075 ARROW RANCH CT
LAS VEGAS NV 89131

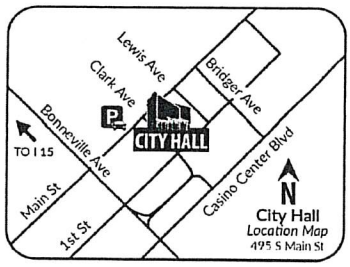
Submitted after final agenda

40a-dP

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
DEC 07 2020
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.

20-0194 and 20-0194-VAR1 and 20-0194-VAR2 and 20-0194-SUP1 and 20-0194-SUP2

Planning Commission Meeting of **12/08/2020**

20-0194
12512412019
CABANERO CARMELA P & ROMEO E
5608 AMBROSIA STREAM AVE
LAS VEGAS NV 89131-2050

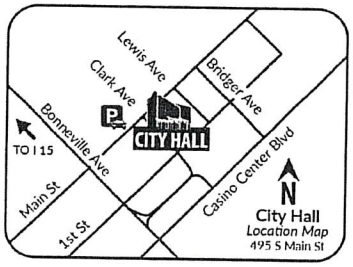
35 HRDFNP1 89131

40 ad P

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
DEC 07 2020
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.

20-0194 and 20-0194-VAR1 and 20-0194-VAR2 and 20-0194-SUP1 and 20-0194-SUP2

Planning Commission Meeting of **12/08/2020**

20-0194
12512810058
JOHNSON MARC ERIC JR & NADINE
5036 STUMBLING COLT CT
LAS VEGAS NV 89131

35 HRDFNP1 89131

40 a-d P

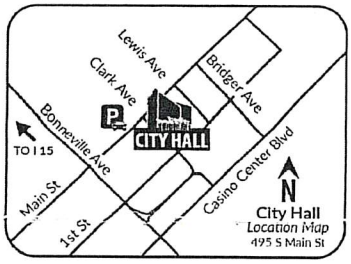
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

*Sending our Comments via Email

RECEIVED
DEC 07 2020
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.

20-0194 and 20-0194-VAR1 and 20-0194-VAR2 and 20-0194-SUP1 and 20-0194-SUP2

Planning Commission Meeting of **12/08/2020**

20-0194
12512801005
THOMAS FAMILY TRUST
THOMAS GUY R & JESSIE F TRS
8105 SILVER SAGE CIR
LAS VEGAS NV 89131-3610

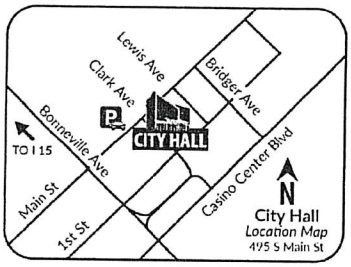
35 HRDFNP1 89131

40 a-d P

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
DEC 0 3 2020
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.

20-0194 and 20-0194-VAR1 and 20-0194-VAR2 and 20-0194-SUP1 and 20-0194-SUP2

Planning Commission Meeting of **12/08/2020**

20-0194
12512714009
PRANZO DREW & PATRICIA
8221 UNICORN ST
LAS VEGAS NV 89131

35 HRDFNP1 89131

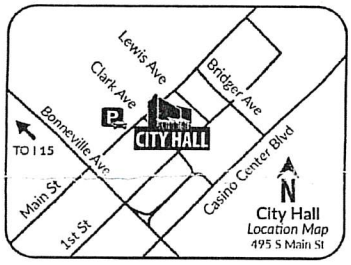
40a-d P

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
DEC 07 2020
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.

20-0194 and 20-0194-VAR1 and 20-0194-VAR2 and 20-0194-SUP1 and 20-0194-SUP2

Planning Commission Meeting of **12/08/2020**

20-0194
12512412054
DIXON ROBERT B JR & HEATHER
8017 BRADLEY RD
LAS VEGAS NV 89131-2017

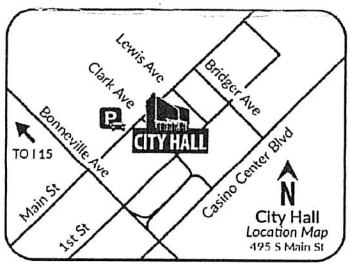
35 HRDFNP1 89131

Submitted after final agenda
40a-d A

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
DEC 07 2020
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.

20-0194 and 20-0194-VAR1 and 20-0194-VAR2 and 20-0194-SUP1 and 20-0194-SUP2

Planning Commission Meeting of **12/08/2020**

20-0194
12512412060
DURR PAUL D
8117 BRADLEY RD
LAS VEGAS NV 89131-2046

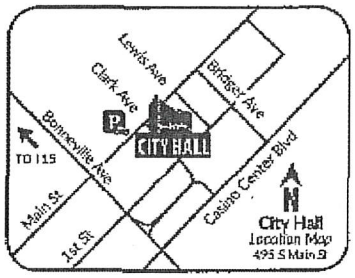
35 HRDFNP1 89131

40 ad A

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
DEC 08 2020
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.

20-0194 and 20-0194-VAR1 and 20-0194-VAR2 and 20-0194-SUP1 and 20-0194-SUP2

Planning Commission Meeting of **12/08/2020**

20-0194
12512714012
FOWLER CARROLL MARK & CYNTHIA
5341 AMERICAN RANCH CT
LAS VEGAS NV 89131-5273

35 HRDFNP1 89131

40 a-d A

40a-d

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 3:38 pm
Browser:	Chrome 64.0.3282.140 / Windows
IP Address:	132.58.234.130
Unique ID:	718462637
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0194
Position	I SUPPORT the project and all related applications.
Name	Chris Jayne
Residential or Business Address	5420 W Rome Blvd. Las Vegas, NV 89131
Email	chrisjayne703@aol.com

Submitted at Planning Commission

Date 12/10/2020 Item 40a-d

6 comments

40a-d

Stacey Campbell

From:	Jessie <tritthomas@yahoo.com>
Sent:	Monday, December 7, 2020 12:54 PM
To:	Meeting Comments
Subject:	Planning Commission, 12/8/2020, item no: 20-0194

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good Evening,

We are sending in our comments via email, due to the COVID - 19 situation and will not be attending this evening.

Let me start off by stating....I have horses on my property. We love the rural life style. I have nothing against roping or cows. My son was in high school rodeo, we roped ourselves. I really think it is great! That is not the problem.

However, we keep our corrals clean. We clean our pens twice a day and have done so for the 30 years we have lived here.

Richard Thomas lives next door on the north side of us. The issue is ....too many cows and horses. He is way over his limit of 15 animals total. He does not clean the cow pens regularly. I have been asking him to please clean the cow pens since 03/2017.

He usually will go and clean out the pens then...a few months go by and it builds up again. So ....we have had to complain to Code Enforcement. The odor is overwhelming. A majority of the time there are way too many cows. The cow manure is all over our front & back porches all the time. The horse manure blows down the street and up on our properties.(see picture) Sometimes cannot even sit out back because the odor is so overwhelming. We have had Habronema on one of the horses because the flies are breeding in the manure. So...I have to hang huge fly bags on my panels to help control them. The smell blows through my evaporative cooler during the summer months and is all inside our home. When the northwest winds blow (which are all the time out here) we are the only ones getting hit with it.

On 06/8/2020 the winds blew pretty hard. I had to go over and ask him again to please clean the corrals. Also asked him why do you have over 25 cows? He told me that he agreed that was way too many. He said "Give me a couple of days. I also showed him pictures of the cow manure in my pool/skimmer, patio furniture ect. I have also over the years sent videos and pictures of manure all over our patio furniture, tables, ect.

On 06/17/2020 winds blew again, yard, pool, full of Cow manure.
25 or more cows still there. I then called code enforcement again.

We truly do feel terrible that we have had to go this way. Richard apparently does not want to work this out with us. So....something needs to be done.
We feel he is very disrespectful to my property.
We Thank You for your attention and consideration to this matter.

Jessie & Guy Thomas
8105 Silver Sage Circle
Las Vegas, Nevada 89131
Sent from my iPad

Stacey Campbell

From: Jessie <tritthomas@yahoo.com>
Sent: Monday, December 7, 2020 1:05 PM
To: Meeting Comments
Subject: Planning Commission, 12/08/2020, item no:20-0194

CAUTION: This email originated from an External Source. Please use caution before opening attachments, clicking links, or responding to this email. Do not sign-in with your City of Las Vegas account credentials.

Please attach to our comments
Guy & Jessie Thomas

Stacey Campbell

From: Jessie <tritthomas@yahoo.com>
Sent: Monday, December 7, 2020 4:11 PM
To: Meeting Comments
Subject: Planning Commission, 12/08/2020 , item # 20-0194

CAUTION: This email originated from an External Source. Please use caution before opening attachments, clicking links, or responding to this email. Do not sign-in with your City of Las Vegas account credentials.

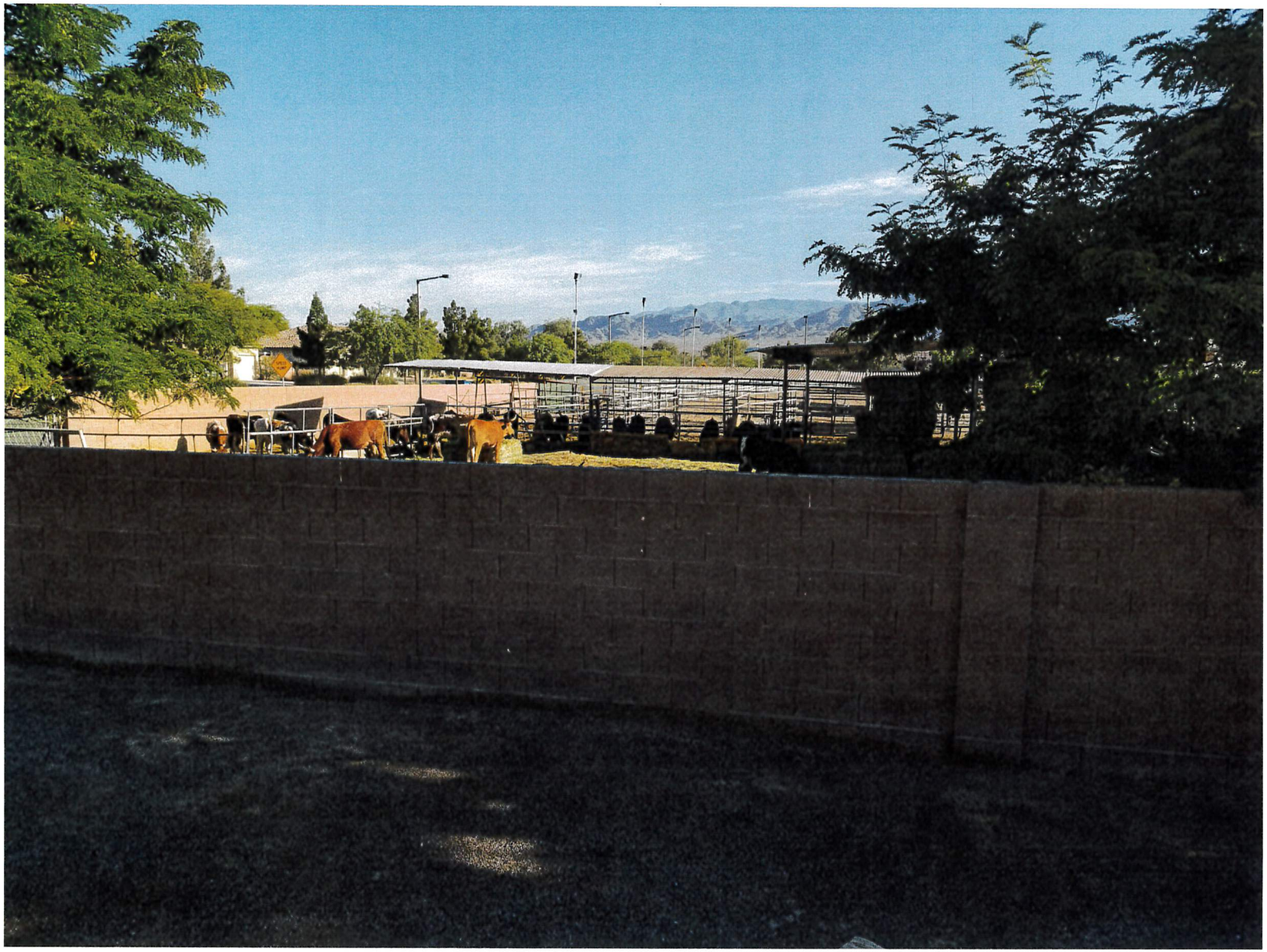
Good Evening,

We will not be attending the meeting due to the COVID -19 We oppose Richard Thomas's request.
He is over his limit in Livestock. I was told, he legally can have 15 animals total.
I have tried numerous times to get Richard to work with us on keeping all of his cow/horse pens cleaned.
He is being very disrespectful to our property. We think 25+ Cows is extreme.
The manure blows directly in my backyard. It is constantly on everything in my yard (front & back) and in my home and pool.
I have called code enforcement many times and sent in pictures.
We too are horse owners. But, we do clean twice a day and have for 30 years.
Thank You for your consideration and time in this matter.
Guy & Jessie Thomas
8105 Silver Sage Circle
Las Vegas, Nevada 89131

Sent from my iPad



Pool skimmer basket



25 plus cows



Front porch

40 a-d

Stacey Campbell

From: NVLocal Resident <2nvlocal@gmail.com>
Sent: Monday, December 7, 2020 10:43 PM
To: Meeting Comments
Subject: RE: Planning Commission Meeting of 12/08/2020. Item# 20-0194, #20-0194-VARI, # 20-0194-VAR2, 20-0194-SUP1, #20-0194-SUP2

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Dear Planning Commissioner,

RE : 20-0194 Public Hearing - Planning Commission Meeting of 12/08/2020.
8109 Silver Sage Circle, APN : 125-12-801-037.

"I Oppose to this Request". This horse stable is not well kept, very dirty, air is frequently pungent.

Item# 20-0194,
#20-0194-VARI,
#20-0194-VAR2,
#20-0194-SUP1,
#20-0194-SUP2

Thank you,
Local Resident of Ward 6.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
40a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0194 -VAR1 - TO ALLOW ZERO PARKING SPACES WHERE 10 ARE REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
40b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0194 -VAR2 - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED; A FIVE-FOOT CORNER-SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED; A ONE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE IN FRONT OF THE PRINCIPAL DWELLING WHERE SUCH IS PROHIBITED; ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING WHERE SUCH ARE REQUIRED AND A SIX-FOOT FRONT YARD CHAIN LINK FENCE WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
40c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0194 -SUP1 - TO ALLOW AN ANIMAL KEEPING & HUSBANDRY USE. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
40d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0194 -SUP2 - TO ALLOW A HORSE CORRAL OR STABLE (COMMERCIAL) USE. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
41

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

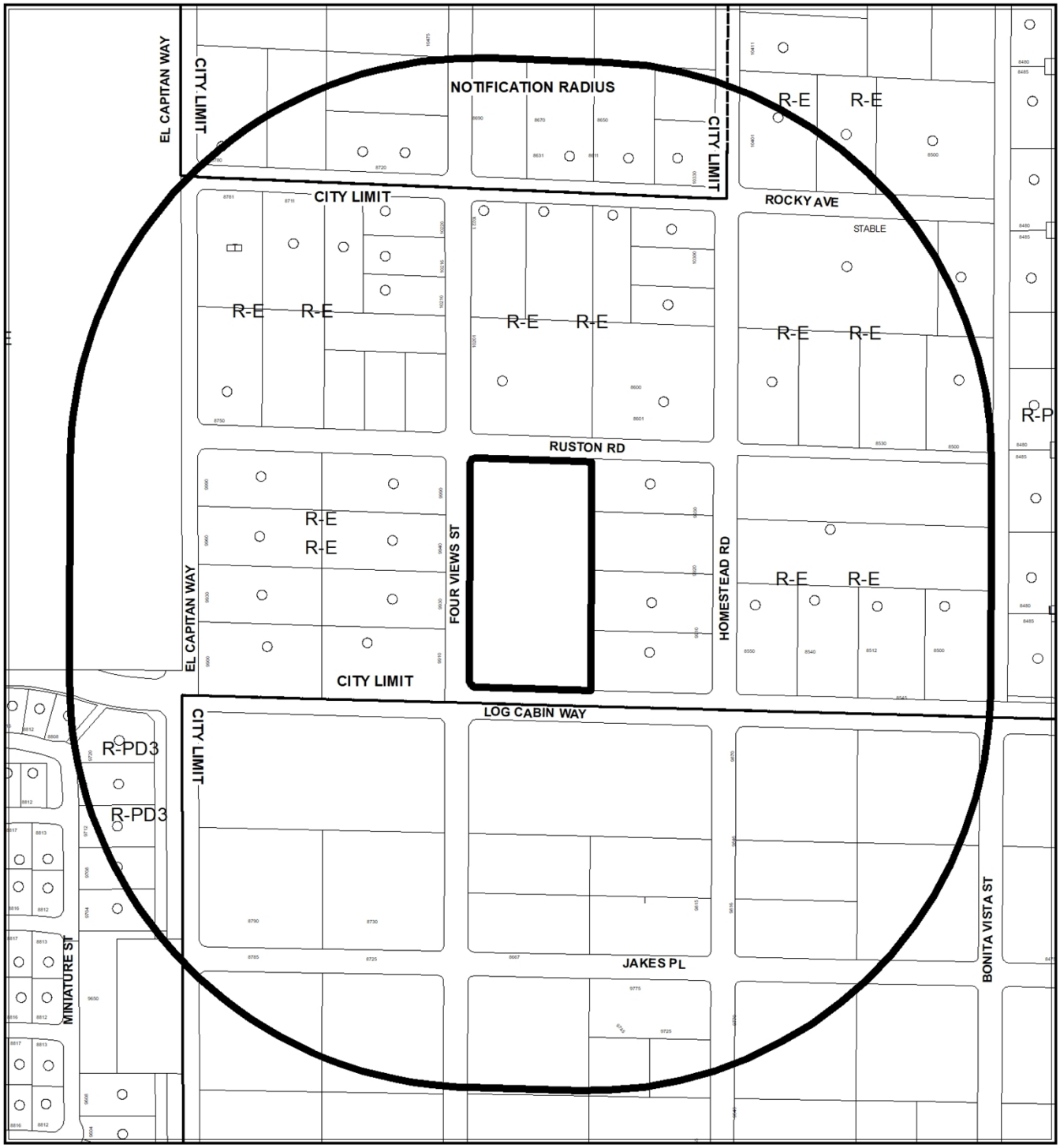
SUBJECT:
20-0223 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: TIMOTHY MOTT, ETAL - For possible action on the following Land Use Entitlement project requests on 3.99 acres located at the northwest corner of Log Cabin Way and Four Views Street (APN 125-05-606-010), R-E (Residence Estates), Ward 6 (Fiore). Staff recommends APPROVAL on 20-0223-VAR1 and 20-0223-TMP1. Staff recommends DENIAL on 20-0223-VAR2, 20-0223-VAR3, 20-0223-VAR4, 20-0223-VAR5 and 20-0223-VAR6.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on 20-0223-VAR1 and 20-0223-TMP1. Staff recommends DENIAL on 20-0223-VAR2, 20-0223-VAR3, 20-0223-VAR4, 20-0223-VAR5 and 20-0223-VAR6.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 20-0223-TMP1
7. Submitted after Final Agenda - Protest/Support Postcards
8. Submitted at Meeting - Documentation Not Vetted - Support Petition Submitted by Hailey Shinton and E-comments



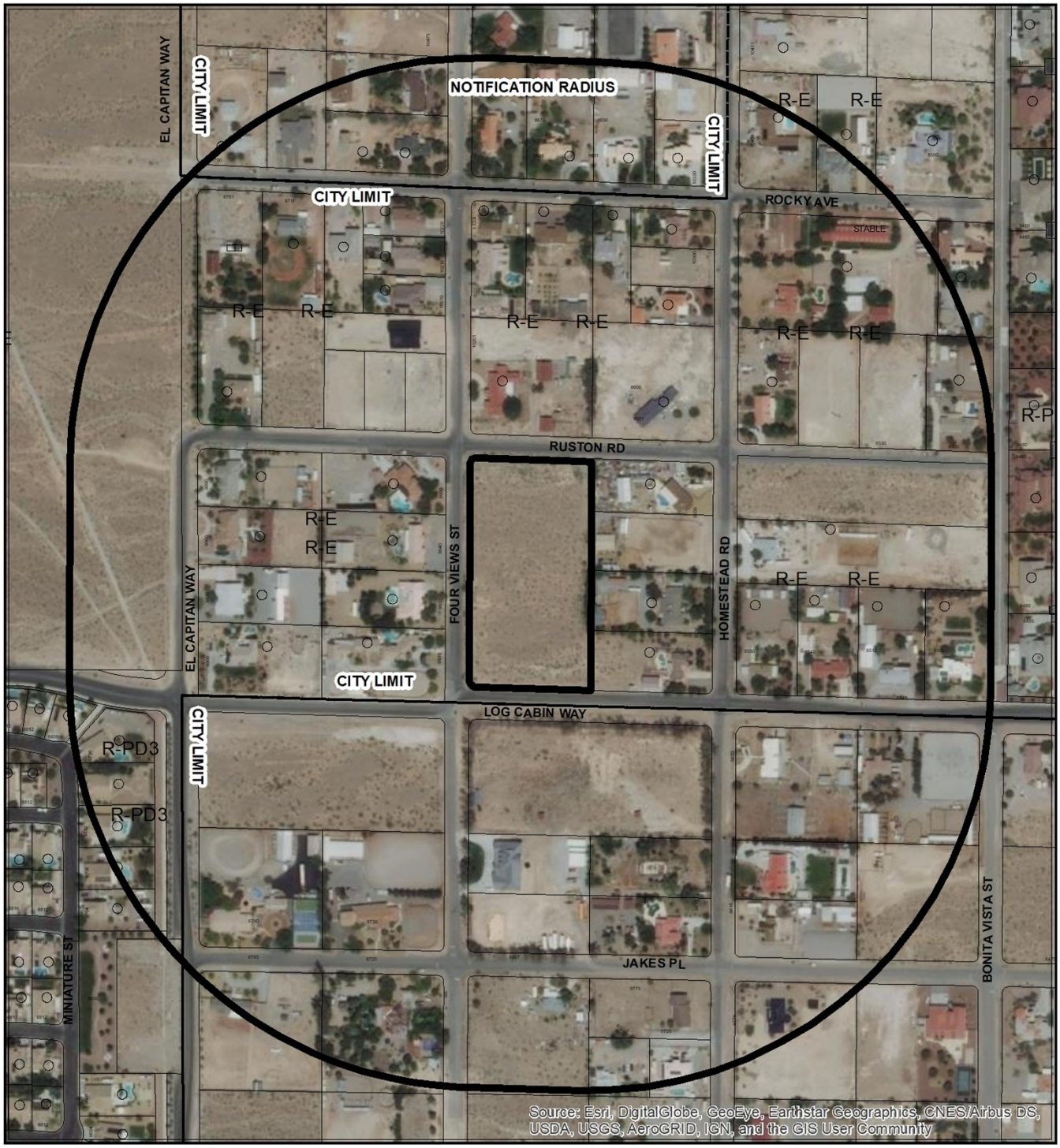
0 285 570 Feet

CASE: 20-0223

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 285 570 Feet

CASE: 20-0223

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ACG DESIGN - OWNER: TIMOTHY MOTT, ETAL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0223-VAR1	Staff recommends APPROVAL, subject to conditions:	20-0223-TMP1
20-0223-VAR2	Staff recommends DENIAL, if approved subject to conditions:	
20-0223VAR3	Staff recommends DENIAL, if approved subject to conditions:	
20-0223-VAR4	Staff recommends DENIAL, if approved subject to conditions:	
20-0223-VAR5	Staff recommends DENIAL, if approved subject to conditions:	
20-0223-VAR6	Staff recommends DENIAL, if approved subject to conditions:	
20-0223-TMP1	Staff recommends APPROVAL, subject to conditions:	20-0223-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 87

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

20-0223-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (20-0223-TMP1) 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. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 100% of the City's bond estimate costs for deferred improvements on Log Cabin Way (based on Standard Drawing #244.11) and 50% of the City's bond estimate costs for all deferred improvements on Four Views Street and Ruston Road (based on Standard Drawing 244.10). Per 19.02.025.F, the street light contribution on Log Cabin Way may be reduced to 50% if a service is provided. The street light contribution on Four Views Street and Ruston Road may be reduced to 25% if a service is provided.

7. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

20-0223-VAR2 through VAR6 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (20-0223-TMP1) 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.

20-0223-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of Variance (20-0223-VAR1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Unless otherwise approved by Variance (20-0223-VAR1), construct full half street improvements adjacent to this site on Log Cabin Way, Four Views Street and Ruston Way.

7. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Brent Drainage System project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

8. Prior to the submittal of any construction drawings, enter into an Extension and Oversizing Agreement to bring public sanitary sewer to this site. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.

9. 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.

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a five-lot single family residential subdivision that fails to meet minimum Title 19 development standards generally located at the northwest corner of Log Cabin Way and Four Views Street.

ISSUES

- Variance (20-0223-VAR1) is requested to allow RTC (Regional Transportation Commission of Southern Nevada) rural off-site improvements where Title 19 off-site improvements are required. Staff supports the request.
- Variances (20-0223-VAR2 through VAR6) are requested to allow reduced front yard setback areas. Staff does not support the requests.

ANALYSIS

The subject 3.99-acre undeveloped lot is zoned R-E (Residence Estates) with an RNP (Rural Neighborhood Preservation) General Plan designation and is subject to Title 19 development standards. The subject site is surrounded by other large lots with single family residential dwellings. The property adjacent to the south is under Clark County jurisdiction with an R-A (Residential Agricultural) zoning designation. The applicant proposes to develop the subject lot with a five-lot single family residential subdivision.

Variances are requested to allow reduced front yard setback areas. Per Title 19, lots within the R-E (Residence Estates) zoning district are required to provide 50-foot front yard setbacks from public streets. The applicant proposes to provide 40-foot front yard setbacks. The minimum lot size allowed in the R-E (Residence Estates) zoning district is 18,000 square feet. The proposed lots range in size from 27,442 square feet to 42,688 square feet. Staff finds that the setback Variance requests to be self-imposed hardships and recommends denial.

The submitted east/west and north/south cross sections do not show stationing or elevations and therefore, the exact slope of the existing topography is undeterminable. However, based on the provided contours and dimensions, the site appears to be relatively level. Per the Tables in Subdivision Code 19.06.060 a development with natural slope less than two percent, is allowed a maximum 4-foot retaining wall. No retaining walls are shown.

The Las Vegas Valley Water District (LVVWD) has commented, "This parcel is not currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. Each residential lot must be individually served."

FINDINGS (20-0223-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Sufficient evidence of a unique circumstance has been presented, in that the applicant has proposed a single family residential subdivision that is compatible with the existing development in the surrounding area pertaining to offsite improvement requirements. It is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0223-VAR2 through VAR6)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct single family dwellings that fail to comply with minimum Title 19 setback 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 (20-0223-TMP1)

While the proposed Tentative Map does not comply with all Title 19 development standards, it is compatible with the existing development in the surrounding area. It also conforms to Nevada Revised Statutes. Therefore, staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/04/04	The City Council approved Annexation (ANX-4428) request to annex property generally located on the north side of Log Cabin Way between Durango Drive and El Capitan Way, containing approximately 5.794 acres.

Most Recent Change of Ownership	
09/18/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
09/28/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/29/20	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	3.99

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached Dwelling	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Single Family, Detached Dwelling	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
South	Undeveloped – Clark County	RA (Residential Agricultural) – Clark County	R-A (Residential Agricultural – 1 unit per acre) – Clark County
East	Single Family, Detached Dwelling	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
West	Single Family, Detached Dwelling	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	27,442 SF	Y
Min. Lot Width	100 Feet	122 Feet	Y
Min. Setbacks			
• Front	50 Feet	40 Feet	N*
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y

The applicant has requested a Variance to allow reduced front yard setbacks for each lot.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Four Views Street	Local Street	Title 13	60	Y
Ruston Road	Local Street	Title 13	60	Y
Log Cabin Way	Collector Street	Master Plan of Streets & Highways	80	Y

CS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0223
Meeting Date	10/19/2020
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map, Variance

Project Address (Location) NE corner of Log Cabin Way & Four Views St

Project Name Four Views 5 Lot Residential Subdivision **Proposed Use** Residential

Assessor's Parcel #(s) 125-05-606-010 **Ward #** 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E Proposed _____

Additional Information _____

Property Owner Timothy Mott Contact Timothy Mott

Address 10744 Hammett Park City Las Vegas State NV Zip 89166

E-mail tim@valientemott.com Phone 702-623-2323

Applicant ACG Design Contact Hailey Shinton

Address 4310 Cameron St #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone 702-931-2992

Representative ACG Design Contact Hailey Shinton

Address 4310 Cameron St #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone 702-931-2992

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 Timothy Mott

Subscribed and sworn before me

This 13th day of October 20 2020

Grimi Puerto · Clark County

Notary Public in and for said County and State

GRIMI STEPHANIE PUERTO-SALDANA
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-7797-01
MY APPT. EXPIRES AUGUST 10, 2024

Four Views TMP

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.
- FOR COMMENT ☐ 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. NA
- ☑ 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.
- NOT APPROVED ☐ 14. Existing and proposed storm drains.
- NOT APPROVED ☐ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- NOT APPROVED ☐ 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.
- FOR COMMENT ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses. NA

20-0223
10/19/2020

Updated 7/26/2012

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

FOR COMMENT ☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan. NA

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

FOR COMMENT ☐ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map. NA

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.

FOR COMMENT ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist). NA

FOR COMMENT ☐ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

FOR COMMENT ☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

NOT APPROVED ☐ 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.

FOR COMMENT ☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 9/28/2020

20-0223
10/19/2020

Updated 7/26/2012

DEPARTMENT OF PLANNING

20-0223
10/19/2020

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: 100189-PRE (Four Views 5 Lot Residential Subdivision
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Timothy Mott (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 Hailey Shinton at (702)- 931 - 2992. Thank you.

Sincerely,

(Signature)

Timothy Mott
(Print)

Subscribed and sworn before me

This 19th day of October, 20 20.

Notary Public in and for said County and State

ESTRELITA B. IBARRA
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 06-107171-1
MY APPT. EXPIRES OCTOBER 01, 2022

TENTATIVE MAP
FOR
FOUR VIEWS
A RESIDENTIAL SUBDIVISON
LAS VEGAS, NEVADA 89143
APN# 125-05-606-010

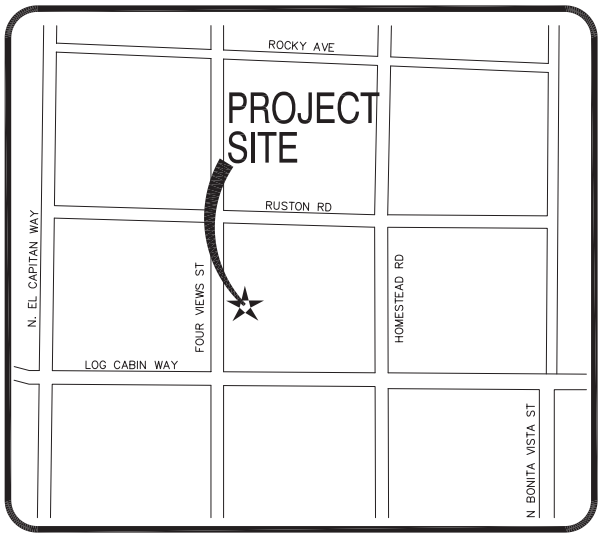
Planning Commission - Page 1385

SURVEY PERFORMED BY:
NELSON SURVEYING, LLC
BOYD E. NELSON, PLS
2383 GATEWAY ROAD
LAS VEGAS, NV 89115
TEL/FAX: 702-452-3633
CELL: 702-595-9418

UTILITY SERVICE PROVIDERS

SOUTHWEST GAS:	(702)400-1789
COX COMMUNICATIONS:	(702)476-2211
CENTURY LINK:	(888)723-8010
NV ENERGY:	(702)402-5555
LAS VEGAS VALLEY WATER DISTRICT:	(702)870-2011
CENTRAL TELEPHONE COMPANY:	(702)244-7469

TITLE 19 COMPLIANCE NOTE:
FOUR VIEWS, A RESIDENTIAL SUBDIVISION COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE CITY OF LAS VEGAS DEVELOPMENT CODE.



VICINITY MAP
NTS

SHEET INDEX:

T1 COVER SHEET
T2 TENTATIVE MAP SITE PLAN
T3 CROSS SECTIONS

SITE DATA:

OWNER:	MARTIN LINDA & BRUCE
JURISDICTION:	LAS VEGAS APN 125-05-699-042
ZONING:	RESIDENTIAL ESTATES (R-E)
GROSS ACREAGE:	3.99 ACRES
NUMBER OF LOTS:	5

LOT STANDARDS
PER TITLE 19.08 TABLE 1 SINGLE-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

LOT COVERAGE, MAX (%)	N/A
FRONT SETBACK:	50'
SIDE SETBACK:	10'
REAR SETBACK:	35'
CORNER SETBACK:	15'

BASIS OF BEARINGS
S 87°58'37" E
BEING THE CENTERLINE OF RUSTON WAY BETWEEN FOUR VIEWS STREET AND HOMESTEAD ROAD, LOCATED WITHIN THE NE 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS PER RECORD OF SURVEY FILE 123 PAGE 33, CLARK COUNTY, NEVADA RECORDS.

BENCHMARK
BM NO. 7LV905E6
RIVET AND SQUARE ALUM. PLATE IN CONCRETE CYLINDER AT NW CORNER OF LOG CABIN AND HOMESTEAD

ELEVATION: 2564.90 (US SURVEY FEET) 781.784 (METERS) (NAVD 88)

FLOOD ZONE INFORMATION
AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 32003C1735E, THE PROJECT IS LOCATED IN UNSHADED ZONE X, AREA OF MINIMAL FLOOD HAZARD.

20-0223
10/20/2020

REVISIONS | APPROVAL

REV	DESCRIPTION	APRVD. BY	DATE

FOUR VIEWS

COVER SHEET
APN: 125-05-606-010
LAS VEGAS, NEVADA

ACG DESIGN
4310 CAMERON ST. SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

ENGINEER'S SEAL
RANDOLPH A. SKORPINSKI
EXP: 06-30-22
CIVIL
STATE OF NEVADA
No. 14989

DATE:	9/4/2020
PROJ. NO:	200212
DRAWN BY:	AM
CHECKED BY:	RAS
SCALE:	AS NOTED
JURISDICTION:	CLV

DRAWING NUMBER:
T1
SHEET 1 OF 3
AGENCY NUMBER:

Z:\PROJECTS_CURRENT\RESIDENTIAL CLIENTS\TIM MOTT\200212 - FOUR VIEWS STREET\SURVEY\MAPPING\TENTATIVE MAP\200212 - TM-CVDWG 9/4/2020 5:10 PM

BASIS OF BEARINGS

S 00°56'37" E
BEING THE CENTERLINE OF RUSTON WAY BETWEEN FOUR VIEWS STREET AND HOMESTEAD ROAD, LOCATED WITHIN THE NE 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS PER RECORD OF SURVEY FILE 123 PAGE 33, CLARK COUNTY, NEVADA RECORDS.

BENCHMARK

PID NO. 7LV905E6
RIVET AND SQUARE ALUM. PLATE IN CONCRETE CYLINDER AT NW CORNER
OF LOG CABIN AND HOMESTEAD

ELEVATION: 2564.90 (US SURVEY FEET) 781.784 (METERS) (NAVD 88)

WATER CONSTRUCTION NOTES

1. INSTALL 1" SERVICE LATERAL WITH 1" DOMESTIC WATER METER AND METER BOX. REFER TO UDACS PLATE NO. 3. PROVIDE TYPE "K" COPPER PIPE FROM SERVICE SADDLE TO METER.
2. INSTALL 8-INCH PVC WATERLINE PER UDACS PLATE 17. 42" MINIMUM DEPTH OF COVER.

FAULTS & FISSURES NOTE:

THERE ARE NO KNOWN, MAPPED OR OBSERVABLE FAULTS AND FISSURES.

GROUND WATER DEPTH NOTE:

THERE IS NO KNOWN HISTORIC GROUND WATER DEPTH WITHIN 20 FEET OF EXISTING GROUND SURFACE.

SEWER CONSTRUCTION NOTES

REFER TO DCSWCS – SOUTHERN NEVADA–2019, 4TH EDITION

1. LOCATION OF 1500 GALLON SEPTIC TANK. (FUTURE INSTALL BY OTHERS)
2. LOCATION OF 1165 SF SHALLOW LEACH FIELD. (FUTURE INSTALL BY OTHERS)

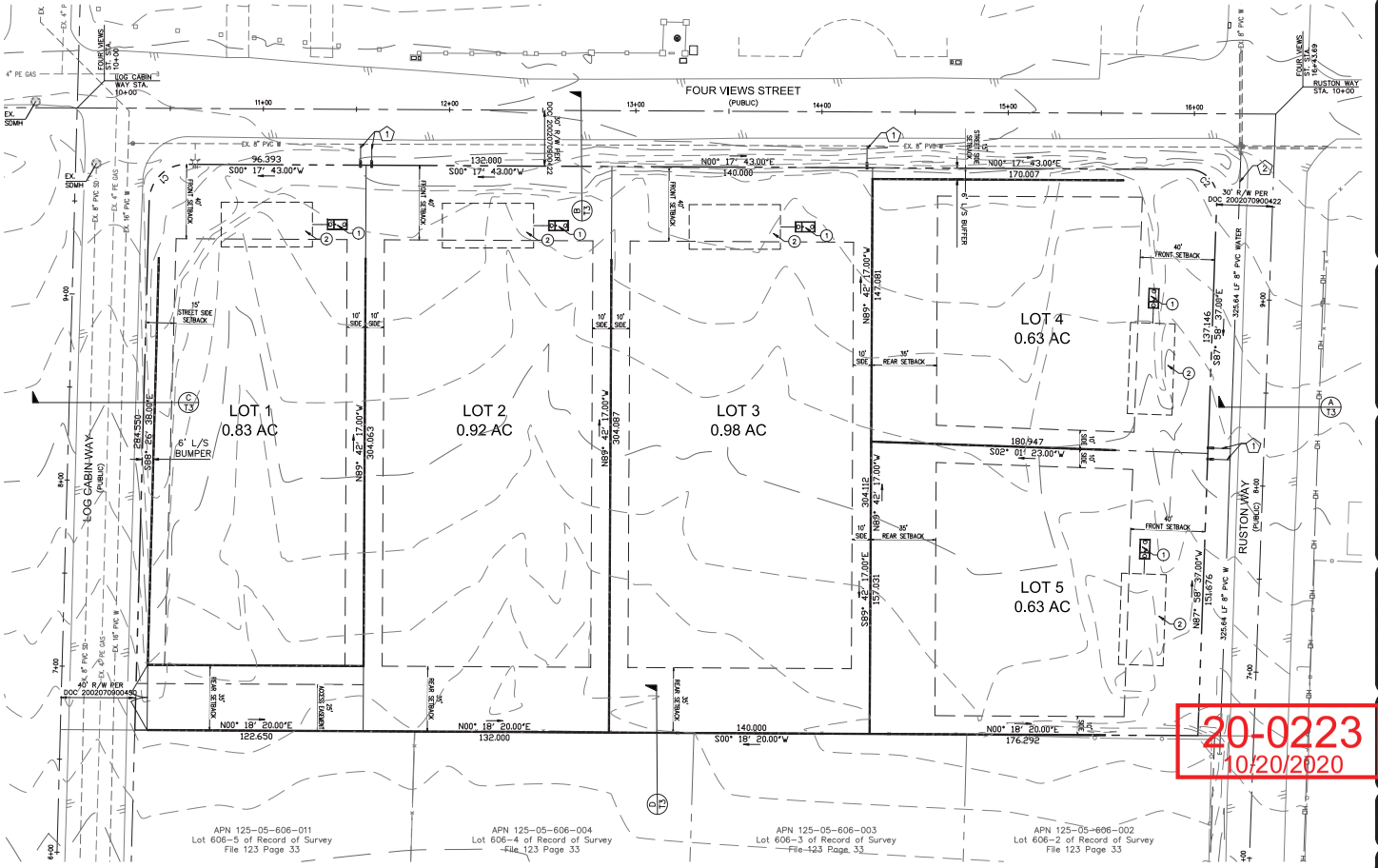
COVENENTS & DEED RESTRICTIONS NOTE:

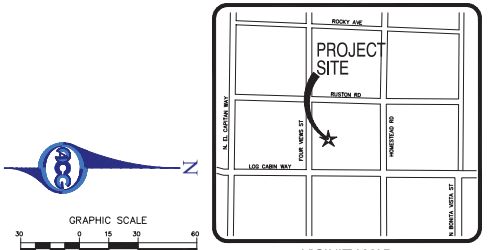
THERE ARE NO PROTECTIVE COVENENTS AND DEED RESTRICTIONS THAT THE SUBDIVIDER INTENDS TO ENFORCE.

LANDSCAPING NOTE:

A COMMUNITY ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL PERIMETER WALLS, PRIVATE ROADWAYS, LANDSCAPING AND COMMON AREAS.

CURVE TABLE				
No.	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	88°44'21"	30.98'	19.56'
C2	15.00'	91°43'40"	24.01'	15.46'





VICINITY MAP
NTS

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1" = 30'

REVISIONS

REV.	DESCRIPTION	APPRVD. BY	DATE

APPROVAL

FOUR VIEWS

SITE PLAN

APN: 125-05-606-010
LAS VEGAS, NEVADA

ACG DESIGN
4310 CAMERON ST. SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

ENGINEER'S SEAL
RANDOLPH A. SKORPINSKI
EXP: 06-30-22
CIVIL
STATE OF NEVADA
No. 14969

DATE:	10/19/2020
PROJ. NO:	200212
DRAWN BY:	AM
CHECKED BY:	RAS
SCALE:	AS NOTED
JURISDICTION:	CLV

DRAWING NUMBER:
T2
SHEET 2 OF 3
AGENCY NUMBER:

20-0223
10/20/2020

FAST — Call Before You Dig — UnderGround — 1-702-432-5300 — FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOIDS HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DIG OVERHEAD — 1-702-227-2929

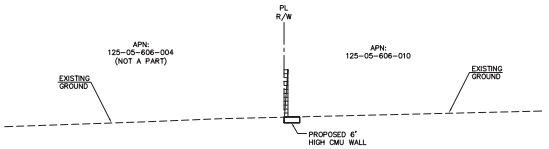
Call before you Dig AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call 811 OR — 1-800-642-2444

PAGE 106 of 136

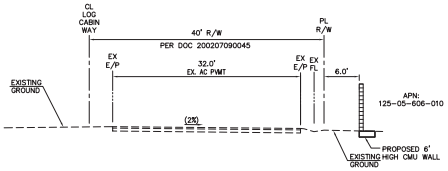
LEGEND:

	PROPOSED	EXISTING
WATER PIPELINE	W	W
WATER VALVE		
FIRE HYDRANT ASSEMBLY		
WATER METER	WM	WM
STREET LIGHT – (GENERIC SYMBOL, NOT RELATED TO WATTAGE)		
ELECTRICAL BOX	ELEC	ELEC
ELECTRICAL PANEL BOX	ELEC PANEL	ELEC PANEL
CABLE TV	CTV	CTV
GAS LINE	G	G
SANITARY SEWER	SS	SS
OVERHEAD ELECTRIC POWER	OHP	OHP
OVERHEAD TELEPHONE	OHT	OHT
STORM DRAIN (SIZE AS NOTED PER PLAN)	SD	SD
SEWER/STORM DRAIN MANHOLE		

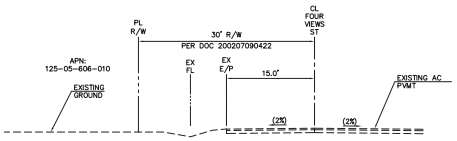
	PROPOSED	EXISTING
EDGE OF PAVEMENT		
FENCE		
CURB, GUTTER AND SIDEWALK		
CENTERLINE		
BLOCK WALL/RETAINING WALL		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
PATENT RESERVATION OR EASEMENT LINE		
SECTION LINE		
CONCRETE MONUMENT		
CONCRETE MONUMENT SURVEY LINE	INTERSECTING CENTERLINE	
CONTOURS	2640 2640	(2640) (2640)
DIRECTION OF FLOW		
PAE (PEDESTRIAN ACCESS EASEMENT)		



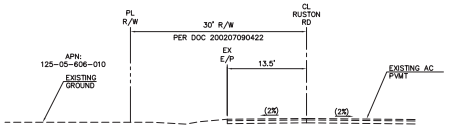
CROSS SECTION D
NTS



CROSS SECTION C
NTS



CROSS SECTION B
NTS



CROSS SECTION A
NTS

Planning Commission Page 1387

20-0223
10/20/2020

APPROVAL

REV	DESCRIPTION	APRVD. BY	DATE

REVISIONS

FOUR VIEWS

CROSS SECTIONS

APN: 125-05-606-010
LAS VEGAS, NEVADA

ACG DESIGN
4310 CAMERON ST. SUITE 112-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

ENGINEER'S SEAL

DATE:	10/8/2020
PROJ. NO:	200212
DRAWN BY:	AM
CHECKED BY:	RAS
SCALE:	AS NOTED
JURISDICTION:	CLV

DRAWING NUMBER:
T3
SHEET 3 OF 3
AGENCY NUMBER:

Z:\PROJECTS_CURRENT\RESIDENTIAL CLIENTS\TIM WHITT\200212 - FOUR VIEWS STREET\SURVEY\MAPPING\TENTATIVE MAP\200212-TM-XSLINE 10/8/2020 4:59 PM



20-0223-VAR1, 20-0223-VAR2, 20-0223-VAR3, 20-0223-VAR4, 20-0223-VAR5, 20-0223-VAR6 AND 20-0223-TMP1 - APPLICANT: ACG DESIGN - OWNER: TIMOTHY MOTT, ETAL

NORTHWEST CORNER OF LOG CABIN WAY AND FOUR VIEWS STREET

10/29/2020



20-0223-VAR1, 20-0223-VAR2, 20-0223-VAR3, 20-0223-VAR4, 20-0223-VAR5, 20-0223-VAR6 AND 20-0223-TMP1 - APPLICANT: ACG DESIGN - OWNER: TIMOTHY MOTT, ETAL

NORTHWEST CORNER OF LOG CABIN WAY AND FOUR VIEWS STREET

10/29/2020



20-0223-VAR1, 20-0223-VAR2, 20-0223-VAR3, 20-0223-VAR4, 20-0223-VAR5, 20-0223-VAR6 AND 20-0223-TMP1 -
APPLICANT: ACG DESIGN - OWNER: TIMOTHY MOTT, ETAL
NORTHWEST CORNER OF LOG CABIN WAY AND FOUR VIEWS STREET

10/29/2020

ARCHITECTURAL CIVIL GROUP
www.ACG.design

October 20, 2020

City of Las Vegas
333 N Rancho Dr
Las Vegas, NV 89106

RE: 100189-PRE
Tentative Map & Variance Request
Four Views 5 Lot Residential Subdivision

To Whom It May Concern,

Please find attached to this letter our formal Tentative Map submittal package. This Tentative Map is for the proposal of a 5-lot residential subdivision located on the North East corner of Four Views St and Log Cabin Way (APN# 125-05-606-010).

Additionally, we would like to request a variance for full off-site improvements for this proposed development. Due to the nature of the existing developments in the area we feel it is appropriate to request this variance as there are no existing improvements along the north side of Log Cabin Way stretching from N Bonita Vista St to N El Capitan Way.

Lastly, we would like to request a variance to allow 40' front yard setbacks for lots 1, 2, 3, 4, & 5 where 50' is required.

We appreciate your approval of this application, if you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

Randolph Skorpinski
Digitally signed by Randolph Skorpinski
Date: 2020.10.20 08:11:46 -07'00'

20-0223
10/20/2020

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 11/06/2020 **Application Number** 20-0223-TMP1 **Entity** LV

Company Name ACG Design

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 931-2992 **Mobile** **Fax** **Email**

Project Name Four Views

Project Description 5 single family lots

APN's 125-05-606-010

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	5	x 0.173 =	1	x 0.095 =	1	x 0.133 =	1
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			1		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
O'Roarke ES	8455 O'Hare Rd	K-5	727	745	11/2/2020
Cadwallader MS	7775 Elkhorn Rd.	6-8	1564	1433	11/2/2020
Arbor View HS	7500 Whispering Sands Dr.	9-12	2524	3248	11/2/2020

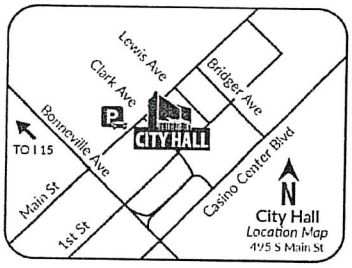
*** CCSD Comments** O'Roarke ES and Arbor View HS are over capacity for the 2020-2021 school year. O'Roarke ES is at 102.48% and Arbor View HS is at 128.68% of program capacity.

☐ Approved ☐ Disapproved

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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.

20-0223 and 20-0223-VAR1 and 20-0223-VAR2 and 20-0223-VAR3 and 20-0223-VAR4 and 20-0223-VAR5 and 20-0223-VAR6 and 20-0223-TMP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0223
12505505023
MOLL JESSIE W LIVING TRUST
MOLL JESSIE W TRS
8690 ROCKY AVE
LAS VEGAS NV 89143-1012

35 HRDFNP1 89143

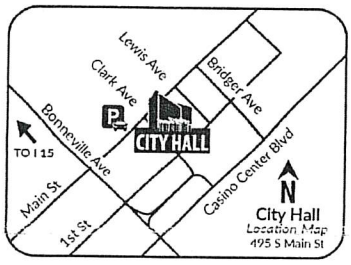
Submitted after final agenda
41a-g P

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
DEC 0 3 2020
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.

20-0223 and 20-0223-VAR1 and 20-0223-VAR2 and 20-0223-VAR3 and 20-0223-VAR4 and 20-0223-VAR5 and 20-0223-VAR6 and 20-0223-TMP1

Planning Commission Meeting of **12/08/2020**

20-0223
12505504005
ZERBE MIKE CHARLES & INA RASHELL
10475 FOUR VIEWS ST
LAS VEGAS NV 89143

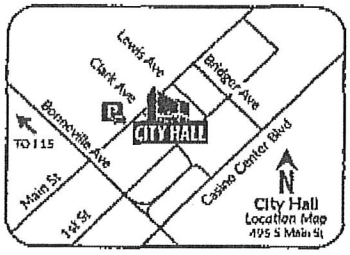
35 HRDFNP1 89143

41a-g P

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
DEC 08 2020
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.
20-0223 and 20-0223-VAR1 and 20-0223-VAR2 and 20-0223-VAR3 and 20-0223-VAR4 and 20-0223-VAR5 and 20-0223-VAR6 and 20-0223-TMP1
Planning Commission Meeting of 12/08/2020

20-0223
12505604041
HAVDEN DARVN P & KRISTA M
8501 ROCKY AVE
LAS VEGAS NV 89143-1033

35 HRDFNP1 89143

Submitted after final agenda
41a-g A

ARCHITECTURAL CIVIL GROUP
www.ACG.design

PETITION FOR CLV ZONING APPLICATION APPROVAL

CLV APP #: 20-0223-TMP1
20-0223-VAR1
20-0223-VAR2
20-0223-VAR3
20-0223-VAR4
20-0223-VAR5
20-0223-VAR6

REQUESTS:
1. TMP1 = PROPOSED 5 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
2. VAR1 = TO ALLOW RURAL OFFSITE IMPROVEMENTS WHERE TITLE 19 OFFSITE IMPROVEMENTS ARE REQUIRED.
3. VAR2 = TO ALLOW 40 FOOT FRONT YARD SETBACKS WHERE 50 FOOT IS REQUIRED (LOT 4).
4. VAR3 = TO ALLOW 40 FOOT FRONT YARD SETBACKS WHERE 50 FOOT IS REQUIRED (LOT 5).
5. VAR4 = TO ALLOW 40 FOOT FRONT YARD SETBACKS WHERE 50 FOOT IS REQUIRED (LOT 3).
6. VAR5 = TO ALLOW 40 FOOT FRONT YARD SETBACKS WHERE 50 FOOT IS REQUIRED (LOT 2).
7. VAR6 = TO ALLOW 40 FOOT FRONT YARD SETBACKS WHERE 50 FOOT IS REQUIRED (LOT 1).

SIGNATURES:

SIGN	PRINT	ADDRESS
	Mandi Olsen	9730 Jakes Pl. LV, NV 89143
	TED NELSON	8601 Ruston Rd
	Greg Taylor	10201 Moan Views ST
	Lincoln Rogers	9820 Four Views 89143
	RAYMOND BELLOT	9930 FOUR VIEWS ST. LVNV
	WILLIAM MILLER	9910 HOMESTEAD
	Kelly Hayden	9810 Four Views 89143

Submitted at Planning Commission

Date 12/8/2020 Item 41a-9

Hailey Shinton

41 a-g

Form Name:	Planning Application Comments 2020
Submission Time:	December 7, 2020 9:34 am
Browser:	Chrome 87.0.4280.67 / OS X
IP Address:	71.38.184.105
Unique ID:	716248419
Location:	36.144298553467, -115.18299865723

Meeting Date	Tuesday, December 8, 2020
Project Number	20--0223
Position	I support the project but OPPOSE a related application.
Planning Application Number(s)	20--0223- TMP1 -
Name	David Morgan
Residential or Business Address	8785 Jakes Pl Las Vegas, NV 89143
Phone	(702) 279-6094
Email	morgandavidw@gmail.com
Comments	As residents in this rural preservation area, we oppose the construction of more than one home per acre in this area. We would support 4 homes on this 4 acre parcel, but not 5.

Submitted at Planning Commission

Date 12/8/2020 Item 41a-g

E-comment

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
41a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0223-VAR1 - TO ALLOW RTC (REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) RURAL OFFSITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
41b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0223-VAR2 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
41c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0223-VAR3 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
41d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0223-VAR4 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
41e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0223-VAR5 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
41f

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0223-VAR6 - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
41g

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0223-TMP1 - FOUR VIEWS - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
42

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

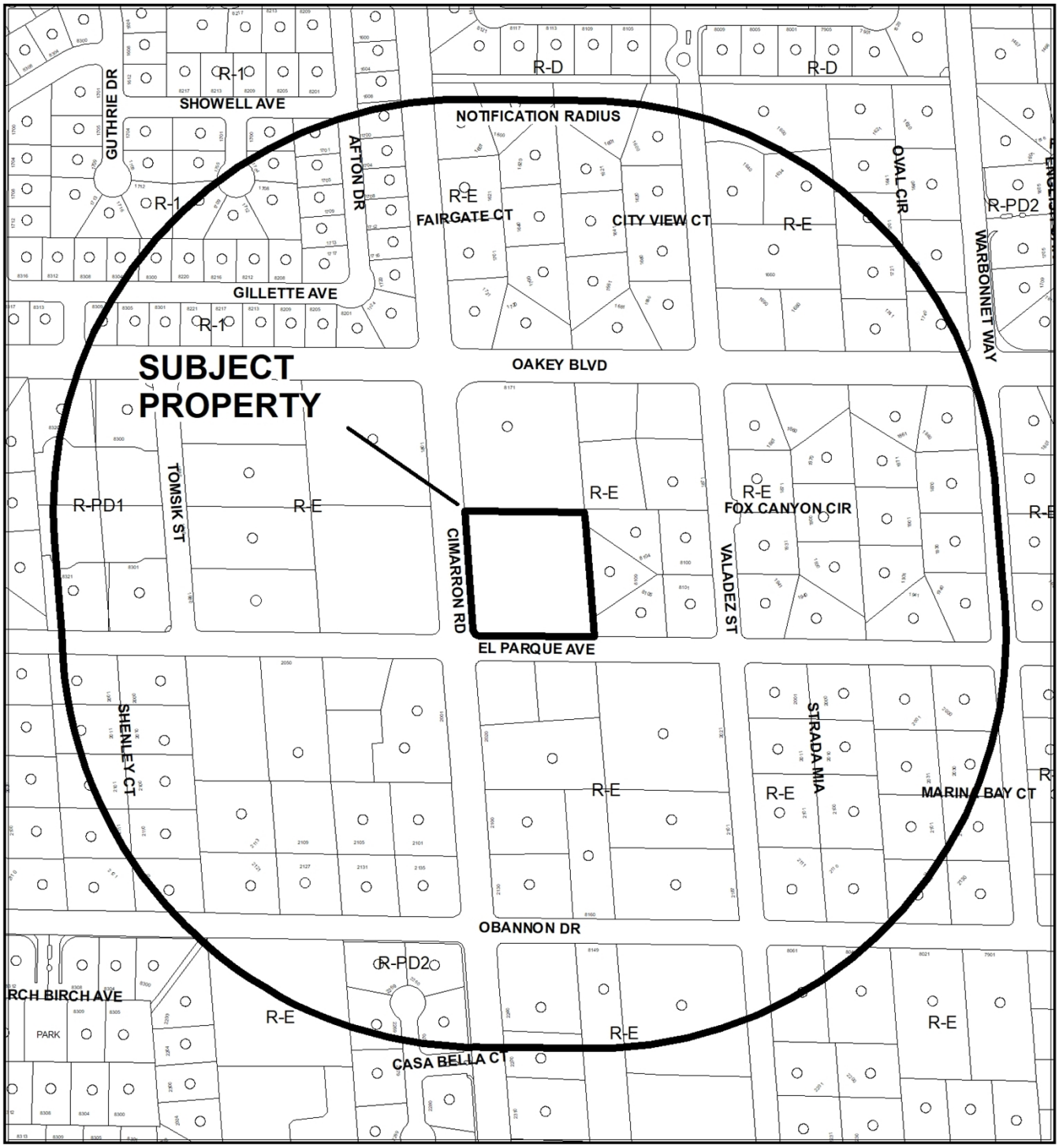
SUBJECT:
20-0225 - PUBLIC HEARING - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC - For possible action on the following Land Use Entitlement project requests on 2.10 acres at the northeast corner of El Parque Avenue and Cimarron Road (APN 163-04-701-004), Ward 1 (Knudsen). Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Location and Aerial Maps for 20-0225-VAC1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division for 20-0225-TMP1
8. School Development Tracking Form Submitted by Clark County School District for 20-0225-TMP1
9. Submitted after Final Agenda - Abeyance Request E-mail Submitted by Armando Monarrez, PE and Protest/Support Postcards



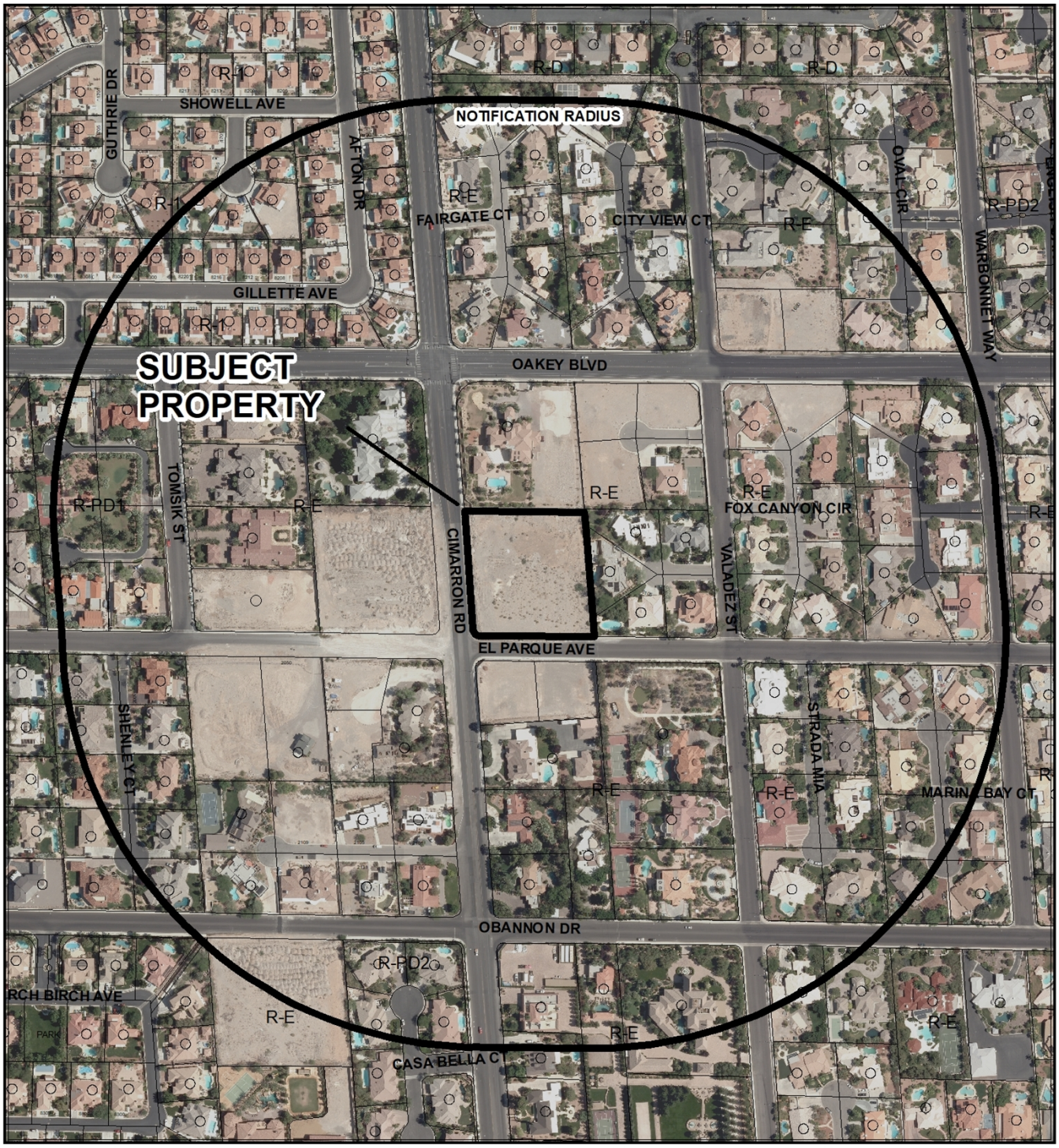
0 275 550 Feet

CASE: 20-0225

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENTIAL ESTATES)

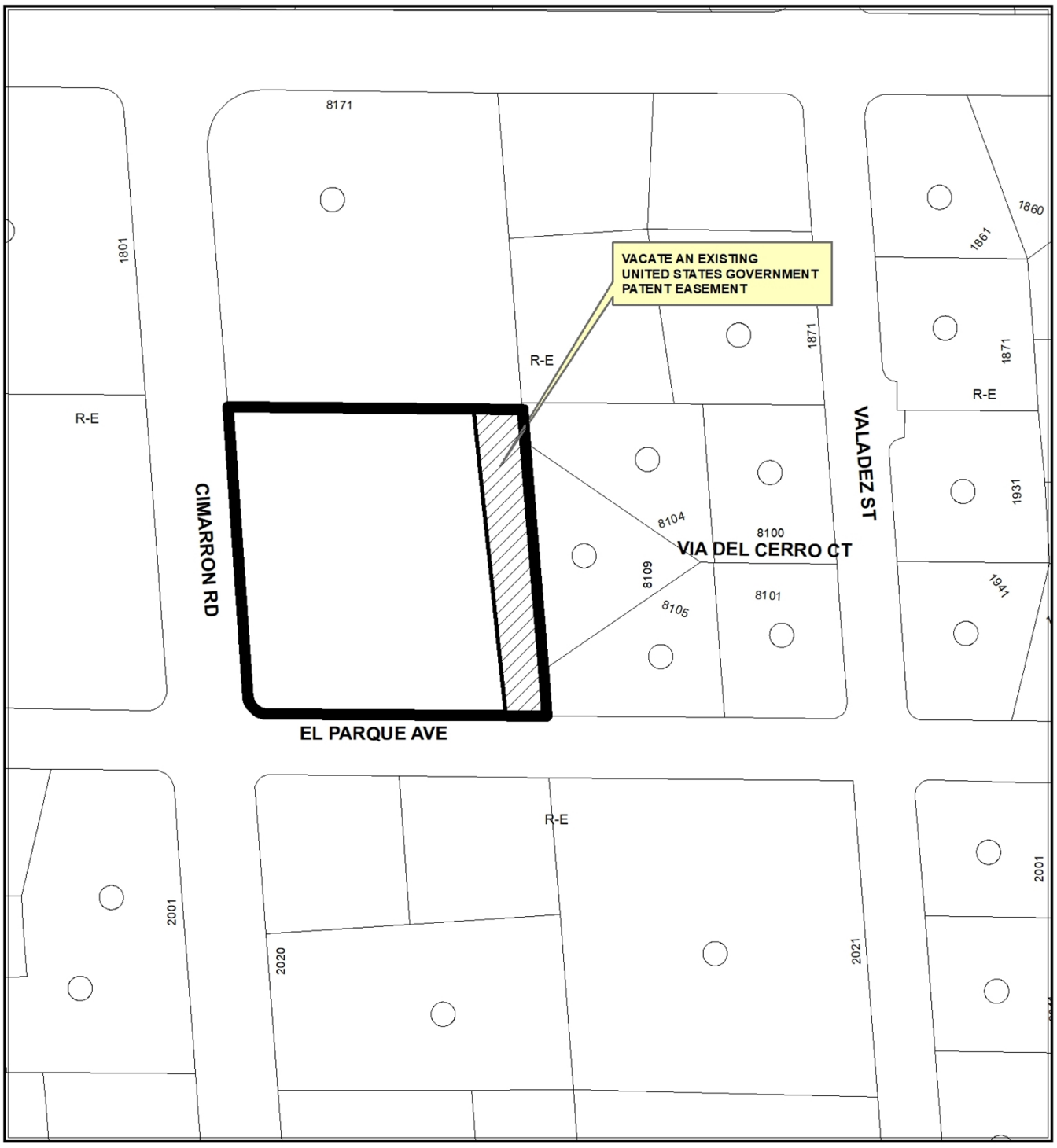
N



CASE: **20-0225**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENTIAL ESTATES)



CASE: 20-0225-VAC1

0 112.5 225
Feet

N



CASE: 20-0225-VAC1

0 112.5 225 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0225-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0225-VAC1	Staff recommends APPROVAL, subject to conditions:	20-0225-VAR1
20-0225-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0225-VAR1 20-0225-VAC1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 168

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0225-VAR1 CONDITIONS

Planning

1. Approval of Petition of Vacation (20-0225-VAC1) and Tentative Map (20-0225-TMP1) 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.

20-0225-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located along the southern 3-feet and the eastern 33-feet of assessor parcel number 163-04-701-004 as granted by instrument #20200722:00002081.

2. This Order of Relinquishment shall record immediately prior to and concurrent with any mapping action or recording of rights-of-way or easements.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 20-0225-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

7. If the Order of Vacation (and/or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

20-0225-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of Variance (20-0225-VAR1) and Petition of Vacation (20-0225-VAC1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 20-0225-VAC1, shall be recorded to eliminate the U.S. Government Patent Easement in conflict with this proposed site.

7. Construct half-street improvements on El Parque Avenue and Cimarron Road adjacent to this site 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.

8. Prior to the submittal of any construction drawings, coordinate with the Sewer Planning Section of the Department of Public Works to determine the size and locations of all sewer laterals and to determine appropriate easement sizes and locations for the laterals. Comply with the recommendations of the Sewer Planning Section prior to approval of sewer-related construction drawings for this site.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building, grading permits or the recordation of a Final Map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed a Tentative Map to construct a five-lot single-family residential subdivision on 2.10 acres of undeveloped property located on the northeast corner of El Parque Avenue and Cimarron Road. In addition to the Tentative Map, the applicant is requesting a Variance to address deviations of Title 19.06.060 wall height and lot width development standards. Also, the applicant has requested a Petition to Vacate existing U.S. Government Patent Easements on the subject site.

ISSUES

- The applicant has requested a Variance (20-0225-VAR1) to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed on a > 2% slope and to allow a 66-foot wide lot for lot #5 where 100 feet is the minimum allowed. Staff recommends denial of the request.
- A Vacation (20-0225-VAC1) has been requested to Vacate U.S. Government Patent Easements on property located on the subject site. Staff supports this request.

ANALYSIS

The subject 2.10-acre site is currently undeveloped land and is zoned R-E (Residence Estates). The existing General Plan land use designation DR (Desert Rural Density Residential) has an allowable density of 2.49 dwelling units per gross acre, which allows a maximum of five dwelling units and is compatible with the five dwellings which are proposed. The proposed lots range in size from 18,000 square feet to 18,010 square feet and maintain a minimum width of 100 feet, except for lot #5 which is a flag shaped lot that has an average width of 66 feet that does not comply with Title 19.06.050 development standards. The applicant has requested a Variance (20-0225-VAR1) to allow a 66-foot wide lot for lot #5 where 100 feet is the minimum allowed. Lots #1, #2 and #3 will be access from Cimarron Road an 80-foot Major Collector Street and lot #4 and #5 will be accessed from El Parque Avenue a 60-foot Local Street.

The applicant has requested a Variance (20-0225-VAR1) of Title 19.06.060 wall height development standards to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed on natural slope greater than 2%. Staff does not support the requested Variance as the increased wall height will create a canyon like effect to the adjacent roadways and properties. Furthermore, staff notes the building pad sites for lots #1, #2 and #3 have been artificially raised which will also negatively impact the surrounding properties in the area.

Lastly, a Vacation (20-0225-VAC1) has been requested to Vacate U.S. Government Patent Easements on property generally located on the northeast corner of El Parque Avenue and Cimarron Road. The Department of Public Works has indicated they have no objection to the proposed Vacation request to relinquish the City's interests in U.S. Government Patent Reservations. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

The Clark County School District projects that approximately three additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Herbert A. Derfelt Elementary School, Walter Johnson Middle School and Bonanza High School) Herbert A. Derfelt Elementary School and Walter Johnson Middle School were over capacity for the 2020-2021 school year at 14.8 and 11.5 percent respectively.

This parcel is not currently served by the Las Vegas Valley Water District (LVVWD). Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. Each residential lot must be individually served. Sewer lateral to parcel 5 may not meet min separation per UDACS Section 2.22. The applicant will be required to show water facilities and minimum separation requirements.

No unique or extraordinary evidence has been presented to warrant the requested Variance to address deviations to lot width and wall height development standards outlined in Title 19.06.060. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the Variance and Tentative Map. However, staff has no objection to the proposed Petition to Vacate and relinquish the City's interests in U.S. Government Patent Reservations on the subject site.

FINDINGS (20-0225-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed. An alternative design and wall height would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0225-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.06.060 lot width and wall height development standards. Staff does not support these request and recommends denial with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/25/86	The City Council approved a Petition of Annexation (A-0009-85) for property generally bound by Sahara Avenue, Torrey Pines Drive and Charleston Boulevard.
11/23/98	The City Council approved a request for a General Plan Amendment (GPA-0027-98) from R (Rural Density Residential) to DR (Desert Rural Density Residential) for property bounded by Holmby Channel, Via Olivera Avenue, Rainbow Boulevard and Durango Drive.

Most Recent Change of Ownership	
07/22/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with the subject site.

Pre-Application Meeting	
09/29/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Vacation, Variance and Tentative Map for a proposed 5-lot residential subdivision.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/29/20	During a routine site visit staff observed the subject site as undeveloped with natural desert vegetation and large berms adjacent to the street frontage.

Details of Application Request	
Site Area	
Net Acres	2.10

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	Y
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	18,000 SF	Y
Min. Lot Width	100 Feet	66 Feet	N*
Min. Setbacks			
• Front	50 Feet	50 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y

* The applicant has requested a Variance to allow a 66-foot wide lot for lot #5.

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/ac	5

Pursuant to Title 19.06.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • West (Cimarron Road)	N/A		0 Feet	Y
Perimeter and Retaining Walls with slope > 2%	Max. Wall Height - 12 Feet		14 Feet	N*
	Max. Perimeter Wall Height – 6 to 8 Feet		8 Feet	Y
	Max. Retaining Height – 6 Feet		6 Feet	Y
Perimeter and Retaining Walls Standard Stepback	Max. Primary Wall Height – 6-8 Feet		8 Feet	Y
	Max. Secondary Wall Height – 4 Feet		4 Feet	Y
	Min. Spacing Between Wall Sections – 5 Feet		5 Feet	Y

* The applicant has requested a Variance to allow deviations to Title 19.06.080 wall height development standards to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed is the maximum allowed on a > 2% slope.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Cimarron Road	Major Collector	Master Plan of Streets and Highways Map	80	Y
El Parque Avenue	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) Cimarron / El Parque

Project Name Hidamari **Proposed Use**

Assessor's Parcel #(s) 163-04-701-004 **Ward #** 1

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E Proposed _____

Additional Information

Property Owner KAMICHU L L C Contact Maston Thornton

Address 1215 S FORT APACHE RD #120 City LAS VEGAS State NV Zip 89117

E-mail Maston@kamichu.com Phone 702 324 4324

Applicant CVL NEVADA Contact Armando Monarrez

Address 631 N STEPHANIE ST #518 City HENDERSON State NV Zip 89014

E-mail amonarrez@cvlvegas.com Phone 702.355.3842

Representative R W BUGBEE & ASSOCIATES, INC Contact NICK BUGBEE

Address 8635 W SAHARA AVE #550 City LAS VEGAS State NV Zip 89117

E-mail nickbugbee@gmail.com Phone 702.858.9523

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 MASTON THORNTON

Subscribed and sworn before me

This 17th day of September, 20 20

_____

Notary Public in and for said County and State

H. STEPHEN NELSON
Notary Public, State of Nevada
No. 06-105720-1
My Appt. Exp. Aug. 29, 2022

20-0225
10/15/2020

Hidamari Tentative Map

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.
- FOR COMMENT ☐ 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.
- FOR COMMENT ☐ 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.

20-0225
09/29/2020

- FOR COMMENT ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

FOR COMMENT ☐ 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.

FOR COMMENT ☐ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

☑ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

FOR COMMENT ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☑ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

FOR COMMENT ☐ 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.

FOR COMMENT ☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 9/29/2020

20-0225
09/29/2020

DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: PROJECT NAME
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Kamichu 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 Nicholas Bugbee at (702)-858-9523. Thank you.

Sincerely,

(Signature)

Maston Thornton
(Print) Manager

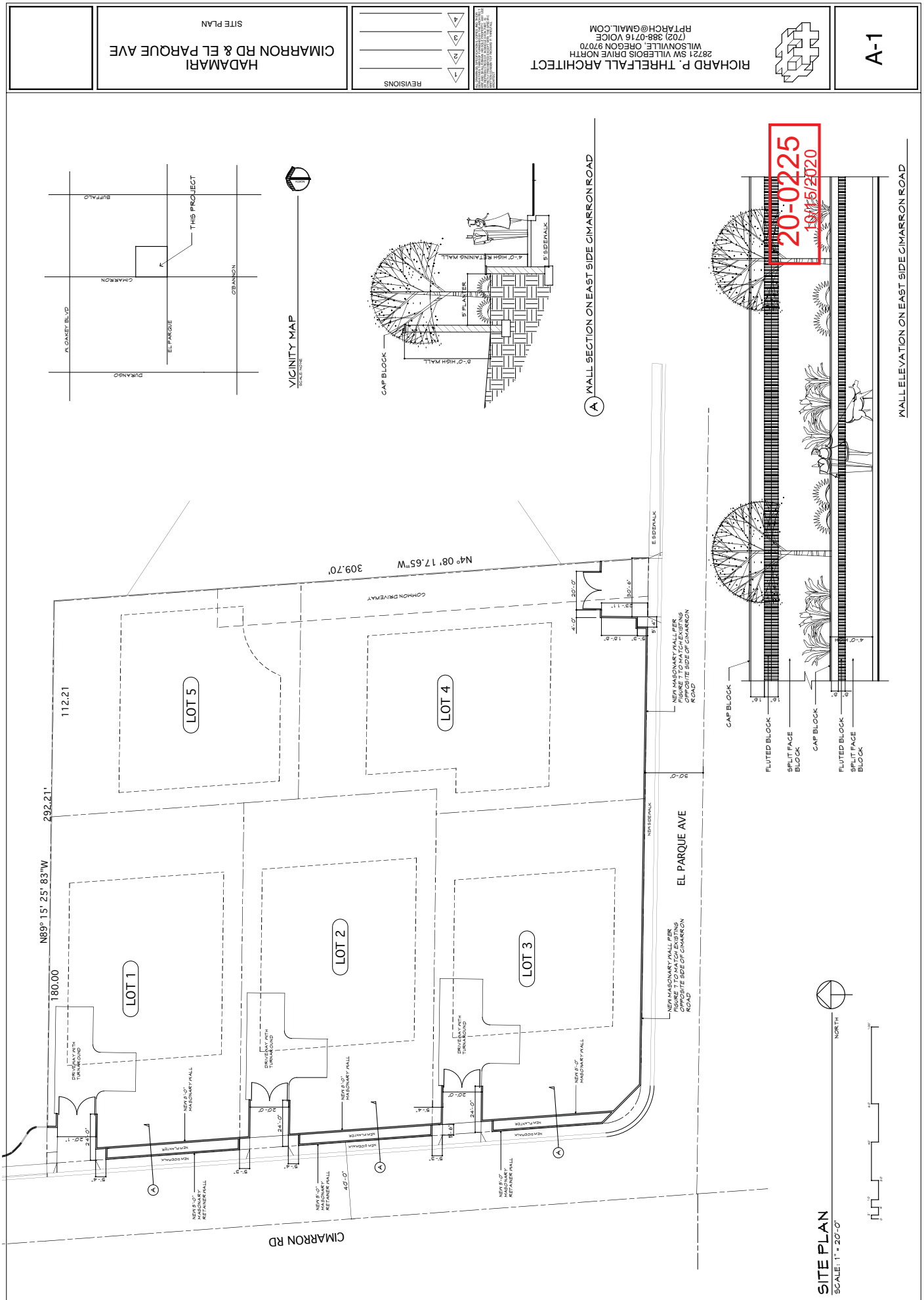
Subscribed and sworn before me

This 30th day of September, 2020.

Notary Public in and for said County and State

H. STEPHEN NELSON
Notary Public, State of Nevada
No. 06-107075-1
My Appt. Exp. Aug. 29, 2022

20-0225
10/15/2020



HADAMARI
CIMARRON RD & EL PARQUE AVE
SITE PLAN
REVISIONS
RICHARD P. THRELFALL ARCHITECT
28721 SW VILLEBOIS DRIVE NORTH
WILSONVILLE, OREGON 97070
(702) 388-0716 VOICE
RPTARCH@GMAIL.COM
A-1
20-0225
10/15/2020
VICINITY MAP
THIS PROJECT
WALL SECTION ON EAST SIDE CIMARRON ROAD
WALL ELEVATION ON EAST SIDE CIMARRON ROAD
CAP BLOCK
FLUTED BLOCK
SPLIT FACE BLOCK
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
EL PARQUE AVE
CIMARRON RD
N89° 15' 25' 83"W
N4° 08' 17.65"W
309.70'
292.21'
180.00
112.21
COMMON DRIVEWAY
NEW MASONARY WALL PER FIGURE 7 TO MATCH EXISTING OPPOSITE SIDE OF CIMARRON ROAD
NEW 8'-0" MASONARY WALL
NEW 5'-0" MASONARY RETAINER WALL
NORTH
SITE PLAN
SCALE: 1" = 20'-0"

RICHARD P. THRELFALL ARCHITECT
28721 SW VILLEBOIS DRIVE NORTH
WILSONVILLE, OREGON 97070
(702) 388-0716 VOICE
RPTARCH@GMAIL.COM

REVISIONS

HADAMARI
CIMARRON RD & EL PARQUE AVE
WALL ELEVATIONS / SECTION

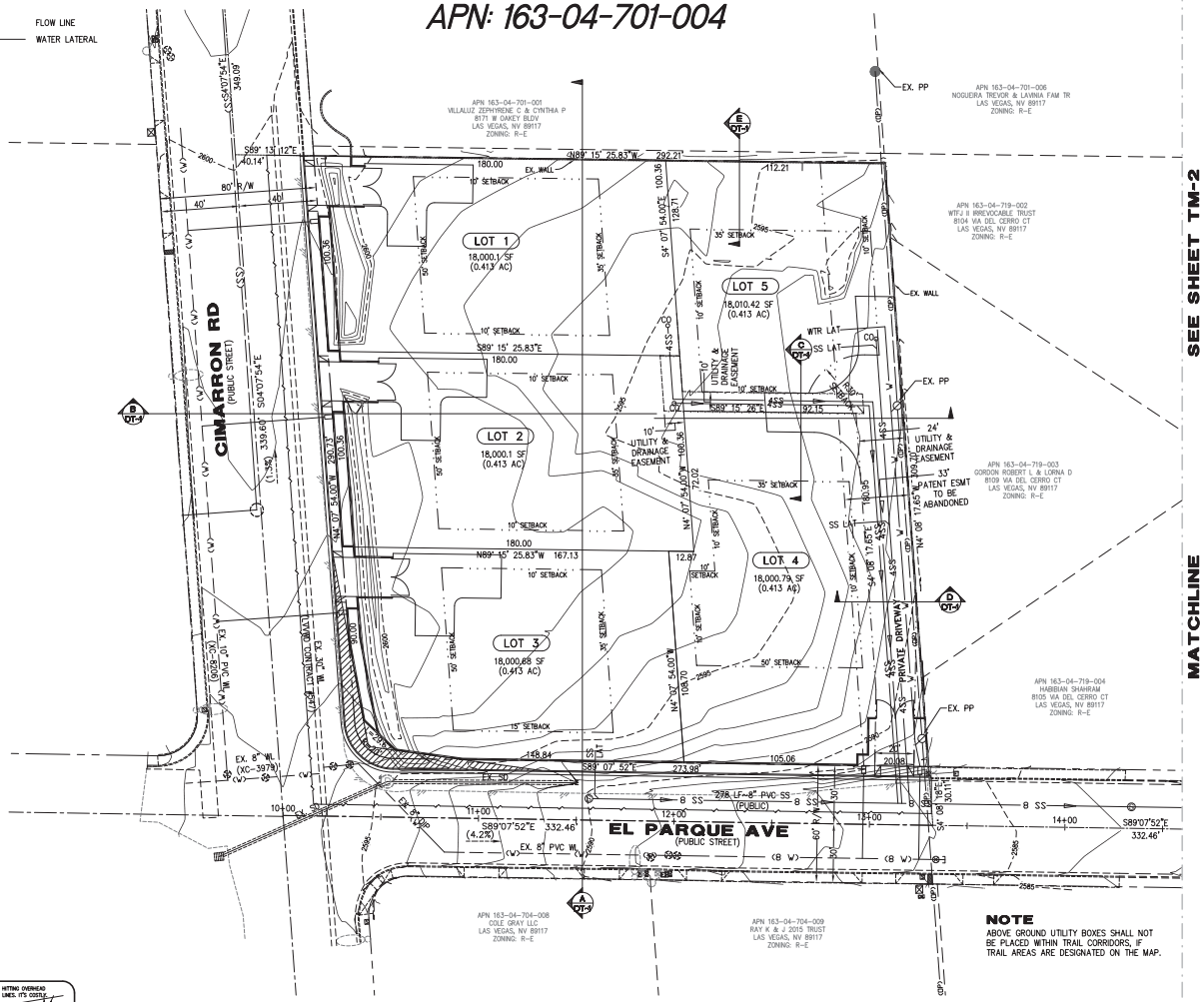
A-2

20-0225
10/15/2020

WALL ELEVATION ON EAST SIDE CIMARRON ROAD

WALL SECTION ON EAST SIDE CIMARRON ROAD

TENTATIVE MAP
FOR
HIDAMARI
CITY OF LAS VEGAS
APN: 163-04-701-004



SEE SHEET TM-2

MATCHLINE

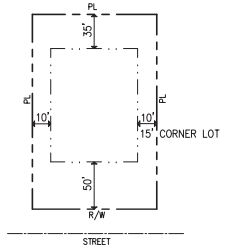
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- EX. EDGE OF PAVEMENT
- SAWCUT PAVEMENT
- FLOW LINE
- 6' CMU SCREEN WALL AS NOTED
- EX. BLOCK WALL
- EX. FENCELINE
- EX. CONTOUR (1' INTERVAL)
- EX. CONTOUR (5' INTERVAL)
- PROP. SEWER LINE
- PROP. SEWER MANHOLE
- PROP. CLEAN OUT
- PROP WATER LINE
- WATER LATERAL/METER
- EX. WATER LINE
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. OVERHEAD POWER LINE
- SIGHT VISIBILITY ZONE
- PROP A.C. PAVEMENT
- EX. FIRE HYDRANT
- LOT NUMBER
- EX. STREET LIGHT
- EX. WATER VALVE
- EX. POWER POLE
- POINT OF CONNECTION TO EX. UTILITY
- WATER VALVE

FLOW LINE
WATER LATERAL

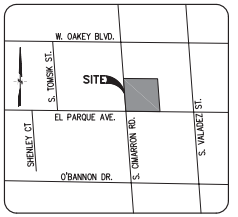
ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN	ASSESSOR PARCEL NUMBER
BC	BACK OF CURB
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CO	CLEAN OUT
EAC	EDGE OF ASPHALTIC CONCRETE
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FNC	FENCE
FOW	FACE OF WALL
FTG	FOOTING
G	GAS
GND	GROUND
HP	HIGH POINT
IMP	IMPROVEMENT
L	LENGTH
LS	LANDSCAPE
PL	PROPERTY LINE
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
SS	SANITARY SEWER
SW	SIDEWALK
T	TELEPHONE
WTR	WATER



TYP. LOT SETBACKS

N.T.S.



VICINITY MAP

N.T.S.

INDEX OF SHEETS

1. TM-1 TENTATIVE MAP – SHEET 1
2. TM-2 TENTATIVE MAP – SHEET 2
3. DT-1 SECTIONS

LEGAL DESCRIPTION

THE SOUTH ONE HALF (S 1/2) OF GOVERNMENT LOT FORTY-FOUR (44) IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., ALSO KNOWN AS LOT 2 AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 21-84, RECORDED APRIL 25, 1984 IN BOOK 1911 AS INSTRUMENT NO. 1870506 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE NORTH FIVE (5) FEET.

FURTHER EXCEPTING THEREFROM THE SOUTHERLY 30 FEET, THE WESTERLY 40 FEET AND THAT CERTAIN SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF AS GRANTED TO CLARK COUNTY, NEVADA.

BASIS OF BEARING

SOUTH 04°08'41" EAST BEING THE BEARING OF THE EAST LINE OF THE THE SOUTH ONE HALF (S 1/2) OF GOVERNMENT LOT FORTY-FOUR (44) IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AND THE CENTERLINE OF VALADEZ STREET BETWEEN OAKEY BOULEVARD & EL PARQUE AVENUE, AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 21-84, RECORDED APRIL 25, 1984 IN BOOK 1911 AS INSTRUMENT NO. 1870506 OF OFFICIAL RECORDS.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL v.2005-2007
BENCHMARK ID: 1LV104E6

RIVET AND PLATE IN TOP OF CURB AT NW CORNER OF OAKEY BLVD. & WARBONNET WAY
NAVD 88 DATUM 782.429 METERS (2567.02 FT)

OWNER/DEVELOPER

KAMICHU LLC
1215 S. FORT APACHE RD. #120
LAS VEGAS, NV. 89117

SITE DATA

ZONING	R-E
GROSS AREA	2.1 ACRES

SETBACKS

FRONT	50'
REAR	35'
REAR – ACCESSORY	5'
SIDE – INTERIOR	10'
SIDE – INTERIOR ACCESSORY	5'
SIDE – CORNER	15'
SIDE – CORNER ACCESSORY	10'
MIN. LOT WIDTH	100'

LOT SIZES

MIN. LOT REQ'D	18,000 SF
MIN. LOT SIZE	18,000.1 SF
MAX. LOT SIZE	18,010.42 SF
AVG. LOT SIZE	18,000.75 SF

20-0025
11/12/2020

NOTE

ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

DISCLAIMER

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG: 1 (800) 227-2600.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

FAST
Call before you UnderGround
1-702-432-5300

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

NO.	REVISION	BY	DATE	APP.	DATE

DESIGNED BY: AM
DRAFT BY: CWH-D
CHECKED BY: AM
PROJECT DATE: SEPT 2020

HIDAMARI
APN 163-04-701-004
CITY OF LAS VEGAS NEVADA

TENTATIVE MAP

OWNER/DEVELOPER
Hidamari Lot 8 LLC
1215 S. Fort Apache Rd. #120
Las Vegas, NV. 89117
Contact: x
702-xxx-xxxx

PROFESSIONAL ENGINEER – STATE OF NEVADA
M. ARMANDO MONARREZ
EXP. 12/31/2021
CIVIL
No. 019652
11/5/20

631 N. Stephanie St. #278
Henderson, NV 89014
Tel: (702) 385-3642
CFL NEVADA, INC.
ENGINEERING PLANNING LAND SURVEYING

SHEET
TM-1
1 OF 3

AGENCY DWG. NO.
-

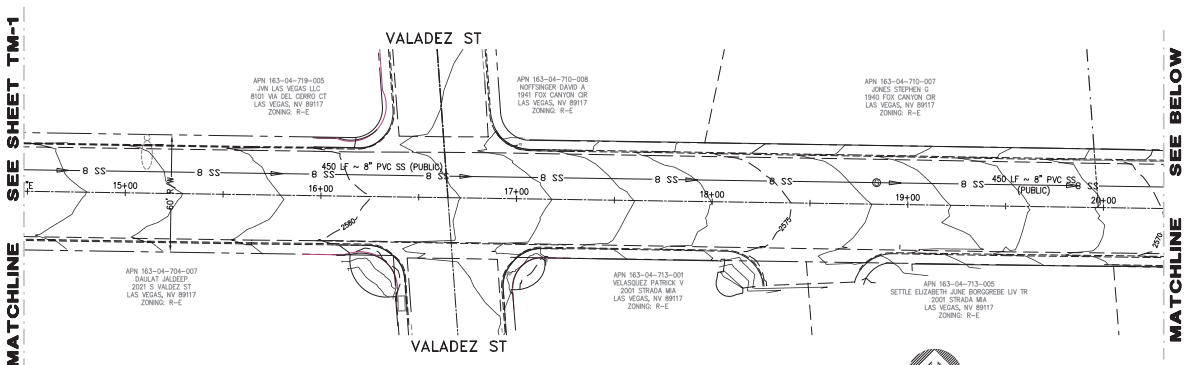
Planning Commission - Page 1434

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- EX. EDGE OF PAVEMENT
- SAWCUT PAVEMENT
- FLOW LINE
- 6' CMU SCREEN WALL AS NOTED
- EX. BLOCK WALL
- EX. FENCELINE
- EX. CONTOUR (1' INTERVAL)
- EX. CONTOUR (5' INTERVAL)
- PROP. SEWER LINE
- PROP. SEWER MANHOLE
- PROP. CLEAN OUT
- EX. WATER LINE
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. OVERHEAD POWER LINE
- SIGHT VISIBILITY ZONE
- PROP A.C. PAVEMENT
- EX. FIRE HYDRANT
- LOT NUMBER
- EX. STREET LIGHT
- EX. WATER VALVE
- EX. POWER POLE
- POINT OF CONNECTION TO EX. UTILITY

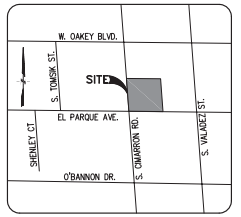
ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN	ASSESSOR PARCEL NUMBER
BC	BACK OF CURB
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CO	CLEAN OUT
EAC	EDGE OF ASPHALTIC CONCRETE
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FNC	FENCE
FOW	FACE OF WALL
FTG	FOOTING
G	GAS
GND	GROUND
HP	HIGH POINT
IMP	IMPROVEMENT
L	LENGTH
LS	LANDSCAPE
PL	PROPERTY LINE
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
SW	SIDEWALK
T	TELEPHONE

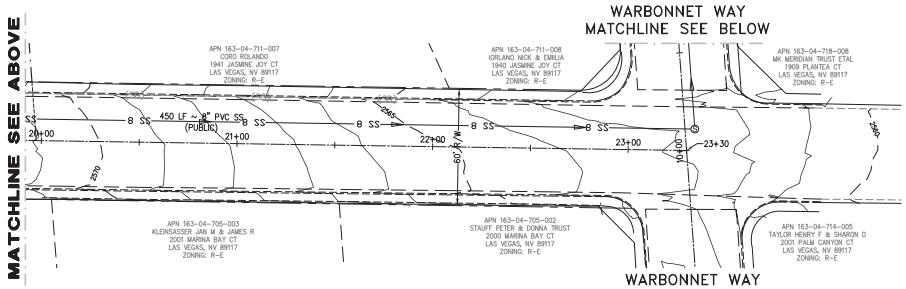


EL PARQUE AVE
(PUBLIC STREET)
(STA 14+50 – 20+50)

NORTH

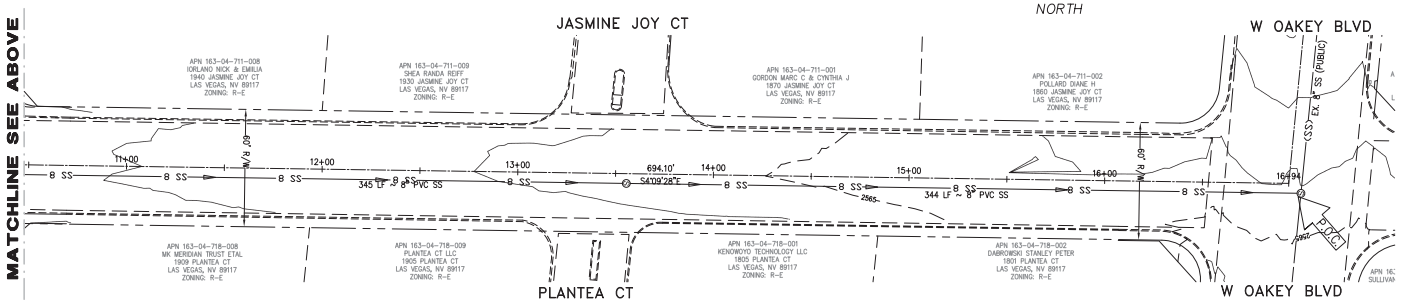


VICINITY MAP
N.T.S.



EL PARQUE AVE
(PUBLIC STREET)
(STA 20+50 TO 23+50)

NORTH



WARBONNET WAY
(PUBLIC STREET)

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft

LEGAL DESCRIPTION

THE SOUTH ONE HALF (S 1/2) OF GOVERNMENT LOT FORTY-FOUR (44) IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., ALSO KNOWN AS LOT 2 AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 21-84, RECORDED APRIL 25, 1984 IN BOOK 1911 AS INSTRUMENT NO. 1870506 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE NORTH FIVE (5) FEET.

FURTHER EXCEPTING THEREFROM THE SOUTHERLY 30 FEET, THE WESTERLY 40 FEET AND THAT CERTAIN SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF AS GRANTED TO CLARK COUNTY, NEVADA.

BASIS OF BEARING

SOUTH 04°08'41" EAST BEING THE BEARING OF THE EAST LINE OF THE THE SOUTH ONE HALF (S 1/2) OF GOVERNMENT LOT FORTY-FOUR (44) IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AND THE CENTERLINE OF VALADEZ STREET BETWEEN OAKEY BOULEVARD & EL PARQUE AVENUE, AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 21-84, RECORDED APRIL 25, 1984 IN BOOK 1911 AS INSTRUMENT NO. 1870506 OF OFFICIAL RECORDS.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL v.2005-2007
BENCHMARK ID: 1LV104E6

RIVET AND PLATE IN TOP OF CURB AT NW CORNER OF OAKEY BLVD. & WARBONNET WAY
NAVD 88 DATUM 782.429 METERS (2567.02 FT)

OWNER/DEVELOPER

KAMICHU LLC
1215 S. FORT APACHE RD. #120
LAS VEGAS, NV. 89117

AVOID HITTING OVERHEAD POWER LINES IT'S COSTLY
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

FAST Call before you UnderGround 1-702-432-5300

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

DISCLAIMER

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG: 1 (800) 227-2600.

20-0225
10/15/2020

DESIGNED BY: AM
DRAFTED BY: CMH-D
CHECKED BY: AM
PROJECT DATE: SEPT 2020

NO.	REVISION	BY	DATE	APP.	DATE

HIDAMARI
APN 163-04-701-004
CITY OF LAS VEGAS NEVADA

TENTATIVE MAP – UTILITY

OWNER/DEVELOPER
Hidamari Lot 8 LLC
1215 S. Fort Apache Rd. #120
Las Vegas, NV. 89117
Contact: x
702-xxx-xxxx

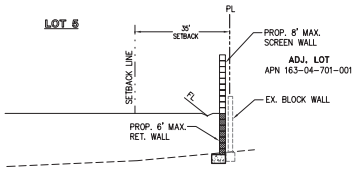
PROFESSIONAL ENGINEER – STATE OF NEVADA
M. ARMENDOS
No. 019652
CIVIL
10/14/20

ENGINEER
CFA NEVADA, INC.
ENGINEERING PLANNING LAND SURVEYING
631 N. Stephanie St. #278
Henderson, NV 89014
Tel: (702) 365-3642

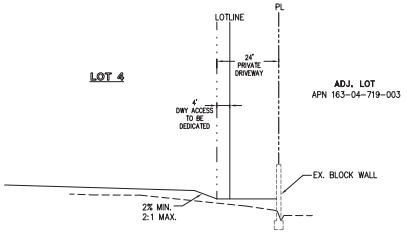
SHEET
TM-2
2 OF 3

AGENCY DWG. NO.

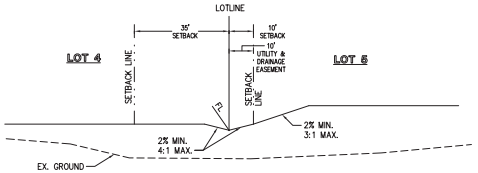
Planning Commission - Page 1435



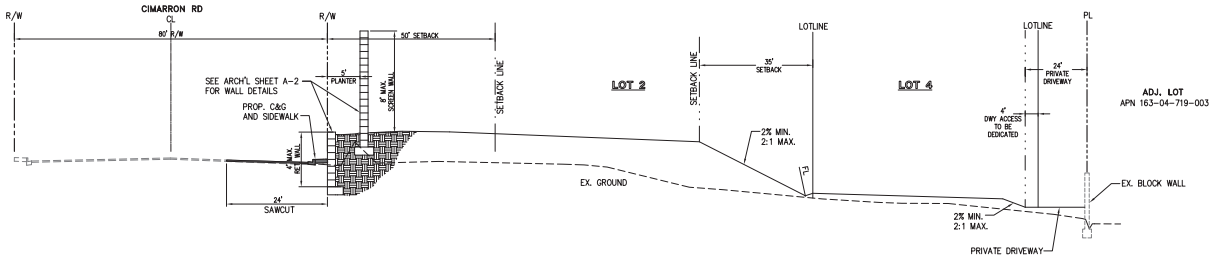
E SECTION N.T.S.



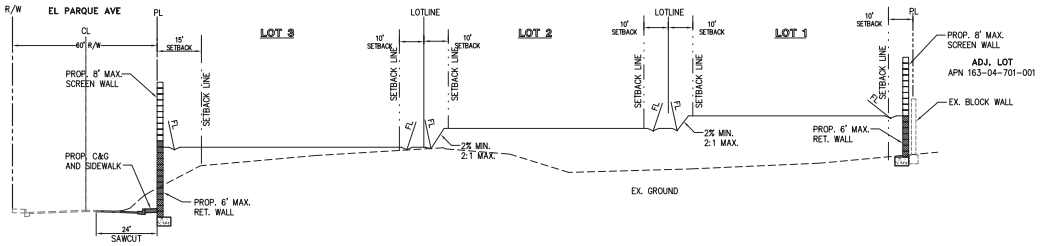
D SECTION N.T.S.



C SECTION N.T.S.



B SECTION - CIMARRON RD. N.T.S.



A SECTION - EL PARQUE AVE. N.T.S.

20-0225
10/15/2020

Call before you Dig
Avoid cutting underground utility lines. It's easily.
CALL 811 DIG
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

DISCLAIMER

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CALL BEFORE YOU DIG: 1 (800) 227-2600.

NO.	REVISION	BY	DATE	APP.	DATE
1					

DESIGNED BY: AM
DRAWN BY: CMH-D
CHECKED BY: AM
PROJECT DATE: SEPT 2020

HIDAMARI
APN 163-04-701-004
CITY OF LAS VEGAS NEVADA

SECTIONS

OWNER/DEVELOPER:
Hidamari Lot 8 LLC
1215 S. Fort Apache Rd. #120
Las Vegas, NV. 89117
Contact: x
702-xxx-xxxx

SEAL
PROFESSIONAL ENGINEER - STATE OF NEVADA
M. ARMANDO MONARREZ
CIVIL
No. 019652
10/14/20

CVL NEVADA, INC.
ENGINEERING PLANNING LAND SURVEYING
631 N. Stephanie St. #618
Henderson, NV 89014
Tel: (702) 355-3642

SHEET
DT-1
3 OF 3

AGENCY DWG. NO.

APN: 163-04-701-004

Patent Easement Vacation

EXHIBIT A

SMITH & Associates LAND SURVEYING, LLC

Explanation

This legal description describes partial relinquishment and vacation of the Patent Easement along the boundaries of Assessor's Parcel Number 163-04-701-004, generally located Northeast Corner of the intersection of El Parque Avenue and Cimarron Road.

Legal Description

Those certain easements for roadway and public utility purposes contained in the Patent from the United States of America, recorded April 27, 1956, in Book 92 as Instrument Number 76528, on file in the Office of the Clark County, Nevada, Recorder, more particularly described as follows:

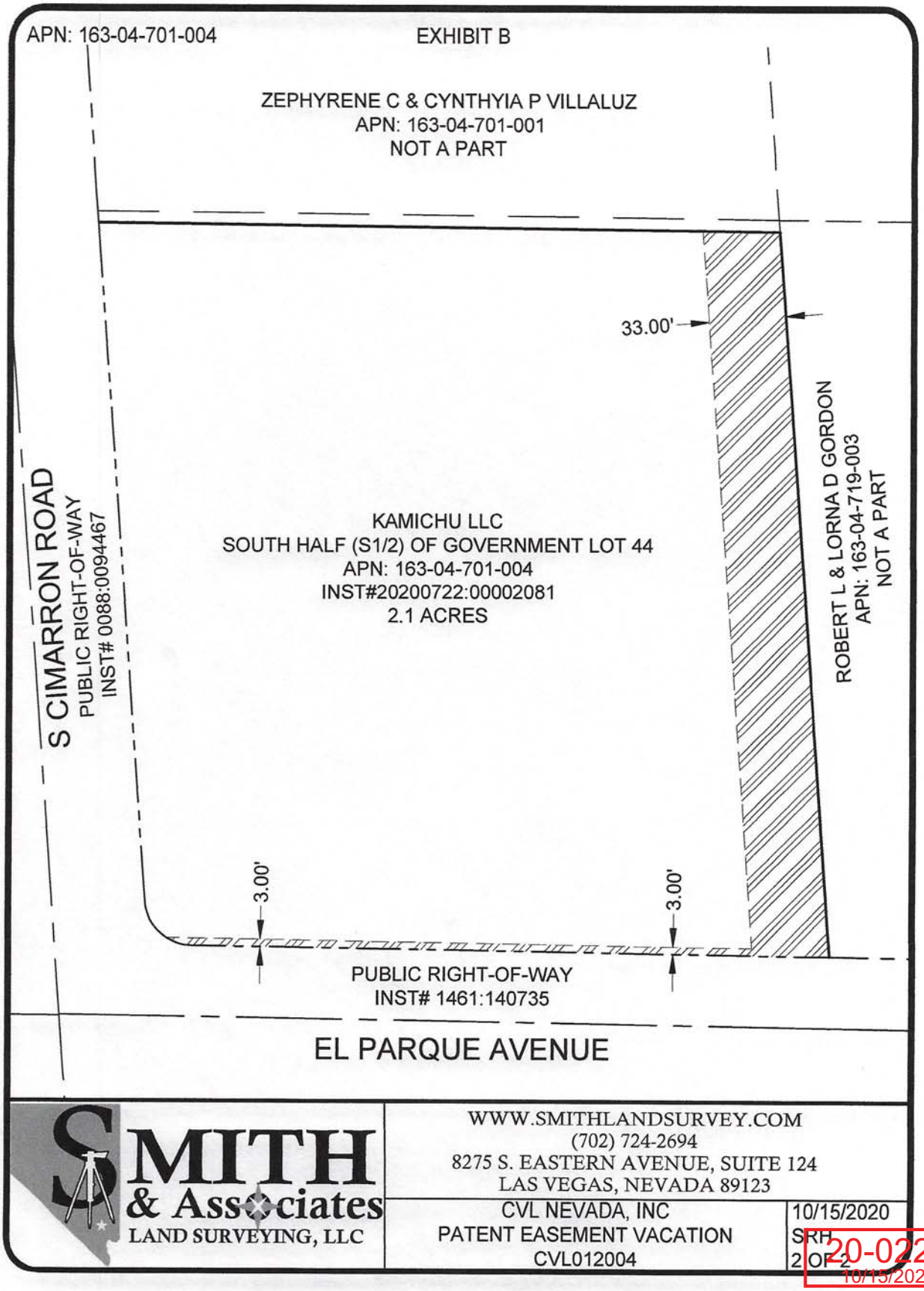
The East 33 feet of the South Half (S 1/2) of Government Lot 44, Section 4, Township 21 South, Range 60 East, Mount Diablo Meridian, City of Las Vegas, County of Clark, State of Nevada, excepting therefrom the North 5 feet of said South Half (S 1/2); together with the North 3 feet of the South 33 feet of said South Half (S 1/2), excepting therefrom the West 40 feet being that dedicated Right-of-Way as recorded in Book 88 as Instrument Number 0094467, further excepting therefrom the South 30 feet and that certain Spandrel Area in the Southwest Corner thereof being that dedicated Right-of-Way as recorded in Book 1461 as Instrument Number 1420735 on file in the Office of the Clark County, Nevada Recorder.

End of Legal Description

Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



20-0225
10/15/2020



20-0225
10/15/2020

76528 (2-1)
Nevada 07694

BOOK 92

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant Arthur A. McCown,

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto for the following-described land:

Mount Diablo Meridian, Nevada,

T. 21 S., R. 60 E.,

Sec. 4, Lot 44.

The area described contains 5.23 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the SEVENTEENTH day of FEBRUARY in the year of our Lord one thousand nine hundred and FIFTY-SIX and of the Independence of the United States the one hundred and EIGHTIETH.

(SEAL)

(SEAL)

For the Director, Bureau of Land Management.

By Rose M. Beall
Acting Chief, Patents Section.

Mail to
Reno
City

Patent Number 1152376

BOOK 92

76528 (2-2)

NO. 76528
RECORDED AT THE REQUEST OF
Arthur A. McCown
APR 27 11 21 AM '56
OFFICIAL RECORDS BOOK NO. 92
CLARK COUNTY, NEVADA
PAUL C. B. HALLEY, RECORDER
FEE $ 3.00 gt DEPUTY



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020

Land Planning
Engineering
Surveying

Nevada, Inc.

October 12, 2020

City of Las Vegas
Planning & Zoning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter for Hidamari Tentative Map, Vacation, and Variance

Dear Planner,

On behalf of Kamichu LLC (Owner), CVL Nevada, Inc. formally requests the City of Las Vegas (City) to review and accept the enclosed Tentative Map (TM).

The project site consists of approximately 2.1 acres of residence estates district (R-E) zoning, located on the northwest corner of Cimarron Rd. and El Parque Ave, and having an APN 163-04-701-004. The proposed project will consist of five (5) single family residential lots having an area of no less than 18,000 sf each. Each lot will have the following minimum setbacks complying with Title 19 of the Unified Development Code:

- Front Yard Setback = 50 feet to public street and 30 feet to access easement.
- Side Yard Setback = 10 feet
- Corner Side Yard Setback = 15 feet
- Rear Yard Setback = 35 feet

The site generally drains from the north west corner down to the south east corner. For this reason and to minimize required retainage, Lots 1, 2, and 3 will have type "B" drainage. The rear yards of these three lots will slope down towards lots 4 and 5 and drain out using drainage easements. There will be no side or rear property line privacy walls between lots. The only walls constructed for the project will be perimeter walls. The site has an existing slope greater than 2% and will require retaining walls. The maximum proposed retaining wall is 6 feet. The maximum screen wall height proposed is 8 feet.

The project will be served by public utilities to the site. There are existing LVVWD water facilities that can accommodate the project demands. Although there is a sewer in Cimarron Rd. the sewer is shallow and would not be able to service Hidamari. This project proposes to install approximately 2,000 LF of public 8-inch sewer on El Parque Ave. from Cimarron to Warbonnet and on Warbonnet to Oakey Blvd. The public sewer can serve lots 3 through 5 directly. Lots 1 and 2 will have the 4 inch sewer laterals connect to the proposed sewer via utility easement on the east property line of lot 2 and the south property of lot 5, and further through the private driveway for lots 4 & 5. The Owner is willing to install 2,000 LF of public sewer as a common benefit to City and developer.

In addition to the Tentative Map, the application will also require a vacation and variance as follows:

20-0225
10/15/2020

Vacation:

Request - Vacate exiting 33-foot United States Government patent easement parallel to the east property line.
Justification – The 33-foot patent easement has been vacated on the property to the east of our project as well as to the north. The patent easement will not be needed because the developments on this block have been completed and there is no street cutting through that area. Hidamari will still provide a 24-foot utility and access easement to allow for the maintenance of the two power poles and power lines along the east boundary line.

Variance:
Request – Allow for the lot width of lot 4 to be 98.60 feet where 100 feet is required per 19.06.060 R-E Residence Estate District.
Justification – Lot 4 has a width of 105.06 feet for 108.70 feet on the front and 92.15 feet width for 72.02 feet on the back. This would create an average lot with of 99.74 feet overall. In addition, Lot 4 is next to the shared driveway and easement on the east side of the property. This would create an additional 20 feet of distance between block walls allowing for a feeling of even greater lot width.

Request – Allow for the lot width of lot 5 to be 66 feet where 100 feet is required per 19.06.060 R-E Residence Estate District.
Justification – Lot 5 is a flag lot that measures 112.21 feet by 128.71 feet on the area where the residential unit will be built. The reason the lot width average is only 66 is that the flag pole area is the driveway and only measures 20 feet for the first 180 feet. The lot width where the house will be sitting measures 112.21 feet.

Request – Allow for a maximum front yard screen wall with step back to be 12-foot high where 7-foot is the maximum allowed per 19.06.060 R-E Residence Estate District.
Justification - The front wall would meet the requirements of Table 9 and Figure 8 of 19.06.060 R-E Residence Estate District. The primary wall would be an 8-foot tall block wall having a 5-foot separation from the secondary wall. The secondary wall would be a maximum of 4-foot tall.

Request – Allow for a maximum retaining and perimeter wall combined to be 14-foot high where 12-foot is the maximum allowed per 19.06.060 R-E Residence Estate District.
Justification - The perimeter wall on the south property line of lot 3 would be the only area that requires this condition. The reason being that El Parque Ave. existing slope is 4% west to east and the front of lot 3 is along Cimarron Rd. To remediate this condition, CVL is already proposing that lots 1, 2, and 3 have Type B drainage condition and allow for minimum retainage along El Parque. The maximum retaining wall height would be 6 feet, while the maximum screen wall would be 8 feet, meeting the requirements of Table 8 and Figure 7 for slope > 2%. However, the two maximums would yield a total combined wall height of 14 feet.

CVL has reviewed the comments from the preliminary Tentative Map review and has addressed them herein:

Fire Department

20-0225
10/15/2020

Response – All homes will have fire sprinklers. Lot 5 will be accessed through a 20 foot gate, but 24-foot access drive. The access drive will have a three-point turn at the end of the driveway that will allow for vehicular turn around having inside turning radii of 24-feet.

Public Works

Response – Hidamari will complete half street improvements. The drainage study will be completed for the site. All homes will have on-site turn around so the cars can exit the property front first. The lots along Cimarron will have a single point of ingress and egress but will have a three-point turn within the 50-foot front setback. All cross sections are provided in the TM detail sheet.

Wastewater Collection Systems Planning
Response – The TM has been revised to show individual 4 inch laterals for each lot. Lots 1 & 2 will have their laterals within utility easements granted by lots 2 and 5 and connect to the proposed public sewer on El Parque.

Flood Control
Response – CVL has reviewed all comments and agrees to coordinate grading, drainage, and drainage study concurrence with CLV and CCRFCD.

Traffic Engineering
Response – Sight Visibility Restriction Zones have been shown on the TM. The proposed retaining walls are shown outside of the SVRZs. Each driveway will have the ability for on site turn around. The lots along Cimarron will have a single point of ingress and egress but will have a three-point turn within the 50-foot front setback. All new driveways will be radius style driveways. The site does not present itself for the possibility of a right turn lane or a bus turn out. This would be detrimental to the success of this project because all lots are already at the minimum lot size requirement. CLV and Hidamari development team will need to get together and see what the alternatives are for the CLV needs. However, this project's success depends on the entire area of the site. CVL will perform a Traffic Study.

Land Development

Response – CVL will prepare Civil Improvement Plans. As part of the permit application, Hidamari will post a bond and get an encroachment agreement. CVL will request deviations as needed for the success of the project. A geotechnical report will be prepared for the site.

Right of Way

Response – ROW along Cimarron Rd. and El Parque Ave. have already been dedicated. Cimarron has a full width of 80 feet while El Parque has a width of 60 feet.

Survey

Response – A final map will be prepared for the site. CVL will coordinate with CLV Survey Department to determine the concern with boundary for the site. It is a single parcel with

20-0225
10/15/2020

assessor legal description “Land Division 21-84 lot 2 Geoid: PT NW4 SE4 Sec 04, Township 21, Range 60.

City Engineer

Response – CVL will coordinate with City Engineer’s office as required.

We look forward to working with your staff for the success of this application.

Should you have any questions please call me at (702) 355-3842.

Sincerely,
CVL Nevada, Inc.



Armando Monarrez, PE
President

20-0225
10/15/2020

20-0225-TMP1
CVL Nevada

NEC El Parque Avenue & Cimarron Road

Proposed 5 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]	5	12.38	**62**
AM Peak Hour			0.74	**4**
PM Peak Hour			0.99	**5**

Existing traffic on all nearby streets:

Cimarron Road

Average Daily Traffic (ADT)	6,694
PM Peak Hour	536
(heaviest 60 minutes)	

El Parque Avenue

Average Daily Traffic (ADT)	138
PM Peak Hour	11
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Cimarron Road	15,600
El Parque Avenue	12,480

This project will add approximately 62 trips per day on Cimarron Rd. and El Parque Ave. Currently, Cimarron is at about 43 percent of capacity and El Parque is at about 1 percent of capacity. With this project, Cimarron is expected to remain at about 43 percent of capacity and El Parque to be at about 2 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 5 additional cars, or about one every twelve minutes.

Note that this report assumes all traffic from this development uses all named streets.

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 11/06/2020 **Application Number** 20-0225-TMP1 **Entity** LV

Company Name R.W. Bugbee & Associates

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 858-9523 **Mobile** **Fax** **Email**

Project Name Hidamari

Project Description 5 Single family lots

APN's 1623-04-701-004

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	5	x 0.196 =	1	x 0.101 =	1	x 0.137 =	1
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			1		1		1

(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
Derfelt ES	1900 S. Lisa Lane	K-5	494	568	11/2/2020
Johnson JHS	7701 Ducharme Ave	6-8	1420	1584	11/2/2020
Bonanza HS	6665 W. Del Rey	9-12	2364	2100	11/2/2020

*** CCSD Comments** Derfelt ES and Johnson JHS are over capacity for the 2020-2021 school year. Derfelt ES is at 114.98% and Johnson JHS is at 111.55% of program capacity.

☐ Approved ☐ Disapproved

Nora Lares

20-0225-VAR1, VAC1 & TMP1

From: Jonathan Boyles
Sent: Tuesday, December 8, 2020 9:00 AM
To: Eric McCammond
Cc: Nora Lares
Subject: FW: Hidamari (20-0225)

Categories: Red Category

Hello Eric~

The applicant for project 20-0225 has requested an abeyance from tonight's meeting to Januarys Planning Commission Meeting (See Email Below).

From: Armando Monarrez <amonarrez@cvlvegas.com>
Sent: Tuesday, December 8, 2020 8:57 AM
To: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Cc: Nick Bugbee <nickbugbee@gmail.com>; CVL Vegas <coordinator@cvlvegas.com>
Subject: Hidamari (20-0225)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Hello Jonathan,

Would you please postpone our application for today's meeting and push it to the January planning commission meeting?

--

Thank you,

Armando Monarrez, PE

President

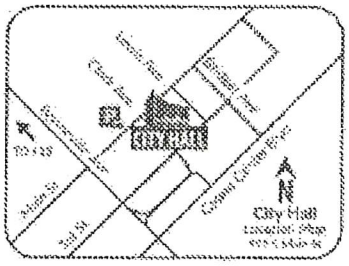
CVL Nevada, Inc.
631 N. Stephanie St. #518 | Henderson, NV 89014
Direct: 702-355-3842 | AMonarrez@CVLVegas.com

Submitted after final agenda

RECEIVED
12/08/2020
ITEM 42 (a-c)

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

RECEIVED NOV 30 2020

FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

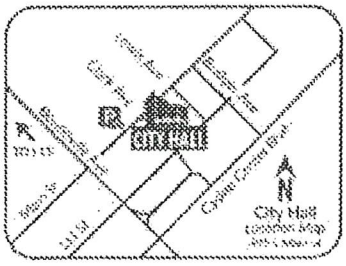
20-0225
16304313003
BLACK WENDY J PERSONAL RES TR
BLACK GARY W PERSONAL RES TR
4511 W CHEYENNE AVE # 702
NORTH LAS VEGAS NV 89032-2464

Submitted after final agenda
42a-cP

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. 1835

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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

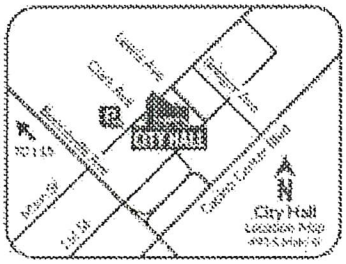
Please use available blank space on card for your comments.
20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1
Planning Commission Meeting of **12/08/2020**

20-0225
16304313007
BLACK BROTHERS COURT L L C
4511 W CHEYNNE AVE # 702
NORTH LAS VEGAS NV 89032

42a-cP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1
Planning Commission Meeting of 12/08/2020

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1838

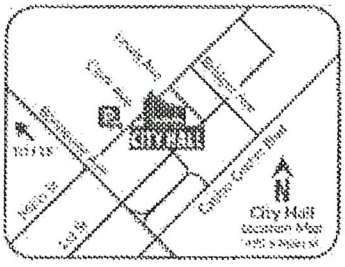
RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

20-0225
16304313006
BLACK BROTHERS COURT L L C
4511 W CHEYENNE AVE # 702
NORTH LAS VEGAS NV 89032

42a-cP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1

Planning Commission Meeting of **12/08/2020**

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1530

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

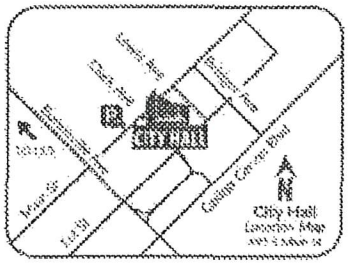
20-0225
16304313005
BLACK BROTHERS COURT L L C
4511 W CHEYNNE AVE # 702
NORTH LAS VEGAS NV 89032

42a-c P

41 HRDFN

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1850

RECEIVED
DEC 08 2020
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.

20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1

Planning Commission Meeting of **12/08/2020**

20-0225
16304313004
BLACK BROTHERS COURT L L C
4511 W CHEYENNE AVE # 702
NORTH LAS VEGAS NV 89032

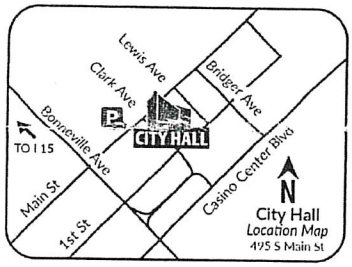
42 acP

TOO MANY HIGH WALLS ALREADY IN THE AREA - LOOK LIKE FORTRESSES!

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

NO ON 5 LOT SUBDIVISION - TOO BIZARRE CONFIGURATION

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 0 3 2020
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.

20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1

Planning Commission Meeting of **12/08/2020**

20-0225
16304307010
HUMMINGBIRD TRUST
CRAVEN KATHRYN H TRS
2121 S CIMARRON RD
LAS VEGAS NV 89117-1919

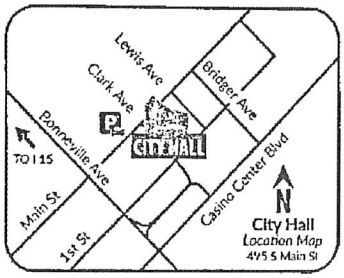
143 HRDFNP1 89117

42a-cP

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
DEC 08 2020
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.

20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1

Planning Commission Meeting of **12/08/2020**

20-0225
16304304008
SPARROWHAVEN L L C
8010 W SAHARA AVE STE 260
LAS VEGAS NV 89117

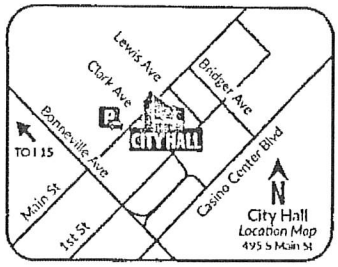
143 HRDFMP1 89117

Submitted after final agenda
42a-e A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

20-0225
16304304010
SPARROWHAVEN L L C
8010 W SAHARA AVE STE 260
LAS VEGAS NV 89117

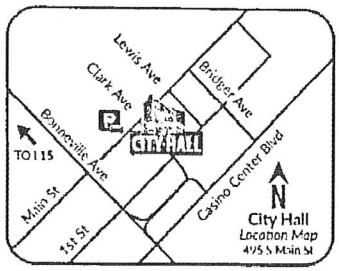
143 HRDFNP1 89117

42a-eA

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
DEC 08 2020
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.

20-0225 and 20-0225-VAR1 and 20-0225-VAC1 and 20-0225-TMP1

Planning Commission Meeting of **12/08/2020**

20-0225
16304701004
KAMICHU L L C
8010 W SAHARA AVE # 260
LAS VEGAS NV 89117

143 HRDFMP1 89117

42a-c A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
42a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0225-VAR1 - TO ALLOW A 14-FOOT TALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED ON A GREATER THAN TWO PERCENT SLOPE AND TO ALLOW A 66-FOOT LOT WIDTH FOR LOT #5 WHERE 100 FEET IS THE MINIMUM ALLOWED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
42b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0225-VAC1 - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT. Staff recommends APPROVAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
42c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0225-TMP1 - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

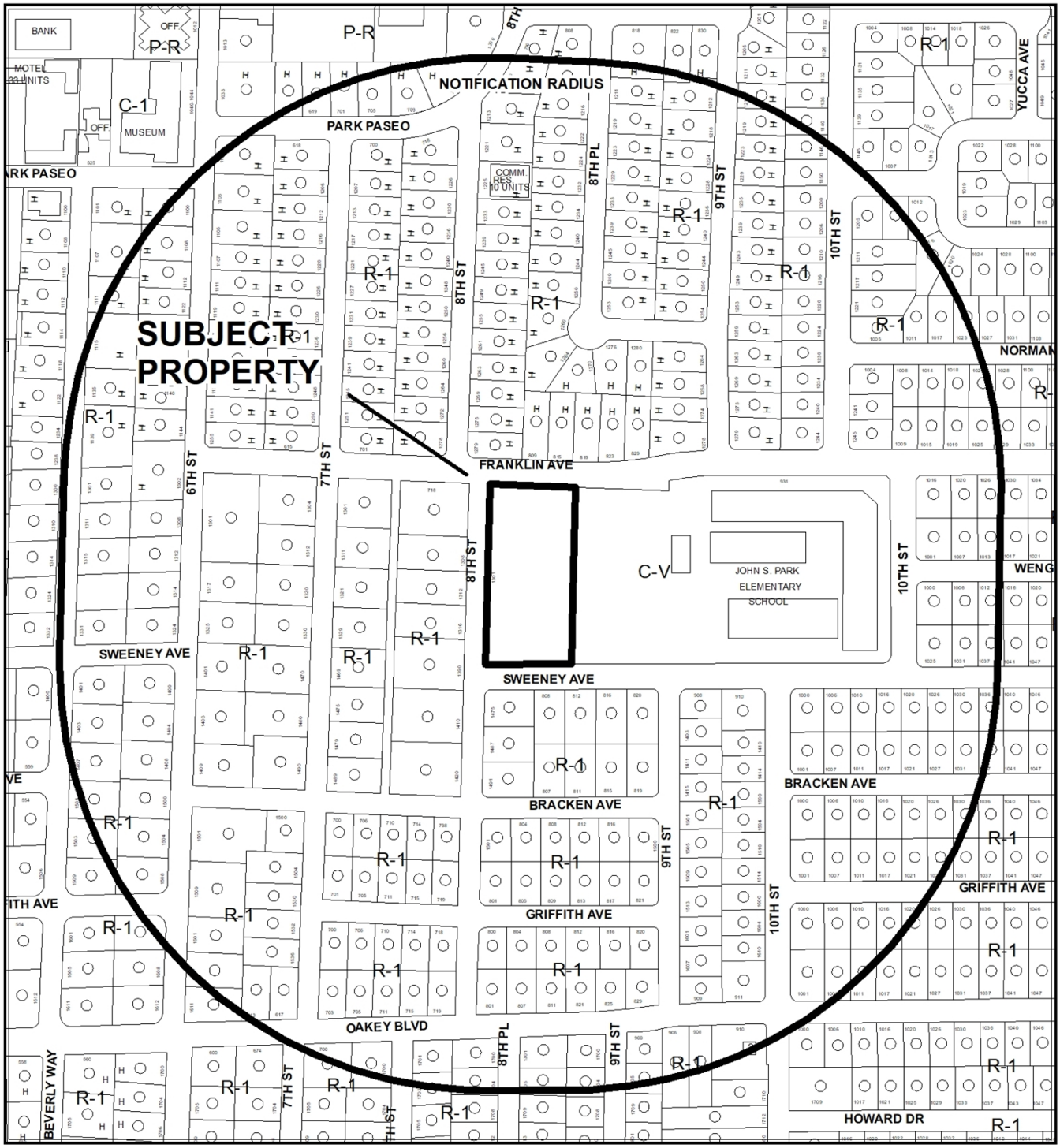
SUBJECT:
20-0247 - PUBLIC HEARING - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 2.57 acres on the east side of South 8th Street between Franklin Avenue and Sweeney Avenue (APN 162-03-604-004), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, on the Land Use Entitlement project.

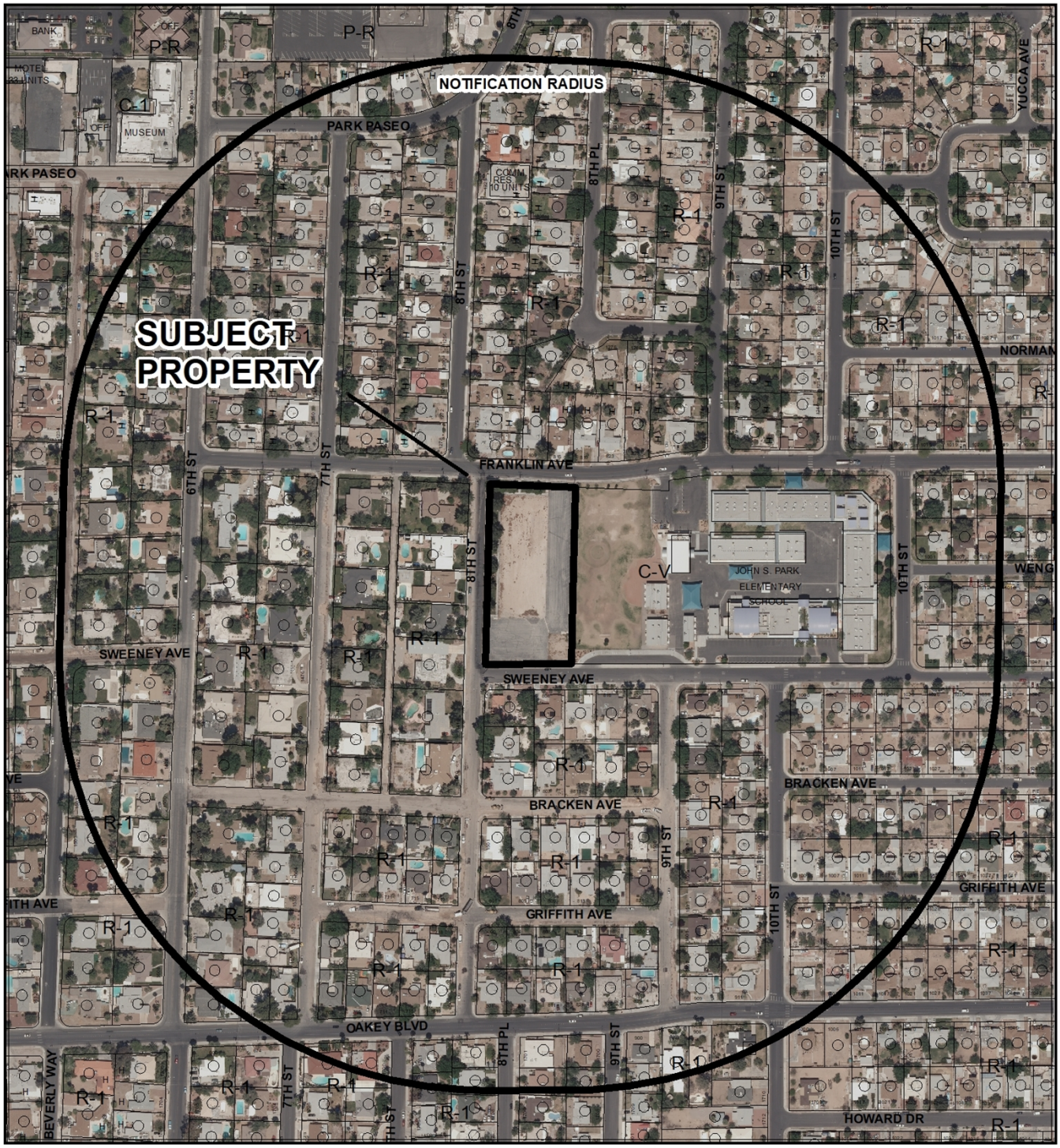
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division for 20-0247-TMP1
7. School Development Tracking Form Submitted by Clark County School District for 20-0247-TMP1
8. Submitted after Final Agenda - Protest/Support Postcards and Documentation Not Vetted - Letter of Protest
9. Submitted at Meeting - Protest Postcard Submitted by Diana Hill and E-comments



CASE: 20-0247

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 270 540 Feet

CASE: **20-0247**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0247-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0247-VAR2	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1
20-0247-VAR3	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2
20-0247-VAR4	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3
20-0247-VAR5	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4
20-0247-VAR6	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5
20-0247-VAR7	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5 20-0247-VAR6

AS

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0247-VAR8	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5 20-0247-VAR6 20-0247-VAR7
20-0247-VAR9	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5 20-0247-VAR6 20-0247-VAR7 20-0247-VAR8
20-0247-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5 20-0247-VAR6 20-0247-VAR7 20-0247-VAR8 20-0247-VAR9

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 389

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

20-0247-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a proposed 52-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is 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.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1) shall be required, if approved.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-VAR3 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2) shall be required, if approved.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-VAR4 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), and Variance (20-0247-VAR3) shall be required, if approved.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-VAR5 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4) shall be required, if approved.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-VAR6 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), and Variance (20-0247-VAR5) shall be required, if approved.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-VAR7 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), Variance (20-0247-VAR5), and Variance (20-0247-VAR6) shall be required, if approved.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-VAR8 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), Variance (20-0247-VAR5), Variance (20-0247-VAR6), and Variance (20-0247-VAR7) shall be required, if approved.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-VAR9 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 55-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), Variance (20-0247-VAR5), Variance (20-0247-VAR6), Variance (20-0247-VAR7), and Variance (20-0247-VAR8) shall be required, if approved.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0247-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), Variance (20-0247-VAR5), Variance (20-0247-VAR6), Variance (20-0247-VAR7), Variance (20-0247-VAR8), and Variance (20-0247-VAR9) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Remove and replace all unused driveways with curb, gutter, and sidewalk concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

7. Concurrent with development, construct streetlights on 8th Street at locations to be determined by Public Works.

8. The sidewalks along 8th Street, Franklin Avenue, and Sweeney Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant Pedestrian Access Easements, if any, needed to complete this requirement.

9. The proposed gates shall be a rolling gates as indicated on the submitted Tentative Map. Residents shall be provided remote control “clickers” for the gated entrance to avoid queuing into the public right-of-way.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a nine-lot single-family detached residential subdivision on 2.57 acres on the east side of South 8th Street between Franklin Avenue and Sweeney Avenue.

ISSUES

- Variances are requested to allow proposed 52-foot (VAR1), 45-foot (VAR2 through VAR8), and 55-foot (VAR9) lot widths where 60 feet is required.
- Variances (VAR2 through VAR9) are requested to allow a proposed zero-foot side yard setbacks for main dwellings where five feet is required.
- Variances (VAR1 through VAR9) are requested to allow a proposed zero-foot side yard setbacks for an accessory structure where three feet is required.
- Variances (VAR2 through VAR9) are requested to allow a proposed zero-foot rear yard setbacks for an accessory structure where three feet is required.

ANALYSIS

The subject site is a 2.57-acre parcel along 8th Street and bounded by Franklin Avenue and Sweeney Avenue. The subject site is zoned as R-1 (Single Family Residential) and subject to the development standards in Title 19.06.070. The applicant is proposing an infill development of the subject site with a nine-lot single-family, detached development. The proposed lots range in size from 7,675 square feet to 8,941 square feet. In order to accommodate the design of the residential subdivision and subsequent development, multiple Variances are requested. Each of the requested Variances (20-0248-VAR1 through VAR9) correspond with their associated lot numbers assigned on the proposed Tentative Map.

AS

Variances Required					
Variance #	*Lot Conditions*		*Main Dwelling*	*Accessory Structure*	
	Lot #	*Lot Width*	*Side Yard*	*Side Yard*	*Rear Yard*
20-0248-VAR1	1	X			X
20-0248-VAR2	2	X	X	X	X
20-0248-VAR3	3	X	X	X	X
20-0248-VAR4	4	X	X	X	X
20-0248-VAR5	5	X	X	X	X
20-0248-VAR6	6	X	X	X	X
20-0248-VAR7	7	X	X	X	X
20-0248-VAR8	8	X	X	X	X
20-0248-VAR9	9	X	X	X	X

The minimum lot width requirement for the R-1 (Single Family Residential) zoning district is 60 feet. The applicant is requesting a Variance to allow a reduction in the lot widths for each of the nine lots. While the properties on the corner lots have a slightly larger lot width compared to the interior lots, they still do not meet the minimum lot width requirement. As a result, the applicant is requesting a Variance (20-0248-VAR1) to allow a 52-foot lot width, Variances (20-0248-VAR2 through VAR8) to allow 45-foot lot widths, and a Variance (20-0248-VAR9) to allow a 55-foot lot-width where 60 feet is required for each.

The R-1 (Single Family Residential) zoning district requires that the main dwelling unit maintain a five-foot side yard setback. Each of the principal dwelling units are situated toward the north end of their corresponding lot. There is a five-foot distance between each of the dwellings. As a result, the applicant is requesting Variances (VAR2 through VAR9) to allow zero-foot side yard setbacks where five feet is required.

Lastly, in the R-1 (Single Family Residential) zoning district, accessory structures are required to be a minimum of three feet away from property lines. The applicant is proposing to locate all of the Accessory Structures (Class II) [Garages] adjacent to the alleyway and therefore zero feet away from the rear yard setback. Each of the proposed accessory structures are aligned with the side yard setback for the main dwelling unit at zero feet. As a result, the applicant is requesting accessory structure Variances (20-0248-VAR1 through VAR9) to allow zero-foot side yard setbacks where three feet is required and Variances (20-0248-VAR2 through VAR9) to allow a zero-foot rear yard setback where three feet is required.

A gated entry off Franklin Avenue is proposed, that would allow only future residents and their guests access to the proposed subdivision.

Staff finds the requested Variances to be self-imposed hardships, as the applicant is proposing to overdevelop the subject site as evidenced by the multiple Variance requests to reduce the required lot widths, eliminate the required five-foot side yard setbacks, and accessory structure setbacks. The appropriate application is a request to rezone the subject site from R-1 (Single Family Residential) to R-CL (Single Family Compact-Lot) The R-CL zoning district would allow a 35-foot lot width, and the side yard setbacks be configured by the developer while maintaining a combined total of 10 feet for each residence. In this zoning district, accessory structures would still be required to be three feet from the property lines.

A second option for the applicant would be to rezone to R-TH (Single Family Attached) and provide a shared wall, or duplex format, which would allow both the reduced lot width and zero side yard setback. In this zoning district, accessory structures are allowed as long as a six-foot distance to the main dwelling is maintained and the structure does not exceed 50 percent floor area of the main dwelling.

Condition of Approval Number Six (6) for the Tentative Map requires that the applicant "Remove and replace all unused driveways with curb, gutter, and sidewalk concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site." Based on the landscape plan date stamped on 10/19/20, the design of the current sidewalk paving will be incorporated into the proposed residential development. For Lots 1 through 7, the existing sidewalk extends past the back of the curb toward the dwelling's main entrance off the street frontage. In doing so, a small amenity area is created for Lots 2 through 7, which utilizes the site's existing landscaping.

The submitted east/west and east/west cross-sections depict maximum natural grades less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with a natural slope less than two percent is allowed a maximum four-foot retaining wall. No retaining walls are shown or anticipated due to the site being previously graded.

The Clark County School District has concluded that the proposed development will increase a neighboring school's program capacity. Valley High School is over capacity for the 2020-2021 school year; is at 109.98 percent of the program capacity.

This parcel is not currently served by the Las Vegas Valley Water District. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District for domestic meter sizing and fire flow availability. Each residential lot must be individually served.

The applicant is proposing to overdevelop, a site that is zoned R-1 (Single Family Residential), and surrounded by an established neighborhood, including the Historic John S. Park Neighborhood, that is also zoned R-1. The proposed Variances to reduce lot sizes, and eliminate side and rear yard setbacks is not compatible with the existing surrounding neighborhood and staff is recommending denial of all requests.

FINDINGS (20-0247-VAR1 THROUGH VAR9)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created, or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created self-imposed hardships by proposing to overdevelop the subject site by failing to comply with the R-1 (Single Family Residential) development standards. A rezoning request to the R-CL (Single Family Compact-Lot) or R-TH (Single Family Attached) zoning district would allow conformance with the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0247-TMP1)

As the design of the Tentative Map is dependent on the approval of the requested Variance allowing reduced lot widths, staff is recommending denial of the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/18/16	A Code Enforcement Case (CE-165585) was reported for graffiti on a wall facing a football field on the east side of 8th Street between Franklin Avenue and Sweeney Avenue.
12/31/19	A Code Enforcement Case (CE19-04806) was reported for trash and overly high weeds at 811 Sweeney Avenue. The case was resolved on 02/26/20.
06/23/20	A Code Enforcement Case (CE20-03654) was reported for a lot with overgrown shrubs, and dry pine trees at 811 Sweeney Avenue.

Most Recent Change of Ownership	
11/14/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no associated building permits or business licenses for the subject site.

Pre-Application Meeting	
10/07/20	A pre-application meeting was held with the applicant to discuss the submittal requirements pertaining to a nine-lot single-family residential development.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
11/09/20	A routine field check was conducted by staff; staff found an undeveloped site with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	2.57

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	R-1 (Single Family Residential)
North	Single Family, Detached (Historic)	L (Low Density Residential)	
South	Single Family, Detached		
East	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
John S. Park Neighborhood Plan	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Lot 1			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	8,690 SF	Y
Min. Lot Width	60 Feet	52 Feet	N*
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 25 Feet 5 Feet 16 Feet 79 Feet	 Y Y Y Y
Accessory Structure Setbacks • Side • Corner • Rear	 3 Feet 15 Feet 3 Feet	 5 Feet 26 Feet 0 Feet	 Y Y N*
Min. Distance Between Buildings	6 Feet	60 Feet	Y
Max. Lot Coverage	50%	22%	Y
Max. Building Height	35 Feet / 2 Stories	35 Feet / 2 Stories	Y

**The applicant is requesting a Variance to allow a reduction in the following development standards.*

Lot 2 through Lot 8			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	7,665 SF+	Y
Min. Lot Width	60 Feet	45 Feet	N*
Min. Setbacks • Front • Side • Rear	 20 Feet 5 Feet 15 Feet	 25 Feet 0 Feet 47 Feet	 Y N* Y
Accessory Structure Setbacks • Side • Rear	 3 Feet 3 Feet	 0 Feet 0 Feet	 N* N*
Min. Distance Between Buildings	6 Feet	21 Feet	Y
Max. Lot Coverage	50%	44%	Y
Max. Building Height	35 Feet / 2 Stories	35 Feet / 2 Stories	Y

**The applicant is requesting a Variance to allow a reduction in the following development standards.*

AS

Lot 9			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	8,941 SF	Y
Min. Lot Width	60 Feet	55 Feet	N*
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 25 Feet 0 Feet 23 Feet 80 Feet	 Y N* Y Y
Accessory Structure Setbacks • Side • Corner • Rear	 3 Feet 15 Feet 3 Feet	 0 Feet 30 Feet 0 Feet	 N* Y N*
Min. Distance Between Buildings	6 Feet	60 Feet	Y
Max. Lot Coverage	50%	22%	Y
Max. Building Height	35 Feet / 2 Stories	35 Feet / 2 Stories	Y

**The applicant is requesting a Variance to allow a reduction in the following development standards.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
8th Street	Local Street	Title 13	50	Y
Franklin Avenue	Local Street	Title 13	60	Y
Sweeney Avenue	Local Street	Title 13	60	Y

Proposed Nine-Single Family Lots:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units	9 x 0.196	9 x 0.101	9 x 0.137
Total Additional Students	2	1	1

AS

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Park Elementary School	931 Franklin Avenue	Kindergarten – 5th Grade	656 Students	616 Students	11/02/20
Fremont Middle School	1100 East Saint Louis Avenue	6th – 8th Grade	1,286 Students	847 Students	11/02/20
Valley High School	2839 South Burnham Avenue	9th - 12th Grade	2,485 Students	2,733 Students*	11/02/20

**Valley High School is over capacity for the 2020-2021 school year. It is at 109.98 percent of the program capacity.*

Department of Public Works Traffic Study

Tentative Map for a Proposed Nine-Unit Single Family Residential Development – Southeast corner of Franklin Avenue and 8th Street				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	9	12.38	111
AM Peak Hour			0.74	7
PM Peak Hour			0.99	9
Existing Traffic on Nearby Streets				
Franklin Avenue				
Average Daily Traffic (ADT)			658	
PM Peak Hour (Heaviest 60 Minutes)			53	
6th Street				
Average Daily Traffic (ADT)			1,558	
PM Peak Hour (heaviest 60 minutes)			125	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Franklin Avenue			12,480	
6th Street			12,480	
Summary				
This project will add approximately 111 trips per day on Franklin Avenue, 8th Street, Sweeny Avenue, and 6th Street. Currently, Franklin Avenue is at about five percent of capacity and 6th Street is at about 12 percent of capacity. With this project, Franklin Avenue is expected to be at about six percent of capacity and 6th Street to be at about 13 percent of capacity. Recent counts are not available on 8th Street or Sweeney Avenue, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly nine additional cars or about one every seven minutes.				

AS

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review, Variance, Tentative Map

Project Address (Location) SEC 8th and Franklin

Project Name The Pines at John S. Park **Proposed Use** Single Family

Assessor's Parcel #(s) 162-03-604-004 **Ward #** 3

General Plan: Existing PF Proposed PF **Zoning:** Existing R-1 Proposed R-1

Additional Information SDR, Tentative Map and Variances to allow for a 9-lot single family subdivision

Property Owner Rexford Drive, LLC **Contact**

Address 9360 West Flamingo Road, #110-281 City Las Vegas State NV Zip 89147

E-mail Phone

Applicant Kavison Homes **Contact** Todd Stratton

Address 237 Chaco Canyon City Henderson State NV Zip 89074

E-mail tstratton63@gmail.com Phone 702-721-6111

Representative Kaempfer Crowell **Contact** Bob Gronauer

Address 1980 Festival Plaza Drive, Suite 650 City Las Vegas State NV Zip 89135

E-mail RJG@kcnvlaw.com Phone 702-792-7000

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Terance McMurtry REXFORD DR LLC.

State of Nevada County of Clark

Subscribed and sworn before me

This 15 day of OCT, 20 20

Notary Public in and for said County and State

CARRIE JEAN GAGNON
Notary Public - State of Nevada
County of Clark
APPT. NO. 17-3697-1
My App. Expires Sept. 28, 2021

20-0247
10/19/2020

100210-PRE

DEPARTMENT OF PLANNING

20-0247
10/19/2020

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☐ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- NR☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

Updated 7/26/2012

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

NR ☐ 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.

NR ☐ 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.

NR ☐ 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.

NR ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

NR ☐ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

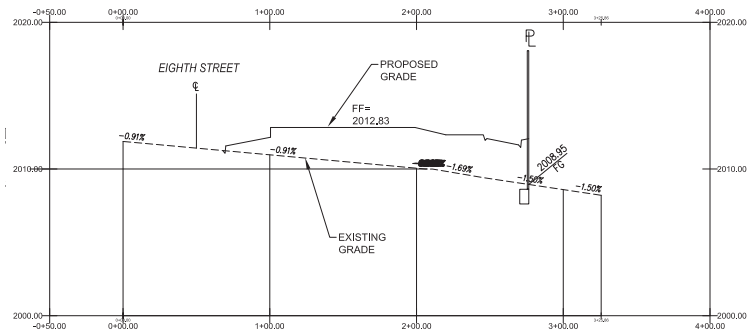
☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: _____

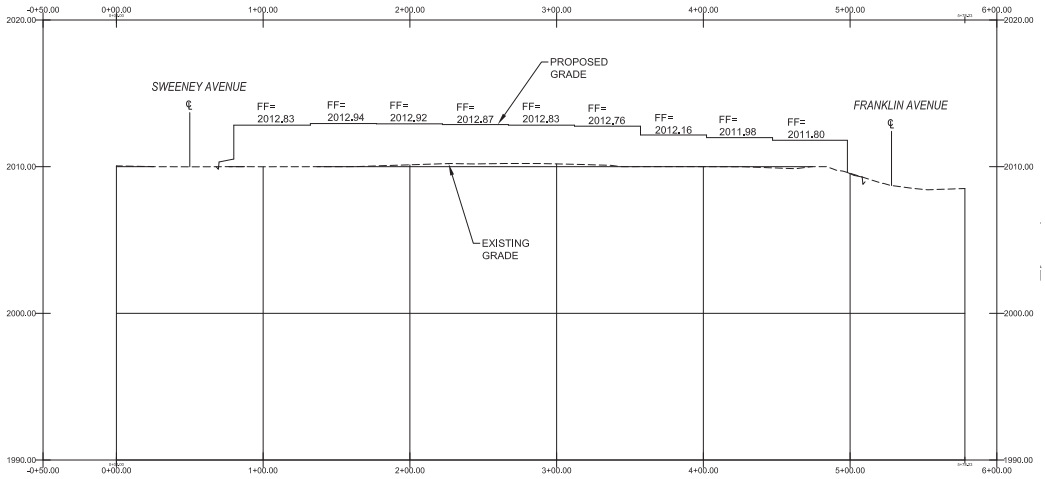
Date: 10/07/20

20-0247
10/19/2020

Updated 7/26/2012



SECTION A-A



SECTION B-B

NORTH

HOR= 1"=40'
VERT= 1"=4'

20-0247
10/19/2020

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 on 1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVER-HEAD
1-702-227-2929

FAST
Call before you Underground
1-702-432-5300
PROTECT AND ENSURE SYSTEM OF TRANSPORTATION

BASIS OF BEARING

SOUTH 01°47'59" WEST, BEING THE CENTERLINE OF 8TH STREET, AS SHOWN IN FILE 179, PAGE 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK ID: 8LV113NE6

RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF 6TH ST AT FRANKLIN

ELEVATION: 615.11 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2018.07 US SURVEY FEET (CALCULATED)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" AND "SHADED ZONE X" DESIGNATION, ON FLOOD INSURANCE RATE MAP NO. 32003C2070F DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "SHADED ZONE X" IS DEFINED AS 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

REV.	DATE	BY	REVISION

DRAWN BY: DLG
DESIGNED BY:
CHECKED BY: JDT
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
PROJECT NO. 221-20002

T THOMASON
C CONSULTING
E ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

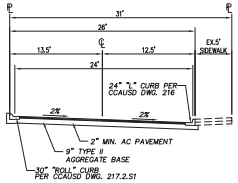
KAVISON HOMES
PH: (702) 721-6111 237 CHACO CANYON, HENDERSON, NEVADA 89074 FAX:

THE PINES AT JOHN S. PARK
SITE SECTIONS PROFILES
CITY OF LAS VEGAS, NEVADA

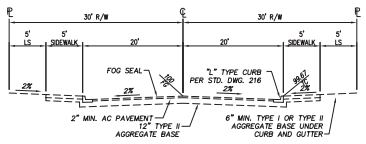
SHEET S2
2 OF 2
DRAWING NO.

FILENAME: T:\Projects\221-Kavison Homes LLC\20002\DREP\Production Drawings\ENTITLEMENTS\221-20002-TM SITE SECTIONS.dwg LAST SAVED ON: Oct 12 2020 3:22pm PLOTTED BY: JTHOMASON, ON: Oct 14 2020 11:01am

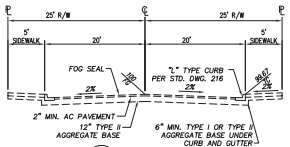
SITE PLAN
THE PINES AT JOHN S. PARK
A RESIDENTIAL DEVELOPMENT BY KAVISON HOMES



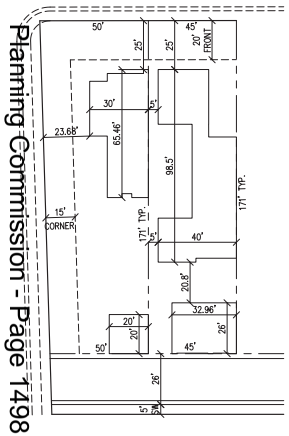
A PRIVATE ALLEY SECTION
NOT TO SCALE



B 60' STREET SECTION
NOT TO SCALE



C 50' STREET SECTION
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE

Planning Commission - Page 1498

SETBACKS -

FRONT SETBACK TO BUILDING	20'
GARAGE SETBACK	0'
SIDE PROPERTY LINE	5'
REAR PROPERTY LINE	15'
CORNER SIDE PROPERTY LINE	15'

LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & DESCRIBED AS FOLLOWS:

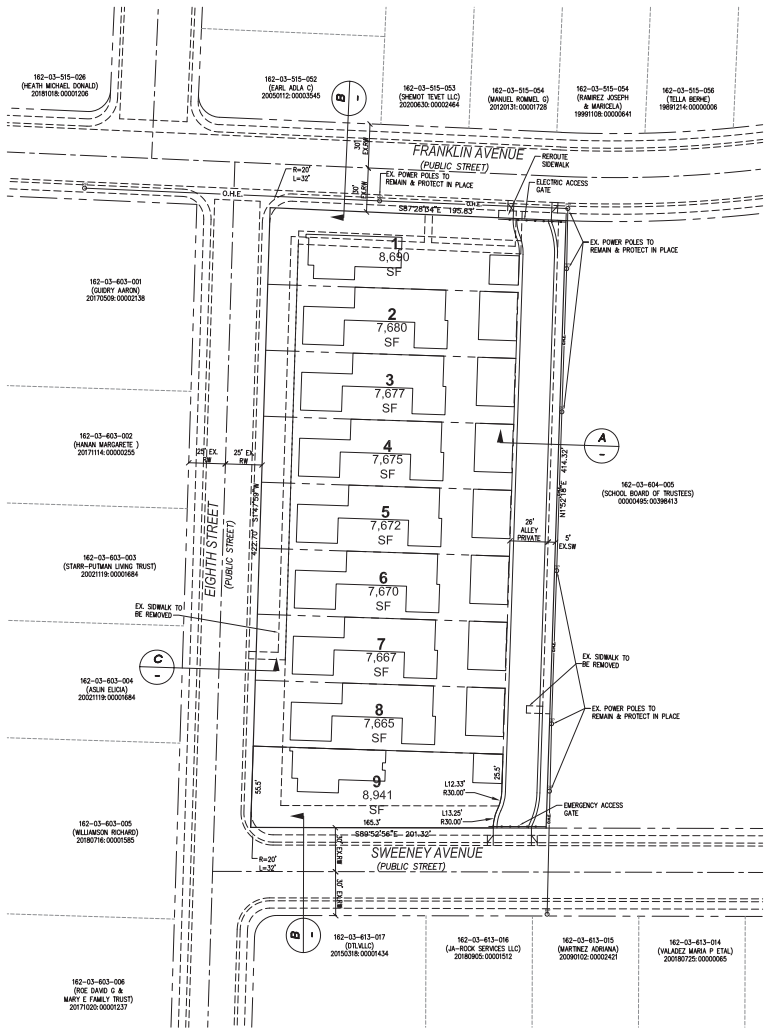
COMMENCING AT THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼); THENCE SOUTH 1134.30' WEST A DISTANCE OF 538.19 FEET; THENCE SOUTH 88°05'25" WEST A DISTANCE OF 255.26 FEET THE NORTHWEST CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED BY WILLIAM S. PARK, ET UX, TO LAS VEGAS GRAMMAR SCHOOL DISTRICT NO. 12, BY DEED RECORDED FEBRUARY 10, 1943 IN BOOK 32 OF DEEDS, PAGE 241, CLARK COUNTY, NEVADA, RECORDS; THENCE CONTINUING SOUTH 88°05'25" WEST A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY WILLIAM S. PARK, ET UX, TO THE CITY OF LAS VEGAS, BY DEED RECORDED OCTOBER 18, 1944, IN BOOK 36 OF DEEDS, PAGE 253, CLARK COUNTY, NEVADA, RECORDS, FOR ROAD PURPOSES, BEING A POINT IN THE SOUTH LINE OF THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°05'25" WEST ALONG THE SOUTH LINE TO A POINT IN THE WEST LINE OF SAID EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3; THENCE SOUTHERLY ALONG THE LAST MENTIONED WEST LINE TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SWEENEY AVENUE, AS SHOWN BY MAP OF HUNTRIDGE SUBDIVISION TRACT 5, RECORDED IN BOOK 2 OF PLATS, PAGE 56, CLARK COUNTY, NEVADA RECORDS; THENCE EAST ALONG THE LAST MENTIONED SOUTH LINE OF SWEENEY AVENUE TO THE WEST LINE OF THAT CERTAIN PARCEL CONVEYED FOR STREET PURPOSES TO THE CITY OF LAS VEGAS BY SAID DEED RECORDED IN BOOK 36 OF DEEDS, PAGE 253; THENCE NORTH ALONG THE LAST MENTIONED WEST LINE A DISTANCE OF 227.65 FEET TO THE TRUST POINT OF BEGINNING.

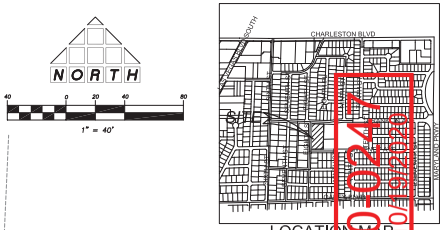
THE ABOVE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DEED RECORDED JUNE 10, 1949 IN BOOK 60 OF DEEDS, PAGE 220, INSTRUMENT NO. 314473 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF FRANKLIN STREET AND SOUTH 8TH STREET IN THE CITY OF LAS VEGAS, NEVADA, (A CONCRETE MONUMENT BURIED 18 INCHES IN THE GROUND) WHENCE THE N.W. CORNER OF SAID LAND AREA BEARS S. 66°56' E. 86.85 FT.; THENCE RUNNING FIRST COURSE S. 1°42'12" W. 269.67 FT. TO THE S.W. CORNER OF SAID AREA; THENCE RUNNING SECOND COURSE N. 88°05'25" E. 201.913 FEET TO THE S.E. CORNER OF SAID AREA; THENCE RUNNING THIRD COURSE N. 1°43'54" E. 254.434 FEET TO THE N.E. CORNER OF SAID AREA; THENCE RUNNING FOURTH COURSE N. 87°35' W. 201.767 FEET TO THE N.W. CORNER OF SAID AREA, WHICH IS THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 5, 1950 IN BOOK 62 OF DEEDS, PAGE 418, INSTRUMENT NO. 346466 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.





GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER.....LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC.....NV ENERGY
   - GAS.....SOUTHWEST GAS CORPORATION
   - SEWER.....CLARK COUNTY WATER RECLAMATION DISTRICT
   - SOLID WASTE DISPOSAL..... REPUBLIC SERVICE
   - TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION (12.79 ACRES X 4500 GPD/AC) = 0.0576 MGD
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
8. THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE.
9. ALL PUBLICLY MAINTAINED RIGHTS-OF-WAY ARE 100' AND 120'
10. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
11. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
12. GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 20' OF THE EXISTING GROUND SURFACE.
13. CC&R'S WILL BE PROVIDED FOR THIS DEVELOPMENT.
14. ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE OWNER AND COMPLY WITH TITLE 30 AND APPROVED LANDSCAPE PLAN
15. THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN PHASES.
16. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES, ADJACENT TO THIS SITE.
17. ALL LOT SIZES SHOWN ARE NET AND GROSS.

SITE TABULATIONS:

APN: # 162-03-604-004

CURRENT ZONING:	R-1
PROPOSED ZONING:	R-1
GROSS AREA:	1.94± AC
NET AREA:	2.49± AC
TOTAL NUMBER OF LOTS:	9
PROPOSED DENSITY:	3.61 D.U.A.
NUMBER OF COMMON ELEMENTS:	0
LOT SQUARE FOOTAGE MAXIMUM:	9,005 S.F.
LOT SQUARE FOOTAGE MINIMUM:	7,665 S.F.
LOT SQUARE FOOTAGE AVERAGE:	7,941 S.F.
MAX BUILDING HEIGHT	35'

OWNER
REXFORD DRIVE LLC
811 SWEENEY AVENUE
LAS VEGAS, NV 89104
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

DEVELOPER
KAVISON HOMES LLC
237 CHACO CANYON
HENDERSON, NEVADA 89074
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

BASIS OF BEARING

SOUTH 01°47'59" WEST, BEING THE CENTERLINE OF 8TH STREET, AS SHOWN IN FILE 179, PAGE 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK ID: 6LV113NE6

RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF 6TH ST AT FRANKLIN

ELEVATION: 615.11 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2018.07 US SURVEY FEET (CALCULATED)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" AND "SHADED ZONE X" DESIGNATION, ON FLOOD INSURANCE RATE MAP NO. 32003C2170F DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "SHADED ZONE X" IS DEFINED AS 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED FIRE HYDRANT/EXISTING FIRE HYDRANT
- BOUNDARY LINE
- LOT LINE
- 0.40% RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 2675 EXISTING GROUND CONTOUR LINE
- EXISTING POWER POLE
- O.H.E. EXISTING OVER HEAD ELECTRIC POWER
- 1 LOT NUMBER

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 or
1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVER-HEAD
1-702-227-2929

FAST
Call Before You Underground
1-702-432-5300
HOURS ARE ADVISED. SUBJECT TO CHANGE

20044
To be assigned

REV.	DATE	BY	REVISION

SCALE: 1"=40'
DRAWN BY: DLC
DESIGNED BY:
CHECKED BY: JGT
COMMENTS ADDRESSED BY:
PROJECT NO. 221-20002

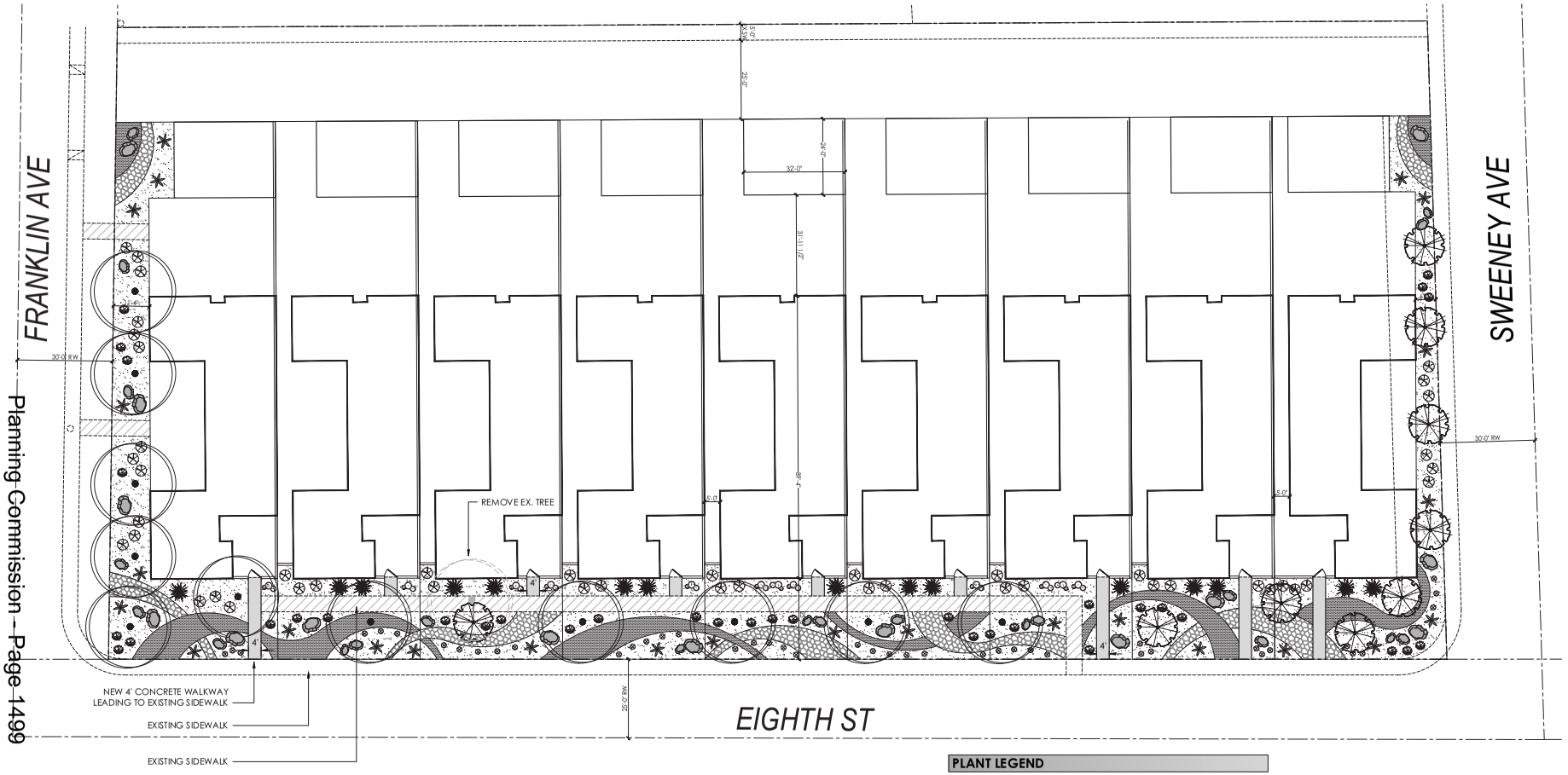
THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

KAVISON HOMES
237 CHACO CANYON, HENDERSON, NEVADA 89074
PH: (702) 721-6111 FAX:

THE PINES AT JOHN S. PARK
SITE PLAN

SHEET SP 1 OF 1
DRAWING NO.

FILENAME: T:\Projects\221-20002\Planning\Tentative Map\Site Plan\SITE PLAN.dwg, LAST SAVED ON: Oct 14 2020 1:05pm PLOTTED BY: JTHOMASON, ON: Oct 14 2020, 1:05pm

















PLANT LEGEND

TREES	COMMON / BOTANICAL NAME	SIZE	QTY.
	EXISTING TREE'S ON SITE TO REMAIN		
	MONDEL PINE *Pinus eldarica*	24" Box	9
SHRUBS			
	OCOTILLO *Fouquieria splendens*	4'-6'	15
	VARIEGATED CENTURY PLANT *Agave americana var. marginata*	15 Gal.	25
	SAN PEDRO CACTUS *Trichocereus pachanoi*	15 Gal.	12
	TEXAS RANGER *Leucophyllum Frutescens 'Compacta'*	5 Gal.	46
	GOPHER PLANT *Euphorbia rigida*	5 Gal.	35
	GOLDEN BARREL CACTUS *Echinocactus grusonii*	5 Gal.	43

MATERIALS

- 3/4" Screened Rock - Jericho Brown
- 2" - 4" Chunky Rock - Vista Gold
- 1/4" Minus DG - Vista Gold (Compacted)
- 18" - 30" landscape Boulders (Qty: 35)

Call before you dig 811 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S EASY. 811 1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S SMART. 1-702-227-2929

SCALE: 1/8" = 1'-0"

GTI
LICENSE C - 10#75750 (UNLIMITED)
SAM HAMMOND
SIGN:
1220 S. COMMERCE ST. #120
LAS VEGAS, NV. 89102
OFFICE: 702-220-5621
FAX: 702-851-7941

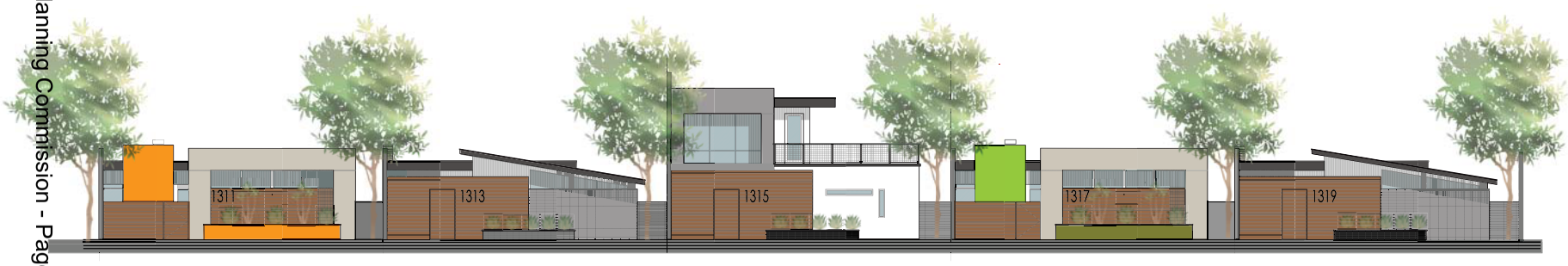
THE PINES

8TH STREET & FRANKLIN AVENUE
LAS VEGAS, NV

LANDSCAPE PLAN

Date: 1-29-16
Drawn by: RSJ
Approved by:

L-1



proposed 8th street elevation
SCALE: 1/4" = 1'-0"

1

aRK studio
architectural-planning
1771 e flamingo rd, 218b
las vegas, nv 89119
p:702.478.8802
www.arkstudiopllc.com

revisions/addenda

mark	date	comment
A	-	-
B		
C		
1		
2		
3		
4		
5		

THE PINES at John S. Park

KAVISON HOMES

owner approval

initials	date	phase

project information

project no:	#####.AK
A201-SPARK ELEVATIONS-PLANNING.DWG	
drawn by:	klr
checked by:	
drawing scale:	1/4" = 1'-0"
date:	mo/dd/yr

20-0247
10/19/2020

sheet name

proposed elevations

sheet number

A201

ark studio
architectural-planning
1771 e flamingo rd. 218b
las vegas, nv 89119
p:702.478.8802
www.arkstudioplic.com

revisions/addenda

mark	date	comment
1	-	-
2		
3		
4		
5		
6		
7		
8		

KAVISON HOMES

THE PINES at John S. Park

owner approval

initials	date	phase

project information

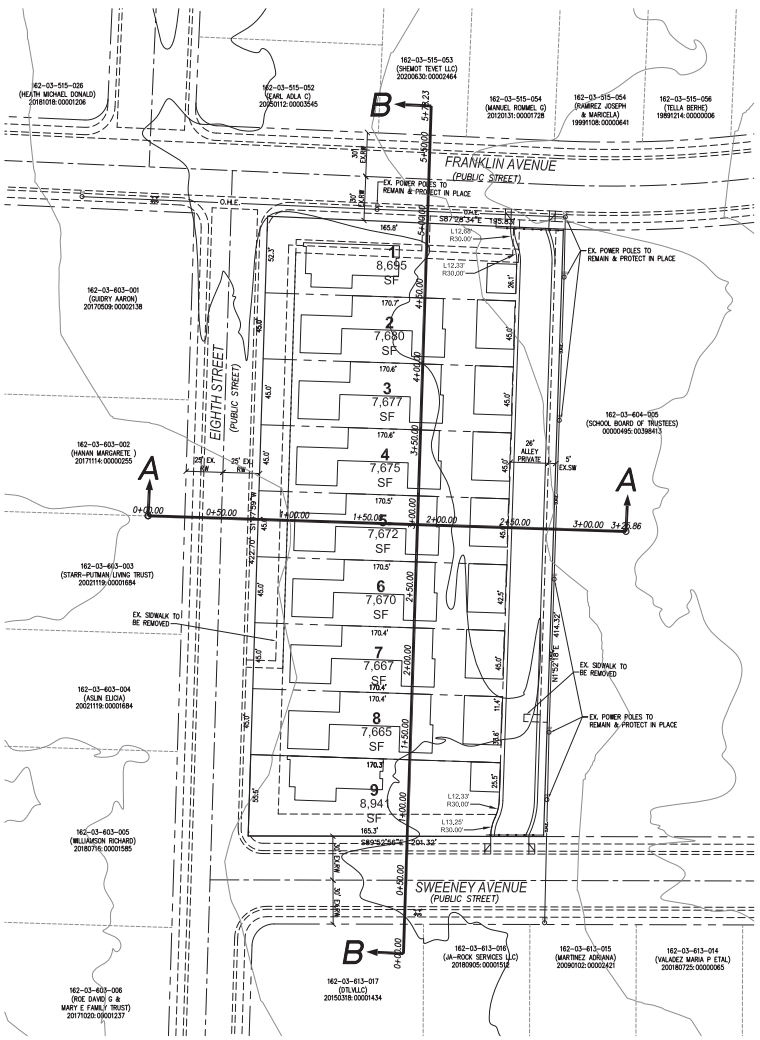
project no: ####.##.AK
dwg files: P-ARK FLOOR PLANNING.DWG
drawn by: kr
checked by:
drawing scale: 1/4" = 1'-0"
date: mo/dd/yr

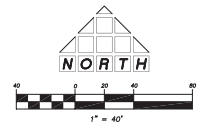
sheet name
proposed floor plans

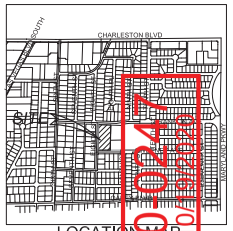
sheet number
A101

20-0247
10/19/2020

DRAWING NAME | PLOT DATE: 8/25/2020 3:56 PM | PLOTTED BY: KEVIN







LOCATION MAP
NOT TO SCALE

22-20247
Approved
10/18/2022

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 on
1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVER-HEAD
1-702-227-2929

FAST
Call before you Underground
1-702-432-5300
FACILITIES AND ASSIGNS
DIVISION OF TRANSPORTATION

BASIS OF BEARING

SOUTH 01°47'59" WEST, BEING THE CENTERLINE OF 8TH STREET, AS SHOWN IN FILE 179, PAGE 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK ID: 8LV113NE6

RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF 6TH ST AT FRANKLIN

ELEVATION: 615.11 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2018.07 US SURVEY FEET (CALCULATED)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" AND "SHADED ZONE X" DESIGNATION, ON FLOOD INSURANCE RATE MAP NO. 32003C2170F DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "SHADED ZONE X" IS DEFINED AS 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

REV.	DATE	BY	REVISION

DRAWN BY: DLG
DESIGNED BY:
CHECKED BY: JDT
COMMENTS ADDRESSED BY:
PROJECT NO. 221-20002
SCALE: 1"=40'

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

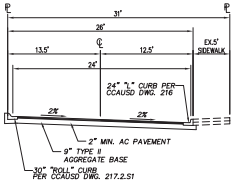
KAWSON HOMES
237 CHACO CANYON, HENDERSON, NEVADA 89074
PH: (702) 721-6111 FAX:

THE PINES AT JOHN S. PARK
SITE SECTIONS
CITY OF LAS VEGAS, NEVADA

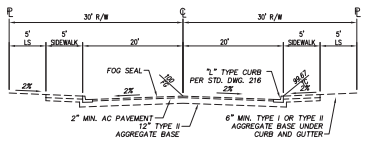
SHEET S1
1 OF 2
DRAWING NO.

FILENAME: T:\Projects\22-Houston Homes LLC\20002\CREP\Production Drawings\ENTITLEMENTS\221-20002-TM SITE SECTIONS.dwg LAST SAVED ON: Oct 12 2020 3:22pm PLOTTED BY: JTHOMASON, ON: Oct 14 2020 11:01am

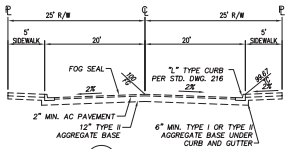
TENTATIVE MAP
THE PINES AT JOHN S. PARK
A RESIDENTIAL DEVELOPMENT BY KAVISON HOMES



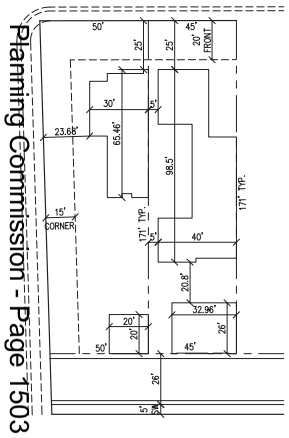
A PRIVATE ALLEY SECTION
NOT TO SCALE



B 60' STREET SECTION
NOT TO SCALE



C 50' STREET SECTION
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE

Planning Commission - Page 1503

SETBACKS -

FRONT SETBACK TO BUILDING	20'
GARAGE SETBACK	0'
SIDE PROPERTY LINE	5'
REAR PROPERTY LINE	15'
CORNER SIDE PROPERTY LINE	15'

LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & DESCRIBED AS FOLLOWS:

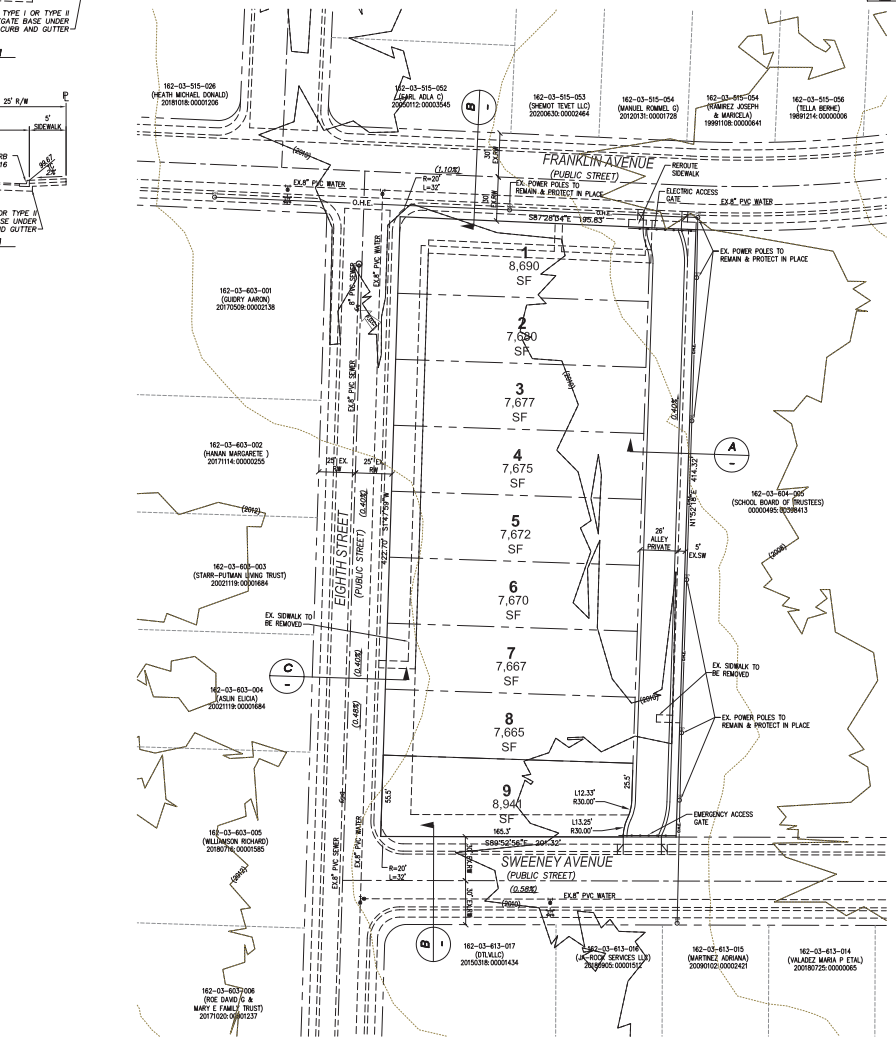
COMMENCING AT THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼); THENCE SOUTH 1134.30' WEST A DISTANCE OF 538.19 FEET; THENCE SOUTH 88°05'25" WEST A DISTANCE OF 255.26 FEET THE NORTHWEST CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED BY WILLIAM S. PARK, ET UX, TO LAS VEGAS GRAMMAR SCHOOL DISTRICT NO. 12, BY DEED RECORDED FEBRUARY 10, 1943 IN BOOK 32 OF DEEDS, PAGE 241, CLARK COUNTY, NEVADA, RECORDS; THENCE CONTINUING SOUTH 88°05'25 WEST A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY WILLIAM S. PARK, ET UX, TO THE CITY OF LAS VEGAS, BY DEED RECORDED OCTOBER 18, 1944, IN BOOK 36 OF DEEDS, PAGE 253, CLARK COUNTY, NEVADA, RECORDS, FOR ROAD PURPOSES, BEING A POINT IN THE SOUTH LINE OF THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°05'25 WEST ALONG THE SOUTH LINE TO A POINT IN THE WEST LINE OF SAID EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3; THENCE SOUTHERLY ALONG THE LAST MENTIONED WEST LINE TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SWEENEY AVENUE, AS SHOWN BY MAP OF HUNTRIDGE SUBDIVISION TRACT 5, RECORDED IN BOOK 2 OF PLATS, PAGE 56, CLARK COUNTY, NEVADA RECORDS; THENCE EAST ALONG THE LAST MENTIONED SOUTH LINE OF SWEENEY AVENUE TO THE WEST LINE OF THAT CERTAIN PARCEL CONVEIED FOR STREET PURPOSES TO THE CITY OF LAS VEGAS BY SAID DEED RECORDED IN BOOK 36 OF DEEDS, PAGE 253; THENCE NORTH ALONG THE LAST MENTIONED WEST LINE A DISTANCE OF 227.65 FEET TO THE TRUST POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DEED RECORDED JUNE 10, 1949 IN BOOK 60 OF DEEDS, PAGE 220, INSTRUMENT NO. 314473 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF FRANKLIN STREET AND SOUTH 8TH STREET IN THE CITY OF LAS VEGAS, NEVADA, (A CONCRETE MONUMENT BURIED 18 INCHES IN THE GROUND) WHENCE THE N.W. CORNER OF SAID LAND AREA BEARS S. 68°56' E. 86.85 FT.; THENCE RUNNING FIRST COURSE S. 1°42'12" W. 269.67 FT. TO THE S.W. CORNER OF SAID AREA; THENCE RUNNING SECOND COURSE N. 88°05'25" E. 201.913 FEET TO THE S.E. CORNER OF SAID AREA; THENCE RUNNING THIRD COURSE N. 1°43'54" E. 254.434 FEET TO THE N.E. CORNER OF SAID AREA; THENCE RUNNING FOURTH COURSE N. 87°35' W. 201.767 FEET TO THE N.W. CORNER OF SAID AREA, WHICH IS THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 5, 1950 IN BOOK 62 OF DEEDS, PAGE 418, INSTRUMENT NO. 346466 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



BASIS OF BEARING

SOUTH 01°47'59" WEST, BEING THE CENTERLINE OF 8TH STREET, AS SHOWN IN FILE 179, PAGE 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK ID: 6LV113NE6

RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF 6TH ST AT FRANKLIN

ELEVATION: 615.11 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2018.07 US SURVEY FEET (CALCULATED)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" AND "SHADED ZONE X" DESIGNATION, ON FLOOD INSURANCE RATE MAP NO. 32003C2170F DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "SHADED ZONE X" IS DEFINED AS 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
or
1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG for OVERHEAD
1-702-227-2929

FAST
Call Underground before you
1-702-432-5300
HOTLINE FOR UNDERGROUND SERVICE OF TELEPHONE COMPANIES





GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER.....LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC.....NV ENERGY
   - GAS.....SOUTHWEST GAS CORPORATION
   - SEWER.....CLARK COUNTY WATER RECLAMATION DISTRICT
   - SOLID WASTE DISPOSAL..... REPUBLIC SERVICE
   - TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION (12.79 ACRES X 450D GPD/AC) = 0.0576 MGD
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
8. THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE.
9. ALL PUBLICLY MAINTAINED RIGHTS-OF-WAY ARE 100' AND 120'
10. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
11. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
12. GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 20' OF THE EXISTING GROUND SURFACE.
13. CC&R'S WILL BE PROVIDED FOR THIS DEVELOPMENT.
14. ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE OWNER AND COMPLY WITH TITLE 30 AND APPROVED LANDSCAPE PLAN
15. THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN PHASES.
16. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES. ADJACENT TO THIS SITE.
17. ALL LOT SIZES SHOWN ARE NET AND GROSS.

SITE TABULATIONS:

APN: # 162-03-604-004

CURRENT ZONING:	R-1
PROPOSED ZONING:	R-1
GROSS AREA:	1.94± AC
NET AREA:	2.49± AC
TOTAL NUMBER OF LOTS:	9
PROPOSED DENSITY:	3.61 D.U.A.
NUMBER OF COMMON ELEMENTS:	0
LOT SQUARE FOOTAGE MAXIMUM:	9,005 S.F.
LOT SQUARE FOOTAGE MINIMUM:	7,665 S.F.
LOT SQUARE FOOTAGE AVERAGE:	7,941 S.F.
MAX BUILDING HEIGHT	35'

OWNER
REXFORD DRIVE LLC
811 SWEENEY AVENUE
LAS VEGAS, NV 89104
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

DEVELOPER
KAVISON HOME'S LLC
237 CHACO CANYON
HENDERSON, NEVADA 89074
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED FIRE HYDRANT/EXISTING FIRE HYDRANT
- BOUNDARY LINE
- LOT LINE
- 0.40% RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 2675 EXISTING GROUND CONTOUR LINE
- EXISTING POWER POLE
- O.H.E. EXISTING OVER HEAD ELECTRIC POWER
- 1 LOT NUMBER

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

KAVISON HOMES
237 CHACO CANYON, HENDERSON, NEVADA 89074
PH: (702) 721-6111 FAX:

THE PINES AT JOHN S. PARK
TENTATIVE MAP

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

DRAWN BY: DLG
DESIGNED BY: JDT
CHECKED BY:
COMMENTS ADDRESSED BY:

PROJECT NO. 221-20002

REVISION	DATE	BY

JOSEPH D. THOMASON, P.E.
R.P.E. NO. 11907
EXP. 6-30-22

SHEET TM
1 OF 1
DRAWING NO.

FILENAME: T:\Projects\21-Kavison Homes LLC\DWG\CREP Production Drawings\ENTITLEMENTS\21-20002-TM.dwg, LAST SAVED ON: Oct 14 2021 1:26pm PLOTTED BY: JTHOMASON, ON: Oct 14 2021 1:26pm



20-0247-VAR1, 20-0247-VAR2, 20-0247-VAR3, 20-0247-VAR4, 20-0247-VAR5, 20-0247-VAR6, 20-0247-VAR7, 20-0247-VAR8, 20-0247-VAR9 AND 20-0247-TMP1 - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC

EAST SIDE OF SOUTH 8TH STREET BETWEEN FRANKLIN AVENUE AND SWEENEY AVENUE

11/09/2020



20-0247-VAR1, 20-0247-VAR2, 20-0247-VAR3, 20-0247-VAR4, 20-0247-VAR5, 20-0247-VAR6, 20-0247-VAR7, 20-0247-VAR8, 20-0247-VAR9 AND 20-0247-TMP1 - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC

EAST SIDE OF SOUTH 8TH STREET BETWEEN FRANKLIN AVENUE AND SWEENEY AVENUE

11/09/2020



20-0247-VAR1, 20-0247-VAR2, 20-0247-VAR3, 20-0247-VAR4, 20-0247-VAR5, 20-0247-VAR6, 20-0247-VAR7, 20-0247-VAR8, 20-0247-VAR9 AND 20-0247-TMP1 - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC

EAST SIDE OF SOUTH 8TH STREET BETWEEN FRANKLIN AVENUE AND SWEENEY AVENUE

11/09/2020

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rjg@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 650
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

RECEIVED
10/16/2020

October 16, 2020

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 North Rancho Drive
Third Floor
Las Vegas, NV 89106

Re: Justification Letter – Tentative Map and Variance
Franklin and 8th
APN: 162-03-604-004

To Whom It May Concern:

This firm represents Kavison Homes, LLC (the "Applicant") in the above referenced matter. The proposed project is located on approximately 2.57 acres on the southeast corner of Franklin Avenue and 8th Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 162-03-604-004. The Property is currently zoned R-1. The Applicant is requesting a tentative map and setback waivers to allow for a 9-lot single family residential development on the Property.

The Property is adjacent to Park Elementary School to the east and surrounded by existing R-1 single family developments to the north, south and west. The proposed single family development will consist of nine (9) lots for an overall density of 3.61 lots per acre. The lots range from 7,665 square feet to 9,005 square feet and will have access from a private alley along the east side of the Property. The proposed elevations consist of four (4) single story models and one (1) two-story model with modern elevations and a maximum height of 35-feet. The Applicant is providing substantial landscaping along the north, south and west sides of the Property to enhance the overall development. An initial neighborhood meeting was held on September 10th to present the proposed development to the neighborhood which received general support of the requested project.

The Applicant is also requesting review and consideration of the following variances:

1) For Lot 1:
    a. A variance to allow for a 52-foot lot width where 60-feet is required.
    b. A variance to allow for a 0-foot rear yard setback for an accessory structure (detached garage) where 3-feet is required.

2) For Lots 2 through 9:
    a. A variance to allow for a 45-foot lot width where 60-feet is required.

20-0247
10/19/2020

b. A variance to allow for a 0-foot side yard setback where 5-feet is required.
c. A variance to allow for a 0-foot rear yard setback for an accessory structure (detached garage) where 3-feet is required.
d. A variance to allow for a 0-foot side yard setback for an accessory structure (detached garage) where 3-feet is required.

The Property is an infill piece which limits design options. However, each variance is located within the subdivision itself and will therefore not create a burden or negative impact to the existing neighborhood.

Regarding the setback variances for the detached garages specifically, the community will be accessed through a gated entry off Franklin Avenue. The gate will be electronic with a clicker for homeowners. The gate will assist with controlling additional traffic entering the alley and limit the number of cars coming and going alleviating the safety concern of cars backing out from the garages into the alley. Additionally, because there are only 9 homes within the subdivision, traffic circulation will be extremely low. Added measures of safety could be added if required, such as safety mirrors, to assist homeowners with visibility.

The development of the Property will surely enhance the area and complete the community as the site currently site vacant. The Applicant has ensured the neighborhood the existing pine trees will remain and will be incorporated into the additional landscape that is proposed for the project. Finally, pursuant to discussions with Public Works, the existing curb returns at the intersections of 8th and Franklin and 8th and Sweeny can remain as presently constructed.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer

20-0247-SDR1
Kavison Homes, LLC

SEC Franklin Avenue & 8th Street

Proposed 9 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]	9	12.38	**111**
AM Peak Hour			0.74	**7**
PM Peak Hour			0.99	**9**

Existing traffic on all nearby streets:

Franklin Avenue

Average Daily Traffic (ADT)	658
PM Peak Hour	53
(heaviest 60 minutes)	

6th Street

Average Daily Traffic (ADT)	1,558
PM Peak Hour	125
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Franklin Avenue	12,480
6th Street	12,480

This project will add approximately 111 trips per day on Franklin Ave., 8th St., Sweeny Ave., and 6th St. Currently, Franklin is at about 5 percent of capacity and 6th is at about 12 percent of capacity. With this project, Franklin is expected to be at about 6 percent of capacity and 6th to be at about 13 percent of capacity. Recent counts are not available on 8th or Sweeney, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 9 additional cars, or about one every seven minutes.

Note that this report assumes all traffic from this development uses all named streets.

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 11/06/2020 **Application Number** 20-0247-TMP1 **Entity** LV

Company Name Kaempfer Crowell

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 792-7000 **Mobile** **Fax** **Email**

Project Name The Pines at John S. Park

Project Description 9 Single Family Lots

APN's 162-03-604-004

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	9	x 0.196 =	2	x 0.101 =	1	x 0.137 =	1
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			2		1		1

(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*

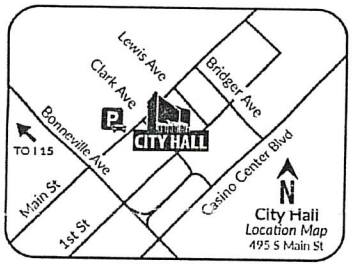
Name	Address	Grade	Capacity	Enrollment	Site Date
Park ES	931 Franklin Ave	K-5	656	616	11/2/2020
Fremont MS	1100 E. St. Louis Ave.	6-8	1286	847	11/2/2020
Valley HS	2839 S. Burnham Ave	9-12	2485	2733	11/2/2020

*** CCSD Comments** Valley HS is over capacity for the 2020-2021 school year. Valley HS is at 109.98% of program capacity.

☐ Approved ☐ Disapproved

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.
20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1
Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

20-0247
16203716001
TOURVILLE JOAN
910 E OAKEY BLVD
LAS VEGAS NV 89104-2802

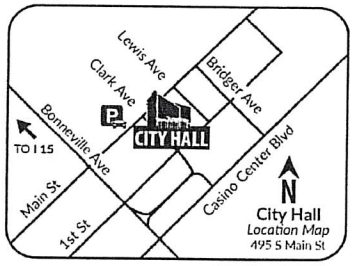
93 HRDFNP1 89104

Submitted after final agenda
43a-j P

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
DEC 0 7 2020
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.

20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1

Planning Commission Meeting of **12/08/2020**

20-0247
16203613010
BROWN-CESTERO MICHAEL
1411 S 9TH ST
LAS VEGAS NV 89104-1661

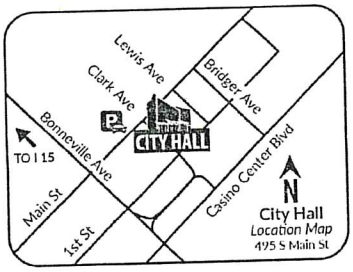
93 HRDFNP1 89104

4Baj P

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
DEC 0 3 2020
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.

20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1

Planning Commission Meeting of **12/08/2020**

20-0247
16203712025
LIANG JIN XI
900 E OAKEY BLVD
LAS VEGAS NV 89104-2802

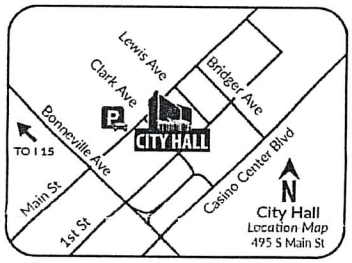
93 HRDFNP1 89104

43a-j P

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
DEC 07 2020
Department 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.

20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1

Planning Commission Meeting of **12/08/2020**

20-0247
16203613020
LONDERGAN LYNNE
807 BRACKEN AVE
LAS VEGAS NV 89104-1645

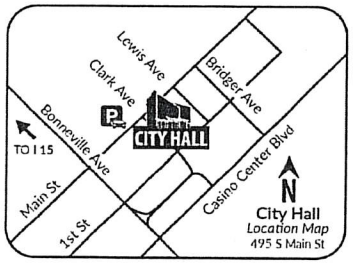
93 HRDFNP1 89104

43aj P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0247
16203214002
FIRESTONE DARRYL REVOCABLE TRUST
FIRESTONE DARYL TRS
1331 5TH PL
LAS VEGAS NV 89104-1411

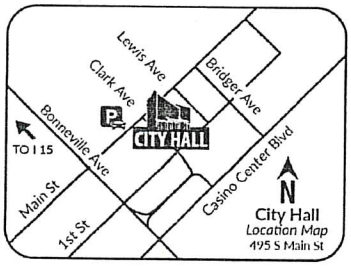
93 HRDFNP1 89104

43a-j P

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
DEC 07 2020
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.

20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1

Planning Commission Meeting of **12/08/2020**

20-0247
16203214001
FIRESTONE DARYL REVOCABLE TRUST
FIRESTONE DARYL TRS
1331 5TH PL
LAS VEGAS NV 89104-1411

93 HRDFNP1 89104

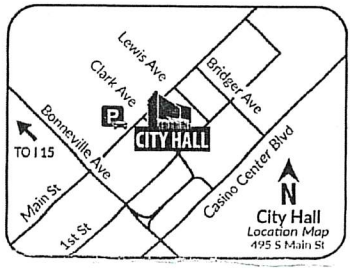
4Baj P

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
DEC 07 2020
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.
20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1
Planning Commission Meeting of **12/08/2020**

20-0247
16203610007
TOUYE ODE & CAROLE
701 36TH AVE
SAN FRANCISCO CA 94121-3401

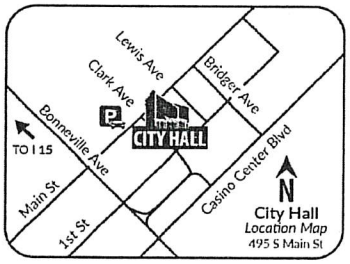
125 HRDFNP1 94121

43a-j P

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
DEC 0 3 2020
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.

20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1

Planning Commission Meeting of **12/08/2020**

20-0247
16203511005
CAPITAL FORESIGHT GOLF & FITNESS L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

48 HRDFNP1 90210

Submitted after final agenda

43a-j A

from the desk of

m. brown-cestero

December 8, 2020

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

Planning Commission
City of Las Vegas
Electronically

Re: Application 20-0247, VARs1-9, inc.

Esteemed Commissioners:

Up for discussion and consideration at tonight's meeting is an application for nine (9) variances from city code for a new subdivision – "The Pines at John S. Park" – to be located on the former site of the Mormon church on South 8th Street between Franklin and Sweeney, immediately adjacent to the John S. Park elementary school. The applicants are seeking nine (9) exceptions to the rules regarding minimum lot sizes and/or rear yard setbacks; in all nine cases Staff recommend denial. I ask that you concur for the following reasons:

1. The historic John S. Park and West Huntridge neighborhoods have become extremely popular in the last 5 – 10 years: the wide and deep lots, fully mature trees and proximity to downtown have attracted many new homeowners who love the charm and convenience of this "island" of suburbia in the city's core. As a testament to this popularity, well-kept original homes regularly sell for $180-200 per square foot, which rivals prices seen in the much newer subdivisions throughout the valley that feature master-planned, "cookie-cutter" homes. It is likely this played a part in the applicant's desire to build on this site, but granting them these variances would allow them the benefit of this location whilst simultaneously pardoning their inherent responsibility in maintaining it;
2. Many of the homes in the immediate area of this proposed development are unmodified examples of early- to mid—50s Las Vegas architecture; nine newer homes on smaller, architecturally-compromised lots would be a jarring interruption to the visual aesthetic of this area;
3. Aside from the individual structures themselves, a gated "mini-community" within this neighborhood would be completely out of place and – aesthetically and historically -- a blight upon the neighborhood;
4. A quick bit of math reveals that the developer could fit seven homes on this site with no variances at all; a non-gated community with new, architecturally-cohesive homes with modern features and amenities would appeal to many buyers, no doubt commanding a premium price – there is no need to degrade the neighborhood for this project to work.

In summary, I ask that you follow Staff recommendations and deny all nine applications on the grounds that this project – as currently proposed – is grossly incompatible with both City Code in general and the neighborhood it is intended for, specifically.

Sincerely,

M. Brown-Cestero

Mike Brown-Cestero

CC: Olivia Diaz, Trinity Haven Schlottman

- 1411 south 9th street - las vegas - nevada - 89104 -

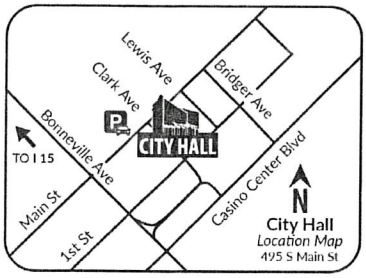
Submitted after final agenda

43aj P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0247 and 20-0247-VAR1 and 20-0247-VAR2 THROUGH VAR8 and 20-0247-VAR9 and 20-0247-TMP1

Planning Commission Meeting of **12/08/2020**

20-0247
16203515057
HILL DIANA
829 FRANKLIN AVE
LAS VEGAS NV 89104-1605

93 HRDFNP1 89104

Submitted at Planning Commission

Date 12/8/2020 Item 43a-j

Diana Hill

43 a-j

Form Name:	Planning Application Comments 2020
Submission Time:	December 3, 2020 8:24 am
Browser:	Chrome Mobile 79.0.3945.136 / Android
IP Address:	172.58.75.170
Unique ID:	714444222
Location:	36.120098114014, -115.08769989014

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247-
Position	I support the project but OPPOSE a related application.
Planning Application Number(s)	20-0247,20-0247-VAR1,20-0247-VAR2,20-0247-VAR3,20-2047-VAR4,20-0247-VAR5,20-0247-VAR6,20-0247-VAR7,20-0247-VAR8,20-0247-VAR9,
Name	Jeanne Asmussen
Residential or Business Address	718 Park paseo Las vegas, NV 89104
Phone	(702) 712-8896
Email	jeanne.asmussen@gmail.com
Comments	I will be responding to the other items regarding this request but I find the buildings should be placed far too close together and especially with a 0 foot rear setback it would be virtually no access should emergency vehicles or heaven forbid a fire truck need to gain access to these locations. All of the existing homes in the area have a yard and it would be brutally obvious that this was being planned just to cram as many buildings on one lot as possible

Submitted at Planning Commission.

Date 12/8/2020 Item 43a-j

6 comments

43a-j

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 4:03 pm
Browser:	Chrome 87.0.4280.67 / Windows
IP Address:	71.55.109.192
Unique ID:	718471515
Location:	36.301700592041, -115.15249633789

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Bob Bellis
Residential or Business Address	1269 S. 8th Street Las Vegas, NV 89104
Phone	(702) 267-8158
Email	bobbellis@me.com
Comments	I have lived in Historic John S. Park for 30 years. 25 of those years I have been president or vice-president of the JSP association. The entire reason we live in JSP is because the large lot sizes. The open feel of our neighborhood. The property in question used to be one of the oldest Mormon churches in Las Vegas. It was the centerpiece of our neighborhood, which is situated right in the middle of our neighborhood. We don't want cramped modern houses with zero lot lines to be the centerpiece of our neighborhood. I strongly oppose this project. Across the street two houses have 120 foot front yards and three houses have 80 foot front yards. They want a variance for 45 feet! That does not belong in our neighborhood. Also, they want to build three of these houses and see how it goes. Not guaranteeing to build the others. This is not planning. This is gambling, in the middle of the first custom home neighborhood in Las Vegas. Please deny this project. Thank you.

43 a-f

Form Name:	Planning Application Comments 2020
Submission Time:	December 2, 2020 1:47 pm
Browser:	Chrome 87.0.4280.66 / Windows
IP Address:	72.202.23.52
Unique ID:	714075642
Location:	37.750999450684, -97.821998596191

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Mi Ann Bennett
Residential or Business Address	1251 S 7th St Las Vegas, NV 89104
Email	miannb@yahoo.com

43a - 43j

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 8:39 pm
Browser:	Mobile Safari / iOS
IP Address:	107.77.230.140
Unique ID:	718549607
Location:	34.231300354004, -118.14859771729

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Ivan Cazares
Residential or Business Address	1240 S. 8th Street Las Vegas , NV 89104
Phone	(702) 481-3849
Email	destroz20@yahoo.com
Comments	Good evening, I live in the the historic John S. Park neighborhood and I oppose the development of the existing lot for the new proposed homes. The homes are not cohesive in regards to design to the rest of the homes in the area and do not add value to the neighborhood. Thank you for your time

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 8:48 pm
Browser:	Mobile Safari / iOS
IP Address:	107.77.230.140
Unique ID:	718551362
Location:	34.231300354004, -118.14859771729

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I OPPOSE the project and all related applications.
Name	Ivan Cazares
Residential or Business Address	1240 S. 8th street Las Vegas , NV 89104
Phone	(702) 481-3849
Email	destroz20@yahoo.com
Comments	Good evening, I oppose allowing longer than 120 days for final approval of this project. The structure is existing and from my understanding was built without the required permits. As this is a large residence where I often see new people and cars on a regular basis time is of the essence in properly engineering and permitting the existing structure. My opposition is based on safety as the structure does not appear to be visible from the street.

43a-5

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 10:03 am
Browser:	Firefox 78.0 / OS X
IP Address:	68.229.39.106
Unique ID:	718302260
Location:	36.272899627686,-115.13330078125

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Aaron Guidry
Residential or Business Address	718 Franklin Ave. Las Vegas, NV 89104
Phone	(309) 648-4556
Email	aaron@yataforluda.com
Comments	While I do support this builder's vision for the vacant lot at the SE corner of 8th Street and Franklin Ave., I do not support a total of nine houses being built on this lot, nor any of the variances being requested to allow the construction of this many houses (20-0247-VAR1, 20-0247-VAR2, 20-0247-VAR9, 20-0247-TMP1). Simply take a look at the Application Location Map to observe how cluttered this will look in comparison to the existing houses on the west side of 8th Street. This builder is attempting to overcrowd into a very limited amount of space, 2.57 acres. As someone who has meticulously restored my 1954 Mid Century Modern home to its original, fabulous Old Vegas charm, I am very concerned about the look and feel of my property, particularly how it fits into the surrounding environment. The big picture vision is what makes this neighborhood a true Vegas gem. One of the beauties of living within and adjacent to several historic neighborhoods within the Arts District is the size of our lots. Let's not inject a confined, suburban attitude into our open, beautiful downtown landscape. Lower the number of houses being built to work in tandem with the existing houses on the opposite side of 8th Street, and I will then gladly support this project. Thank you.

43a-f
spoke in person

Ashley Foster

From: Nicholas Haley <nicholas.r.haley@gmail.com>
Sent: Tuesday, December 8, 2020 4:18 PM
To: Meeting Comments; Patty Walsh; kaemmerk@gmail.com
Subject: Agenda item for 12-820 regarding The Pines at John S. Park proposal

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good afternoon,

Before the Las Vegas Planning Commission for its December 8, 2020, agenda are proposals relating to variances for The Proposed The Pines at John S. Park development. While I write to state my concerns and opposition to such variances, I wish to express a broader concern that I know to be shared by many neighbors in the area.

While I appreciate that land owners must be able to exercise some discretion, the development, if built as proposed, would tarnish the historic character of John S. Park. While the development is not inherently noxious, it is starkly out of place where it is proposed to be built.

The proposed development appears to call for lots that are 45 feet wide and roughly 85 feet deep, or roughly 3,800 square feet. By contrast, the surrounding lots are approximately 7,500 square, just shy of double this size. Such densely packed properties in an established area would stand out as surely as placing a tavern or strip mall on the site. Indeed, the requested variances are necessary only because the proposal calls for unreasonably narrow and shallow lots. This is precisely why such codes exist in the first place, to prevent this type of shoehorning by developers. Reducing density by four lots would still allow the developer a profitable development and one that will be more congruous with one of Las Vegas' very few historic neighborhoods. If ever there were an occasion to deny such requests, this circumstance is the most appropriate. As a neighbor, I ask that the developer respect the character of the neighborhood and reduce the number of lots to allow 60 feet of frontage. Even this would be a tight squeeze and would render the lots still significantly smaller than the surrounding area.

In addition, while I appreciate that the developer has opted a very trendy look for the proposed units, this is an aesthetic better suited to newer parts of town where such elevations would be more harmonious with their surroundings. They certainly would clash with the older, MidMod look of downtown. While I understand the developer is building NEW homes and that such units will not resemble their 75-year-old neighbors, I believe there can be a greater effort to integrate the styling into the existing aesthetic of the area.

Lastly, I do appreciate that the land is being put to use and hope an amenable compromise can be found.

Nicholas R Haley
1224 8th Place
Las Vegas

43a-5

Form Name:	Planning Application Comments 2020
Submission Time:	November 26, 2020 12:07 pm
Browser:	Chrome 86.0.4240.193 / Windows
IP Address:	68.96.223.182
Unique ID:	710945259
Location:	36.0625, -115.3191986084

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I SUPPORT the project and all related applications.
Name	Margaret Hanan
Residential or Business Address	1308 S 8TH ST Las Vegas, NV 89104
Phone	(410) 350-4605
Email	evehanan@yahoo.com
Comments	Dear Planning Commission, I own a home across 8th street from 811 Sweeney. I am in favor of the proposed plan to develop the lot at 811 Sweeney, including the requested zoning variances and other plans. The developer shared the plans at a neighborhood meeting. I think the developer is bringing needed improvements to our block. Thank you, Margaret

43a-5
Spoke in person

Ashley Foster

From: Jean-Pierre Le Bourveau <jplebourveau@me.com>
Sent: Tuesday, December 8, 2020 4:06 PM
To: Meeting Comments
Subject: Owner: 1236 S 7th St

CAUTION: This email originated from an External Source. Please use caution before opening attachments, clicking links, or responding to this email. Do not sign-in with your City of Las Vegas account credentials.

I am vehemently opposed to construction in vacant lot at Franklin/8th St/Sweeney as detailed for current variances.

While the 7-9k sq ft homes would no doubt increase our property values, the lots need to be sized respective to existing homes/lots. 20-30k sq ft lot sizes for homes 7-9k sq ft.

The space between homes is also inadequate. They must be at least 20 feet apart as most existing homes in the area with windows facing property lines have.

The trees and landscaping look nice, though.

Jean Pierre

43a-J

Form Name:	Planning Application Comments 2020
Submission Time:	December 4, 2020 2:17 pm
Browser:	Firefox 83.0 / Windows
IP Address:	70.173.205.135
Unique ID:	715258484
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	JOHN PIROG
Residential or Business Address	1122 S 6TH ST LAS Vegas, NV 89104

43a - 43j

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 5:31 pm
Browser:	Chrome Mobile 86.0.4240.75 / Android
IP Address:	174.237.6.5
Unique ID:	718499172
Location:	35.084499359131, -106.65110015869

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	A Elizabeth Prahasto
Residential or Business Address	1709 S 8th Pl Las Vegas, NV 89104
Phone	(702) 747-0356
Email	aeprahasto@gmail.com
Comments	The proposed new-build gated "Pines at John S Park" is totally incongruous with the surrounding historic neighborhoods. It will completely destroy the character and mid-century appearance of the John S Park, Northridge, and Southridge neighborhoods which are highly prized by their residents for the variety, character and structure of the homes, the beauty of the large yards, and neighborhood ambiance that is so lacking in the cookie cutter developments and gated communities that have be built throughout the Las Vegas Valley in recent years. Do not let this application destroy something that is unique in our City. It will be an abomination.

43a-5

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 5:48 pm
Browser:	Chrome Mobile 86.0.4240.198 / Android
IP Address:	71.222.9.24
Unique ID:	712312408
Location:	35.988700866699, -115.11340332031

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Ronald Ripp
Residential or Business Address	823 park paseo Las Vegas , NV 89104
Phone	(702) 382-3230
Email	rippnv@aol.com
Comments	I'm opposed to this project for the reason that it is driven entirely by the price of the land and an attempt to recover that cost by over building the lot. 9 homes across the street from 4 homes in the same size land is not compatible in any way. This project needs much more thoughtful planning before being built in this historic area. The builders are not even sure they can make it work financially. What happens if they quit in the middle. We are left with small unbuilt lots for someone to come in and build some horrible little homes piecemeal. Very much opposed to this project entirely

13a-j

Ashley Foster

From: Pat Robertson <obpatricia@yahoo.com>
Sent: Tuesday, December 8, 2020 3:00 PM
To: Meeting Comments
Subject: Planning Commission Dec 8, 2020 Protest for following 20-047 16203510004

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

We OPPOSE the following requests for variance this - variance that -
why should direct property owners facing this project even be subjected
to this outlandish proposal.

20-0247 and 20-0247-VARI
20-0247-VAR2
through
VAR8 and
20-0247-VAR9 and 20-0247-TMPI

Why are we being told it is not in the John S Park Historical District

John S Park Historic District boundaries

- Sun, Dec 6 at 3:33 PM

  The city listed the **John S. Park Historic District** which is bounded by Charleston Boulevard, Las Vegas Boulevard, Franklin Avenue, and South Ninth Street, and 5th Place[5] on its historic register on March 19, 2003.[6]

We do agree two four plexes would be very workable with perimeter landscaping to front of property facing current home owners - parking in back of units - HMO that takes care of upkeep.

Any project which requires this many wavers is probably not the right one for this property and neighborhood.

Thank you.
Patricia Robertson
Judy Grafton
705 Park Paseo
LV, NV 89104

43a-j

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 9:09 pm
Browser:	Firefox 83.0 / Windows
IP Address:	71.38.66.158
Unique ID:	718555786
Location:	36.098300933838, -114.90689849854

Meeting Date	Tuesday, December 8, 2020
Project Number	2020-0247
Position	I OPPOSE the project and all related applications.
Name	Elizabeth Stephens
Residential or Business Address	Residential 1057 Sweeney Ave Las Vegas, NV 89104
Phone	(702) 557-7102
Email	BetseyStephens@gmail.com
Comments	The Huntridge is a historic district. Our houses here were built in the 40s, which means old trees and skinny streets. John S Park elementary school causes traffic congestion during the school day and more homes would add more of a strain. To propose squishing in 9 houses in the lot in question when really up to 4 should be allowed, would put a scar on and go against the aesthetics of this neighborhood. Thank you

43a-5

Form Name:	Planning Application Comments 2020
Submission Time:	December 6, 2020 3:34 pm
Browser:	Mobile Safari 14.0.1 / iOS
IP Address:	71.222.87.96
Unique ID:	715830344
Location:	36.111301422119, -115.27909851074

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Christopher Tanner
Residential or Business Address	909 E. Oakey Blvd. Las Vegas, NV 89104
Phone	(702) 335-1408
Email	christopher_tanner@icloud.com
Comments	My wife and I strongly oppose this application for variance (2.57 acres on the east side of South 8th Street, between Franklin Ave & Sweeney Ave). The residents of this downtown community have worked long and hard to preserve its unique aesthetic look... this project will undo all of that and cheapen the neighborhood drastically. The problem is not the size of the lot, it's greed. This issue could be quickly resolved by placing fewer homes on the property (a maximum of 6 seems reasonable). This project has the potential to forever change the landscape of our downtown community and once it's gone, it will never be the same again. Kavison Homes, LLC should not have purchased the property if they did not intend to follow the rules.

43 acres

Form Name:	Planning Application Comments 2020
Submission Time:	November 26, 2020 12:12 pm
Browser:	Chrome 86.0.4240.193 / Windows
IP Address:	68.96.223.182
Unique ID:	710946170
Location:	36.0625, -115.3191986084

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I SUPPORT the project and all related applications.
Name	Fred Van Dyk
Residential or Business Address	1308 S. 8th Street 1308 S. 8th Street Las Vegas, NV 89104
Phone	(410) 662-1304
Email	ftvandyk@hotmail.com
Comments	I support the planned development at 811 Sweeney. I live across the street from the lot. Fred Van Dyk

43a-j.

Ashley Foster

From: Patty Walsh <patty.walsh@gmail.com>
Sent: Tuesday, December 8, 2020 4:49 PM
To: Meeting Comments
Cc: Nicholas Haley; Katie Kaemmer (Neighbor!)
Subject: Planning Commission Meeting Dec. 8, 2020- Item ~~#42~~ 43a-j (The Pines)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good Evening:

I am a Las Vegas native and reside in the historic John S. Park neighborhood with my partner. Our home was built in 1945, and the neighborhood is a testament to the history and character of our town.

My comments relate to the proposed development, "The Pines", near Eighth and Franklin Street. Though I respect that the developer holds a vision and wants to build, it must still conform to Code and the surrounding area. Respectfully, the vision clashes with the surrounding area and the character of our neighborhood.

First, the lots are incredibly small. While the "sardines" approach may work well in other areas, it does not work here. Put simply, it detracts from the charm of our neighborhood. Second, the proposed architectural design is an eyesore. The cookie-cutter, "boxed" appearance insults the integrity of the neighborhood and indicates a lack of respect for the the antiquity and provenance of one of the few historical neighborhoods in this great city.

I commend the developer for wanting to build something for others to enjoy. I fear that the current vision does not do justice to this charming, old part of town. For these reasons, I support the City of Las Vegas Staff's decision to deny the current application. Thank you for your consideration,

Respectfully,
Patty

Patty L. Walsh
1224 8th Place
Las Vegas, NV 89104

Patty L. Walsh, Esq.
Nevada Bar License No. 14431
Juris Doctor, May 2016
Notes Editor, *The George Washington Law Review*, Volume 84
The George Washington University Law School

43a-5

Form Name:	Planning Application Comments 2020
Submission Time:	December 4, 2020 2:15 pm
Browser:	Firefox 83.0 / Windows
IP Address:	70.173.205.135
Unique ID:	715257812
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Debbie WILTSIE
Residential or Business Address	1122 S 6TH ST LAS Vegas, NV 89104

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR1 - TO ALLOW 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR2 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR3 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR4 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR5 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43f

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR6 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43g

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR7 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43h

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR8 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43i

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-VAR9 - TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
43j

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0247-TMP1 - THE PINES AT JOHN S. PARK - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
44

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

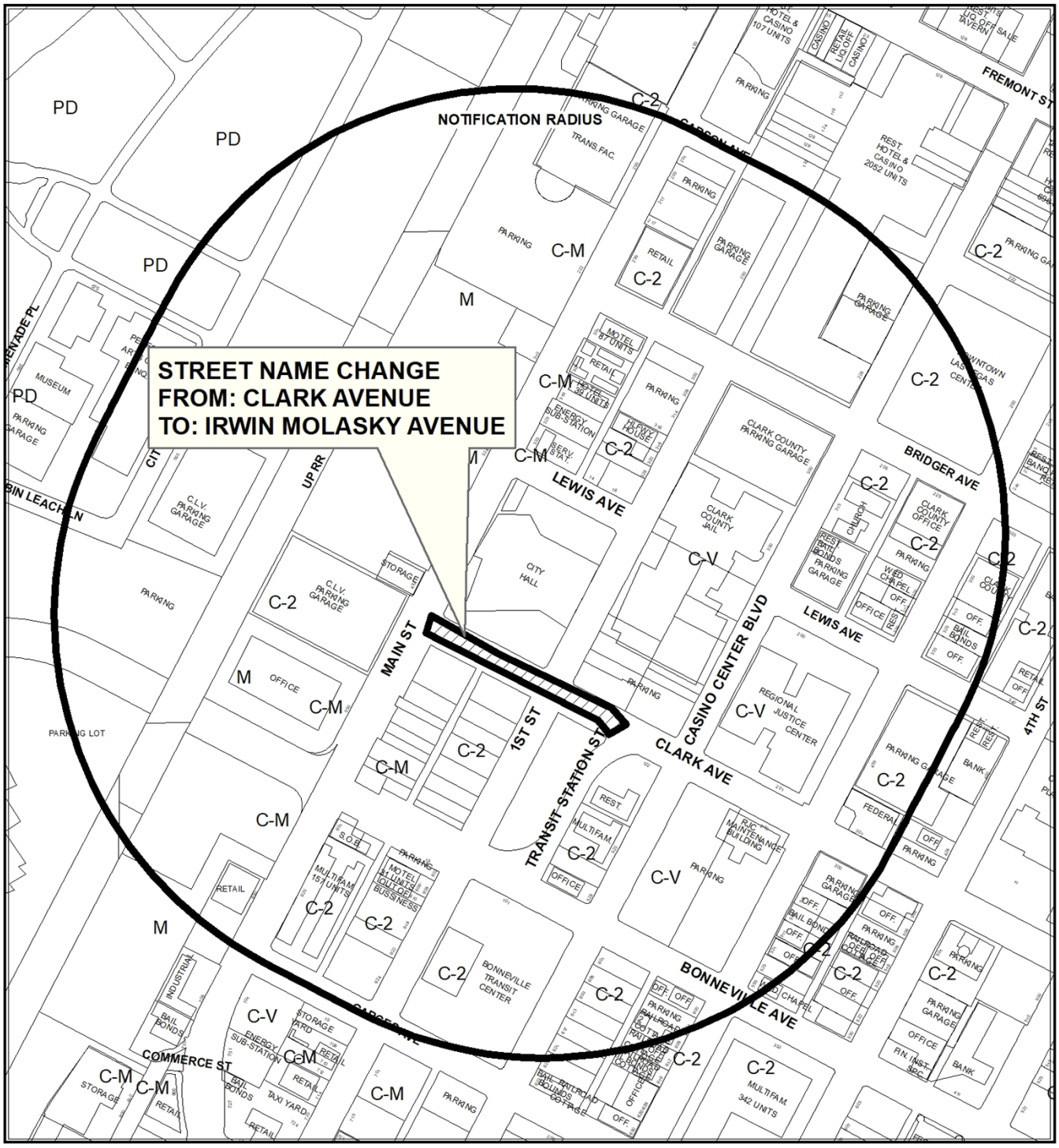
SUBJECT:
20-0313 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlements project requests on the Clark Avenue alignment between Main Street and Transit Station Street, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Street Name Change Exhibit



0 290 580 Feet

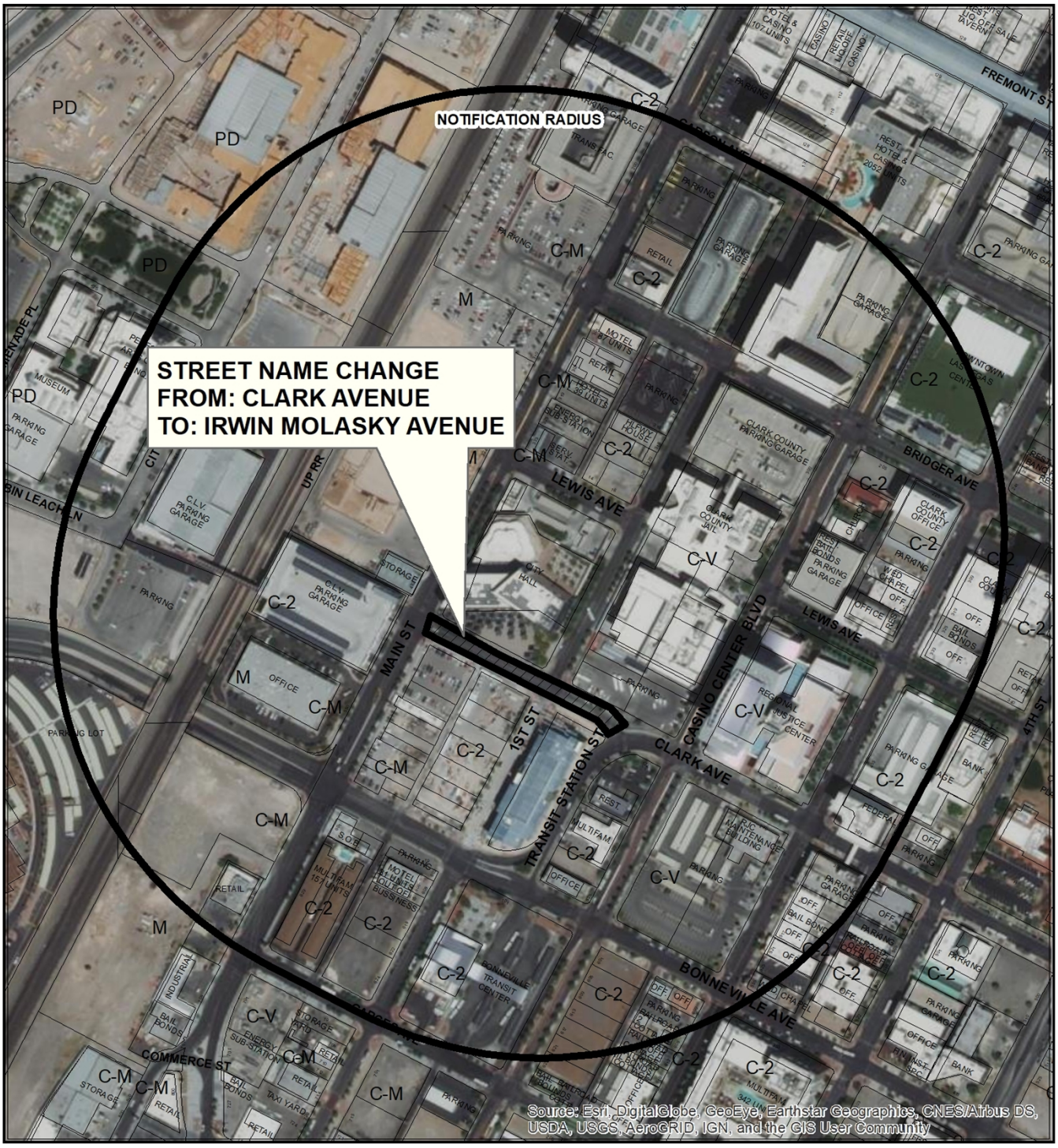
CASE: 20-0313

RADIUS: 1000

FROM: CLARK AVENUE

TO: IRWIN MOLASKY AVENUE

N



0 290 580
Feet

CASE: 20-0313

RADIUS: 1000

FROM: CLARK AVENUE

TO: IRWIN MOLASKY AVENUE

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0313-VAR1	Staff recommends APPROVAL, subject to conditions:	N/A
20-0313-SNC1	Staff recommends APPROVAL.	20-0313-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 119

PROTESTS 0

APPROVALS 0

PDL

**** CONDITIONS ****

20-0313-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0313-SNC1 CONDITIONS

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

2. The applicant must modify all signage on Clark Avenue from Main Street to Transit Station Street associated with this Street Name Change at the developer's expense.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Street Name Change from Clark Avenue to Irwin Molasky Avenue between Main Street and Transit Station Street. A Variance accompanies this application to allow a street name change to occur along a primary street alignment where such is not permitted. Staff supports the requested Street Name Change and associated Variance as the current street splits in two directions and visually reads as different streets and the Street Name Change will not affect existing business in the area. For these reasons, staff recommends approval of the request.

ISSUES

- A Street Name Change application is required to change the street name from Clark Avenue to Irwin Molasky Avenue for a portion of the street between Transit Station Street and Main Street.
- A Variance from Title 19.04.050 to deviate from Section IV(B)(2) of the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition is required, to allow a street alignment name change from Clark Avenue to Irwin Molasky Avenue for a portion of the street between Transit Station Street and Main Street where this is not allowed.

ANALYSIS

The change in the street name from Clark Avenue to Irwin Molasky Avenue between Transit Station Street and Main Street is proposed in appreciation for all the work Irwin Molasky put forth to develop the City and Downtown, culminating in his partnership with the city in development of the Las Vegas Municipal Courthouse. The street segment is located directly south of City Hall and north of the newly constructed Las Vegas Municipal Courthouse. The request is a proper tribute to the efforts Irwin Molasky put into the downtown area and the construction of Las Vegas Municipal Courthouse. The accompanying Variance allows a visual terminus to the midblock fork on Clark Avenue between 1st Street and Casino Center Boulevard. Furthermore, it will reduce traffic confusion in front of City Hall. Four addresses will be affected by the proposed street name change; however, the address is for a government facility that is not yet operational, as well as three service pedestals for utilities. For these reasons staff is recommending approval of this Street Name Change and associated Primary Street Name Alignment Variance.

AFFECTED ADDRESSES

- 21 E Clark Avenue – Utility Service Pedestal
- 100 E Clark Avenue – Government Facility
- 103 E Clark Avenue – Utility Service Pedestal
- 105 E Clark Avenue – Utility Service Pedestal

FINDINGS (20-0313-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The unique circumstance of the road alignment visually creates two separate roads with the majority of the flowing traffic flowing from Clark Avenue onto Transit Station Street. Staff supports this Variance, as it will lessen confusion by creating two different streets.

FINDINGS (20-0313-SNC1)

With approval of the Primary Street Name Alignment Variance, the proposed Street Name Change will be in conformance with Title 19 and the Street Naming Address Assignment Regulations, 2009 Edition. The name has also been reviewed and approved by the Fire & Rescue Department.

BACKGROUND INFORMATION

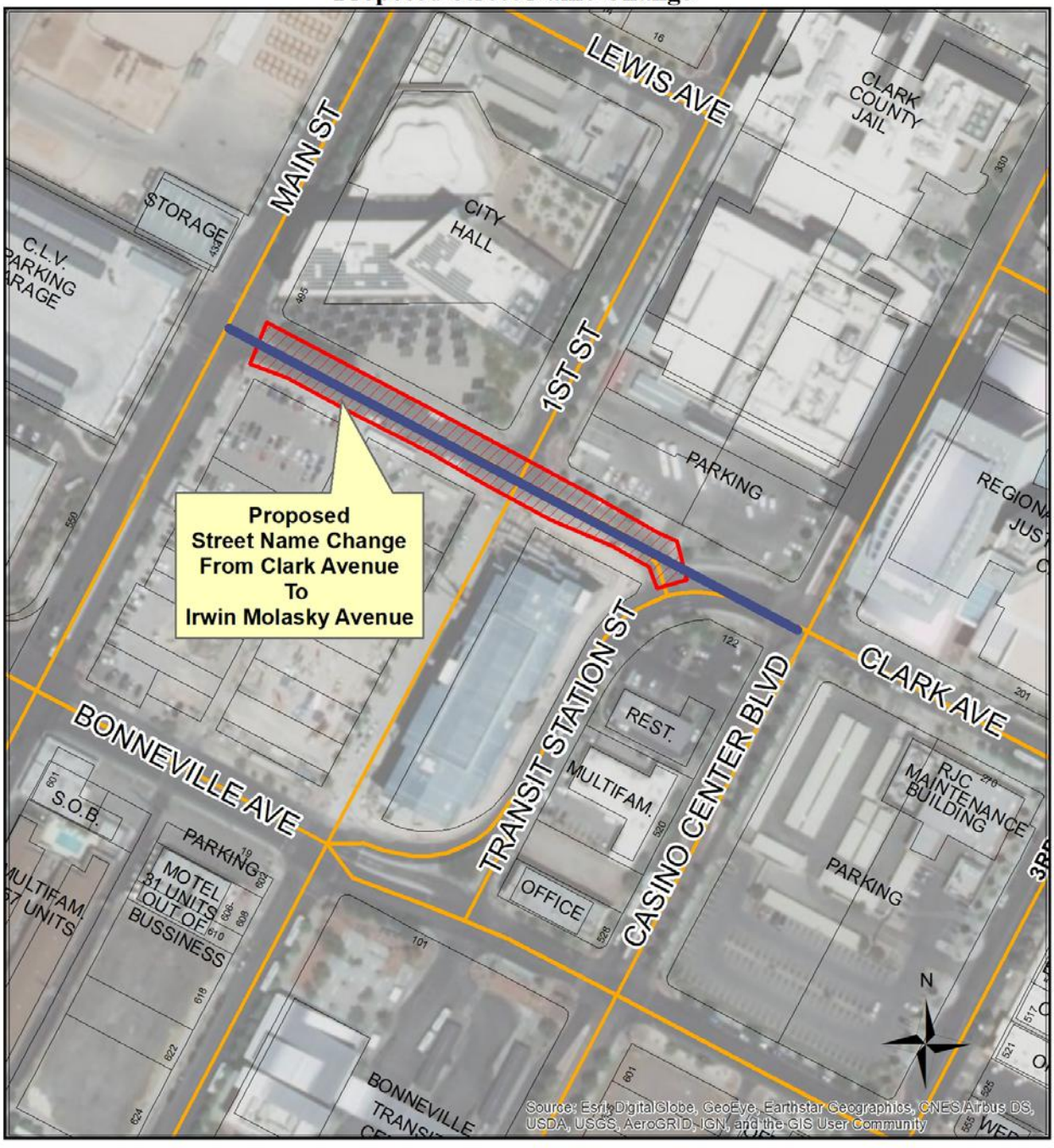
Related Relevant City Actions by Planning, Fire, Bldg., etc.	
2012	City Hall was constructed on the north side of Clark Avenue adjacent to the segment of the proposed street name change.
12/11/18	The City Council approved a Site Development Plan Review (SDR-74816) for a proposed 138,000 square-foot government facility with waivers of the Interim Downtown Las Vegas Area 1 development standards on 0.98 acres at the southeast corner of Clark Avenue and 1st Street. Construction is anticipated to be completed by February 2020.

Pre-Application Meeting
A pre-application meeting was not required for the proposed Street Nam Change application and associated Variance, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
11/09/20	A field check was conducted of the on the subject site, that revealed that the street exists, is well maintained and has a bend in the alignment approximately 188 feet west of the intersection of Clark Avenue and Transit Station Street.

Proposed Street Name Change



Clark Avenue

Current Clark Avenue Street Alignment

20-0313-VAR1 & 20-0313-SNC1

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, November 10, 2020

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
44a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0313-VAR1 - TO ALLOW A STREET NAME CHANGE ALONG A PRIMARY STREET NAME ALIGNMENT WHERE SUCH IS NOT PERMITTED. Staff recommends APPROVAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
44b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0313-SNC1 - TO ALLOW A STREET NAME CHANGE FROM: CLARK AVENUE TO: IRWIN MOLASKY AVENUE. Staff recommends APPROVAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
45

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

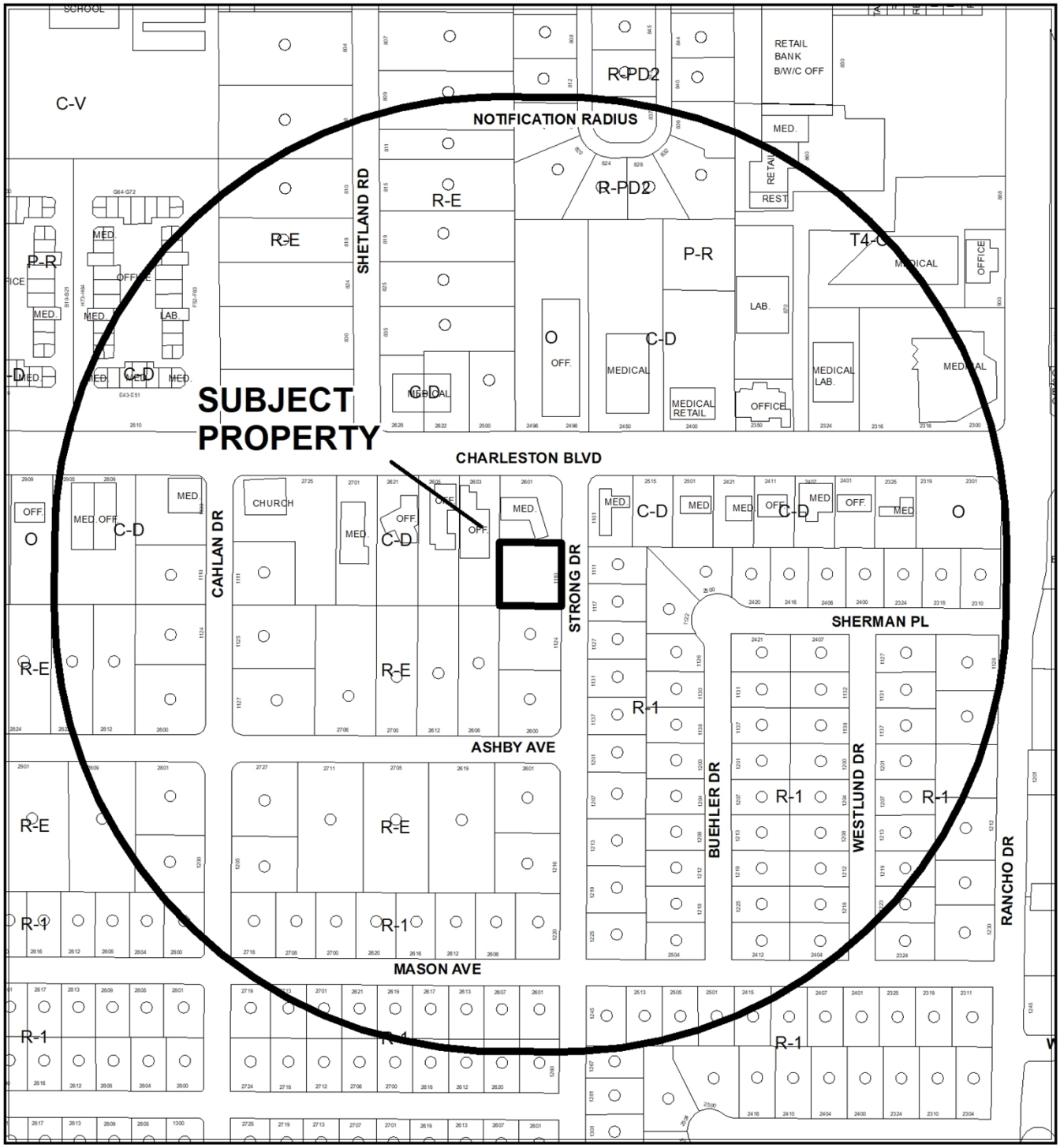
SUBJECT:
20-0169-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROSIE LANDA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK FOR A PORTE COCHERE WHERE 30 FEET IS REQUIRED, A 42-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING WHERE 50 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

May go to City Council on: 01/20/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Abeyance Request E-mail Submitted by Adaia Landa and Protest/Support Postcards



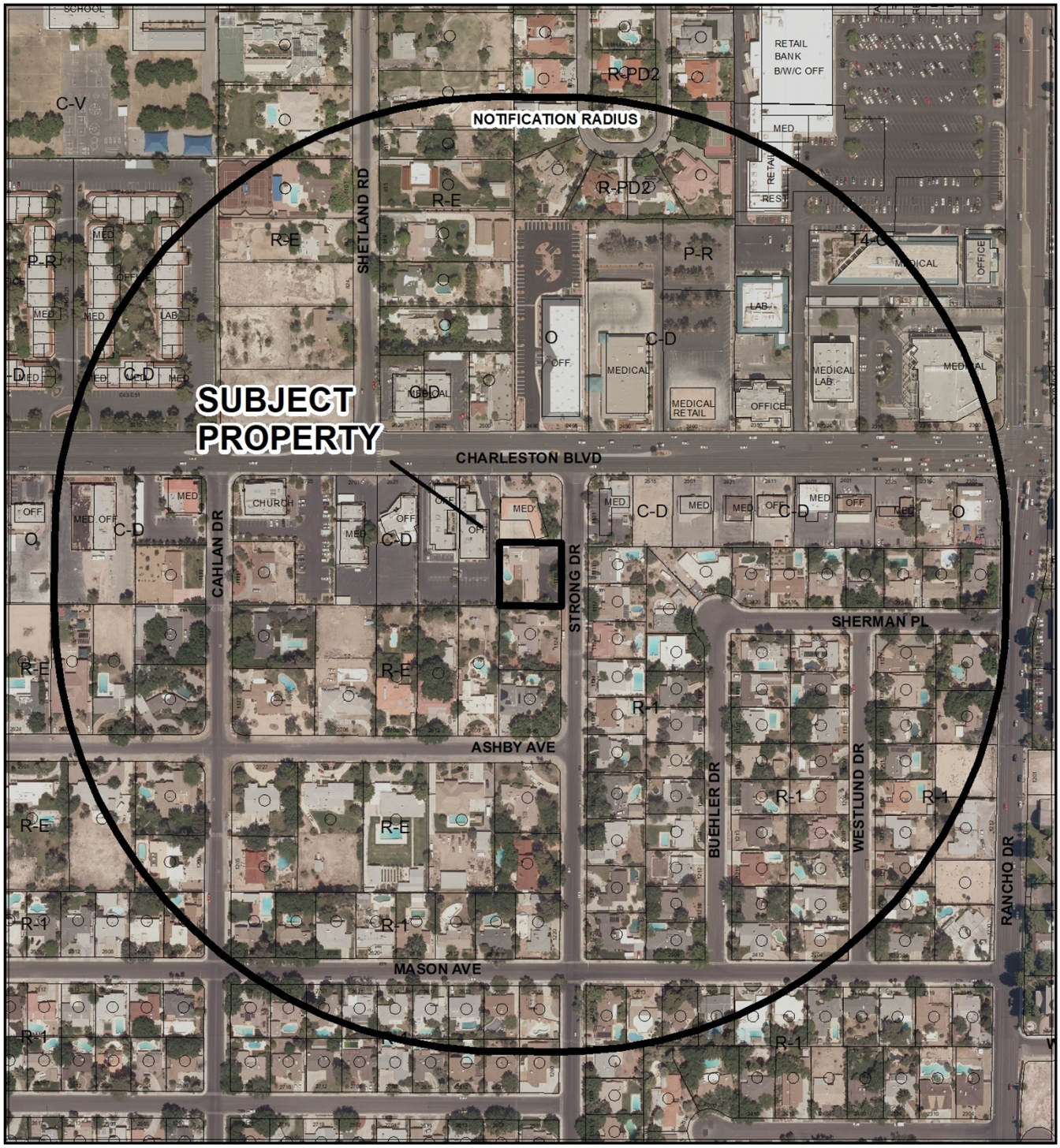
0 255 510 Feet

CASE: **20-0169-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 255 510 Feet

CASE: **20-0169-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROSIE LANDA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0169-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 189

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

20-0169-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance of the R-E (Residence Estates) setback requirements to allow a proposed single-family, detached dwelling at 1110 Strong Drive.

ISSUES

- A Variance is requested to allow a 20-foot front yard setback for a porte cochere where 30 feet is required.
- A Variance is requested to allow a 42-foot front yard setback for the principal dwelling where 50 feet is required.
- A Variance is requested to allow a five-foot side yard setback where 10 feet is required.
- A Variance is requested to allow a 15-foot rear yard setback where 35 feet is required.

ANALYSIS

The subject site is a partially developed 0.46-acre lot that is located within the R-E (Residence Estates) zoning district. The purpose of this zoning category is to provide for low density residential units located on large lots and conveying a rural environment. This zoning district is subject to the development standards listed in LVMC Title 19.06.060.

In 2016, the subject site was reported to Code Enforcement for demolition and construction without proper building permits. In order to accommodate the design of the proposed structure, the applicant requested a Variance (VAR-63080) to allow a 22-foot front yard setback for a porte cochere where 30 feet is required, a 27-foot front yard setback for the principal dwelling where 50 feet is required, and a 23-foot rear yard setback where 35 feet. After receiving recommendations for denial by the Planning Commission and Department of Planning Staff, this application was withdrawn without prejudice before it could be heard for consideration by the City Council. Despite this application being withdrawn, additional Code Enforcement Cases were reported in 2018 as the property continued to be developed without building permits or a Variance.

The applicant has revised the design of the single-family, detached dwelling from the Variance (VAR-63080) request in 2016. In order to accommodate the design of the proposed single family, detached dwelling, the applicant is requesting a Variance to allow a reduction in the R-E (Residence Estates) setback requirements. In the front yard, the applicant is requesting a reduction in the setbacks for the porte cochere being 20 feet away from the property line where 30 feet is required and a 42-foot front yard setback for the principal dwelling where 50 feet is required.

On the southern property line, the applicant is requesting a reduced five-foot side yard setback where ten feet is required. This setback is adjacent to an existing single-family dwelling. Along the northern property line, a 14-foot side yard setback is provided meaning that the applicant could shift the dwelling four feet and reduce a small portion of the dwelling by one-foot to meet this setback requirement.

Lastly, the applicant is requesting a 15-foot rear yard setback where 35 feet is required. The dwelling is a “U” shaped dwelling, with both extensions of the dwelling reaching 15 feet away from the setback requirement. The dwelling is shaped to partially enclose an existing swimming pool from three sides. The rear yard setback is adjacent to the western property line, which neighbors commercial properties that are zoned for P-R (Professional Office and Parking) and C-D (Designated Commercial).

No substantial evidence has been presented to warrant the reduced setback requirements or requested Variance. Staff finds that the applicant has created a self-imposed hardship by proposing to overdevelop the site without complying with the Title 19 development standards. Therefore, staff recommends denial of this request. If approved, the proposed development will be subject to conditions.

FINDINGS (20-0169-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the subject site. An alternative or reduced size of the dwelling 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.	
06/19/02	The City Council approved a request for a General Plan Amendment (GPA0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and; from L (Low Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan
02/17/16	A Code Enforcement Case (CE-163503) was reported for rebuilding without a fence at 1110 Strong Drive. The case was resolved on 02/25/16.
05/09/16	A Code Enforcement Case (CE-166566) was reported for a building demolition and construction without proper building permits at 1110 Strong Drive. The case was resolved on 07/22/16.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/18/16	A Variance (VAR-63080) was withdrawn without prejudice to allow a 22-foot front yard setback for a porte cochere where 30 feet is required, to allow a 27-foot front yard setback for the principal dwelling where 50 feet is required, and to allow a 23-foot rear yard setback where 35 feet is required for a single-family detached dwelling on 0.46 acres at 1110 Strong Drive. The Planning Commission and Staff recommended denial.
03/22/17	A Code Enforcement Case (CE-176354) was reported for a green pool at 1110 Strong Drive. The case was resolved on 03/23/17.
07/13/17	A Code Enforcement Case (CE-180735) was reported for a vacant lot with weeds growing throughout at 1110 Strong Drive. The case was resolved on 008/21/17.
02/08/18	A Code Enforcement Case (CE-185384) was reported for framing, plumbing, and other work being done without building permits at 1110 Strong Drive. The case was resolved on 02/08/18.
04/18/18	A Code Enforcement Case (CE-187792) was reported for a structure being built without a Variance at 1110 Strong Drive. The case was resolved on 10/15/18.

Most Recent Change of Ownership	
06/17/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/29/20	A Building Permit (R-307900) was processed for a single-family dwelling addition and remodel at 1110 Strong Drive. The permit was never issued.

Pre-Application Meeting	
08/29/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance pertaining to a proposed single-family dwelling.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
11/02/20	A routine field check was conducted by staff; staff found a partially developed lot with an existing foundation and swimming pool.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Residential)	R-E (Residence Estates)
North	Vacant	O (Office)	P-R (Professional Office and Parking)
South	Single Family, Detached	DR (Desert Rural Residential)	R-E (Residence Estates)
East		L (Low Density Residential)	R-1 (Single Family Residential)
	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)
West			C-D (Designated Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study	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	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	20,037 SF	Y
Min. Lot Width	100 Feet	143 Feet	Y
Min. Setbacks			
• Front (Porte Cochere)	30 Feet	20 Feet	N*
• Front	50 Feet	42 Feet	N*
• Side (North)	10 Feet	14 Feet	Y
• Side (South)	10 Feet	5 Feet	N*
• Rear	35 Feet	15 Feet	N*
Max. Lot Coverage	N/A	45%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories/ 35 Feet	Y

**A Variance is requested to allow a reduction in the following development standards.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Strong Drive	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VARIANCE

Project Address (Location) 1110 STRONG DR. LAS VEGAS, NV. 89102

Project Name LANDA RESIDENCE **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 162-05-512-009 **Ward #** 1

General Plan: Existing ✓ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information 11,296 SF. TWO STORIES RESIDENCE
FRONT & REAR SET BACK VARIANCE

Property Owner ROSIE LANDA Contact ROSIE LANDA
Address 2525 W. CHARLESTON BLV. City LAS VEGAS State NV. Zip 89102
E-mail ROSIELPS@HOTMAIL.COM Phone 702-474-4733

Applicant ROSIE LANDA Contact ROSIE LANDA
Address 2525 W. CHARLESTON City LV. State NV. Zip 89102
E-mail ROSIELPS@HOTMAIL.COM Phone 702-474-4733

Representative JAIME DE LA VEGA Contact JAIME DE LA VEGA
Address 6944 ERIN CIRCLE City LV. State NV. Zip 89145
E-mail DLVHR2014@GMAIL.COM Phone 702-569-5127

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 Rosie Landa

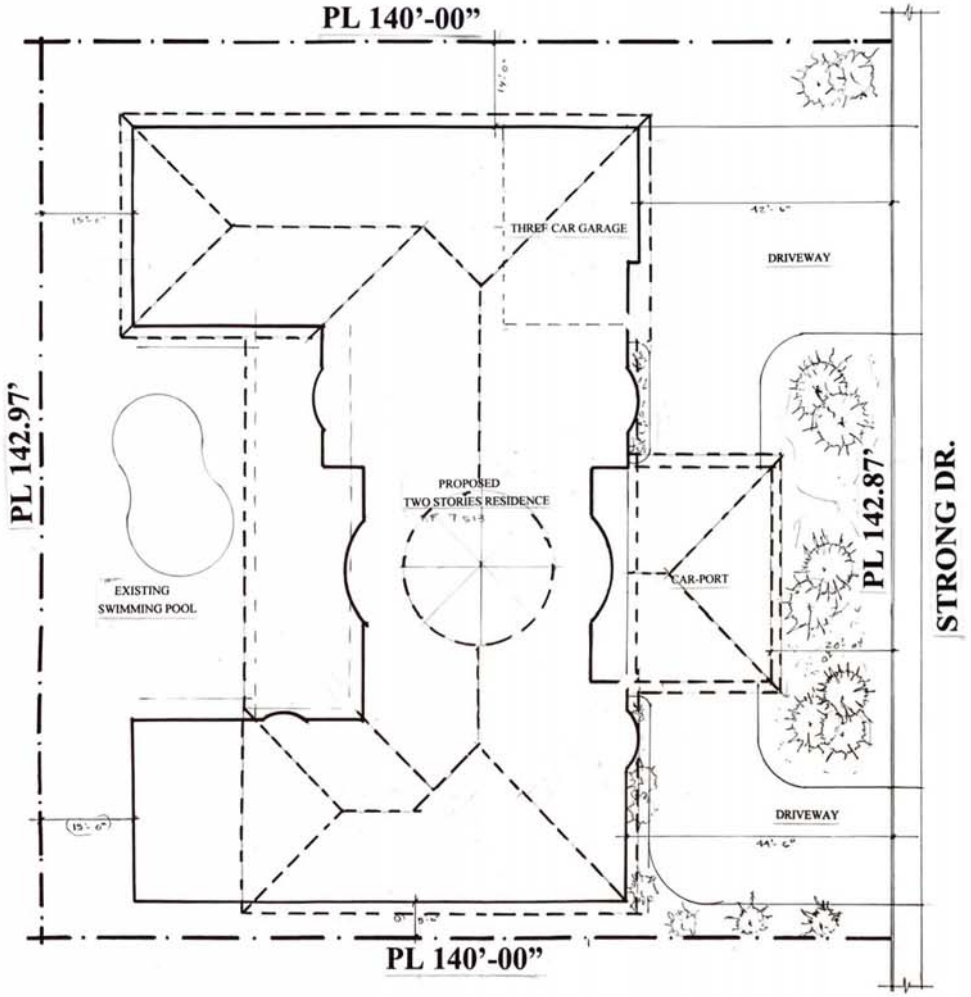
Subscribed and sworn before me

This 07Th day of October , 20 20

Notary Public in and for said County and State

ELISEO RODRIGUEZ-PACHECO
Notary Public State of Nevada
No. 17-3213-1
My Appt. Exp. July 7, 2021

20-0169
10/09/2020



SITE PLAN



VICINITY MAP

PROJECT SUMMARY

PROJECT NAME:		RODRIGUEZ / LANDA RESIDENCE
OWNER NAME	:	MARIA RODRIGUEZ & MERARI LANDA
ADDRESS	:	1110 STRONG DR. LAS VEGAS, NV. 89102
A.P.N.		162-05-512-009
LOT SIZE:		0.46 ACRES
LAND USE:		28.710 RESIDENTIAL MINOR IMPROVEMENTS

SCOPE OF THE WORK
11,296 S.F. TWO STORIES RESIDENCE

CODES
2018 IRC, 2018 IECC, 2018 UMC, 2018 UPC, 2017 NEC

REVISIONS	BY

These plans are prepared and submitted by the Owner
As an exemption to NRS 278 and NRS 624 Section 22.02.265 of 2014 Building
Administrative Code of Clark County
Owner's Name: Maria Rodriguez & Merari Landa
Date:
Owner's Signature:

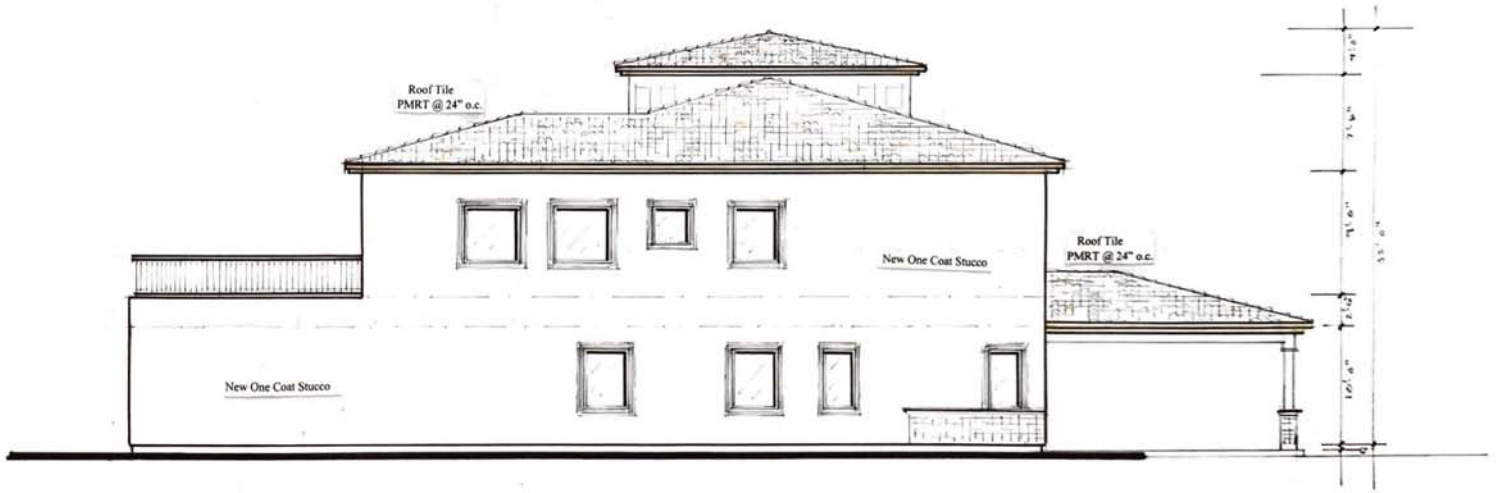
RODRIGUEZ / LANDA RESIDENCE
1110 STRONG DR. LAS VEGAS, NV. 89102
MARIA RODRIGUEZ & MERARI LANDA

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	A-10
OF	SHEETS

20-0169
10/09/2020



EAST ELEVATION



SOUTH EELEVATION

20-0169
10/09/2020

REVISIONS	BY

These plans are prepared and submitted by the Owner
As an exemption to NRS 278 and NRS 624 Section 22.02.265 of 2014 Building Administrative Code of Clark County

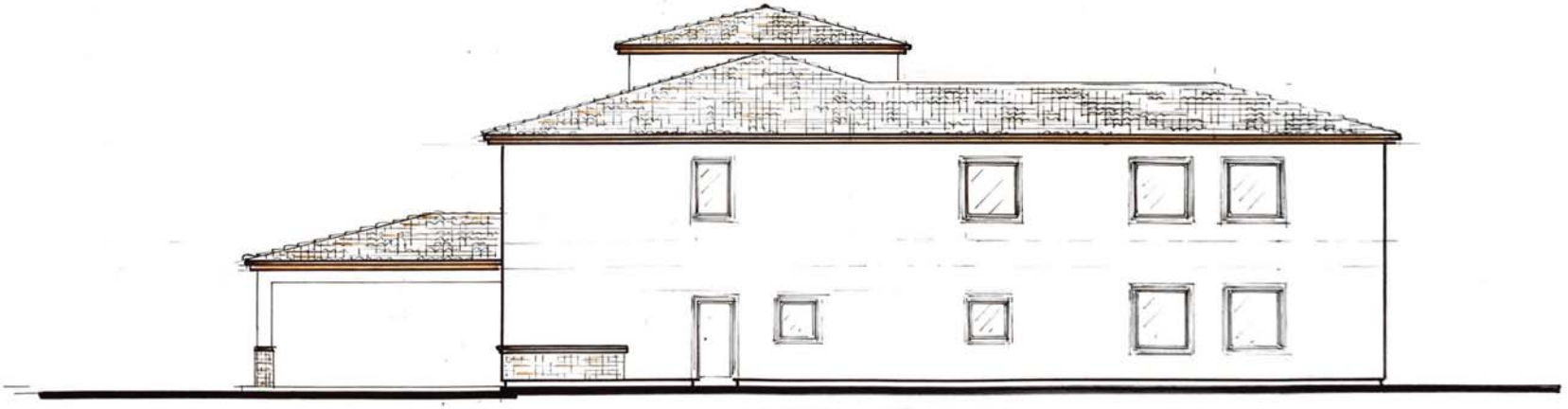
Owner's Name: **Maria Rodriguez & Merari Landa**
Date:
Owner's Signature:

RODRIGUEZ / LANDA RESIDENCE
1110 STRONG DR. LAS VEGAS, NV. 89102
MARIA RODRIGUEZ & MERARI LANDA

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-30
OF SHEETS



WEST ELEVATION



NORTH ELEVATION

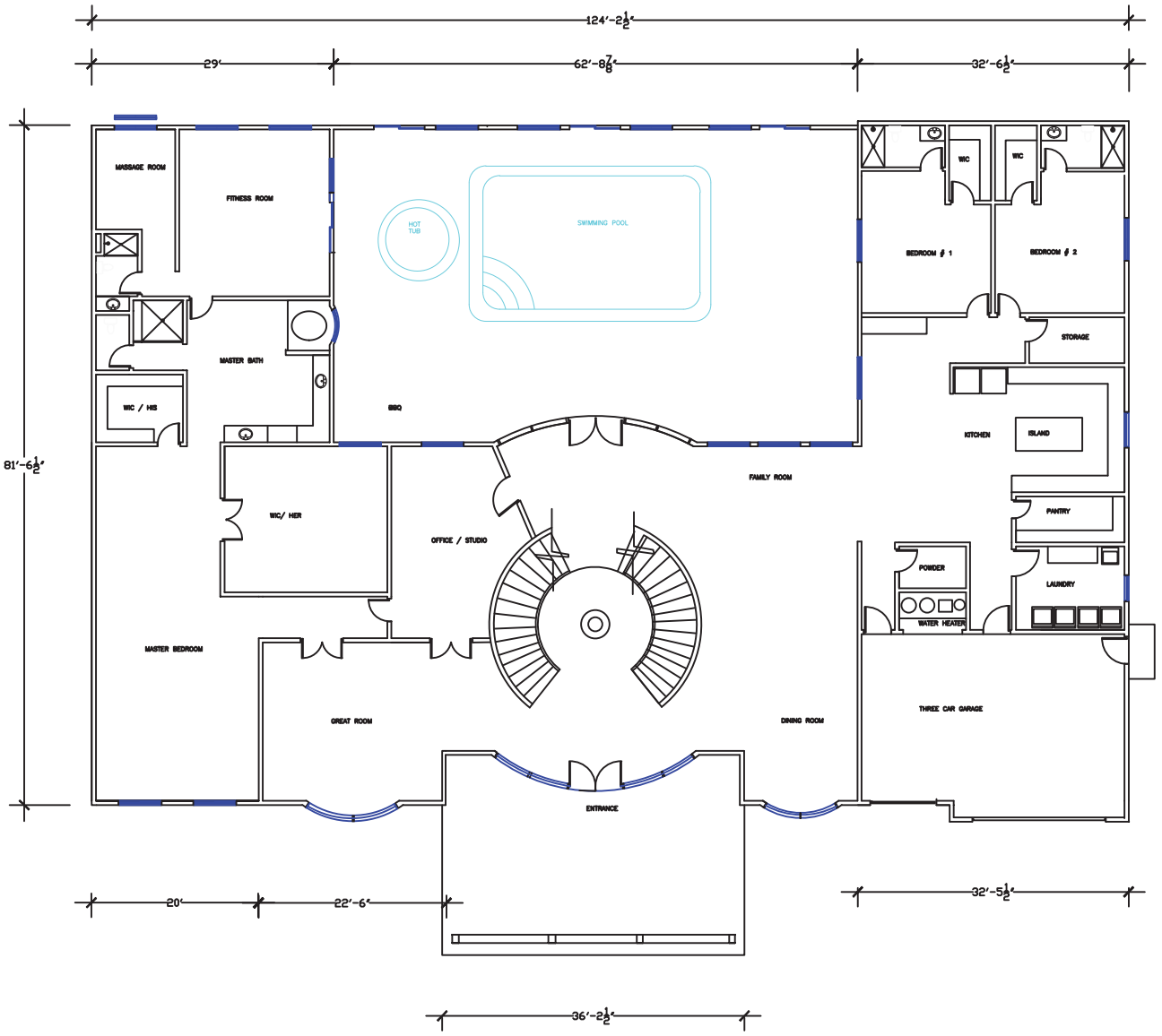
20-0169
10/09/2020

REVISIONS	BY

These plans are prepared and submitted by the Owner
As an exemption to NRS 278 and NRS 624 Section 22.02.265 of 2014 Building Administrative Code of Clark County.
Owner's Name: **Maria Rodriguez & Merari landa**
Date:
Owner's Signature:

RODRIGUEZ / LANDA RESIDENCE
1110 STRONG DR. LAS VEGAS, NV. 89102
MARIA RODRIGUEZ & MERARI LANDA

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	A-40
OF	SHEETS



FLOOR PLAN / FIRST FLOOR

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

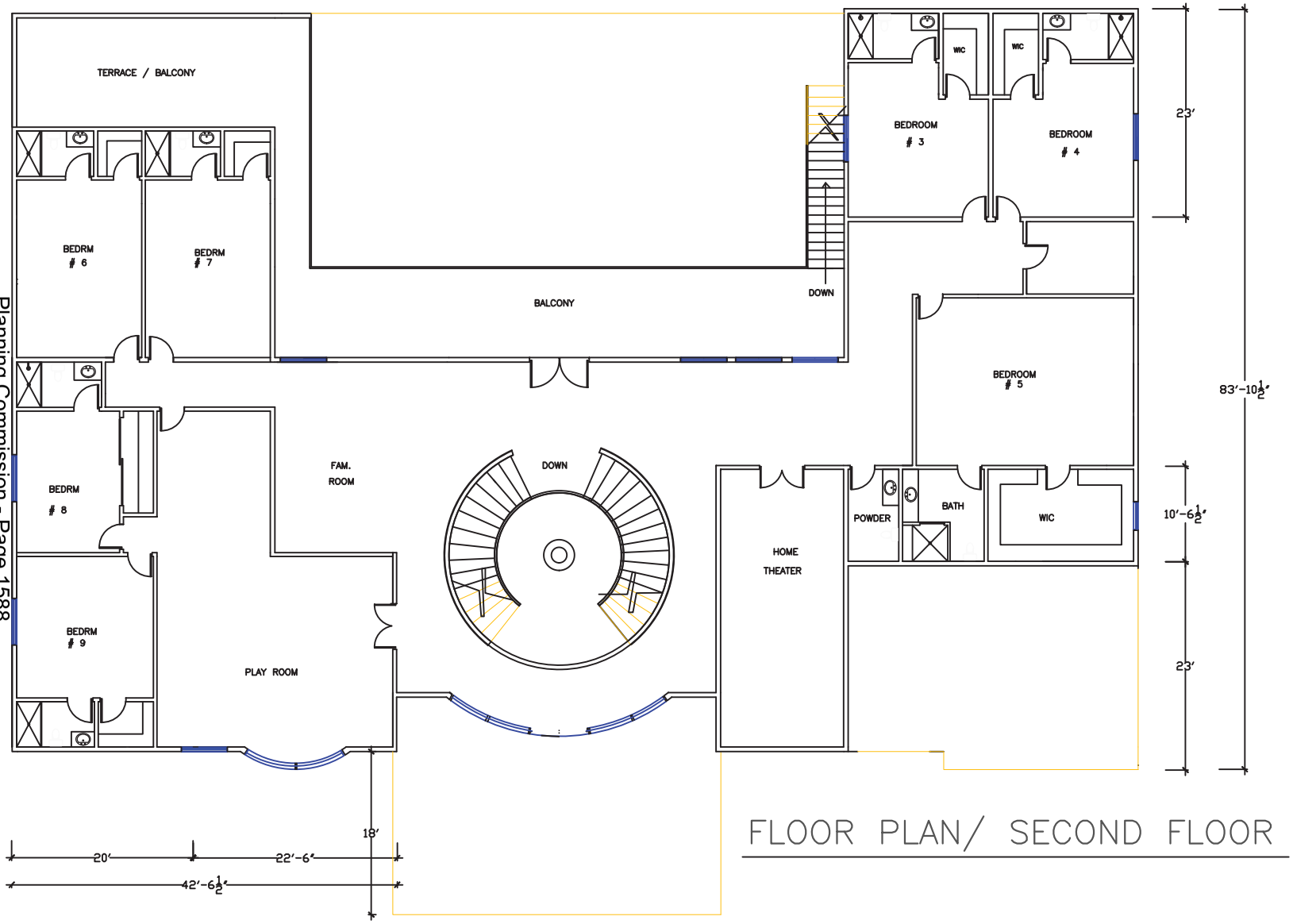
#####

Project #####

Date 8/12/2020

Scale As Noted

Sheet ##



FLOOR PLAN/ SECOND FLOOR

Planning Commission - Page 1588

General Notes

LANDA RESIDENCE
1110 STRONG DR. LAS VEGAS, NV. 89102
ROSIE LANDA

No.	Revision/Issue	Date

Project Name and Address

A-30

Project #####
Date 8/25/2020
Scale As Noted
Sheet ##



20-0169-VAR1 - APPLICANT/OWNER: ROSIE LANDA
1110 STRONG DRIVE

11/02/2020



20-0169-VAR1 - APPLICANT/OWNER: ROSIE LANDA
1110 STRONG DRIVE

11/02/2020

ROSIE LANDA

1110 STRONG DR. LAS VEGAS, NV. 89102

702-474-4733 RosieLps@hotmail.com

JUSTIFICATION LETTER

August 12, 2020

RE: Application N0 100031-PRE

This Letter has the intention to Justify the Construction of a 11,296 S.F. Two Stories Residence At my property Located at1110 Strong Dr. Las Vegas, NV. 89102.

This Property currently is a vacant lot, approximately 0.46 Acres in size, remarkably close to Charleston Boulevard, at the South Side is an Existing Residence, North Side is a Commercial Property that currently is Vacant, West Side is a Parking Lot for the same Commercial at North Side, at the East is also a Residence and a Professional Office that I also owned.

This New Two Stories Residence has been my dream home for too many years, now I am in the possibility to build it, just like we present on the Construction Blueprints.

I kindly ask you to consider a waiver for the rear set-back, Codes call for 35'-0" rear set-back and we proposed a 16'-0" rear set back that face directly to a parking lot and a residential property that I also owned, so I really do not expect any opposition on this set-back in particular

Also, I am sure this residence will enhance this neighborhood with a nice and refine Architecture and neat front yard with well illuminated front Façade.

I also will do my best to reduce the construction time, with the intention to mitigate any negative impact on the neighborhood.

I appreciate your time and advice to realize this project

Sincerely

Rosie Landa.

Rosie Landa

Property Owner

20-0169
10/09/2020

Nora Lares **20-0169-VAR1**

Subject: FW: Item 45

From: Adaia Landa <ACCOUNTINGDEPLPS@HOTMAIL.COM>
Sent: Thursday, December 3, 2020 6:57 PM
To: Jeffrey Rogan <bcc_jrogan@lasvegasnevada.gov>; Eric McCammond <emccammond@LasVegasNevada.GOV>
Cc: Rosie Landa <rosielps@icloud.com>
Subject: Re: Item 45

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Thank you. Please vacate the meeting and reschedule for early February. I personally appreciate all your help to fix this matter.

King regards,
Adaia Landa
On behalf of Rosie Landa

Get Outlook for iOS

From: Jeffrey Rogan <bcc_jrogan@lasvegasnevada.gov>
Sent: Thursday, December 3, 2020 6:27:35 PM
To: Eric McCammond <emccammond@LasVegasNevada.GOV>
Cc: Adaia Landa <accountingdeplps@hotmail.com>; Rosie Landa <rosielps@icloud.com>
Subject: Item 45

Eric,

I spoke with Rosie Landa and her family today about this project at 1110 Strong Drive, which is on Tuesday's agenda. Rosie and her daughter, Adaia Landa, are cc'd on this email.

Ms. Landa would like to postpone the item to the February planning commission meeting so that we can work through some of the setback issues. Do you need her to send an email to you requesting the postponement?

Please let us know.

Thanks,
Jeff

Submitted after final agenda

RECEIVED
12/07/2020
ITEM 45

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
DEC 08 2020
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.
20-0169-VAR1
Planning Commission Meeting of **12/08/2020**

20-0169-VAR1
16205512008
RAINBOW & D I LIMITED LIABILITY COMPANY
9016 GROVE CRST
LAS VEGAS NV 89134

131 HRDFNP1 89134

Submitted after final agenda
YSP

RECEIVED

DEC 08 2020

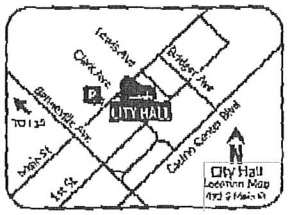
Dept of Planning
City of Las Vegas

Dec. 8. 2020 8:36AM No. 0806 P. 1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1638

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.

20-0169-VAR1

Planning Commission Meeting of **12/08/2020**

We do NOT want this variance approved. They have abused the neighborhood for 3 years with their negligence and if this variance is approved then anyone in the neighborhood can have it approved and ruin this historical and clean space.

20-0169-VAR1
16205510027
[redacted] STRONG TRUST
[redacted] STRONG DR
LAS VEGAS NV 89102-2136

89 HRDFNF1 89102

45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

They tried this before
Why can't they just
design a house that meets code?

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

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.

20-0169-VAR1
Planning Commission Meeting of **12/08/2020**

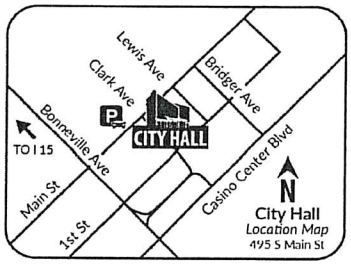
20-0169-VAR1
16205515006
MAFFEY DAVID C & MICHELLE R
1806 INDUSTRIAL RD
LAS VEGAS NV 89183

USP

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
DEC 07 2020
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.

20-0169-VAR1

Planning Commission Meeting of **12/08/2020**

20-0169-VAR1
16205511025
ROSA MICHELLE
1122 BUEHLER DR
LAS VEGAS NV 89102-2106

89 HRDFNP1 89102

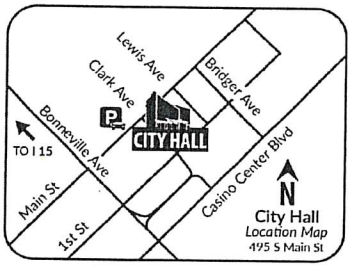
45P

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
DEC 07 2020
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.

20-0169-VAR1

Planning Commission Meeting of **12/08/2020**

20-0169-VAR1
16205513013
ROSA MICHELLE
1126 BUEHLER DR
LAS VEGAS NV 89102

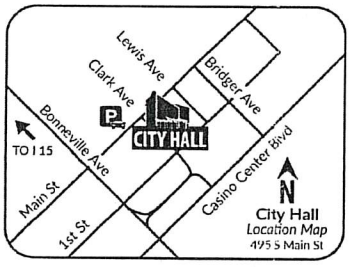
89 HRDFNP1 89102

45P

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



EIVED
DEC 02 2020
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.

20-0169-VAR1

Planning Commission Meeting of **12/08/2020**

20-0169-VAR1
16205510008
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

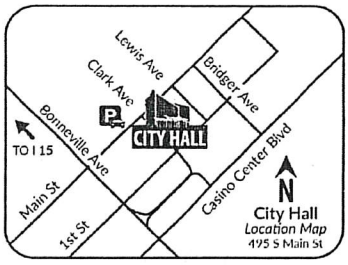
89 HRDFNP1 89102

45P

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
DEC 0 2 2020
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.

20-0169-VAR1

Planning Commission Meeting of **12/08/2020**

20-0169-VAR1
16205510007
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 HRDFNP1 89102

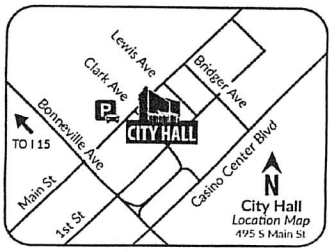
45P

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
DEC 0 3 2020
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.
20-0169-VAR1
Planning Commission Meeting of **12/08/2020**

20-0169-VAR1
16205512014
JAIN SHAILY
2700 ASHBY AVE
LAS VEGAS NV 89102-2135

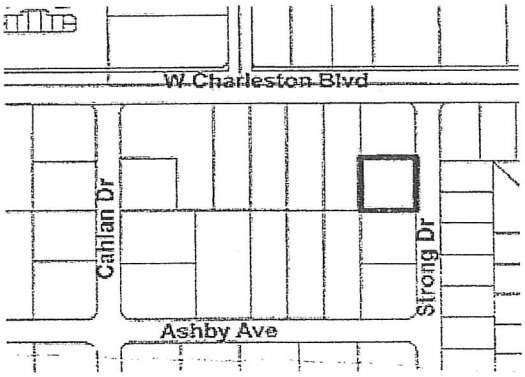
89 HRDFNP1 89102

Application Information

20-0169-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROSIE LANDA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK FOR A PORTE COCHERE WHERE 30 FEET IS REQUIRED, A 42-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING WHERE 50 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

This seems very similar to a set of variances they asked for a couple of years ago to which the neighborhood said "NO"! Even though it might seem like 12' and 8' and 5' and 20' setback variances might not seem alot (though 20' is) when you add it all up you get structures and yard looks/feels that are NOT in keeping with this historic and unique neighborhood. Please say NO again.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*12/08/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

45P

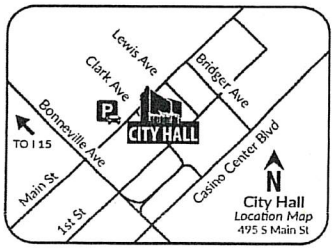
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

neighborhood and want to protect it. Having a new beautiful home built on this lot would be a major asset for mcneil.

Thank You,
Alvy + Connie Cook

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 0 3 2020
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

20-0169-VAR1
Planning Commission Meeting of **12/08/2020**

20-0169-VAR1
16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

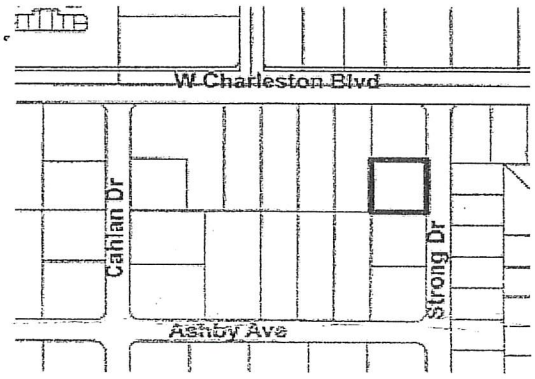
89 HRDFNP1 89102

Application Information

20-0169-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROSIE LANDA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK FOR A PORTE COCHERE WHERE 30 FEET IS REQUIRED, A 42-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING WHERE 50 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

We live directly across the street from this property. I strongly urge you to OK this. We have put up with a lot from this lot being empty. Homeless, drug addicts and all kinds of illegal behavior. We have lived in mcneil for 30+ years and like a lot of our neighbors Love this over

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*12/08/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the final staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

Submitted after final agenda 45A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
46

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

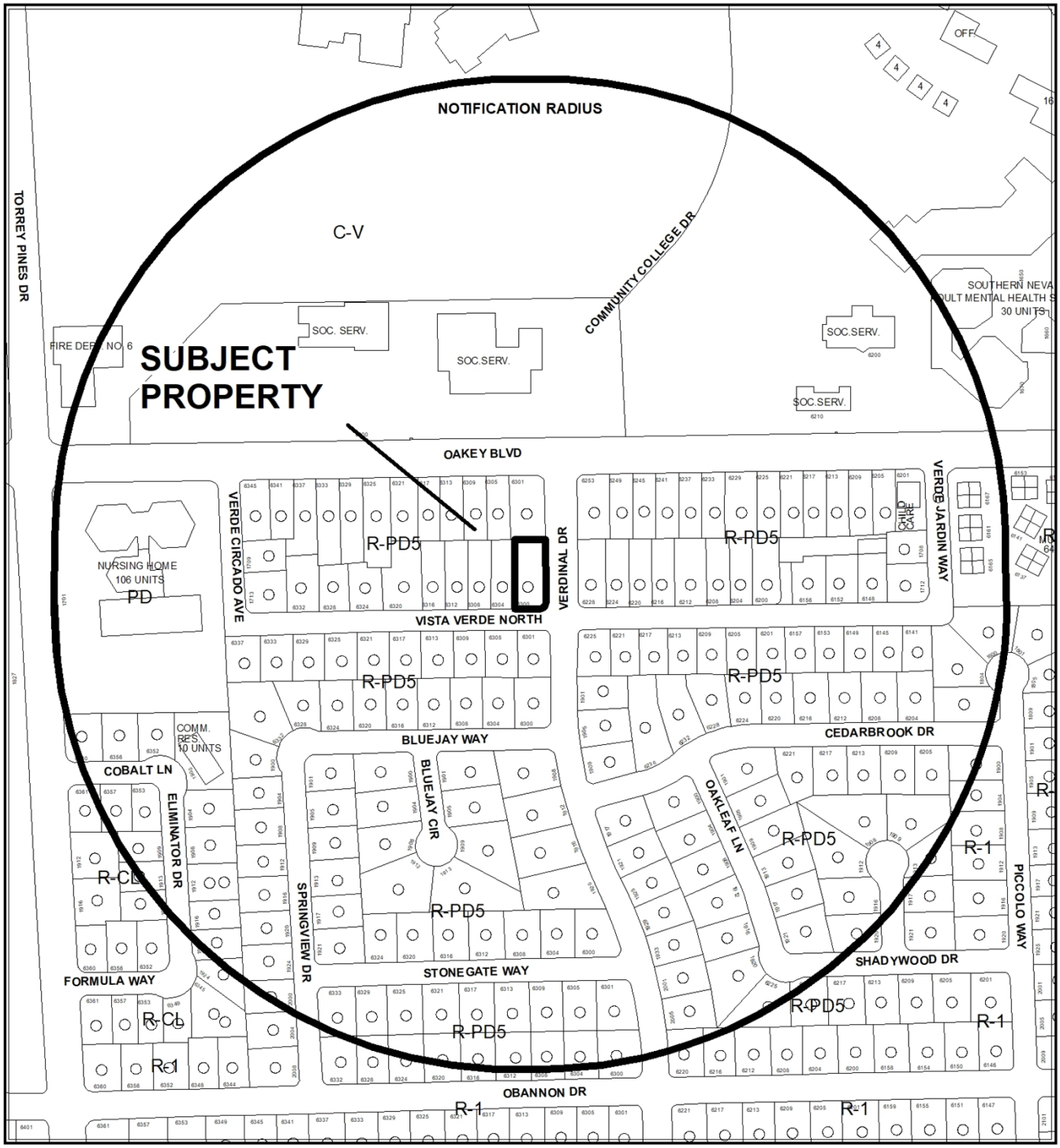
SUBJECT:
20-0243-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT/OWNER: MAUREEN E. AND GEOFFREY SANDT - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE CLASS II [CASITA] THAT IS TALLER THAN THE PRINCIPAL DWELLING WHERE SUCH IS NOT ALLOWED on 0.23 acres at 6300 Vista Verde North (APN 163-02-710-013), R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest-Support Postcards



0 250 500 Feet

CASE: **20-0243-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT – 5 UNITS PER ACRE)

N



CASE: **20-0243-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT – 5 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MAUREEN E. AND GEOFFREY SANDT

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0243-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 271

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

20-0243-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing Accessory Structure (Class II) [Casita] that is taller than the principal dwelling where such is not allowed at 6300 Vista Verde North.

ISSUES

- This application is the result of a Code Enforcement Case *[Case Number CE20-00415].*
- A Variance is requested to allow an Accessory Structure (Class II) [Casita] that exceeds the height of the principal dwelling unit where such is not allowed.

ANALYSIS

The subject site is an existing 1,972 square-foot single-family, detached residence that is located within the R-PD5 (Residential Planned Development – 5 Units per Acre) zoning district. According to LVMC Title 19.10.050, the development standards of this zoning district were approved by a rezoning and plot plan review (Z-0067-72). During this plot plan review, the Planning Commission determined that this R-PD5 zone would be held to conform to the setbacks and development standards of the R-1 (Single Family Residential) zoning district. The R-1 zone limits the height of Accessory Structures to either two stories, 35 feet, or the height of the principal dwelling unit, whichever is less; in this circumstance, the principal dwelling is 15 feet and the existing Accessory Structure is just under 17 feet. As a result, the applicant is requesting a Variance to allow the Accessory Structure to exceed the height of the main dwelling unit.

Since July 2019, the subject site has been reported for several Code Enforcement Cases. These cases have been the result of an existing Accessory Structure being used as an unlicensed Short Term Residential Rental. The subject site cannot operate as a Short Term Residential Rental as it does not meet the Conditional Use Regulations in Title 19.12. Upon further review by the Code Enforcement Officer, the casita contained a kitchen and was therefore considered an Accessory Structure (Class I). A Class I structure would require the approval of a Special Use Permit. In the submitted justification letter and floor plan date stamped on 11/16/20, the applicant states that they will remove the 220-volt electrical outlet and terminate the electrical pane; in doing so, the applicant will no longer need or be requesting a Special Use Permit. This will be replaced by cabinet space.

In November 1977, a building permit was issued for a 520 square-foot detached garage. Based on the floor plan date stamped on 11/16/20, this permit would have only allowed the first floor of this building. It cannot be determined when this garage was converted into a casita or when the second story was built; however, it is suspected that it was done so sometime after December 1987, when a building permit was issued for electrical service for the garage. There is no record of the 312 square-foot second story being issued a building permit; a condition of approval has been added requiring the applicant to obtain a building permit for this 312 square-foot second-story addition, if this Variance request is approved.

Aside from height, the existing Accessory Structure complies with the remaining development standards and setbacks. The design of the Accessory Structure is aesthetically compatible with the main dwelling unit.

No substantial evidence has been presented to warrant the requested Variance. Staff finds that the applicant has created a self-imposed hardship by constructing a structure without proper building permits that does not comply with the Title 19 development standards. Therefore, staff recommends denial of this request. If the application is denied, the unpermitted portion of the structure shall be removed. If the application is approved, proper building permits would need to be obtained and finalized through an inspection by the Department of Building and Safety.

FINDINGS (20-0243-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict

application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a structure that does not comply with the R-1 (Single Family Residential) development standards. A reduced Accessory Structure height would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
1972	A Petition to Annex (A-0002-72) the subject site was approved.
	The City Council approved a Rezoning and Plot Plan Review (Z-0067-72) from: R-E (Residence Estates) to: R-PD5 (Residential Planned Development – 5 Units per Acre). The Planning Commission recommended approval while staff recommended denial.
07/09/19	A Code Enforcement Case (CE19-01031) was reported for trashcans being left on the Verdnial Drive side of the corner lot at 6300 Vista Verde North. The case was resolved on 08/19/19.
09/30/19	A Code Enforcement Case (CE19-03086) was reported for trashcans being left on the Verdnial Drive side of the corner lot at 6300 Vista Verde North. The case was resolved on 10/15/19.
11/14/19	A Code Enforcement Case (CE19-04114) was reported for trashcans being left on the Verdnial Drive side of the corner lot at 6300 Vista Verde North. The case was resolved on 12/03/19.
01/27/20	A Code Enforcement Case (CE20-00415) was reported for an unlicensed Short-Term Residential Rental at 6300 Vista Verde North. Additional issues that were reported during this case remain open pending the outcome of this Variance request.

Most Recent Change of Ownership	
02/06/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/12/76	A building permit was issued for a single, family, detached dwelling at 6300 Vista Verde North.
11/04/77	A building permit was issued for a detached garage at 6300 Vista Verde North. This building permit only allowed for the 520 square-foot first floor accessory structure and did not allow the 312 square-foot second story.
12/24/87	A building permit was issued for electrical service to a detached garage at 6300 Vista Verde North.

Pre-Application Meeting	
10/07/20	A pre-application meeting was held with the applicant to discuss the submittal requirements pertaining to bringing an uncompliant Accessory Structure [Casita] up to code.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
11/02/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.23

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
North			
South		L (Low Density Residential)	
East		ML (Medium Low Density Residential)	
West			

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
R-PD (Residential Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	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	10,000 SF	10,949 SF	Y
Min. Accessory Structure Setbacks • Side • Corner • Rear	 3 Feet 15 Feet 3 Feet	 10 Feet 27 Feet 6 Feet	 Y Y Y
Min. Distance Between Buildings	6 Feet	31 Feet	Y
Max. Lot Coverage	N/A	22.8%	Y
Max. Building Height	Not to exceed 2 stories or 35 feet in height, whichever is less	15 Feet	Y
Max. Accessory Structure Height	Not to exceed 2 stories, 35 feet, or the height of the principal dwelling unit, whichever is less	17 Feet	N*

**The applicant is requesting a Variance to allow an existing Accessory Structure that exceeds the height of the principal dwelling unit.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Vista Verde North	Local Street	Title 13	46	Y
Verdinal Drive	Local Street	Title 13	70	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 6300 Vista Verde North, Las Vegas, NV 89146

Project Name 6300 Vista Verde North **Proposed Use** Class 2 Casita

Assessor's Parcel #(s) 163-02-710-013 **Ward #** 1-Knudsen

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information Application for Variance and for permitting for Class 2 accessory structure (casita) already in existence

Property Owner Maureen Sandt **Contact** Maureen Sandt or Leslie North

Address 8301 Mission Gorge Rd #310 City Santee State CA Zip 92071

E-mail angelmo143@yahoo.com Phone 858-663-1436

Applicant Maureen Sandt **Contact** Maureen Sandt or Leslie North

Address 8301 Mission Gorge Rd #310 City Santee State CA Zip 92071

E-mail angelmo143@yahoo.com Phone 858-663-1436

Representative Leslie North **Contact** Leslie North

Address 8548 W. Lake Mead Blvd City Las Vegas State NV Zip 89128

E-mail sellinvegas@msn.com and leslienorth1@gmail.com Phone 702-860-5412

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 Maureen Sandt

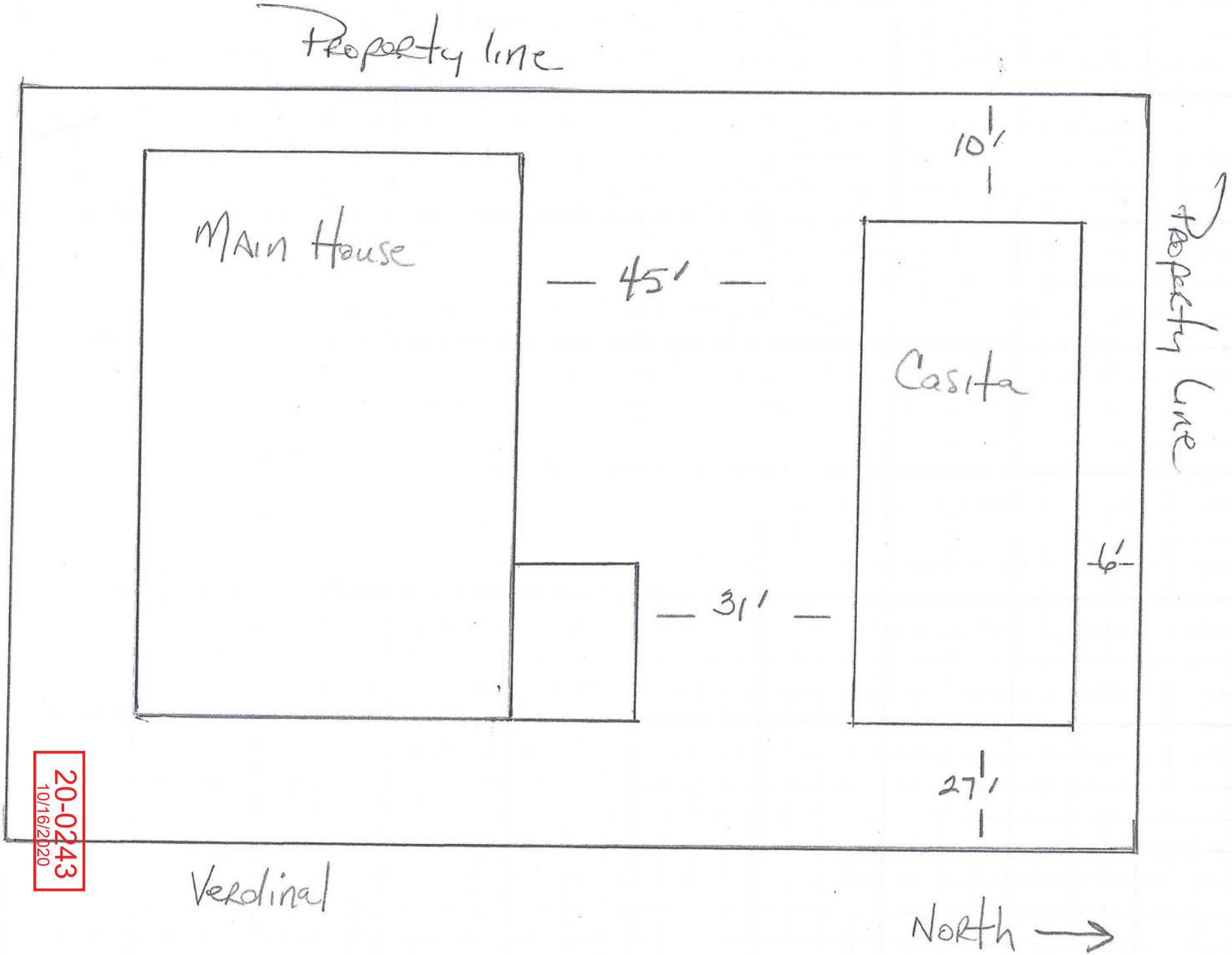
Subscribed and sworn before me

This 15 day of October 20 20

Notary Public in and for said County and State

20-0243
10/06/2020

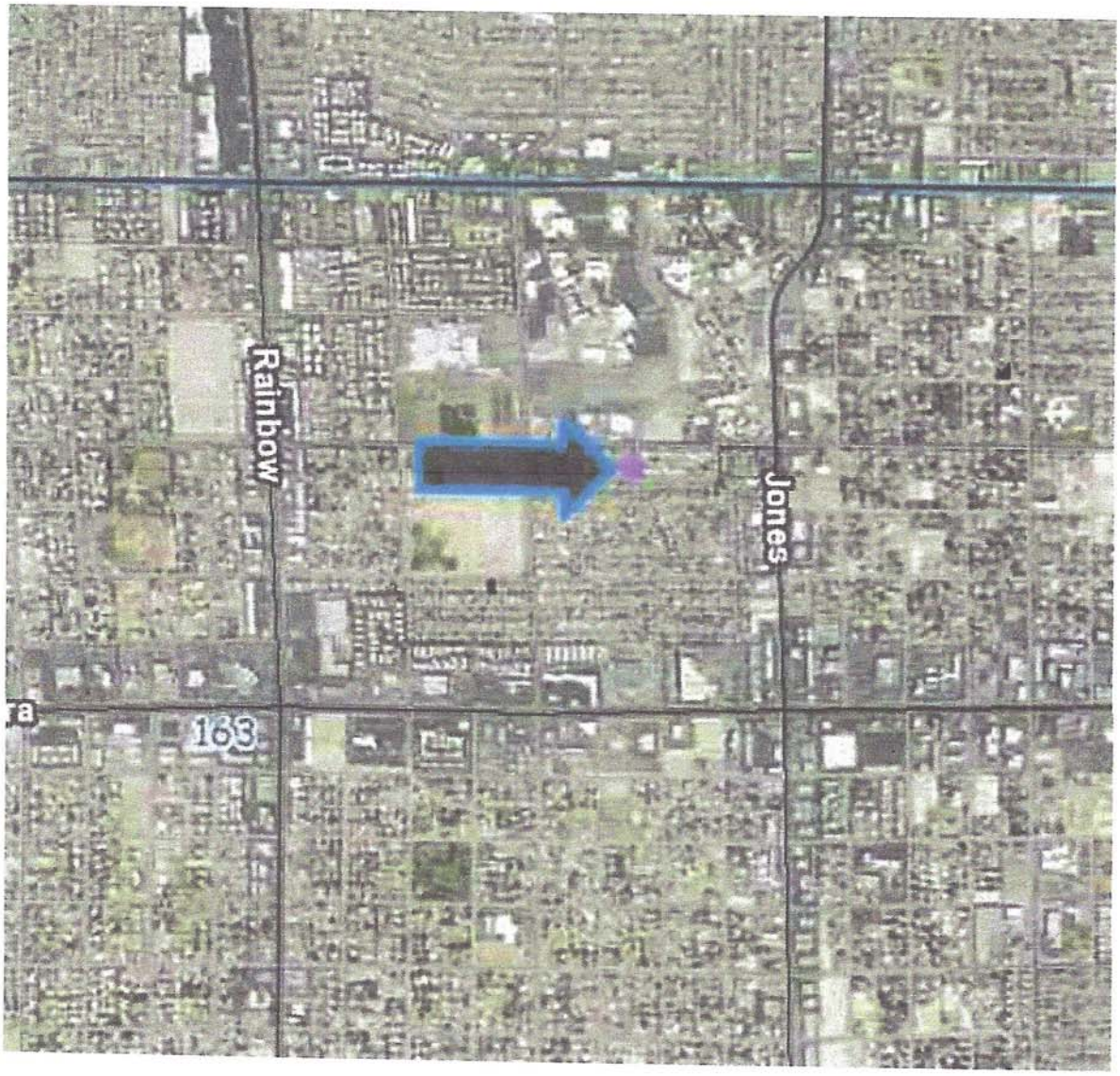
DARIUS JAHVON TALLEY
COMM. # 2235426
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires: MARCH 23, 2022



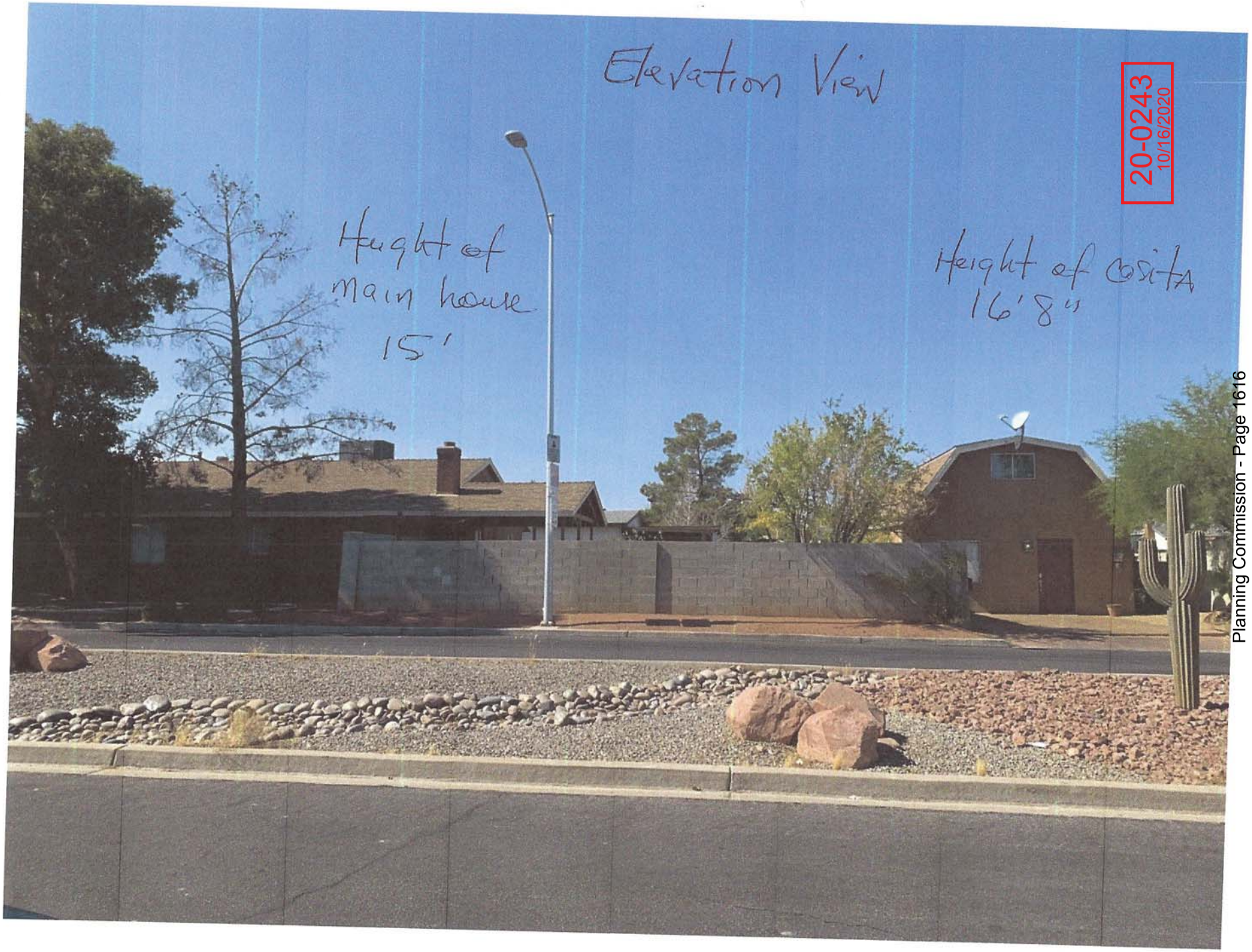
20-0243
10/16/2020

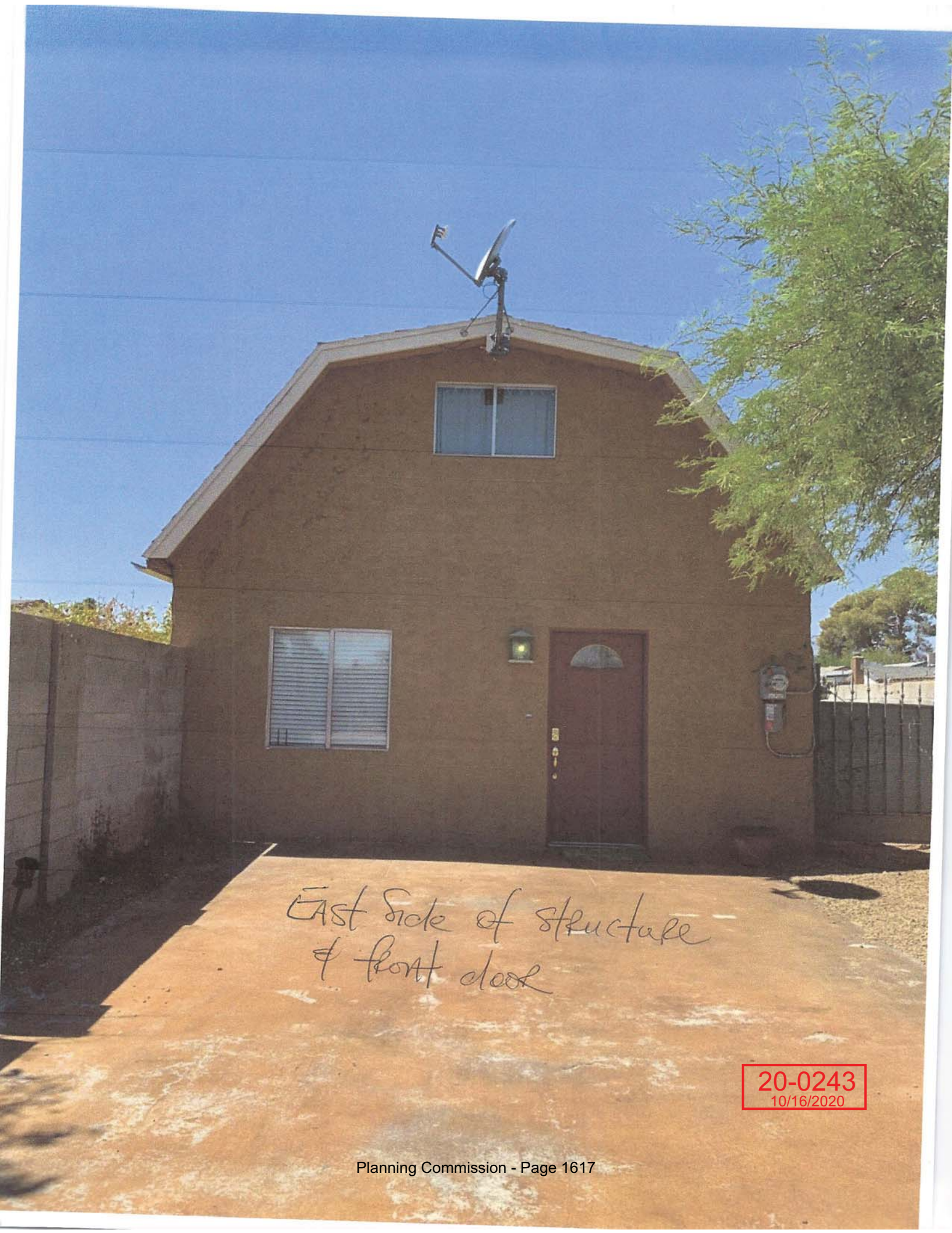


20-0243
10/16/2020



20-0243
10/16/2020


Elevation View
20-0243
10/16/2020
Height of main house 15'
Height of Casita 16'8"
North



20-0243
10/16/2020



South side of structure

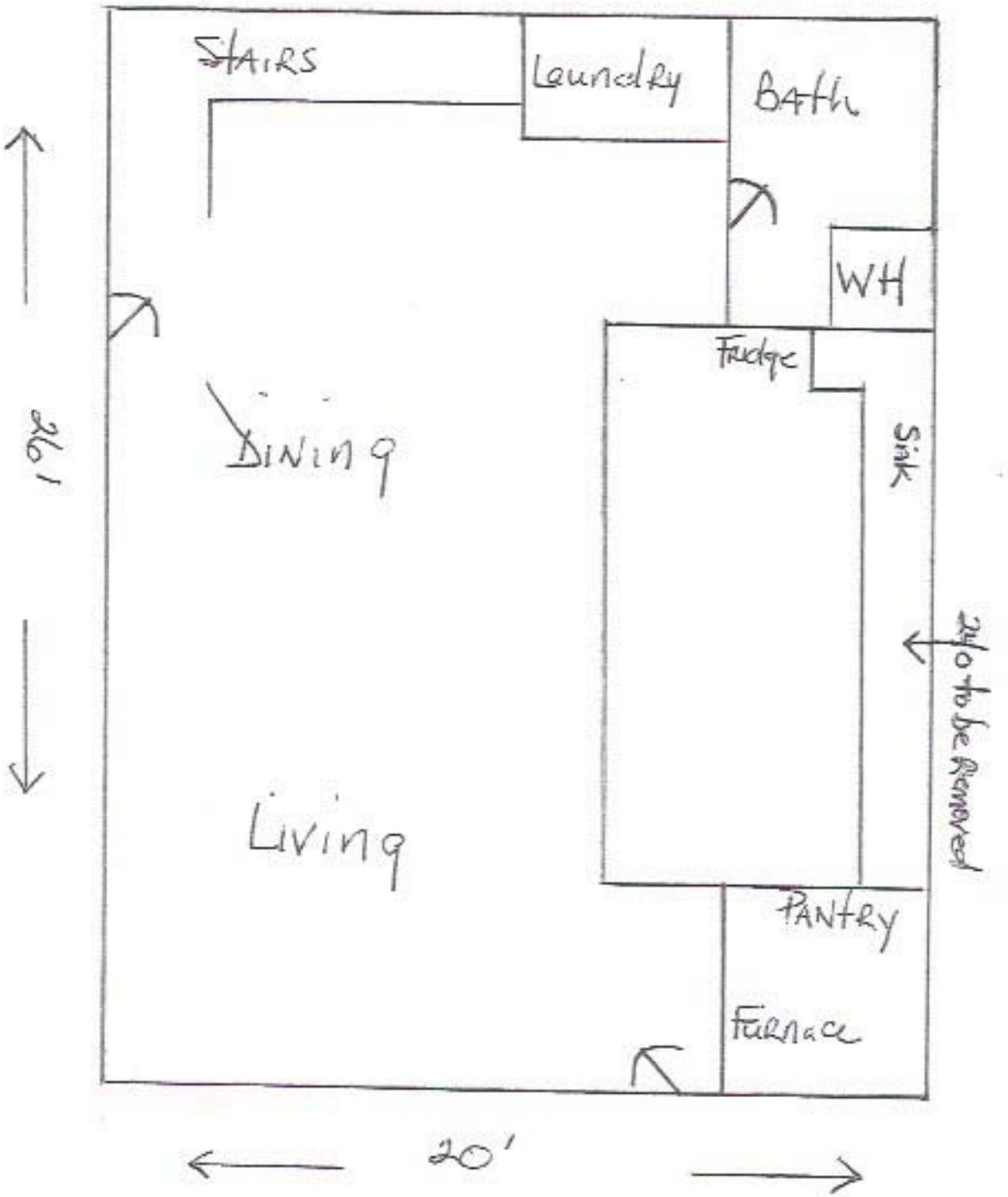
20-0243
10/16/2020

The grid for the floorplan on the casita is 1 grid square per foot.

The structure is frame with stucco and asphalt shingle roof.

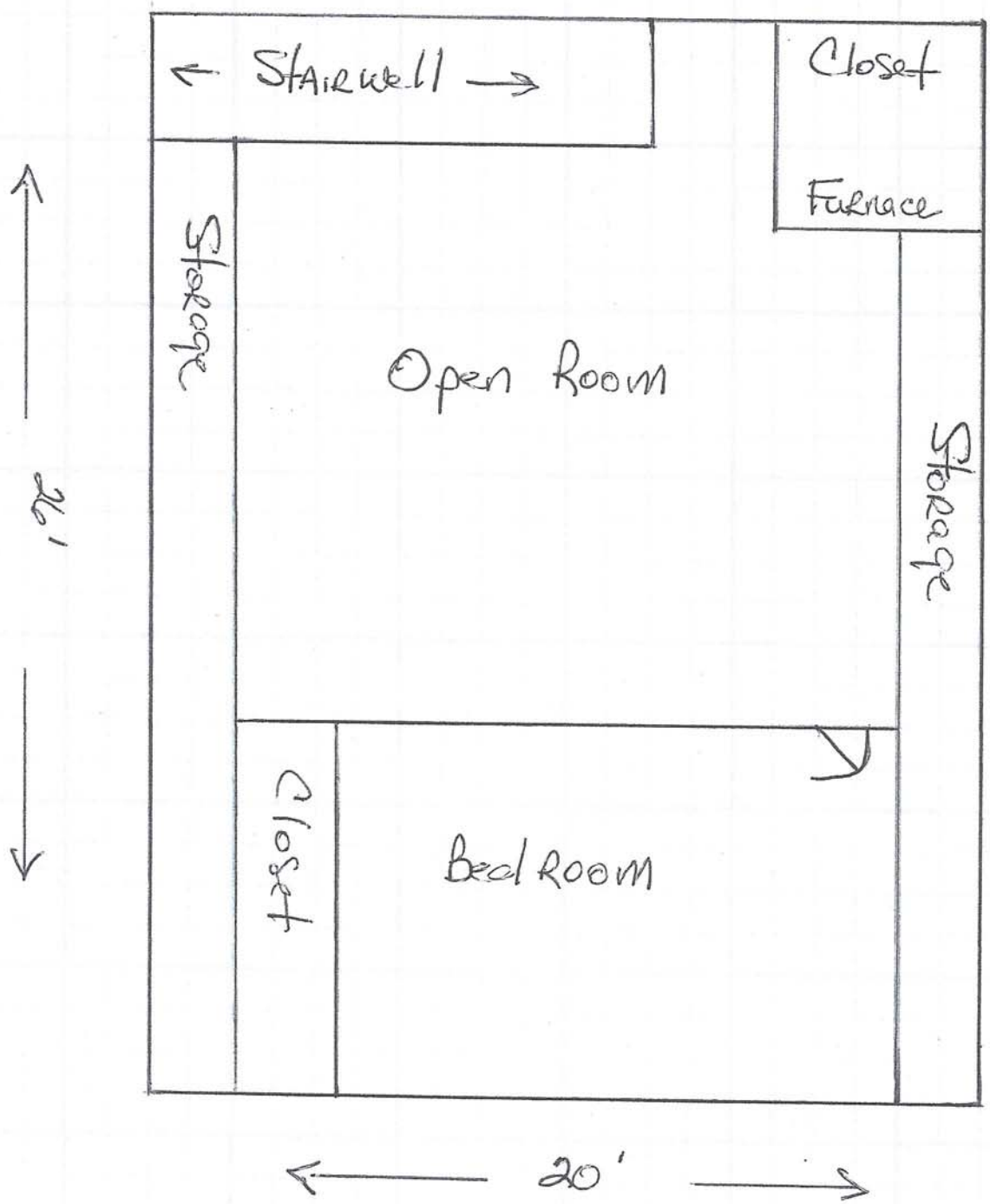
20-0243
10/16/2020

Ground level



20-0243
11/16/2020

2nd level Casita



20-0243
10/16/2020



20-0243-VAR1 - APPLICANT/OWNER: MAUREEN E. AND GEOFFREY SANDT
6300 VISTA VERDE NORTH

11/02/2020



20-0243-VAR1 - APPLICANT/OWNER: MAUREEN E. AND GEOFFREY SANDT
6300 VISTA VERDE NORTH

11/02/2020



20-0243-VAR1 - APPLICANT/OWNER: MAUREEN E. AND GEOFFREY SANDT
6300 VISTA VERDE NORTH

11/02/2020

DocuSign Envelope ID: 7AD87730-9A11-4D94-BD05-A45315A0E806

November 11, 2020

Department of Planning
333 N. Rancho Drive 3rd Floor
Las Vegas, NV 89106

Regarding: Request for approval for Variance
6300 Vista Verde North
Las Vegas, NV 89146

To whom it may concern,

We are requesting approval for a variance for the above noted property. We purchased the property 2/6/2018. The previous owners disclosed that the property was legally permitted with the accessory structure for use as a residential guest house/casita. The property was occupied by a resident when we purchased, and our intention for us was for one of the property owners to live in the casita (Geoffrey Sandt), with the rest of the family residing in the main house (Maureen Sandt, spouse and children). It was disclosed to us that the casita has been in use as a residence since 2004.

It wasn't until 2 years later that we discovered that the previous owners materially misrepresented the legal use of the structure. We are now seeing approval for a variance in order to legally permit the property for use as a residence, class 2 accessory structure.

It is our intention to terminate the 220 outlet to the structure and terminate it at the electrical panel. We will remove the stove and replace the space with cabinets.

The casita is slightly taller at the pitch than the main structure. The main structure is 15' high and the casita is 16' 8" high at it's peak.

The way the structure stands now is exactly the way it was when we purchased, with the exception of the solar panels we added in May of 2018.

We sincerely hope to resolve the permitting so that we can restore use as a legal residence. We appreciate your consideration to this matter.

Respectfully,

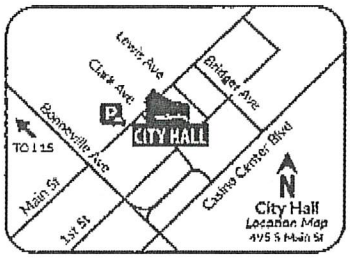
DocuSigned by:
3871D0F5564B4DF...
Maureen Sandt

20-0243
11/16/2020

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
DEC 08 2020
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.
20-0243-VAR1
Planning Commission Meeting of **12/08/2020**

20-0243-VAR1
16302712015
BLEICHNER TIMOTHY J
3055 ROCKGATE PL
SIMI VALLEY CA 93063

Timothy J Bleichner
12/7/2020

130 HRDFNP1 93063

Submitted after final agenda
4:16P

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
DEC 08 2020
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.

20-0243-VAR1
Planning Commission Meeting of **12/08/2020**

20-0243-VAR1
16302711003
MCELROY ROBERT ERNEST & CORAL TERESA
6332 VISTA VERDE NORTH
LAS VEGAS NV 89146-1110

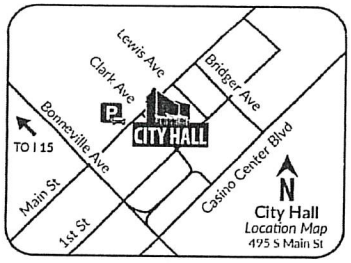
97 HRDFHP1 89145

4 of P

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
DEC 07 2020
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.

20-0243-VAR1

Planning Commission Meeting of **12/08/2020**

20-0243-VAR1
16302711030
REED THEODORE J & MARCIA A
6504 SAND BENCH AVE
LAS VEGAS NV 89130-4800

All of the homes are single story on Vista Verde North. I oppose a variance to allow a Casita that is taller than the Principal building/dwelling. 89130

4 of P

RECEIVED

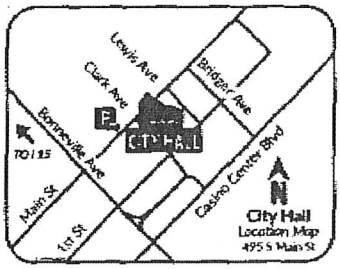
DEC 08 2020

Dept of Planning
City of Las Vegas

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



A MICROWAVE + HOTPLATE CAN REPLACE KITCHEN, PUT GATE ON DRIVEWAY, NO RENTERS

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.

20-0243-VAR1

Planning Commission Meeting of **12/08/2020**

20-0243-VAR1
16302718012
KAYE WARREN H
6313 W STONE GATE WAY
LAS VEGAS NV 89146-3012

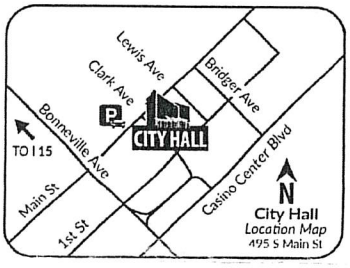
97 HRDFNP1 89146

4 of 6

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
DEC 0 3 2020
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.

20-0243-VAR1

Planning Commission Meeting of **12/08/2020**

20-0243-VAR1
16302711002
EGGLESTON BARBARA
1713 VERDE CIRCADO AVE
LAS VEGAS NV 89146-1100

97 HRDFNP1 89146

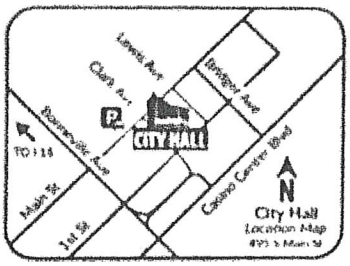
4 of P

11/30/2020 03:14 PM TO:17024647499 FROM:7028944158 Page: 2

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. 1830

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.

20-0243-VAR1
Planning Commission Meeting of **12/08/2020**

20-0243-VAR1
16302717001
MONTANO HOLLY K ASSET PROTECTION TRUST
MONTANO HOLLY K TRS
6300 BLUEJAY WAY
LAS VEGAS NV 89146

97 HRDFNP1 89146

Submitted after final agenda

46A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

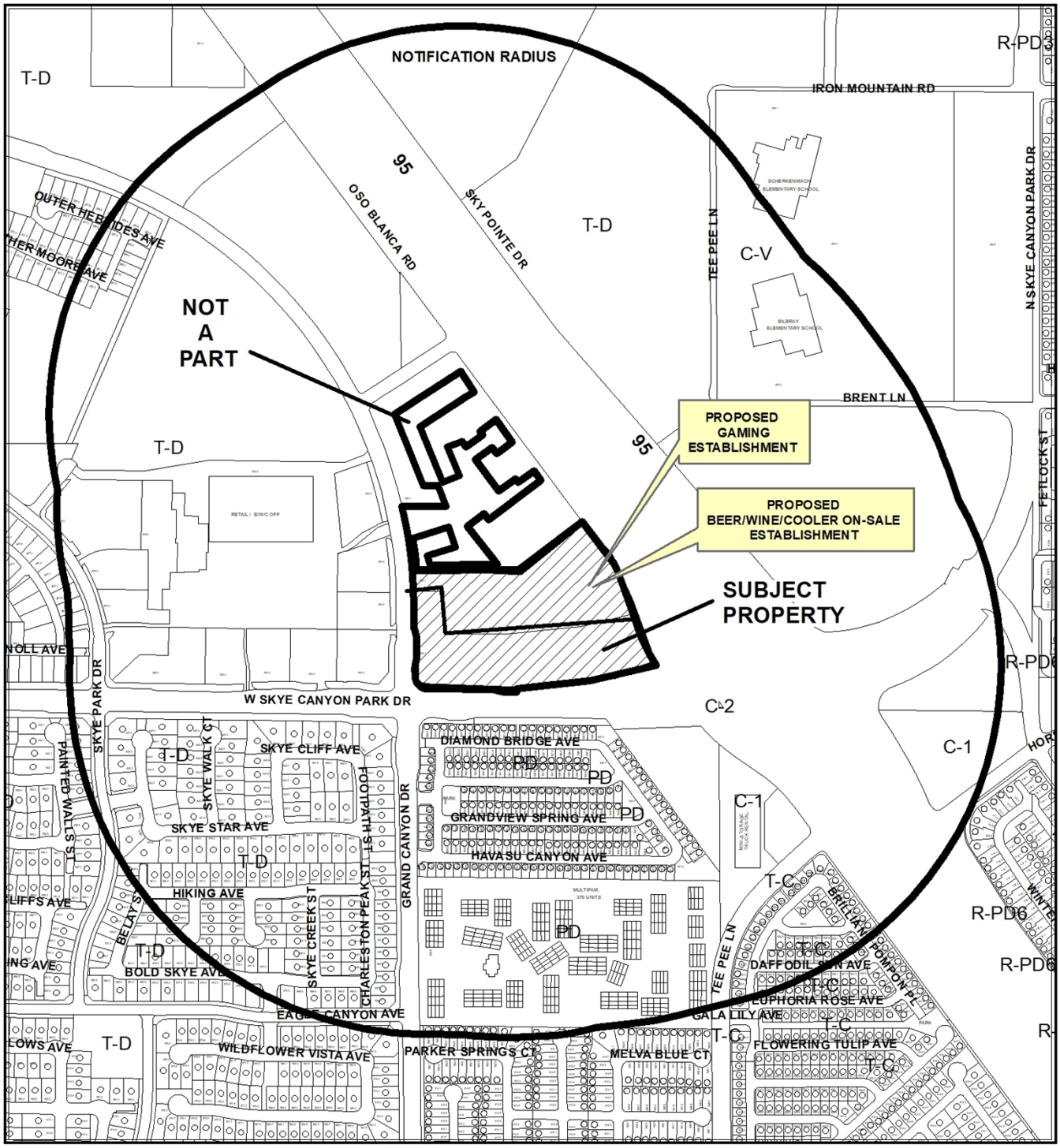
SUBJECT:
20-0257 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests on 12.07 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APNs 125-07-601-009 and 010), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

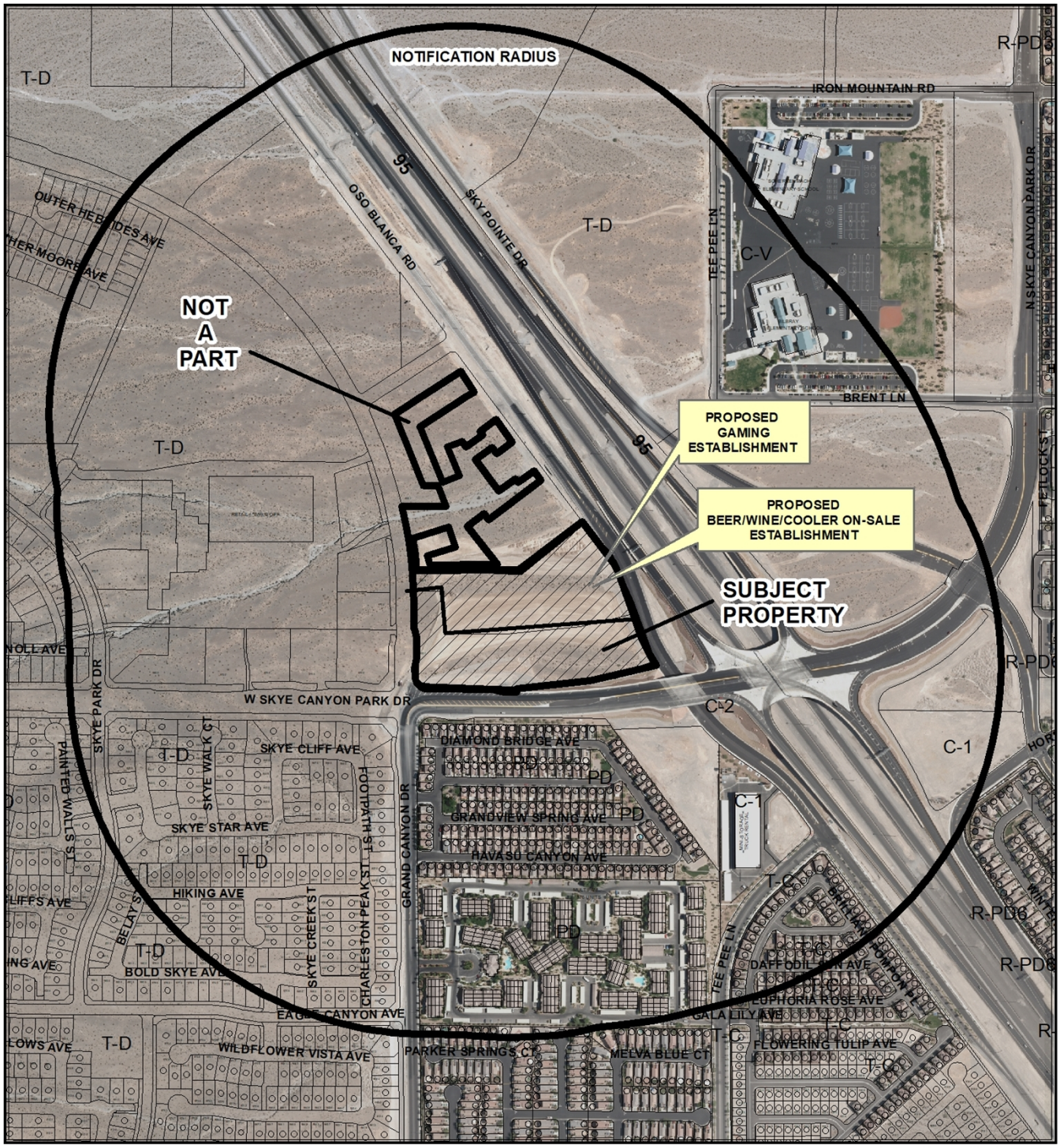
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 20-0257-SUP1 and 20-0257-SUP2
3. Special Map for 20-0257-SUP3
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division for 20-0257-SDR1
9. Submitted after Final Agenda - Protest/Support Postcards



CASE: **20-0257**

RADIUS: 1500 FEET

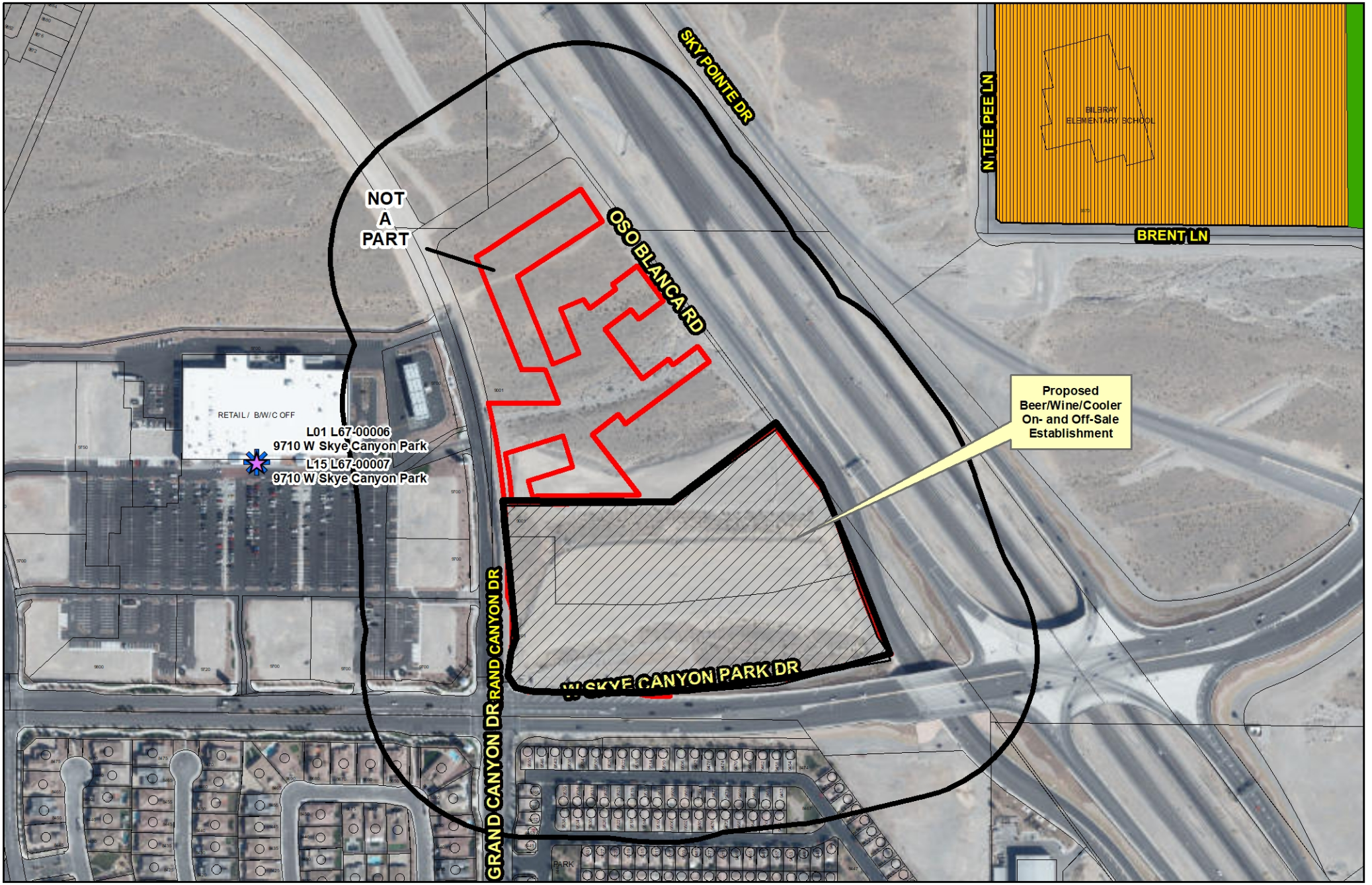
ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **20-0257**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



20-0257-SUP1 and SUP2

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

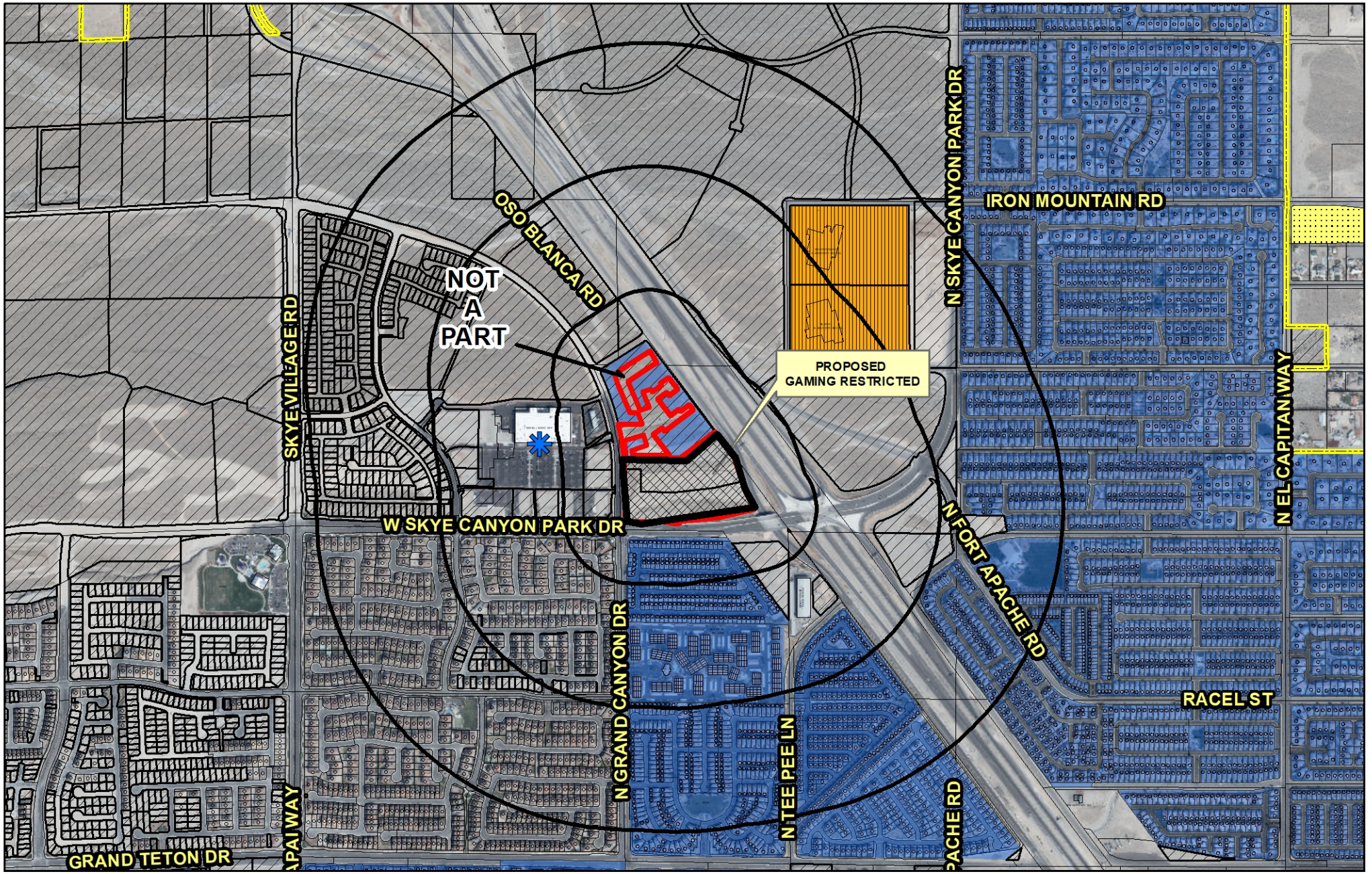
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Private Schools

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, October 22, 2020



20-0257-SUP3

Gaming Restricted

Business Licenses

Gaming Restricted

NOTE: Developed residential district" means a parcel of land zoned primarily for residential use in which at least one completed residential unit has been constructed on the date that the petitioner files a petition pursuant to this section.

Subject Property

Vacant Parcels

Protected Uses (NRS 463.3086)

Residential Property

Religious

Schools

500 ft not less from the property line of a developed residential district

1500 ft not less from the property line of a school or primarily religious services or worship Structure

2500 ft not adversely affect from the property line of a school or primarily religious services or worship Structure

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Thursday, October 22, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0257-SUP1	Staff recommends APPROVAL, subject to conditions:	
20-0257-SUP2	Staff recommends APPROVAL, subject to conditions:	
20-0257-SUP3	Staff recommends APPROVAL, subject to conditions:	
20-0257-SUP4	Staff recommends APPROVAL, subject to conditions:	20-0257-SUP5 20-0257-SUP6
20-0257-SUP5	Staff recommends APPROVAL, subject to conditions:	20-0257-SUP4 20-0257-SUP6
20-0257-SUP6	Staff recommends APPROVAL, subject to conditions:	20-0257-SUP4 20-0257-SUP5
20-0257-SDR1	Staff recommends APPROVAL, subject to conditions:	20-0257-SUP4 20-0257-SUP5 20-0257-SUP6
20-0257-TMP1	Staff recommends APPROVAL, subject to conditions:	20-0257-SDR1 20-0257-SUP4 20-0257-SUP5 20-0257-SUP6

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 972

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

20-0257-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (20-0257-SDR1).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. 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.

20-0257-SUP2 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (20-0257-SDR1).

NE

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.

20-0257-SUP3 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (20-0257-SDR1).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0257-SUP4 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP5), Special Use Permit (20-0257-SUP6) and Site Development Plan Review (0257-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0257-SUP5 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP4), Special Use Permit (20-0257-SUP6) and Site Development Plan Review (0257-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0257-SUP6 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP4), Special Use Permit (20-0257-SUP5) and Site Development Plan Review (0257-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0257-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP4), Special Use Permit (20-0257-SUP5) and Special Use Permit (20-0257-SUP6) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan date stamped 11/18/20, and building elevations date stamped 10/13/20, except as amended by conditions herein.

4. The stacking lane for pad “Major B” shall be revised to provide stacking for a minimum of six vehicles.

5. Per the Grand Canyon Village Master Development Plan and Design Standards, screen all refuse areas with 6-foot tall masonry walls on three sides, and with a trellis or roof, finished to coordinate with the architectural character of the project. Enclosures shall have opaque doors on the remaining fourth side.

6. Mechanical equipment screening shall be in compliance with the Grand Canyon Village Master Development Plan and Design Standards

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. Upon approval of Tentative Map (200257-TMP1), the subject site will share a property line with property to the north that is zoned R-4 (High Density Residential) and intended for residential use. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material (brown) per the Grand Canyon Village Master Development Plan and Design Standards that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Landscape materials shall be in compliance with the Grand Canyon Village Master Development Plan and Design Standards, Appendix B Grand Canyon Village Palette.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Construct half-street improvements on Grand Canyon Drive and full-width street improvements on Oso Blanca including appropriate pavement transitioning where such does not already exist, per City Standards concurrent with the development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. The relocated driveway on West Skye Canyon Park Drive shall be designed and constructed as “right-in only” and the design shall meet the approval of the City Traffic Engineer prior to approval of construction plans.

17. This site shall connect to the 30-inch sewer line in Oso Blanca Road.

18. Meet with the Environmental Compliance Section of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations of the Environmental Compliance Section prior to issuance of permits.

19. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

20. Landscape and maintain all unimproved right-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

21. Submit a License Agreement for landscaping and private improvements in the Grand Canyon Drive and West Skye Canyon Park Drive public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Impact Analysis required by 20-0257-TMP1 may be used to satisfy this condition.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Plan and Technical Drainage Study required by 20-0257-TMP1 may be used to satisfy this condition.

20-0257-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP4), Special Use Permit (20-0257-SUP5), Special Use Permit (20-0257-SUP6) and Site Development Plan Review (0257-SDR1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Construct half-street improvements on Grand Canyon Drive and full-width street improvements on Oso Blanca including appropriate pavement transitioning where such does not already exist, per City Standards. Such improvements shall be constructed or guaranteed prior to the issuance of permits or the recordation of a Map, whichever may occur first. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Impact Analysis required by 20-0257-SDR1 may be used to satisfy this condition.

9. 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. The Drainage Plan and Technical Drainage Study required by 20-0257-SDR1 may be used to satisfy this condition.

10. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

12. Comply with all applicable conditions of approval for Site Development Plan Review 20-0257-SDR1.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 69,045 square-foot shopping center on on the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive within the Master Plan Area of Grand Canyon Village.

ISSUES

- The development of the subject site is governed by the Grand Canyon Village Master Development Plan and Design Standards. Where silent, Title 19 is applicable.
- Revisions received after publication reduced the total square-footage from the advertised 71,168 square feet to 69,045 square feet. As this is a reduction in size, the change did not intensify the original request and the applications are not required to be re-noticed.
- A Condition of Approval has been added by staff to amend the drive through stacking lane for pad “Major B” in order to accommodate six vehicles per Title 19.12 Conditional Use Requirements for a Drive Through Lane.

ANALYSIS

The subject site is located within the Grand Canyon Village Master Plan Area with a land use designation of Community Commercial. The Community Commercial land use category allows low to medium intensity retail, office or other commercial uses and services as an employment center. Community Commercial areas are meant to provide services for a larger portion of the City’s population, and with its close proximity to the Master Plan Area of Skye Canyon, the proposed shopping center will also provide services to residents outside of the Grand Canyon Village Master Plan Area.

NE

Special Use Permits
The Grand Canyon Village Master Development Plan and Design Standards specify the requirement of a Special Use Permit application for each of the proposed land uses: Beer Sales, Wine Sales, Gaming (incidental gaming machines only), Convenience Store, Gasoline Sales and Car Wash. While there are no minimum requirements specified by the Grand Canyon Village Master Development Plan and Design Standards for the proposed land uses, the proposed alcohol related land uses would meet the 400-foot minimum distance separation requirements for protected uses such as a church/house of Worship, school, individual care center licensed for more than 12 children, or a City park. Staff finds the proposed land uses associated with the requested Special Use Permits are able to be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses and recommends approval of all six Special Use Permits with conditions.

Site Development Plan Review
The applicant is proposing to develop a shopping center consisting of eight pad sites, encompassing 12.07 acres and providing a total of 69,045 square feet of leasable space for goods and services.

Pad "A" is a 4,931 square-foot pad site designed for a future convenience store with fuel pumps, car wash, beer and wine sales, and incidental gaming machines. The applicant has proposed to orient the building to the corner, with only a single line vehicular stacking lane for the car wash. This vehicular stacking lane is buffered from view of the right-of-way by a 15-foot wide landscape buffer, as preferred by the Grand Canyon Village Master Development Plan and Design Standards for aesthetics. The fuel pumps are behind the proposed convenience store, and the car wash bay opening is shielded by the landscape buffer creating an aesthetically pleasing environment at the corner of W Skye Canyon Park Dr and Grand Canyon Drive.

To the east of Pad "A" is Pads "B," "C," "D," and "E." These pads are designed to house food service type facilities with drive through lanes. Submitted elevations for potential tenants of each pad site demonstrate structures that reflect a "brand" of restaurant while adhering to the Grand Canyon Village theme. These drive through lanes are either behind the main structure and completely shielded from view of the right-of-way, or buffered by a 15-foot wide landscape buffer.

Shops "A" is a multi-tenant building designed to accommodate a variety of land uses. The total building square-footage is 22,130 square feet, which can be subdivided into multiple suites. The floor plan date stamped 10/13/20 demonstrates nine separate suites, but this space is flexible to accommodate the leasing needs of future tenants.

To the east of “Shop A,” adjacent to Oso Blanca Road is “Major A.” This pad site is designed to accommodate a 13,228 square foot tenant. “Major B,” on the west side of “Shop A,” is a 13,042 square-foot pad site designed to accommodate a retail pharmacy with drive through. This drive through lane demonstrates stacking for three vehicles, and staff has added a Condition of Approval for the pad site to be revised prior to permitting to provide stacking for a minimum of six vehicles.

The architectural theme for Grand Canyon Village is derived from Southwest Contemporary, Mission, or Italian Renaissance. The proposed use of a color palette consisting of varying hues of gray, with rust color accents support these themes. Fiber cement lap siding, porcelain tiles and anodized aluminum using a similar color palette provide a variety of textures and visual interest.

Future tenants may need to reduce or increase the individual pad sites in order to accommodate their individual needs. These revisions may be achieved through administrative reviews, as long as the proposed revisions adhere to the qualifying factors set forth by Title 19 for minor reviews and amendments.

The signs illustrated and noted on the site plan and elevations are not part of this review and are subject to review as part of the building permit process. Signage for the subject site is governed by both the Grand Canyon Village Master Development Plan and Design Standards and Title 19, and will be reviewed for compliance during the building permit process.

During the initial review and pre-application process, a request was made by staff to utilize the existing driveway on West Skye Canyon Park Drive in lieu of the proposed driveway further west. As proposed, there is no legal way to go south at the Grand Canyon Drive, W Skye Canyon Park Dr intersection from the site except through the driveway on W Skye Canyon Park Drive. The proposed configuration is difficult for vehicular traffic getting into the southbound left turn lanes on W Skye Canyon Park Drive and staff has added a Condition of Approval to address this traffic concern.

The goals for the architecture within Grand Canyon Village is to establish a high standard of quality, support the community theme, be of appropriate scale and character, and commensurate with the surrounding developments. Staff finds the proposed site design achieves these goal and is recommending approval with conditions of the Site development Plan Review.

FINDINGS (20-0257-SUP1 through SUP6)

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 uses can be conducted in a manner that is harmonious and compatible with the existing and future land uses within the area. The subject site is proposed for a shopping center, that is designed to inhabit a variety of land uses such as those proposed, that serve area patrons.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is a proposed shopping center that is designed to accommodate a variety of services and products such as the convenience store with a car wash, gasoline sales, incidental gaming machines, and beer and wine sales. Staff finds the site to be physically suited for the type and intensity of the land uses proposed.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   W Skye Canyon Park Dr, Grand Canyon Drive and Oso Blanca Road are all adequate in size to meet the requirements of the proposed land uses.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The approval of the proposed Special Use Permits will not compromise public health, safety or welfare as they are subject to oversight by multiple governmental agencies.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no minimum requirements set forth by the Grand Canyon Village Master Development Plan and Design Standards for the proposed land uses.

FINDINGS (20-0257-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The subject site is east of an existing shopping, south of property zoned for high density residential development such as multi-family, and separated from the existing residential neighborhoods by W Skye Canyon Park Dr, a 124-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways. Staff finds the proposed development to be compatible with the existing adjacent development and future development to the north.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the Grand Canyon Village Master Development Plan and Design Standards and Title 19 where applicable.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access from W Skye Canyon Parkway Dr and Oso Blanca Road do not negatively impact these right-of-ways, and a condition of approval has been added by staff to ensure the driveway adjacent to Grand Canyon Drive is constructed in a manner that not be a negative as well. A second condition of approval has been added by staff to ensure an appropriate vehicle stacking lane is provided for pad “Major B,” to ensure onsite circulation is not negatively impacted by vehicle stacking.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for, and compliant with the Grand Canyon Village Master Development Plan and Design Standards and will blend seamlessly with the Master Plan Area of Skye Canyon to the West. A Condition of Approval has been added by staff to ensure the plant palette for Grand Canyon Village is utilized for all planting materials.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The design characteristics and architectural features are consistent with design guidelines set forth by the Grand Canyon Village Master Development Plan and Design Standards, and create an orderly and aesthetically pleasing environment that is compatible with the existing development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed development is subject to building permit reviews and regular inspections during construction to secure and protect the public health, safety and general welfare. In addition, the future land uses are subject to ongoing business licensing regulations.

FINDINGS (20-0257-TMP1)

The applicant is proposing a one-lot commercial subdivision, for APN 125-07-601-010 and a portion of APN 125-07-601-009. The proposed tentative map removes the northern portion of the proposed shopping center from the previously approved multi-family development to the north, ultimately creating two separate developments. Staff finds the proposed Tentative Map meets and complies with both Title 19 and NRS 278 requirements for a Tentative Map, and is recommending approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/19/19	A request for a Technical Review of a three-lot merger and resubdivision Parcel Map (PMP-76472) on 24.10 acres at the northeast corner of Grand Canyon Drive and W. Skye Canyon Park Dr. was administratively approved.
03/04/20	The City Council approved a request for a Major Modification (MOD-77358) of the Grand Canyon Village Master Development Plan to remove 7.49 acres from the Land Use Plan at the southeast corner of Drake Drive and Grand Canyon Drive The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a General Plan Amendment (GPA-77359) from PCD (Planned Community Development) to H (High Density Residential) on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-77360) from PD (Planned Development) to R-4 (High Density Residential) on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Variance (VAR-77361) to allow a zero-foot front yard setback where 10 feet is required, zero-foot side yard and corner side yard setback where five feet is required, and a zero-foot rear yard setback where 20 feet is required on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Site development Plan Review (SDR-77362) for a proposed three-story, 282-unit multi-family residential development with Waivers of the perimeter landscape buffer standards on 18.06 acres on the east side of Grand Canyon Drive, approximately 400 feet north of W Skye Canyon Park Drive. The Planning Commission recommended approval, staff recommended denial.

Most Recent Change of Ownership	
05/2015	A deed was recorded for a change in ownership.

NE

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site, as it is currently undeveloped.

Pre-Application Meeting	
10/12/20	Staff conducted a pre-application meeting email to provide the applicant an application submittal checklist for the proposed project.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/30/20	Staff performed a routine field check of the undeveloped site and di not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	12.07

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	H (High Density Residential)	R-4 (High Density Residential)
South	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
East	Oso Blanca Road U.S. 95	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)
West	Shopping Center	TND (Traditional Neighborhood Development)	T-D (Traditional Neighborhoods)

NE

Master and Neighborhood Plan Areas	***Compliance***
Grand Canyon Village Master Plan	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant the Grand Canyon Village Master Development Plan and Design Standards and Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	50 Feet	Y
• Side	10 Feet	57 Feet	Y
• Corner	10 Feet	49 Feet	Y
• Rear	20 Feet	30 Feet	Y
Max. Lot Coverage	50 %	13 %	Y
Max. Building Height	35 Feet or Residential Adjacency Standards	29 Feet	Y
Loading Zones	34 Feet From Residential	54 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	Y
Mech. Equipment	Screened		Y

NE

Pursuant to the Grand Canyon Village Master Development Plan and Design Standards and Title 19, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	52 Trees	52 Trees	Y
• South	1 Tree / 20 Linear Feet	46 Trees	46 Trees	Y
• East	1 Tree / 20 Linear Feet	23 Trees	23 Trees	Y
• West	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
TOTAL PERIMETER TREES		**136 Trees**	**136 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	56 Trees	56 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		10 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	15 Feet		15 Feet	Y
Landscape Area	15% of the total parcel		19%	Y
Wall Height	6 to 8 Feet Adjacent to Residential		By Condition	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Canyon Drive	Collector	Master Plan of Streets and Highways Map	78	N*
W Skye Canyon Park Dr	Primary Arterial		124	
Oso Blanca Road	Collector		82	

**Half street improvements adjacent to the subject site are required by condition.*

NE

Pursuant to the Grand Canyon Village Master Development Plan and Design 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	
Shopping Center	69,045 SF	1:250 SF	277				
TOTAL SPACES REQUIRED			277		479		Y
Regular and Handicap Spaces Required			270	7	460	19	Y
Loading Spaces	69,045 SF	30,000 – 50,000*	4		6		Y

**One additional loading zone for each one hundred thousand (or fraction thereof) over 50,000.*

Las Vegas Valley Water District (LVVWD)
Comments:
This parcel is not currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. Each commercial building must be individually metered, however, can share fire meters if a commercial subdivision is created and CC&Rs recorded.

Department of Public Works Traffic Study

Proposed 71.141 Thousand Square-Foot Shopping Center				
First Proposed Use: Shopping Center				
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	48.373	37.75	1,826
AM Peak Hour			0.94	45
PM Peak Hour			3.81	184
Second Proposed Use: Super Convenience Market/Gas Station				
Average Daily Traffic (ADT)	CONVENIENCE STORE / GAS STATION [1000 SF]	4.931	837.58	4,130
AM Peak Hour			83.14	410
PM Peak Hour			69.28	342

NE

Third Proposed Use: Fast-Food With Drive Through				
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000]	6.997	470.95	3,295
AM Peak Hour			40.19	281
PM Peak Hour			32.67	229
Fourth Proposed Use: Clinic				
Average Daily Traffic (ADT)	CLINIC [1000 SF]	10.84	38.16	414
AM Peak Hour			3.69	40
PM Peak Hour			3.28	36
Total Use				
Average Daily Traffic (ADT)	TOTAL	71.141		9,665
AM Peak Hour				776
PM Peak Hour				791
Existing Traffic on Nearby Streets				
W Skye Canyon Park Drive				
Average Daily Traffic (ADT)			12,628	
PM Peak Hour (Heaviest 60 Minutes)			1,010	
Grand Canyon Drive				
Average Daily Traffic (ADT)			9,462	
PM Peak Hour (heaviest 60 minutes)			757	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
W Skye Canyon Park Drive			35,490	
Grand Canyon Drive			35,490	
Summary				
This project will add approximately 9,665 trips per day on W Skye Canyon Park Drive and Grand Canyon Drive. Currently, W Skye Canyon Park Drive is at about 36 percent of capacity and Grand Canyon Drive is at about 27 percent of capacity. With this project, W Skye Canyon Park Drive is expected to be at about 63 percent of capacity and Grand Canyon Drive is expected to be at about 54 percent of capacity.				
Based on Peak Hour use, this development will add into the area roughly 791 additional peak hour trips, or about thirteen every minute.				

Note that this report assumes all traffic from this development uses all named streets.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0257
Meeting Date	10/13/2020
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map, Use Permits and Site Plan Review

Project Address (Location) Grand Canyon Drive and Skye Canyon Park Drive

Project Name Grand Canyon Village **Proposed Use** Shopping Center

Assessor's Parcel #(s) 125-07-601-010 and portion of 125-07-601-009 **Ward #** Flore - 6

General Plan: Existing PD Proposed n/a **Zoning:** Existing PD Proposed n/a

Additional Information

Property Owner Grand Canyon Village , LLC **Contact** Hank Gordon
Address 10655 Park Run Drive #160 City Las Vegas State NV Zip 89144
E-mail n/a Phone 000-000-0000

Applicant Grand Canyon Village, LLC **Contact** Hank Gordon
Address 10655 Park Run Drive #160 City Las Vegas State NV Zip 89144
E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell **Contact** Jennifer Lazovich
Address 1980 Festival Plaza Drive #650 City Las Vegas State NV Zip 89135
E-mail jlazovich@kcnvlaw.com Phone 702-792-7000

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

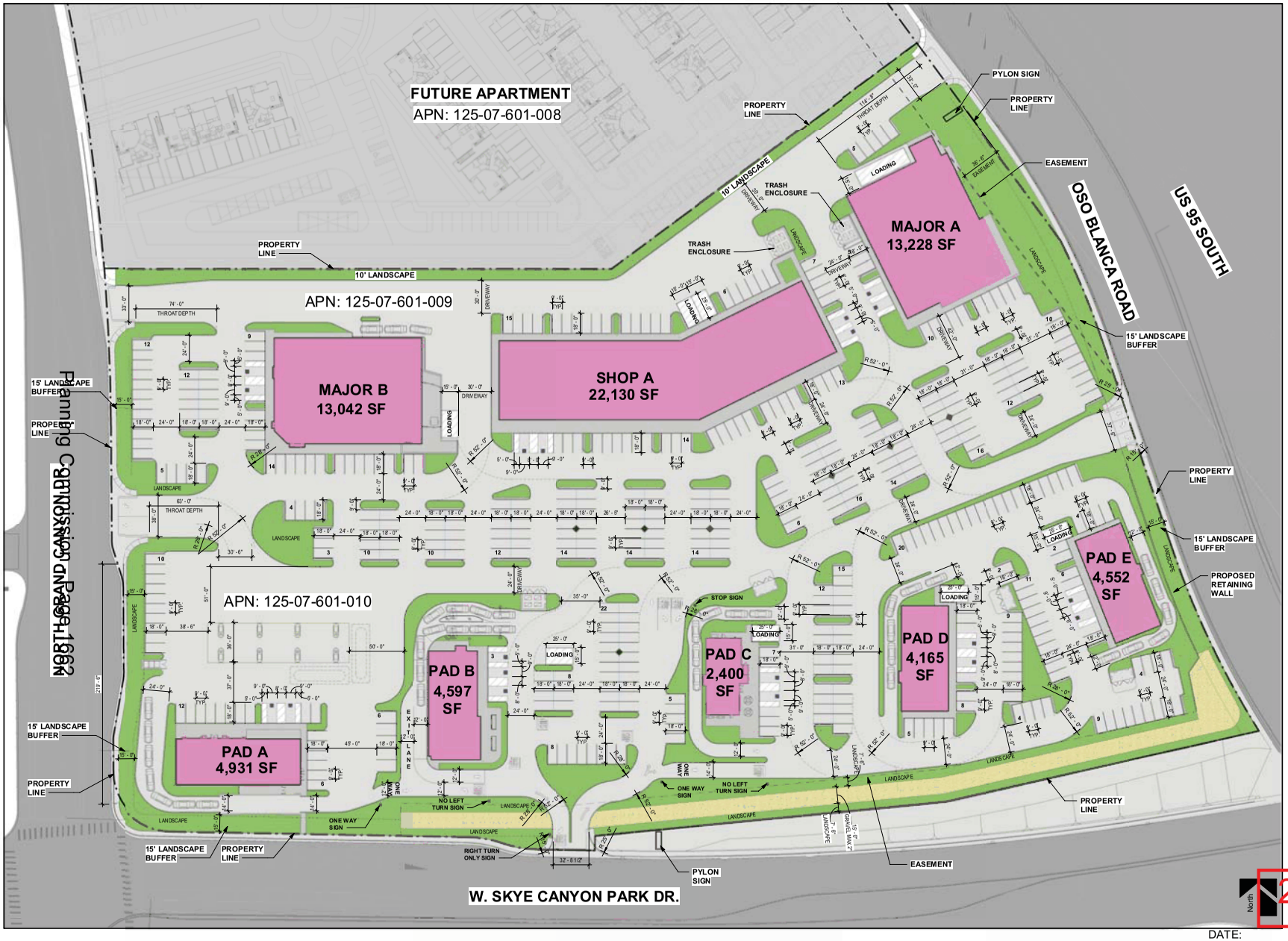
Property Owner Signature By Hank Gordon
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Hank Gordon

Subscribed and sworn before me
This 13th day of October, 2020

Denise Meeker
Notary Public in and for said County and State

DENISE MEEKER
Notary Public, State of Nevada
Appointment No. 17-1934-1
My Appt. Expires March 29, 2021



SITE SUMMARY:

LEGAL DESCRIPTION

PARCEL:	125-07-601-010,125-07-601-009
TOTAL LAND:	12.07 ACRES
BUILDING PAD	
A	4,931 S.F.
B	4,597 S.F.
C	2,400 S.F.
D	4,165 S.F.
E	4,552 S.F.
	20,645 S.F.
MAJOR/SHOP	
MAJOR A	13,228 S.F.
MAJOR B	13,042 S.F.
SHOP A	22,130 S.F.
	48,400 S.F.
TOTAL BUILDING AREA	69,045 S.F.
ZONING CLASSIFICATION	PLANNED DEVELOPMENT DISTRICT (PD)
LAND 12.07 ACRES	525,769 S.F.
F.A.R RATIO	0.13

PARKING ANALYSIS:

	AREA	RATIO	REQUIRED
PAD A (COMMERCIAL)	4,931 S.F.	1:250	20 SPACES
CAR WASH-SELF SERVICE			6 STACKING CARS
PAD B (RESTAURANT)	4,597 S.F.		44 SPACES
PUBLIC SEATING	1,345 S.F.	1:50	27 SPACES
REMAINING AREA	3,252 S.F.	1:200	17 SPACES
PAD C (RESTAURANT)	2,400 S.F.		27 SPACES
PUBLIC SEATING	1,000 S.F.	1:50	20 SPACES
REMAINING AREA	1,400 S.F.	1:200	7 SPACES
PAD D (RESTAURANT)	4,165 S.F.		38 SPACES
PUBLIC SEATING	1,242 S.F.	1:50	24 SPACES
REMAINING AREA	2,923 S.F.	1:200	14 SPACES
PAD E (RESTAURANT)	4,552 S.F.		46 SPACES
PUBLIC SEATING	1,600 S.F.	1:50	32 SPACES
REMAINING AREA	2,952 S.F.	1:200	14 SPACES
MAJOR A (RETAIL STORE)	13,228 S.F.	1:250	53 SPACES
MAJOR B (RETAIL STORE)	13,042 S.F.	1:250	53 SPACES
SHOP A (SHOPING CENTER)	22,130 S.F.	1:250	89 SPACES
TOTAL REQUIRED PARKING			370 SPACES
TOTAL PROVIDED PARKING			479 SPACES
PROVIDED HANDICAPPED PARKING (STANDARD)			5 SPACES
PROVIDED HANDICAPPED PARKING (VAN)			14 SPACES

VICINITY MAP:



20-0257
11/18/2020

DATE: 11/16/20
NADEL JOB #: 17047

NADEL

SITE PLAN - SHOPPING CENTER

GRAND CANYON VILLAGE

NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT: NADEL NEVADA, INC. ALL RIGHTS RESERVED.

NADEL NAVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	113	5 GALLON	SENNA ARTEMISIODES	FEATHERY CASSIA	FULL	-
	514	5 GALLON	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	FULL	-
	205	5 GALLON	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL	-
	561	5 GALLON	LANTANA 'RADICANS'	RADIATION LANTANA	FULL	-
P	179	5 GALLON	ROSA FLORABUNDA 'KNOCKOUT PINK'	KNOCKOUT PINK ROSE	FULL	ENHANCED
	526	5 GALLON	LEUCOPHYLLUM L. 'RIO BRAVO'	TEXAS SAGE	FULL	-
	247	5 GALLON	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY HAWTHORN	FULL	ENHANCED
	332	5 GALLON	PYRACANTHA 'SANTA CRUZ'	RED BERRIED FIRETHORN	FULL	-
P	55	5 GALLON	PITTOSPORUM TOBIRA 'VARIEGATED'	VARIEGATED MOCK ORANGE	FULL	ENHANCED
	41	1 GALLON	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	FULL	ENHANCED (60" O.C.)
	491	5 GALLON	ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	FULL	-
	28	5 GALLON	DIETES VEGETA	BUTTERFLY IRIS	FULL	ENHANCED
	68	5 GALLON	TEUCRIUM CHAMAEDRYS	COMPACT GERMANDER	FULL	-
	35	5 GALLON	TECOMA STANS 'ORANGE JUBILEE'	ORANGE JUBILEE	FULL	-
	60	1 GALLON	LIRIOPE GIGANTEA	BIG BLUE LILY TURF	FULL	ENHANCED (36" O.C.)
	6	5 GALLON	XYLOSMA C. 'COMPACTA'	COMPACT SHINY LEAF	FULL	ENHANCED

PLANTING LEGEND - TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL.	REMARKS
	70	24" BOX	PISTACIA CHINENSIS "RED PUSH"	RED PUSH PISTACHE	8' X 3' X 1"	STANDARD TRUNK ENHANCED
	35	24" BOX	RHUS LANCEA	AFRICAN SUMAC	6' X 6'	MULTI-TRUNK
	96	24" BOX	PROSOPIS X. 'PHOENIX'	THORNLESS MESQUITE	8' X 3' X 1"	STANDARD TRUNK ENHANCED
	52	24" BOX	PINUS ELDARICA	AFGHAN PINE	8' X 3' X 1.5"	STANDARD TRUNK
	22	24" BOX	QUERCUS ILEX	HOLLY OAK	8' X 3' X 1"	STANDARD TRUNK ENHANCED
	36	24" BOX	OLEA WILSONII	WILSON OLIVE	6' X 4'	MULTI-TRUNK ENHANCED
	63	24" BOX	GLEDITSIA T. 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8' X 3' X 1"	STANDARD TRUNK

PLACE 2" DEPTH OF 3/4" SCREENED 'VISTA GOLD' ROCK MULCH FROM VISTA LANDSCAPE SUPPLY IN ALL ON-SITE LANDSCAPE PLANTERS, EXCEPT WHERE OTHERWISE NOTED.



Planning Commission - Page 1663

Landscape Area Calculation:

Total Site Area = 525,769 square feet

Total Landscape Area = 104,480 square feet

Percent of Site landscaped:

104,480 / 525,769 = 19.87%

20-0257
11/18/2020

John Jones Landscape Architect PLLC
8275 S. Eastern Avenue, Ste. 200
Las Vegas, NV 89123
702.413.4520

0 40' 80' 200'
1" = 40' - 0"

North

DATE: 11/17/2020
NADEL JOB #: 17047

NADEL

LANDSCAPE PLAN - SHOPPING CENTER

GRAND CANYON VILLAGE

NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT COPYRIGHT: NADEL NEVADA, INC. ALL RIGHTS RESERVED.

NADEL NAVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM

20-0257
10/13/2020

EXTERIOR MATERIALS

		MATERIALS
GL	01	ANODIZED ALUMINUM STOREFRONT
MA	01	PORCELAIN TILE - DATILE - AMBASSADOR - "ADVANCE BLACK
PN	01	HARDIE PLANK LAP SIDING - BEADED SMOOTH - COLOR: SPICY MUSTARD
PN	02	HARDIE PLANK LAP SIDING - BEADED SMOOTH - COLOR: RUSTIC BARE
PT	01	METAL AWNING COLOR TO MATCH SW 6139 CHINDIDI
PT	02	SMOOTH PLASTER FINISH, COLOR TO MATCH SW 9166 DRIFT OF MIST
PT	03	SMOOTH PLASTER FINISH, COLOR TO MATCH SW 9165 GOSSAMER VAIL
PT	04	SMOOTH PLASTER FINISH, COLOR TO MATCH 7KY7 DORIAN GRAY
PT	05	SMOOTH PLASTER FINISH - COLOR TO MATCH SW-7016 ANONYMOUS
PT	06	SMOOTH PLASTER FINISH COLOR TO MATCH SW 6124 CHINDIDI
MTL	01	ALUMINUM BATTERN SYSTEM, FINISH WOOD GRAIN



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

1" = 10' - 0"

DATE: 09/28/2020
NADEL JOB #: 17047

NADEL

BUILDING ELEVATIONS - MAJOR A

GRAND CANYON VILLAGE

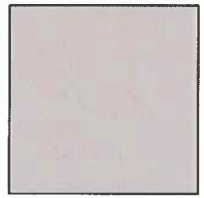
NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

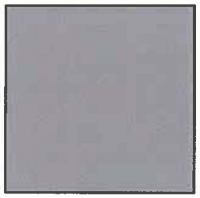
THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT

NADEL NAVADA INC
175 E WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7126
WWW.NADELARC.COM

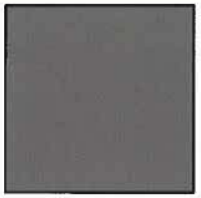
A



B



C



D



E



F



H



G



I



COLORS & MATERIALS

PAINT:

A. SW 9166 DRIFT OF MIST

B. SW 7017 DORIAN GRAY

C. SW 7046 "ANONYMOUS"

D. SW 6131 CHAMOIS

SIDING:

E. FIBER CEMENT LAP SIDING: HARDIE PLANK LAP SIDING - BEADED SMOOTH
COLOR: SPICY MUSTARD

F. FIBER CEMENT LAP SIDING: HARDIE PLANK LAP SIDING - BEADED SMOOTH
COLOR: RUSTIC SAGE

STONE:

G. PORCELAIN TILE - DATILE AMBASSADOR - VOYAGE BLACK 12X24 - LIGHT POLISHED

STOREFRONT:

H. ANODIZED ALUMINUM

BATTEN:

I. ALUMINUM BATTEN SYSTEM.
COLOR: WOOD GRAIN

20-0257
10/13/2020

DATE: 09-28-2020
NADEL JOB #: 17047

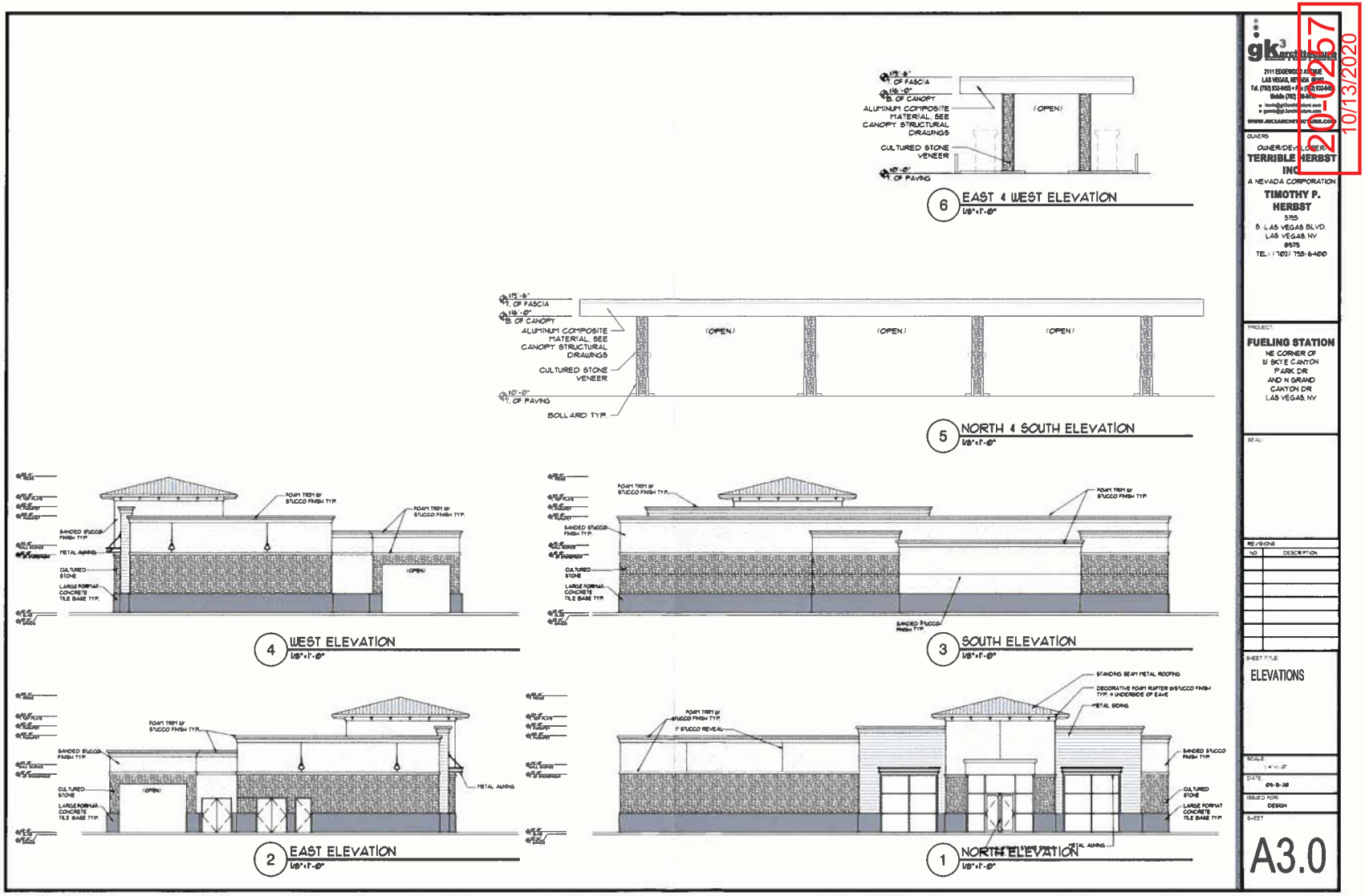
NADEL

GRAND CANYON VILLAGE

NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.
THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT.

NADEL NAVADA INC
1785 E. SAHARA SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89116
T. 702.896.3000
F. 702.896.7179
WWW.NADELARC.COM

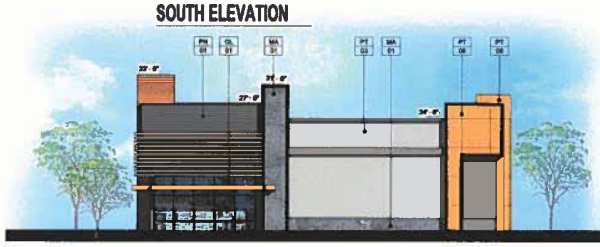

6 EAST & WEST ELEVATION
1/8"=1'-0"
5 NORTH & SOUTH ELEVATION
1/8"=1'-0"
4 WEST ELEVATION
1/8"=1'-0"
3 SOUTH ELEVATION
1/8"=1'-0"
2 EAST ELEVATION
1/8"=1'-0"
1 NORTH ELEVATION
1/8"=1'-0"
(OPEN)
CULTURED STONE VENEER
METAL AWNING
BOLLARD TYP.
STANDING SEAM METAL ROOFING
METAL SIDING
OWNER/DEVELOPER:
TERRIBLE HERBST INC
A NEVADA CORPORATION
TIMOTHY P. HERBST
FUELING STATION
NE CORNER OF W SKYE CANYON PARK DR AND N GRAND CANYON DR LAS VEGAS, NV
ELEVATIONS
A3.0
20-0257
10/13/2020


EXTERIOR MATERIALS
MATERIALS
SOUTH ELEVATION
EAST ELEVATION
NORTH ELEVATION
WEST ELEVATION
NADEL
DATE: 09/28/2020
NADEL JOB #: 17047
BUILDING ELEVATIONS - MAJOR B
GRAND CANYON VILLAGE
NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.
NADEL NAVADA INC
20-0257
10/13/2020

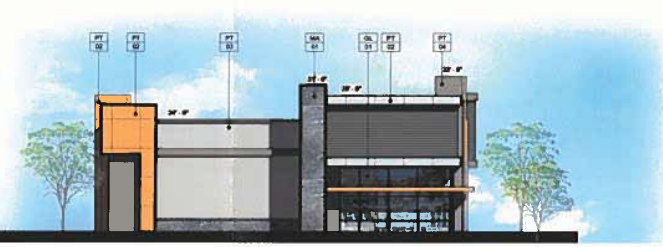
20-0257
10/13/2020



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR MATERIALS

MATERIALS		
GL	01	ANODIZED ALUMINUM STOREFRONT
MA	01	PORCELAIN TILE - DATILE - AMBASSADOR - VOYAGE BLACK
PN	01	HARDIE PLANK LAP SIDING - BEADED SMOOTH - COLOR: SPICY MUSTARD
PN	02	HARDIE PLANK LAP SIDING - BEADED SMOOTH - COLOR: RUSTIC SAGE
PT	01	METAL AWNING, COLOR TO MATCH SW FUN CHAMOIS
PT	02	SMOOTH PLASTER FINISH, COLOR TO MATCH SW PIBS DRIFT OF MIST
PT	03	SMOOTH PLASTER FINISH, COLOR TO MATCH SW PIBS GOSSAMER VAIL
PT	04	SMOOTH PLASTER FINISH, COLOR TO MATCH SW DORIAN GRAY
PT	05	SMOOTH PLASTER FINISH - COLOR TO MATCH SW RAIN ANONYMOUS
PT	06	SMOOTH PLASTER FINISH, COLOR TO MATCH SW FUN CHAMOIS
WL	01	ALUMINUM BATTEN SYSTEM, FAUX WOOD GRAIN

1" = 10' - 0"

NADEL

DATE: 09/28/2020
NADEL JOB #: 17047

BUILDING ELEVATIONS - SHOPS

GRAND CANYON VILLAGE

NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT

ALL DRAWINGS AND WRITTEN EXTERNAL APPEARANCE HEREIN CONTAINS THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT NADEL NEVADA, INC. ALL RIGHTS RESERVED

NADEL NAVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.898.2008
F. 702.898.7179
WWW.NADELARC.COM

DRIVE THRU + WALK UP + SMALL PATIO



20-0257
10/13/2020

Planning Commission - Page 1669

DRIVE THRU + WALK UP + ENCLOSED DINING

20-0257
10/13/2020



Planning Commission - Page 1670

DRIVE THRU



20-0257
10/13/2020

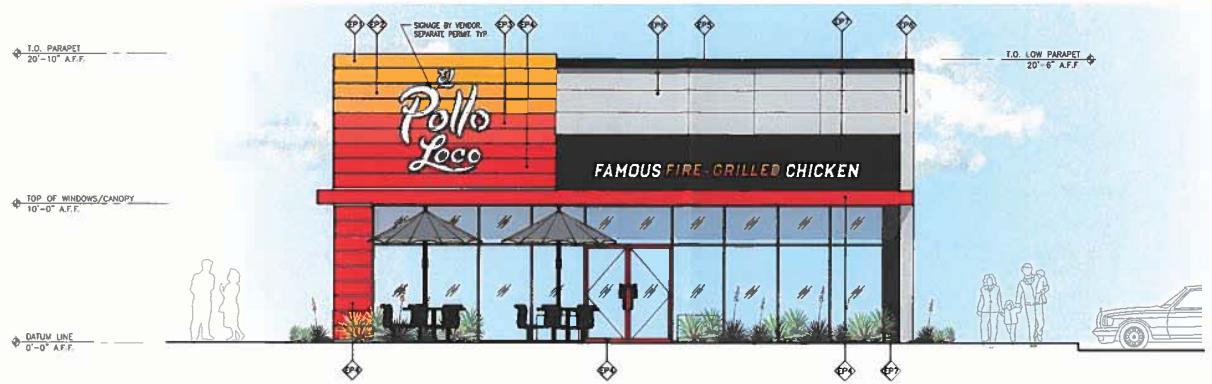
Planning Commission - Page 1671

SITE PLAN

20-0257
10/13/2020

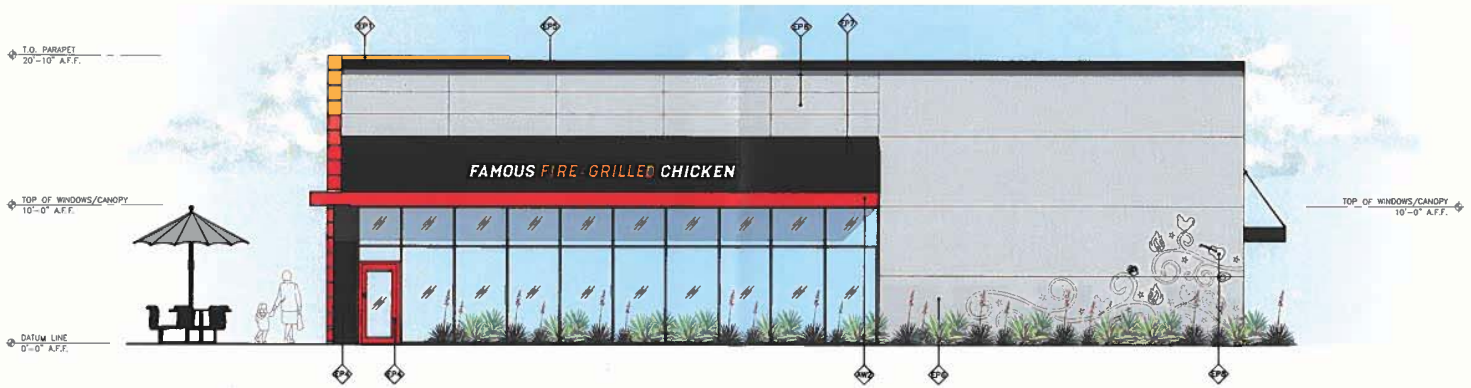


Planning Commission - Page 1672



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- EP1 — PPG - TBD, EXTERIOR GRADE EGGSHELL FINISH
- EP2 — PPG - TBD, STUCCO = EXTERIOR GRADE EGGSHELL FINISH, DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP3 — PPG - TBD, STUCCO = EXTERIOR GRADE EGGSHELL FINISH, DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP4 — PPG - TBD, STUCCO = EXTERIOR GRADE EGGSHELL FINISH, DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP5 — PPG - TBD, EXTERIOR GRADE EGGSHELL FINISH
- EP6 — PPG - TBD, STUCCO = EXTERIOR GRADE EGGSHELL FINISH, DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP7 — PPG - TBD, EXTERIOR GRADE EGGSHELL FINISH
- EP8 — PPG - TBD, EXTERIOR GRADE EGGSHELL FINISH
- AW1 — BY VENDOR: TBD

20-0257
10/13/2020

adn
ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PHONE 452-5533 FAX 316 458-4742

REV	DATE	DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. RELIANCE ON THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

LICENSED ARCHITECT
PAUL W. DEPPE
C-28602
REG. 1-31-21
STATE OF CALIFORNIA

El Pollo Loco

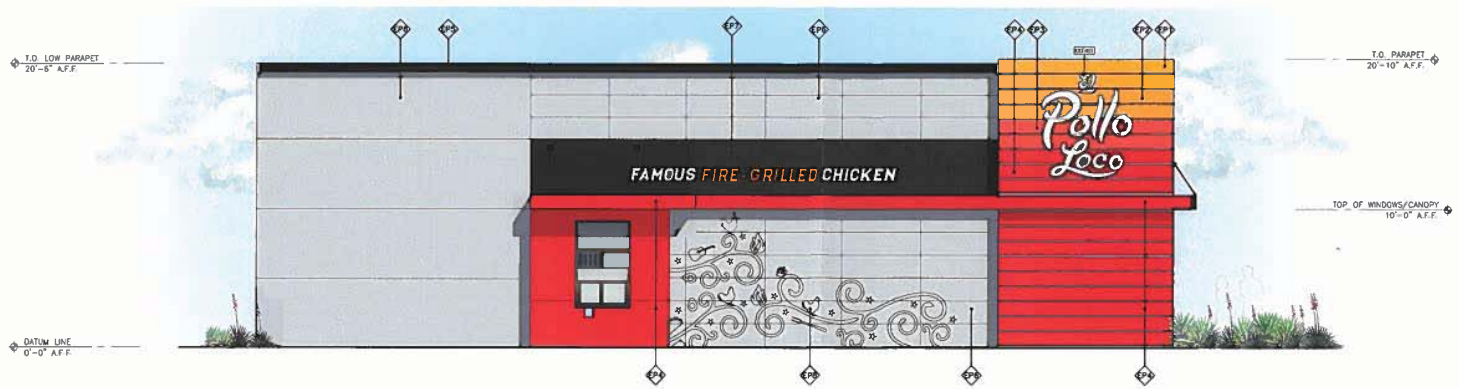
LOCATION
VISION 2.0 - 2400
STORE #XXXX
1234 STREET
CITY, CA

DATE
XX/XX/XXXX
JOB NO.
19-XXXX
DRAWN BY: CW
CHECKED BY: PD/TF

NEW PROTOTYPE

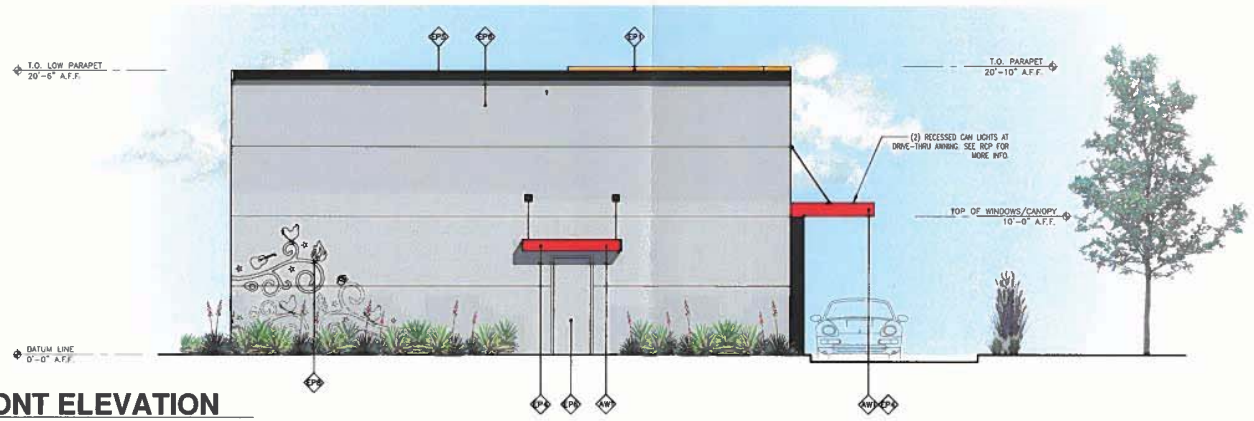
A4

Y:\Active Projects\El Pollo Loco\- Prototypes 2020 New\Drawings\EPL 2020 Proto - A4 & A5 Base AU.dwg, 3/10/2020 10:57:48 AM, DWG To PDF.pc3



DRIVE THRU ELEVATION

SCALE: 1/4" = 1'-0"



STOREFRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- EP1 PPG - TBD EXTERIOR GRADE EGGSHELL FINISH
- EP2 PPG - TBD STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP3 PPG - TBD STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP4 PPG - TBD STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP5 PPG - TBD EXTERIOR GRADE EGGSHELL FINISH
- EP6 PPG - TBD STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP7 PPG - TBD EXTERIOR GRADE EGGSHELL FINISH
- EP8 PPG - TBD EXTERIOR GRADE EGGSHELL FINISH
- AW1 BY VENDOR: TBD

20-0257
10/13/2020

ARNOT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH: 319 452-5533 FAX: 319 458-4742

REV.	DATE	DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

LICENSED ARCHITECT
PAUL W. DEPPE
C-28602
RE: 1-31-21
STATE OF CALIFORNIA

El Pollo Loco

LOCATION
VISION 2.0 - 2400
STORE #XXXX
1234 STREET
CITY, CA

DATE
XX/XX/XXXX

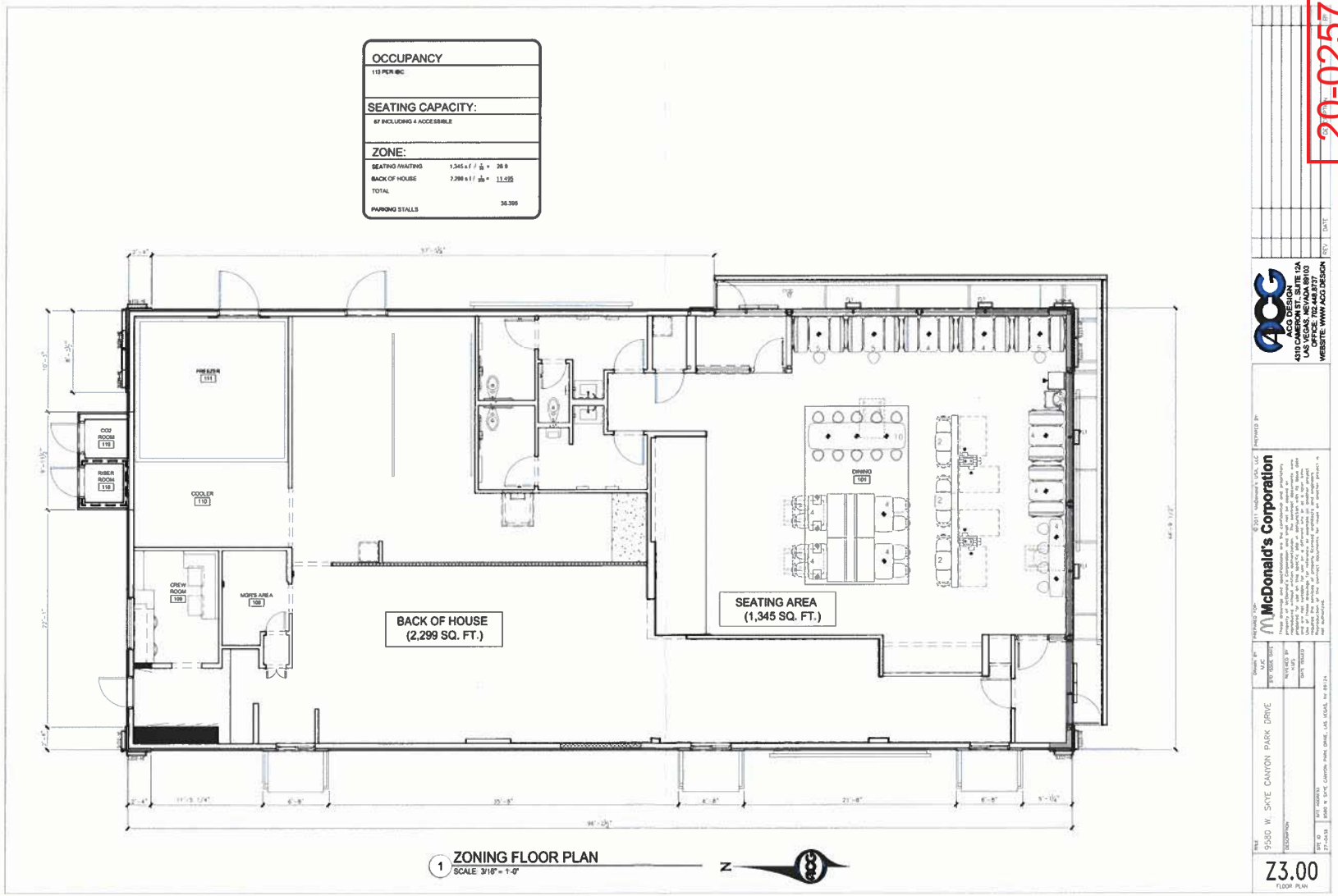
JOB NO.
19-XXXX

DRAWN BY: CW
CHECKED BY: PD/TF

NEW PROTOTYPE

A5

Y:\Active Projects\El Pollo Loco\- Prototypes 2020 New\Drawings\EPL 2020 Proto - A4 & A5 Base A0.dwg, 3/10/2020 11:03:53 AM, DWG To PDF.pc3

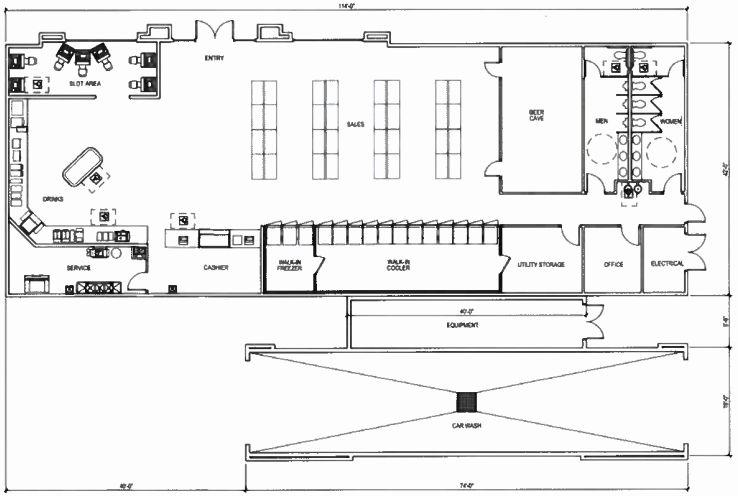

OCCUPANCY
113 PER IBC
SEATING CAPACITY:
67 INCLUDING 4 ACCESSIBLE
ZONE:
SEATING /WAITING 1,345 s.f. / 7/100 = 26.9
BACK OF HOUSE 2,299 s.f. / 7/100 = 11.495
TOTAL
PARKING STALLS 38.395
FREEZER 111
CO2 ROOM 119
RISER ROOM 118
COOLER 110
CREW ROOM 109
MGR'S AREA 108
BACK OF HOUSE (2,299 SQ. FT.)
DINING 101
SEATING AREA (1,345 SQ. FT.)
1 ZONING FLOOR PLAN
SCALE 3/16" = 1'-0"
ACG DESIGN
4310 CAMERON ST., SUITE 12A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN
McDonald's Corporation
9580 W. SKYE CANYON PARK DRIVE
Z3.00
FLOOR PLAN
20-0257
10/13/2020

20-0257
10/13/2020

20-0257
10/13/2020

20-0257
10/13/2020

V2.0 - 2,400 S.F. PROTO: THEATER CHICKEN
04/05/18



1 FLOOR PLAN
1/8"=1'-0"

N

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 933-8455 • Fax (702) 933-8456
Mobile (702) 9[illegible]-8416
• kevin@gk3architecture.com
• gerald@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS
OWNER/DEVELOPER:
TERRIBLE HERBST INC.
A NEVADA CORPORATION
TIMOTHY P. HERBST
5195
S. LAS VEGAS BLVD.
LAS VEGAS, NV
89119
TEL: (702) 798-6400

PROJECT:
FUELING STATION
NE CORNER OF
U SKYE CANYON
PARK DR
AND N GRAND
CANYON DR
LAS VEGAS, NV

SEAL:

REVISIONS

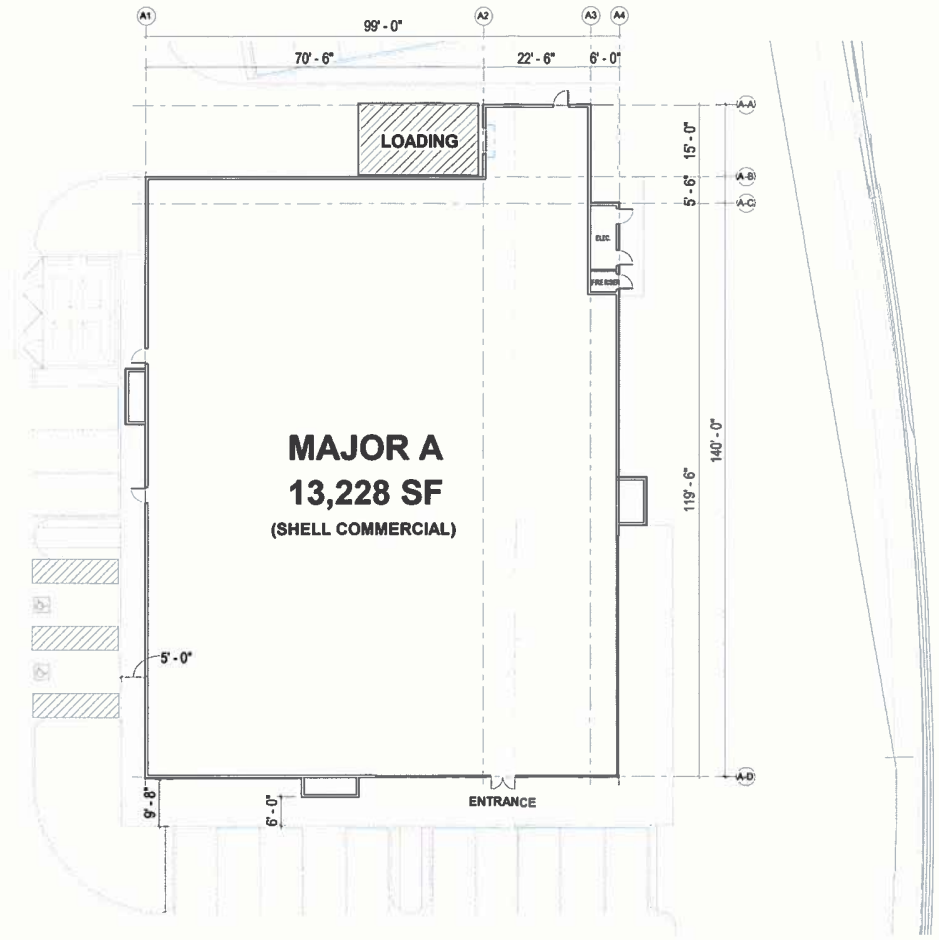
NO	DESCRIPTION

SHEET TITLE
FLOOR PLAN

SCALE: 1/8"=1'-0"
DATE: 09-11-20
ISSUED FOR: DESIGN
SHEET:
A2.0

20-0257
10/13/2020

20-0257
10/13/2020



0 10' 20' 50'
1" = 10' - 0"

NADEL

North

DATE: 09/28/2020
NADEL JOB #: 17047

FLOOR PLAN - MAJOR A

GRAND CANYON VILLAGE

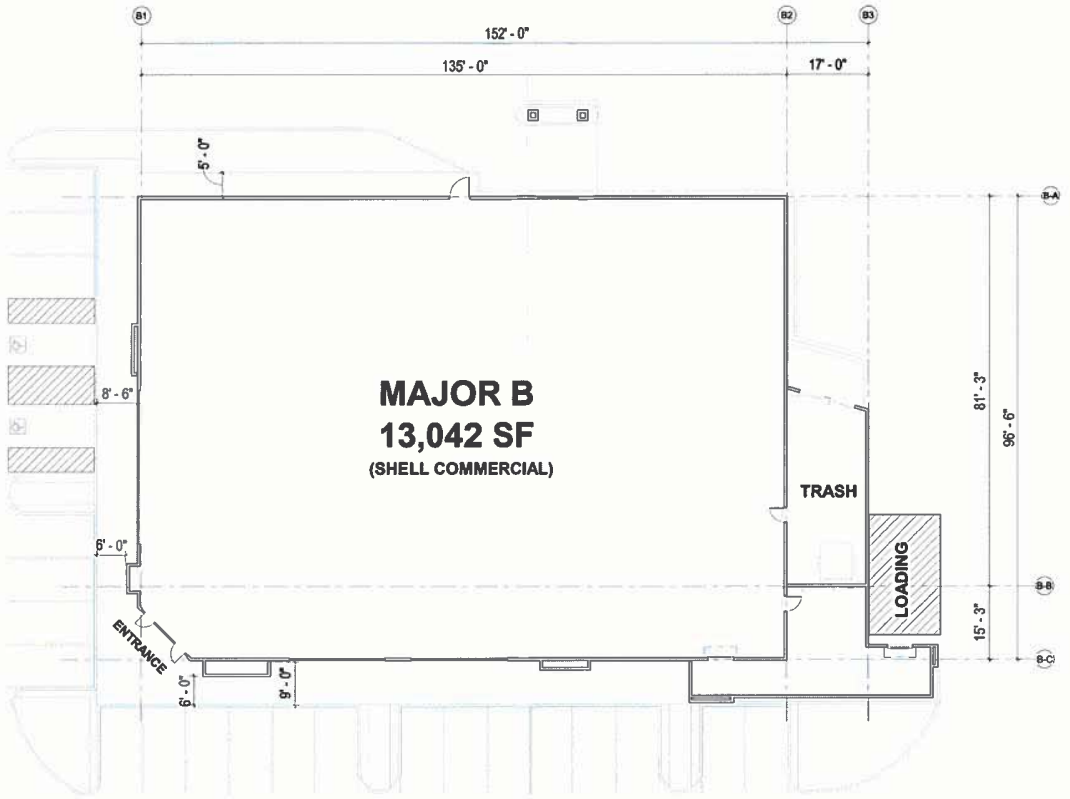
NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.895.2000
F. 702.895.7170
WWW.NADELARC.COM

20-0257
10/13/2020



0 10' 20' 40'
1" = 10' - 0"

North

DATE: 09/28/2020
NADEL JOB #: 17047

NADEL

FLOOR PLAN - MAJOR B

GRAND CANYON VILLAGE

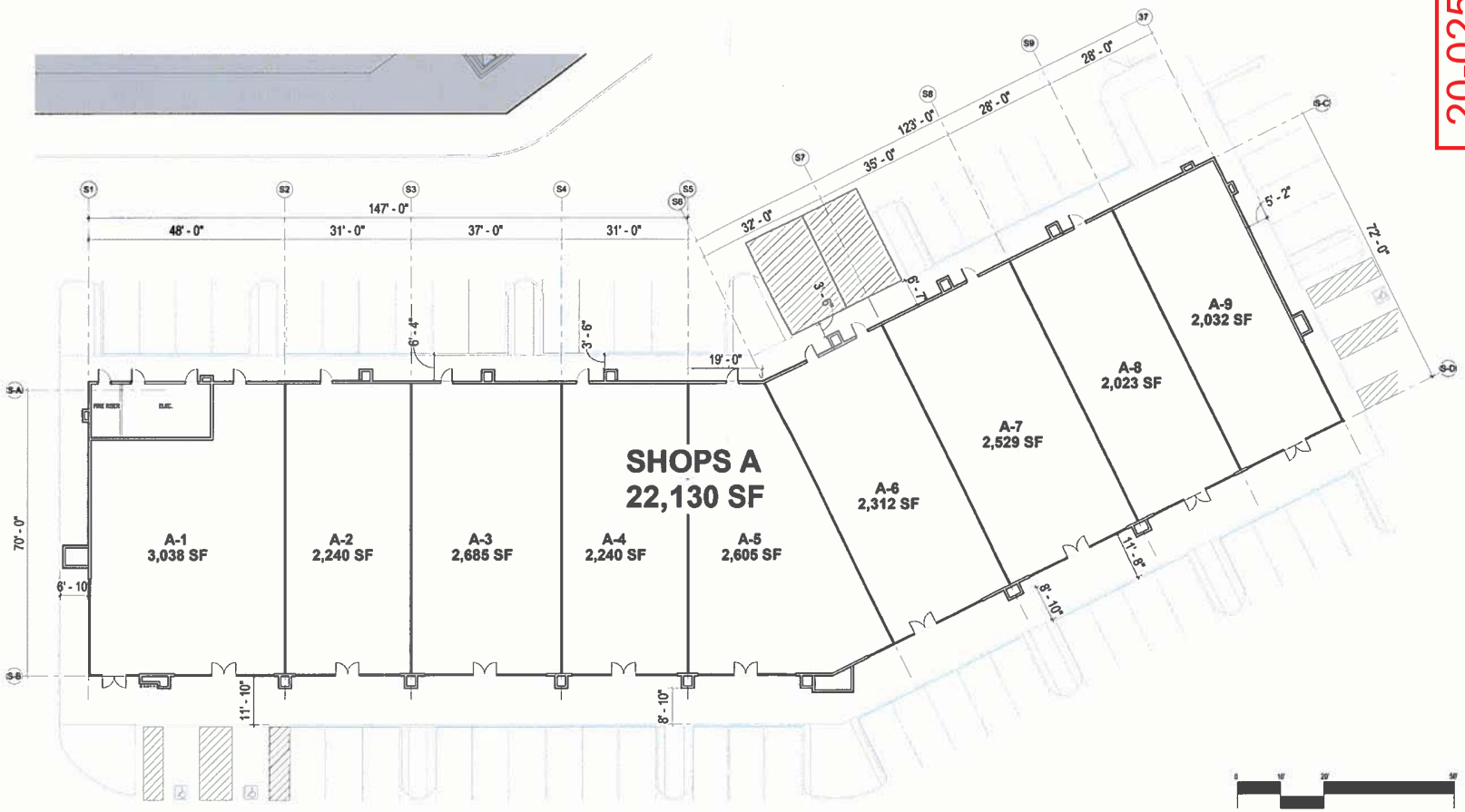
NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGAL SURVEYS AND GOVERNING AGENCIES (ETC. EXHIBIT) IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7179
WWW.NADELARC.COM

20-0257
10/13/2020



FLOOR PLAN - SHOPS

GRAND CANYON VILLAGE

NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

DATE: 09/28/2020
NADEL JOB #: 17047

NADEL

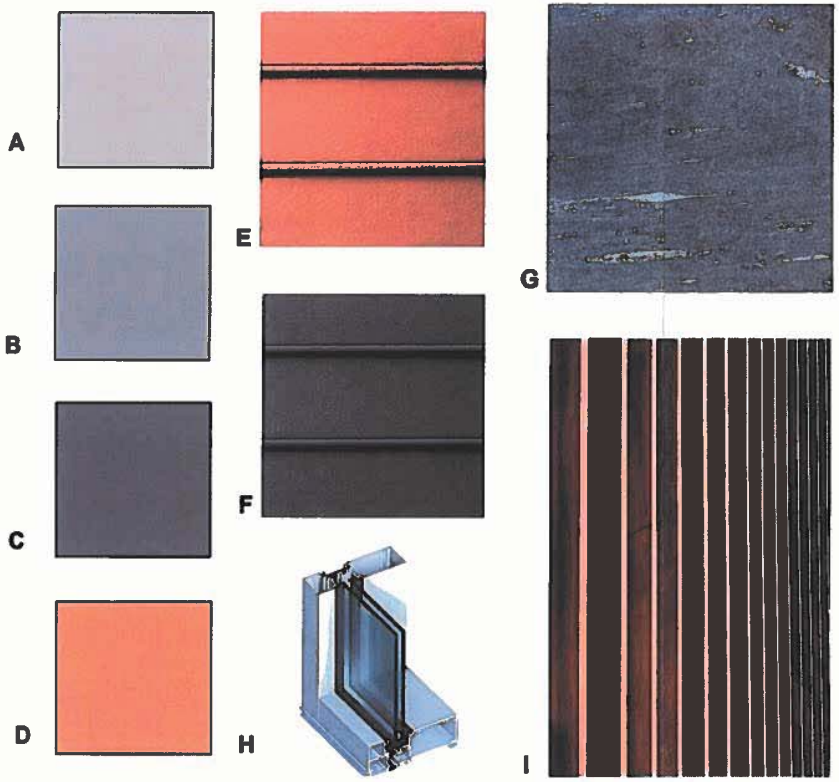
ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES [illegible]. NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT

[illegible]

NADEL NAVADA INC
875 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.889.2000
F. 702.889.7170
WWW.NADELARC.COM

20-0257
10/13/2020



COLORS & MATERIALS

PAINT:

A. SW 9166 DRIFT OF MIST

B. SW 7017 DORIAN GRAY

C. SW 7046 "ANONYMOUS"

D. SW 6131 CHAMOIS

SIDING:

E. FIBER CEMENT LAP SIDING: HARDIE PLANK LAP SIDING - BEADED SMOOTH
COLOR: SPICY MUSTARD

F. FIBER CEMENT LAP SIDING: HARDIE PLANK LAP SIDING - BEADED SMOOTH
COLOR: RUSTIC SAGE

STONE:

G. PORCELAIN TILE - DATILE AMBASSADOR - VOYAGE BLACK 12X24 - LIGHT POLISHED

STOREFRONT:

H. ANODIZED ALUMINUM

BATTEN:

I. ALUMINUM BATTEN SYSTEM.
COLOR: WOOD GRAIN

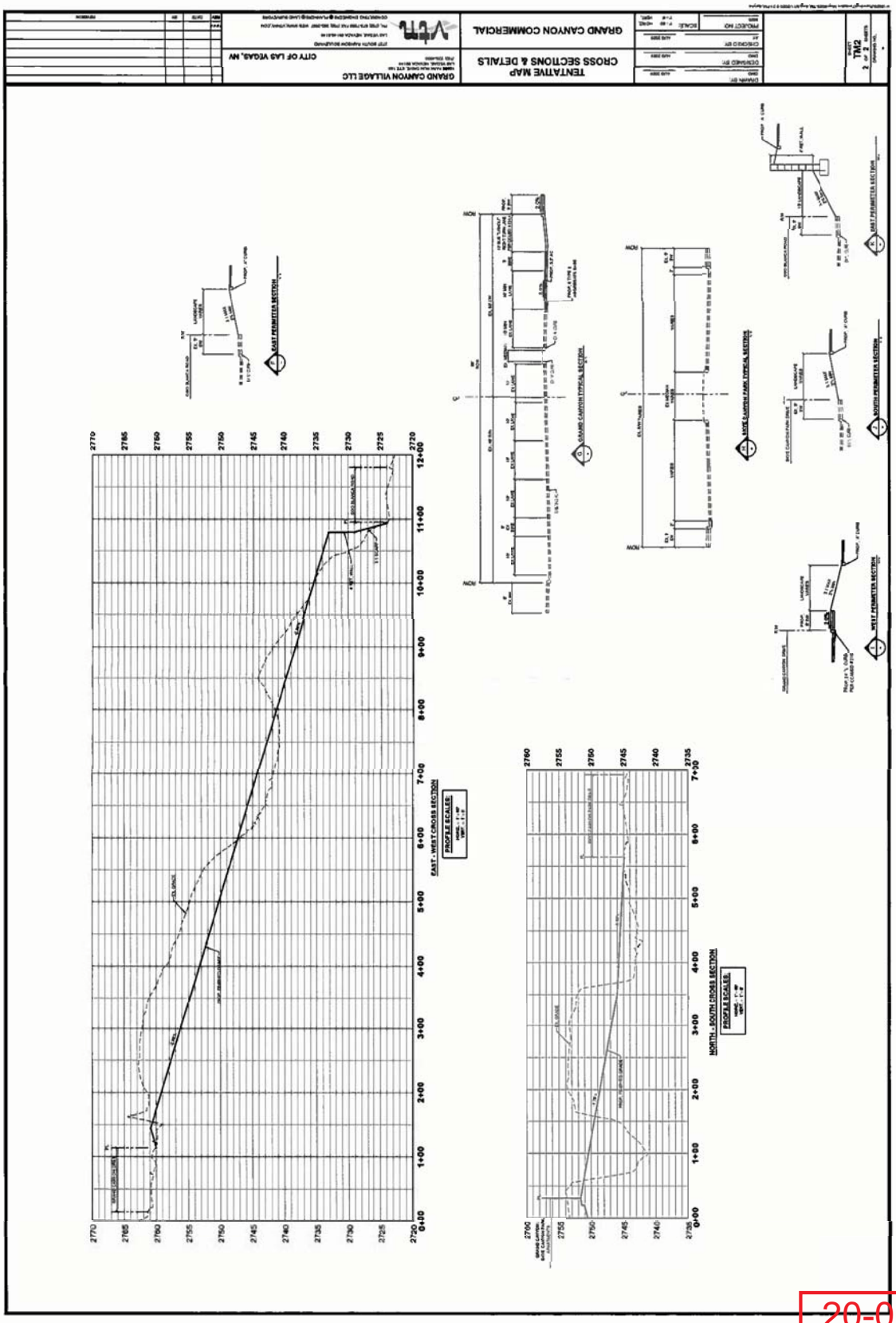
DATE: 09-28-2020
NADEL JOB #: 17047

NADEL

GRAND CANYON VILLAGE
NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

NADEL NAVADA INC

GRAND CANYON VILLAGE LLC
CITY OF LAS VEGAS, NV
TENTATIVE MAP
GRAND CANYON COMMERCIAL
TM1
1 OF 2 SHEETS
VICINITY MAP
N.T.S.
PROJECT INFORMATION:
GENERAL NOTES
BASIS OF BEARING
BENCHMARK
LEGEND
GRAPHIC SCALE
1" = 60'
OWNER
DEVELOPER
GRAND CANYON COMMERCIAL
GRAND CANYON PARK DRIVE
EAST WEST SECTION
NORTH PERIMETER SECTION
20-0257
10/14/2020



20-0257
10/14/2020



20-0257-SUP1, 20-0257-SUP2, 20-0257-SUP3, 20-0257-SUP4, 20-0257-SUP5, 20-0257-SUP6, 20-0257-SDR1 AND 20-0257-TMP1 - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC

NORTHEAST CORNER OF W SKYE CANYON PARK DR AND GRAND CANYON DRIVE

10/30/2020



20-0257-SUP1, 20-0257-SUP2, 20-0257-SUP3, 20-0257-SUP4, 20-0257-SUP5, 20-0257-SUP6, 20-0257-SDR1 AND 20-0257-TMP1 - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC

NORTHEAST CORNER OF W SKYE CANYON PARK DR AND GRAND CANYON DRIVE

10/30/2020

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

18-0333

October 5, 2020

VIA UPLOAD

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: ***Justification Letter***
APNs: 125-07-601-010 and a portion of 125-07-601-009

To Whom It May Concern:

Please be advised, this Firm represents the applicant with regard to the land use applications set forth below. The applicant is proposing to develop a 71,168 square foot commercial shopping center generally located near Grand Canyon Drive and Skye Canyon Park Drive (the "Site"). The Site is approximately 12.07 acres within the Grand Canyon Village Planned Community. The property is zoned planned development.

The applicant is requesting the following applications:

- **Tentative Map:**

  This request is for review and approval of the proposed one lot commercial subdivision tentative map. The map will consolidate the Site into one lot.

- **Site Development Plan Review and Special Use Permits:**

  The applicant is proposing to construct the following:

  - Convenience Store with fuel pumps and a Self Service Car Wash on Pad A (4,931 square feet). The applicant is seeking a special use permits to allow for a beer/wine/cooler off-sale liquor license and restricted gaming machines.
  - Quick Service Restaurant with drive thru on Pad B (4,597 square feet).
  - Quick Service Restaurant with drive thru and patio area on Pad C (2,400 square feet).
  - Pad D (10,840 square feet)

20-0257
10/13/2020

- Retail Store on Major A (13,228 square feet);
- Retail Store on Major B (13,042 square feet).
- Inline Shopping Center on Shop A (22,130 square feet).

We believe that all of these uses and special use permits are consistent and compatible with a multi tenant commercial project. The request for alcohol use is appropriate because the uses are being sought in conjunction with the primary use of the convenience store.

The proposed design of the buildings is as follows:

- Single story, wood framed construction, aluminum and fiber cement lap siding. Building elevations are designed with changes in materials, color and architectural features and with various articulated surfaces that are aesthetically interesting.
- The maximum building height is 34 feet which is compliant with Development Standards.
- All mechanical equipment will be screened from view of public streets, adjacent properties and parking areas.

There are 329 parking spaces required by code and the applicant is providing 457 parking spaces, which is a surplus of 129 parking spaces.

Thank you for your consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich by JJL

Jennifer Lazovich

JJL/amp

20-0257-SDR1
Grand Canyon Village, LLC

NEC W Skye Canyon Drive & Grand Canyon Drive

Proposed 71.141 thousand square foot shopping center.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	48.373	37.75	1,826
AM Peak Hour			0.94	45
PM Peak Hour			3.81	184

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPER CONVENIENCE MARKET/GAS STATION [1000 SF]	4.931	837.58	4,130
AM Peak Hour			83.14	410
PM Peak Hour			69.28	342

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	6.997	470.95	3,295
AM Peak Hour			40.19	281
PM Peak Hour			32.67	229

(heaviest 60 minutes)

Forth Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CLINIC [1000 SF]	10.84	38.16	414
AM Peak Hour			3.69	40
PM Peak Hour			3.28	36

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	71.141		**9,665**
AM Peak Hour				**776**
PM Peak Hour				**791**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

W Skye Canyon Park Drive	
Average Daily Traffic (ADT)	12,628
PM Peak Hour *(heaviest 60 minutes)*	1,010

Grand Canyon Drive	
Average Daily Traffic (ADT)	9,462
PM Peak Hour *(heaviest 60 minutes)*	757

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
W Skye Canyon Park Drive	35,490
Grand Canyon Drive	35,490

This project will add approximately 9,665 trips per day on W Skye Canyon Park Dr. and Grand Canyon Dr. Currently, Skye Canyon Park is at about 36 percent of capacity and Grand Canyon is at about 27 percent of capacity. With this project, Skye Canyon Park is expected to be at about 63 percent of capacity and Grand Canyon is expected to be at about 54 percent of capacity.

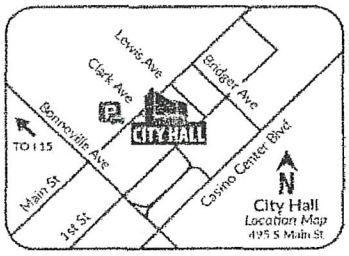
Based on Peak Hour use, this development will add into the area roughly 791 additional peak hour trips, or about thirteen every minute.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
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.

20-0257 and 20-0257-SUP1 and 20-0257-SUP2 and 20-0257-SUP3 and 20-0257-SUP4 and 20-0257-SUP5 and 20-0257-SUP6 and 20-0257-SDR1 and 20-0257-TMP1

Planning Commission Meeting of **12/08/2020**

20-0257
12507711008
DRURY CARISSA M
9478 DIAMOND BRIDGE AVE
LAS VEGAS NV 89166-3748

89 HRDFNP1 89166

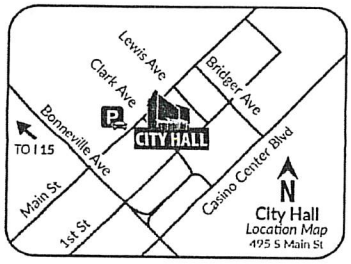
Submitted after final agenda
Yah P

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
DEC 07 2020
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.

20-0257 and 20-0257-SUP1 and 20-0257-SUP2 and 20-0257-SUP3 and 20-0257-SUP4 and 20-0257-SUP5 and 20-0257-SUP6 and 20-0257-SDR1 and 20-0257-TMP1

Planning Commission Meeting of **12/08/2020**

20-0257
12507712001
ABRAMOVITZ LARA
8449 SPENCER CANYON ST
LAS VEGAS NV 89166-3760

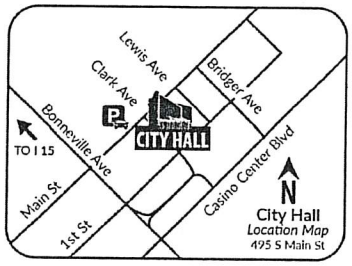
35 HRDFNP1 89166

47a-hp

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
DEC 07 2020
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

20-0257 and 20-0257-SUP1 and 20-0257-SUP2 and 20-0257-SUP3 and 20-0257-SUP4 and 20-0257-SUP5 and 20-0257-SUP6 and 20-0257-SDR1 and 20-0257-TMP1

Planning Commission Meeting of **12/08/2020**

20-0257
12507313029
RICE MARK JAMES
MOUNTFORD-RICE LINDA M
9680 SKYE CLIFF AVE
LAS VEGAS NV 89166

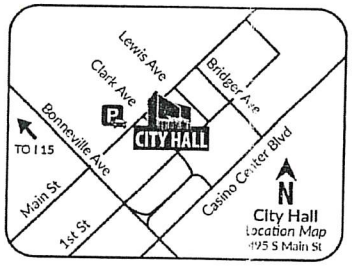
35 HRDFNP1 89166

4a-h A

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
DEC 07 2020
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.

20-0257 and 20-0257-SUP1 and 20-0257-SUP2 and 20-0257-SUP3 and 20-0257-SUP4 and 20-0257-SUP5 and 20-0257-SUP6 and 20-0257-SDR1 and 20-0257-TMP1

Planning Commission Meeting of **12/08/2020**

20-0257
12507715350
BARTOW ELIZABETH
8250 N GRAND CANYON DR # 1178
LAS VEGAS NV 89166

35 HRDFNP1 89166

4a-hA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0257-SUP1 - FOR PROPOSED BEER SALES. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0257-SUP2 - FOR PROPOSED WINE SALES. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0257-SUP3 - FOR PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0257-SUP4 - FOR A PROPOSED 4,931 SQUARE-FOOT CONVENIENCE STORE. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0257-SUP5 - FOR PROPOSED GASOLINE SALES. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47f

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0257-SUP6 - FOR A PROPOSED CAR WASH. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47g

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0257-SDR1 - FOR A PROPOSED 71,168 SQUARE-FOOT SHOPPING CENTER. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
47h

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0257-TMP1 - GRAND CANYON COMMERCIAL - FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
48

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

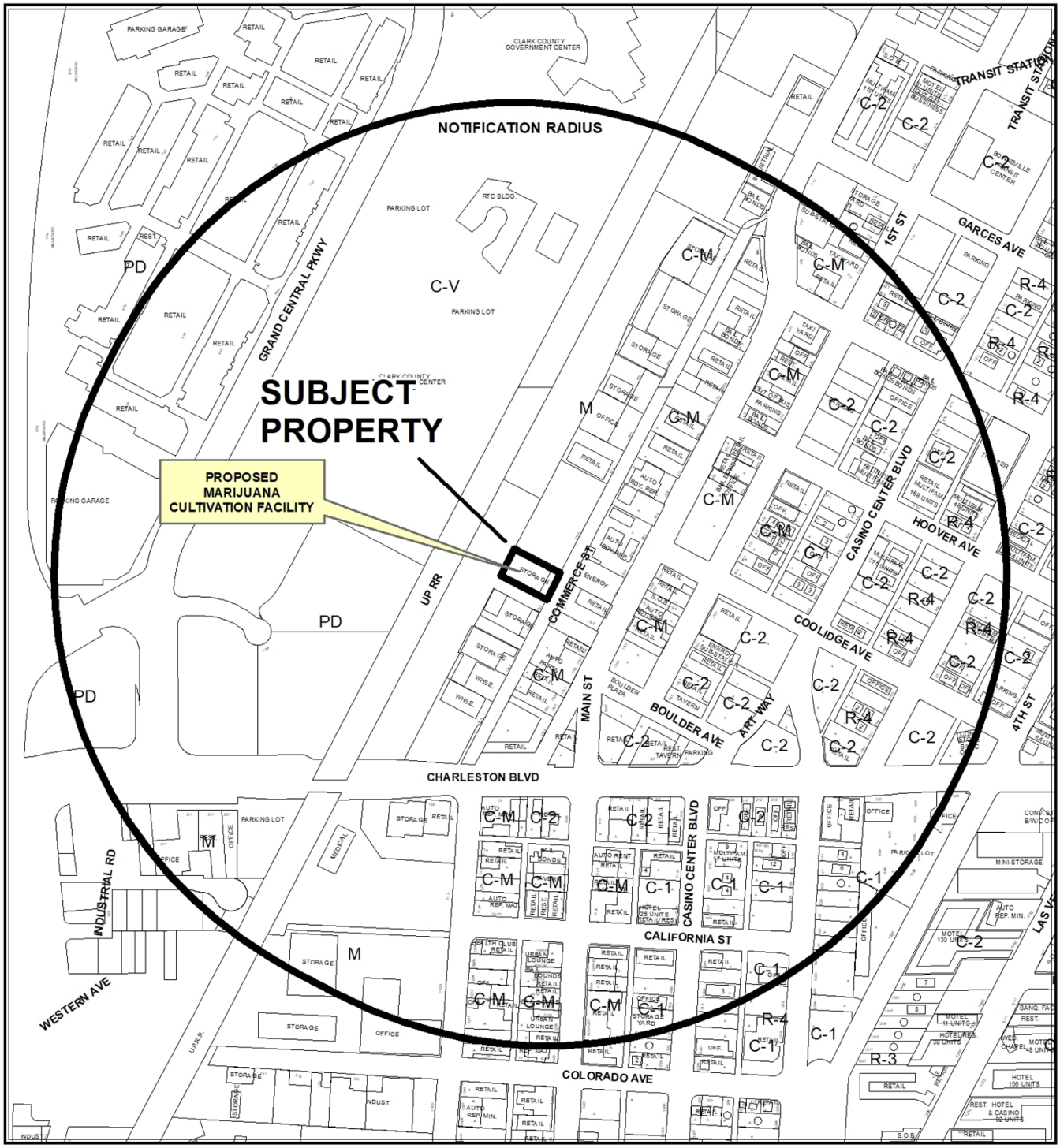
SUBJECT:
20-0256-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-77198) FOR A PROPOSED 10,908 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY on 0.40 acres at 1018 South Commerce Street (APN 139-33-801-006), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Protest/Support Postcards
8. Submitted at Meeting - E-comments



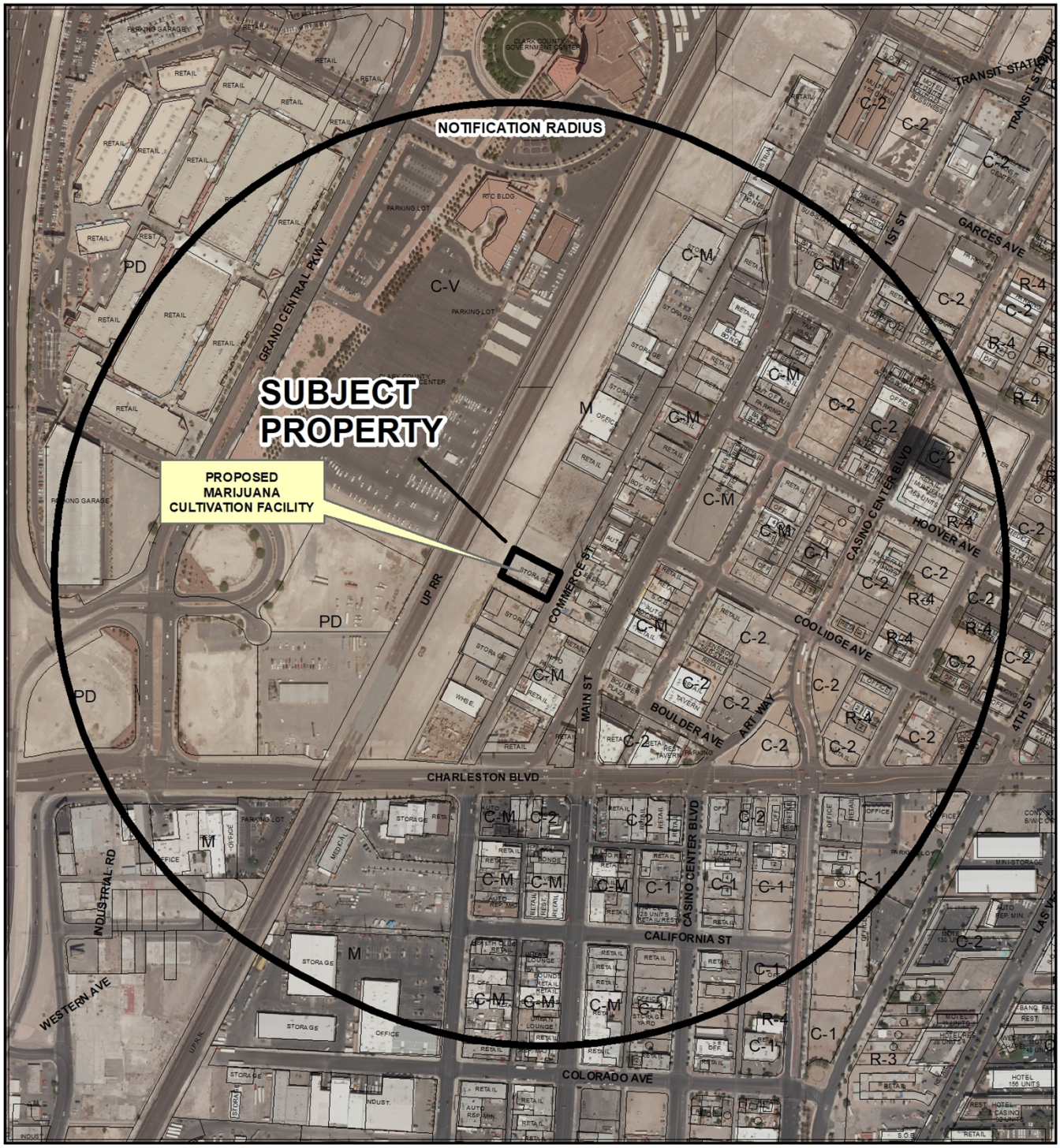
0 385 770 Feet

CASE: **20-0256-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 385 770

Feet

CASE: **20-0256-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- North Las Vegas Marijuana Despensary
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted
- Clark County Marijuana Despensary

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Parks
- Pools
- SCHOOLS
- Private Schools
- Martial Arts Instruction Business
- Teen Dance Center
- Child Care
- Amusement Park

Prohibited Areas

- Fremont

- Subject Property
- 300, 1000 and 1500 foot buffer
- Social Use Venue

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, October 26, 2020

20-0256-SUP1

Marijuana Establishments

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0256-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 403

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0256-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Cannabis Cultivation Facility use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. Prior to the issuance of a business license, the chain link fencing with razor and barbed wiring shall be removed.

6. The presence of minors on the premises of a cannabis establishment is prohibited unless the minor is a qualified patient on the premises of a cultivation facility and is accompanied by his or her parent or legal guardian.

7. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

8. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

9. Conformance to all regulations pertaining to a cannabis establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

10. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any cannabis, edible cannabis or cannabis infused product on the licensed premises.

11. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

12. Comply with the Conditions of Approval for Special Use Permit (SUP-77198) and all other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend the previously approved Special Use Permit (SUP-77198) for a 21,307 square-foot Cannabis Cultivation Facility to a 10,908 square-foot Cannabis Cultivation Facility located at 1018 South Commerce Street.

ISSUES

- An approved Special Use Permit is required for the licensing and operation of a Cannabis Cultivation Facility within the M (Industrial) zone.
- This request is to reduce the previously approved cannabis cultivation facility from 21,307 square feet to 10,908 square feet.

ANALYSIS

The subject site is located within the Civic & Business District of the Vision 2045 Downtown Master Plan. This district is one of the primary employment centers of the region. Undeveloped parcels and underutilized properties such as the subject site, provide great potential sites for development and redevelopment that will bring much needed residential and commercial activity to the district.

The Redevelopment Plan is a plan that presents a series of ideas and recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. The subject site is located within Area 1 of the plan and the proposed re-use of an existing structure that has become stagnant supports the goals and objectives set forth for Redevelopment Plan Area 1.

In September of 2019 the subject site received approval from the Planning Commission for a 21,307 square-foot Cannabis Cultivation Facility. The applicant is now requesting to reduce the facility to 10,908 square feet. The submitted floor plan date stamped 10/20/20 demonstrates a single-story facility two “flower” rooms, and one “vegetation” room. The remaining square-footage is devoted to a trim, dry, and pack room; employee breakroom and locker rooms; administrative offices and security rooms; and a vault.

A Cannabis Cultivation Facility use is described by Title 19.12 as “an enclosed structure which cultivates, delivers, transfers, transports, supplies, or sells cannabis to cannabis dispensaries or cannabis production facilities. This use includes an adult-use cannabis cultivation facility and a medical cannabis cultivation facility, as defined in NRS Chapter 678A.”

The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of cannabis, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between cannabis cultivation facilities and certain other uses that should be protected from the impacts associated with a cannabis cultivation facility. Therefore, except as otherwise provided in these Requirements, no cannabis cultivation facility may be located within 1000 feet of any school, or within 300 feet of any of the following uses:
   a. City park;
   b. Church/house of worship;
   c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
   d. Community recreational facility (public); or
   e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

   The proposed use meets this requirement, as the applicant has submitted a survey that indicates the required separation from protected uses.

2. The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

   The proposed use meets this requirement, and will be required to continue to comply with if approved.

3. No outside storage shall be permitted, including the use of shipping containers for on-site storage.

   The proposed use meets this requirement, as no outside storage has been proposed.

4. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

   The proposed use meets this requirement, as a certificate of occupancy will not be issued without such filtration system.

5. The Special Use Permit shall be void without further action if the use ceases for a period exceeding 90 days.

   The proposed use meets this requirement, as this is a required condition that is not waived.

6. A cannabis cultivation facility shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

   The proposed use meets this requirement, as this is a required condition that is not waived.

7. The use may not be located under the same roof as another use, except a cannabis cultivation facility, cannabis dispensary or cannabis production facility.

   The proposed use meets this requirement, as no other land use is proposed for the subject site.

8. No cannabis cultivation facility may be located within 1500 feet of an establishment that holds a nonrestricted gaming license described in subsection 1 or 2 of NRS 463.0177 and that existed on the date on which the application for the proposed cannabis cultivation facility was submitted to the City, but only if and to the extent the location of the proposed cannabis cultivation facility would be prohibited by Chapter 595, Statutes of Nevada 2019 (Assembly Bill 533).

   The proposed use meets this requirement, as the subject site is not within 1,500 feet of an establishment that holds a nonrestricted gaming license.

   ,

9. An application for a Special Use Permit for a cannabis cultivation facility must include or be accompanied by a survey that depicts the minimum distance separation buffers of 300, 1000 and 1500 feet that are referenced within these Minimum Special Use Permit Requirements, as well as the location of all the uses regarding which the separation distances are established. The survey must be signed and stamped or sealed by a surveyor who holds a current license from the Nevada Board of Engineers and Land Surveyors.

The proposed use meets this requirement, as the applicant has submitted a signed and stamped survey that demonstrates the minimum distance separation buffers referenced in requirement number one and number eight.

Staff finds the proposed Cannabis Cultivation Facility remains capable to be conducted in a manner that is harmonious and compatible with future land uses in the area, and supports the vision and goals of the Downtown Master Plan. Therefore, staff recommends approval with conditions.

FINDINGS (20-0256-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site complies with all minimum distance requirements set forth by Title 19.12 for protected uses, and the use can be conducted in manner that is harmonious and compatible with the existing surrounding land uses and future land uses as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is a developed lot with a single structure that is suitable for the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Commerce Street is a one-way, 45-foot wide collector street adequate in size to meet the requirements of the proposed Cannabis Cultivation Facility, as the proposed use is not open to the public.

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 Cannabis Cultivation Facility use will be subject to regular inspections by multiple governmental agencies to ensure compliance thus, ensuring the public health, safety and general welfare are not compromised

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use meets all applicable conditions of Title 19.12 for a Cannabis Cultivation Facility. Conditions of approval will ensure continued conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/21/14	City Council approved Text Amendment (TXT-52502) to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statues and to provide for other related matters. Ordinance No. 6321.
06/04/14	City Council approved Text Amendment (TXT-52502) to amend Las Vegas Municipal Code Title 6 to implement licensing regulations related to facilities for the production of edible marijuana products or marijuana-infused products, medical marijuana dispensaries, medical marijuana cultivation facilities, and independent testing laboratories, collectively referred to as medical marijuana establishments, in conformance with the intent of SB 374 of the 2013 session of the Nevada Legislature and to provide for other related matters. Ordinance 6324.
10/29/14	The City Council approved Special Use Permit (SUP-55287) for a proposed 21,307 square-foot Medical Marijuana Cultivation Facility at 1018 S Commerce Street. The Planning Commission and staff recommended approval of the request.
06/15/16	The City Council approved Extension of Time (EOT-64421) of an approved Special Use Permit (SUP-55287) for a proposed 21,307 square-foot Medical Marijuana Cultivation Facility at 1020 S Commerce Street. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/06/17	The City Council approved Extension of Time (EOT-71966) of an approved Special Use Permit (SUP-55287) for a proposed 21,307 square-foot Medical Marijuana Cultivation Facility at 1020 S Commerce Street. Staff recommended approval of the request.
08/15/18	The Department of Planning approved a Minor Amendment to a Special Use Permit (SUP-74182) for a 10,107 square-foot reduction to an approved 21,307 square-foot Marijuana Cultivation Facility at 1018 S Commerce Street.
09/24/19	The Planning Commission approved a request for a Special Use Permit (SUP-77198) for a proposed 21,307 square-foot Marijuana Cultivation Facility use at 1018 South Commerce Street. Staff recommended approval.

Most Recent Change of Ownership	
11/2016	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/01/15	A building permit application (C-301016) was submitted to the Department of Building and Safety for a tenant improvement at 1018 South Commerce Street for a Medical Marijuana Cultivation facility. The building permit was not issued.
03/11/18	A building permit application (C18-00916) was submitted to the Department of Building and Safety for a tenant improvement at 1018 South Commerce Street for a temporary product development area (3,088 square feet). The building permit was not issued.
08/30/18	A building permit (C18-03327) was issued for a tenant improvement at 1018 South Commerce Street for a Medical Marijuana Cultivation facility. The building permit expired on 02/26/19.

Pre-Application Meeting	
10/12/20	Staff conducted a pre-application meeting via email to discuss the submittal requirements for a Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/30/20	Staff performed a routine field check to observe the subject site. The site was secured with chain link fencing topped with razor and barbed wiring. Staff has added a condition of approval to ensure the removal of such fencing prior to licensing as these materials are prohibited within the City of Las Vegas. Staff did not observe any graffiti or trash/debris on the site.

Details of Application Request	
Site Area	
Net Acres	0.40

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Building	LI/R (Light Industrial / Research)	M (Industrial)
North	Undeveloped	LI/R (Light Industrial / Research)	M (Industrial)
South	Undeveloped	LI/R (Light Industrial / Research)	M (Industrial)
East	Vacant Building	C (Commercial)	C-M (Commercial / Industrial)
West	Undeveloped	LI/R (Light Industrial / Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Master Plan – Area 1	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Commerce Street	Collector	Master Plan of Streets and Highways Map	45	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Cannabis Cultivation Facility	10,908 SF	1:1000 SF	11				
TOTAL SPACES REQUIRED			11		7		Y*
Regular and Handicap Spaces Required			10	1	6	1	Y*

**Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

Las Vegas Valley Water District (LVVWD)
Comments:
This parcel is currently served for domestic service, however, the meter size may not be adequate for the proposed development. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. Easements by separate document must be provided for LVVWD facilities.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 1018 S. Commerce Street, Las Vegas, NV 89104

Project Name Nevcann **Proposed Use** Marijuana Cultivation Facilities

Assessor's Parcel #(s) 139-33-801-006 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing M Proposed No Change

Additional Information _____

Property Owner Molasky Ventures Contact Robert Gurdison

Address 100 N. City Parkway, Suite 1700 City Las Vegas State NV Zip 89104

E-mail rgurdison@molaskyventures.com Phone 702-768-7779

Applicant Robert Gurdison Contact Robert Gurdison

Address 100 N. City Parkway, Suite 1700 City Las Vegas State NV Zip 89104

E-mail rgurdison@molaskyventures.com Phone 702-768-7779

Representative Robert Gurdison Contact Robert Gurdison

Address 100 N. City Parkway, Suite 1700 City Las Vegas State NV Zip 89104

E-mail rgurdison@molasyventures.com Phone 702-768-7779

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Steven Molasky

Subscribed and sworn before me

This 20TH day of OCTOBER, 20 20

Melanie Sese, CLARK County, Nevada

Notary Public in and for said County and State

MELANIE SESE
Notary Public State of Nevada
No. 98-1494-1
My Appt. Exp. March 12, 2022

20-0256
10/20/2020

SITE DATA

SCOPE:

RENOVATION OF AN EXISTING WAREHOUSE TO A MME CULTIVATION FACILITIES.

JURISDICTION:	CITY OF LAS VEGAS
OVERLAY DESIGN GUIDELINE:	INTERIM DOWNTOWN CENTENNIAL PLAN
APN #	139-33-801-006
SITE AREA:	0.4 ACRES
ZONING:	M (MANUFACTURING)
USE:	MARIJUANA CULTIVATION FACILITIES
PERMISSIBLE USE:	BY SPECIAL USE PERMIT
EXISTING BUILDING SHELL AREA:	11,200 S.F. GROSS
OCCUPIED AREA:	10,908 NET S.F.
PARKING SPACES PROVIDED:	PROVIDED: 7 SPACES (INCLUDING 1 VAN ACCESSIBLE)
PARKING SPACES REQUIRED:	REQUIRED: 1/1,000 RATIO 11,200 GROSS S.F. = 12 PARKING SPACES
TOTAL OCCUPANCY:	111 OCCUPANTS
FIRE SPRINKLERS:	NOT REQUIRED

VICINITY MAP



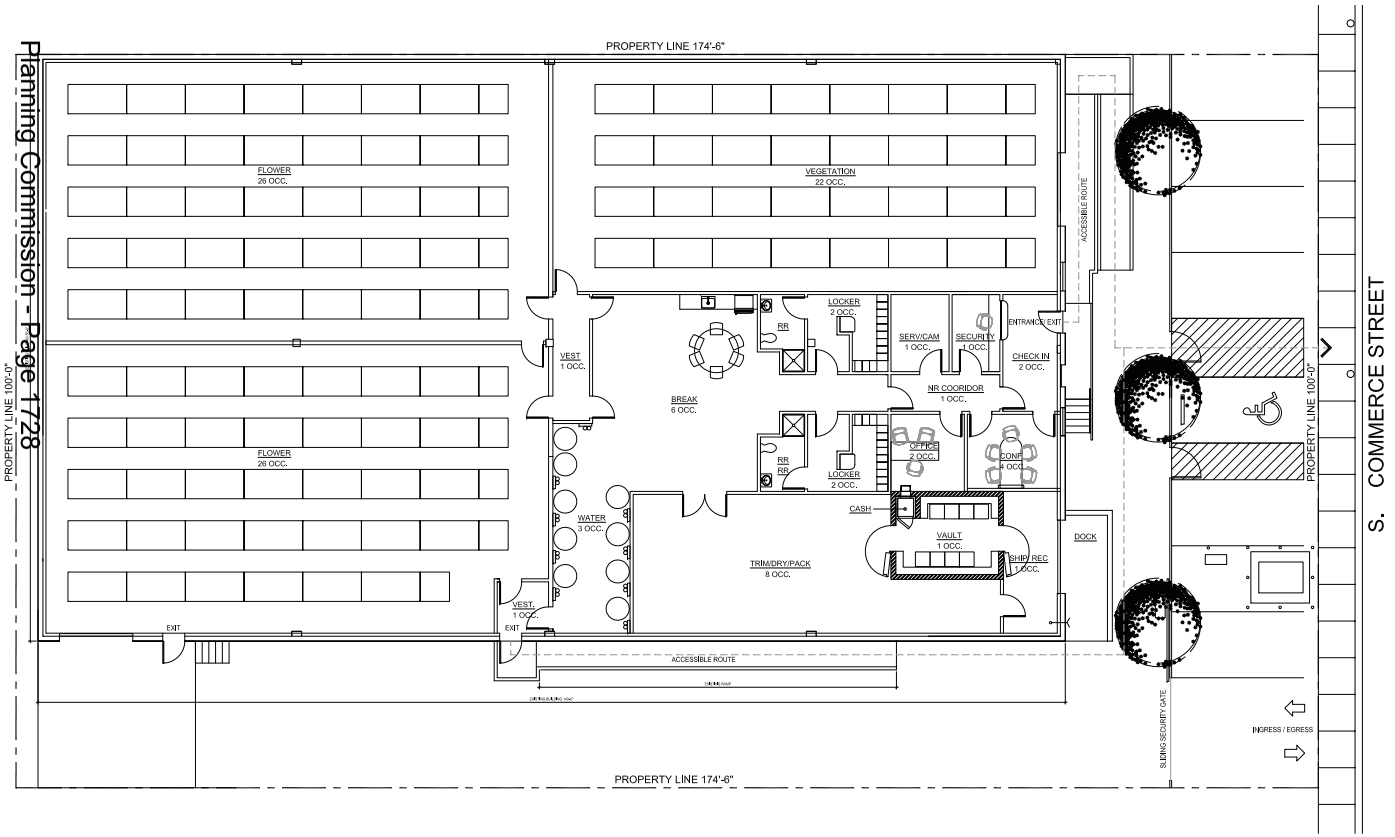
1018 S. COMMERCE STREET
LAS VEGAS, NV 89106

NORTH

ROB GURDISON ARCHITECT
Architecture + Interiors
1005 City Parkway Las Vegas, Nevada Ph:702-768-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ROB GURDISON ARCHITECT. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF ROB GURDISON ARCHITECT

Silver Mountain
Design & Property Services



Planning Commission - Page 1728

1 FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

0' 4' 8' 16'

FLOOR PLAN
LEVEL 01

PRELIMINARY
NOT FOR BID OR
CONSTRUCTION

NEVCANN
MME CULTIVATION FACILITIES

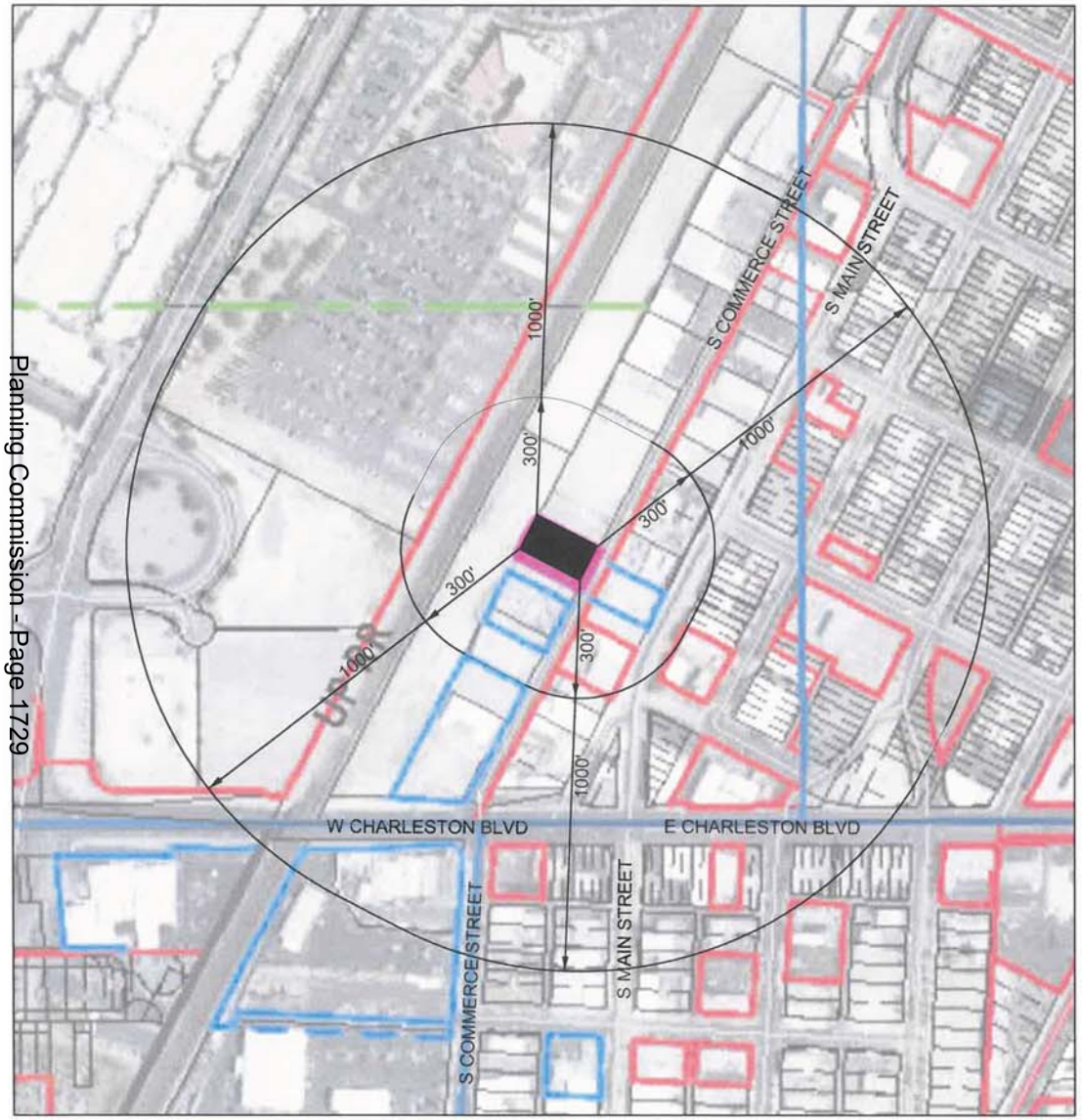
1018 S. COMMERCE ST.
LAS VEGAS, NV 89106
APN #: 139-33-801-006

REV.	DESCRIPTION	DATE

20-0256
10/20/2020

PROJECT #: 2020-003
24x36 SHEET
DATE: 05-05-2020
SHEET NUMBER :

A1.01



DISTANCE SEPARATION SURVEY

FOR A MARIJUANA CULTIVATION FACILITIES

1018 S. COMMERCE ST.
LAS VEGAS, NV 89081
36.16°N, 115.15°W
PARCEL #: 139-33-801-006

-CURRENT ZONING: M
-PURSUANT TO CLV DEVELOPMENT CODE TITLE 19, CHAPTER 12, SECTION 070 AND NRS 453A AND 453D.

I, BOYD R. URIE, PLS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN STATE OF NEVADA, AS PRINCIPAL SURVEYOR FOR SUNBELT ENGINEERING AND TESTING, CERTIFY THAT:

THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION THAT;

NO SCHOOL PROPERTY LINES OR PARCEL LINES ARE LOCATED WITHIN 1000 FEET FROM THE PROPOSED FACILITIES;

NO COMMUNITY FACILITIES, INCLUDING CHILD DAY CARE FACILITIES, PUBLIC PARKS, PUBLIC PLAYGROUNDS, PUBLIC SWIMMING POOLS, ADOLESCENT AND/OR CHILD RECREATIONAL FACILITIES OR PLACES OF WORSHIP (CHURCH, SYNAGOGUE, OR PLACE USED FOR RELIGIOUS WORSHIP OR OTHER RELIGIOUS PURPOSE) PROPERTY LINES OR PARCEL LINES ARE LOCATED WITHIN 300 FEET FROM THE PROPOSED FACILITIES.

NO DEVELOPED RESIDENTIAL USE WITHIN 300 FEET FROM THE PROPOSED FACILITIES.

111 OCCUPANTS

BOYD R. URIE, NPLS

BOYD R. URIE
Exp: 6-30-20
No. 6614
9-10-2019

SUNBELT ENGINEERING & TESTING
6330 S. Sandhill Rd., Ste. 2
Las Vegas, NV 89120
Ph: (702) 413-6640 x222
Fax: (702) 413-7714

0' 150' 300' 600'
SCALE: 1"=300'
SCALE VALID AT 11X17

NORTH

20-0256
10/20/2020

SITE DATA

SCOPE:

RENOVATION OF AN EXISTING WAREHOUSE TO A MME CULTIVATION FACILITIES.

JURISDICTION:	CITY OF LAS VEGAS
OVERLAY DESIGN GUIDELINE:	INTERIM DOWNTOWN CENTENNIAL PLAN
APN #	139-33-801-006
SITE AREA:	0.4 ACRES
ZONING:	M (MANUFACTURING)
USE:	MARIJUANA CULTIVATION FACILITIES
PERMISSIBLE USE:	BY SPECIAL USE PERMIT
EXISTING BUILDING SHELL AREA:	11,200 S.F. GROSS
OCCUPIED AREA:	10,908 NET S.F.
PARKING SPACES PROVIDED:	PROVIDED: 7 SPACES (INCLUDING 1 VAN ACCESSIBLE)
PARKING SPACES REQUIRED:	REQUIRED: 1/1,000 RATIO 11,200 GROSS S.F. = 12 PARKING SPACES
TOTAL OCCUPANCY:	111 OCCUPANTS
FIRE SPRINKLERS:	NOT REQUIRED

VICINITY MAP



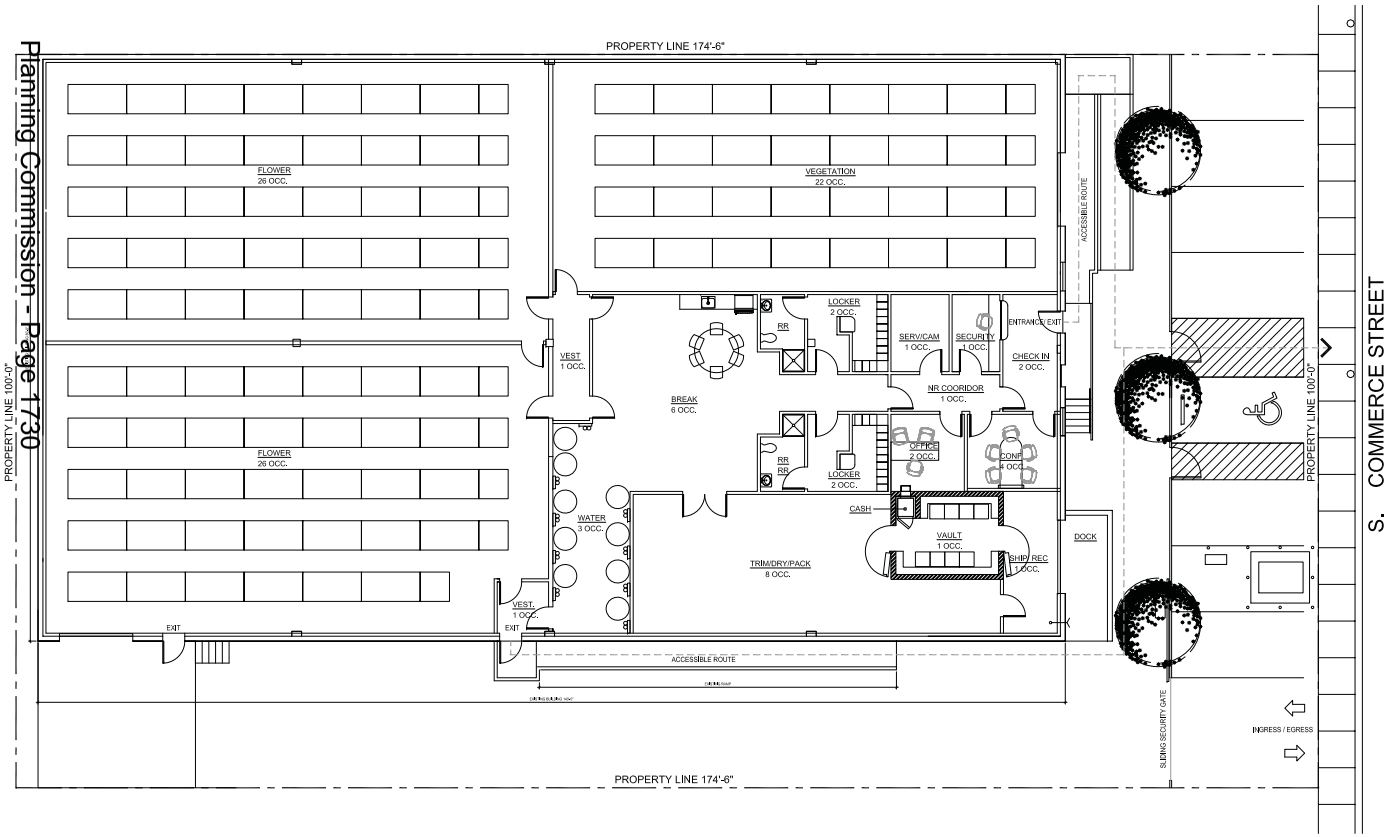
1018 S. COMMERCE STREET
LAS VEGAS, NV 89106

NORTH

ROB GURDISON ARCHITECT
Architecture + Interiors
1005 City Parkway Las Vegas, Nevada Ph:702-768-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ROB GURDISON ARCHITECT. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF ROB GURDISON ARCHITECT

Silver Mountain
Design & Property Services



Planning Commission - Page 1730

1 FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

0' 4' 8' 16'

FLOOR PLAN
LEVEL 01

PRELIMINARY
NOT FOR BID OR
CONSTRUCTION

NEVCANN
MME CULTIVATION FACILITIES

1018 S. COMMERCE ST.
LAS VEGAS, NV 89106
APN #: 139-33-801-006

REV.	DESCRIPTION	DATE

20-0256
10/20/2020

PROJECT #: 2020-003
24x36 SHEET
DATE: 05-05-2020
SHEET NUMBER :

A1.01

MOLASKY VENTURES LLC

City of Las Vegas
Public Works Department
333 N. Rancho Road
Las Vegas, NV 89106

Date: October, 19 2020

RE: Justification Letter Nevcann Marijuana Cultivation Facilities

Dear City of Las Vegas Planning Department.

Nevcann is a Marijuana Cultivation Facilities who is seeking approval of land use to conduct their business activities. Nevcann has had previous approval for land use by the City of Las Vegas, where prior approval of PRJ-77163 was approved by Planning Commission on September 10, 2019. CLV Business Licensing has recommended that the Land Use has expired and that a new application be submitted for review prior to further approvals for building permit, construction or occupying the property for Cannabis Cultivation use. Molasky Ventures (Landlord) will be providing limited liability development assistance for the completion of design, engineering and construction administration.

The building gross s.f. is 11,200 s.f. and the Tenant Improvement is to occupy 10,908 s.f. The building is a single story with 7 proposed parking spaces that includes 1 accessible parking space. The structure will be improved with new fire sprinklers, energy code compliance, new security gate, security lighting and cameras. Additional power has been requested by NV Energy and LVVWD is being engaged for fire service. Since S. Commerce has been recently paved in March 2017, we will are performing a logistical study to bore under the pavement to make the new sprinkler line connection

For more information, please contact me.

Rob Gurdison, AIA, NCARB
Molasky Ventures

100 North City Parkway, Suite 1700 Las Vegas, NV 89106 702.735.0155 Fax: 702.735.0156
www.molaskyventures.com

20-0256
10/20/2020



20-0256-SUP1 - APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC
1018 SOUTH COMMERCE STREET

10/30/2020



20-0256-SUP1 - APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC
1018 SOUTH COMMERCE STREET

10/30/2020



20-0256-SUP1 - APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC
1018 SOUTH COMMERCE STREET

10/30/2020



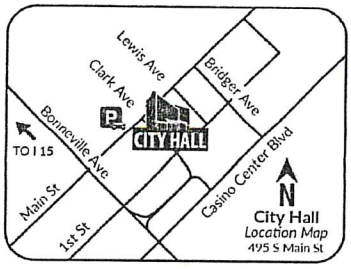
20-0256-SUP1 - APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC
1018 SOUTH COMMERCE STREET

10/30/2020

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
DEC 0 3 2020
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.

20-0256-SUP1

Planning Commission Meeting of **12/08/2020**

20-0256-SUP1
13934412039
MORGAN THOMAS HARRY
WALLACE-MORGAN SUSAN B
200 HOOVER AVE # 1013
LAS VEGAS NV 89101

03 HRDFNP1 89101

Submitted after final agenda

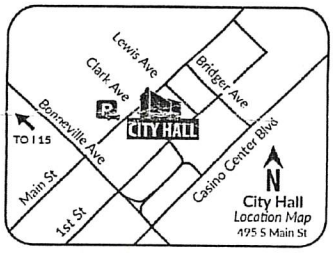
40P

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
DEC 0 3 2020
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.

20-0256-SUP1

Planning Commission Meeting of **12/08/2020**

Yes I support

20-0256-SUP1
16203105009
197 E CALIFORNIA STREET L L C
4104 FAIRYWREN DR
NORTH LAS VEGAS NV 89031

43 HRDFNP1 89031

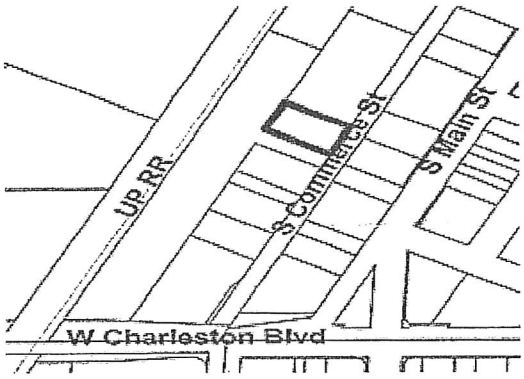
Application Information

20-0256-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 1000 & 1018 S COMMERCE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-77198) FOR A PROPOSED 10,908 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY on 0.40 acres at 1018 South Commerce Street (APN 139-33-801-006), M (Industrial) Zone, Ward 3 (Diaz).

I support this Request

Signature 197 E California Street L L C

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*12/08/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

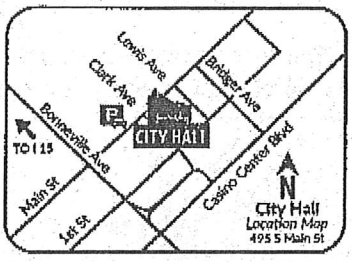
Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

Submitted after final agenda 4BA

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
DEC 08 2020
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

20-0256-SUP1

Planning Commission Meeting of **12/08/2020**

20-0256-SUP1
16203110066
FUMO OSVALDO E & IRMINA L
1212 S CASINO CENTER BLVD
LAS VEGAS NV 89104-1016

48A

48

Form Name:	Planning Application Comments 2020
Submission Time:	November 29, 2020 9:24 am
Browser:	Firefox 83.0 / Windows
IP Address:	68.108.168.83
Unique ID:	711670930
Location:	36.031600952148, -115.21179962158

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0256
Position	I SUPPORT the project and all related applications.
Name	Main Street Las Vegas LLC
Residential or Business Address	1215 S. Main Street Las Vegas , NV 89104
Phone	(702) 592-0929
Email	design@beckymiller.com

Submitted at Planning Commission

Date 12/8/2020 Item 48

Comments

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
49

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

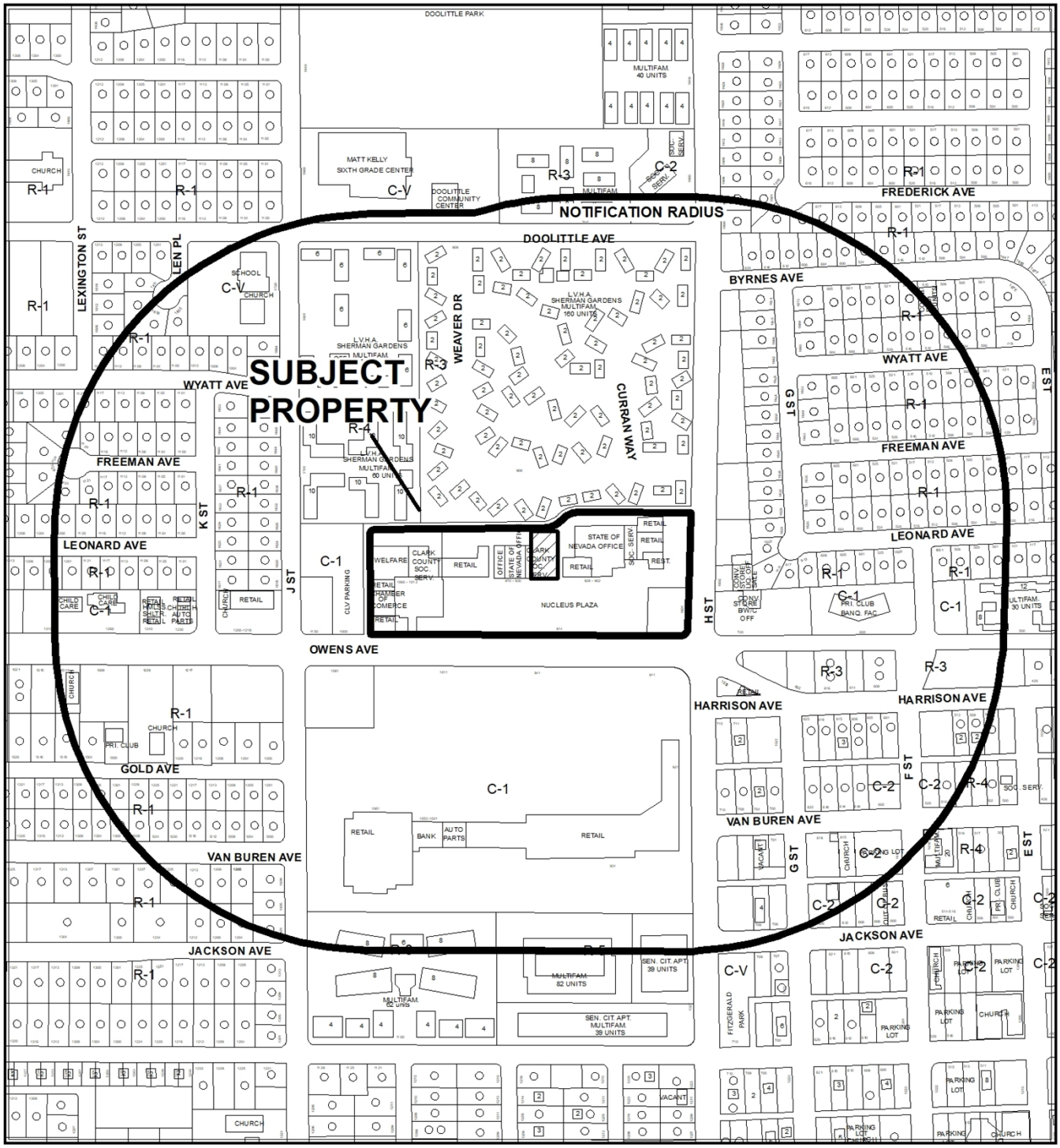
SUBJECT:
20-0272-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LABO FUNERAL HOME/CHAPEL - OWNER: JLC NUCLEUS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A MORTUARY OR FUNERAL CHAPEL USE on 6.14 acres at 940 West Owens Avenue (APN 139-21-806-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 01/20/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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 - Support Postcards



0 360 720 Feet

CASE: **20-0272-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 360 720
Feet

CASE: **20-0272-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LABO FUNERAL HOME/CHAPEL - OWNER: JLC NUCLEUS, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0272-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 295

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

20-0272-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mortuary or Funeral Chapel 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 is requesting a Special Use Permit to allow an 8,119 square-foot Mortuary or Funeral Chapel at 940 West Owens Avenue.

ISSUES

- The Mortuary or Funeral Chapel use is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit.

ANALYSIS

The subject site is located within an existing commercial shopping center that is zoned C-1 (Limited Commercial). The commercial shopping center is commonly known as Nucleus Plaza.

The applicant is proposing to incorporate a Mortuary or Funeral Chapel within an 8,119 square-foot commercial suite within Building C. This use is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit. The Mortuary or Funeral Chapel use is defined as “A facility in which one or both of the following activities occur:

1. Dead bodies are prepared for burial or cremation.
2. Funeral services are conducted.”

There are no Minimum Special Use Permit Requirements associated with this use.

The subject shopping center is located within the boundaries of both the Redevelopment Plan Area 1, and the West Las Vegas Plan. Both plans outline specific goals and objectives for the revitalization of commercial areas within these boundaries that will eliminate the spread of blight and deterioration of existing commercial centers by encouraging private businesses to occupy vacant leasable space which will in turn, activate commercial areas that have become stagnant over the years. The proposed funeral chapel supports both plans by occupying a suite within an established commercial center that has had vacant, underutilized leasable space available for lengthy periods over the years.

This parcel is currently served by the Las Vegas Valley Water District for domestic and fire service and does not have the backflow prevention required for this use per NAC 445A.67195. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District for domestic meter sizing, fire flow availability, and backflow retrofit.

Staff finds that the proposed Mortuary or Funeral Chapel use can be conducted in a manner that is harmonious and compatible with the existing land uses within the shopping center and the surrounding land uses. If this Special Use Permit application is denied, the proposed Mortuary or Funeral Chapel will not be able to operate at this location.

FINDINGS (20-0272-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Mortuary or Funeral Chapel will be located within a commercial shopping center and can be operated in a way that is compatible and harmonious with the existing uses within the shopping center and surrounding uses within the commercial corridor.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is located within a commercial shopping center that was designed to accommodate a variety of uses that serve area patrons and is physically suitable for the operation of a proposed Mortuary or Funeral Chapel.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Site access is provided by Owens Avenue, a 100-foot-wide Primary Arterial, and H Street, an 80-foot Collector Street as defined by the Master Plan of Streets and Highways. Each of which is adequate in size to service 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 Mortuary or Funeral Chapel use would be subject to regular inspections by multiple government agencies and would therefore not compromise the public health, safety, or welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no minimum requirements for the Mortuary or Funeral Chapel use in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/26/60	The Planning Commission approved a Rezoning (Z-0022-60) from R-4 (High Density Residential) and C-2 (General Commercial) to C-1 (Limited Commercial). The Board of City Commissioners recommended approval.
12/16/82	The Board of Zoning Adjustments approved a Variance (V-0108-82) to allow the manufacturing and wholesale of small high technology engineering equipment at 900 West Owens Avenue.
04/24/86	The Board of Zoning Adjustments approved a Variance (V-0044-86) to allow a facility for the refurbishing and repair of heavy equipment and parts.
06/22/93	The City Council approved a Variance (V-0055-93) to allow an open sales lot (hot dog stand) where such use is not allowed. The Board of Zoning Adjustments recommended approval.

Most Recent Change of Ownership	
10/15/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/06/17	A Business License (G64-09152) was issued for a non-profit organization at 1016 West Owens Avenue. The license is currently active and set to expire on 02/01/21.
07/15/17	A Business License (G65-04466) was issued for a non-profit social service at 1024 West Owens Avenue. The license is currently active and set to expire on 07/01/21.
11/16/17	A Business License (G65-07473) was issued for an Adult Day Care Facility at 930 West Owens Avenue. The license is currently active and set to expire on 11/01/20.
05/24/18	A Business License (G68-03429) was issued for personal care consultation services at 960 West Owens Avenue. The license is currently active and set to expire on 05/01/21.
11/15/18	A Business License (G66-07669) was issued for a physical therapy facility at 926 West Owens Avenue. The license is currently active and set to expire on 11/01/21.
06/29/19	A Business License (G67-04317) was issued for an internet radio station at 940 West Owens Avenue. The license is currently active and set to expire on 12/01/20.
09/19/19	A Business License (G67-06725) was issued for a dollar store at 1012 West Owens Avenue. The license is currently active and set to expire on 03/01/21.
01/26/20	A Business License (G67-08773) was issued for mental health therapy services at 926 West Owens Avenue. The license is currently active and set to expire on 01/01/21.
02/14/20	A Business License (G68-00332) was issued for non-profit community services organization at 900 West Owens Avenue. The license is currently active and set to expire on 02/01/20.
04/09/20	A Business License (G68-02057) was issued for a beauty salon at 910 West Owens Avenue. The license is currently active and set to expire on 04/01/21.
05/01/20	A Business License (G68-02059) was issued for clothing and accessory sales at 910 West Owens Avenue. The license is currently active and set to expire on 11/01/20.
05/28/20	A Business License (G68-03313) was issued for a tobacco dealer at 1012 West Owens Avenue. The license is currently active and set to expire on 05/01/20.
06/28/20	A Business License (G65-03649) was issued for cell phone and accessory sales at 1020 West Owens Avenue. The license is currently active and set to expire on 12/01/20.

Pre-Application Meeting	
10/15/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a Mortuary or Funeral Chapel.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
11/09/20	A routine field check was conducted by staff; nothing was noted of concern within the existing commercial shopping center.

Details of Application Request	
Site Area	
Net Acres	6.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
		PF (Public Facilities)	
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
East	General Retail Store, Other than Listed Beer/Wine/Cooler Off-Sale Establishment		
	General Retail Store, Other than Listed Package Liquor Off-Sale Establishment Gaming Establishment, Restricted	SC (Service Commercial)	
West	Parking Facility	PF (Public Facilities)	

Master and Neighborhood Plan Areas	***Compliance***
West Las Vegas	Y
West Las Vegas Plan	Y
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 – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
H Street	Collector	Master Plan of Streets and Highways Map	80	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use

Project Address (Location) 940 W. Owens Avenue

Project Name Labo Funeral Chapel **Proposed Use** Funeral Chapel

Assessor's Parcel #(s) 139 21 806 002 **Ward #** 5 - Crear

General Plan: Existing C-1 Proposed C-1 **Zoning:** Existing C-1 Proposed C-1

Additional Information Utilize a tenant improvement space within an existing plaza for a funeral home/chapel

Property Owner JLC Nucleus LLC Contact Jay Cooke

Address ~~1885~~ 1995 Big Beaver Road Suite 200 City Troy State MI Zip 48084

E-mail ~~jaycooke@crgproperties.com~~ Jay@cooke-management.com Phone 248.614.0066

Applicant MIXT Consulting Contact Rene Rolin

Address 8465 W. Sahara Avenue City Las Vegas State NV Zip 89117

E-mail mixt@cox.net Phone 702.499.4555

Representative MIXT Consulting Contact Rene Rolin

Address 8465 W. Sahara Avenue City Las Vegas State NV Zip 89117

E-mail mixt@cox.net Phone 702.499.4555

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 Jay L. Cooke

Subscribed and sworn before me

This 19th day of October, 20 20.

_____

Notary Public in and for said County and State

PAMELA COLBERT
Notary Public, State of Nevada
No. 06-108602-1
My Appt. Exp. Jul. 28, 2022

20-0272
10/20/2020

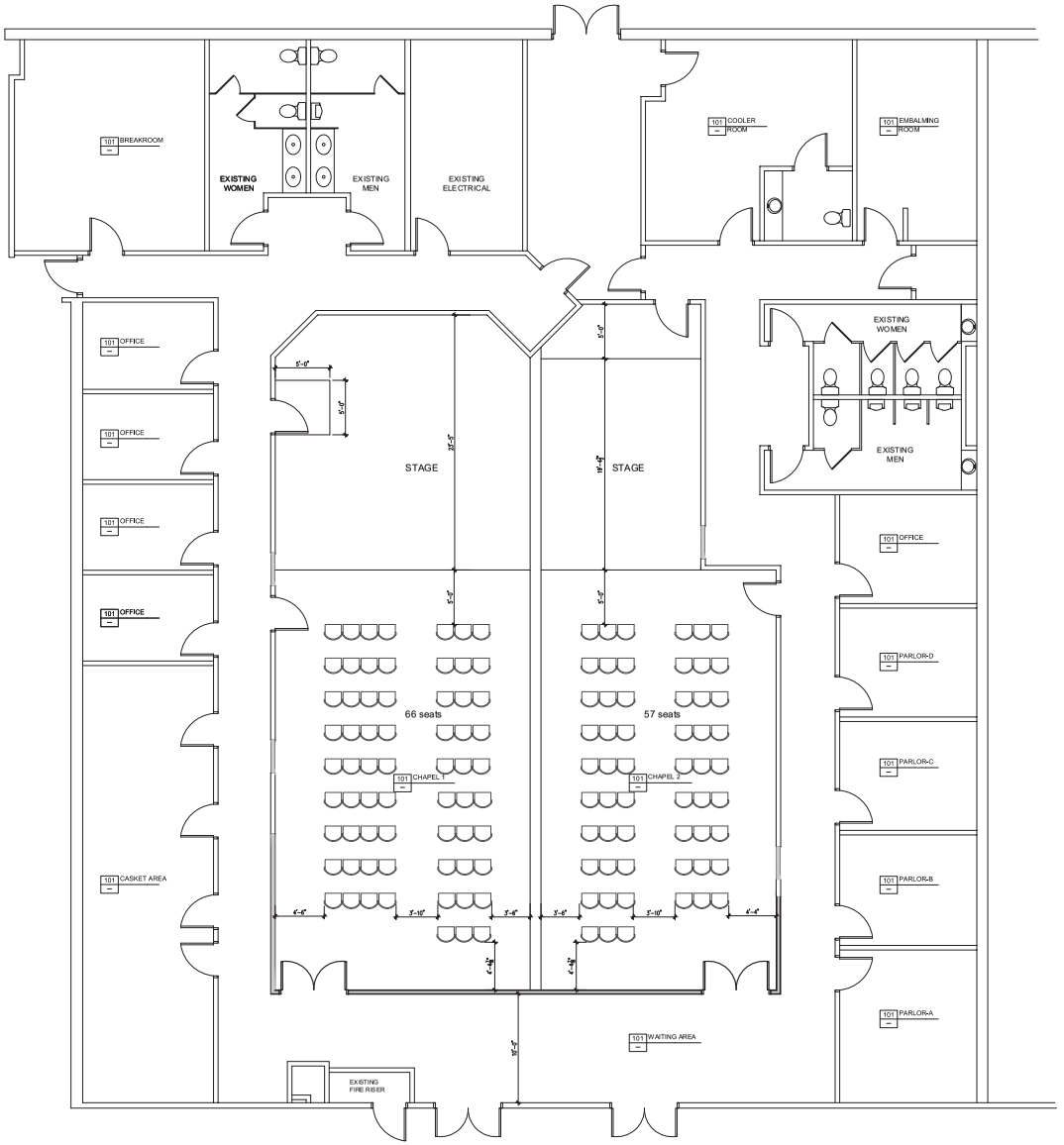
NUCLEUS PLAZA
FUNERAL HOME
TENANT IMPROVEMENT

940 & 950 W. OWENS AVE
LAS VEGAS, NV 89106

REV	DATE	ISSUE
	-	PERMIT SET

TITLE
SITE PLAN

SHEET
A-1.0



1 FLOOR PLAN – Option C

SCALE: 1/4"=1'-0"

FLOOR PLAN KEY NOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO. DESCRIPTION

1. 12X12 FLOOR SINK
2. MILLWORK COUNTER
3. 24X24 MOP SINK
4. WATER HEATER
5. EPOXY FLOORING
6. REBUILD EXISTING EXTERIOR WALL TO LIKE NEW CONDITION
7. REPLACE BROKEN WINDOW TO MATCH EXISTING

NUCLEUS PLAZA
FUNERAL HOME
TENANT IMPROVEMENT

940 & 950 W. OWENS AVE
LAS VEGAS, NV 89106

REV	DATE	ISSUE

TITLE

FLOOR PLAN
OPTION-C

SHEET
A-2.1



20-0272-SUP1 - APPLICANT: LABO FUNERAL HOME/CHAPEL - OWNER: JLC NUCLEUS, LLC
940 WEST OWENS AVENUE

11/09/2020



20-0272-SUP1 - APPLICANT: LABO FUNERAL HOME/CHAPEL - OWNER: JLC NUCLEUS, LLC
940 WEST OWENS AVENUE

11/09/2020



20-0272-SUP1 - APPLICANT: LABO FUNERAL HOME/CHAPEL - OWNER: JLC NUCLEUS, LLC
940 WEST OWENS AVENUE

11/09/2020

October 18, 2020

City of Las Vegas Department of Planning

333 N. Rancho Drive

Las Vegas, NV 89106

RE: **CLV (P) 20-0272** **Justification Letter**

Labo Funeral Home / Chapel, 940 W. Owens, APN 139-21-806-002

The addition of a Funeral Home/Chapel within the Nucleus Plaza helps to revitalize the plaza with an amenity not available nearby that is specific to funeral and chapel services.

The funeral home will staff less than 15 employees and the hours of operation will be from 9 am to 9 pm only on preparation and service days; the remainder of time the space will engage approximately 5 staff members.

The zoning designations are compatible with the existing adjacent businesses and development in the area. The existing parking lot provides an excess of the parking required and would service the community in a positive way.

We respectfully request the City's approval of the Funeral Home/Chapel project.

Thank you,

Rene Rolin

MIXT Consulting

8465 W. Sahara Avenue

Las Vegas, NV 89117

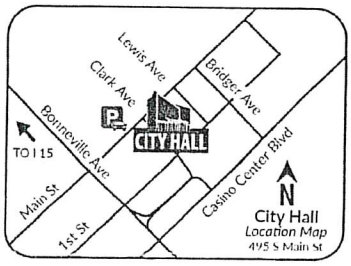
702.499.4555

20-0272
10/20/2020

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
DEC 0 1 2020
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.

20-0272-SUP1

Planning Commission Meeting of **12/08/2020**

20-0272-SUP1
13922410117
GLOVER ADA B
DANIELS DELORES
1404 MEZPAH DR
LAS VEGAS NV 89106-1936

83 HRDFNP1 89106

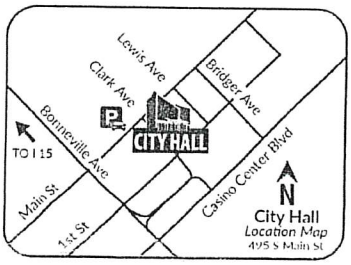
Submitted after final agenda

49A

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
DEC 0 1 2020
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

20-0272-SUP1

Planning Commission Meeting of **12/08/2020**

20-0272-SUP1
13922410105
GLOVER ADA LIVING TRUST
GLOVER ADA TRS
1404 MEZPAH DR
LAS VEGAS NV 89106-1936

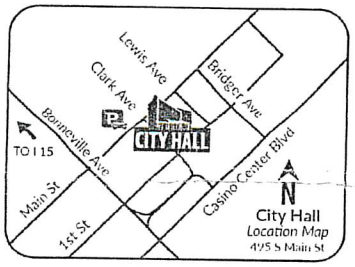
89 HRDPNP1 89106

49A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0272-SUP1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0272-SUP1
13922402010
THROWER HERMAN JR & CHARLENE S
3305 KEMP
NORTH LAS VEGAS NV 89032-7729

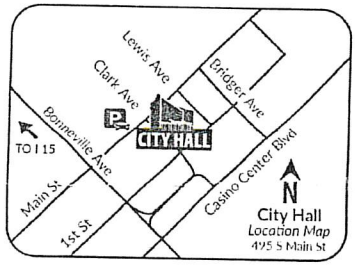
41 HRDFNP1 89032

49A

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
DEC 07 2020
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.

20-0272-SUP1

Planning Commission Meeting of **12/08/2020**

20-0272-SUP1
13922402002
THROWER HERMAN JR & CHARLENE
3305 KEMP ST
NORTH LAS VEGAS NV 89032-7729

41 MRDFNP1 89032

49A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
50

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

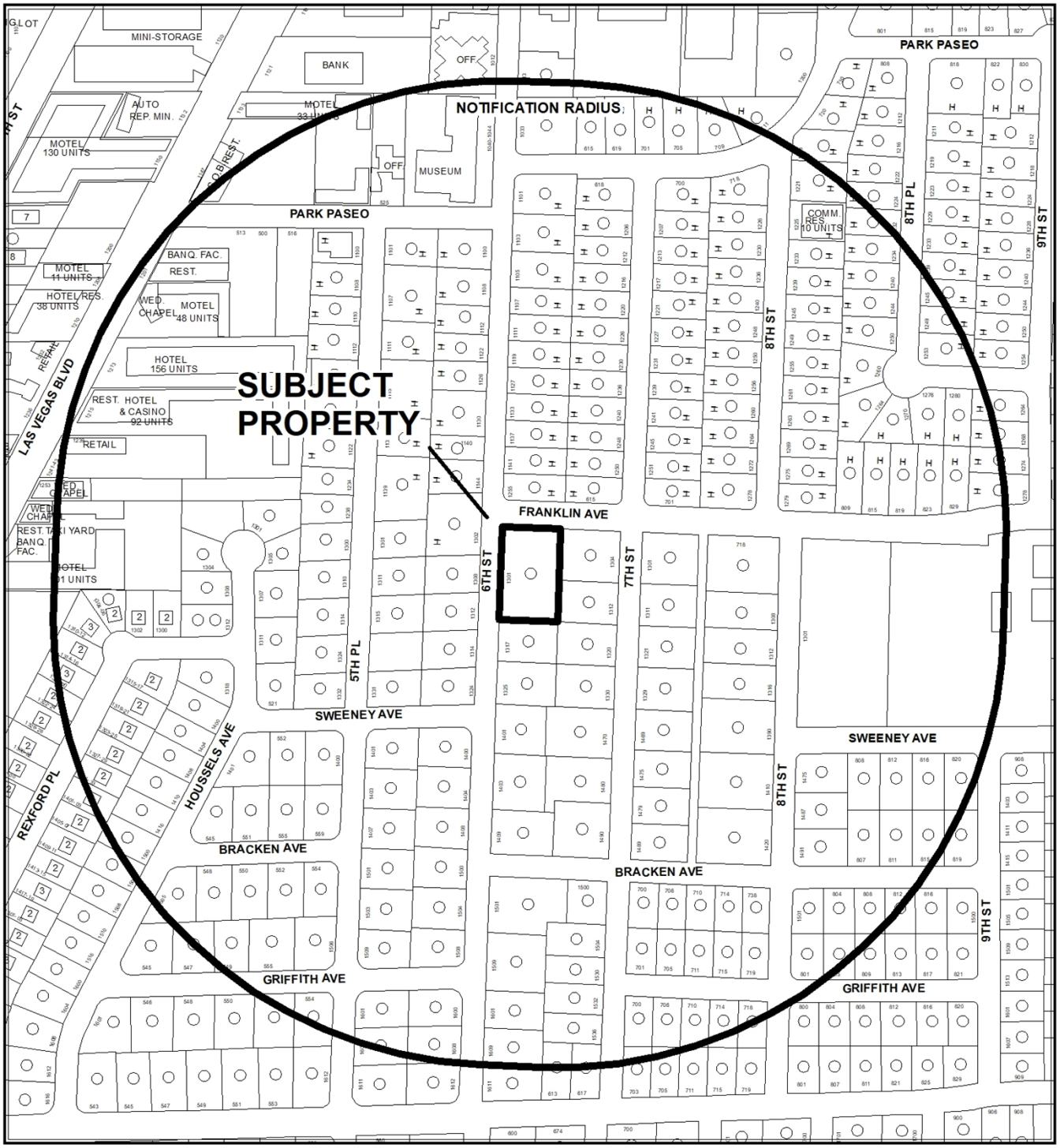
SUBJECT:
20-0274-ROC1 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS - For possible action on a Land Use Entitlement request for a Review of Condition TO REMOVE CONDITION #1 FROM APPROVED SPECIAL USE PERMIT (SUP-77094) WHICH STATES, "ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED IN CONFORMANCE WITH TITLE 19 AND FINAL INSPECTIONS APPROVED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL" at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SUP-77094 [PRJ-77019]
7. Submitted after Final Agenda - Protest/Support Postcards
8. Submitted at Meeting - Protest Postcard Submitted by Diana Hill and E-comments



CASE: **20-0274-ROC1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 255 510 Feet

CASE: **20-0274-ROC1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JAMES VANAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0274-ROC1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 294

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0274-ROC1 CONDITIONS

Planning

1. Condition #1 of Special Use Permit (SUP-77094) shall be deleted.

2. Conformance to the conditions of approval of Special Use Permit (SUP-77094) and all other site related actions as required by the Department of Planning and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Review of Condition to delete condition #1 of Special Use Permit (SUP-77094) that states, "All necessary building permits shall be obtained in conformance with title 19 and final inspections approved within 120 days from the date of final approval."

ISSUES

- On December 17th, 2019 a building permit (R19-19156) was processed for a casita built without permits at 1301 South 6th Street. The permit has not been issued.

ANALYSIS

Per the applicant, the existing casita was constructed by the previous owner. During a routine inspection regarding the existing Short-Term Residential Rental use onsite, the subject structure was found to be constructed without building permits. On September 10th, 2019 the Planning Commission approved a request for a Special Use Permit (SUP-77094) for an existing Accessory Structure (Class I) [Casita] on the subject site. A condition (#1) was added which stated, "All necessary building permits shall be obtained in conformance with title 19 and final inspections approved within 120 days from the date of final approval."

The applicant has requested that Condition #1 be removed from the approved Special Use Permit (SUP-77094). The submitted justification letter date stamped October 20th, 2020 indicates the applicant is still working on obtaining building permits and final inspections for the structure. The applicant says they had difficulty finding an engineer to draw the plans within the 120 day time period. The applicant also states they have a building permit in review and they have submitted all requested revisions to the Building Department.

The proposed removal of Condition #1 is not appropriate as the applicant agreed to the conditions of approval at the September 10th, 2019 Planning Commission Meeting. Furthermore the condition was added to insure the existing structure was properly permitted by the Department of Building and Safety, so it can remain on the subject site. Therefore, staff recommends denial of this request.

FINDINGS (20-0274-ROC1)

The existing Accessory Structure (Class I) [Casita] on the subject site was approved by a Special Use Permit (SUP-77094) on September 10th, 2019, however appropriate building permits have not been issued within the 120 day time limit. The proposed removal of this condition is not appropriate as the applicant agreed to the conditions of approval at the September 10th, 2019 Planning Commission meeting. Therefore, staff recommends denial of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/22/16	A Code Enforcement case (#168089) was processed for multiple travel trailers and believed to be occupied at 1301 South 6th Street. The case was resolved on 07/11/16.
08/02/16	A Code Enforcement case (#169258) was processed for code violations observed during business license inspection at 1301 South 6th Street. The case was resolved on 08/17/17.
10/05/17	A Code Enforcement case (#183158) was processed for non-permitted structure on the front lawn at 1301 South 6th Street. The case was resolved on 06/14/18.
11/21/18	The City Council approved Special Use Permit request (SUP-73880) for an existing Short-Term Residential Rental use at 1301 South 6th Street. The Planning Commission and Staff recommended approval.
09/13/18	A Code Enforcement case (#192975) was processed following complaints of possible Short-Term Residential violations. The case remains open.
09/10/19	The Planning Commission approved a request for a Special Use Permit (SUP-77094) for an existing Accessory Structure (Class I) [Casita] use at 1301 South 6th Street.
02/19/20	The City Council pulled a request for a Required Review (77516-RQR) of an approved Special Use Permit (SUP-73880) for a short-term residential rental use at 1301 South 6th Street. A Code Enforcement inspection is required prior to the Required Review.

Most Recent Change of Ownership	
09/02/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1951	The single-family dwelling at 1301 South 6th Street was constructed.
11/10/77	A building permit (#1417) was issued for a swimming pool at 1301 South 6th Street. The permit was finalized on 10/12/78.
11/15/77	A building permit (#1522) was issued for a room addition to an existing single-family dwelling at 1301 South 6th Street. The permit was finalized on 04/16/79.
11/29/77	A building permit (#1857) was issued for a masonry wall at 1301 South 6th Street. The permit was finalized on 10/18/78.
11/29/11	A business license (M18-05403) was issued for Management or Consulting service at 1301 South 6th Street. The license is currently active.
07/18/16	A business license (G64-04924) was issued for Community Services at 1301 South 6th Street. The license is currently active.
08/08/16	A business license (G64-05061) was issued for a Short-Term Residential Rental at 1301 South 6th Street. The license is currently active.
06/06/17	A building permit (#R-341422) was issued for a patio cover at 1301 South 6th Street. The permit was finalized on 11/20/17.
12/17/19	A building permit (R19-19156) was processed for a casita built without permits at 1301 South 6th Street. The permit has not been issued

Pre-Application Meeting	
10/19/20	A pre-application meeting was held with the applicant via email and telephone where the submittal requirements for a Review of Condition to delete condition #1 of Special Use Permit (SUP-77094) were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/30/20	During a routine site inspection staff observed a well maintained single-family residence.

Details of Application Request	
Site Area	
Net Acres	0.63

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
John S. Park Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
6th Street	Local Street	Title 13	47	Y
Franklin Avenue	Local Street	Title 13	47	Y

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP

Project Address (Location) 1301 S. 6th Street

Project Name Review of Condition #1 for SUP 77094 **Proposed Use** STR

Assessor's Parcel #(s) 162-03-610-003 **Ward #** 3

General Plan: Existing L Proposed _____ **Zoning:** Existing R1 Proposed _____

Additional Information _____

Property Owner James Vanas Contact Joey Vanas or Pam Vanas

Address 1301 S. 6th Street City Las Vegas State NV Zip 89104

E-mail joeyvanas@gmail.com Phone 702-759-9469

Applicant _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Pam Vanas Contact _____

Address 2633 Starfish Court City Las Vegas State NV Zip 89128

E-mail pamvanas@gmail.com Phone 239-597-6884

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 XXXXXXXXXXXXXXXXXX **Partner(s)** XXXXXXXXXXXXXXXXXXXXXXXX

Partner(s) XXXXXXXXXXXXXXXXXXXXXXXX

- 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: Nevada County: Clark

Property Owner Signature Pam Vanas

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Pam Vanas

Subscribed and sworn before me

This 20th day of October, 20 20

Jeffrey W Barneson

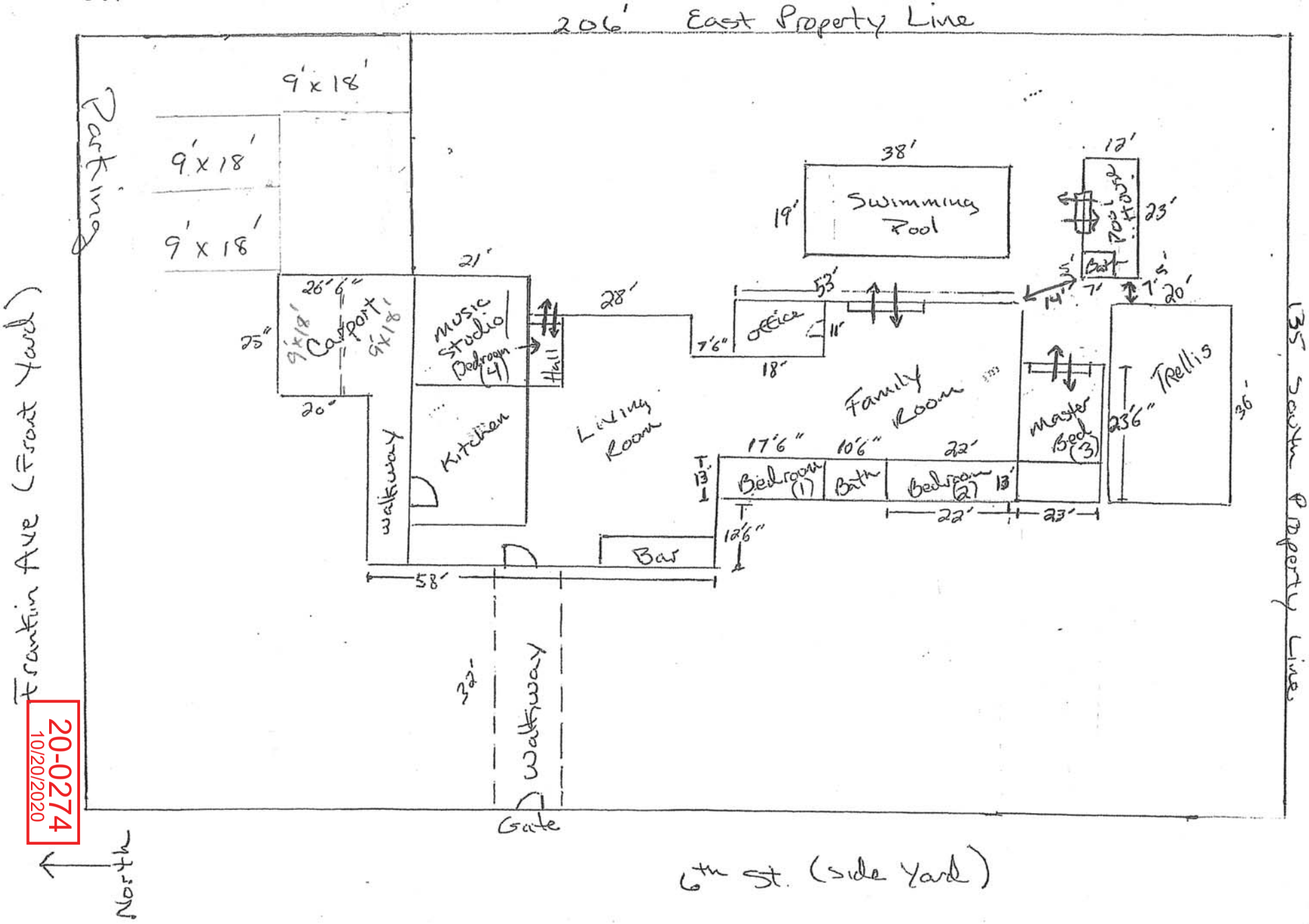
Notary Public in and for said County and State

JEFFREY W. BARNESON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-01-2021
Certificate No: 13-10409-1

20-0274
10/20/2020

VANAS
Site Plan

PRJ 77964_SP001

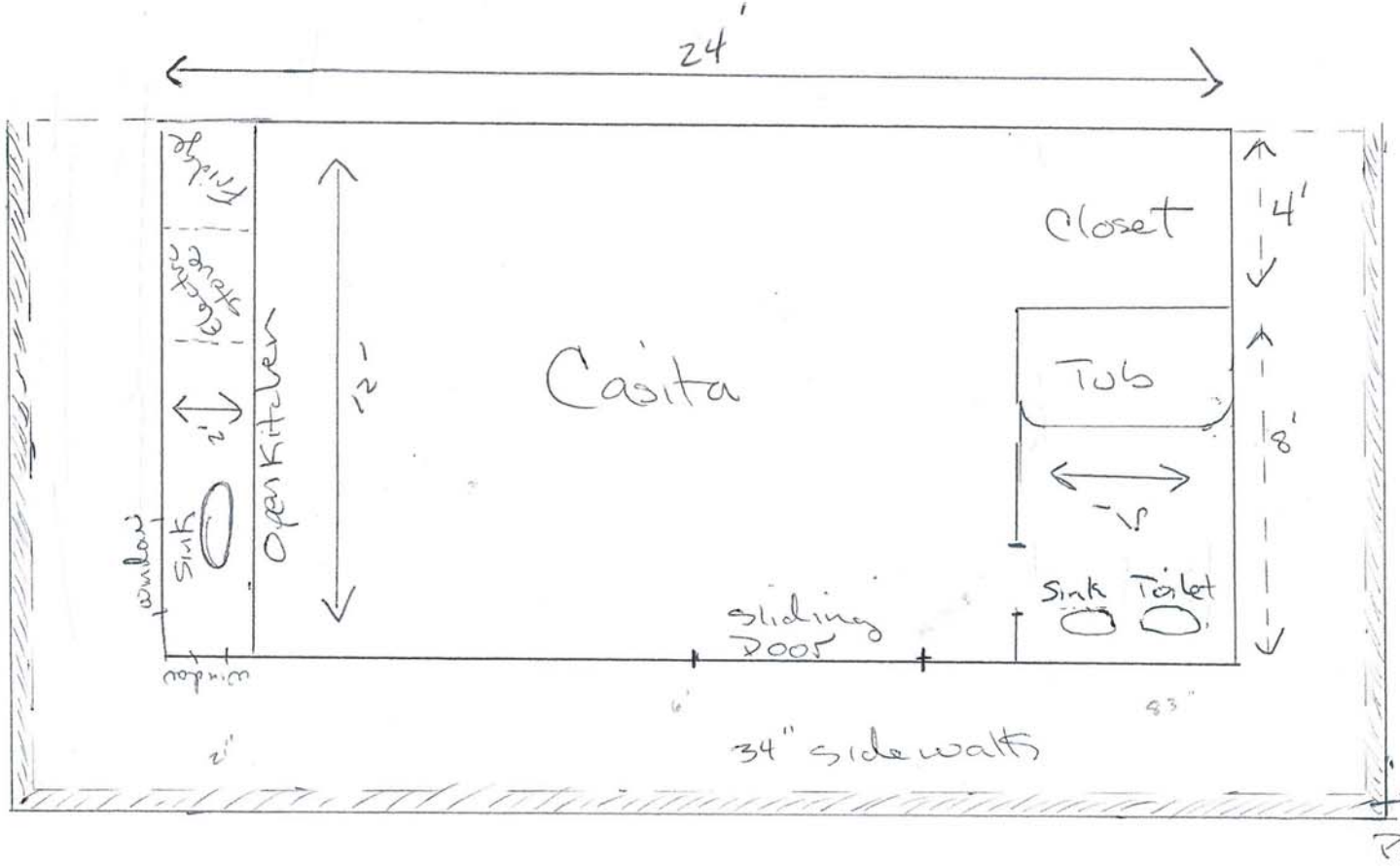


20-0274
10/20/2020

PRJ77019_FPool

Vanas Casita

Floor Plan



Casita Height sidewalk to roof = 8.66 ft

Scale: 1 ft. = 1/4"

North

20-0274
10/20/2020



20-0274-ROC1 - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

10/29/2020



20-0274-ROC1 - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

10/29/2020



20-0274-ROC1 - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

10/29/2020



20-0274-ROC1 - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

10/29/2020



20-0274-ROC1 - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

10/29/2020



20-0274-ROC1 - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

10/29/2020



20-0274-ROC1 - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

10/29/2020

James J. Vanas
1301 S 6th Street
Las Vegas, NV 89104

October 5, 2020

City of Las Vegas
Planning Department

RE: SUP 77094

Good Morning,

I am requesting an ROC on the above referenced SUP to eliminate condition #1 (120 day limit).

I am still working on getting a building permit final inspection for the unpermitted casita (built by previous owner) on this property. It was a struggle to obtain the required items requested by the building department for their permit. Finding engineers to draw plans for such a small and already existing building took an unreasonable amount of time....and then everything shut down with Covid. I contacted every architect on the city's list with no results and finally found one on my own willing to take on the project. I uploaded all plans and documents for the building department in December 2019 and again to the new CLV dashboard in July 2020. I have uploaded all requested revisions to those submissions and am awaiting approval for an initial building inspection.

At this point, Condition #1 of SUP 77094, "All necessary building permits shall be obtained in conformance with Title 19 and final inspection approved within 120 days from the date of final approval" is the only item holding up this process.

I will need to have condition #1 deleted in order to schedule a final inspection with Building.

Thank you for your assistance,

Joey (James) Vanas

20-0274
10/20/2020

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

September 11, 2019

Mr. James Vanas
1301 South 6th Street
Las Vegas, Nevada 89104

RE: SUP-77094 [PRJ-77019] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2019

Dear Mr. Vanas:

The Planning Commission at a regular meeting held on September 10, 2019 voted to ***APPROVE*** a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77019].

This approval is subject to the following conditions:

Planning

1. All necessary Building permits shall be obtained in conformance with Title 19 and final inspection approved within 120 days from the date of final approval.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) use.

3. Conformance to the approved conditions for Special Use Permit (SUP-73880).

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. 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.

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.

20-0274
10/20/2020

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. Meet with the Flood Control Section of the Department of Public Works to verify that the existing finished floor elevation of the casita meets code requirements prior to the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended by the Flood Control Section.

This action by the Planning Commission on **September 10, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***September 23, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl/clb

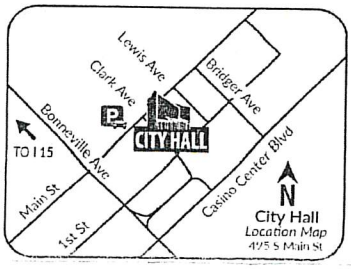
cc: Ms. Janelle Mazza
1301 South 6th Street
Las Vegas, Nevada 89104

20-0274
10/20/2020

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
DEC 07 2020
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.

20-0274-ROC1

Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203610007
TOUYE ODE & CAROLE
701 36TH AVE
SAN FRANCISCO CA 94121-3401

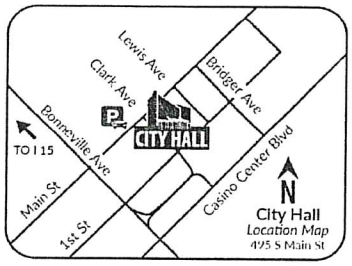
125 HRDFNP1 94121

Submitted after final agenda
SOP

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
DEC 0 3 2020
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.

20-0274-ROC1

Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203112033
CAPITAL FORESIGHT GOLF & FITNESS L L C
1215 LAS VEGAS BLVD L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

48 HRDFNP1 90210

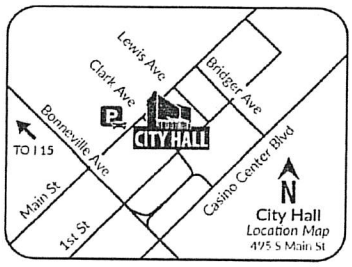
Submitted after final agenda

SOA

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
DEC 0 3 2020
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.

20-0274-ROC1

Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203112029
1215 S LAS VEGAS BLVD L L C
C F SATICOY L P
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

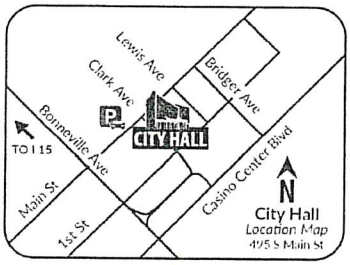
48 HRDFNP1 90210

50A

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
DEC 0 3 2020
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.

20-0274-ROC1

Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203511005
CAPITAL FORESIGHT GOLF & FITNESS L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

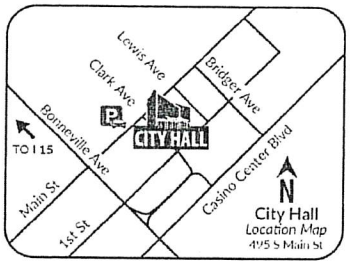
48 HRDFNP1 90210

50A

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
DEC 0 3 2020
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.

20-0274-ROC1

Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203113005
1213 S LAS VEGAS BLVD L L C
CAPITAL FORESIGHT GOLF & FITNESS L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

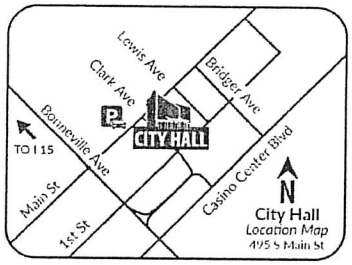
48 HRDFNP1 90210

50A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0274-ROC1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 0 3 2020
Dept of Planning
City of Las Vegas

20-0274-ROC1
16203112028
1213 S LAS VEGAS BLVD L L C
CAPITAL FORESIGHT GOLF & FITNESS L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

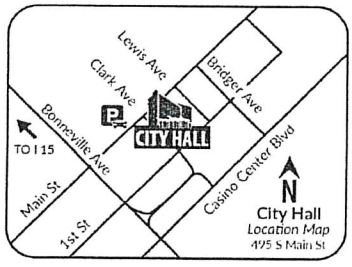
48 HRDFNP1 90210

50A

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
DEC 0 3 2020
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.

20-0274-ROC1

Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203106001
941 N MARTEL AVE L L C
5722 SOTO ST L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

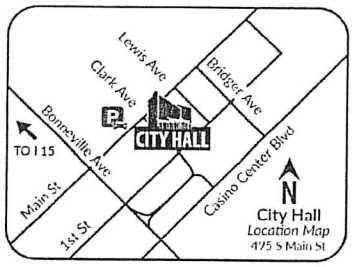
48 HRDFNP1 90210

50A

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
DEC 0 3 2020
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.

20-0274-ROC1

Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203112022
516 PARK PASEO L L C
9201 WILSHIRE BLVD # 202
BEVERLY HILLS CA 90210

48 HRDFNP1 90210

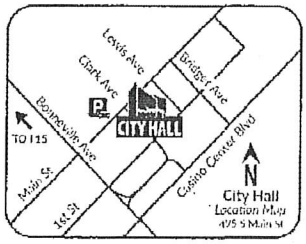
SOA

p.1
7027786078
Doug
Dec 02 20 10:35a

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
DEC 08 2020
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.
20-0274-ROC1
Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203211021
DAD INVESTMENTS L L C
6983 E BONANZA
LAS VEGAS NV 89110

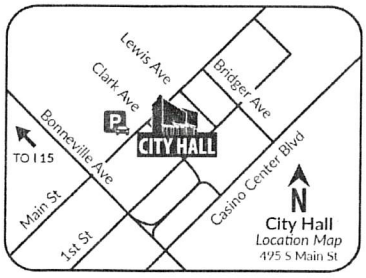
103 HRBFMP1 89110

50A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0274-ROC1
Planning Commission Meeting of **12/08/2020**

20-0274-ROC1
16203515057
HILL DIANA
829 FRANKLIN AVE
LAS VEGAS NV 89104-1605

93 HRDFNP1 89104

Planning Commission

Date 12/8/2020 Item SD
Diana Hill

50

Form Name:	Planning Application Comments 2020
Submission Time:	December 6, 2020 7:20 pm
Browser:	Chrome Mobile 79.0.3945.136 / Android
IP Address:	172.58.75.170
Unique ID:	715875320
Location:	36.120098114014, -115.08769989014

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247-R
Position	I support the project but OPPOSE a related application.
Planning Application Number(s)	20-0274-ROC1
Name	Jeanne Asmussen
Residential or Business Address	718 Park paseo Las vegas, NV 89104
Phone	(702) 712-8896
Email	jeanne.asmussen@gmail.com
Comments	If a certain amount of work was supposed to been done within a designated. Of time, I realize covid-19 complications to schedules. However, I'm not huge unapproving anymore short term rental properties in this area which is apparently what this work is being done for to allow them to continue a process this has been going on for two years now. I am currently on aware of how many other, closest short term rental properties there are to this corner but I do know there are several in the area. I feel the schedule should have been kept if it was important enough to stay within the rules that everyone else is expected to follow within reason

Submitted at Planning Commiss...

Date 12/8/2020 Item 50

E-comments

50

Form Name:	Planning Application Comments 2020
Submission Time:	December 2, 2020 1:47 pm
Browser:	Chrome 87.0.4280.66 / Windows
IP Address:	72.202.23.52
Unique ID:	714075186
Location:	37.750999450684, -97.821998596191

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I OPPOSE the project and all related applications.
Name	Mi Ann Bennett
Residential or Business Address	1251 S 7th St Las Vegas, NV 89104
Email	miannb@yahoo.com

50

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 6:19 pm
Browser:	Safari 14.0.1 / OS X
IP Address:	71.38.53.134
Unique ID:	712320488
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I SUPPORT the project and all related applications.
Name	Jeoffrey Cheung
Residential or Business Address	1908 S. 6th Street Las Vegas, NV 89104
Phone	(858) 357-3199
Email	jeoffreycheung@gmail.com

50

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 5:05 pm
Browser:	Safari 14.0.1 / OS X
IP Address:	71.38.53.134
Unique ID:	712300188
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I SUPPORT the project and all related applications.
Name	Joshua Hester
Residential or Business Address	1217 S 7th St Las Vegas, NV 89104
Phone	(208) 841-3158
Email	jhester1.hester@gmail.com

50

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 5:03 pm
Browser:	Safari 14.0.1 / OS X
IP Address:	71.38.53.134
Unique ID:	712299582
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I SUPPORT the project and all related applications.
Name	Nichole Hester
Residential or Business Address	1217 S. 7th St las vegas, NV 89104
Phone	(208) 841-3138
Email	nichole.hester@gmail.com

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 5:45 pm
Browser:	Safari 14.0.1 / OS X
IP Address:	71.38.53.134
Unique ID:	712311476
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I SUPPORT the project and all related applications.
Name	Jay Manto
Residential or Business Address	1105 S. 6th Street Las Vegas, NV 89104
Phone	(970) 306-5331
Email	jaymantech@gmail.com

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 10:33 pm
Browser:	Chrome 86.0.4240.75 / OS X
IP Address:	71.222.72.119
Unique ID:	712377212
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I SUPPORT the project and all related applications.
Name	Janelle Mazza
Residential or Business Address	1137 S. 6th street Las Vegas, NV 89104
Phone	(702) 635-6445
Email	j.marie1@ymail.com
Comments	Yes to this request! This STR, the only one approved in our neighborhood in the 660 ft. radius has been maintained quite nicely and imposes little impact to the surrounding area. While in operation for going on 2 years it has kept the promises it made to the neighborhood.

50

Form Name:	Planning Application Comments 2020
Submission Time:	December 4, 2020 2:17 pm
Browser:	Firefox 83.0 / Windows
IP Address:	70.173.205.135
Unique ID:	715258329
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I OPPOSE the project and all related applications.
Name	JOHN PIROG
Residential or Business Address	1122 S 6TH ST LAS Vegas, NV 89104

50

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 5:39 pm
Browser:	Chrome Mobile 86.0.4240.198 / Android
IP Address:	71.222.9.24
Unique ID:	712309924
Location:	35.988700866699, -115.11340332031

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I OPPOSE the project and all related applications.
Name	Ronald Ripp
Residential or Business Address	823 park paseo Las Vegas , NV 89104
Phone	(702) 382-3230
Email	rippnv@aol.com
Comments	I'm opposed to removing the requirement regarding building permits. All residents of JSP must obtain building permits and inspections be approved. If not we have carports on property lines and all sorts of illegal additions. Seems like common sense to deny this.

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 4:04 pm
Browser:	Safari 14.0.1 / OS X
IP Address:	71.38.53.134
Unique ID:	712281667
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I SUPPORT the project and all related applications.
Name	Pamela Vanas
Residential or Business Address	1301 S 6th St Las Vegas, NV 89104
Phone	(239) 597-6884
Email	appam1301@gmail.com

Stacey Campbell

From: Pam Vanas <pamvanas@gmail.com>
Sent: Monday, November 30, 2020 3:54 PM
To: Meeting Comments
Subject: Planning Commission Meeting 12/8/20 Item 20-0274-ROC1

CAUTION: This email originated from an External Source. Please use caution before opening attachments, clicking links, or responding to this email. Do not sign-in with your City of Las Vegas account credentials.

I SUPPORT this request.

James Vanas Living Trust
1301 S. 6th St
Las Vegas, NV 89104

50

Form Name:	Planning Application Comments 2020
Submission Time:	December 4, 2020 2:14 pm
Browser:	Firefox 83.0 / Windows
IP Address:	70.173.205.135
Unique ID:	715257450
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I OPPOSE the project and all related applications.
Name	Debbie WILTSIE
Residential or Business Address	1122 S 6TH ST LAS Vegas, NV 89104

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 8, 2020

Agenda Item No.:
51

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.