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

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

Planning Commission Agenda

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

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

December 10, 2019
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of November 12, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

ONE MOTION - ONE VOTE

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

7. TMP-77769 - TENTATIVE MAP - OBSIDIAN - SUMMERLIN VILLAGE 21 PARCEL M - APPLICANT: WOODSIDE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 94-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.93 acres at the northwest corner of Kindle Corner Way and Carriage Hill Drive (APN 137-23-410-002), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-77755]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

8. ABEYANCE - SUP-77274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77173]. Staff recommends APPROVAL.
9. ABEYANCE - VAR-77522 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE - For possible action on a request for a Variance TO ALLOW NO SIDEWALK IMPROVEMENTS ALONG A PORTION OF MESQUITE AVENUE WHERE SUCH ARE REQUIRED on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484]. Staff recommends DENIAL.
10. ABEYANCE - SDR-77523 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77522 - PUBLIC HEARING - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE - For possible action on a request for a Major Amendment to a previously approved Rezoning (Z-0011-02) TO ADD AN EXISTING SOCCER FIELD TO A FRATERNAL ORGANIZATION DEVELOPMENT on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484]. Staff recommends DENIAL.
11. ABEYANCE - SUP-77518 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: EARL M MORIMOTO TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN USE at 3838 Meadows Lane (APN 139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77452]. Staff recommends DENIAL.

12. MOD-77683 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 7.02 acres at 5750 Sky Pointe Drive (APN 125-27-402-005), Ward 6 (Fiore) [PRJ-77440]. Staff recommends DENIAL.

13. ZON-77758 - REZONING - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

14. MOD-77759 - MAJOR MODIFICATION RELATED TO ZON-77758 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: PF-TC (PUBLIC FACILITIES - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

15. SUP-77761 - SPECIAL USE PERMIT RELATED TO ZON-77758 AND MOD-77759 -PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Special Use Permit FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS WITH A WAIVER TO ALLOW ONE GATED ENTRANCE WHERE TWO ENTRANCES ARE REQUIRED at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

16. VAC-77763 - VACATION RELATED TO ZON-77758, MOD-77759, SUP-77761 AND SDR-77762 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate City of Las Vegas right-of-way, sewer, drainage, construction and trail easements at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

17. SDR-77762 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77758, MOD-77759, SUP-77761 AND VAC-77763 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETSCAPE, WALL HEIGHT AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

18. TMP-77764 - TENTATIVE MAP RELATED TO ZON-77758, MOD-77759, SUP-77761, VAC-77763 AND SDR-77762 - BREMERTON - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW PRIVATE STUB STREETS THAT EXCEED ONE PER 660 FEET on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

19. VAR-77775 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW ZERO-FOOT SIDE YARD SETBACKS WHERE 10 FEET IS REQUIRED on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441]. Staff recommends DENIAL.

20. SDR-77776 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77775 - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 119-UNIT, 19,425 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441]. Staff recommends DENIAL.

21. VAR-77766 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD FOSTER - For possible action on a request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.46 acres at 1916 West Oakey Boulevard (APN 162-04-210-089), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77716]. Staff recommends DENIAL.

22. WVR-77741 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC - For possible action on a request for a Waiver of the Appendix F Interim Downtown Las Vegas Development Standards TO ALLOW UTILITY EQUIPMENT WITHIN THE PUBLIC RIGHT-OF-WAY at 1212 and 1214 South Main Street (APN 162-03-110-101), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77739]. Staff recommends DENIAL.

23. SUP-77832 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,000 SQUARE-FOOT NIGHTCLUB USE WITH A 2,063 SQUARE-FOOT OUTDOOR SEATING AREA at 517 Fremont Street, Suites #110 and #150 (APN 139-34-611-016), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz) [PRJ-77831]. Staff recommends APPROVAL.

24. SDR-77756 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 214 S 11TH ST, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED, 12 PARKING SPACES WHERE 26 ARE REQUIRED AND A REDUCTION IN LANDSCAPE BUFFER REQUIREMENTS on 0.17 acres at 214 South 11th Street (APN 139-34-712-086), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-77717]. Staff recommends APPROVAL.

25. SDR-77783- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ARTISTIC IRON WORKS - OWNER: KAREN M BAILEY AND THOMAS PRATO 2003 LIVING TRUST - For possible action on a request for a Major Amendment to approved Site Development Plan Review (SDR-5835) FOR AN EXISTING OUTDOOR PLAZA WITH A WAIVER OF REQUIRED PERIMETER LANDSCAPE STANDARDS on 1.47 acres at 105 West Charleston Boulevard (APN 162-04-506-008), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77416]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

26. DIR-77790 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on a report on the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends APPROVAL.

27. TXT-77913 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Titles 19.12 and 19.18 related to the Beer/Wine/Cooler On- and Off-Sale Establishment use and LVMC Title 6.50 related to the Ancillary Winery license and fees, and to provide for other related matters. Staff has NO RECOMMENDATION.

Citizens Participation:

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

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 12, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.: **7**

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

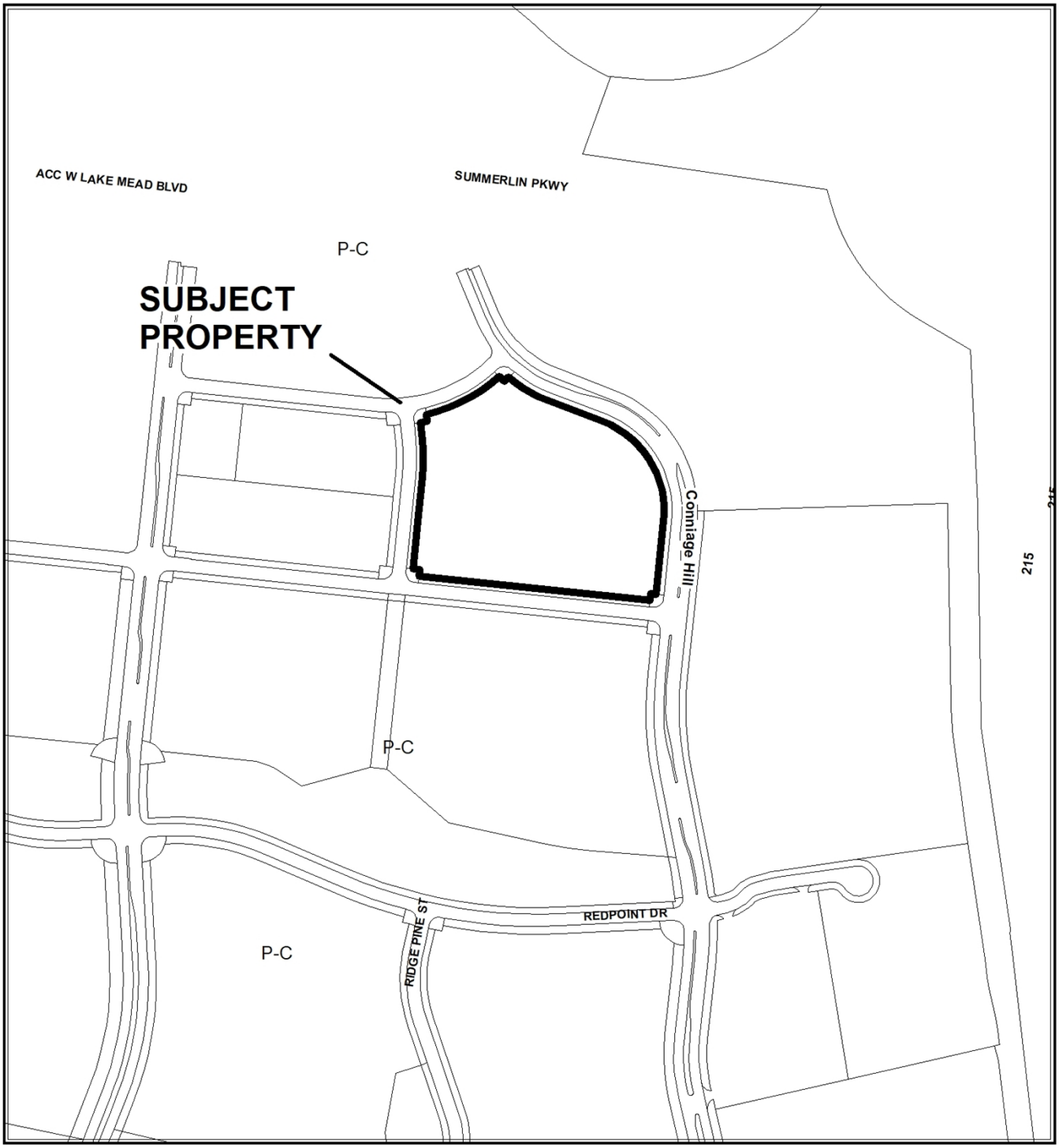
SUBJECT:
TMP-77769 - TENTATIVE MAP - OBSIDIAN - SUMMERLIN VILLAGE 21 PARCEL M - APPLICANT: WOODSIDE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 94-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.93 acres at the northwest corner of Kindle Corner Way and Carriage Hill Drive (APN 137-23-410-002), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-77755]. Staff recommends APPROVAL.

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. Summerlin Design Review Committee Approval letter
6. School Development Tracking Form Submitted by Clark County School District
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
8. Submitted after Final Agenda - Executed One Motion One Vote Documentation



CASE: **TMP-77769 (PRJ-77755)**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE
[SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT)
SUMMERLIN SPECIAL LAND USE DESIGNATION]



0 345 690 Feet

CASE: **TMP-77769 (PRJ-77755)**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE
[SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT)
SUMMERLIN SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WOODSIDE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-77769	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

TMP-77769 CONDITIONS

Planning

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

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

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

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

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

7. On the Final Map, grant a minimum 40-foot Public Sewer and Drainage Easement between Lots 7 and 8. Additionally, grant this same easement across Common Element Lot 25 (Book 159, Page 50) to Carriage Hill Drive by separate document prior to or concurrent with the Final Map for this site.

8. 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.

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.

11. Site development to comply with all applicable conditions of approval for Summerlin Village 21 (TMP-73332), Summerlin Village 21 Unit 1 (FMP-74490) and Summerlin Village 21 - Unit 3 (FMP-76313) and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a 94-lot single-family residential subdivision on 8.94 acres within Summerlin Village 21 (Parcel M) located on the northwest corner of Kindle Corner Way and Carriage Hill Drive.

ISSUES

- This is a 94-lot single-family residential development to be built to SFSD (Single Family Special Lot) development standards in accordance with Exhibit 2.2 and Exhibit 2.3 of the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on November 06, 2019 prior to submittal to the City for review.

On September 18, 2019 the City Council approved a request for a Major Modification (MOD-76936) which amended the land use designation of Parcel M from SFA (Single Family Attached) to SFSD (Single Family Special Lot Development). The proposed density of 10.51 dwelling units per net acre falls well within the 18 dwelling units per acre maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to connectivity requirements, the design of the subdivision has a Connectivity Score of 1.167, which is below the preferred ratio of 1.30. The proposed lots range in size from 1,710 square feet to 3,768 square feet.

The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The north/south cross section depicts a maximum natural grade less than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum retaining of 10 feet. Per the submitted cross sections,

the maximum retaining wall height on the north property line is four feet and the maximum retaining wall on the south side is 5.3 feet. The submitted east/west cross section depicts a maximum natural grade greater than 2% across this site. Per the submitted cross sections, the maximum retaining on the west property line is 10 feet consisting of a stepped four-foot retaining wall and seven-foot retaining wall. The retaining wall on the east side is 4 feet high.

The Clark County School District projects that approximately 41 additional primary and secondary school students will be generated by the proposed development on this site. All three levels of schools serving the area (Billy & Rosemary Vassilladis Elementary School, Sig Rogich Middle School and Palo Verde High School) are over capacity for the 2019-2020 school year. In particular, Billy & Rosemary Vassilladis Elementary School, Rogich Middle School and Palo Verde High School are at approximately 21 percent, 19 percent and 23 percent over capacity respectively.

FINDINGS (TMP-77769)

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

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.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	A four-lot Parcel Map (PMP-72289) was recorded for 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215.
05/16/18	The City Council approved a request for a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215.
	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
06/12/18	The Planning Commission approved a request for a Tentative Map (TMP-73332) for a 36-parcel Master Planned Village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/07/19	A Final Map (FMP-74490) [Summerlin Village 21 Unit 1- Large Lot Final Map] was recorded for eight parcels of a 36-parcel master planned village on 324.03 acres at the northwest corner of Far Hills Avenue and Clark County 215.
05/23/19	A Final Map (FMP-75743) [Summerlin Village 21 – Unit 2] was recorded for a two-pod residential subdivision along with three community open space parcels on 238.29 acres at the northwest corner of Far Hills Avenue and Clark County 215.
06/20/19	A Final Map (FMP-76313) [Summerlin Village 21 – Unit 3] was recorded for a 12-pod residential/park subdivision with 65 common area parcels on 220.48 acres at the northwest corner of Far Hills Avenue and Clark County 215.

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 pertaining to this request.

Pre-Application Meeting	
10/21/19	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	
10/30/19	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Gross Acres	8.93

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
North	Undeveloped	VC (Village Commercial) and MF3 (High Density Multi - Residential)	P-C (Planned Community)
		EC (Employment Center) and MF3 (High Density Multi - Residential)	
South	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
East	Undeveloped	EC (Employment Center) and MF3 (High Density Multi - Residential)	P-C (Planned Community)
		MF1 (Low Density Multi - Residential)	
West	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)

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

DEVELOPMENT STANDARDS

Existing Zoning	*Permitted Density*	*Units Allowed*
P-C – [SFSD (Single Family Special Lot Development - 18 Units per Acre)]	18 du/ac	160

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Kindle Corner Way	Two Lanes – With Parking	Summerlin West Custom Street Section	41 Feet	Y

Pursuant to approved Summerlin Development Standards, the following standards apply:

Front Loaded Lots with Attached Garages – (Exhibit 2.2) - Development Standards		**Compliance**
1. Building Setbacks:		
a. From Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists).	Y
	3'-5' or 18' to garage door face	Y
b. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
c. From Rear Property Line	3' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	150 sf min. (with min. 6' dimension)	Y
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

Pursuant to approved Summerlin Development Standards, the following standards apply:

Rear Loaded Lots with Attached Garages – (Exhibit 2.3) - Development Standards		Compliance
1. Building Setbacks:		
a. From Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists).	Y
b. From Drive Isle	2’ to finished exterior wall surface	Y
	3'-5' or 18' to garage door face	Y
c. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
d. From Rear Property Line	3' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	150 sf min. (with min. 6' dimension)	Y
4. Drive Aisle Width	23’ (measured from back of curb to back of curb)	Y
5. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

Las Vegas Valley Water District (LVVWD) Comments:
This property is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. To comply with LVVWD Service Rules, UDACS and the Fire Code, the number of residential lots and fire department connections requires the development be fed from two different backbone lines of the public water system. The proposed tentative map shows connections to water facilities not accepted by LVVWD at this time. To determine the availability of adequate water resources and point(s) of connection to serve this development, a pre-submittal meeting with Planning and Engineering Services is required prior to civil plan submittal.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Carriage Hill Drive and Kindle Corner Avenue

Project Name Obsidian - Summerlin Village 21 Parcel M **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 137-23-410-002 **Ward #** _____

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

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 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

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

Subscribed and sworn before me

This 7th day of October, 20 19

Stella Clark CLARK, Nevada

Notary Public in and for said County and State

STELLA CLARK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-15-2022
Certificate No: 05-101247-1

PR-17755
10/2019

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 137-23-410-002

Name of Property Owner: Howard Hughes Company, LLC

Name of Applicant: Woodside Homes of Nevada, LLC

Name of Representative: GCW, Inc./Brandi Reid/breid@gcwengineering.com

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: Kevin T. Orrock

Subscribed and sworn before me

This 7th day of October, 2019

Stella Clark CLARK, Nevada

Notary Public in and for said County and State

STELLA CLARK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-15-2022
Certificate No: 06-107247-1

PRJ-77755
10/21/19

Revised 03/28/16

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. N/A 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. N/A 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.

LDR-77755
10/21/19

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: _____

Date: 10/21/19

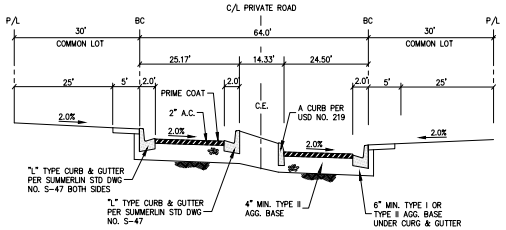
* Check on VAC for entrance not used
* Easement next to CE F need w/ FMP

PRJ-77755
10/21/19

SITE PLAN
FOR
OBSIDIAN - SUMMERLIN VILLAGE 21 PARCEL M

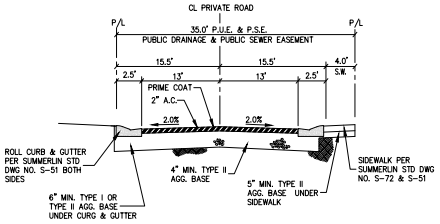
APN #137-23-410-002

November 06, 2019



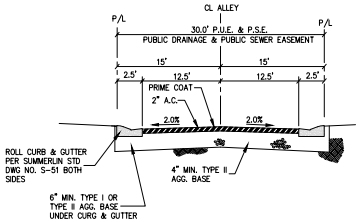
64' PRIVATE ENTRY

SCALE: NTS (A)



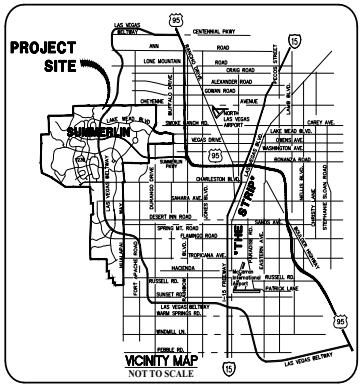
31' PRIVATE STREET SECTION

SCALE: NTS (B)



30' ALLEY

SCALE: NTS (C)



SITE DATA

ZONING
EXISTING ZONING = P-C
PROPOSED ZONING = P-C
NUMBER OF LOTS = 94
NUMBER OF COMMON ELEMENTS = 18

DENSITY
ACREAGE = 8.94 AC
DENSITY = 10.51 UNIT/AC

LOT SIZE
MINIMUM LOT SIZE = 1,710 SF
MAXIMUM LOT SIZE = 3,768 SF
AVERAGE LOT SIZE = 2,186 SF

CONNECTIVITY
LINKS = 28
NODES = 24
CONNETIVITY (LINKS/NODES) = 1.167

SETBACK REQUIREMENTS

THE DEVELOPMENT IS TO ADHERE TO EXHIBITS 2.2 AND 2.3 OF THE SUMMERLIN DEVELOPMENT STANDARDS IN ADDITION TO THE VILLAGE 21 DESIGN CRITERIA.

FRONT LOAD LOTS

FRONT	= 8' TO LIVING 3' TO PORCH, COURTYARD
INTERIOR SIDE	= 3'
REAR	= 3'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (WITH MIN. 6' DIMENSION)
USE EASEMENT CRITERIA	= DEDICATED 3'

REAR LOAD LOTS

FRONT	= 8' TO LIVING 3' TO PORCH, COURTYARD
DRIVE AISLE	= 2'
INTERIOR SIDE	= 3'
REAR	= 3'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (WITH MIN. 6' DIMENSION)
DRIVE AISLE WIDTH	= 23'
USE EASEMENT CRITERIA	= DEDICATED 3'

PARKING

REQUIRED = 2 SPACES * 94 UNITS = 188 SPACES
= 1 SPACE * 34 UNITS / 2.5 = 14 SPACES
REPUBLIC SERVICES - DISPOSAL = 1 SPACE * 60 ENCLOSED SPACES / 5 = 12 SPACES
= 214 TOTAL SPACES REQUIRED

PROVIDED = 188 ENCLOSES SPACES
= 38 OPEN SPACES
= 226 TOTAL SPACES PROVIDED

OWNER	DEVELOPER	ENGINEER
HOWARD HUGHES COMPANY, LLC 10845 GRIFFITH PEAK DR. SUITE 160 LAS VEGAS, NV 89135 (702) 791-4000	WOODSIDE HOMES OF NEVADA, LLC 7895 W. SUNSET RD. SUITE #110 LAS VEGAS, NV 89113 (702) 889-7824	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

RESTRICTIVE COVENANT NOTE

A COVENANT, CONDITIONS AND RESTRICTIONS AND RESERVATION TO BE PROVIDED AT A LATER DATE.

LEGAL DESCRIPTION

PARCEL M OF "SUMMERLIN VILLAGE 21 - UNIT 3" AS SHOWN IN BOOK 159, PAGE 50 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SE ¼) OF SECTION 23, THE NORTHWEST QUARTER (NW ¼) OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 11.94 ACRES, MORE OR LESS AS DETERMED BY COMPUTER METHODS.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRIDE ORGIN): 26°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORGIN: 400,000.00 M (1,312,333.3333 FTUS)
EASTING AT CENTRAL MERIDIAN: 300,000 M (984,250.0000 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

FLOODZONE

XXXXX

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		CENTERLINE
Ⓞ	Ⓓ	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
2100'	2100'	INTERMEDIATE CONTOUR
13	13	LOT NUMBER
4.00%	4.00%	SLOPE
(68.88) TC	81.24 FG	ELEVATION
SWV	SWV	SEWER BACKWATER VALVE
PRV	PRV	PRESSURE REDUCING VALVE

PRJ-77755
11/07/19

SUMMERLIN DESIGN REVIEW COMMITTEE DATE

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! OVERHEAD 1-702-227-2929

Call before you Dig Avoid cutting underground utility lines. It's costly. Call 811 OR 1-800-227-2600

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
F:\PROJECTS\700\793-533\DWG\TENTMAP\793-533C-SP.DWG
QUANGVINH NGUYEN

PROJECT NO. 793-533
DESIGN: BG
DRAWN: BG
CHECK: HN
PLOT DATE: 11-06-19
PLOT TIME: 13:32:59

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GOV APP	DATE

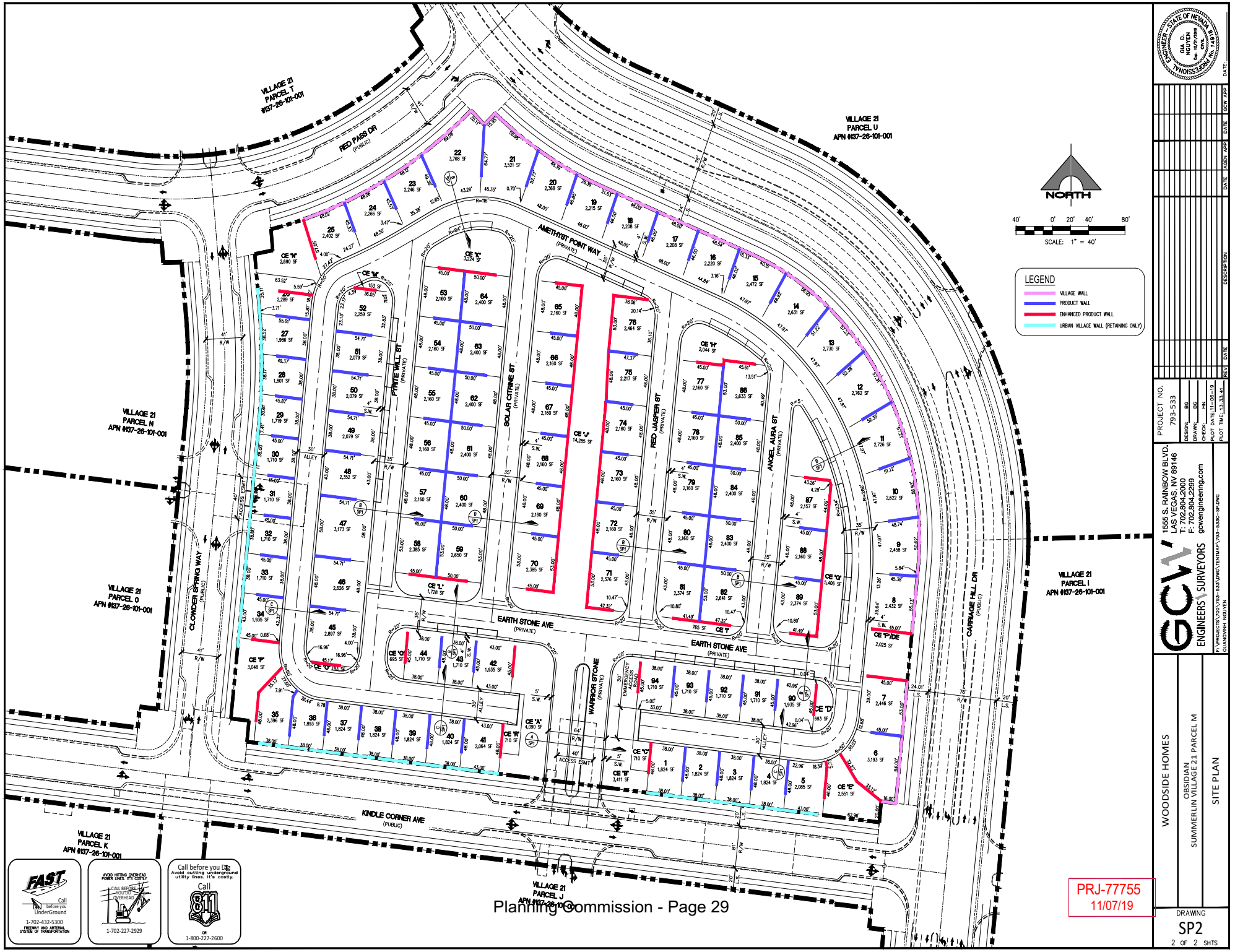
GIA D. NGUYEN — STATE OF NEVADA — PROFESSIONAL ENGINEER — No. 14911 — CIVIL — Exp. 12/31/2019 — DATE

WOODSIDE HOMES

OBSIDIAN
SUMMERLIN VILLAGE 21 PARCEL M

SITE PLAN

DRAWING SP1
1 OF 2 SHTS



PRJ-77755
11/07/19

GIA D. NGUYEN
Exp. 12/31/2018
CIVIL
No. 14918
STATE OF NEVADA
PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE

PROJECT NO. 793-533
DESIGN: BG
DRAWN: BG
CHECK: HN
PLOT DATE: 11-06-19
PLOT TIME: 13:33:41

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\793-533\DWG\TENTMAP\793-533C-SP.DWG
QUANGVINH NGUYEN

WOODSIDE HOMES

OBSIDIAN
SUMMERLIN VILLAGE 21 PARCEL M

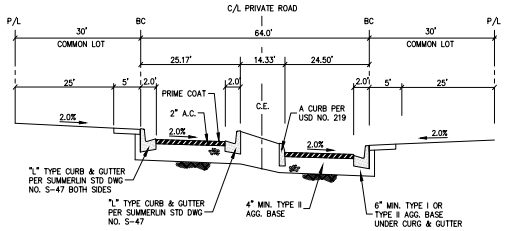
SITE PLAN

DRAWING
SP2
2 OF 2 SHTS

TENTATIVE MAP
FOR
OBSIDIAN - SUMMERLIN VILLAGE 21 PARCEL M

APN #137-23-410-002

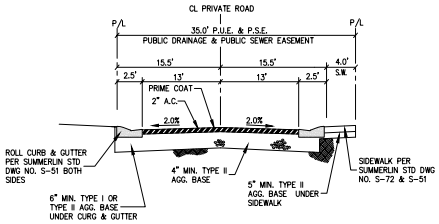
November 06, 2019



64' PRIVATE ENTRY

SCALE: NTS

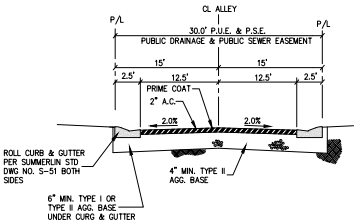
A



31' PRIVATE STREET SECTION

SCALE: NTS

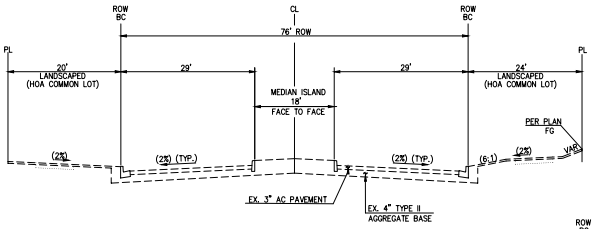
B



30' ALLEY

SCALE: NTS

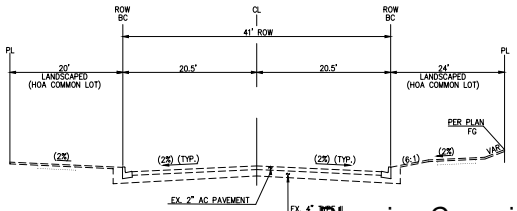
C



CARRIAGE HILL DRIVE (PUBLIC)

SCALE: NTS

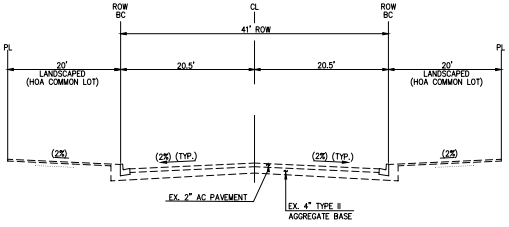
D



KINDLE CORNER AVE (PUBLIC)

SCALE: NTS

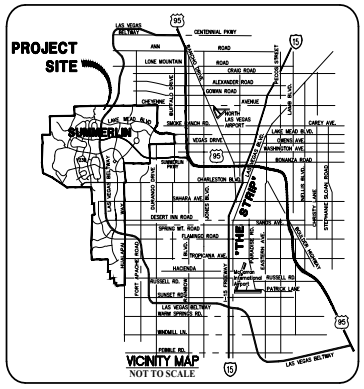
E

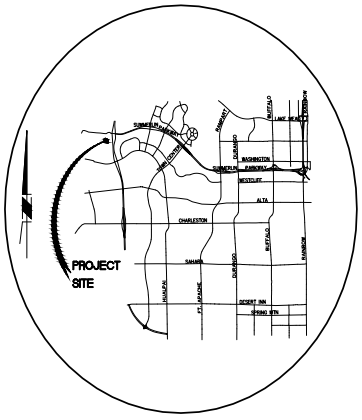


RED PASS DR (PUBLIC)
CLOWDER SPRING WAY (PUBLIC)

SCALE: NTS

F





LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		CENTERLINE
Ⓞ	Ⓓ	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
PROPOSED ZONING = P-C
NUMBER OF LOTS = 94
NUMBER OF COMMON ELEMENTS = 18

DENSITY
ACREAGE = 8.94 AC
DENSITY = 10.51 UNIT/AC

LOT SIZE
MINIMUM LOT SIZE = 1,710 SF
MAXIMUM LOT SIZE = 3,768 SF
AVERAGE LOT SIZE = 2,186 SF

CONNECTIVITY
LINKS = 28
NODES = 24
CONNETIVITY (LINKS/NODES) = 1.167

SETBACK REQUIREMENTS

THE DEVELOPMENT IS TO ADHERE TO EXHIBITS 2.2 AND 2.3 OF THE SUMMERLIN DEVELOPMENT STANDARDS IN ADDITION TO THE VILLAGE 21 DESIGN CRITERIA.

FRONT LOAD LOTS		REAR LOAD LOTS	
FRONT	= 8' TO LIVING 5' TO PORCH, COURTYARD	FRONT	= 8' TO LIVING = 5' TO PORCH, COURTYARD
INTERIOR SIDE	= 3'	DRIVE AISLE	= 2'
REAR	= 3'	INTERIOR SIDE	= 3'
		REAR	= 3'
BUILDING SEPARATION	= 6'	BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (WITH MIN. 6' DIMENSION)	PRIVATE YARD SPACE	= 150 SF (WITH MIN. 6' DIMENSION)
USE EASEMENT CRITERIA	= DEDICATED 3'	DRIVE AISLE WIDTH	= 25'
		USE EASEMENT CRITERIA	= DEDICATED 3'

PARKING

REQUIRED
= 2 SPACES * 94 UNITS = 188 SPACES
= 1 SPACE * 34 UNITS / 2.5 = 14 SPACES
= 1 SPACE * 60 ENCLOSED SPACES / 5 = 12 SPACES
= 214 TOTAL SPACES REQUIRED

PROVIDED
= 188 ENCLOSES SPACES
= 38 OPEN SPACES
= 226 TOTAL SPACES PROVIDED

OWNER

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DR. SUITE 160
LAS VEGAS, NV 89135
(702) 791-4000

DEVELOPER

WOODSIDE HOMES OF NEVADA, LLC
7895 W. SUNSET RD. SUITE #110
LAS VEGAS, NV 89113
(702) 889-7824

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

RESTRICTIVE COVENANT NOTE

A COVENANT, CONDITIONS AND RESTRICTIONS AND RESERVATION TO BE PROVIDED AT A LATER DATE.

LEGAL DESCRIPTION

PARCEL M OF "SUMMERLIN VILLAGE 21 – UNIT 3" AS SHOWN IN BOOK 159, PAGE 50 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SE ¼) OF SECTION 23, THE NORTHWEST QUARTER (NW ¼) OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 11.94 ACRES, MORE OR LESS AS DETERMED BY COMPUTER METHODS.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRIDE ORGIN): 26°15'00"N
LONGITUDE OF CENTRAL MERIDIAN:114°58'00"W
NORTHING AT GRID ORIGIN: 400,000.00 M (1,312,333.3333 FTUS)
EASTING AT CENTRAL MERIDIAN: 300,000 M (984,250.0000 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

FLOODZONE

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 32003C2150E, MAP REVISED SEPTEMBER 27, 2002 INDICATED THAT THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

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 UNDERGROUND OVERHEAD
1-702-227-2929

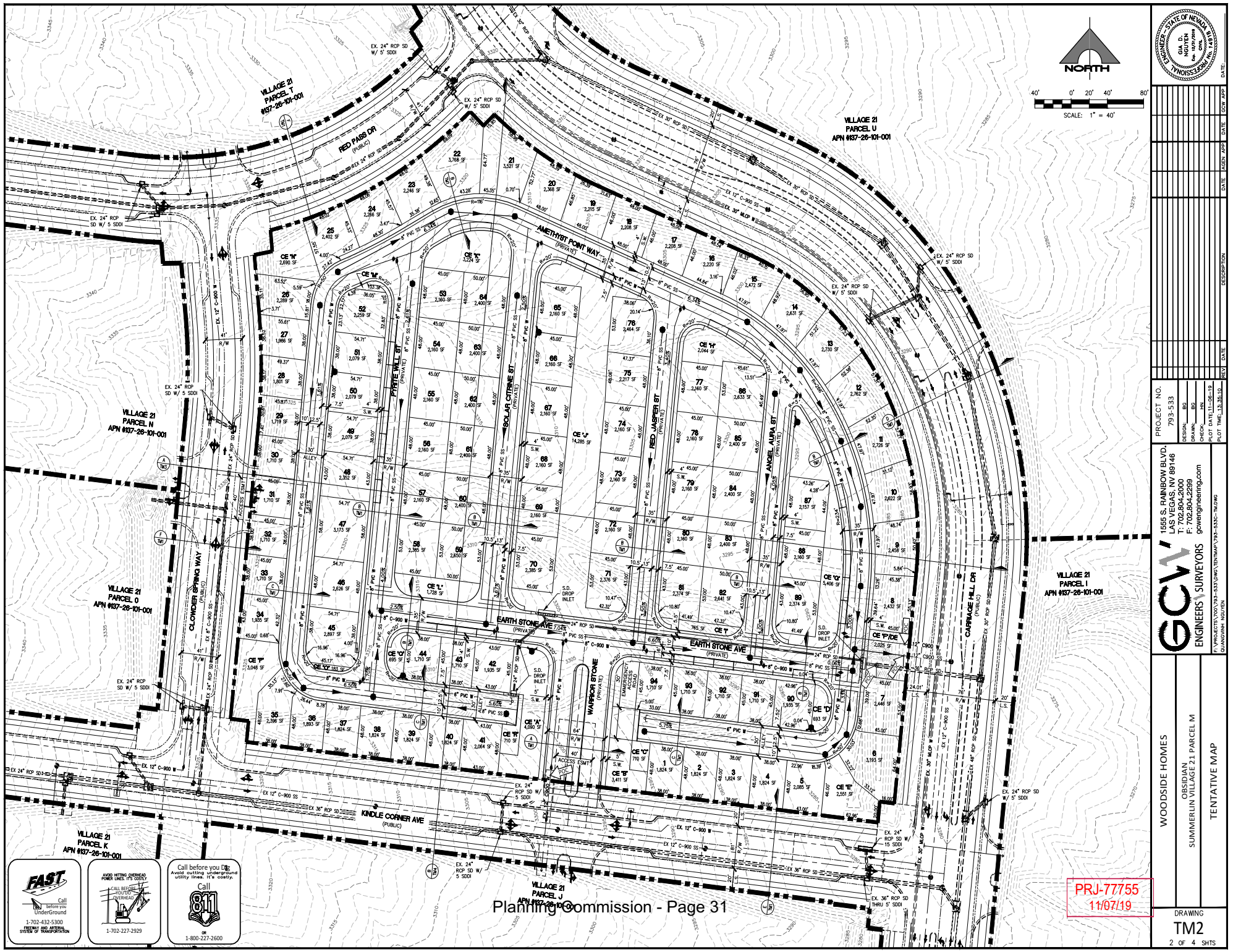
Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call
811
OR
1-800-227-2600

PRJ-77755
11/07/19

SUMMERLIN DESIGN REVIEW COMMITTEE DATE

NEVADA LICENSED ENGINEER – STATE OF NEVADA – GIA D. NGUYEN – No. 14818 – PROFESSIONAL – CIVIL – exp. 12/31/2019 – DATE

REV	DESCRIPTION	DATE



PRJ-77755
11/07/19

ENGINEER - STATE OF NEVADA
GIA D. NGUYEN
Exp. 12/31/2019
CIVIL
PROFESSIONAL
No. 14918

DATE:

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

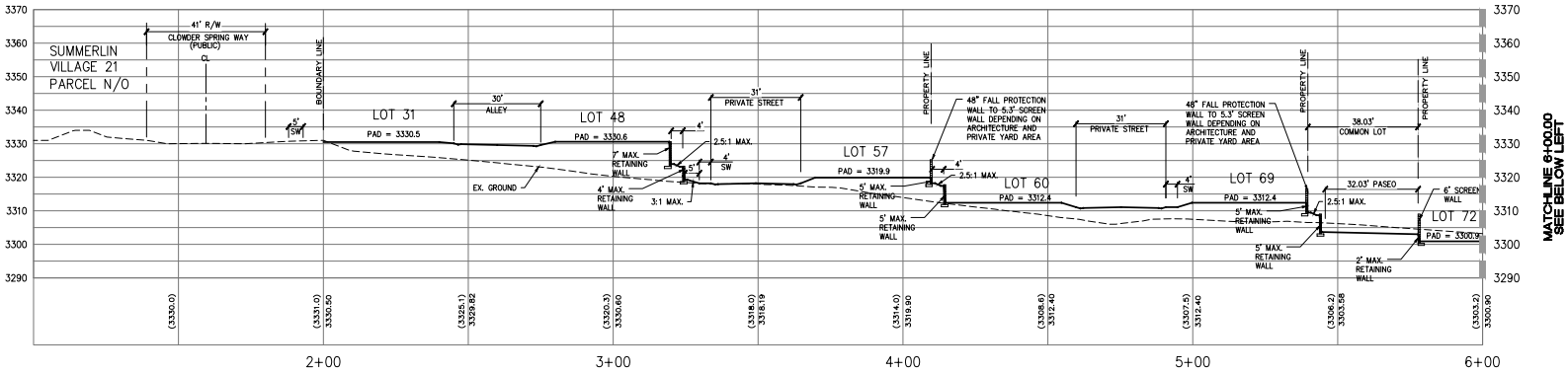
PROJECT NO. 793-533
DESIGN: BG
DRAWN: BG
CHECK: HN
PLOT DATE: 11-06-19
PLOT TIME: 13:35:10

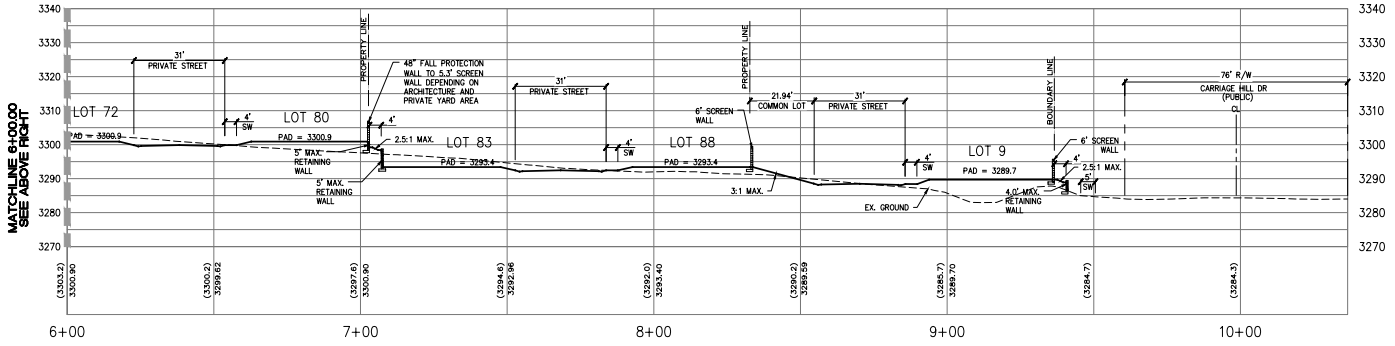
GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\793-533\DWG\TENTMAP\793-533C-TM.DWG
QUANGVINH NGUYEN

WOODSIDE HOMES
OBSIDIAN
SUMMERLIN VILLAGE 21 PARCEL M
TENTATIVE MAP

DRAWING
TM2
2 OF 4 SHTS





CROSS SECTION

SCALE: NTS

A

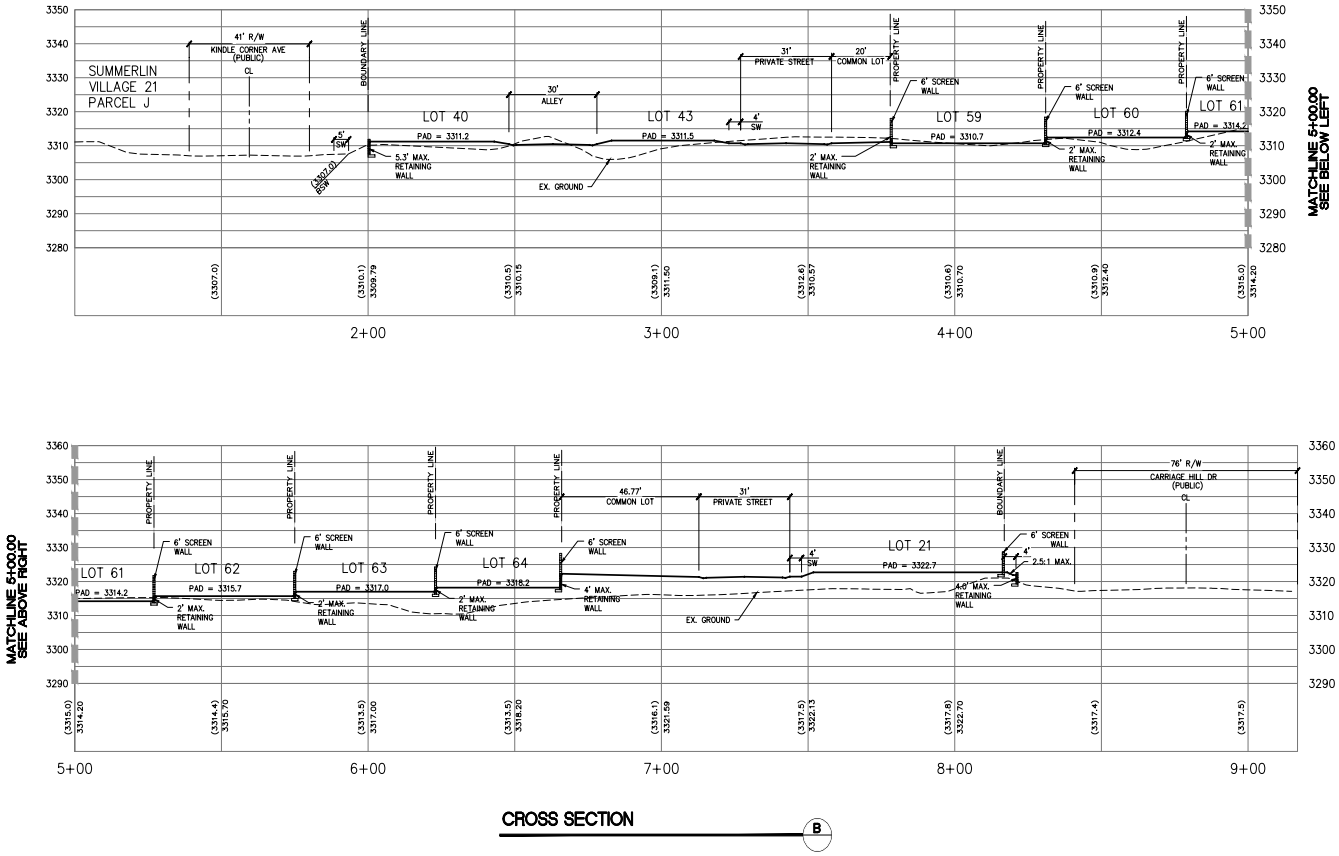
PRJ-77755
11/07/19

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO. 793-533
DESIGN: BG
DRAWN: BG
CHECK: HN
PLOT DATE: 11-06-19
PLOT TIME: 13:35:48
F:\PROJECTS\700\793-533\DWG\TENTMAP\793-533C-TM.DWG
QUANGVINH NGUYEN

WOODSIDE HOMES
OBSIDIAN
SUMMERLIN VILLAGE 21 PARCEL M
TENTATIVE MAP

DRAWING
TM3
3 OF 4 SHTS



CROSS SECTION B

PRJ-77755
11/07/19

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO. 793-533
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PLOT TIME: 13:36:08
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QUANGVINH NGUYEN

WOODSIDE HOMES
OBSIDIAN
SUMMERLIN VILLAGE 21 PARCEL M
TENTATIVE MAP

DRAWING
TM4
4 OF 4 SHTS



TMP-77769 [PRJ-77755] - TENTATIVE MAP - APPLICANT: WOODSIDE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC

NORTHWEST CORNER OF KINDLE CORNER WAY AND CARRIAGE HILL DRIVE

10/30/2019

Howard Hughes.

Scott Anderson
Woodside Homes
7895 W. Sunset Road, Suite 110
Las Vegas, NV 89113

November 6, 2019

Re: SDRC Parcel M | Tentative Map Review | Approved
Summerlin Village 21 (Redpoint) Woodside Homes

Dear Scott –

The Summerlin Design Review Committee (SDRC) has reviewed the Tentative Map dated 9/23/19, prepared by GCW Engineering. The plan is *approved,* subject to the following comment.

- The development is to adhere to Exhibits 2.2 and 2.3 of the Summerlin Development Standards in addition to the Village 21 Design Criteria.

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Design Review Coordinator, Summerlin

The Howard Hughes Corporation
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

PRJ-77755
11/07/19

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

School Development Tracking Form

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

Date Filed 11/05/2019 **Application Number** TMP-77769 **Entity** LV

Company Name Woodside Homes

Contact Name

Contact Mailing Address

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

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

Project Name Summerlin Village 21 Parcel M

Project Description 94 single family residential lots

APN's 137-23-410-002

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	94	x 0.196 =	18	x 0.101 =	10	x 0.137 =	13
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			18		10		13

(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
Billy & Rosemary Vassilladis	215 Antelope Ridge Dr.	K-5	889	1,005	10/07/19
Sig Rogich MS	235 N Pavilion Center Dr.	6-8	1,664	1,961	10/07/19
Palo Verde HS	333 S. Pavilion Center Dr.	9-12	2,589	3,181	10/07/19

*** CCSD Comments** Vassilladis ES, Rogich MS and Palo Verde HS is over capacity for the 2019-20 school year. Vassilladis ES is 120.82%, Rogich MS was 119.28% and Palo Verde was 122.87% of program capacity.

☐ Approved ☐ Disapproved

TMP 77769
Woodside Homes

NWC Kindle Corner Way and Carriage Hill Drive

Proposed 94 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]	94	9.44	**887**
AM Peak Hour			0.74	**70**
PM Peak Hour			0.99	**93**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Far Hills Avenue

Average Daily Traffic (ADT)	9,447
PM Peak Hour	756

(heaviest 60 minutes)

Carriage Hill Drive

Average Daily Traffic (ADT)	3,976
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Far Hills Avenue	33,800
Carriage Hill Drive	33,800

This project will add approximately 887 trips per day on Kindle Corner Wy., Carriage Hill Dr. and Far Hills Ave. Currently, Far Hills is at about 28 percent of capacity and Carriage Hill is at about 12 percent of capacity. With this project, Far Hills is expected to be at about 31 percent of capacity and Carriage Hill to be at about 14 percent of capacity. Kindle Corner has not yet been constructed.

Based on Peak Hour use, this development will add into the area roughly 93 additional cars, or about three every two minutes.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
DEC 0 4 2019
Dept of Planning
City of Las Vegas

CASE: TMP-77769 [PRJ-77755] - TENTATIVE MAP

SUBJECT: APPLICANT: WOODSIDE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 10, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, DECEMBER 9, 2019.***

Signature

12/4/19
Date

Scott Anderson
Please Print Name

Woodside Homes of Nevada, LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Date 12/10/19 Item Item 7

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.: **8**

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

SUBJECT:
ABEYANCE - SUP-77274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77173]. Staff recommends APPROVAL.

C.C.: 02/05/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	16	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Abeyance Request
2. Location and Aerial Maps
3. Special Map
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Suitability Survey by Baughman & Turner
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
10. Backup Documentation Submitted for the October 22, 2019 Planning Commission Meeting
11. Submitted after Final Agenda – Abeyance Email by Scot Rutledge and Documentation Not Vetted – Protest Comment Form and Emails
12. Submitted at Meeting – Documentation Not Vetted – Protest Comments by Wayne Cook

Nora Lares

Subject: FW: Cultivate SUP application for 9140 West Sahara
Attachments: Slides from Cultivate for SUP at 9140 West Sahara Ave.pdf

From: Sophia Prince <sprince@LasVegasNevada.GOV>
Sent: Thursday, October 31, 2019 10:27 AM
To: Eric McCammond <emccammond@LasVegasNevada.GOV>
Cc: Nora Lares <nlares@LasVegasNevada.GOV>
Subject: Fw: Cultivate SUP application for 9140 West Sahara

Eric,
Below is a request from the applicant for PRJ-77173 (Ward 2 Marijuana Disp) to abey their item from Dec-10 to Jan-14. Do you know the answer to their question about cutoff for including petitions to the staff report?
Thanks,

Sophia Prince | Planner I
Department of Planning
Development Services Center
333 N. Rancho Drive, 1st Floor
702-229-6051 Office | 702-474-7463
lasvegasnevada.gov

From: Scot Rutledge <scot@argentumnv.com>
Sent: Thursday, October 31, 2019 9:59 AM
To: Sophia Prince <sprince@LasVegasNevada.GOV>
Cc: Katherine McClain <kat@cultivatelv.com>; Matt McClure <matt.mcclure@cultivatelv.com>
Subject: Cultivate SUP application for 9140 West Sahara

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Sophia-

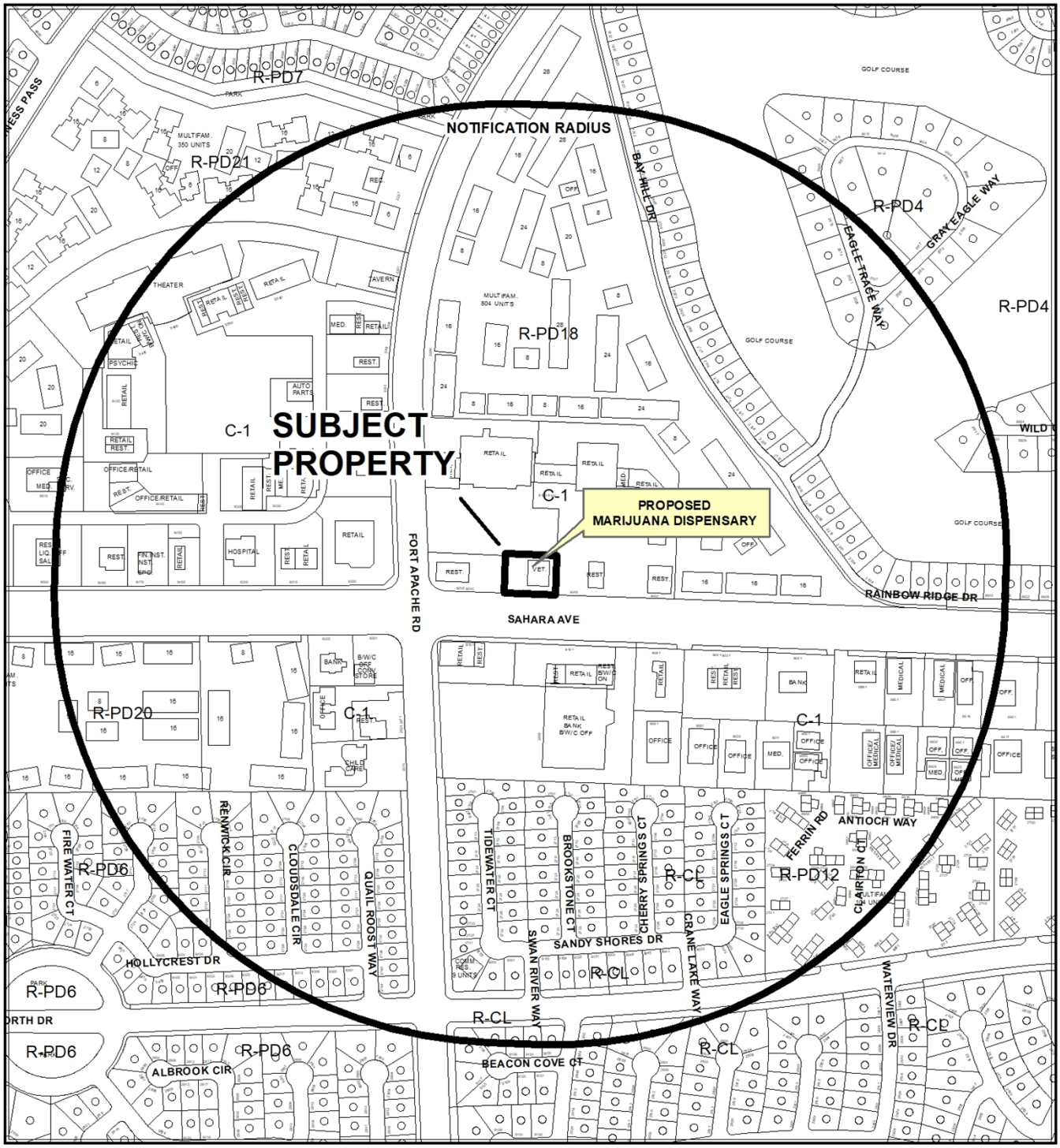
Thank you again for attending last night to see our presentation. I have attached the slides as requested. Additionally, after discussing with our client, we would like to abey the item from December 10th to the first Planning Commission meeting of the year. We will not be hosting another neighborhood meeting.

We will be collecting a number of comments of support in the form of a petition as well as comment cards/emails. In order to ensure they are included in the staff report for Planning Commission, what would our deadline be? Also, do we need to pay to send out another mailer notifying the coverage area of the change in PC mtg dates? Please advise.

My best,
SDR
--

Scot Rutledge
Partner
Argentum Partners
6037 S. Fort Apache Road, Suite 130 | Las Vegas, NV 89148
Cell: 702-561-9093 | Office: 702-979-2478| E-mail: scot@argentumnv.com

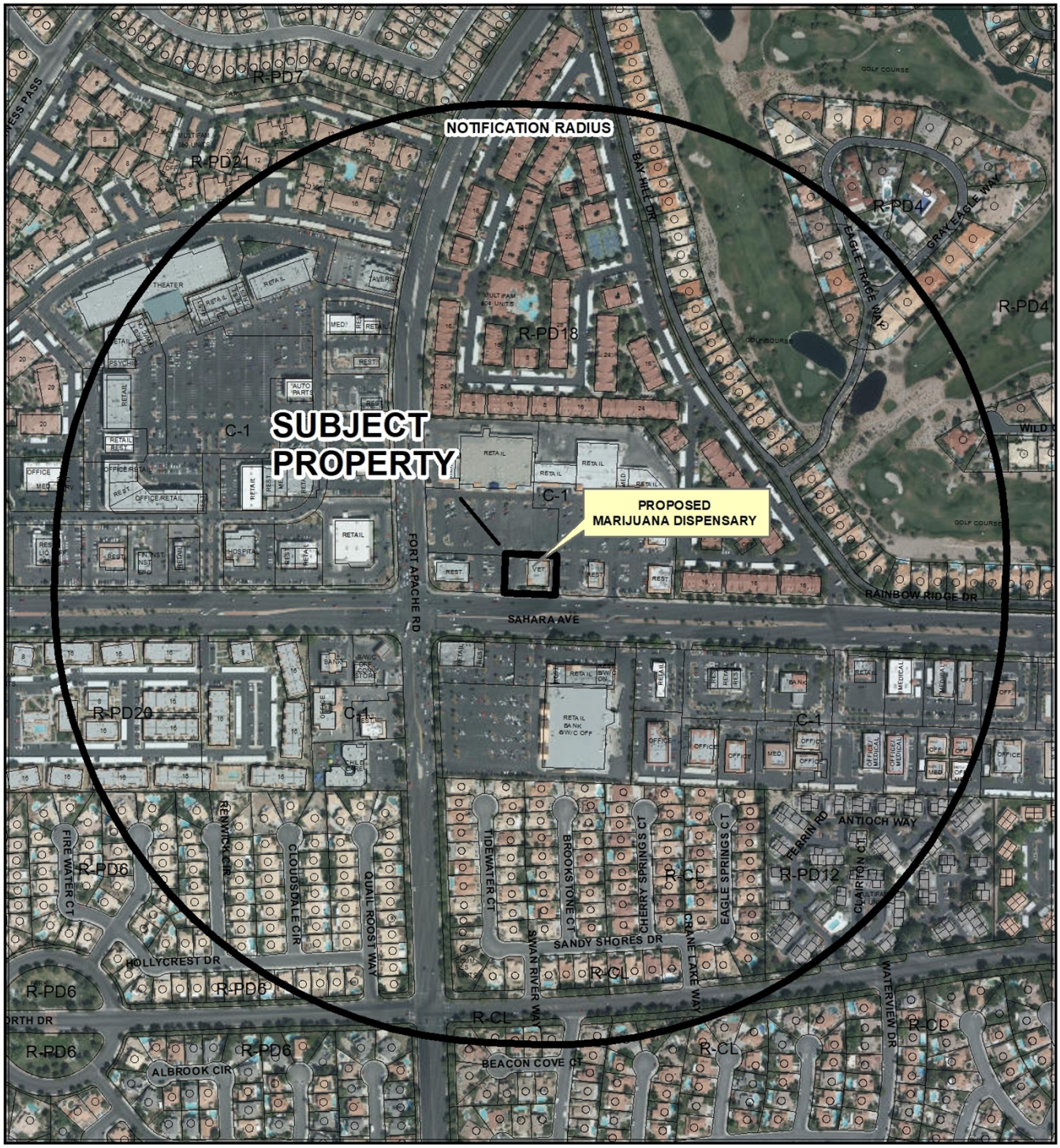
DEPT. OF PLANNING
RECEIVED 10.31.19
SUP-77274 [PRJ-77173]



CASE: **SUP-77274 (PRJ-77173)**

RADIUS: 1500 FEET

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



CASE: **SUP-77274 (PRJ-77173)**

RADIUS: 1500 FEET

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



SUP-77274 (PRJ-77173)

Marijuana Establishments

Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted

Protected Uses

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

Prohibited Areas

- Fremont

Entitlements

- APPROVED
- SCHEDULED

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

N

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

Date: Monday, August 19, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77274	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 877

PROTESTS 16

APPROVALS 1

**** CONDITIONS ****

SUP-77274 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. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

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

8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

9. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

10. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

11. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

12. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

13. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This a request for a Special Use Permit for a proposed 4,800 square foot Marijuana Dispensary use at 9140 West Sahara Avenue.

ISSUES

- The Marijuana Dispensary use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff supports approval of the request.
- The subject tenant space is an existing commercial building within a larger commercial shopping center.
- There are no protected uses within the required separation distance outlined in Title 19.12.070.

ANALYSIS

The Marijuana Dispensary use is described in Title 19.12 as “An establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a ‘medical marijuana dispensary’ as defined in NRS 453A.115 and a ‘retail marijuana store’ as defined in NRS 453D.030”.

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

a. 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 since there are no protected uses located within these minimum separation distances.

Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

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

Requirement 3: For the purpose of Requirement 2, and for that purpose only:

A. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
B. The "property line" of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        a. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        b. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
        c. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

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

Requirement 4: When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 5: The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The use will require approval of a business license and continual inspections to verify it is in compliance with Title 6 requirements.

Requirement 6: No outside storage shall be permitted, including the use of shipping containers for on-site storage. No outside storage is indicated on the submitted site plan.

The proposed use does not include any outside storage, as shown on the site plan date stamped 08/19/19.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

The submitted floor plans show only one point of entry and exit for public access. The proposed use meets this requirement.

Requirement 8: No drive-through facilities shall be permitted in conjunction with a marijuana dispensary. No drive-through is indicated on the submitted site plan.

The proposed use meets this requirement as no drive-through is indicated on either the floor or site plans.

Requirement 9: The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

The Department of Planning – Business License Division will monitor and require compliance with this requirement, should the use cease.

Requirement 10: A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The proposed use meets this requirement since this requirement will apply if approved.

Requirement 11: No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

The proposed use meets this requirement as the subject site does not abut Fremont Street.

Requirement 12: No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant has not proposed any associated accessory uses with the proposed Marijuana Dispensary use at this site.

The subject site is located in C-1 (Limited Commercial) zoning district, which allows for retail and personal services in major retail corridors. The proposed Marijuana Dispensary use will be located in an existing, single-story building, within an existing shopping center. The building is currently vacant, and there are no active licenses. According to the justification letter stamped 09/03/19, the proposed use will occupy 4,800 square feet on 0.51 acres at 9140 West Sahara Avenue. The parking requirement for this location is fulfilled by parking provided as part of the shopping center is it located within.

A distance separation survey from a surveyor licensed in Nevada shows that the subject site meets the minimum separation distance from protected uses in the area. Staff performed a windshield survey on 08/29/19 to confirm the survey map submitted by the applicant. There are no protected uses within the required distance separations for the proposed Marijuana Dispensary. Staff finds the proposed use to be compatible with the surrounding uses and recommends approval with conditions.

FINDINGS (SUP-77247)

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 in an existing commercial shopping center with ample parking, and is physically suited for the type and 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 proposed Marijuana Dispensary can be accessed from Sahara Avenue and Fort Apache Road, Primary Arterials, 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 Marijuana Dispensary 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 Marijuana Dispensary use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
09/21/88	The City Council approved a request for the Reclassification of Property (Z-0079-88) located on the northeast corner of Fort Apache Road and Sahara Avenue from N-U (Non-Urban) under Resolution of Intent to R-PD18 and C-1, to R-PD18 (Residential Planned Development) and C-1 (Limited Commercial) for a proposed Commercial Development and Multi-Family Residential Development.
01/24/89	The Planning Commission approved a request for a Plot Plan Review (Z-0079-88) for a proposed shopping center on property located on the northeast corner of Fort Apache Road and Sahara Avenue.
01/06/19	The City Council approved the applicant's request to have a Special Use Permit (SUP-73811) withdrawn without prejudice for a 4,800 square-foot Marijuana Dispensary use at 9140 West Sahara Avenue. The Planning Commission recommended denial.
10/22/2019	The Planning Commission voted (7-0) to hold a request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77173] to the December 10, 2019 Planning Commission meeting.

Related Building Permits/Business Licenses	
07/27/06	A business license (#P55-01703) was issued for a Veterinary Clinic at 9140 West Sahara Avenue. It expired 09/01/17.
12/24/02	A business license (#G50-06814) was issued for Pet Clinic/Sales at 9140 West Sahara Avenue. It expired 06/01/18.

Most Recent Change of Ownership	
08/06/99	A deed was recorded for a change in ownership.

Pre-Application Meeting	
08/13/19	A pre-application conference was held to discuss submission requirements for a Special Use Permit, and discuss submittal requirements for a Marijuana Dispensary use.

Neighborhood Meeting	
10/12/19	A voluntary neighborhood meeting was held at 11:30am at the Veterans Memorial Leisure Center, 101 South Pavilion Center Drive. Councilwoman Seaman was present, a Planning Staff member, and approximately 50 attendees. The following concerns were shared: - Notification Boundary - Visibility of Location - Purchase Limits - Security - Increased Vagrancy - Employee Training - Gateway Substance, Driving under the Influence - Increased Police Presence - Property Crimes - Driving under the Influence - Increased Traffic - Cash Business and Impact on Public Safety The applicant responded by discussing their intention of providing 24-hour security on the premise, subject site improvements and efforts to exceed compliance with state and city-level regulation. The applicant offered to restrict operating hours.
10/30/19	A second voluntary neighborhood meeting was held at 5:00pm at the Sahara West Library. Councilwoman Seaman was present, a Planning Staff member, and approximately 150 attendees. The following concerns were shared: - Increased vagrancy - Proximity to liquor store and smoke shop in same shopping center - Public Safety - Gateway drug, youth impact - Increased traffic - Impact to property values Those in support cited: - Desire for proximity and access, especially for pain management and aging residents The applicant attended the meeting with visual aids to address concerns brought up at the first meeting. Applicant discussed high amount of security and lighting on the proposed site, various studies about marijuana usage, the various other locations of the business in the valley, and various community organizations the establishment plans to work with to mitigate vagrancy and crime.

Field Check	
08/29/19	During a routine field inspection, staff observed a well-maintained, existing commercial space in a shopping center.

Details of Application Request	
Site Area	
Gross Acres	0.51

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-PD18 (Residential Planned Development – 18 Units per Acre)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential	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***
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***
Canyon Gate	Y
Sahara West	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

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	150	Y
Fort Apache Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

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

Parking Requirement							
Use	***Gross Floor Area***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	117,465 SF	1:200	587				
TOTAL SPACES REQUIRED			587		596		Y*
Regular and Handicap Spaces Required			575	12	584	12	Y*

**The subject site is part of a shopping center (Z-0079-88) previously approved on 01/24/89 by the Planning Commission.*

Las Vegas Valley Water District (LVVWD) Comments:
This property is currently served for domestic service, however does not have backflow prevention per NAC445A.67195 and will be required to be installed with this project. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. The development may propose a shared onsite fire system, but for domestic service, each building will be separately metered to comply with LVVWD Service Rules

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) 9140 W. Sahara Avenue Las Vegas, NV 89117

Project Name Nevada CRT, LLC-Sahara Location **Proposed Use** Dispensary

Assessor's Parcel #(s) 163-05-410-030 **Ward #** 2

General Plan: Existing Pet Hospital Proposed Dispensary **Zoning:** Existing C-1 Proposed C-1

Additional Information

Property Owner Palensky Properties I LTD Contact James Palensky

Address 411 Walnut St. #120 Green Cove Springs, FL 32043 City ____ State ____ Zip ____

E-mail palensky@msn.com Phone ____

Applicant Nevada CRT, LLC Contact Robert Lally

Address 57 Bear Lane City Greenwood State ME Zip 04255

E-mail lallyrob@gmail.com Phone 617-699-3719

Representative Matthew McClure Contact ____

Address 3615 Spring Mountain Rd. City Las Vegas State NV Zip 89102

E-mail matt.mcclure@cultivatelv.com Phone 702-241-2308

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

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

City Official ____ **Partner(s)** ____

Partner(s) ____

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

Property Owner Signature ____

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

Print Name James W. Palensky

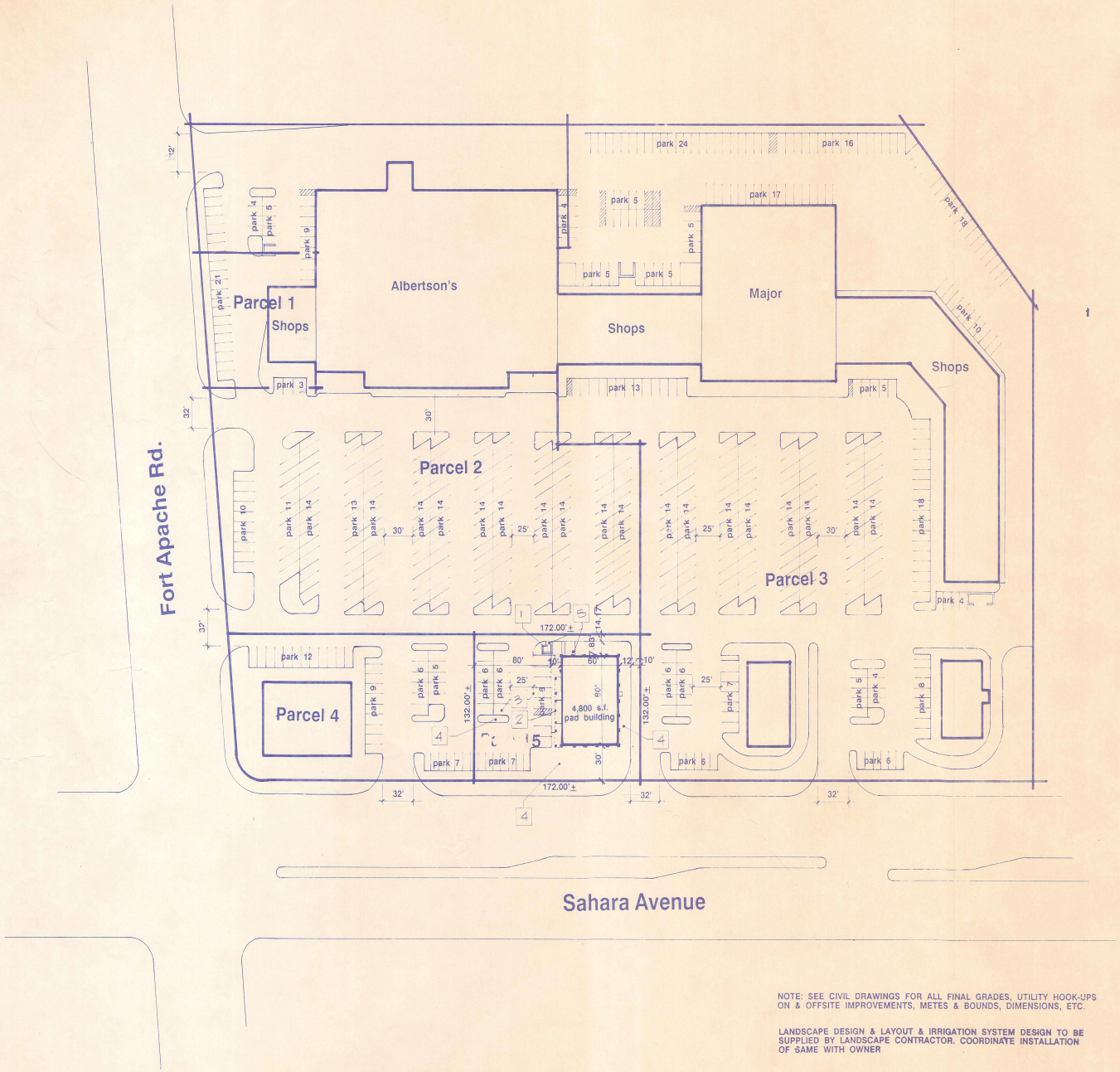
Subscribed and sworn before me

This 12th day of August, 20 19

Notary Public in and for said County and State ADA County, Idaho

GERARDO P RODRIQUEZ
COMMISSION NUMBER 67047
NOTARY PUBLIC
State of Idaho
My Commission Expires 01/28/2022

PRJ-77173
08/26/19



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. James W. Falensky
3824 Turf Circle
Las Vegas, NV 89108
(702) 648-1611

1 SITE PLAN

scale: 1" = 50'-0"

KEYNOTES

#	description
1	6'-0" high concrete block trash enclosure with a pair of 3o5o chain link gates with brown vinyl slats and lift pin lock/latch
2	Concrete sidewalk with rocksalt finish
3	A.C. paving (existing)
4	Landscaping - by others
5	4" CONC. SLAB APRON

PROJECT DATA

(Parcel 5)

Existing Zoning: C-1
Required Zoning: C-1

Existing Use: Undeveloped
Proposed Use:

Parking Required:

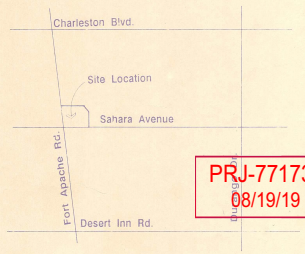
Parking Provided: 27 spaces

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. 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 41 OF PLATS, PAGE 18, COUNTY RECORDER, CLARK COUNTY, NEVADA.

LOCATION



PRJ-77173
08/19/19

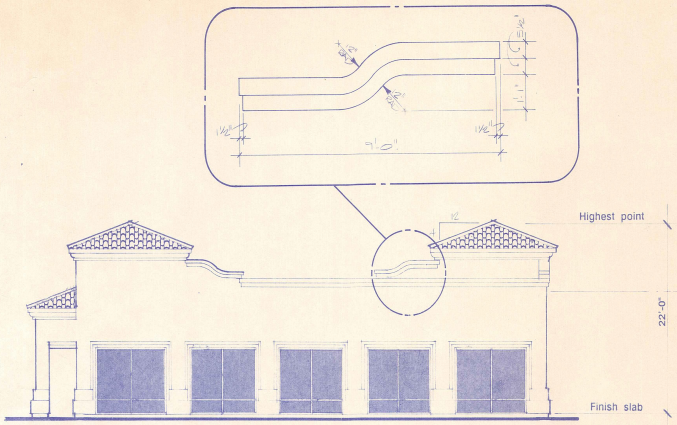
revisions

John dauil burke, architect
3355 spring mtn. rd. #8 L.V. Nev. 89102 (702) 876-4863

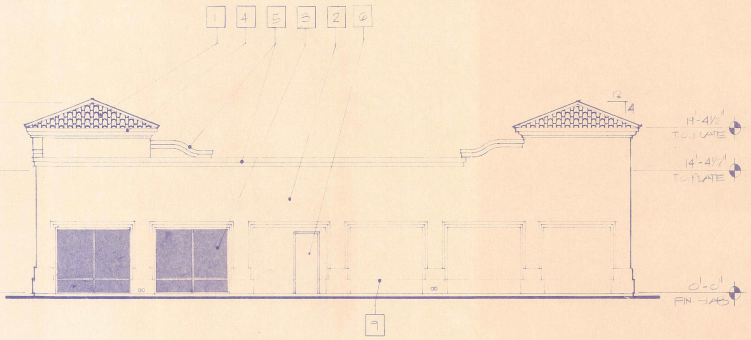
Vet Clinic/Pet Supply Store
For: Big West Development
City of Las Vegas Nevada

date 30 Oct 92
proj. no. 92281
drwn. by
chkd. by

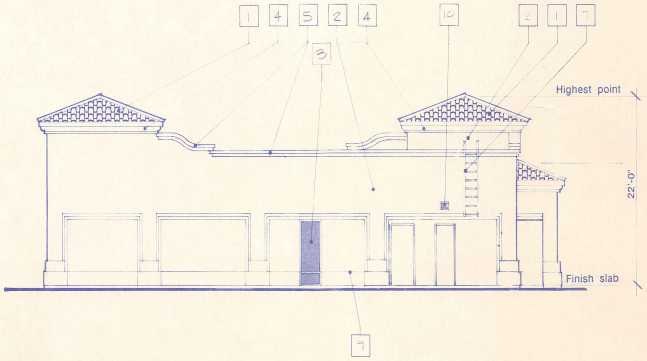
sheet no. 2



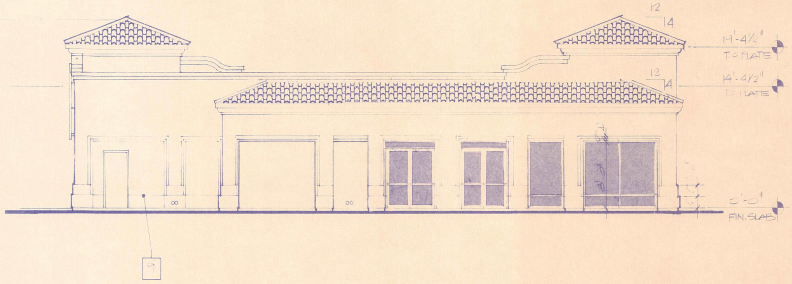
4 SOUTH ELEVATION
scale: 1/8" = 1'- 0"



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



2 NORTH ELEVATION
scale: 1/8" = 1'- 0"



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

KEYNOTES

#	description
1	2 piece clay tile to match existing center
2	Stucco finish to match existing center in color & texture
3	Aluminum storefront glazing
4	Stucco fascia
5	2x6 over 2x12 stucco plant-on
6	Door - see floor plan & door schedule
7	Roof access ladder +8'-0" A.F.F. - see detail
8	not used
9	'Keene' #40 stucco reveal
10	12"x12" g.i. louver within 6' of ceiling in oxygen tank storage closet

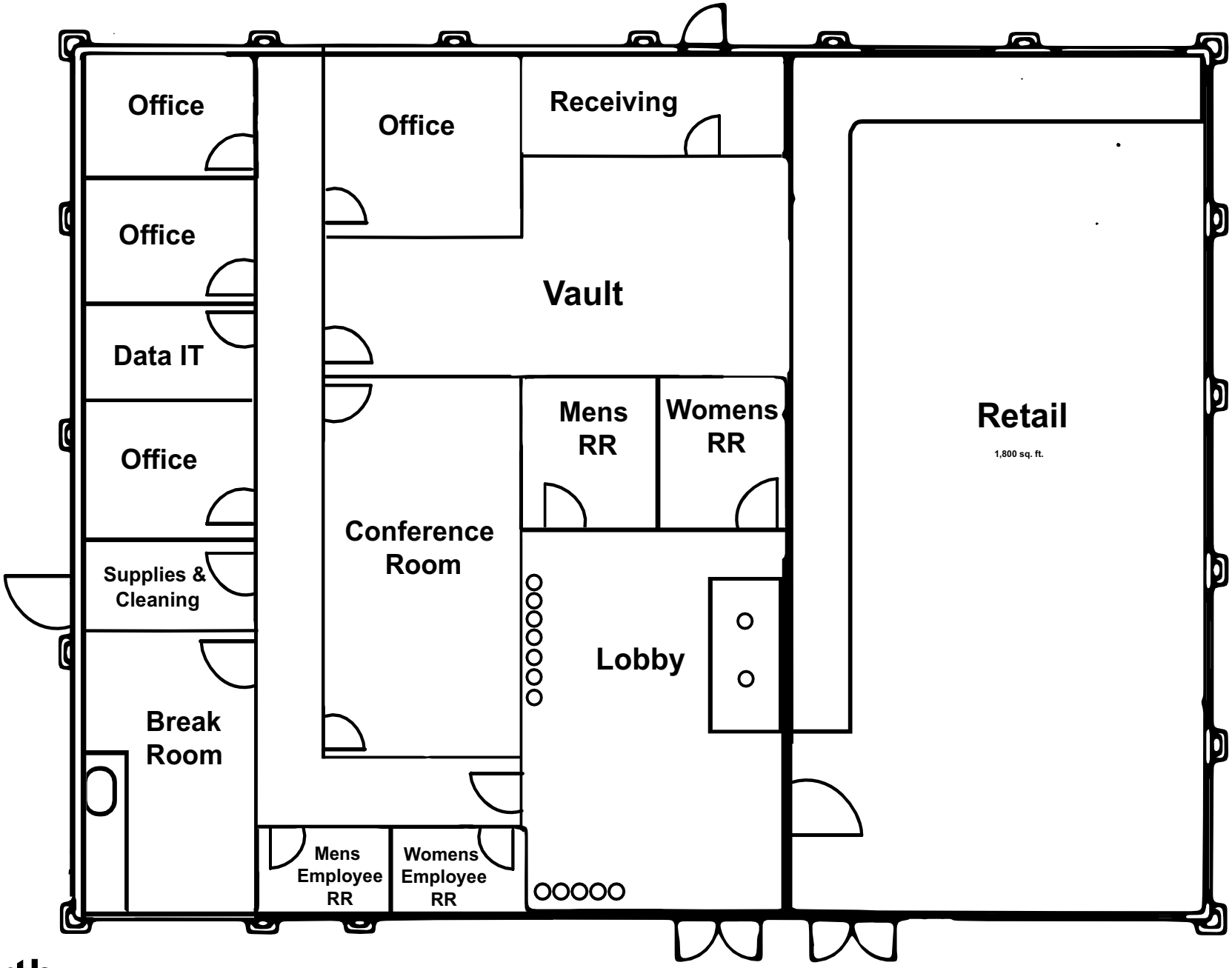
PRJ-77173
08/19/19

reilsoni
john david burke architect
3355 spring mtn rd #6 l.v. nev 89102 (702) 876-4663

Vet Clinic/Pet Supply Store
For: Big West Development
City of Las Vegas Nevada

date
proj. no.
drwn. by
chkd. by

sheet no. 3



North

Seating Capacity: 12 Customers

PRJ-77173
08/19/19

Scale: 1/4” = 1’



SUP-77274 [PRJ-77173] - SPECIAL USE PERMIT - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD

9140 WEST SAHARA AVENUE

08/29/2019



SUP-77274 [PRJ-77173] - SPECIAL USE PERMIT - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD

9140 WEST SAHARA AVENUE

08/29/2019



SUP-77274 [PRJ-77173] - SPECIAL USE PERMIT - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD

9140 WEST SAHARA AVENUE

08/29/2019

To Whom it May Concern,

This letter is intended to explain the proposed use for the property located at 9140 W. Sahara Avenue Las Vegas, Nevada 89117 for which we require a Special Use Permit. The information contained in this letter will demonstrate the nature of our business, and adequately demonstrate that our use of this property would not negatively impact the community.

This property is 4,800 square feet and was previously used as a Veterinary office zoned as C-1, within the City of Las Vegas. Our proposed use of this property will be a state of the art recreational cannabis dispensary, which is permitted in this zoning with a Special Use Permit. Pursuant to LVMC 19.16.110, this recreational cannabis dispensary has obtained all required approvals from the State of Nevada to operate . Furthermore, our initial survey of the location shows that it is located over 300 feet away from any community facility, 1,000 feet away from any school, and 1,500 feet away from any non-restricted gaming licensed facilities thus meeting all proximity criteria.

Subject to the requirements of applicable building and fire codes, public access will be limited to one point of entry and exit, with no other access to the building. Ensuring that public access is well regulated and monitored. Our service entry and product deliveries will be granted through a secured back entrance. This building is not designed for drive-thru services, and will remain without such. Additionally, we will not have outdoor storage of any kind, as the building meets our indoor storage needs.

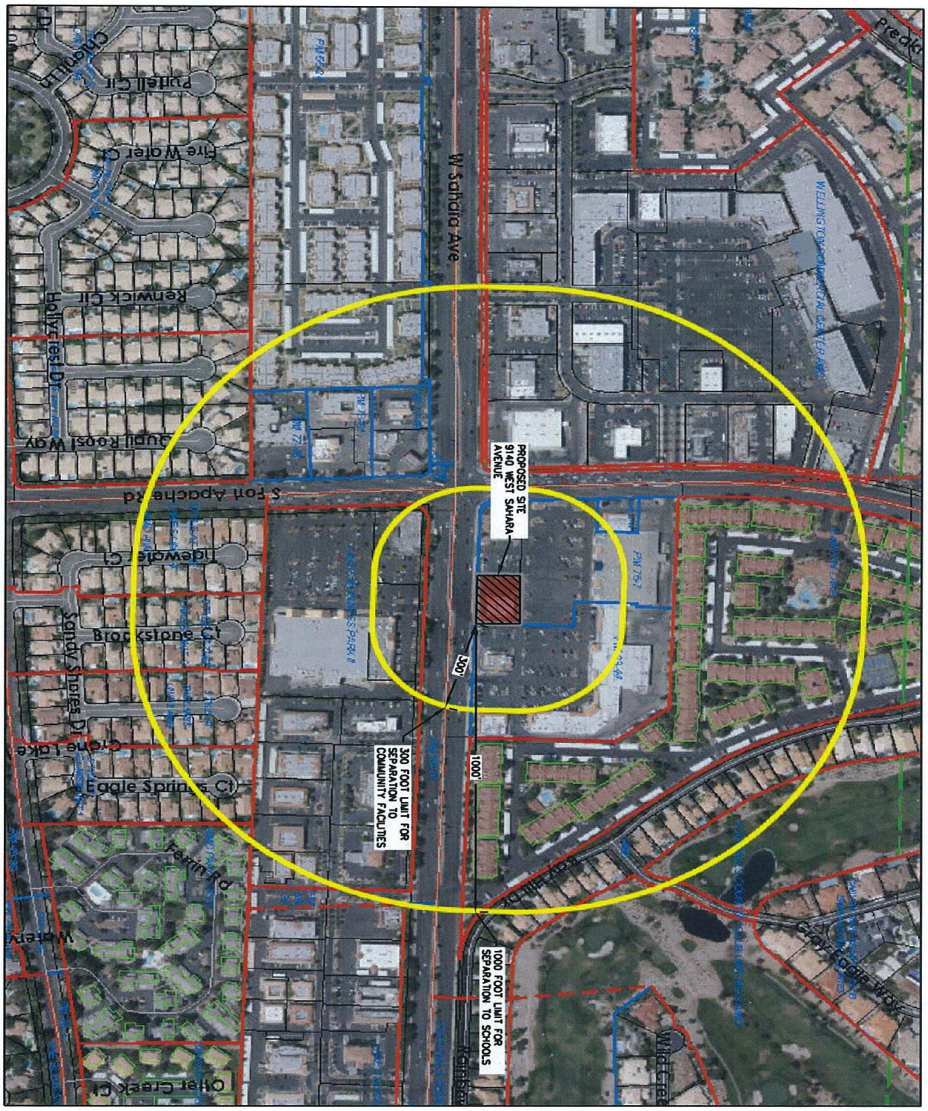
This building is a freestanding pad in a larger shopping center, with ample parking. Initial review shows 40 available parking spots on this parcel which would be more than sufficient to serve employee and customer parking during operating hours. Traffic counts for this location indicate that it is a very busy thoroughfare, seeing approximately 60,000 cars passing through daily. We do not anticipate that our proposed business would contribute any additional traffic and would not alter existing traffic flows.

Lastly, we do not require any exterior building alterations, as the existing property meets all the needs for the proposed business. Furthermore, we do not require any further signage or advertising on the building. Currently, there is a digital reader board, as well as a post sign for the shopping center, which is sufficient for our sign usage.

We look forward to working with the City of Las Vegas, and the surrounding community tas move forward with this project.

Sincerely,
Matt McClure

PRJ-77173
09/03/19



LEGEND

PROPOSED SITE

RADIUS LINE

GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

9140 WEST SAHARA AVENUE
PROXIMITY MAP - DISPENSARY
SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.& M.
CITY OF LAS VEGAS NEVADA
A.P.N. 163-05-410-030

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA
PHONE:(702) 870-8771 FAX:(702) 878-2695 89102

DATE	JULY 2019
DESIGN	MJ
DRAWN	MJ
CHECK	LEY
SCALE	1"=200'

PREPARED FOR :
NEVADA CRT

PRJ-77173
08/19/19

NO.	DATE	REVISIONS	APP'D

SUP 77274
Nevada CRT, LLC

9140 W. Sahara Avenue

Proposed marijuana dispensary replacing an existing 4.8 thousand square foot office veterinary office.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MARIJUANA DISPENSARY	4.8	252.70	1,213
AM Peak Hour			10.44	50
PM Peak Hour			21.83	105

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ANIMAL HOSPITAL/VETERINARY CLINIC [1000 SF]	4.8	21.50	103
AM Peak Hour			3.64	17
PM Peak Hour			3.53	17

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	0		**1,110**
AM Peak Hour				**33**
PM Peak Hour				**88**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Sahara Avenue	
Average Daily Traffic (ADT)	19,763
PM Peak Hour	1,581

(heaviest 60 minutes)

Fort Apache Road	
Average Daily Traffic (ADT)	39,500
PM Peak Hour	3,160

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sahara Avenue	53,445
Fort Apache Road	53,445

This project will add approximately 1,110 trips per day on Sahara Ave. and Fort Apache Rd. Currently, Sahara is at about 37 percent of capacity and Fort Apache is at about 74 percent of capacity. With this project, Sahara is expected to be at about 39 percent of capacity and Fort Apache is expected to be at about 76 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 88 additional peak hour trips, or about three every two minutes.

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

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

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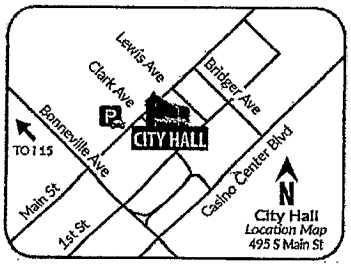

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

PRJ-77173
16307513023
STINE TIMOTHY E
2709 QUAIL ROOST WAY
LAS VEGAS NV 89117-0417

Please use available blank space on card for your comments.
SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

- 2- Preks with in 350 yards. existing Dispensary within 2miles
- 2 Elem. schools outside 2000 yards
- Very congested corner nearby w/ homeless begging and distracting drivers. add Drugs into mix and its a deadly combo.

89117

8P

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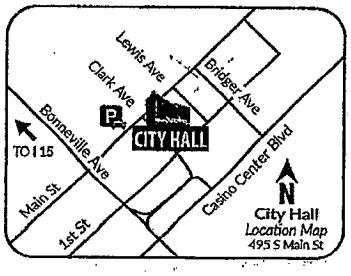

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]

Planning Commission Meeting of **10/22/2019**

PRJ-77173
16305415366
TREES ROY L REVOCABLE TRUST ETAL
TREES ROY L TRS
595 DEERFIELD DR
RIVERTON WY 82501

2 HRDFNP1 82501

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Las Vegas, Nevada 89106

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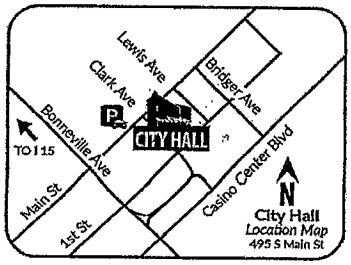

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]

Planning Commission Meeting of **10/22/2019**

PRJ-77173
16305415367
TREES ROY L REVOCABLE TRUST ETAL
TREES ROY L TRS
595 DEERFIELD DR
RIVERTON WY 82501

2 HRDFNP1 82501

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4 pages 10-14-19

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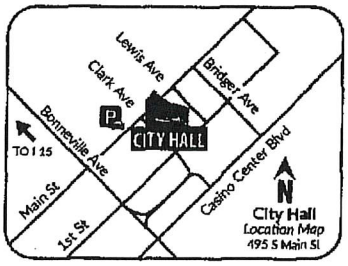

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

PRJ-77173
16305415205
AZSIGNIA L L C
C/O K LOWMAN
7854 W SAHARA AVE
LAS VEGAS NV 89117-1944

53 HRDFNP1 89117

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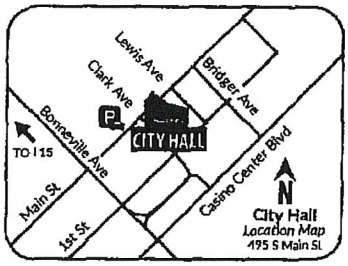

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

PRJ-77173
16305415222
LOWCAL L L C
C/O K LOWMAN
7854 W SAHARA AVE
LAS VEGAS NV 89117

53 HRDFNP1 89117

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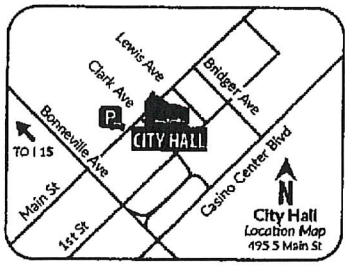

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

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PRJ-77173
16305415173
SHEKEN L L C
7854 W SAHARA
LAS VEGAS NV 89117-1944

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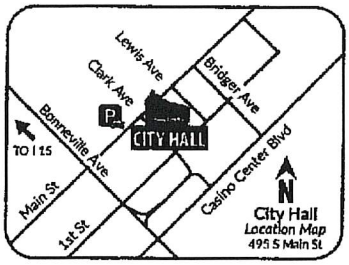

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

PRJ-77173
16305415441
SHEKEN L L C
7854 W SAHARA
LAS VEGAS NV 89117-1944

53 HRDFNP1 0917

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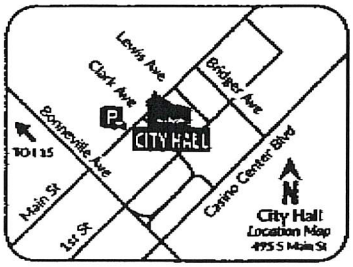

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]

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PRJ-77173
16308110008
J L M LIVING TRUST
MISHEL JACK J & LOUISE E TRS
2725 TIDEWATER CT
LAS VEGAS NV 89117-2448

53 HRDFNP1 89117

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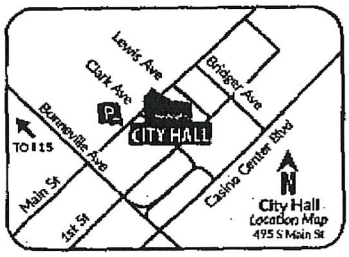

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

I AM AGAINST THIS REQUEST FOR A MARIJUANA DISPENSARY AS THERE IS A SYNOGOGUE & PRE SCHOOL IN SHOPPING CENTER TO THE WEST. THERE ALSO A VERY LARGE CONDO VILLAGE BEHIND (TO THE NORTH) WHERE THERE ARE MANY FAMILIES AND CHILDREN. THIS IS NOT THE APPROPRIATE PLACE/LOCATION FOR A MARIJUANA DISPENSARY, AS

PRJ-77173
16305415374
ROSENBAUM SHELDON
1901 SCENIC SUNRISE DR
LAS VEGAS NV 89117

THE PRIOR REQUEST WAS WITHDRAWN

THANK YOU

THIS MEETING IS SCHEDULED ON A JEWISH HOLIDAY AND I AM UNABLE TO ATTEND FOR RELIGIOUS REASO

53 HRDFNP1 89117

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77274 [PRJ-77173]

Planning Commission Meeting of **10/22/2019**

PRJ-77173
16308120026
F M S HOLDINGS L L C
C/O F SISTILLI
2800 DARBY FALLS DR
LAS VEGAS NV 89134-7476

131 HRDFNP1 89134

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Department of Planning
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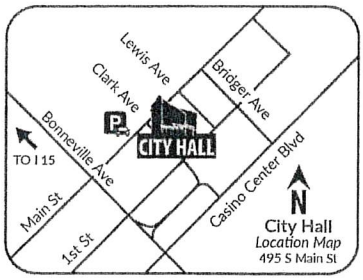

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]

Planning Commission Meeting of **10/22/2019**

PRJ-77173
16308120031
W W W PROPERTIES L L C
8981 W SAHARA AVE #230
LAS VEGAS NV 89117

53 HADFNP1 89117

Submitted after final agenda

46P

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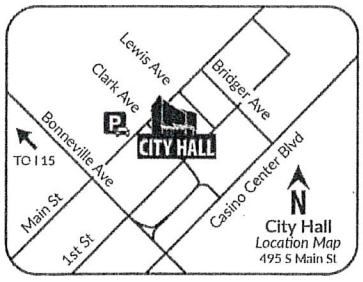

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]

Planning Commission Meeting of **10/22/2019**

PRJ-77173
16308113003
MERCIER LINDA A REVOCABLE TRUST
MERCIER MARY L REVOCABLE TRUST
3208 BEACON SHORES CIR
LAS VEGAS NV 89117-0125

53 HRDFMP1 89117

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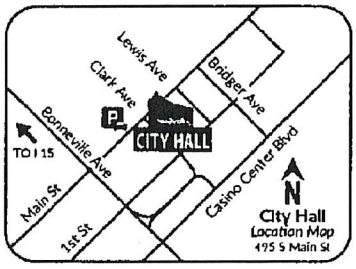

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

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PRJ-77173
16308112015
BANNER 1993 REVOCABLE LIVING TR
BANNER JOHN D & SHELLEY J TRS
2720 CHERRY SPRINGS CT
LAS VEGAS NV 89117-2432

53 HRDFMP1 8911.7

Oct 22 19, 08:39a Jban 7023633374 p.1

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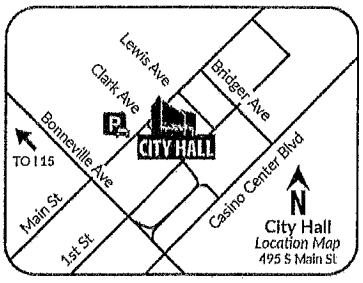

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77274 [PRJ-77173]

Planning Commission Meeting of **10/22/2019**

PRJ-77173
16307513027
MEREB INOCENSIO B
2704 QUAIL ROOST WAY
LAS VEGAS NV 89117

89 HRDFMP1 8911 7

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Department of Planning
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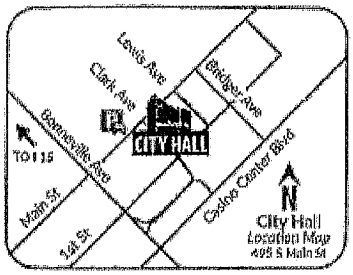

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

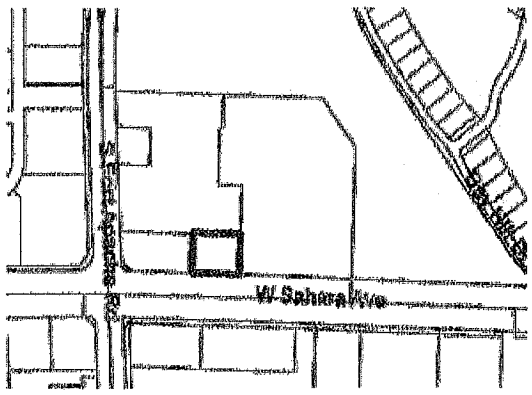
PRJ-77173
16308112013
DUNAWAY SHIRLEY D
2712 CHERRY SPRINGS CT
LAS VEGAS NV 89117

Application Information

SUP-77274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77173].

I am sternly against this request. It is much too close to family neighborhoods. My cul de sac has at least 5 families with elementary + younger age children & feel this dispensary would attract situations that could be unsafe for the welfare of these & other families.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/22/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Please deny This request !!!!

46P

City of Las Vegas
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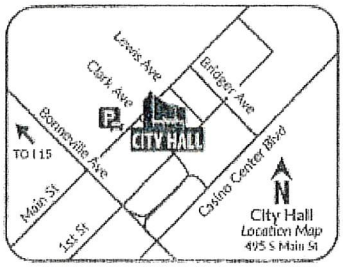

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

PRJ-77173
16308114074
HYMON CHRISTOPHER & SUSAN CHRIST
8933 ANTIOCH WAY
LAS VEGAS NV 89117

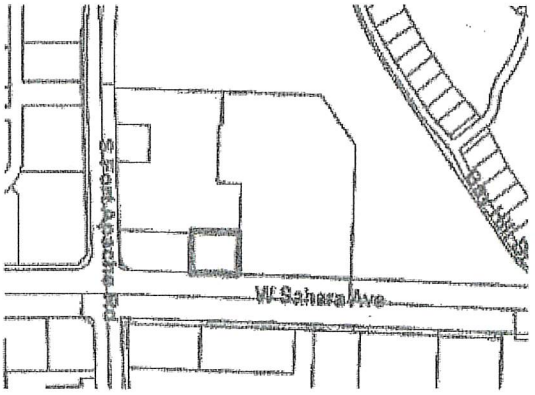
53 HRDFNP1 89117

Application Information

SUP-77274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77173].

I Oppose this location as a dispensary! The location is a dining destination for familys it has several others Cafe Rio, Carls JR China Gormet and others. That location is less than 1000 feet from Creative Kids on Fort Apache. North from that location you have a large Condo Complex to the east you have Canyon Gate. The City must consider location, and The Residents of this are proud to be, here and don't want a bad Fit! Please don't put a Gun range in that location Next!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*10/22/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

That was a joke but can you see the parity?

46P

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

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

Return Service Requested
Official Notice of Public Hearing

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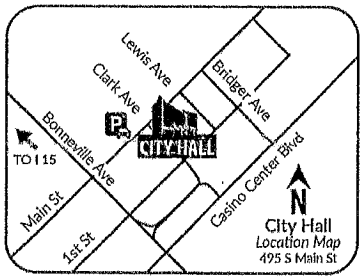
OCT 21 2019
Dept of Planning
City of Las Vegas



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77274 [PRJ-77173]
Planning Commission Meeting of **10/22/2019**

PRJ-77173
16308114080
SAEGER JULIE
2720 FERRIN RD
LAS VEGAS NV 89117-2475

53 HRDFMP1 89117

Submitted after final agenda

46A

Nora Lares

From: Debra Outland
Sent: Thursday, October 17, 2019 7:08 AM
To: Nora Lares
Cc: Carman Burney
Subject: FW: SUP-77274

For Item 46 on 10/22/2019 PC meeting.

Debra A. Outland
Deputy City Clerk | Office of the City Clerk
Phone | (702) 229-6083 |Fax | (702) 382-4803
495 S. Main St. | Las Vegas, NV 89101

lasvegasnevada.gov

From: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>
Sent: Wednesday, October 16, 2019 3:59 PM
To: City Clerk, Deputies <CityClerk_Deputies@LasVegasNevada.GOV>
Subject: FW: SUP-77274

From: Dwayne Castellarin <castellarindwayne1976@gmail.com>
Sent: Wednesday, October 16, 2019 3:14 PM
To: Planning Internet Email <planning@LasVegasNevada.GOV>; Office of the Mayor <officeofthemayor@lasvegasnevada.gov>; Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
I received an email from my neighborhood asking to send out emails to the city saying NO to a proposed Marijuana dispensary at 9140 W. Sahara Avenue. I do not agree with the neighbors. I'm for the dispensary. I'm not a consumer of cannabis, however, I have worked in the industry. It will bring jobs to the community. Having worked at a dispensary I didn't notice a rise in crime in the neighborhood due to marijuana use. There should be no issues with allowing a dispensary to open at this location. We already have 2 close to here one down Ft. Apache & Tropicana as well as one on Sahara & Buffalo. Competition in the market is a good thing. I support the applicant's Special Use Permit.

46P
Pg 1 of 2

Dwayne Castellarin
The Lakes

46
pg 2 of 2

Nora Lares

From: Debra Outland
Sent: Thursday, October 17, 2019 7:08 AM
To: Nora Lares
Cc: Carman Burney
Subject: FW: SUP-77274 Opposition to Proposed Marijuana Dispensary Fort Apache and W Sahara

For Item 46 on 10/22/2019 PC meeting.

Debra A. Outland
Deputy City Clerk | Office of the City Clerk
Phone | (702) 229-6083 |Fax | (702) 382-4803
495 S. Main St. | Las Vegas, NV 89101

lasvegasnevada.gov

From: Esthefany Arochi <earochi@LasVegasNevada.GOV> **On Behalf Of** Carolyn G. Goodman
Sent: Wednesday, October 16, 2019 1:09 PM
To: City Clerk, Deputies <CityClerk_Deputies@LasVegasNevada.GOV>
Subject: FW: SUP-77274 Opposition to Proposed Marijuana Dispensary Fort Apache and W Sahara

From: Shauna De La Mare <shauna.delamare@gmail.com>
Sent: Tuesday, October 15, 2019 5:08 PM
To: Stavros Anthony <santhony@LasVegasNevada.GOV>; Michele Fiore <mfiore@LasVegasNevada.GOV>; Victoria Seaman <vseaman@lasvegasnevada.gov>; Brian Knudsen <bknudsen@lasvegasnevada.gov>; Carolyn G. Goodman <cgoodman@LasVegasNevada.GOV>; Olivia Diaz <odiaz@lasvegasnevada.gov>; Cedric Crear <ccrear@LasVegasNevada.GOV>
Subject: SUP-77274 Opposition to Proposed Marijuana Dispensary Fort Apache and W Sahara

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I am voicing my opposition to the proposed dispensary located at Fort Apache and West Sahara.

I believe that this area is not the right area for a dispensary because:

46 P
Pg 1 of 2

1) This location is in a high residential area. There are apartments right behind this location, homes across the street, and apartments on opposite corner.
2) There is a preschool across the street, and elementary schools, and churches, less than half a mile away.
3) I am concerned with the crime and lack of safety that comes with of having high cash flow business in a residential area.
4) I am concerned with the added "loitering" that will occur, also bringing added crime to the neighborhood.
5) I am concerned with what "signage" will be visible to children and teens as they walk and drive by.
6) There are several dispensaries located less than 3 miles away. Certainly those in need can receive their supply at one of those locations.

Please take these concerns into consideration.

Many Thanks,
Shauna De La Mare
9912 Dusty Winds Ave, 89117
--

DLM.Creative
CUSTOM DESIGN

46
pg 2 of 2

Nora Lares

From: Debra Outland
Sent: Thursday, October 17, 2019 7:07 AM
To: Nora Lares
Cc: Carman Burney
Subject: FW: CLV Website Contact Form: Mayor

For Item 46 on 10/22/2019 PC meeting.

Debra A. Outland
Deputy City Clerk | Office of the City Clerk
Phone | **(702) 229-6083** |Fax | (702) 382-4803
495 S. Main St. | Las Vegas, NV 89101

lasvegasnevada.gov

From: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>
Sent: Wednesday, October 16, 2019 11:29 AM
To: City Clerk, Deputies <CityClerk_Deputies@LasVegasNevada.GOV>
Subject: FW: CLV Website Contact Form: Mayor

From: noreply@formstack.com <noreply@formstack.com>
Sent: Wednesday, October 16, 2019 11:08 AM
To: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>
Subject: CLV Website Contact Form: Mayor

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

46P
Pg 1 of 2

Formstack Submission For: Contact the City
Submitted at 10/16/19 11:08 AM

Who to contact?:	Mayor
Your name:	Terri Lou Brown
Comments:	I have lived in the Peccole Ranch Community for 26 years and OPPOSE the marijuana dispensary in Ward 2, corner of Ft. Apache/Sahara. Please vote against the special use permit allowing this to happen. Thank you, Terri L. Brown 1913 Summit Pointe Drive Las Vegas, NV 89117
Phone:	(702) 242-4418
Email:	terriloubrown@yahoo.com

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

46
pg 2 of 2

Nora Lares

From: Debra Outland
Sent: Thursday, October 17, 2019 7:07 AM
To: Nora Lares
Cc: Carman Burney
Subject: FW: Opposed to Marijuana dispensary at 9140 W Fort Apache SUP-77274

For Item 46 on 10/22/2019 PC meeting.

Debra A. Outland
Deputy City Clerk | Office of the City Clerk
Phone | **(702) 229-6083** |Fax | (702) 382-4803
495 S. Main St. | Las Vegas, NV 89101

lasvegasnevada.gov

From: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>
Sent: Wednesday, October 16, 2019 7:42 AM
To: City Clerk, Deputies <CityClerk_Deputies@LasVegasNevada.GOV>
Subject: FW: Opposed to Marijuana dispensary at 9140 W Fort Apache SUP-77274

For the record.

Lora Kalkman
Special Assistant to Mayor Goodman
Office of the Mayor
702-229-6241
495 S. Main St. | Las Vegas, NV 89101

lasvegasnevada.gov

City Hall is closed on Fridays

From: Cheryl-Lynn Adams <cheryllynnadams@gmail.com>
Sent: Tuesday, October 15, 2019 5:22 PM
To: Office of the Mayor <officeofthemayor@lasvegasnevada.gov>
Subject: Opposed to Marijuana dispensary at 9140 W Fort Apache SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

46P
Pg 1 of 2

Dear Mayor Goodman,

I would like to voice my **opposition** to a marijuana dispensary at the proposed location of 9140 W Fort Apache Las Vegas NV 89117. I live in Peccole Ranch and walk the trails daily. I am concerned that some patrons of a dispensary would seek solitude in these greenbelts in order to partake of their marijuana instead of traveling home to do so. Some of these greenbelts lead directly to Piggott Elementary. Some kids from the apartments on Fort Apache must cross Sahara and Fort Apache right in front of this location in order to get to school at MJ Christiansen Elementary.

Similarly this location is very close to the KinderCare at 2575 S Fort Apache. This is not the type of business that belongs so close to where children are walking or being left by their parents.

I also have 4 children who do not need to see a dispensary so close to their home everytime we drive up Sahara. I will be much more hesitant to frequent the businesses in this same shopping center including Cafe Rio and Carl's Jr. My older children have attended the movie theater across the street without a parent and I will no longer feel comfortable allowing this if the dispensary is so close.

I recognize that marijuana is legal and helps some people. However, I do not believe a dispensary should be at such a residential and family oriented location. I attended the neighborhood meeting on October 12. Just as Summerlin has said NO to dispensaries the majority of people around Peccole Ranch, the Lakes and Canyon Gate do not want this location. We said it 10 months ago with the previous applicant and we are saying it again now. Find a different, more industrial location for dispensaries. Please vote NO on this location.

Thank you,

Cheryl-Lynn Adams
Peccole Ranch homeowner and resident

46
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, October 15, 2019 9:47 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 10/15/19 9:47 AM

Meeting Date:	Tuesday, October 22, 2019
Project Number:	77173
Position:	I OPPOSE the project and all related applications.
Name:	Suzanne Messina
Residential or Business Address:	2836 Grande Valley Dr Las Vegas, NV 89135
Email:	suzannejoy@netzero.net
Comments:	We have enough activity here in Summerlin area! Mall, Hockey, Baseball....enough

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

4 OP

RECEIVED
DEC 0 3 2019
Dept of Planning
City of Las Vegas

Nora Lares

From: Matt McClure <matt.mcclure@cultivatelv.com>
Sent: Monday, December 2, 2019 4:34 PM
To: Nora Lares
Cc: Bryan Baltazar; Sophia Prince; David McGowan; Scot Rutledge; Bradley Mayer
Subject: PRJ-77173: Comments in Support
Attachments: Do you support a Marijuana Dispensary at 9140 W Sahara Ave_20191202_Redacted.pdf

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nora,
Please add the attached form submissions in support of PRJ-77173 to the public record.

Please let me know if you need any additional information to complete this request.

Thank you!

--
Matt McClure
Program Manager
C: 702-241-2308

The information transmitted is intended only for the person or entity to which it is addressed and may contain proprietary, business-confidential and/or privileged material. If you are not the intended recipient of this message you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction or any action taken in reliance upon this message is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

BP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 9:32 AM
To: eliparati@aol.com
Subject: RE: SUP-77274

Categories: Red Category

Good Morning Elizabeth,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: eliparati@aol.com <eliparati@aol.com>
Sent: Monday, November 18, 2019 5:13 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Seaman,

Please know that I oppose SUP-77274. The marijuana dispensary is not appropriate for the location at 9140 West Sahara Avenue and does not belong in my neighborhood of families with children.

Thank you for keeping our community safe,

Elilzabeth Sainz

8P

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 9:20 AM
To: Gary Robinson
Subject: RE: SUP-77274

Categories: Red Category

Good Morning Gary,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman Office of the City Council | Ward 2 Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

-----Original Message-----
From: Gary Robinson <garyrob1@cox.net>
Sent: Monday, November 18, 2019 2:22 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Victoria,
I know that you campaigned on keeping our neighborhoods safe. And establishing a marijuana dispensary in my neighborhood goes against that pledge. It is inappropriate to have this business located at 9140 West Sahara. We live in a peaceful community and wish it remain that way.
Regards,
Gary Robinson
9517 Bottle Creek Ln

GP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 9:21 AM
To: Robert Vernon
Subject: RE: Marijuana Dispensary 9140 West Sahara

Categories: Red Category

Good Morning Robert and Hope,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman Office of the City Council | Ward 2 Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

-----Original Message-----
From: Robert Vernon <vernonbob@cox.net>
Sent: Monday, November 18, 2019 1:11 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Cc: vernonbob@cox.net
Subject: Marijuana Dispensary 9140 West Sahara

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Victoria Seaman,

My husband and I are very much opposed to the application for SUP-77274. We oppose a marijuana dispensary being placed at 9140 West Sahara Avenue and believe that it is not appropriate for this location.

A dispensary does not belong in this neighborhood. This is not the first time the city council has heard about the neighborhood members being opposed to a dispensary on Sahara Avenue. Why in the world do we have to keep voicing our opposition so very often? Please make a mental note not to send any more applications for a marijuana dispensary at this location through the line. Surely the

BP pg 1 of 2

building could be used for a more productive purpose. Thank you for supporting the majority consensus to ban this location. We appreciate your efforts.

Best regards,

Robert and Hope Vernon
2800 Klondike Court
Las Vegas, Nevada
702 245-1225

Sent from my iPad

8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:23 AM
To: Brian Walsh
Subject: RE: sup-77274

Good Morning Brian,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Brian Walsh <bwalsh9244@aol.com>
Sent: Sunday, November 17, 2019 2:34 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: sup-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose SUP-77274. The proposed marijuana dispensary (9140 West Sahara Blvd.) is NOT appropriate for my neighborhood. Michael E Walsh

Sent from Mail for Windows 10

BP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:25 AM
To: Gilbert Lee
Subject: RE: Petition against SUP-77274

Good Morning Gilbert,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Gilbert Lee <gilbert5826@gmail.com>
Sent: Sunday, November 17, 2019 12:38 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Petition against SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the Application for SUP-77274. I oppose a Marijuana Dispensary being placed at 9140 West Sahara Avenue, and believe that it is not appropriate for this location and does not belong in my neighborhood.

Gilbert Lee
2936 Domino Way
Las Vegas, NV 89117

8P

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:27 AM
To: Daniel Hall
Subject: RE: SUP-77274 Marijuana Dispensary

Good Morning Daniel,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Daniel Hall <hallsvegas@outlook.com>
Sent: Saturday, November 16, 2019 2:59 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274 Marijuana Dispensary

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Councilwoman Seaman,

The marijuana dispensary is a terrible idea for our neighborhood and I strongly oppose it. Keep this drug, and their customers, out of our neighborhood. It is destroying our society and we just seem to turn a blind eye to what is happening in our culture.

The smell of weed is now everywhere. With the legalization of this drug we have given the green light to everyone - from high school students getting off the bus after school to Sutherland employees who park in our complex during lunch - who would rather be high than a productive member of society.

This is a sad commentary on our city and country. Some things are more important than tax revenue.

Dan Hall
2716 Beaver Creek Ct

SP pg 1 of 2

Las Vegas, NV 89117
The Lakes

8
pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:28 AM
To: viridiana gonzalez
Subject: RE: SUP-77274

Good Morning Viridiana,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman Office of the City Council | Ward 2 Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

-----Original Message-----
From: viridiana gonzalez <viridiana2011@live.com>
Sent: Friday, November 15, 2019 6:10 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose SUP-77274, the marijuana dispensary is not appropriate for the above location and does not belong in my neighborhood.

Sent from my iPhone

BP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:18 AM
To: Paul Mudra
Subject: RE: SUP-77274

Good Morning Paul,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Paul Mudra <pjmudra@gmail.com>
Sent: Sunday, November 17, 2019 3:08 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

WE OPPOSE SUP-77274!!! The marijuana dispensary is not appropriate for the above location and does not belong in our neighborhood.

Sincerely.....(signed)
PAUL J & SHIRLEY K MUDRA

Sent from Mail for Windows 10

BP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:17 AM
To: Stewart, James
Subject: RE: Marijuana dispensary

Good Morning James,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Stewart, James <JStewart@mgpreit.com>
Sent: Monday, November 18, 2019 7:27 AM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Marijuana dispensary

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

A marijuana dispensary is not appropriate to be located at 9140 W. Sahara Blvd. I oppose sup-77274. It does not belong in my neighborhood.

James C. Stewart
Chief Executive Officer
MGM Growth Properties
1980 Festival Plaza Dr. Suite 750
Las Vegas, NV 89135
p: 702-669-1450 | c: 310-613-3335
Email: jstewart@mgpreit.com
Sent from my iPhone

BP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:29 AM
To: tejwant singh
Subject: RE: Victoria Seaman

Good Morning Tejwant,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: tejwant singh <tejwantuna@yahoo.com>
Sent: Friday, November 15, 2019 8:39 AM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Victoria Seaman

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I oppose SUP-77274. The marijuana dispensary is not appropriate for the 9140 W Sahara BLVD and does not belong in my neighborhood.

Thanks.

Tejwant Sandhu

BP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:35 AM
To: Jessica Judkins
Subject: RE: I oppose sup-77274

Good Morning Jessica,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Jessica Judkins <jessicanjudkins@gmail.com>
Sent: Monday, November 11, 2019 8:46 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: I oppose sup-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I do not want this marijuana dispensary in my neighborhood. It is not appropriate for that location, It does not belong in my neighborhood. Thank you
Jessica Judkins
8944 Borla Drive
89117

3P

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:35 AM
To: Karen Tumbleson
Subject: RE: Opposition to SUP-77274

Good Morning Karen and Todd,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Karen Tumbleson <ktumbleson@gmail.com>
Sent: Wednesday, November 13, 2019 6:58 AM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Opposition to SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilwoman, Victoria Seaman,
My husband, Todd Tumbleson, and I oppose SUP-77274.

Regards, Karen Tumbleson

BP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:34 AM
To: Valerie M. Rosalin, RN
Subject: RE: SUP-77274

Good Morning Valerie,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Valerie M. Rosalin, RN <vrosalin@aol.com>
Sent: Wednesday, November 13, 2019 12:39 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Re: SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: SUP-77274

MS. VICTORIA SEAMAN,
AS YOUR OFFICIAL RESPONSIBILITY TO MAINTAIN 'FAMILY COMMUNITIES'
I AM OPPOSED TO SUP-77274 MARIJUANA DISPENSARY IN MY NEIGHBORHOOD. FORT APACHE/ 9140 SAHARA
THIS IS A FAMILY COMMUNITY AND THIS BY FAR WILL BRING IN UNWANTED INFLUENCES.
PLEASE HEAR OUR REQUEST TO STOP THIS IN OUR NEIGHBORHOOD.

BP
Pg 1 of 2

Valerie M. Rosalin, RN, BSN, MSHSA, CPUR
702-254-5113 cell: 702-275-9956
vrosalin@aol.com

CONFIDENTIALITY NOTICE: This communication, including attachments, contains confidential and privileged information and is intended for the individual or entity to whom it is addressed. Any unauthorized review, disclosure, copying or dissemination is strictly prohibited by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. If you are not the intended recipient, please contact sender by reply e-mail, delete and destroy all copies of the original message. Thank You

8
pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:34 AM
To: Jose Renteria
Subject: RE: Petition Against SUP-77274

Good Morning Jose,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Jose Renteria <RenteriaJN@hotmail.com>
Sent: Wednesday, November 13, 2019 3:23 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Petition Against SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilwoman,

As the representative to Ward 2 where I reside, I officially petition against the Application for SUP-77274.
I appose a Marijuana Dispensary being placed at 9140 West Sahara Avenue, and believe that it is not appropriate for this location and does not belong in my neighborhood.

Respectfully,
Jose Renteria
9833 Biscayne Ln
Las Vegas, NV 89117

Respectfully,
Jose Renteria

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:30 AM
To: Todd Tumbleson
Subject: RE: I Oppose SUP-77274

Good Morning Todd,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman Office of the City Council | Ward 2 Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

-----Original Message-----
From: Todd Tumbleson <ttumbleson@gmail.com>
Sent: Thursday, November 14, 2019 6:39 AM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: I Oppose SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Councilwoman Seaman:

I Oppose SUP-77274. Please do not let the cannabis store on Sahara be approved. Thank you.

Todd Tumbleson

BP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:30 AM
To: Jason Ratner
Subject: RE: SUP-77274

Good Morning Jason,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman Office of the City Council | Ward 2 Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

-----Original Message-----
From: Jason Ratner <jasonratner1980@hotmail.com>
Sent: Thursday, November 14, 2019 12:37 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose SUP 77274. Marijuana dispensaries are inappropriate for our neighborhood. They bring crime, and endanger our children.

Sent from my iPhone

OP

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, November 19, 2019 11:29 AM
To: Bob Mcdonald
Subject: RE: Against SUP-77274

Good Morning Bob,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Bob Mcdonald <lvbob@embarqmail.com>
Sent: Thursday, November 14, 2019 2:06 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Against SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing you with opposition to Petition SUP-77274 (Marijuana Dispensary) at 9140 W. Sahara Avenue.

Let's not let these Dispensary's infiltrate this or any other neighborhood area. There is no positive other than a money grab.

They do not have a positive effect on the neighborhood or increase residential values. I have been told that there are stores in the shopping center do not want the dispensary.

Thank you for your support in this item and continue to see that is defeated.

Robert McDonald

OP
pg 1 of 2

9605 Runaway Ct.
Las Vegas Nevada
702-254-2800

Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Wednesday, November 20, 2019 7:49 AM
To: Jorgensen, J. Christopher
Subject: RE: SUP-77274 Opposition

Good Morning Christopher,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Jorgensen, J. Christopher <CJorgensen@lrrc.com>
Sent: Monday, November 18, 2019 11:49 AM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274 Opposition

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose SUP-77274 and the application to locate a marijuana dispensary at 9140 West Sahara Boulevard. I do not want any marijuana dispensaries anywhere near my neighborhood and children.
Chris Jorgensen

Christopher Jorgensen
Partner
702.474.2642 office
702.949.8398 fax
cjorgensen@lrrc.com

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
3993 Howard Hughes Parkway, Suite 600
Las Vegas, Nevada 89169
lrrc.com

BP

Nora Lares

From: Bryan Baltazar
Sent: Thursday, November 21, 2019 8:22 AM
To: Darin James
Subject: RE: Dispensarie

Good Morning Darin,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman Office of the City Council | Ward 2 Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

-----Original Message-----
From: Darin James <darinjameslv@gmail.com>
Sent: Thursday, November 21, 2019 7:40 AM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Dispensarie

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to reject the SUP-77274

Darin Hegney

8P

Nora Lares

From: Bryan Baltazar
Sent: Thursday, November 21, 2019 8:23 AM
To: kristi.larsen5@cox.net
Subject: FW: SUP-77274
Attachments: 20191119_180029.jpg

Good Morning Kristi,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: kristi.larsen5 <kristi.larsen5@cox.net>
Sent: Tuesday, November 19, 2019 6:05 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached petition signatures OPPOSING SUP-77274. The marijuana dispensary is not appropriate for 9140 West Sahara Blvd, and does not belong in our neighborhood.

Sent from my Verizon 4G LTE smartphone

OP

Nora Lares

From: Bryan Baltazar
Sent: Thursday, November 21, 2019 8:25 AM
To: D Loera
Subject: FW: SUP-77274 OPPOSITION
Attachments: 11.18.19 Lakes anti marijuana dispensary petition.pdf

Good Morning Daniel,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: D Loera <ezdl@hotmail.com>
Sent: Monday, November 18, 2019 3:37 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: SUP-77274 OPPOSITION

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Victoria Seaman,

Attached please find opposition petition to SUP-77274

Thanks,

Daniel Loera, Jr.
EZDL@HOTMAIL.COM

BP

Nora Lares

From: Bryan Baltazar
Sent: Thursday, November 21, 2019 8:28 AM
To: dtc72@cox.net
Subject: FW: Stop Marijuana Dispensary

Good Morning David,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: David T Cousineau <dtc72@cox.net>
Sent: Monday, November 18, 2019 8:58 AM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Stop Marijuana Dispensary

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Signed petition by 7 people. NOT in Summerlin. Thank you.

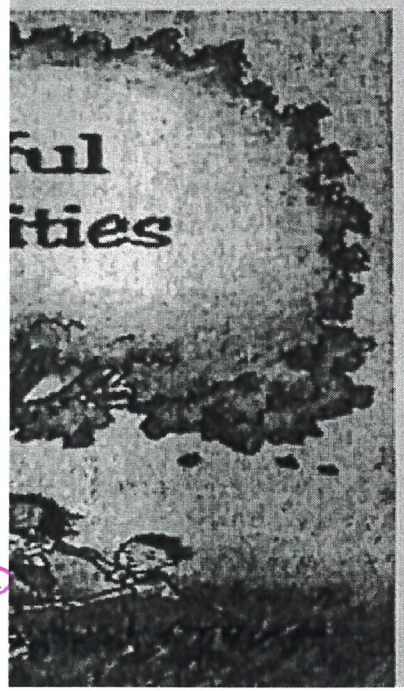
BP
Pg 1 of 3

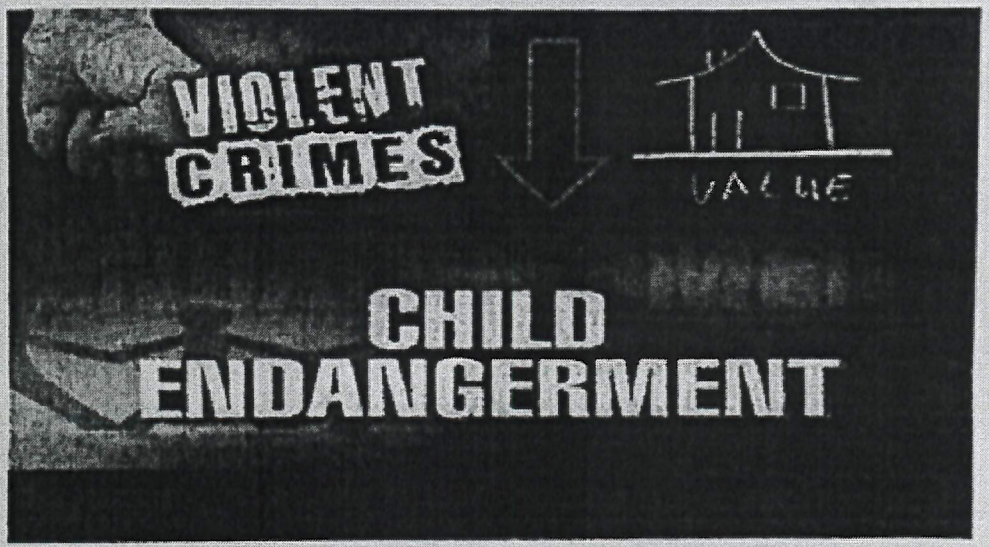
* IMPORTANT **********

ET A MARIJUANA DISPENSARY DO THIS TO

OUR TOWN

E AFTER





AND OTHER HORRORS!

8
PJ 2 of 3

Regards,
David T Cousineau
mobile: 702.578.0997
email: dtc72@cox.net
Sent from my iPhone

8
pg 3 of 3

Nora Lares

From: Bryan Baltazar
Sent: Thursday, November 21, 2019 10:15 AM
To: Carolyn Dee
Subject: RE: Marijuana Dispensary

Good Morning Carolyn,

Thank you for contacting Councilwoman Victoria Seaman's office at City Hall. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office Phone: 702-229-2144 | Cell Phone: 702-490-8958

From: Carolyn Dee <carolbrudee@hotmail.com>
Sent: Wednesday, November 20, 2019 2:32 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Marijuana Dispensary

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilwoman Victoria Seaman:

I oppose SUP-77274.

The marijuana dispensary is not appropriate for the the location (9140 West Sahara Blvd).
The shops in this location are all family oriented.

The marijuana dispensary does not belong in my neighborhood.

Thank you,

Carolyn Dee
8704 Carlitas Joy Court
Las Vegas NV 89117

BP

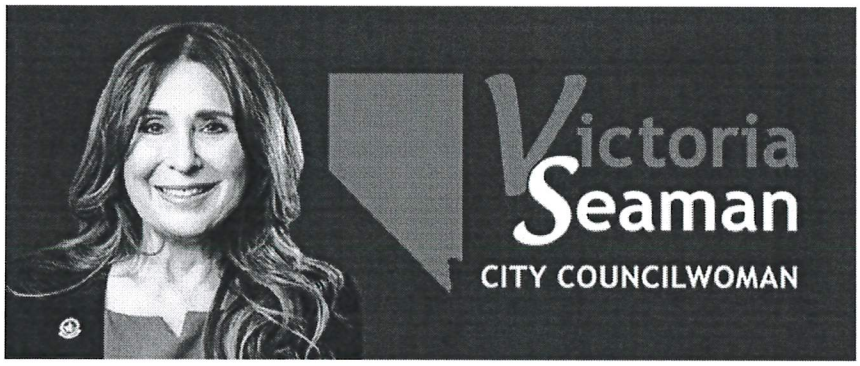
From: shel Rose [mailto:srose1461@hotmail.com]
Sent: Friday, November 1, 2019 1:13 PM
To: Victoria Seaman <Victoria@victoriaseaman.com>
Subject: Re: Update on Special Use Permit for Marijuana Dispensary in Ward 2!

I attended the Town Hall at the library and am against this dispensary in our area. I appreciate your comments and your recognizing the area concern of this business in our residential area. As you are aware there is a Synagogue in the shopping center across the street to the West and the large condo development just behind this shopping center.
Thank You,

1901 Scenic Sunrise Dr.
89117

From: Victoria <Victoria@victoriaseaman.com>
Sent: Thursday, October 31, 2019 5:53 PM
To: srose1461@hotmail.com <srose1461@hotmail.com>
Subject: Update on Special Use Permit for Marijuana Dispensary in Ward 2!

View this email in your browser



Dear Neighbor,

My job as your City Councilwoman is to listen to the residents of the Ward and your voices were heard loud and clear on the issue of the marijuana dispensary at 9140 W. Sahara. The overwhelming opposition voiced against the dispensary at both public town halls, along with the stream of emails and phone calls opposing the dispensary that have come into my office, make it clear to me that residents of Ward 2 do not believe that the subject location is an appropriate one for a marijuana dispensary. Therefore, I have asked the applicant to withdraw the application for a Special Use Permit. The decision to withdraw the application is theirs and theirs alone. I will update you on their response and the next steps after that decision.

Victoria Seaman
Councilwoman Ward 2

8P

From: Bernard Zemble [mailto:zemble2014@gmail.com]
Sent: Friday, November 1, 2019 2:08 PM
To: Victoria Seaman <Victoria@victoriaseaman.com>
Subject: Re: Update on Special Use Permit for Marijuana Dispensary in Ward 2!

Hello; I would not vote for nor do I want another Marajuania dispensary in Ward two Go peddle your weed/junk somewhere else! Do not clutter my e-mail address with this Spam and crap. Cordially Bernard

On Thu, Oct 31, 2019 at 5:54 PM Victoria <Victoria@victoriaseaman.com> wrote:

View this email in your browser



Dear Neighbor,

My job as your City Councilwoman is to listen to the residents of the Ward and your voices were heard loud and clear on the issue of the marijuana dispensary at 9140 W. Sahara. The overwhelming opposition voiced against the dispensary at both public town halls, along with the stream of emails and phone calls opposing the dispensary that have come into my office, make it clear to me that residents of Ward 2 do not believe that the subject location is an appropriate one for a marijuana dispensary. Therefore, I have asked the applicant to withdraw the application for a Special Use Permit. The decision to withdraw the application is theirs and theirs alone. I will update you on their response and the next steps after that decision.

Victoria Seaman
Councilwoman Ward 2





Upcoming Events in Ward 2!

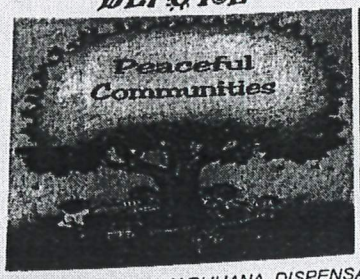
BP

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

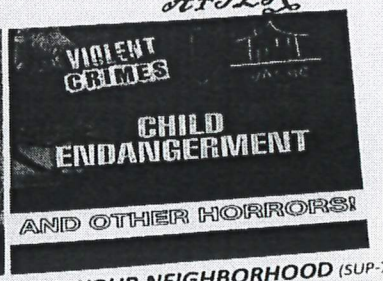
********** IMPORTANT **********

DON'T LET A MARIJUANA DISPENSARY DO THIS TO
OUR TOWN

BEFORE



AFTER



THERE IS A PROPOSAL FOR A MARIJUANA DISPENSARY **IN YOUR NEIGHBORHOOD** (SUP-77274)



LOCATION ..... 9140 WEST SAHARA BLVD (FORT APACHE/SAHARA)
NEXT TO CARL'S



YOU CAN STOP THIS DISASTER

EMAIL or call COUNCILWOMAN: VICTORIA SEAMAN – 702.229.2420 ward2@lasvegasnevada.gov

TELL HER:
"I oppose SUP-77274. The marijuana dispensary is not appropriate for the above location and does not belong in my neighborhood."

SIGN PETITION BELOW AND EMAIL to ward2@lasvegasnevada.gov MAKE COPIES FOR FRIENDS AND FAMILY

I oppose SUP-77274. It is not appropriate for the above location and does not belong in my neighborhood.

Signature	Printed Name	Address
	NANA KIM	1868 ARDILLA St. 89135
	MICHAEL SKORKA	1868 ARDILLA St. 89135

This Petition is not authorized or created by Councilwoman Victoria Seaman. It is being circulated by concerned neighbors of the Canyon gate/The Lakes/ Ward 2 neighborhoods. If you have additional questions or comments, please direct them to the City of Las Vegas Planning Department.

BP

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

PETITION AGAINST SUP-77274

LOCATION : 9140 WEST SAHARA BLVD.
Proposed "MARIJUANA DISPENSARY"

I am opposed to the Application for SUP-77274. I oppose a Marijuana Dispensary being placed at 9140 West Sahara Avenue, and believe that it is not appropriate for this location and does not belong in my neighborhood.

	Signature	Printed Name	Address	City/State Zip Code	Telephone Number	Email
1.	Mary Katherine Robison	Mary Katherine Robison	9616 Hawksbill Ct.	Las Vegas, NV 89117	(702) 228-6097	
2.	Bradd J Robison	Bradd J. Robison	9616 Hawksbill Ct.	Las Vegas, NV 89117	702-228-6097	
3.						
4.						
5.						

Please make copies for family and friends
Please call, send an email, or email a copy of this signed petition to:

VICTORIA SEAMAN COUNCILWOMAN – WARD 2
ward2@lasvegasnevada.gov
702.229.2420
City of Las Vegas, 495 S. Main ST., Las Vegas, Nevada, NV 89101

This Petition will be delivered to the City of Las Vegas Planning Commission and to Councilwoman:
VICTORIA SEAMEN
COUNCILWOMAN WARD 2
495 S Main Street.
Las Vegas, NV 89101
702.229.2420
Email to: ward2@lasvegasnevada.gov

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neighbors of the Canyon gate/The Lakes/Ward 2/ neighborhoods. If you have additional questions or comments, pleas
them to City of Las Vegas Planning Department.

8P

RECEIVED

NOV 2 5 2019

Dept of Planning
City of Las Vegas

PETITION AGAINST SUP-77274

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1. Susan D. Bryant
Signature

Susan D. Bryant | 9613 Runaway Ct. | Las Vegas, NV 89117 | runawayz@cox.net
Printed Name | Address | City/State | Zip Code | Telephone Number | Email

2. Michael G. Bryant
Signature

Michael G. Bryant | 9613 Runaway Ct. | Las Vegas, NV 89117 | runawayz@cox.net
Printed Name | Address | City/State | Zip Code | Telephone Number | Email

3.
Signature

Printed Name | Address | City/State | Zip Code | Telephone Number | Email

4.
Signature

Printed Name | Address | City/State | Zip Code | Telephone Number | Email

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Signature

Printed Name | Address | City/State | Zip Code | Telephone Number | Email

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PETITION AGAINST SUP-77274

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NOV 2 6 2019
Dept of Planning
City of Las Vegas

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1. [signature]
Signature

STEVE RIBACK 9505 CORAL WAY (702)289-1330 STAYR27@AOL.COM

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

2.
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

3.
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

4.
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

5.
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

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GP

********** IMPORTANT **********

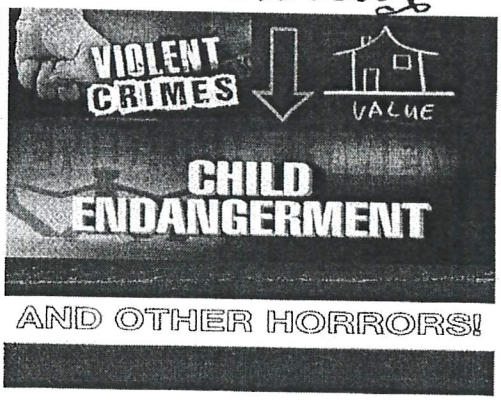
DON'T LET A MARIJUANA DISPENSARY DO THIS TO OUR TOWN

RECEIVED
NOV 2 6 2019
Dept of Planning
City of Las Vegas

BEFORE



AFTER



AND OTHER HORRORS!

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LOCATION ..... 9140 WEST SAHARA BLVD (FORT APACHE/SAHARA)
NEXT TO CARL'S



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Signature	Printed Name	Address
J. B Achiardi	Jacques AcHiARDi	2208 BayHiLL DR
Sandra Achiardi	SANDRA AcHIARDI	2208 BAY Hill Dr LVNV 89117

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EP

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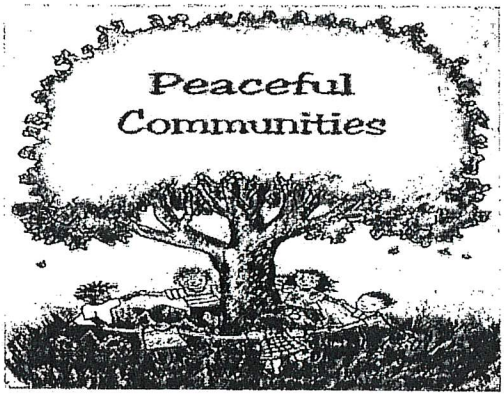
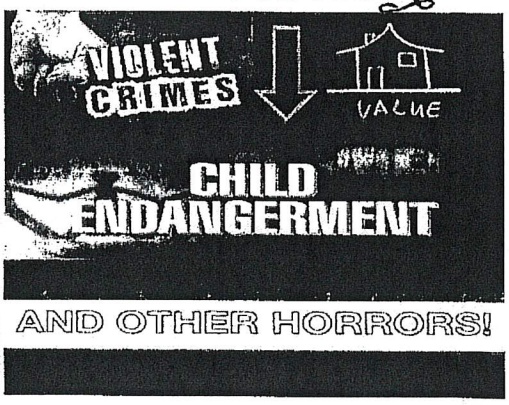
BEFORE



AFTER



AND OTHER HORRORS!

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LOCATION ..... 9140 WEST SAHARA BLVD (FORT APACHE/SAHARA)
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TELL HER:

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SIGN PETITION BELOW AND EMAIL to ward2@lasvegasnevada.gov MAKE COPIES FOR FRIENDS AND FAMILY

I oppose SUP-77274. It is not appropriate for the above location and does not belong in my neighborhood.

Signature	Printed Name	Address
[signature]	Mike Morgan	8932 Rainbow Ridge Dr Las Vegas, NV 89117
Carole Morgan	Carole Morgan	8932 Rainbow Ridge Dr Las Vegas, NV 89117

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OP

Nora Lares

RECEIVED
NOV 2 6 2019
Dept of Planning
City of Las Vegas

From: Bryan Baltazar
Sent: Tuesday, November 26, 2019 10:12 AM
To: Rob Maher
Subject: RE: opposition to SUP-77274

Good Morning Mr. Maher,

Thank you for contacting Councilwoman Victoria Seaman. We greatly appreciate you sharing your stance on the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274) and will ensure it is recorded. After hearing from many residents in opposition, Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more but if there is anything else we can assist with, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
@VictoriaDSeaman

-----Original Message-----
From: Rob Maher <robmaher5@gmail.com>
Sent: Monday, November 25, 2019 7:51 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: opposition to SUP-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Councilwoman Seaman,

This email is a follow up to a phone call I made to your office earlier today to express my strong opposition to a proposed plan to open a marijuana dispensary at 9140 W Sahara Bl. I feel this would negatively impact our community as a whole. Please join us in opposing this! Thank you for your time and consideration.

Sincerly,

Rob Maher

OP

RECEIVED
NOV 2 7 2019
Dept of Planning
City of Las Vegas

PETITION AGAINST SUP-77274

LOCATION : 9140 WEST SAHARA BLVD.
Proposed "MARIJUANA DISPENSARY"

I am opposed to the Application for SUP-77274. I oppose a Marijuana Dispensary being placed at 9140 West Sahara Avenue, and believe that it is not appropriate for this location and does not belong in my neighborhood.

1. _____
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email
DAVID GARCIA	9029 FEATHER RIVER CT	LAS VEGAS NV	89117	646.305.9184	DAVEGX1@GMAIL.COM

2. Lorraine Garcia
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email
Lorraine Garcia	9029 Feather River Ct	Las Vegas,	NV 89117	702-778-4976	

3. Arlene Fitzgerald
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email
Arlene Fitzgerald	3144 Waterview Dr	Las Vegas,	NV 89117	702 954-4592	

4. _____
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

5. _____
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

Please make copies for family and friends
Please call, send an email, or email a copy of this signed petition to:

VICTORIA SEAMAN COUNCILWOMAN – WARD 2
ward2@lasvegasnevada.gov
702.229.2420
City of Las Vegas, 495 S. Main ST., Las Vegas, Nevada, NV 89101

This Petition will be delivered to the City of Las Vegas Planning Commission and to Councilwoman:
VICTORIA SEAMEN
COUNCILWOMAN WARD 2
495 S Main Street.
Las Vegas, NV 89101
702.229.2420
Email to: ward2@lasvegasnevada.gov

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8P

RECEIVED

NOV 2 7 2019

Dept of Planning
City of Las Vegas

PETITION AGAINST SUP-77274

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1. [signature]
Signature

Chris Cannistra 9053 Sandy Shores Dr. LV, NV 89117 Gotleaks@cox.net
Printed Name Address City/State Zip Code Telephone Number Email

2. Caroline Odom
Signature

Caroline Odom 9053 Sandy Shores LV NV 89117 jittergava@gmail.com
Printed Name Address City/State Zip Code Telephone Number Email

3.
Signature

Printed Name Address City/State Zip Code Telephone Number Email

4.
Signature

Printed Name Address City/State Zip Code Telephone Number Email

5.
Signature

Printed Name Address City/State Zip Code Telephone Number Email

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8P

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NOV 2 7 2019
Dept of Planning
City of Las Vegas

PETITION AGAINST SUP-77274

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1. Steve Wyngarden
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email
Steve Wyngarden	2904 Broken Willow Circle	Las Vegas	89117	702-254-4081	steve@rgsales llc.com

2. Catherine Wyngarden
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email
Catherine Wyngarden	2904 Broken Willow circle	Las Vegas, NV	89117	702-254-4081	Catny@rgsalsllc.com

3. _____
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

4. _____
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

5. _____
Signature

Printed Name	Address	City/State	Zip Code	Telephone Number	Email

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GP

PETITION AGAINST SUP-77274

RECEIVED
NOV 27 2019
Dept of Planning
City of Las Vegas

LOCATION : 9140 WEST SAHARA BLVD.
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1. Signature						EXECUTIVECURBINGANDCONCRETE@GMAIL.COM
DEAN PERRA	2712 RENWICK CIR.	LAS VEGAS, NV.	89117			
Printed Name	Address	City/State	Zip Code	Telephone Number		Email
2. Signature						
TINA PERRA	2712 RENWICK CIR.	LAS VEGAS NV.	89117	702-743-0010		tinaperra@cox.net
Printed Name	Address	City/State	Zip Code	Telephone Number		Email
3. Signature						
Printed Name	Address	City/State	Zip Code	Telephone Number		Email
4. Signature						
Printed Name	Address	City/State	Zip Code	Telephone Number		Email
5. Signature						
Printed Name	Address	City/State	Zip Code	Telephone Number		Email

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8P

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NOV 2 7 2019

Dept of Planning
City of Las Vegas

PETITION AGAINST SUP-77274

LOCATION : 9140 WEST SAHARA BLVD.
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1. Brenda J Anderson
Signature

Brenda J Anderson 10009 Sailfish Circle Las Vegas NV 89117 702-417-1624 grammy.bandersonyahoo.com
Printed Name Address City/State Zip Code Telephone Number Email

2. Fred L Anderson
Signature

Fred L Anderson 10009 Sailfish Cir Las vegas NV 89117 702-556-8065 waterofflight@yahoo.com
Printed Name Address City/State Zip Code Telephone Number Email

3.
Signature

Printed Name Address City/State Zip Code Telephone Number Email

4.
Signature

Printed Name Address City/State Zip Code Telephone Number Email

5.
Signature

Printed Name Address City/State Zip Code Telephone Number Email

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BP

Nora Lares

From: Bryan Baltazar
Sent: Wednesday, November 27, 2019 2:49 PM
To: yvette buenaflor
Subject: RE: No to Marijuana!

Good Afternoon Yvette,

Thank you for contacting Councilwoman Victoria Seaman. We greatly appreciate you sharing your stance on this issue and will ensure it is recorded. We'd like to share after hearing from many residents in opposition to the Marijuana Dispensary at 9140 W Sahara Ave. (SUP-77274), Councilwoman Seaman requested that the applicant withdraw their application for a Special Use Permit. As of this moment, we do not have an update from the applicant but the decision to withdraw the application is theirs and theirs alone. Councilwoman Seaman will continue to update everyone as we learn more on whether the applicant withdraws their application or if they continue onto the Planning Commission Meeting on December 10. If you have any questions or concerns, please do not hesitate to contact us at your convenience.

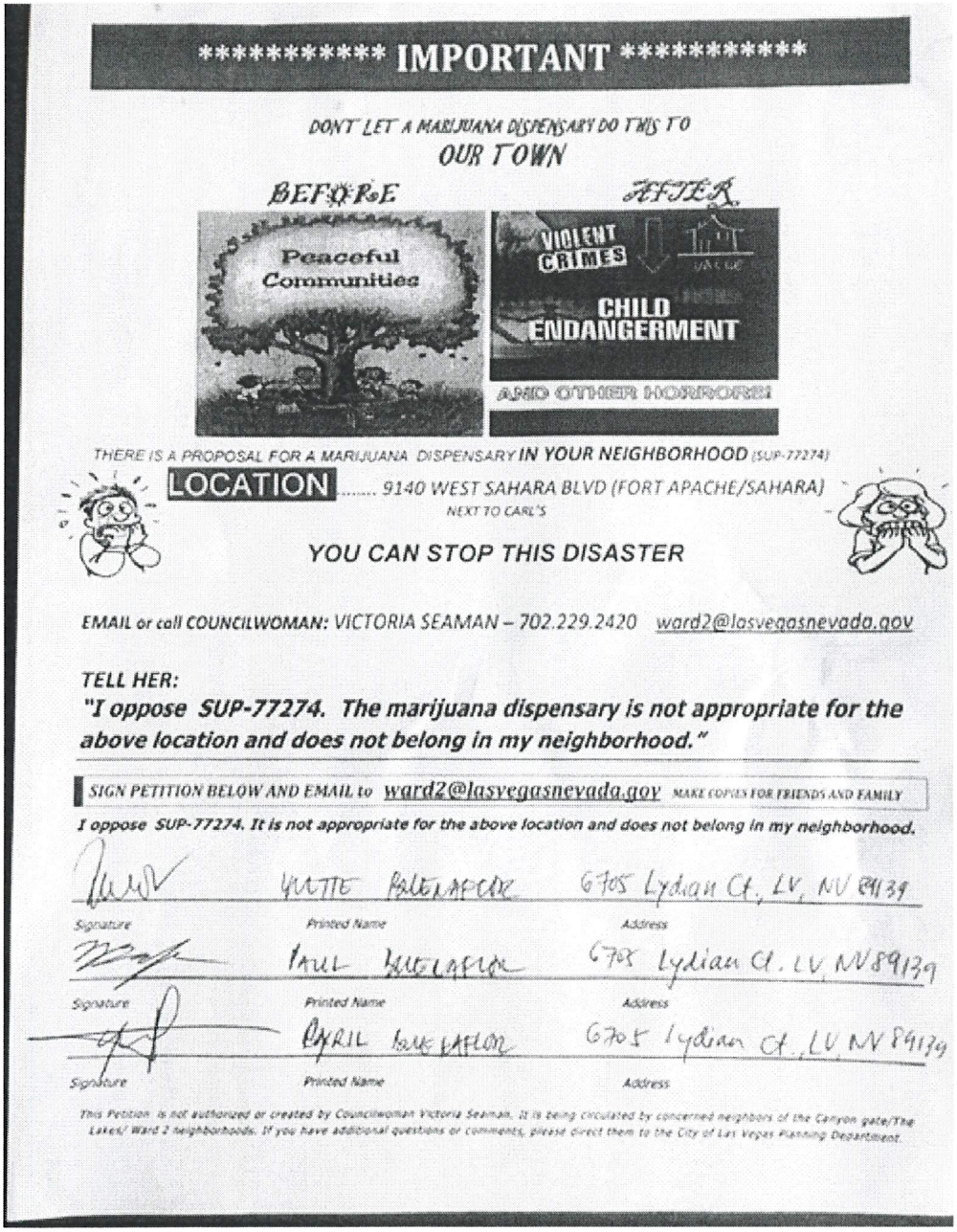
Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

From: yvette buenaflor <ybuenaflor@yahoo.com>
Sent: Sunday, November 17, 2019 3:59 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: No to Marijuana!

8P
Pg 1 of 2



********** IMPORTANT **********

DONT LET A MARIJUANA DISPENSARY DO THIS TO OUR TOWN

BEFORE

AFTER

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NEXT TO CARL'S

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TELL HER:
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I oppose SUP-77274. It is not appropriate for the above location and does not belong in my neighborhood.

Signature	Printed Name	Address
	[illegible]	6705 Lydian Ct, LV, NV 89139
	PAUL [illegible]	6705 Lydian Ct. LV, NV 89139
	APRIL [illegible]	6705 Lydian Ct, LV, NV 89139

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Sent from my iPhone

Nora Lares

From: noreply@formstack.com
Sent: Sunday, October 13, 2019 9:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 10/13/19 9:12 PM

Meeting Date:	Tuesday, October 22, 2019
Project Number:	PRJ-77173
Position:	I OPPOSE the project and all related applications.
Name:	Richard Sachs
Residential or Business Address:	2200 S Fort Apache Rd Unit 1051 Las Vegas, NV 89117
Phone:	(201) 658-7425
Email:	rhsachs201@gmail.com
Comments:	This was also submitted in a PDF to Planning@lasvegasnevada.gov

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

460P

Nora Lares

Subject: FW: Cultivate SUP application for 9140 West Sahara
Attachments: Slides from Cultivate for SUP at 9140 West Sahara Ave.pdf

From: Sophia Prince <sprince@LasVegasNevada.GOV>
Sent: Thursday, October 31, 2019 10:27 AM
To: Eric McCammond <emccammond@LasVegasNevada.GOV>
Cc: Nora Lares <nlares@LasVegasNevada.GOV>
Subject: Fw: Cultivate SUP application for 9140 West Sahara

Eric,
Below is a request from the applicant for PRJ-77173 (Ward 2 Marijuana Disp) to abey their item from Dec-10 to Jan-14. Do you know the answer to their question about cutoff for including petitions to the staff report?
Thanks,

Sophia Prince | Planner I
Department of Planning
Development Services Center
333 N. Rancho Drive, 1st Floor
702-229-6051 Office | 702-474-7463
lasvegasnevada.gov

From: Scot Rutledge <scot@argentumnv.com>
Sent: Thursday, October 31, 2019 9:59 AM
To: Sophia Prince <sprince@LasVegasNevada.GOV>
Cc: Katherine McClain <kat@cultivatelv.com>; Matt McClure <matt.mcclure@cultivatelv.com>
Subject: Cultivate SUP application for 9140 West Sahara

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Sophia-

Thank you again for attending last night to see our presentation. I have attached the slides as requested. Additionally, after discussing with our client, we would like to abey the item from December 10th to the first Planning Commission meeting of the year. We will not be hosting another neighborhood meeting.

We will be collecting a number of comments of support in the form of a petition as well as comment cards/emails. In order to ensure they are included in the staff report for Planning Commission, what would our deadline be? Also, do we need to pay to send out another mailer notifying the coverage area of the change in PC mtg dates? Please advise.

My best,
SDR
--

Scot Rutledge
Partner
Argentum Partners
6037 S. Fort Apache Road, Suite 130 | Las Vegas, NV 89148
Cell: 702-561-9093 | Office: 702-979-2478| E-mail: scot@argentumnv.com

DEPT. OF PLANNING
RECEIVED 10.31.19
SUP-77274 [PRJ-77173]
Submitted after final agenda

Date 12/10/19 Item Item 8

Nora Lares

From: noreply@formstack.com
Sent: Monday, December 9, 2019 11:20 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
DEC 09 2019
Dept of Planning
City of Las Vegas

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 12/09/19 11:19 AM

Meeting Date:	Tuesday, December 10, 2019
Project Number:	SUP-77274
Position:	I OPPOSE the project and all related applications.
Name:	Kimberly Hughes
Residential or Business Address:	931 Paisley Street Las Vegas, NV 89145
Phone:	(913) 706-9874
Email:	Kimberlyshughes721@gmail.com
Comments:	I oppose the granting of a special use permit for a marijuana dispensary at 9140 Sahara. This is located in the heart of a suburban area where residents are raising children. Such a facility would change the character of the neighborhood in a negative way, and it is totally inappropriate for this venue.

BP

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:48 PM
To: dl stewart
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Diana,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: dl stewart <dialstewart@yahoo.com>
Sent: Thursday, December 5, 2019 8:44 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Diana Stewart
9432 Valencia Canyon Drive, Las Vegas, NV 89117.

I OPPOSE the Marijuana Dispensary at 9140 W Sahara Ave. special Permit #77274.

Please make my opposition part of the public record.

On Thursday, December 5, 2019, 03:45:43 PM PST, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

OP
pg 1 of 2

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:47 PM
To: Shauna Jarman
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Shauna,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Shauna Jarman <shaunajarman@gmail.com>
Sent: Sunday, December 8, 2019 4:06 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Shauna Jarman. I live at 9800 Eagle Rock Ct. Las Vegas, NV 89117. I support the proposed dispensary at 9140 W Sahara. I am a medical marijuana patient and this dispensary would be within walking distance from my home. The area would greatly benefit by having a reputable business open in that location that not only provides me a close location to purchase my cannabis but it would also provide good job opportunities to the neighborhood.
Thank you.

On Thu, Dec 5, 2019 at 3:46 PM Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that

BP
Pg 1 of 2

your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:47 PM
To: Toni Frustaci
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Toni,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Toni Frustaci <tonifrustaci702@gmail.com>
Sent: Sunday, December 8, 2019 4:27 AM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Councilwoman Seaman,

Please vote NO on special use permit 77274 for the marijuana dispensarie on West Sahara.

Thank you,

Toni Frustaci
2900 Whispering Wind Drive
Las Vegas, NV 89117

On Thu, Dec 5, 2019 at 3:45 PM Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

BP
pg 1 of 2

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:47 PM
To: Kay Thom
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Kay,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Kay Thom <kay.nr.nt@hotmail.com>
Sent: Saturday, December 7, 2019 8:40 AM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Bryan,
Below is the info. Requested:

Kay Thom
2828 Abaca

OPPOSE SUP-77274

This is family-oriented community with quiet walk trails, open spaces for community members to enjoy- this is NOT a gated community.
Thank you!

Sent from my iPad

On Dec 5, 2019, at 3:46 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

EP
Pg 1 of 2

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).
-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
<image001.png>
@VictoriaDSeaman

8
pg 2 of 2.

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:47 PM
To: Matt Mauceri
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Matt,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Matt Mauceri <mattmauceri@gmail.com>
Sent: Friday, December 6, 2019 7:42 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

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Matt Mauceri
620 Effort Dr
89145

Support. A dispensary won't change the neighborhood at all. It would be a good business that would be busy and bring a lot of traffic to a shopping center that has been in decline for many years. Glad to see them moving into a vacant building.

On Thu, Dec 5, 2019, 3:45 PM Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

8P
pg 1 of 2

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:46 PM
To: Ashley Bowers
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Ashley,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Ashley Bowers <ashleybee6@yahoo.com>
Sent: Friday, December 6, 2019 1:10 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

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Ashley Bowers

Support!

8400 W Charleston Blvd, Las Vegas, NV, 89117

Please consider the help this would bring to those who are disabled and sick in the community. More dispensaries means more competition for lower prices, and closer locations for shorter travel times for those who can't travel for long or very far. The neighborhoods even become safer, as dispensaries tend to have trained security to deter crime in the shopping center.

On Dec 5, 2019 3:45 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

BP
pg 1 of 2

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

495 S. Main St. | Las Vegas, NV 89101

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:46 PM
To: Paul Mudra
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Paul,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Paul Mudra <pjmudra@gmail.com>
Sent: Friday, December 6, 2019 8:33 AM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

INFORMATION REQUESTED

NAME: PAUL J MUDRA
VOTE: "OPPOSE"
ADDRESS: 9101 SHELTER COVE CT
LAS VEGAS, NV 89117
COMMENT: I BELIVE GENERAL MARIJUANA USE WILL JUST COMPOUND LIFES' MANY PROBLEMS EVEN FURTHER (ie. VEHICLE & PED ACCIDENTS, VIOLENT CRIMES, CANCER & OTHER NEGATIVE HEALTH ISSUES, etc.) .....and it is against
FEDERAL GUIDELINES AND LAW.

Sent from Mail for Windows 10

From: Bryan Baltazar
Sent: Thursday, December 5, 2019 3:46 PM

8P
Pg 1 of 2

To: pjmudra@gmail.com
Subject: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).
-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

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If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:45 PM
To: Dwayne Castellarin
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Dwayne,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Dwayne Castellarin <castellarindwayne1976@gmail.com>
Sent: Friday, December 6, 2019 8:22 AM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Dwayne Castellarin
Support the dispensary
2824 Shannon River Dr.
The propaganda that was handed out by neighborhood citizens for why a dispensary was bad was terrifying. The fact that they used lies and scare tactics to stir emotion is upsetting. I've worked in a dispensary before. It is an environment that helps people. The majority of the customers we had were medical. It's a business and will benefit the community with more jobs. The old school mentality needs to move on.

Sent from my iPhone

On Dec 5, 2019, at 3:45 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

BP
pg 1 of 2

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).
-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

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If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
<image001.png>
@VictoriaDSeaman
<image002.png>
<image003.png>

<image004.png>

8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:45 PM
To: Jessica Lyman
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Jessica,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Jessica Lyman <jessicadawn171@yahoo.com>
Sent: Friday, December 6, 2019 8:11 AM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Jessica Lyman
Oppose
9813 stellar view ave
Las Vegas, NV 89117

On Dec 5, 2019, at 3:45 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

OP
Pg 1 of 2

-Your full name(s).
-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

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If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
<image001.png>
@VictoriaDSeaman
<image002.png>
<image003.png>

<image004.png>

8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:45 PM
To: viridiana gonzalez
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Viridiana,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: viridiana gonzalez <viridiana2011@live.com>
Sent: Thursday, December 5, 2019 7:54 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

My full name is Viridiana Gonzalez
I am a home owner for 2733 Tidewater Court Las Vegas, NV 89117
Oppose

As a young adult I want this neighborhood to continue to be safe for my future family. Currently this neighborhood is safe, kid friendly, and peaceful. Having a marijuana dispensary near my home will affect the traffic we get and potentially have more crimes around us.

Thank you,

Sent from my iPhone

8P
pg 1 of 2

On Dec 5, 2019, at 3:46 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).
-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
<image001.png>
@VictoriaDSeaman
<image002.png>
<image003.png>

<image004.png>

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Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:45 PM
To: jerandi
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Andrea,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: jerandi <jerandi@aol.com>
Sent: Thursday, December 5, 2019 5:09 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

My answers are below. Let me know if you need any additional information. Thank you

Sent from my iPhone

> On Dec 5, 2019, at 3:45 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:
>
> Dear Neighbor,
>
> Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:
>
> -Your full name(s). Andrea Hughes
> -Your position on the proposed dispensary Oppose ("Oppose"

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Pg 1 of 2

the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2). 8637 Catalonia Dr. , Las Vegas, Nevada 89117

In addition to that, please add any comments you wish to have on the record. *there are over 60 dispensaries nearby without the addition of this one. I believe we need to preserve our family neighborhoods. There are dispensary delivery services to accommodate those who do not want to go one block toward the strip. This topic is contentious. The health risks are the same as smoking for lung damage. We do not need to have billboards and dispensaries on every corner.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
<image001.png>
@VictoriaDSeaman
<image002.png>
<image003.png>

<image004.png>

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Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:44 PM
To: Ray Crosby
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Raymond,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Ray Crosby <rayc702@gmail.com>
Sent: Thursday, December 5, 2019 5:05 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

1. Raymond Crosby
2. Support approval of dispensary
3. 9913 Whalers landing ct 89117

Sent from my iPhone

On Dec 5, 2019, at 3:46 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

BP
Pg 1 of 2

-Your full name(s).
-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
<image001.png>
@VictoriaDSeaman
<image002.png>
<image003.png>

<image004.png>

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Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:44 PM
To: Karen Tumbleson
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Karen,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Karen Tumbleson <ktumbleson@gmail.com>
Sent: Thursday, December 5, 2019 4:30 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Karen D. Tumbleson
oppose
600 Napatree St.
Las Vegas, NV 89144

On Thu, Dec 5, 2019 at 3:46 PM Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that

BP Pg 1 of 2

your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

495 S. Main St. | Las Vegas, NV 89101



@VictoriaDSeaman



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Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:44 PM
To: Valerie M. Rosalin, RN
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Valerie,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Valerie M. Rosalin, RN <vrosalin@aol.com>
Sent: Thursday, December 5, 2019 4:26 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

VALERIE M ROSALIN
2825 AUTUMN HAZE LANE
LAS VEGAS NV 89117
702 254 5114

I OPPOSE PUTTING A MARIJUANA DISPENSARY
ON 9140 SAHARA AVE. OR ANYWHERE WITHIN 15 MILES OF MY HOME. THIS IS A RESIDENTIAL AREA . FAMILIES, SMALL CHILDREN MANY SCHOOLS,CHURCHES, LIBRARY ARE IN THE AREA
THIS SENDS THE WRONG MESSAGE TO US ALL
ADDICTION ENHANCING .
PLEASE DECLINE THIS APPLICATION.

THANK YOU

OP
Pg 1 of 2

On Thursday, December 5, 2019 Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:43 PM
To: Darin James
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Darin,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Darin James <darinjameslv@gmail.com>
Sent: Thursday, December 5, 2019 4:23 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Darin Hegney
oppose
300 Highland Mesa Ct
89144

Sent from my iPhone

On Dec 5, 2019, at 3:46 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

> Dear Neighbor,
>
> Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:
>
> -Your full name(s).

8P
Pg 1 of 2

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
<image001.png>
@VictoriaDSeaman
<image002.png><image003.png> <image004.png>

8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:43 PM
To: Shirley Mulvihill
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Shirley,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: Shirley Mulvihill <shirley.mulvihill@gmail.com>
Sent: Thursday, December 5, 2019 4:16 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

SUPPORT THE DISPENSARY
Shirley J Mulvihill
7805 Calico Flower Ave, Las Vegas, NV 89102

Shirley Mulvihill

(702) 285-1776

shirley.mulvihill@gmail.com

BP
pg 1 of 2

On Thu, Dec 5, 2019 at 3:46 PM Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:43 PM
To: wes1037@gmail.com
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Wesley and Yuhong,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: wes1037@gmail.com <wes1037@gmail.com>
Sent: Thursday, December 5, 2019 4:09 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for reaching out for our opinions on the new dispensary.

Names: Wesley A.Strickland & Yuhong Li
Position: We "SUPPORT" the new dispensary
Address:
2152 Turquoise Ridge Street
Unit 102
Las Vegas, NV 89117

We don't understand why there is such vocal opposition on the neighborhood social media site. We feel intimidated to come to meetings because of these loud and somewhat angry folks. We also think that many reasonable people in the neighborhood probably agree with us but don't want to have confrontations, so their voices aren't heard at all. What we DO want is this new dispensary. There aren't very many choices in this area. Finally, dispensaries are legal and have proven to be very safe and unremarkable stores, just like other places of business. Why should legal businesses be blackballed and willing customers stymied for phantom, semi-hysteric "Chicken Little" reasons?

EP
pg 1 of 2

Thank you.

Sent from my iPhone

On Dec 5, 2019, at 3:45 PM, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Your full name(s).

-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).

-Your full residential address (this allows us verify that you live in Ward 2).

8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:43 PM
To: JULIE FURNEY
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Julie,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: JULIE FURNEY <jfurney@cox.net>
Sent: Thursday, December 5, 2019 3:58 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

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JJ Furney
Julie Furney

"Strongly Oppose"

11841 Ampucia Court
Las Vegas, NV 89138

This location is not the appropriate location for a Marijuana Dispensary. These dispensaries cause a lot of crime to come into the area and it creates homeless and unsavory people.

> On December 5, 2019 at 6:45 PM Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:
>
> Dear Neighbor,

BP
Pg 1 of 2

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).
-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | **Cell: 702-490-8958**
495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Monday, December 9, 2019 7:42 PM
To: JC
Subject: RE: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

Jessica,

Thank you for providing the additional information requested which we will submit to the Planning Department. We would like to remind you that this issue (SUP-77274) will be heard before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers in Las Vegas City Hall located at 495 S. Main Street. We hope to see you there if you do attend but if you have any further questions or concerns, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958

From: JC <jessicakcross@gmail.com>
Sent: Thursday, December 5, 2019 3:55 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Proposed Marijuana Dispensary at 9140 W. Sahara (SUP-77274)

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Dear Ms. Seaman and Mr. Baltazar,

My name is a Jessica Cross. I am opposed to the dispensary opening in my neighborhood. I reside at 2709 Quail Roost Way Las Vegas, NV 89117.

Thank you,

Jessica Cross

On Dec 5, 2019, at 15:45, Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

EP
Pg 1 of 2

Thank you for reaching out to Councilwoman Victoria Seaman's office on the issue involving the proposed Special Use Permit – 77274 to allow a marijuana dispensary at 9140 W. Sahara Avenue. It is important that your comments are officially recorded for the issue, therefore we need a few additional pieces of information. If you could please reply with the following information:

-Your full name(s).
-Your position on the proposed dispensary ("Oppose" or "Support" the dispensary).
-Your full residential address (this allows us verify that you live in Ward 2).

In addition to that, please add any comments you wish to have on the record.

The issue is set to be heard at the Las Vegas Planning Commission meeting on Dec. 10th at 6:00 p.m. in the Council Chambers at Las Vegas City Hall located at 495 S Main Street. We strongly encourage you to attend and share your opinion.

If you have any questions or concerns, please contact Councilwoman Victoria Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, December 10, 2019 9:29 AM
To: Jenine Rogers
Cc: Ward 2 Staff
Subject: RE: Important Reminder: Proposed Marijuana Dispensary at Planning Commission Meeting 12/10

Good Morning Ms. Rogers,

We have made sure your stance has been shared with Councilwoman Victoria Seaman, Councilwoman Seaman's office as well as the Planning Department. If there is anything else we can do for you, please do not hesitate to contact us at your convenience.

Regards,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

From: Jenine Rogers <jeninefit1@gmail.com>
Sent: Monday, December 9, 2019 8:37 PM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Important Reminder: Proposed Marijuana Dispensary at Planning Commission Meeting 12/10

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Please know for the Las Vegas Planning Commission Dec 10th meeting, I again voice a "No" vote for the marijuana dispensary at 9140 W. Sahara Ave.

BP
Pg 1 of 2

As a homeowner, this type of business, the type of people it brings and the criminal activity it brings is not wanted in our neighborhood.

Jenine Rogers
The Lakes

On Mon, Dec 9, 2019 at 8:15 PM Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Councilwoman Victoria Seaman wants to thank all of you who have reached out to her and her office over the last few months regarding the proposed marijuana dispensary (SUP-77274) at 9140 W. Sahara Avenue. The Councilwoman wants to remind you that the item (SUP-77274) is before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers of Las Vegas City Hall located at 495 S. Main Street. The Councilwoman encourages you all to show up and have your voices heard on the issue.

If you have any questions or concerns, please reach out to Councilwoman Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Thank you,

Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, December 10, 2019 9:26 AM
To: Carol Petty
Cc: Ward 2 Staff
Subject: RE: Important Reminder: Proposed Marijuana Dispensary at Planning Commission Meeting 12/10

Good Morning Ms. Petty,

Councilwoman Victoria Seaman thanks you for reaching out to her and her office to share your stance on the proposed marijuana dispensary (SUP-77274) at 9140 W. Sahara Avenue. The Councilwoman wants to remind you that the item (SUP-77274) is before the Las Vegas Planning Commission today, December 10, at 6 p.m. in the Council Chambers of Las Vegas City Hall located at 495 S. Main Street. The Councilwoman encourages you to show up and have your voice heard on the issue.

If you have any questions or concerns, please reach out to Councilwoman Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Thank you,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman
Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101

@VictoriaDSeaman

From: Carol Petty <legcar52@gmail.com>
Sent: Tuesday, December 10, 2019 7:34 AM
To: Bryan Baltazar <bbaltazar@lasvegasnevada.gov>
Subject: Re: Important Reminder: Proposed Marijuana Dispensary at Planning Commission Meeting 12/10

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Carol Petty, 8600 W. Charleston Blvd., Apt. 1022, 89117

I support the new dispensary.

BP
Pg 1 of 2

On record: I support because the people of Nevada voted for legalization and as such, the business should be allowed. I am also a medical patient and the only reason people oppose is old fears that have been discredited by science. Because a person "doesn't like the smell" of marijuana is not a legitimate reason to stop a new business from opening.

Thank you.
Carol Petty

On Mon, Dec 9, 2019, 8:16 PM Bryan Baltazar <bbaltazar@lasvegasnevada.gov> wrote:

Dear Neighbor,

Councilwoman Victoria Seaman wants to thank all of you who have reached out to her and her office over the last few months regarding the proposed marijuana dispensary (SUP-77274) at 9140 W. Sahara Avenue. The Councilwoman wants to remind you that the item (SUP-77274) is before the Las Vegas Planning Commission tomorrow, December 10, at 6 p.m. in the Council Chambers of Las Vegas City Hall located at 495 S. Main Street. The Councilwoman encourages you all to show up and have your voices heard on the issue.

If you have any questions or concerns, please reach out to Councilwoman Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Thank you,

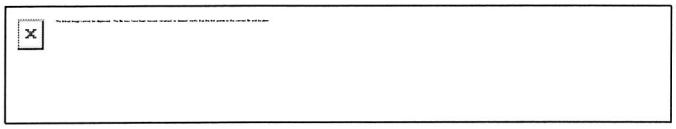
Bryan Baltazar

Special Assistant to Councilwoman Victoria Seaman

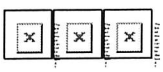
Office of the City Council | Ward 2

Office: 702-229-2144 | Cell: 702-490-8958

495 S. Main St. | Las Vegas, NV 89101



@VictoriaDSeaman



8
Pg 2 of 2

Nora Lares

From: Bryan Baltazar
Sent: Tuesday, December 10, 2019 9:22 AM
To: Alex Gil
Cc: Ward 2 Staff
Subject: RE: Sup-77274

Good Morning Mr. Gil,

Councilwoman Victoria Seaman thanks you for reaching out to her and her office to share your stance on the proposed marijuana dispensary (SUP-77274) at 9140 W. Sahara Avenue. The Councilwoman wants to remind you that the item (SUP-77274) is before the Las Vegas Planning Commission today, December 10, at 6 p.m. in the Council Chambers of Las Vegas City Hall located at 495 S. Main Street. The Councilwoman encourages you to show up and have your voice heard on the issue.

If you have any questions or concerns, please reach out to Councilwoman Seaman's office at (702) 229-2420 or Ward2@LasVegasNevada.GOV.

Thank you,

Bryan Baltazar
Special Assistant to Councilwoman Victoria Seaman Office of the City Council | Ward 2
Office: 702-229-2144 | Cell: 702-490-8958
495 S. Main St. | Las Vegas, NV 89101
@VictoriaDSeaman

-----Original Message-----
From: Alex Gil <Alex_gil90@hotmail.com>
Sent: Monday, December 9, 2019 10:16 PM
To: Ward 2 Staff <ward2@LasVegasNevada.GOV>
Subject: Sup-77274

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose the SUP-77274, the marijuana dispensary. It is not appropriate for the above location and does not belong in my neighborhood.

Alejandro Gil
2733 Tidewater Ct
Las Vegas, NV 89117

BP
Pg 1 of 2

Thank you,

Sent from my iPhone

8
Pg 2 of 2

This dispensary is in the heart of Summerlin surrounded by pristine communities.
We don't want or need a marijuana dispensary, PERIOD. **This was verified at two town hall meetings**

Selling marijuana is against Federal law AND TERRIFYING TO THE COMMUNITY
Here is information from the **Justice Quarterly of Criminal Sciences.**

1. "Neighborhoods with a dispensary saw increased crime of up to 1,452 %
2. ..... After Colorado legalized marijuana violent crime rose by 20 percent.....

The city council promised dispensaries would not be in residential areas
The marijuana ordinance ignores critical zoning issues, especially the safety of our children.

A bus stop across the street that transports children to and from school
A public sidewalk is less than 20 feet from the dispensary.
Schools and dance studios are less than 1000 feet. A major library and synagogue are just up the street.
Condos and apartments are very close. Major public schools are within ½ mile.
Local businesses that cater to Families and children are within a few feet of this dispensary:
(IHOP, Baskin Robbins, Chipotle, Carl's Jr, comic book stores, movie theaters, etc.)

I own a business located close to this proposed dispensary.
It is heartbreaking to imagine what might happen and how the zoning has been so flagrantly distorted and compromised to accommodate drug dealers

.Listen to the owner of IHOP:
"IHOP is a family restaurant with many customers bringing their kids of all ages. ...
Many visitors to the dispensary will be drug abusers, addicts, and criminals. This is a fact"....

We ask the department to support the will of the people.
This dangerous and harmful SUP must not be approved.

Submitted at Planning Commission

Date 12/6/19 Item 8
by Wayne Cook

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.: **9**

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

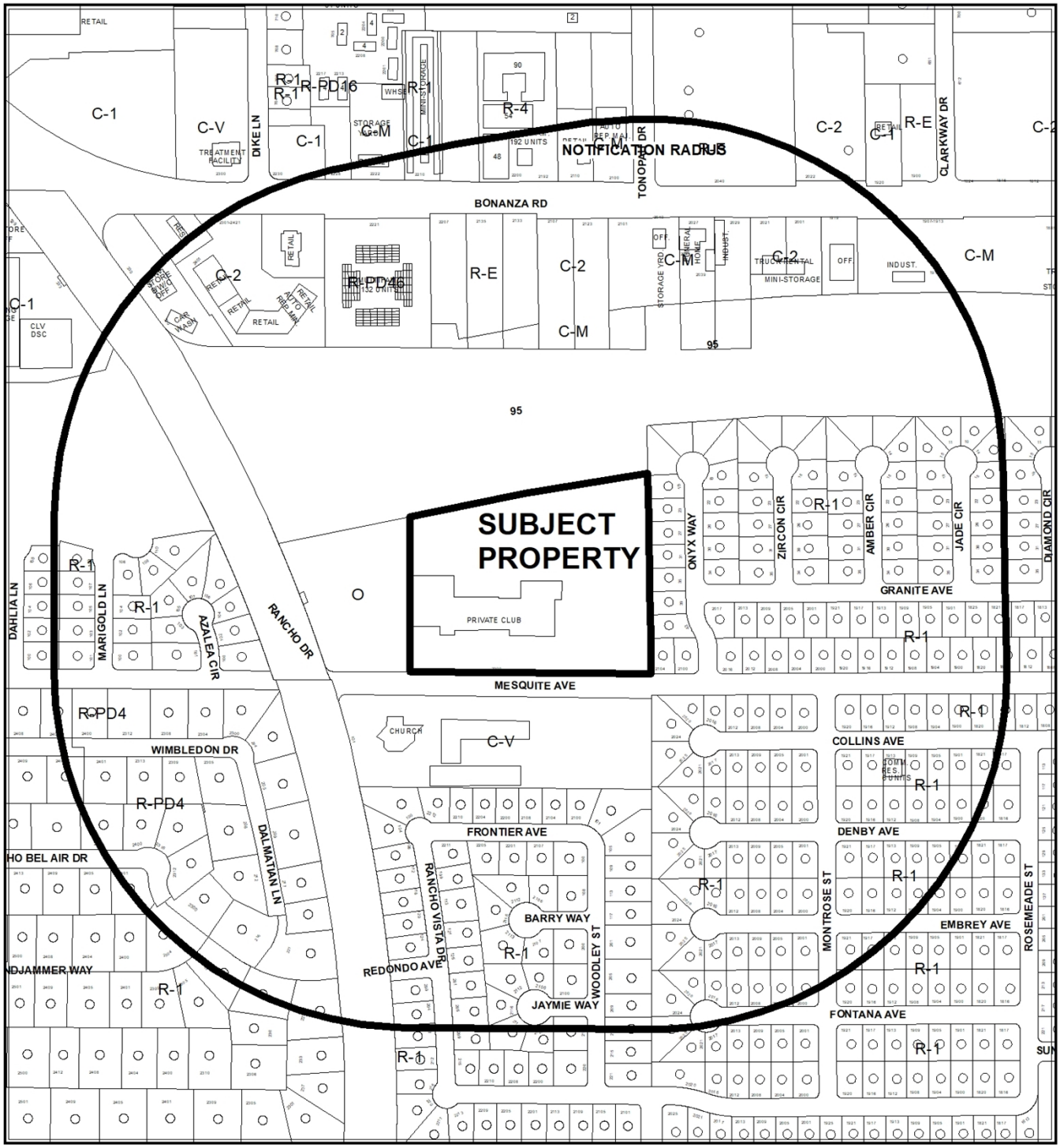
SUBJECT:
ABEYANCE - VAR-77522 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE - For possible action on a request for a Variance TO ALLOW NO SIDEWALK IMPROVEMENTS ALONG A PORTION OF MESQUITE AVENUE WHERE SUCH ARE REQUIRED on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484]. Staff recommends DENIAL.

C.C.: 02/05/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77522 and SDR-77523 [PRJ-77484]
2. Conditions and Staff Report - VAR-77522 and SDR-77523 [PRJ-77484]
3. Supporting Documentation - VAR-77522 and SDR-77523 [PRJ-77484]
4. Photo(s) - VAR-77522 and SDR-77523 [PRJ-77484]
5. Justification Letter - VAR-77522 and SDR-77523 [PRJ-77484]
6. Backup Documentation Submitted for the November 12, 2019 Planning Commission Meeting
7. Submitted after Final Agenda - Supplemental Staff Report - Neighborhood Meeting Notes for VAR-77522 and SDR-77523 [PRJ-77484]



CASE: **VAR-77522, SDR-77523 (PRJ-77484)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **VAR-77522, SDR-77523 (PRJ-77484)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77522	Staff recommends DENIAL, if approved subject to conditions:	
SDR-77523	Staff recommends DENIAL, if approved subject to conditions:	VAR-77522

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 433 - VAR-77522 and SDR-77523

PROTESTS 5 - VAR-77522 and SDR-77523

APPROVALS 0 - VAR-77522 and SDR-77523

JB

** CONDITIONS **

VAR-77522 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77523) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (Z-0011-02).

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.

Public Works

7. Sign a Covenant Running with Land agreement for the possible future installation of incomplete half-street improvements (sidewalk) per City Standards on Mesquite Avenue 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 prior to the issuance of permits for this site.

JB

SDR-77523 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77522) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (Z-0011-02).

3. The proposed soccer field area shall not be leased or operated commercially.

4. All proposed field lighting shall comply with Title 19.08.040(E)(5) lighting requirements.

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 development shall be in conformance with the site plan and landscape plan date stamped 09/23/19, except as amended by conditions herein.

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

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

Public Works

11. Construct all incomplete half street improvements (sidewalk) on West Mesquite Avenue adjacent to this site concurrent with the development of this site. The sidewalk path along West Mesquite Avenue must comply with Americans with Disabilities Act (ADA) guidelines. This requirement may be deferred or modified if Variance (VAR-77522) is approved.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed a Major Amendment to approved Rezoning (Z-0011-02) for the proposed installation of a soccer field and field lighting for an existing 48,915 square-foot Fraternal Organization development at 2200 West Mesquite Avenue.

ISSUES

- The applicant has requested a Variance (VAR-77522) of Title 19.04 Complete Street development standards to allow no installation of the required five-foot sidewalk along a portion of the southern perimeter of the subject site. Staff does not support the request.
- A condition of approval has been added to Site Development Plan Review (SDR-77523), which will require compliance with Title 19.08.040(E)(5) lighting requirements.

ANALYSIS

The subject site consists of one parcel located at 2200 West Mesquite Avenue. The 7.82-acre subject site is currently zoned C-V (Civic), which allows any use operated or controlled by the city, county, state or federal government with a General Plan designation of PF (Public Facilities). The subject site is currently owned and operated by an existing Fraternal Organization (Masonic Memorial Temple).

On 04/17/02 the City Council approved a request for Rezoning (Z-0011-02) from R-1 (Single Family Residential) to C-1 (Limited Commercial) and C-V (Civic) on 14.05 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue. Pursuant to Condition #4 of approved Rezoning (Z-0011-02), “Approval of a Special Use Permit and/or a Site Development Plan Review application by the Planning Commission and City Council at a public hearing prior to the issuance of any permits, any site grading, or other development activity on this site. Any such Site Development Plan Review shall include a minimum 30-foot wide bermed landscape planter along the east property line.”

The applicant has proposed to develop an undeveloped portion of the subject site located the southeast perimeter with a (115’ x 170’) turf covered soccer field. Adjacent to the north perimeter of the soccer field area the applicant has proposed to install bleachers with a 50 seat capacity. Along the east perimeter of the proposed soccer field, the applicant has

JB

proposed to install two westward facing 41-foot tall light poles (measured to the center of the light) to provide lighting for the soccer field. A condition of approval has been added to Site Development Plan Review (SDR-77523), which will require compliance with Title 19.08.040(E)(5) lighting requirements. Also, the applicant has proposed to surround the soccer field with a six-foot tall wrought iron fence. The submitted site plan drawing indicates the existing 30-foot wide southern landscape buffer adjacent to Mesquite Avenue and 40-foot wide eastern landscape buffer adjacent to the existing single-family dwellings shall remain as currently developed.

When a site is improved in the City of Las Vegas, it is customary to require the installation of all incomplete improvements surrounding the site so they match what exists in the surrounding area. Currently, sidewalk improvements have not been installed adjacent to this portion of the site along Mesquite Avenue. The applicant has requested a Variance (VAR-77522) to allow no sidewalk improvements along a portion of Mesquite Avenue where such are required. Staff supports current Complete Street development standards; therefore, staff does not support the request for a Variance (VAR-77522) to defer sidewalk improvements or the associated Site Development Plan Review (SDR-77523) for the proposed soccer field and recommends denial of both applications.

FINDINGS (VAR-77522)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by electing to not install the required sidewalk improvements along a portion of Mesquite Avenue. Installation of the required sidewalk 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 (SDR-77523)

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;**

   Due to the requested Variance (VAR-77522) to allow no sidewalk improvements along a portion of Mesquite Avenue where such are required, staff has determined that the proposed development is not compatible with adjacent single-family residential development to the east and church/House of Worship development to the south 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;**

   Due to the requested Variance (VAR-77522) to allow no sidewalk improvements along a portion of Mesquite Avenue where such are required, staff has determined that the proposed development does not comply with Title 19 Complete Street development standards.

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

   Site access will remain unchanged from Mesquite Avenue, a 60-foot Local Street as indicated by Title 13. This street is sufficient in size to accommodate the needs of the proposed development.

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

There are no buildings associated with the proposed development. The submitted site plan drawing indicates the existing 30-foot wide southern landscape buffer adjacent to Mesquite Avenue and 40-foot wide eastern landscape buffer adjacent to the existing single-family dwellings shall remain as currently developed.

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 buildings associated with the proposed development.

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.	
12/21/72	The Board of Zoning Adjustment approved a request for a Variance (V-0002-71) for extension of time on the approved Variance (V-0002-71) to allow the use of an existing sign for subdivision advertisement purposes on property located on the northeast corner of Mesquite Avenue and Rancho Drive
12/11/80	The Planning Commission denied a request for a Rezoning (Z-0104-80) from R-1 (Single Family Residential) to C-1 (Limited Commercial) for a proposed High Rise Office building at property generally located at the southeast corner of the Las Vegas Expressway and Rancho Drive.
04/28/92	The Board of Zoning Adjustment approved a request for a Variance (V-0045-92) to allow three semi-trailers to be parked on the property and used for the storage and local distribution of telephone directories for a period of six weeks between the months of December through January and June through July, where such commercial use is not permitted.
03/15/95	The City Council denied a request for a Rezoning (Z-0128-94) from R-1 (Single Family Residential) to C-1 (Limited Commercial) for two off-premise signs (billboards) and future office/retail complex at 2200 West Mesquite Avenue.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/17/02	The City Council approved a request for Rezoning (Z-0011-02) from R-1 (Single Family Residential) to C-1 (Limited Commercial) and C-V (Civic) on 14.05 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue.
	The City Council approved a request for General Plan Amendment (GPA-0045-00) to amend a portion of the Southeast Sector of the General Plan from L (Low Density Residential) to SC (Service Commercial) and to PF (Public Facilities) on approximately 14.05 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue.
12/18/02	The City Council approved a request for a Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue. The Planning Commission recommended denial.
04/27/06	The City Council granted the applicants request to table Rezoning (ZON-10838) from C-V (Civic) to O (Office) on 5.17 acres of a 10.58 acre parcel at 2200 West Mesquite Avenue.
	The City Council granted the applicants request to table General Plan Amendment (GPA-10841) to amend a portion of the Southeast Sector Plan of the Master Plan from PF (Public Facilities) to O (Office) on 5.17 acres of a 10.58-acre parcel at 2200 West Mesquite Avenue.
	The City Council granted the applicants request to table Variance (VAR-10840) to allow a residential adjacency setback for a proposed four-story building of 127 feet where 192 feet is the minimum setback required and a residential adjacency setback for a proposed three-story building of 96 feet where 162 feet is the minimum setback required at 2200 West Mesquite Avenue.
	The City Council granted the applicants request to table Site Development Plan Review (SDR-10836) for a proposed office complex and waivers to allow a building height of four stories where two stories is the maximum height allowed and to allow a perimeter landscape buffer width of five feet where eight feet is the minimum width required at 2200 West Mesquite Avenue.
09/06/06	The City Council approved two-year Required Review (RQR-13675) of an approved Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2234 West Mesquite Avenue. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/29/06	Staff administratively approved an Off-Premise Sign Modification (DIR-17195) to install light shield decking to comply with Condition Number Eight (8) from Required Review (RQR-13675) that required the glare from the sign shall be mitigated subject to approval of the Planning and Development Department for an existing billboard located at 2200 West Mesquite Avenue.
10/01/08	The City Council approved a two-year Required Review (RQR-28992) of an approved Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2234 West Mesquite Avenue. The Planning Commission and staff recommended approval.
02/14/12	The Planning Commission approved a five-year Required Review (RQR-44048) of an approved Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2234 West Mesquite Avenue. Staff recommended approval.
12/04/13	The City Council granted the applicants request to withdraw without prejudice (ROC-50663) for a Review of Condition of a previously approved Special Use Permit (U-0010-02) to delete a portion of condition #2 which states "the off-premise sign shall be redesigned to finish materials to complement the existing on-site building" at 2234 West Mesquite Avenue.
02/15/17	The Planning Commission approved a five-year Required Review (RQR-68070) of an approved Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2234 West Mesquite Avenue. Staff recommended approval.
11/12/19	The Planning Commission voted (6-0) to hold in ABEYANCE VAR-77522 and SDR-77523 [PRJ-77484] to the December 10, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
Month/date/year	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
Circa 1974	The main structure on site was constructed.
12/11/03	A Code Enforcement case (#7588) was processed for high weeds, trash and debris at 2200 West Mesquite Avenue. The case was resolved on 02/20/04.
05/10/04	A building permit (#4011801) was issued for a billboard sign at 2234 West Mesquite Avenue. The permit expired on 01/10/09.
05/28/04	A building permit (#4013895) was issued for electrical work on a billboard sign at 2234 West Mesquite Avenue. The permit expired on 05/14/05.

Related Building Permits/Business Licenses	
	A Code Enforcement case (#15693) was processed for high weeds, trash and debris at 2200 West Mesquite Avenue. The case was resolved on 07/01/04.
07/20/04	A Code Enforcement case (#18499) was processed unpermitted open air vending at 2200 West Mesquite Avenue. The case was resolved on 07/21/04.
08/12/05	A Code Enforcement case (#33566) was processed for vehicles for sale on a vacant portion of the site at 2200 West Mesquite Avenue. The case was resolved on 08/15/05.
01/15/08	A Code Enforcement case (#61350) was processed for guard living on the site at 2200 West Mesquite Avenue. The case was resolved on 01/23/08.
03/05/08	A Code Enforcement case (#62954) was processed for unpermitted construction sign at 2200 West Mesquite Avenue. The case was resolved on 03/06/08.
02/10/16	A Code Enforcement case (#163279) was processed for homeless individuals living on the property at 2200 West Mesquite Avenue. The case was resolved on 02/29/16.
04/26/16	A Code Enforcement case (#165906) was processed because the flood channel on this property is clogged and needs to be cleaned, diverting rain/waste water into neighboring properties at 2200 West Mesquite Avenue. The case was resolved on 09/21/16.
04/17/17	A Code Enforcement case (#177506) was processed for high weeds, trash and debris at 2200 West Mesquite Avenue. The case was resolved on 04/25/17.
09/26/17	A Code Enforcement case (#182896) was processed because the flood channel on this property is clogged and needs to be cleaned, diverting rain/waste water into neighboring properties at 2200 West Mesquite Avenue. The case was resolved on 10/24/17.

Pre-Application Meeting	
09/17/19	A pre-application meeting was held with the applicant to discuss proposed amendments to an approved Fraternal Organization development.

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

Field Check	
09/26/19	During a routine site inspection staff noted that the proposed soccer field has already been installed on the subject site and is currently surrounded by a chain link fence.

Details of Application Request	
Site Area	
Net Acres	7.82

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Fraternal Organization	PF (Public Facilities)	C-V (Civic)
North	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
East	Single Family Detached Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Undeveloped	O (Office)	O (Office)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JB

DEVELOPMENT STANDARDS

Pursuant to approved Rezoning (Z-0011-02), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • East • South	30 Feet 30 Feet		40 Feet 30 Feet	Y* Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*Pursuant to Condition #4 of approved Rezoning (Z-0011-02) a minimum 30-foot wide bermed landscape planter shall be required along the east property line."

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Mesquite Avenue	Local Street	Title 13	60	Y

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2200 W. Mesquite Avenue

Project Name Soccer Practice Facility **Proposed Use** Soccer Practice Facility

Assessor's Parcel #(s) 139-29-801-009 **Ward #** 5

General Plan: Existing PF Proposed No Change **Zoning:** Existing CV Proposed No Change

Additional Information

Property Owner Masonic Memorial Temple Contact David Bechtel

Address 2200 W. Mesquite Avenue City Las Vegas State NV Zip 89106

E-mail DavidBechtel1@gmail.com Phone 702-205-4499

Applicant Same As Above Contact

Address City State Zip

E-mail Phone

Representative LV Access & Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. Suite 202 City Las Vegas State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone 702-461-3121

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature David Bechtel

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

Print Name DAVID BECHTEL

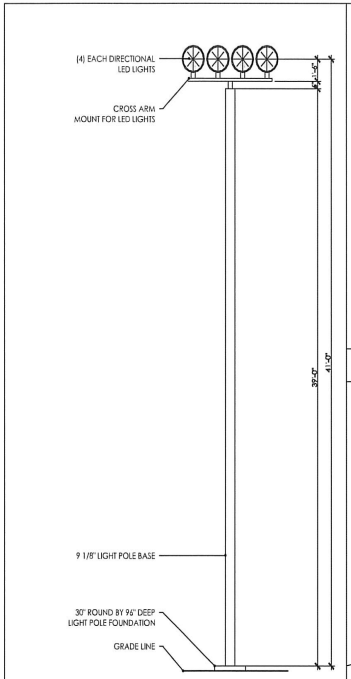
Subscribed and sworn before me

This 20th day of September, 20 19

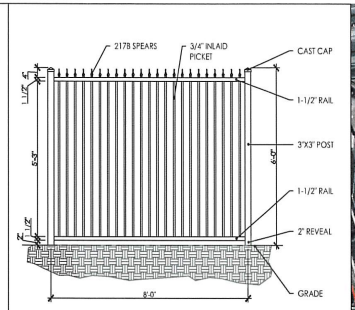
Notary Public in and for said County and State

JENNIFER L. PRICE
Notary Public-State of Nevada
APPT. NO. 13-11984-1
My Appt. Expires 01-15-2022

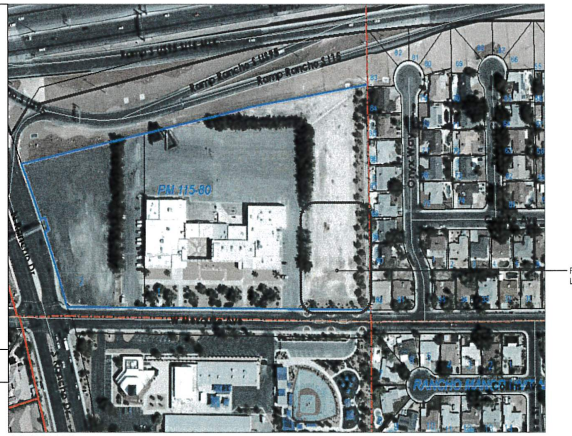
PRJ-77484
09/26/19



LIGHT POLE SCALE: N.T.S. 1



TYPICAL FENCE ELEVATION SCALE : N.T.S. 2



AERIAL MAP

PROPOSED SITE PLAN ZONING:O-OFFICE
SCALE: 1" =40'-0"

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
1	-	-
2		
3		
4		
5		
6		
7		
8		

ENSIGN SOCCER CLUB
46 North Rancho Drive
Las Vegas Nevada 89106
APN: 139-29-801-010

owner approval

initials	date	phase

project information

project no:	
dwg file:	ENSIGN SOCCER-SITE.DWG
drawn by:	
checked by:	1" = 40'-0"
drawing scale:	
date:	09/16/2019

sheet name
PROPOSED SITE PLAN

PRJ-77484
09/23/19

sheet number
AS101

DRAWING NAME: | PLOT DATE: 9/18/2019 9:58 AM | PLOTTED BY: EDEN |



VAR-77522 [PRJ-77484] - VARIANCE RELATED TO SDR-77523 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE

2200 WEST MESQUITE AVENUE

09/26/2019



VAR-77522 [PRJ-77484] - VARIANCE RELATED TO SDR-77523 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE

2200 WEST MESQUITE AVENUE

09/26/2019



VAR-77522 [PRJ-77484] - VARIANCE RELATED TO SDR-77523 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE

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09/26/2019



VAR-77522 [PRJ-77484] - VARIANCE RELATED TO SDR-77523 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE

2200 WEST MESQUITE AVENUE

09/26/2019

LV Access LLC
3172 Rainbow Boulevard, Suite 202
Las Vegas, Nevada 89108

Ricki Y. Barlow, MBA
Managing Member

(702)461-3121
RickiBarlow@LVAccess.com
www.LVAccess.com

September 23, 2019

City of Las Vegas - Department of Planning

333 N. Rancho Drive
Las Vegas, NV 89106

RE: Soccer practice facility at: 2200 W. Mesquite, Las Vegas, NV 89106
1. Site Development Review (SDR)
2. Variance (VAR)

To Whom It May Concern:

With respect to the Masonic Memorial Temple, please accept this Letter of Justification for the establishment of a park, located on the southeast corner of parcel #13929801010.

The parcel is currently undeveloped and has more parking stalls than what is required by city code. The Lodge is a non-profit entity which is preparing to improve the southeast corner vacant parcel by installing artificial turf, soccer goals, field lights, decorative fencing, bleachers and perimeter landscaping.

The proposed Use is compatible with the General Plan and suitable for the type and intensity of the practice facility being proposed. Ingress/Egress should have no detrimental impacts from this use and the approval of the Site Development Review (SDR) will not be inconsistent with the public health, safety, welfare or objectives of the General Plan. Secondly, we are requesting a Variance (VAR) of complete street development standards to allow no installation of the required sidewalk. Thirdly, the facility will only be used for the programming needs and activities of the Masonic Memorial Temple members and affiliates, not open to the general public.

Thank you for your consideration in advance as we look forward to building an attractive youth soccer practice facility.

Respectfully submitted,

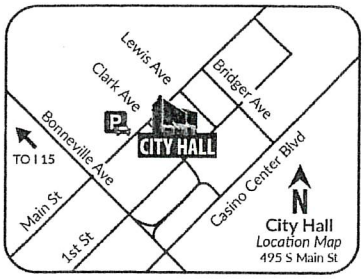
Ricki Y. Barlow, MBA

PRJ-77484
10/01/19

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77522 and SDR-77523 [PRJ-77484]

Planning Commission Meeting of **11/12/2019**

RECEIVED
[illegible]

PRJ-77484
13932514009
STICKNEY DAVID L & MARY J
2210 FRONTIER AVE
LAS VEGAS NV 89106-3927

87 JRDPNP1 89106

Submitted after final agenda

30-31P

11/04/19 14:52:01 217-443-0927 -> City of Las Vegas Sheri Lindsey Page 002

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

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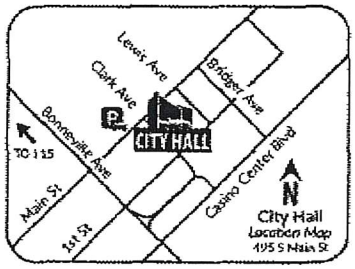
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 0 7 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

PRJ-77484
13928410003
STAFFORD JEFF
SCHULER KRISTIN
43 ONYX WAY
LAS VEGAS NV 89106-3732

Please use available blank space on card for your comments.
VAR-77522 and SDR-77523 [PRJ-77484]
Planning Commission Meeting of **11/12/2019**

This field backs right up to backyard wall. Too noisey & lights too bright - annoying. prior to putting in field approx. 1 month ago - was never consulted by mason personnel.

87 JRDFNP1 89106

30-31P

PAGE 01/01
FACIL INSURANCEAN
7026297778
11/07/2019 09:09

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

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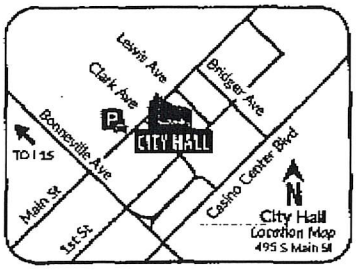
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 0 7 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77522 and SDR-77523 [PRJ-77484]
Planning Commission Meeting of **11/12/2019**

PRJ-77484
13932514070
ROSELLO ELVA G
2201 FRONTIER AVE
LAS VEGAS NV 89106-3926

30-31P

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

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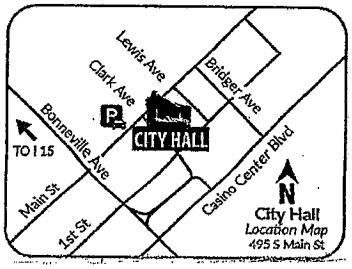
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



Disrespect to the spirit of the city.
and to the Freedom of the United States of America.

RECEIVED
NOV 12 2019
Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77522 and SDR-77523 [PRJ-77484]
Planning Commission Meeting of **11/12/2019**

PRJ-77484
13929811034
E I N TRADING L L C
909 3RD AVE N #4
NEW YORK NY 10150

142 JRDFNP1 10150

9-10 P

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

12/10 PC

Return Service Requested
Official Notice of Public Hearing

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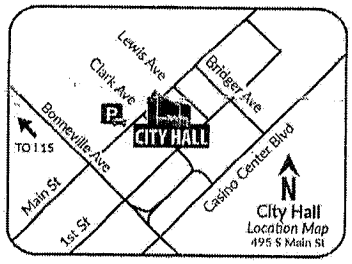
Las Vegas, NV
Permit No. 1630



RECEIVED
NOV 16 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77522 and SDR-77523 [PRJ-77484]
Planning Commission Meeting of **11/12/2019**

PRJ-77484
13933110041
ROHDE FAMILY TRUST
ROHDE RANDY A & LORRAINE K TRS
3741 BRADLEY RD
LAS VEGAS NV 89130

9-10P

Supplemental Staff Report - Page One
December 10, 2019 - Planning Commission Meeting

BACKGROUND

Neighborhood Meeting	

12/03/19	A neighborhood meeting was held at the Masonic Memorial Temple Soccer Field at 2200 West Mesquite Avenue #170, Las Vegas to discuss the project.
	• Two (2) representatives for the applicant
	  ○ Ricki Barlow
	  ○ David Bechtel
	• One (1) representative present for Council Ward 5
	  ○ Kelly Wood
	• Approximately 18 members of the public in attendance.
	
	<u>Concerns were raised about:</u>
	a. The negative impact the soccer field would have to adjacent homes values which abut the soccer field area.
	  i. The applicant indicated that the soccer field had been designed in a fashion to reduce the negative impact to the surrounding area by maintaining existing perimeter landscaping and providing wrought iron fencing similar to the baseball fields across the street.
	b. Neighbors felt that they did not receive proper notification of the previously held voluntary neighborhood meetings that the applicant held.
	  i. The applicant indicated that the City of Las Vegas conducted the mailing notifications for the meeting to assure that everyone within the notification radius was properly notified.
	c. Neighbors indicated that they have recently seen teenagers and adults utilizing the soccer field.
	  i. The applicant indicated that the field will be utilized for youth soccer (grades K through 8) only, and that those older individuals were more than likely trespassers that did not have permission to use the field.
	d. Neighbors wanted to know why the soccer field was not installed on the western perimeter of the subject site to reduce the negative impact to the neighborhood.
	  i. The applicant stated that the western portion of the masonic temple site adjacent to Rancho Drive was being reserved for a future development project.

Submitted after final agenda
Date 12/10/19 Item **Items 9-10**

Neighborhood Meeting	
	e. Neighbors believed the Masonic Temple operated in bad faith because of discussions in the past to construct a public park on the property which never materialized. i. The applicant indicated that they were unaware of any previous agreement to install a public park on the subject site. They stated that the soccer facility would be available to neighbors that would like to schedule an event at the field. f. Neighbors felt that the Variance request to not install the required sidewalk improvements would have a negative impact to pedestrian and vehicular traffic on Mesquite Avenue. i. The applicant indicated that the funds which were donated to the Masonic Temple to install the soccer field did not account for sidewalk improvements, which he estimated could range up to $30,000. He stated that the Masonic Temple would install the sidewalk in the future when the remainder of the site is developed. However, no timeline was given for when that development would occur. g. Neighbors indicated the existing westward facing generator powered flood lights located on the soccer field are causing a visual hazard to vehicular traffic traveling east down Mesquite Avenue at night time. i. The applicant indicated that the existing lights located on the soccer field are temporary and will be removed. The lights that will be install if the project is approved will be downward facing LED lights, which will reduce any visual hazards to vehicular traffic in the area. h. Neighbors had concerns regarding increased traffic and noise when the field is being utilized. i. The applicant indicated that field activity would cease by 8:30pm to reduce any impacts to the surrounding area. i. Neighbors wanted to know if the soccer field was generating revenue for the Masonic Temple. i. The applicant indicated that "Yes" the soccer field was installed to generate revenue for the Masonic Temple.

Neighborhood Meeting	
	j. Neighbors wanted to know if plans were ready to submit for future development on the site. i. The applicant indicated that they were in discussions, but that no finalized plans were ready to submit at this time. They stated that they would communicate any future plans to develop the site directly to the president of the Ranch Manor home owners association in the area.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
10

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

SUBJECT:
ABEYANCE - SDR-77523 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77522 - PUBLIC HEARING - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE - For possible action on a request for a Major Amendment to a previously approved Rezoning (Z-0011-02) TO ADD AN EXISTING SOCCER FIELD TO A FRATERNAL ORGANIZATION DEVELOPMENT on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484]. Staff recommends DENIAL.

C.C.: 02/05/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2200 W. Mesquite Avenue

Project Name Soccer Practice Facility **Proposed Use** Soccer Practice Facility

Assessor's Parcel #(s) 139-29-801-009 **Ward #** 5

General Plan: Existing PF Proposed No Change **Zoning:** Existing CV Proposed No Change

Additional Information

Property Owner Masonic Memorial Temple Contact David Bechtel

Address 2200 W. Mesquite Avenue City Las Vegas State NV Zip 89106

E-mail DavidBechtel1@gmail.com Phone 702-205-4499

Applicant Same As Above Contact

Address City State Zip

E-mail Phone

Representative LV Access & Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. Suite 202 City Las Vegas State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone 702-461-3121

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature David Bechtel

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

Print Name DAVID BECHTEL

Subscribed and sworn before me

This 20th day of September, 20 19

Notary Public in and for said County and State

JENNIFER L. PRICE
Notary Public-State of Nevada
APPT. NO. 13-11984-1
My Appt. Expires 01-15-2022

PRJ-77484
09/26/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
11

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

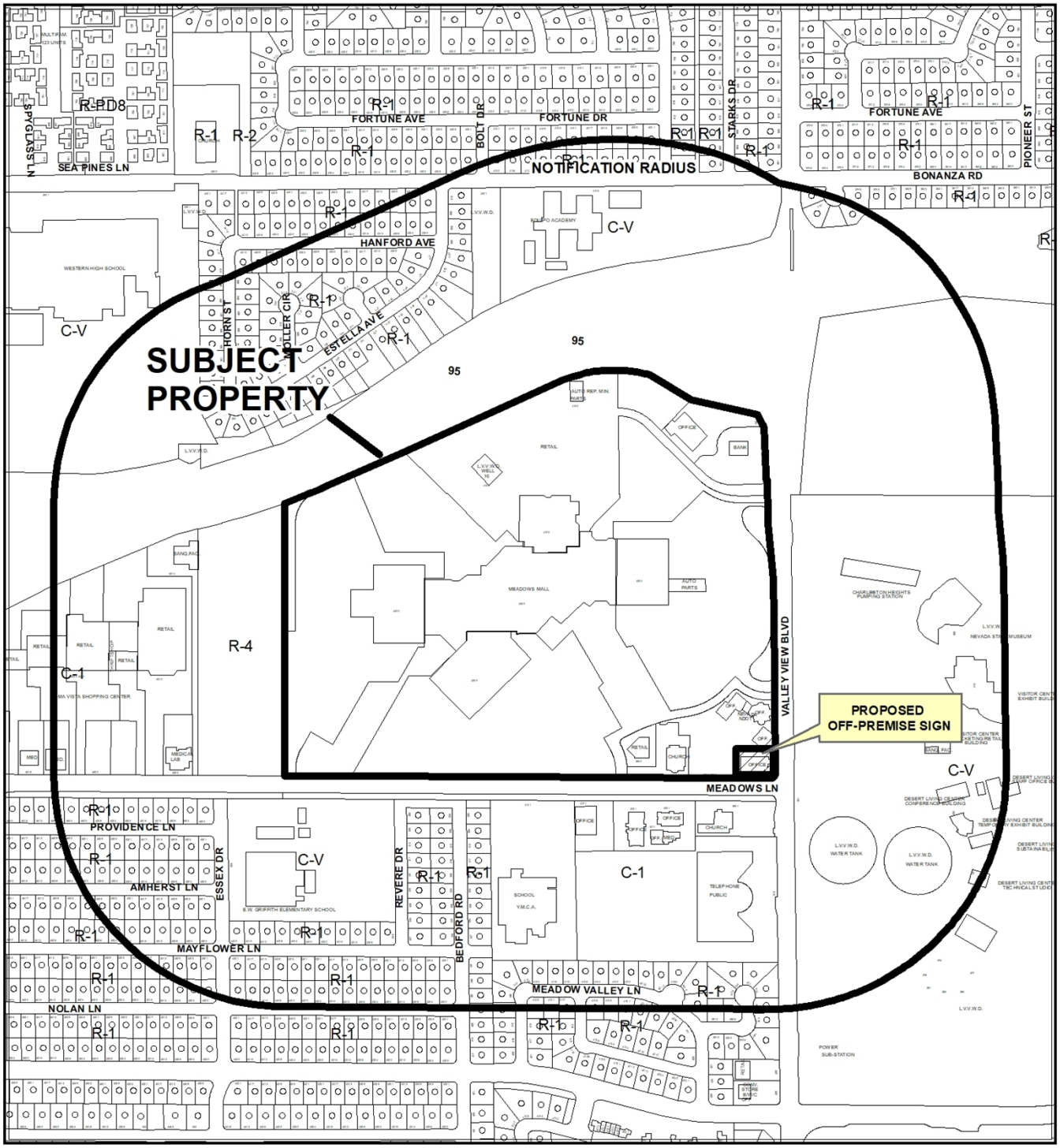
SUBJECT:
ABEYANCE - SUP-77518 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: EARL M MORIMOTO TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN USE at 3838 Meadows Lane (APN 139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77452]. Staff recommends DENIAL.

C.C.: 02/05/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

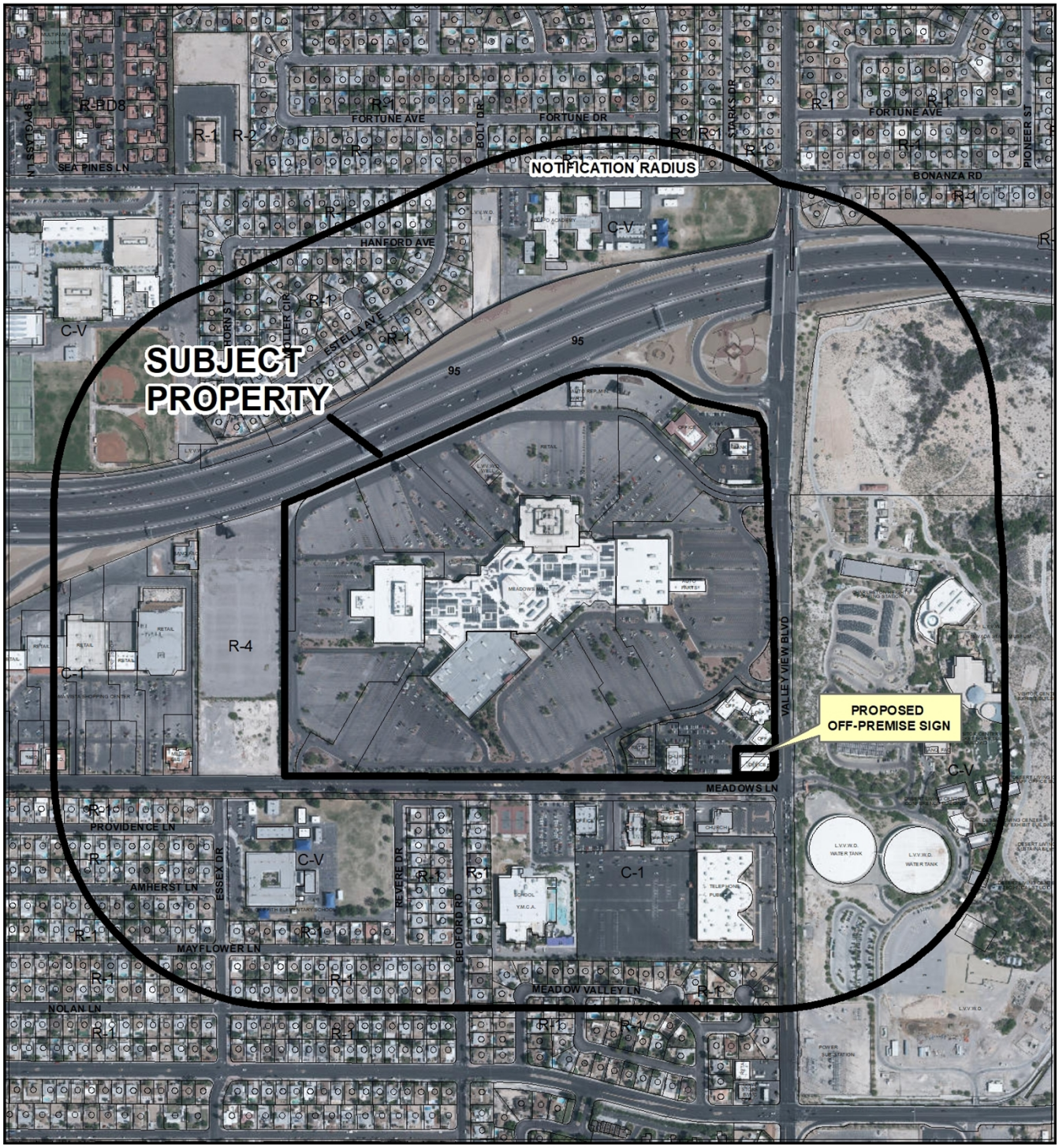
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Backup Documentation Submitted for the November 12, 2019 Planning Commission Meeting
8. Submitted after Final Agenda - Revised Elevation Dated 11/20/19



CASE: **SUP-77518 (PRJ-77452)**

RADIUS: 1000 FEET

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



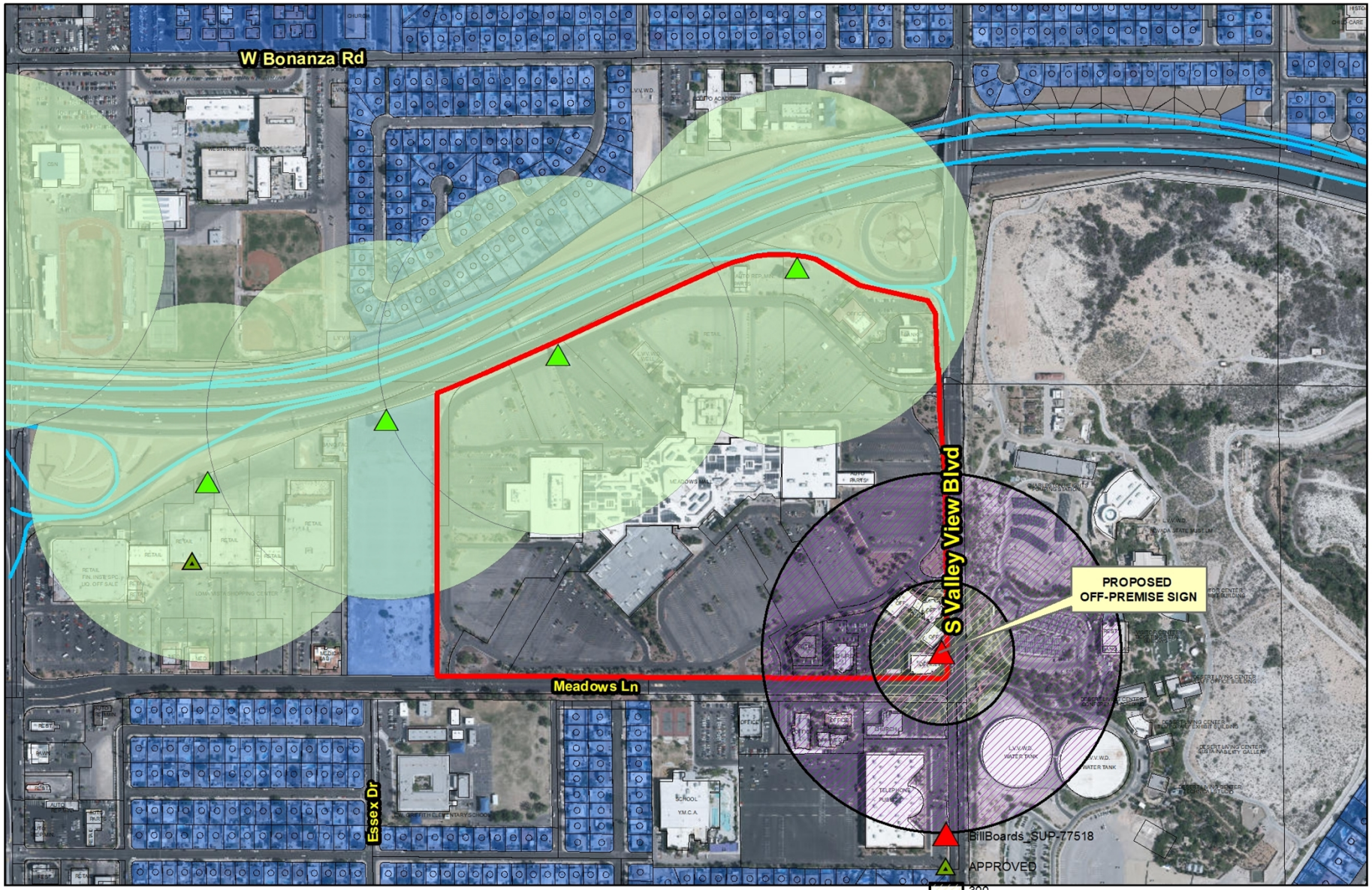
0 495 990 Feet

CASE: **SUP-77518 (PRJ-77452)**

RADIUS: 1000 FEET

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

N



SUP-77518 (PRJ-77452)

- Subject Parcel
- Proposed Billboard Location
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Billboard / Distance from Freeway
- 750 Foot Buffer Around Proposed Billbard / Distance From Freeway

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 15, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CORNERSTONE COMPANY - OWNER: EARL M MORIMOTO TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77518	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 329

PROTESTS 2

APPROVALS 0

**** CONDITIONS ****

SUP-77518 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign 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. This Special Use Permit shall be reviewed in five (5) years, at which time the City Council may require the Off-Premise Sign be removed. 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 Off-Premise Sign be removed.

6. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

7. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

8. Only one advertising sign is permitted per sign face.

9. The Off-Premise Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

10. Bird deterrent devices shall be installed on the sign.

11. 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 14-foot by 48-foot Off-Premise Sign to be located at 3838 Meadows Lane. The sign will be 40 feet tall, have 672 square feet of sign area and no additional embellishments. The proposed Off-Premise Sign meets all minimum code requirements; however, the subject site is located within the City of Las Vegas Redevelopment Area and is in close proximity to residential homes to the south and southwest.

ISSUES

- A Special Use Permit is required for an Off-Premise Sign in a C-1 (Limited Commercial) zoning district.
- A revised elevation date stamped 11/20/19 shows newly added paint color and ornamental detailing included on the sign post.

ANALYSIS

The applicant is applying for a Special Use Permit to erect an Off-Premise Sign at the Meadows Mall, an existing C-1 (Limited Commercial) zoned commercial shopping mall at 3838 Meadows Lane. The proposed sign is a 672 square-feet, 40 foot-tall, double-sided Off-Premise sign that is oriented toward north and southbound traffic along Valley View Boulevard. The proposal adheres to all minimum code requirements; however the proposed location of the Off-Premise Sign is within the City of Las Vegas Redevelopment Plan Area. There are existing residential neighborhoods located to the south and southwest of the subject site. The proposal to install an Off-Premise Sign in close proximity to these low density residential neighborhoods fails to comply with Objective 2.4 of the Las Vegas 2020 Master Plan, which is to ensure that the quality of existing residential neighborhoods are maintained and enhanced. An Off-Premise Sign does not further mitigate the adverse effects associated with an existing residential neighborhood being located in close proximity to non-residential land uses.

The Off-Premise Sign use is defined as “Off-premise signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. Off-premise signs generally produce revenue to the property owner(s) as a land use as compared to on-premise signs which in themselves do not produce revenue but are incidental to revenue producing land use. However, because of the special characteristics of off-premise signs as compared to other types of land uses and structures, certain

qualifications and requirements are set forth in connection with off-premise signs as a permitted use in certain zoning districts." The proposed use meets the definition, since the property owner will be obtaining revenue from the proposed signage.

The Minimum Special Use Permit Requirements for this use include:

1. No off-premise signs shall be erected in the public right-of-way.

   The proposed sign is located on private property, not in the public right-of-way.

2. No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Title (including those protecting existing signs).

   The proposed sign meets all minimum requirements for an Off-Premise Sign.

3. Except as provided in Paragraph (12) below, off premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only.

   The subject site has a zoning designation of C-1 (Limited Commercial), which permits the Off-Premise Sign with approval of a Special Use Permit. The subject site meets the criteria.

4. No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet. Any embellishment may include lettering, text, numerals or images, but only to the extent that such items do not exceed fifty percent of any linear side of the sign.

   The proposed sign is 672 square feet, with no additional embellishment.

5. Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall be no closer than 750 feet (measured along the highway frontage) to any other off-premise sign along the same frontage. Each side of the highway shall be considered a separate frontage. The sign and all other off-premise signs not oriented toward the same highway shall be no closer than 300 feet in any direction to any other off premise sign, wherever located, including an off premise sign that is situated outside the corporate boundaries of the City.

The proposed sign would not be located within 660 feet of Interstate 15, US 95 or Interstate 515. The closest Off-Premise Sign is more than 1,500 feet to the north of the proposed sign. The proposed sign meets the 300-foot distance separation criteria.

6. Off-premise signs shall be no higher than 40 feet from grade at the point of construction, except that an off-premise sign within 60 feet of the right-of-way line of the street to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the street may be increased to a maximum of 55 feet when authorized by the City Council.

   The proposed sign would be 40 feet in height and complies with this requirement.

7. Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.

   The proposed sign is not located in close proximity to a right-of-way line of a freeway and would be more than 75 feet from the nearest intersection.

8. No off-premise sign shall be erected or maintained within 660 feet of the nearest travel lanes of the Summerlin Parkway from Station 499 + 78 to Station 601 + 30.

   The proposed sign is more than 660 feet from the nearest travel lane of Summerlin Parkway.

9. No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the “U” zoning district or any “R” zoning district.

   The nearest “R” zoned property is located 790 feet to the south of the proposed Off-Premise Sign. There are no properties with a “U” zoning district in the vicinity of the proposed sign.

Despite the proposal meeting the definition and Special Use Permit requirements, it is not in accordance with the Las Vegas 2020 Master Plan. Therefore, it does not meet the goals and objectives of the Redevelopment Plan Area and cannot be conducted in a harmonious or compatible manner with surrounding land uses. As a result, staff recommends denial.

FINDINGS (SUP-77518)

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

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

   The subject site is located within an existing shopping corridor and has been included in the Las Vegas Redevelopment Area. There are existing residential neighborhoods to the south and west. A proposed Off-Premise Sign does not further mitigate the existing adverse effects associated with a mature neighborhood being located near a major shopping center. As a result, the proposed Off-Premise Sign fails to adhere to Objective 2.4 of the Las Vegas 2020 Master Plan. Because of its failure to comply with the Master Plan, the proposal also fails to adhere to the Las Vegas Redevelopment Plan and cannot be conducted in a harmonious or compatible manner with surrounding land uses.

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

   The existing shopping center site is physically suitable for the proposed Off-premise Sign use.

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

   Site access is provided from Valley View Boulevard, an 70-foot wide Major Collector and Meadows Lane, a 72-foot wide Collector as classified by the Master Plan of Streets and Highways. Both rights-of-way are adequate in size to accommodate the proposed Off-Premise Sign use.

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

   Approval of the Special Use Permit for the Off-Premise Sign conforms to the minimum standards of Title 19.12 and C-1 (Limited Commercial) Zone, and would not adversely affect public health and safety or the overall objectives of the General Plan.

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

The proposed Off-Premise Sign use complies with all Title 19 requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
12/28/77	The Board of City Commissioners approved a Plot Plan Review (Z-0102-73) for property located at the northeast corner of Valley View Boulevard and Meadows Lane. Planning Commission and staff recommended approval.
04/18/12	The City Council approved General Plan Amendment (GPA-43991) to establish redevelopment area two and change the future land use designation on various parcels within the redevelopment area to commercial or mixed use. The Planning Commission and staff recommended approval.
12/09/14	The Planning Commission denied a Special Use Permit (SUP-55390) for an Off-Premise Sign at 3838 Meadows Lane. Staff recommended denial.
11/12/19	The Planning Commission voted (6-0) to hold in ABEYANCE a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN USE at 3838 Meadows Lane (APN 139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77452] to the December 10, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
05/04/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1980	The existing office and retail complex was constructed at the southwest corner of Valley View Boulevard and Meadows Lane.
04/20/09	A Building Permit (C-137884) was processed for Tenant Improvements at 3838 Meadows Lane.

Pre-Application Meeting	
09/17/19	A pre-application conference was held to discuss submittal requirements for Off-Premise Sign Special Use Permit.

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

Field Check	
09/26/19	On a routine field inspection, Planning staff observed a well-maintained commercial office development within a shopping center.

Details of Application Request	
Site Area	
Gross Acres	2.94

Surrounding Property	***Existing Land Use Per Title 19.12***	***Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Office, Other than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
	Financial Institution, General		
South	Church/House of Worship	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N
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*
Valley View Boulevard	Major Collector	Master Plan of Streets and Highways	80	Y
Meadows Lane	Collector	Master Plan of Streets and Highways	72	Y

Off-Premise Sign		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	672 SF	672 SF
Maximum Height	40 Feet	40 Feet
Minimum Setback	5 Feet	10 Feet
Illumination	Max 300 nits	300 nits

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) Use Permit off-premise advertising

Project Address (Location) 3838 Meadows Lane

Project Name Meadows Business Center - off premise sign **Proposed Use** offpremise sign within office park

Assessor's Parcel #(s) 139-31-510-021 **Ward #** -1 Knudsen

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

Additional Information _____

Property Owner Morimoto Earl M Trust Contact _____

Address c/o Cornerstone Company, 820 Rancho Lane, Suite 85 City Las Vegas State NV Zip 89106

E-mail _____ Phone _____

Applicant Cornerstone Company Contact Justin Michaels

Address 820 Rancho Lane, Suite 85 City Las Vegas State NV Zip 89106

E-mail jmichaels@cornerstonecre.com Phone (702) 383-3033

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 Earl M Morimoto

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

Print Name EARL M. MORIMOTO

Subscribed and sworn before me

This 18th day of September, 20 19

Notary Public in and for said County and State

MERLE S. HAKIKAWA NOTARY PUBLIC STATE OF HAWAII

PRJ-77452
09/19/19

NOTARY CERTIFICATION ON BACK OF THIS PAGE.

Doc. Date: SEP 18 2019 # Pages 2

Notary Name: Merle S. Hakikawa First Circuit

Doc. Description Department of Planning application

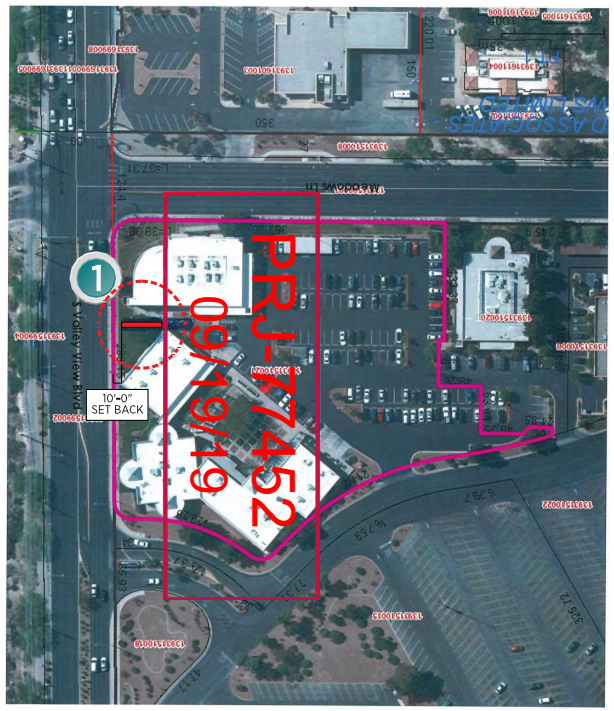
Notary Signature SEP 18 2019 Date

MERLE S. HAKIKAWA
NOTARY PUBLIC
No. 09-421
STATE OF HAWAII

PRJ-77452
09/19/19

SITE MAPS

SCALE: AS NOTED



SITE MAP
SCALE: 1/128"=1'-0"

(9'x18' PARKING SPOTS)



SITE MAP
SCALE: 1/64"=1'-0"

(9'x18' PARKING SPOTS)

COMPANY NAME:

CORNERSTONE CO./
MEADOWS BILLBOARD

3802-3842 Meadow Lane
Las Vegas, NV 89107

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE

SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM

DESIGNER:
G.BLOK

FONTS:
N/A

PROJECT NUMBER:
190767-03

INITIAL PROOF DATE:
08/14/19 GB

MOST RECENT REVISION DATE AND INITIAL:
08/19/19 JH

DESCRIPTION OF CHANGE:
REVISED GRAPHICS

PREVIOUS REVISION DATES:
R1 08/15/19 JH

LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
STATE LIC# 47418A
CONT. LIC. LIMIT: UNLIMITED
MJ# 1002123944

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CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES_2019\A-F\CORNERSTONE CO.\ _PROPOSAL ART\190767-03-CORNERSTONE-BILLBOARD

190767

3



1 **PROPOSED CONCEPTUAL: D/F ILLUMINATED MONUMENT SIGN**

SCALE: ¾"=1'-0" QTY: ONE (1)

COMPANY NAME:

CORNERSTONE CO./ MEADOWS BILLBOARD

3802-3842 Meadow Lane
Las Vegas, NV 89107

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON: MARK WHITEHOUSE

SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM

DESIGNER: G.BLOK

FONTS: N/A

PROJECT NUMBER: 190767-03

INITIAL PROOF DATE: 08/14/19 GB

MOST RECENT REVISION DATE AND INITIAL: 08/19/19 JH

DESCRIPTION OF CHANGE: REVISED GRAPHICS

PREVIOUS REVISION DATES:

R1 08/15/19 JH | R5 | R9
R2 | R6 | R10
R3 | R7 | R11
R4 | R8 | R12

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LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM

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FILE LOCATION AND NAME:
ART FILES_2019\A-F\CORNERSTONE CO.\ _PROPOSAL ART\190767-03-CORNERSTONE-BILLBOARD

190767

1



SUP-77518 [PRJ-77452] - SPECIAL USE PERMIT - APPLICANT: CORNERSTONE COMPANY - OWNER: EARL M MORIMOTO TRUST

3838 MEADOWS LANE

09/26/2019



SUP-77518 [PRJ-77452] - SPECIAL USE PERMIT - APPLICANT: CORNERSTONE COMPANY - OWNER: EARL M MORIMOTO TRUST

3838 MEADOWS LANE

09/26/2019



SUP-77518 [PRJ-77452] - SPECIAL USE PERMIT - APPLICANT: CORNERSTONE COMPANY - OWNER: EARL M MORIMOTO TRUST

3838 MEADOWS LANE

09/26/2019

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 18, 2019

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Use Permit for Off Premise sign 3838 Meadows Lane 139-31-510-021

Dear Madam/Sir;

On behalf of our client, we request your consideration for a 40 foot high, 672 square foot billboard. The base of the board is located between two buildings at 3838 Meadows Lane. These buildings screen the base structure from view from the street. The base is also located more than 50 feet from any intersection and more than 10 feet from the property line. Waivers are not needed for this location as residential is more than 900 feet from the proposed location.

Please phone me if you have additional considerations.

Respectfully,

Lora Dreja
Land Entitlements
(702) 598-1408

PRJ-77452
09/19/19

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

November 12, 2019

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: PRJ-77452, Holdover Request - Item 35. November 12 Planning Commission Hearing.

Dear Mr. Gebeke;

On behalf of our client, Earl Morimoto, we respectfully request the above item be held over to the December 10 2019, Planning Commission Hearing. The elevations of the subject sign (SUP-77518) will change to add architectural embellishments that require review prior to hearing.

Respectfully,

Lora Dreja
Land Entitlements
(702) 598-1408

CC: Nora Lares
Sofia Prince

Submitted after final agenda

SUP-77518

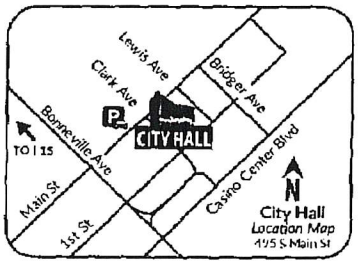
Received 11.12.19

Item 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
NOV 07 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77518 [PRJ-77452]
Planning Commission Meeting of **11/12/2019**

PRJ-77452
13930412022
CROWDER RICHARD D & ANNETTE G
400 ESTELLA AVE
LAS VEGAS NV 89107-2105

97 JRDFNP1 89107

Nov 07 19, 11:49a Crowder 7026313546 p.1

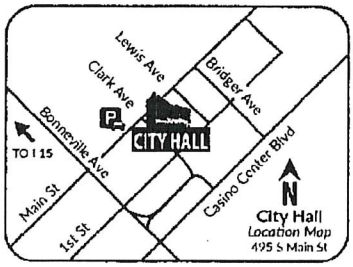
Submitted after final agenda

35P

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 04 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77518 [PRJ-77452]
Planning Commission Meeting of **11/12/2019**

PRJ-77452
13930711107
MOSS V & M REVOCABLE FAM TR 2006
MOSS VICTOR J & MARIA L TRS
4008 W BONANZA RD
LAS VEGAS NV 89107-2149

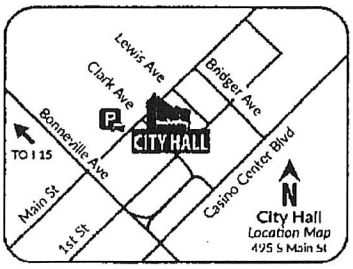
97 JRDFMP1 89107

35P

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 04 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77518 [PRJ-77452]
Planning Commission Meeting of **11/12/2019**

PRJ-77452
13930711107
MOSS V & M REVOCABLE FAM TR 2006
MOSS VICTOR J & MARIA L TRS
4008 W BONANZA RD
LAS VEGAS NV 89107-2149

DUPLICATE - NOT IN COUNT

35P



PROPOSED CONCEPTUAL: D/F ILLUMINATED MONUMENT SIGN

SCALE: ¾"=1'-0"

QTY: ONE (1)

PRJ-77452
11/20/19

COMPANY NAME:

CORNERSTONE CO./
MEADOWS BILLBOARD

3802-3842 Meadow Lane
Las Vegas, NV 89107

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE

SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM

DESIGNER:
G.BLOK

FONTS:
N/A

PROJECT NUMBER:
190767-03

INITIAL PROOF DATE:
08/14/19 GB

MOST RECENT REVISION DATE AND INITIAL:
08/19/19 JH

DESCRIPTION OF CHANGE:
REVISED GRAPHICS

PREVIOUS REVISION DATES:

R1 08/15/19 JH	R5	R9
R2	R6	R10
R3	R7	R11
R4	R8	R12

HIGH IMPACT ELECTRIC SIGNS

LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
STATE LIC# 47418A
CONT. LIC. LIMIT: UNLIMITED
MJ# 1002123944

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CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES_2019\A-F\CORNERSTONE CO.\ _PROPOSAL ART\190767-03-CORNERSTONE-BILLBOARD

190767

1

Planning Commission - Page 246

Submitted after the Agenda

Date 11/19/19

Item 11

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
12

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

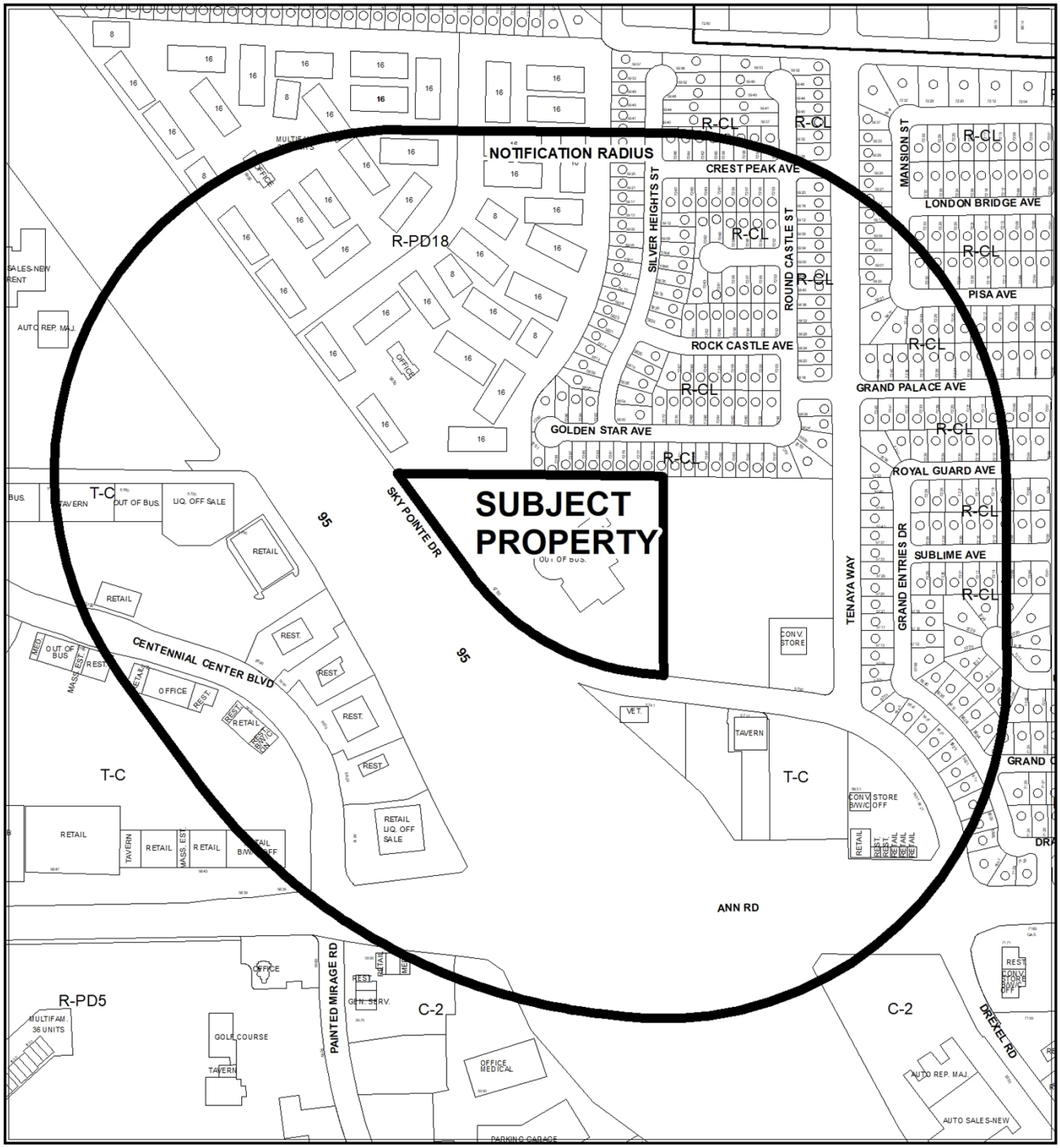
SUBJECT:
MOD-77683 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 7.02 acres at 5750 Sky Pointe Drive (APN 125-27-402-005), Ward 6 (Fiore) [PRJ-77440]. Staff recommends DENIAL.

C.C.: 02/05/2020

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Support Postcards
8. Submitted after Final Agenda - Support Postcard



CASE: **MOD-77683 (PRJ-77440)**

RADIUS: 1000 FEET

SPECIAL LAND USE
DESIGNATION OF PROPERTY: SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE
DESIGNATION OF PROPERTY: GC-TC (GENERAL COMMERCIAL - TOWN CENTER)



0 335 670
Feet

CASE: **MOD-77683 (PRJ-77440)**

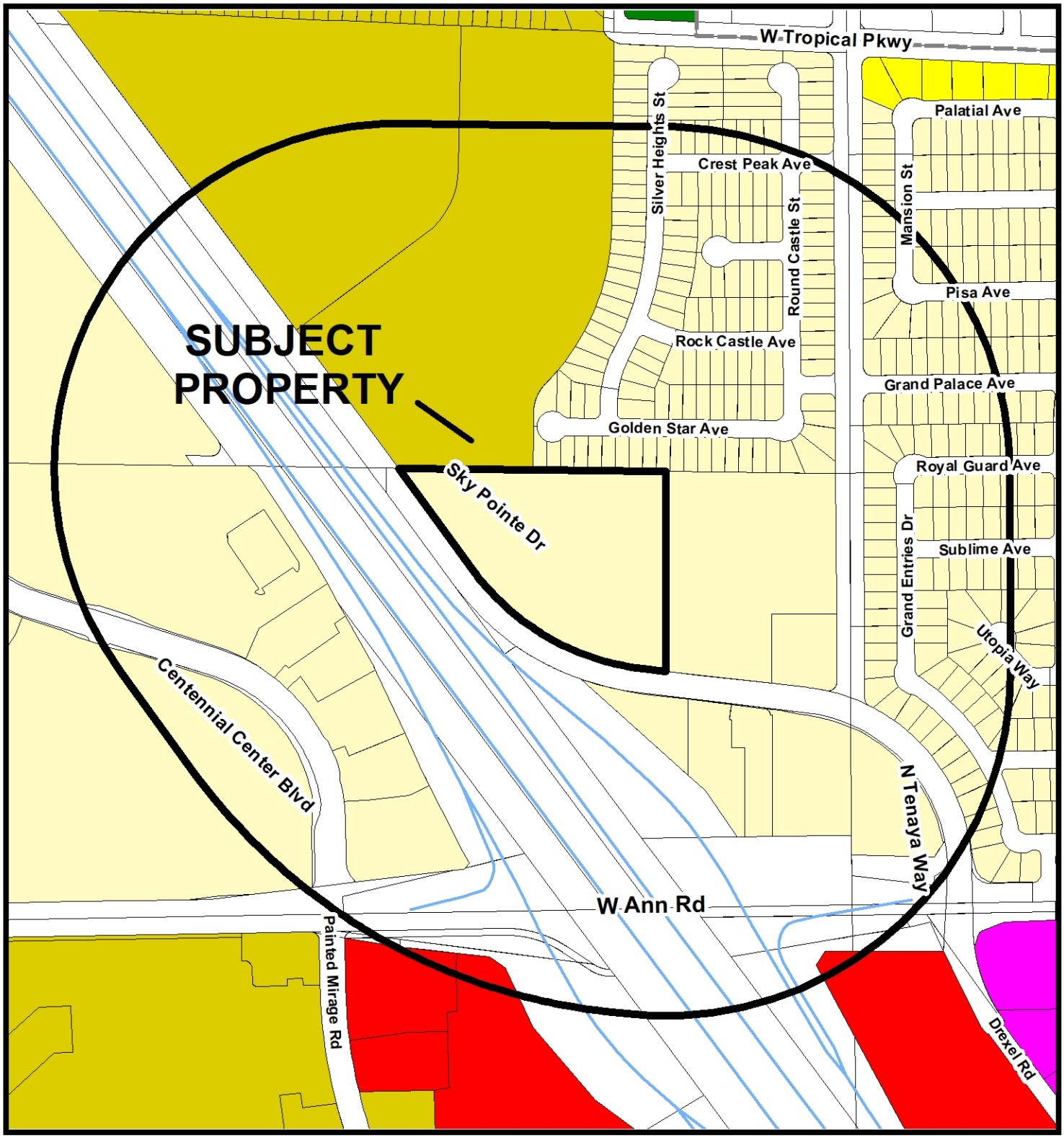
RADIUS: 1000 FEET

SPECIAL LAND USE
DESIGNATION OF PROPERTY: SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE
DESIGNATION OF PROPERTY: GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

N

MOD-77683



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 SC-TC TO GC-TC

Subject Property

1000ft Buffer

City Limits

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

Date: Wednesday, October 16, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-77683	Staff recommends DENIAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 252

PROTESTS 0

APPROVALS 2

JAB/NE

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to amend the Special Land Use Designation of 5750 Sky Pointe Drive from SC-TC (Service Commercial – Town Center) to GC-TC (General Commercial – Town Center).

ANALYSIS

In December of 1998, the subject site was incorporated into the Town Center Master Plan Area through a zoning action and was rezoned from C-2 (General Commercial) to T-C (Town Center). At the time, the subject site was assigned the Special Land Use Designation of SC-TC (Service Commercial – Town Center). The subject site was developed and operated as a new automotive dealership until it closed in 2010. Since its closure in 2010, nine Extension of Times have been approved to preserve the legal, nonconforming Motor Vehicle Dealership (New) land use.

The applicant is proposing to amend the current Special Land Use Designation from SC-TC (Service Commercial – Town Center) to GC-TC (General Commercial – Town Center). The Service Commercial District allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public/ quasi-public uses.

The proposed GC-TC (General Commercial – Town Center) allows all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include new and used car sales, highway commercial uses such as hotels and motels, and tourist commercial uses such as resorts and recreational facilities.

Staff finds the proposed Special Land Designation to be too intense for residential adjacency as the subject site is surrounded by residential uses to the north and east. Land uses such as Night clubs and Transit Passenger Facilities are permitted by right in the GC-TC district and do not require the approval of a Special Use Permit prior to licensure; therefore, staff is recommending denial of the requested modification.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/18/96	The City Council approved an Aesthetic Review (AR-0022-96) for a proposed 43,134 square-foot auto dealership on 7.14 acres on the east side of Rancho Drive, north of Ann Road. The Planning Commission and staff recommended approval. The property was zoned C-2 (General Commercial).
10/27/97	The City Council approved a Rezoning (Z-0088-97) from R-E (Residence Estates) to C-2 (General Commercial) on 0.75 acres at 5750 Sky Pointe Drive for the express use of a parking lot addition for an existing new car dealership. The Planning Commission and staff recommended approval.
12/07/98	The City Council approved a Rezoning (Z-0076-98) on property located within the area designated Town Center on the northwest amendment to the General Plan to T-C (Town Center). The Planning Commission and staff recommended approval. The property was designated SC-TC (Service Commercial – Town Center) within the Town Center Land Use Plan.
06/05/07	The Centennial Hills Architectural Design Committee approved a Master Sign Plan (ARC-22217) for an approved Auto Dealership at 5750 Sky Pointe Drive. Staff recommended approval.
02/16/11	The City Council approved an Extension of Time (EOT-40646) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended approval.
06/13/11	A Code Enforcement case (#102836) was processed for water coming out of this address constantly on a daily basis at 5750 Sky Pointe Drive. The case was resolved on 06/14/11.
04/04/12	The City Council approved a second Extension of Time (EOT-44638) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended approval.
07/19/12	A Code Enforcement case (#117343) was processed for trash and debris in a rear drainage area at 5750 Sky Pointe Drive. The case was resolved on 08/23/12.
02/20/13	The City Council approved a third Extension of Time (EOT-47938) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended approval.
11/13/13	A Code Enforcement case (#135467) was processed to check if the military is using this site at 5750 Sky Pointe Drive. The case was resolved on 12/02/13.
12/10/13	A Code Enforcement case (#136099) was processed for trash and debris in a rear drainage area at 5750 Sky Pointe Drive. The case was resolved on 12/11/13.
02/19/14	The City Council approved a fourth Extension of Time (EOT-52243) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/18/15	The City Council approved a fifth Extension of Time (EOT-57098) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended approval.
02/17/16	The City Council approved a sixth Extension of Time (EOT-62829) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended approval.
02/01/17	The City Council approved a seventh Extension of Time (EOT-68216) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended denial.
02/07/18	The City Council approved an eighth Extension of Time (EOT-72383) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended denial.
02/20/19	The City Council approved a request for a ninth Extension of Time (EOT-75553) of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive. Staff recommended denial.

Most Recent Change of Ownership	
01/05/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/10/97	A building permit (#97014214) was issued for a Certificate of Occupancy for Retail Auto Sales at 5750 Sky Pointe Drive. The permit was finalized on 03/31/98.
07/10/97	A building permit (#97014215) was issued for on-site improvements at 5750 Sky Pointe Drive. The permit was finalized on 02/06/98.
08/13/97	A building permit (#97016641) was issued for retaining walls, chain link fencing and trash enclosure at 5750 Sky Pointe Drive. The permit was finalized on 10/27/97.
08/23/06	A business license (A16-01272) was issued for an Automobile Dealership at 5750 Sky Pointe Drive. The license was classified out of business on 01/08/10.
01/06/09	A business license (R10-00934) was issued for a café/deli at 5750 Sky Pointe Drive. The license was classified out of business on 01/08/10.
05/13/13	A building permit (#235756) was issued for iron fencing and gates at 5750 Sky Pointe Drive. The permit was finalized on 06/19/13.
08/08/13	A building permit (#242351) was issued for a monument sign at 5750 Sky Pointe Drive. The permit was abandoned.
12/12/13	A building permit (#250623) was issued for electrical/an opening switch gear for cleaning at 5750 Sky Pointe Drive. The permit was finalized on 12/18/13.

Pre-Application Meeting	
09/11/19	Staff conducted a pre-application meeting and discussed the submittal requirements and deadlines for a Major Modification and Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
10/17/19	The site contains a vacant building and surrounding striped parking lot with landscaping along the perimeter and in some areas of the parking lot. There was no apparent graffiti on the building. A wrought iron fence with barbed wire on top separates the front display area from the service area of the site.

Details of Application Request	
Site Area	
Net Acres	7.02

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motor Vehicles Sales (New) - Vacant	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Animal Hospital, Clinic or Shelter (with no Outside Pens)	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	General Retail Store, Other than Listed	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	Undeveloped		
West	U.S. 95 Freeway	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
Town Center Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Frontage Road 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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sky Pointe Drive	Frontage Road	Master Plan of Streets and Highways	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) Mod. Town Center Plan, SUP w/ dist waiver for Truck Rentals

Project Address (Location) 5750 Sky Pointe Drive

Project Name Enterprise Car Sales **Proposed Use**

Assessor's Parcel #(s) 125-27-402-005 **Ward #** 6 - Fiore

General Plan: Existing SC-TC Proposed GC-TC **Zoning:** Existing TC Proposed TC

Additional Information Use site and building previously operated for car dealership (non-conforming) as car rental, truck rental and used vehicle sales

Property Owner Garden City LLC **Contact** Matt Nelson
Address 3755 Breakthrough Way Suite 250 City Las Vegas State NV Zip 89135
E-mail mnelson@jakrec.com Phone (702) 405-3112

Applicant Enterprise Holdings **Contact** Kelly McNamara
Address 6855 Bermuda Road City Las Vegas State NV Zip 89119
E-mail Kelly.K.McNamara@ehi.com Phone (702) 597-4598

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

Print Name Joseph A. Kennedy, Manager of Garden City LLC

Subscribed and sworn before me
This 2nd day of October, 20 19

_____
Notary Public in and for said County and State

Jennifer Ferguson
Notary Public, State of Nevada
My Commission Expires: 07-25-23
Certificate No: 03-82741-1

PRJ-77440
10/07/19

KEYNOTE LEGEND	
XX	
01	EXISTING PYLON TO BE REPURPOSED TO MATCH CURRENT STANDARDS
02	BARRIER OF DELINEATION TO BE DETERMINED TO SEPARATE CAR SALES VEHICLES FROM OTHERS
03	PROPOSED ILLUMINATED WAY-FINDING MONUMENT SIGN
04	MINOR CURB CUT / ISLAND MODIFICATIONS PROPOSED
05	2,772 SF CANOPY SHOWN TO COVER (6) RETURN VEHICLES & (1) HEAVY TRUCK. (AS SHOWN COULD BE ADDED LATER.)
06	HEAVY TRUCK DELIVERY AREA
07	300' RADIUS SHOWN FROM CENTER OF SALES ROOM. APPROXIMATE DISTANCE OF UNDESIRED PEDESTRIAN TRAFFIC.
08	NOT USED
09	CANOPY / EQUIPMENT ROOM BUILD OFF OF EXISTING WASH STRUCTURE TO ACCOMMODATE TRUCK WASHING
10	VEHICLE STACKING IN DIRECTION OF BEST FLOW FOR PRODUCTION & SITUATED TO RETAIN EXISTING LIGHTS. EXISTING LIGHT POSTS / BASES TO BE REFURBISHED, POTENTIAL NEW LAMPS
11	300' SETBACK FROM RESIDENTIAL ZONE. TRUCK RENTAL OPERATION WILL NOT CROSS THIS LINE
12	NOT USED
13	NOT USED
14	PROPOSE RELOCATE DUMPSTER TO UNSECURED PORTION OF SITE & AWAY FROM LINE OF SIGHT OF CUSTOMERS
15	NOT USED
16	NOT USED
17	CAR SALES FRONT DISPLAY AREA
18	CAR SALES INDOOR DISPLAY DOOR
19	CAR SALES EXISTING DISPLAY REMAINS
20	EXISTING FENCING & GATES TO REMAIN FOR NIGHTTIME SECURITY

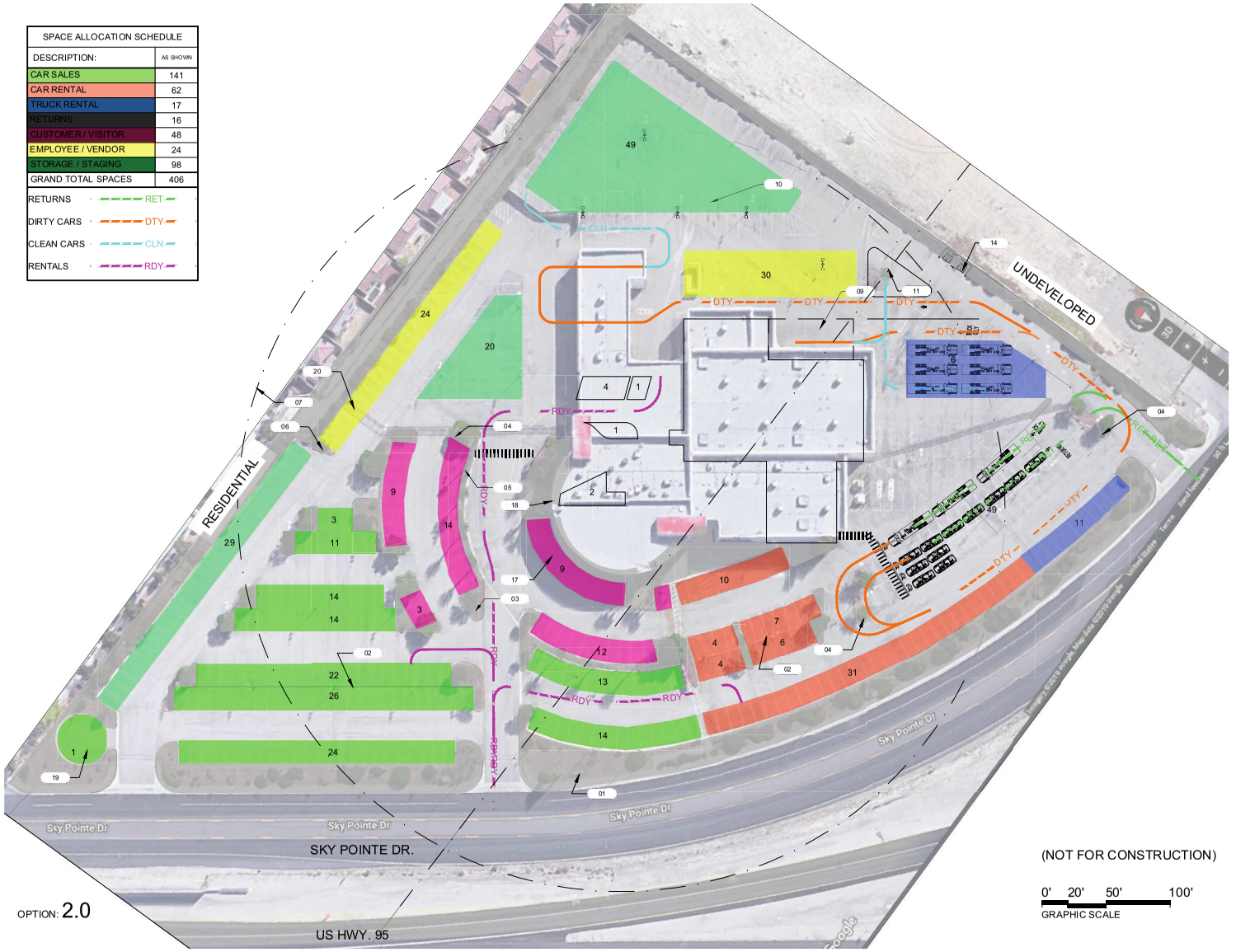
SPACE ALLOCATION SCHEDULE	
DESCRIPTION:	AS SHOWN
CAR SALES	141
CAR RENTAL	62
TRUCK RENTAL	17
RETURNS	16
CUSTOMER / VISITOR	48
EMPLOYEE / VENDOR	24
STORAGE / STAGING	98
GRAND TOTAL SPACES	406

RETURNS RET

DIRTY CARS DTY

CLEAN CARS CLN

RENTALS RDY



PRJ-77440
10/01/19
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ENTERPRISE HOLDINGS

Alamo
enterprise
National

NEW MBL PROJECT

5750 SKY POINTE DR.
LAS VEGAS, NV. 89130

SCALE: 1" = 80'-0"
DATE: 09/16/19

OPTION: 2.0

(NOT FOR CONSTRUCTION)

0' 20' 50' 100'
GRAPHIC SCALE



PRJ-77440
10/07/19



PRJ-77440
10/07/19



PRJ-77440
10/07/19

ENTERPRISEHOLDINGS

Alamo Enterprise National

NEW MBL PROJECT

5750 SKY POINTE DR.
LAS VEGAS, NV. 89130

SCALE: 1" = 30'-0"
DATE: 09/16/19

PROPOSED FLOOR PLANS

PARKING ALLOCATION SCHEDULE

DESCRIPTION:	REQUIREMENT	SQ FT	SPACES
AUTO RENTAL	1 SPACE / 200 SF	4958	25
TRUCK RENTAL	1 SPACE / 250 SF	546	3
CAR SALES	1 SPACE / 500 SF	9884	20
GENERAL RETAIL	1 SPACE / 175 SF	4406	25
AUTO DEALER INVENTORY	NO ADDITIONAL PARKING	13297	0
ADMINISTRATION SPLIT WITH 3 LINES OF BUSINESS		6109	
	1 SPACE / 200 SF	2036	10
	1 SPACE / 250 SF	2036	8
	1 SPACE / 500 SF	2036	4
	TOTAL REQUIRED PARKING		95

PRJ-77440
10/07/19

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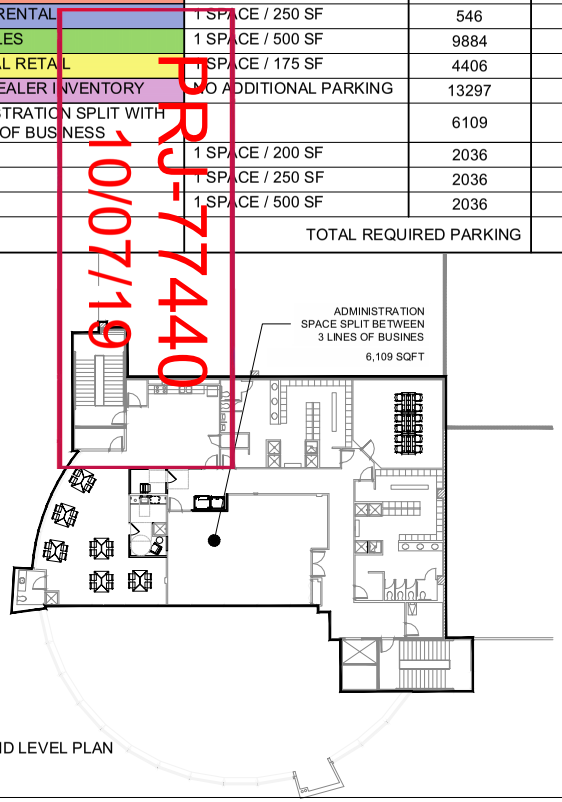
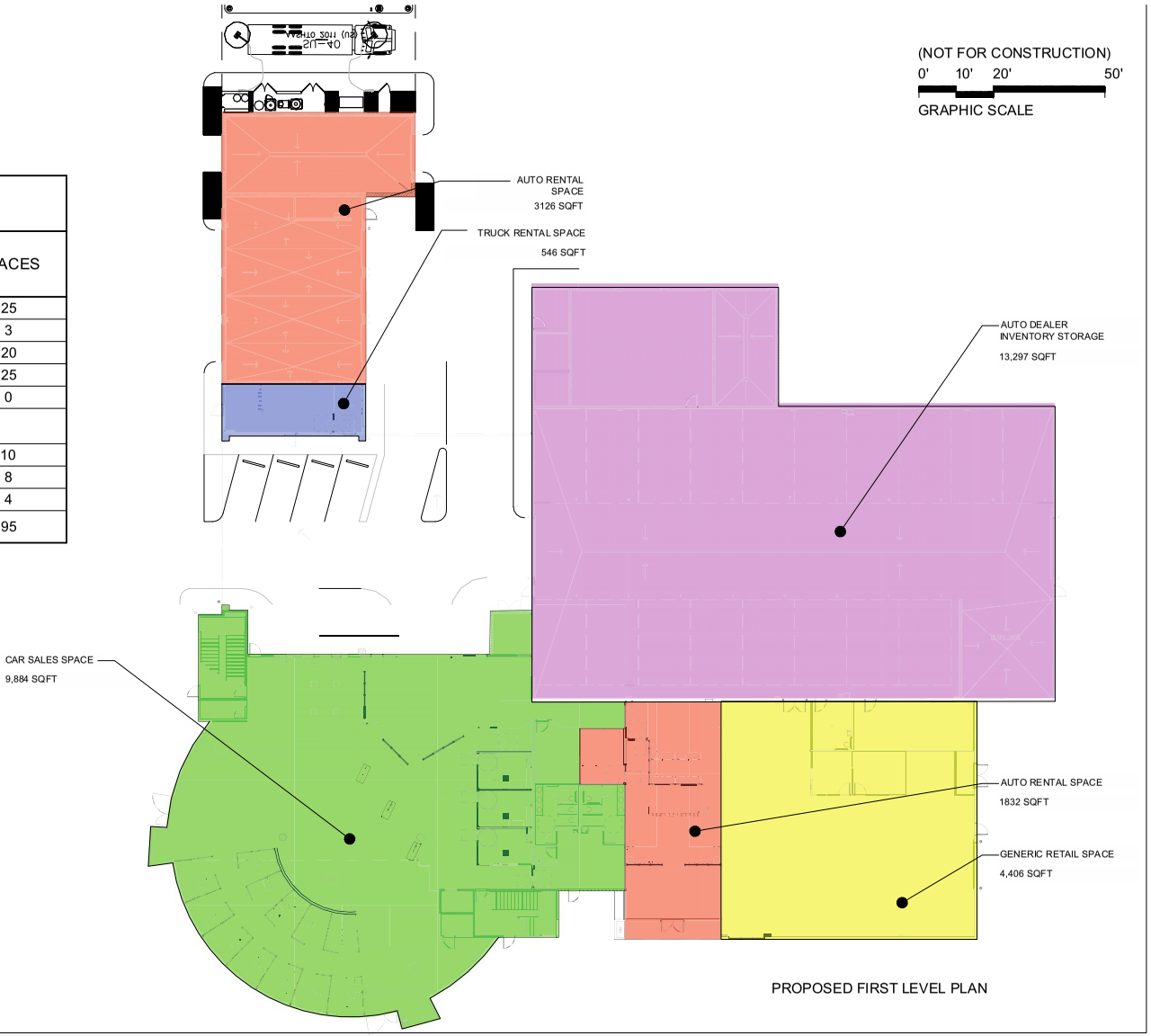


PROPOSED SECOND LEVEL PLAN



PROPOSED FIRST LEVEL PLAN

(NOT FOR CONSTRUCTION)

0' 10' 20' 50'

GRAPHIC SCALE



MOD-77683 [PRJ-77440] - MAJOR MODIFICATION - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC

5750 SKY POINTE DRIVE

10/23/2019



MOD-77683 [PRJ-77440] - MAJOR MODIFICATION - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC

5750 SKY POINTE DRIVE

10/23/2019



MOD-77683 [PRJ-77440] - MAJOR MODIFICATION - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC

5750 SKY POINTE DRIVE

10/23/2019

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520
TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

October 7, 2019

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Modification to bring existing auto dealership and car/truck rental facility into conformance with Town Center Master Plan. 125-27-402-005

Dear Madam/Sir;

Our client would like to occupy a vacant auto dealership facility that is within the SC-TC zone of the Town Center Master Plan. The dealership was constructed in 1998 before the Town Center plan was adopted in 2001. As a result, the property operated as a non-conforming use for several years. The property was vacated more than two years ago which caused the parcel to lose its non-conforming status.

Enterprise Leasing Company-West, is interested in resuming use of the site. Specifically, the company proposes car rentals, used car sales and daily truck rentals. This combination of uses requires the site to have a GC-TC designation.

The site design meets conditions for motor vehicle sales (used)

The proposed operation meets conditions outlined in 19.12 for automobile rental in a GC district.

The site shares a property line with a single family residential home. Therefore, the 330 foot separation, as outlined on page 45 of the Town Center Design Manual, is not met. Measurements are taken from property line to property line rendering a technical measurement of zero feet where 330 are required. To mitigate impact on the residential property, the truck staging area has been located more than 400 feet from the residential property line.

A project description of Enterprise operations is included as JF002 in this submittal.

Respectfully,

L U Dreja

Lora Dreja
Land Entitlements
(702) 598-1408

PRJ-77440
10/07/19

August 23, 2019

Attn: City of Las Vegas

Re: Enterprise Rent-A-Car, 5750 Sky Pointe Dr. Used Car Dealership, Auto and Truck Rental Facility

To Whom It May Concern:

Enterprise Leasing Company-West, LLC wishes to apply for a modification to the current zoning of SCTC to GCTC at 5750 Sky Pointe Dr. in Las Vegas, NV 89130. Enterprise Leasing Company-West, LLC, dba Enterprise Rent A Car, Enterprise Car Sales and Enterprise Truck Rental, has leased this property and would like to sell vehicles, rent vehicles and rent large trucks. The Car/Truck office will be open 7 days a week to rent vehicles from 7:00am-6:00pm Mon-Friday. Car Sales will operate 6 days a week to sell vehicles from 9am-8:00pm Mon-Fri and 9am-6:00pm on Saturdays. This office will service the northwest part of town for all their rental needs and car sales needs along with the rest of the auto mall area across the 95 freeway and east of freeway. The office will employee over 25 people on site. This location will allow our company additional opportunities for growth and help serve the Northwest part of the valley. Currently our closest rental location is on Azure and Tenaya that we will relocate to this property. The closest truck rental is at 5070 Cartier in N Las Vegas and closest Car Sales location is in Henderson at the auto mall.

Notes about property:

1. This was a previously operating Dodge Dealership but has been vacant 10+yrs.
2. There is 7 acres of property and 39,000 Sq. Ft. of building space. Enterprise will **not** be in use of an any outside public address system.
3. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so that no lighting shall shine directly onto any adjacent parcel of land.
5. 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.

Enterprise Rent-A-Car has been in business over 60 years and we pride ourselves on great customer service. We have been a part of the Las Vegas community for over 25 years, and we want to see the business continue to grow. We want to help increase business in the city and continue to provide a great product and deliver exceptional customer service to the local community.

Thank you for your consideration in this matter.

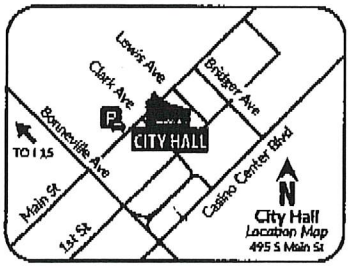
Kelly McNamara
Property Development and Facilities Manager
Enterprise Leasing Company-West, LLC

PRJ-77440
10/07/19

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-77683 [PRJ-77440]
Planning Commission Meeting of **12/10/2019**

RECEIVED
DEC 0 3 2019
Dept of Planning
City of Las Vegas

PRJ-77440
12527310016
ABU-SAMRAH FAMILY TRUST
C/O M&M ABU-SAMRAH TRS
8980 W EL CAMPO GRANDE
LAS VEGAS NV 89149-3347

12A

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 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-77683 [PRJ-77440]
Planning Commission Meeting of **12/10/2019**

PRJ-77440
12527310034
ABU-SAMRAH FAMILY TRUST
C/O ABU-SAMRAH TRS
8980 W EL CAMPO GRANDE AVE
LAS VEGAS NV 89149

12A

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

PRSRT
FIRST CLASS MAIL
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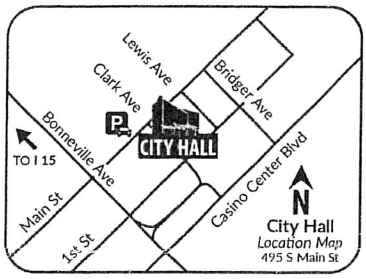
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 04 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-77683 [PRJ-77440]

Planning Commission Meeting of **12/10/2019**

PRJ-77440
12527712055
CAMDEN TRUST
ROSS JAMES M & JUANITA TRS
5901 MANSION ST
LAS VEGAS NV 89130-1673

31 JRDFMP1 89130

Submitted after final agenda
Date 12/10/19 Item 12A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
13

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

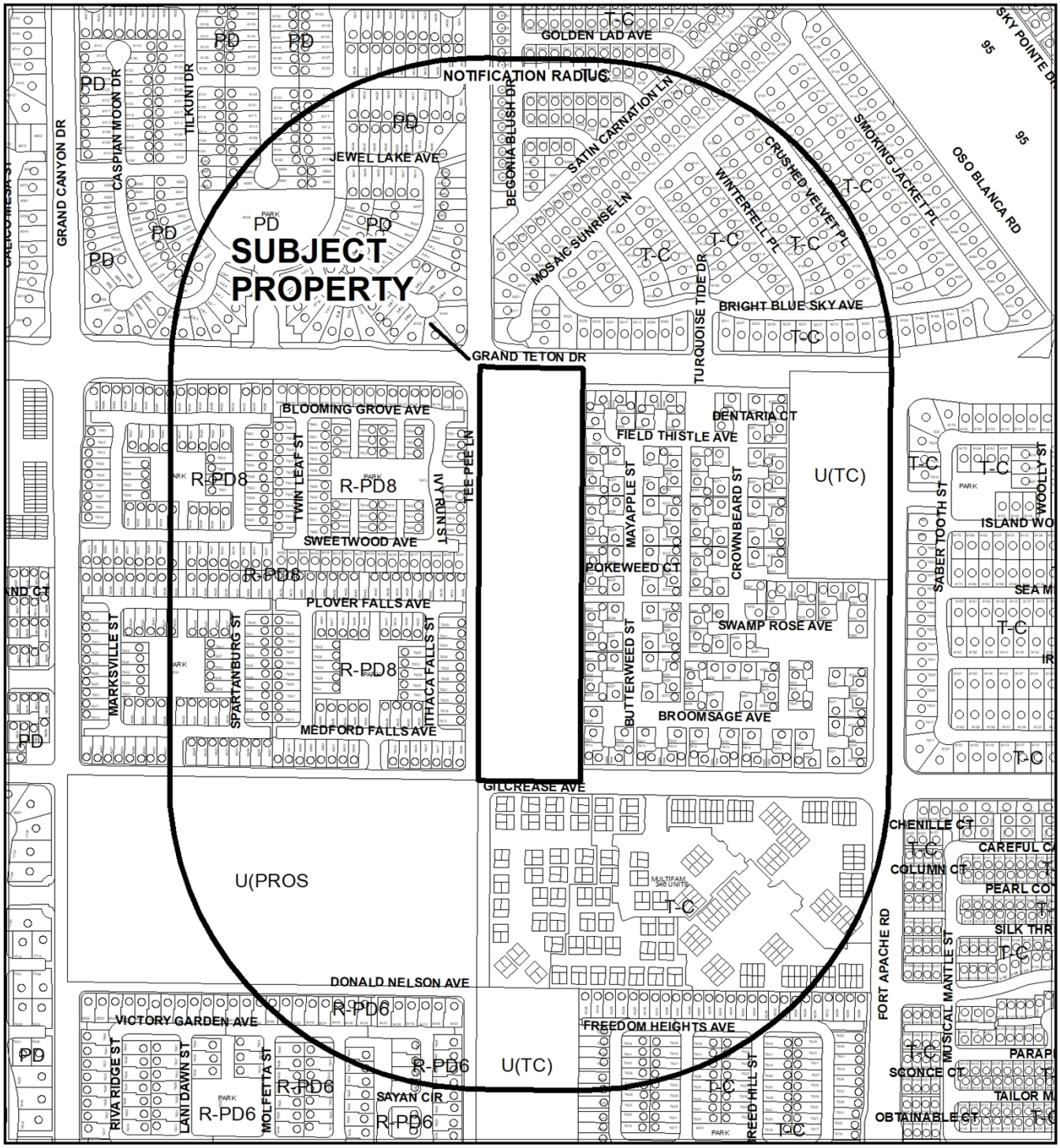
SUBJECT:
ZON-77758 - REZONING - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

C.C.: 02/05/2020

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-77758, SUP-77761, SDR-77762 and TMP-77764 [PRJ-77723]
2. Land Use Map
3. Conditions and Staff Report - ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]
4. Supporting Documentation - ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]
5. Photo(s) - ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]
6. Justification Letter - ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]
7. Submitted after Final Agenda - Abeyance Letter by Westwood for ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723], Protest/Support Postcards for ZON-77758 and MOD-77759 [PRJ-77723] and Documentation Not Vetted - Protest Comment Forms for ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]

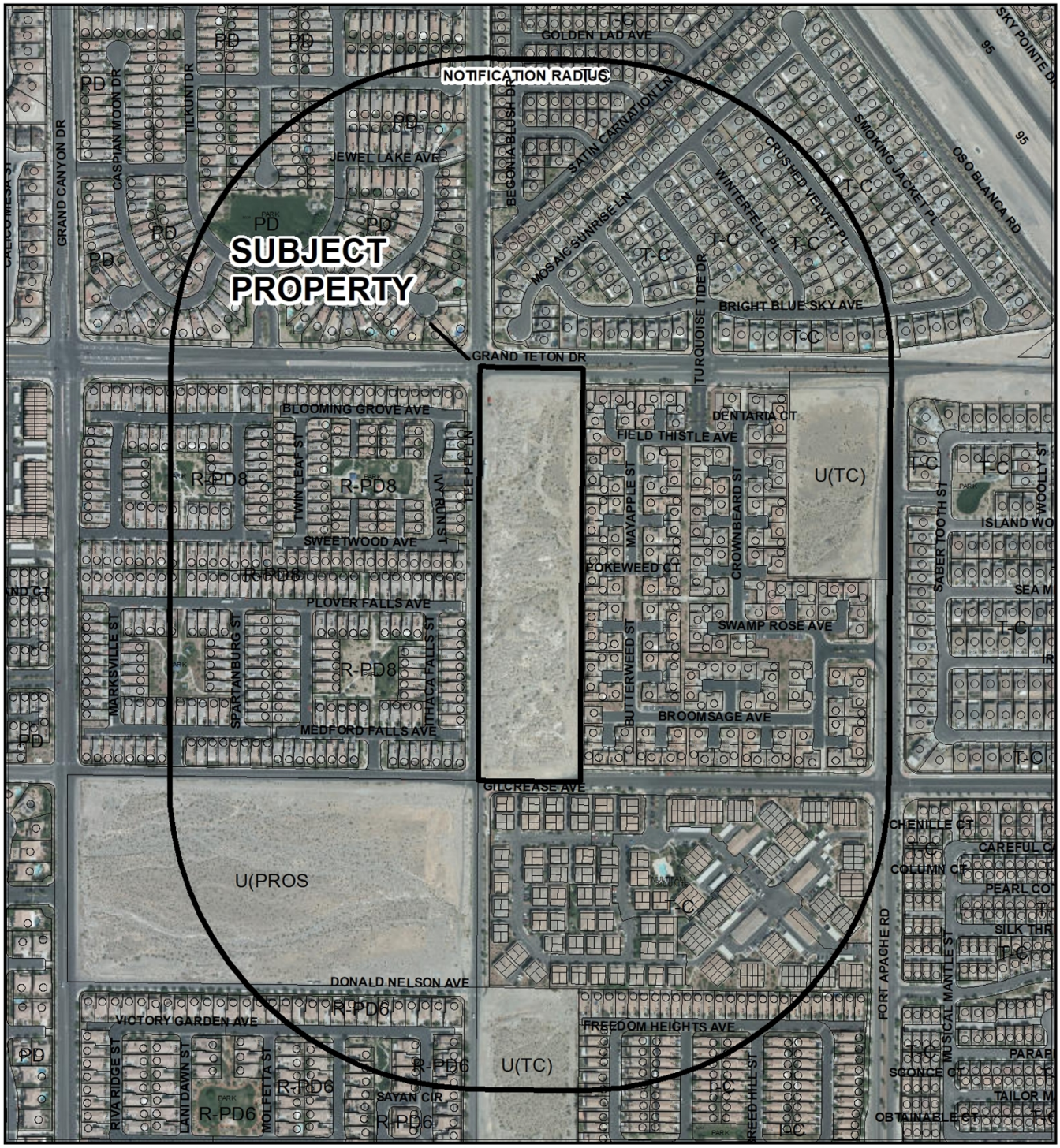


CASE: **ZON-77758, SUP-77761, SDR-77762, TMP-77764 (PRJ-77723)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [T-C (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)



0 370 740 Feet

CASE: **ZON-77758, SUP-77761, SDR-77762, TMP-77764 (PRJ-77723)**

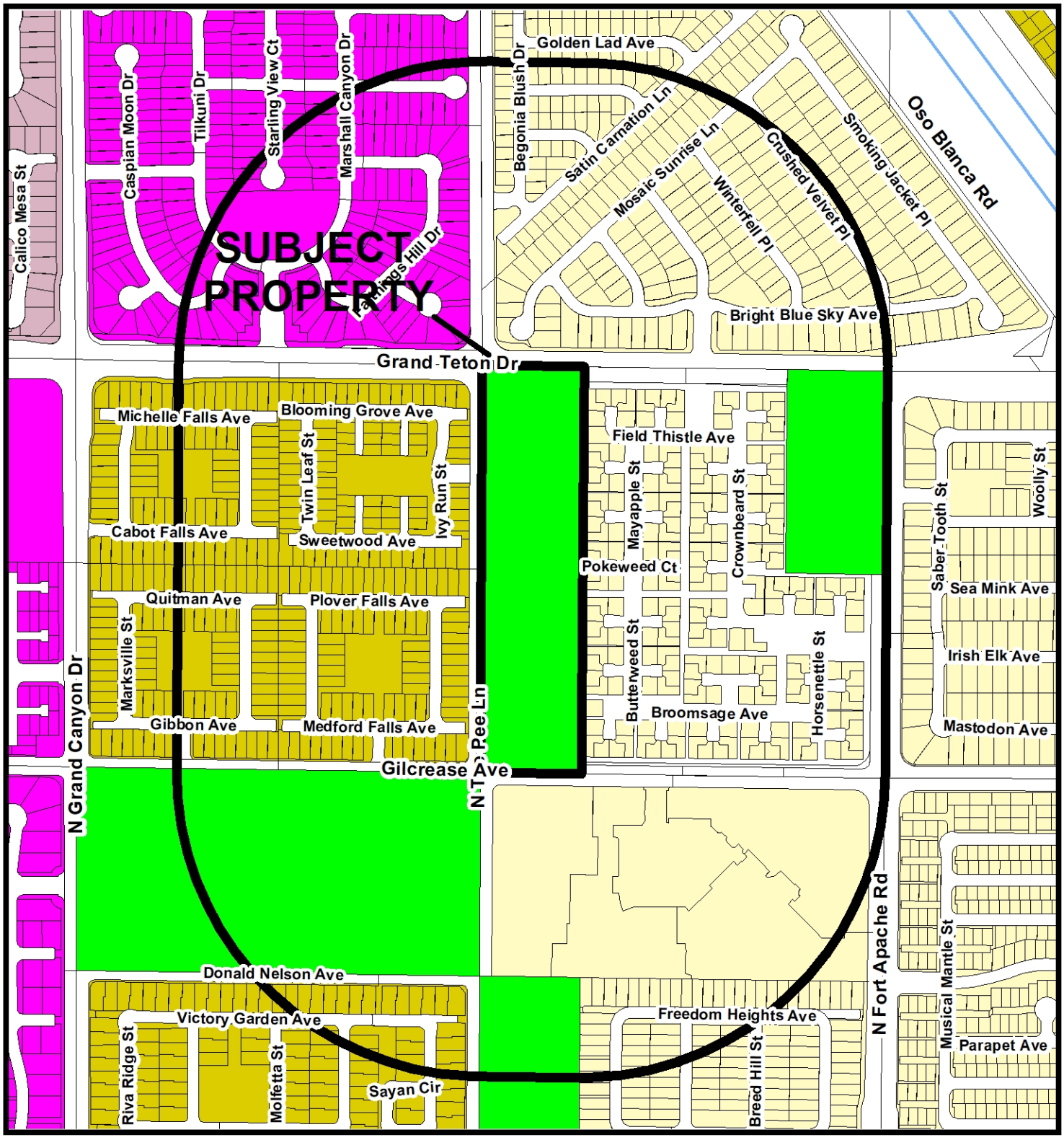
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [T-C (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

ZON-77758



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 T-C

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, October 21, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-77758	Staff recommends APPROVAL.	
MOD-77759	Staff recommends APPROVAL.	ZON-77758
SUP-77761	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759
VAC-77763	Staff recommends APPROVAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761
SDR-77762	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761 VAC-77763
TMP-77764	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761 VAC-77763 SDR-77762

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 48

NOTICES MAILED
1189 - ZON-77758 and MOD-77759
1189 - SUP-77761
196 - VAC-77763
1189 - SDR-77762
1189 - TMP-77764

JB

PROTESTS

0 - SUP-77761
0 - VAC-77763
0 - SDR-77762
0 - TMP-77764

APPROVALS

0 - SUP-77761
0 - VAC-77763
0 - SDR-77762
0 - TMP-77764

**** CONDITIONS ****

SUP-77761 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Gated Community with Private Gated Streets use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-77758), Major Modification (MOD-77759), Site Development Plan Review (SDR-77762), Petition for Vacation (VAC-77763) and Tentative Map (TMP-77764) shall be required.

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

4. A Waiver from Town Center Development Standards is hereby approved, to allow one gated entrance where two entrances are required.

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

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

VAC-77763 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused portion of the Bureau of Land Management (BLM) Grant Easement for Roadway, Sewer, Drainage, and Trail purposes granted by N-75363/C and all of the Temporary Construction Easement granted by N-75636-01 located at the northwest corner of Grand Teton Drive and Tee Pee Lane on Assessor Parcel Number 125-18-501-014.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-77762 and TMP-77764 may be used to satisfy this requirement provided that it addresses the area to be vacated.

3. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" project and any other public improvement projects adjacent to this site. Appropriate right-of-way or easements shall be retained as recommended by the City Engineer.

4. This Order of Relinquishment shall record immediately prior to or concurrent with a mapping action that subdivides this site.

5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. Construction of the required trail improvements on Grand Teton Drive and Tee Pee Lane must be guaranteed by the applicant prior to the recordation of the Order of Relinquishment.

6. 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.

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

8. 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.

9. 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.

SDR-77762 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-77758), Major Modification (MOD-77759), Special Use Permit (SUP-77761), Petition for Vacation (VAC-77763) and Tentative Map (TMP-77764) 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 10/31/19, except as amended by conditions herein.

4. The standards for this development shall include a Minimum lot size of 3,402 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear and 5 feet to the rear patio.

6. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow the following deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue streetscape:

Streetscape Standards	***Required***	***Provided***
Town Center Primary Arterial Street – Grand Teton Drive	100-foot wide right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk; with a Town Center Parkway Trail (14.5-foot); with a six-foot landscape buffer between the sidewalks and perimeter wall	100-foot right-of-way, with a three-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and 4.5-foot landscape buffer
Town Center Residential Collector Street – Tee Pee Lane	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer
Town Center Residential Collector Street – Gilcrease Avenue	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer

7. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow 30-foot and 35-foot wide private streets where 37 feet is the minimum allowed.

8. A Waiver is hereby approved, to allow deviations to Town Center wall height development standards to allow an six-foot retaining wall where four feet is the maximum allowed on less than a two percent slope; and to allow a ten-foot retaining wall where six feet is the maximum allowed on more than a two percent slope.

9. A Waiver is hereby approved, to allow the following deviations to Town Center Single Family Residential development standards.
   - To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street.
   - To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts.
   - To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.
   - To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area.
   - To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.

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

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

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

13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

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

Public Works

16. A Petition of Vacation, such as VAC-77763 to eliminate any conflicting easements shall record prior to or concurrent with the recordation of a Final Map for this site.

17. All dedications and easements required by TMP-77764 shall record on the Final Map for this site.

18. Concurrent with development, construct half-street improvements on Tee Pee Lane and Gilcrease Avenue per Town Center Development Standards including the required Multi-Use Non-Equestrian Trails on all adjacent public streets. Any improvements (trail improvements) not constructed with the City's "Grand Teton Bridge" project will be the responsibility of the applicant.

19. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

20. 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.

21. Submit a License Agreement for landscaping and private improvements in public rights-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by TMP-77764 may be used to satisfy this condition.

TMP-77764 CONDITIONS

Planning

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

2. Approval of Rezoning (ZON-77758), Major Modification (MOD-77759), Special Use Permit (SUP-77761), Site Development Plan Review (SDR-77762) and Petition for Vacation (VAC-77763) shall be required, if approved.

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

4. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow private stub streets that exceed one per 660 feet.

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. A Petition of Vacation, such as VAC-77763 to eliminate any conflicting easements shall record prior to or concurrent with the recordation of a Final Map for this site.

9. Dedicate 50 feet for Grand Teton Drive, 40 feet for Tee Pee Lane, and 40 feet for Gilcrease Avenue along with the standard radii at the southeast corner of Grand Teton Drive and Tee Pee Lane and at the northeast corner of Glicrease Avenue and Tee Pee Lane on the Final Map for this site. Additionally, grant a 12.5-foot Multi-Use Non-Equestrian Trail Easement adjacent to Grand Teton Drive and a 10-foot Multi-Use Non-Equestrian Trail Easement adjacent to Gilcrease Avenue on the Final Map of this site

10. Grant a minimum 30-foot Public Sewer and Drainage Easement between lots 50 and 51.

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

12. Construct Grand Teton Drive, Tee Pee Lane, and Gilcrease Avenue per Town Center Development Standards including the required Multi-Use Non-Equestrian Trails on all adjacent public streets. Any improvements (trail improvements) not constructed with the City's "Grand Teton Bridge" project will be the responsibility of the applicant.

13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-77762 may be used to satisfy this condition.

15. 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 73-lot single-family residential subdivision on 10.00 acres of undeveloped property located at the southeast corner of Grand Teton Drive and Tee Pee Lane. In addition to the Tentative Map, the applicant is requesting a Rezoning, Major Modification to the Town Center Land Use Plan, Special Use Permit to allow private gated streets, Site Development Plan Review and Petition to Vacate existing City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements on the subject site.

ISSUES

- The applicant has proposed to Rezone (ZON-77758) the property from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center). Staff supports this request.
- The applicant has proposed a Major Modification (MOD-77759) to modify the property from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center) special land use designation. Staff supports this request.
- The applicant has requested a Special Use Permit (SUP-77761) for a proposed gated community with private streets with a waiver to allow one gated entrance where two entrances are required. Staff does not support this request.
- The applicant has requested a Petition to Vacate (VAC-77763) City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements. Staff supports this request, as the easements are no longer required.
- A Waiver from Town Center streetscape development standards has been requested to allow the proposed residential subdivision to match existing streetscape and trail alignments along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue. Staff supports the request.
- A Waiver from Town Center streetscape development standards has been requested to allow 30-foot and 35-foot wide private streets where 37 feet is minimum allowed. Staff does not support this request.
- A Waiver from Town Center streetscape development standards has been requested to allow private stub streets that exceed one per 660 feet. Staff does not support this request. Staff does not support this request.

- A Waiver from Town Center wall height development standards has been requested to allow a six-foot retaining wall where four feet is the maximum allowed on less than a two percent slope; and to allow a ten-foot retaining wall where six feet is the maximum allowed on more than a two percent slope. Staff does not support this request
- A Waiver from Town Center Single Family Residential development standards has been requested for the following development standards, which staff does not support:
    - To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street;
    - To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts;
    - To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer;
    - To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area; and
    - To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.

ANALYSIS

The subject site is located within Centennial Hills Sector Plan area and is zoned U (Undeveloped) [TC (Town Center) General Plan Designation] with a TC (Town Center) General Plan designation. In addition, the subject site is located within the Town Center Master Plan area and has a PF-TC (Public Facilities – Town Center) special land use designation. Existing single family detached dwellings are located to the north and east with ML-TC (Medium Low Density Residential – Town Center) special land use designation, existing single family detached dwellings are located to the west which are zoned R-PD8 (Residential Planned Development – 8 Units per Acre and existing multi-family residential development to the south with a M-TC (Medium Density Residential – Town Center) special land use designation.

The applicant has proposed a Rezoning (ZON-77758) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) and Major Modification (MOD-77759) from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center) special land use designation on the subject site. The Medium Low Density Residential District has a density range from 5.6 to 8 dwelling units per gross

acre. This district permits single family compact lots and zero lot lines, manufactured home parks and residential planned development. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

The applicant has proposed to develop the subject site into a 73-lot single-family residential subdivision with private gated streets, which requires an associated Site Development Plan Review (SDR-77762). As proposed, the 73-lot residential subdivision will have a density of 7.30 units per acre, which complies with the proposed ML-TC (Medium Low Density Residential – Town Center) special land use designation. Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Pursuant to Town Center Development Standards, residential developments with a density between 5.6 and 8 dwelling units per acre require a minimum of seven percent open space. The submitted landscape plan drawing indicates that the 73-lot single-family residential subdivision will be developed with approximately 12.40 percent open space including multi-use trails which surround the site along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue and internal landscaped areas, which include a 7,000 square-foot pocket park located on Common Element “D”.

Pursuant to Town Center Development Standards, gated communities with private streets are permitted by a Special Use Permit approved by the Las Vegas City Council. A minimum of six (6) feet of landscaping is required between the sidewalks and the perimeter walls. This required landscape shall not include turf.

Minimum Town Center Special Use Permit Requirements:

a. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.

This requirement is not applicable, as there are no existing abutting public streets to the subject site. The subject site is surrounded by the existing Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway alignments.

b. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.

The subject site is surrounded by the existing Grand Teton Drive (Town Center Parkway Arterial), Tee Pee Lane (Town Center Residential Collector) and Gilcrease Avenue (Town Center Residential Collector) roadway alignments. However, access to the proposed residential development is provided by one gated access onto Tee Pee Lane (Town Center Residential Collector). The applicant has requested a Waiver to allow one gated entrance where two entrances are required.

c. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

The Department of Public Works has added Condition #13 on Tentative Map (TMP-77764) which indicates, "A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-77762 may be used to satisfy this condition." This condition will assure that the proposed residential subdivision will have minimal impact to the existing and future surrounding developments.

The Grand Teton Drive roadway alignment located on the north perimeter is designated in the Town Center Development Standards Manual as a Town Center Parkway Arterial with a Town Center Parkway Trail (14'6"), which requires a 100-foot right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk. Tee Pee Lane and Gilcrease Avenue, located on the west and south perimeter of the subject site, is currently designated as a Town Center Residential Collector with a Town Center Collector Trail (12'), which requires an 80-foot right-of-way with a 7.5-foot amenity zone and seven-foot sidewalk. Currently, there are existing streetscape and trail improvements surrounding the subject site. The applicant has requested a waiver of Town Center Streetscape standards to allow the proposed residential subdivision to match existing streetscape and trail alignments along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue. Staff recommends approval of this requested waiver, as the improvements will be harmonious with surrounding residential development.

The submitted tentative map and site plan depicts a combination of 30, 35 and 40-foot wide private streets, with seven stub street terminations throughout the entire development. The applicant has requested a waiver from Town Center Streetscape development standards to allow private stub streets that exceed one per 660 feet and to

allow 30-foot and 35-foot wide private streets where 37 feet is minimum allowed. Staff does not support this request, as the resulting stub streets would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around or maneuver in a safe manner without backing down the street.

The submitted north/south cross section depicts a maximum grade less than 2% across this site. Per the Tables Title 19.06 a development with natural slope less than 2% is allowed a maximum four-foot retaining wall. A six-foot retaining wall is indicated but not shown on the south side of this site and a six-foot retaining wall is shown on the north side. The submitted east/west cross section depicts a maximum grade greater than 2% across this site. Per the Tables in Title 19.06 a development with natural slope greater than 2% is allowed a maximum six-foot retaining wall. A six-foot high retaining wall is shown along the east side of the development and a 10-foot high retaining wall is shown along the west side for a maximum wall height of 16 feet. Staff does not support this request, as the requested retaining wall heights will result in overly tall, blank walls that will negatively impact the existing single family and multi-family residential developments which surround the subject site.

Also, the applicant has requested the following waivers to Town Center Single Family Residential development standards:

- To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street;
- To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts;
- To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer;
- To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area; and
- To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.

Staff recommends denial of the following waiver requests as they are inconsistent with the design criteria outlined within the Town Center Single Family Residential development standards.

Staff recommends approval of the proposed Rezoning (ZON-77758) and Major Modification (MOD-77759), as it conforms to the existing TC (Town Center) General Plan designation. Also, staff recommends approval of the requested Petition of Vacation (VAC-

77763) City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements, as they are no longer required. However, due to the requested waivers of Town Center streetscape, wall height and single family residential development standards, staff has determined that the proposed residential development is not harmonious with surrounding single family and multi-family residential development. Therefore, staff recommends denial of the requested Special Use Permit (SUP-77761), Site Development Plan Review (SDR-77762) and Tentative Map (TMP-77764) requests.

FINDINGS (ZON-77758)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) is in conformance with the existing TC (Town Center) designation under the Centennial Hills Sector Plan of the General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The proposed T-C (Town Center) zoning designation will be consistent with Town Center Development Standards, which provides a Master Plan to achieve compatible development in the area.

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

   The proposed T-C (Town Center) zoning designation will be consistent with existing development in the surrounding area, and will be compatible with Town Center Development Standards.

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

   Primary site access is from Tee Pee Lane, a Town Center Residential Collector Street (80-foot wide) street according to the Town Center Development Standards manual. These street facilities are adequate in size to provide suitable access to the site.

FINDINGS (MOD-77759)

The proposed land use modification from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center), is in alignment with the goals and policies outlined within the Town Center Development Standards manual and is harmonious with existing surrounding development; therefore, staff recommends approval of this Major Modification request.

FINDINGS (SUP-77761)

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 Private Streets use is not compatible with the surrounding land uses and cannot be conducted in a manner that is harmonious with surrounding land uses as evidenced by the requested waiver to allow one gated entrance where two entrances are required.

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

   The subject site is an undeveloped lot that is physically suitable for the intensity of the proposed land use.

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

   Primary site access is from Tee Pee Lane, an 80-foot wide Town Center Residential Collector Street, according to the Town Center Development Standards manual. This street is adequate in size to provide suitable access to the site.

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 Town Center Development Standards.**

   The proposed use does not meet all applicable conditions of approval for a Private Street use per Town Center Development Standards, as evidenced by the requested waiver to allow one gated entrance where two entrances are required.

FINDINGS (VAC-77763)

The City of Las Vegas has no objection to the vacation application request to relinquish all of the Temporary Construction Easement granted by N-75636-01 and a portion of the City's interests in the Bureau of Land Management (BLM) Trail Grant Easement for Roadway, Sewer, Drainage, and Trail purposes granted by N-75363/C located at the southeast corner of Grand Teton Drive and Tee Pee Lane. 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. Furthermore, staff has determined that the proposed Petition of Vacation is harmonious with the surrounding area; therefore, staff recommends approval with conditions.

FINDINGS (SDR-77762)

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 73-lot Medium Low Residential (single-family detached dwelling) development is not compatible with the adjacent single-family and multi-family residential developments in the area, as evidenced by the required Waivers to allow deviations to Town Center Streetscape development standards, to allow one gated entrance where two entrances are required and to allow private stub streets that exceed one per 660 feet. Therefore staff recommends denial of the requested Site Development Plan Review.

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

   The proposed 73-lot Medium Low Residential (single-family detached dwelling) development does not comply with established Town Center development standards as evidenced by the requested waivers.

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

   Primary site access is from Tee Pee Lane, an 80-foot wide Town Center Residential Collector Street, according to the Town Center Development Standards manual. This street is adequate in size to provide suitable access to the site. However, the applicant has requested a waiver to allow one gated entrance where two entrances are required, which will have a negative impact on adjacent roadways and neighborhood traffic in the surrounding area.

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

   The proposed landscape buffers will have a combination of 36-inch Chitalpa, 36-inch Fan Tex Ash, 36-inch Purple Robe Locust, 25-foot Mexican Fan Palm trees and combination of five gallon shrubs which are consistent with the Southern Nevada Regional Plant List.

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

   The submitted justification letter indicates this proposed private community will be a single-family subdivision with both single-story and two-story products throughout the development consisting with four product types and three varying elevation options, which will be designed to comply with Town Center Development Standards to assure they are compatible with development in the surrounding area.

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

   The proposed 73-lot Medium Low Residential (single-family detached dwelling) development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

FINDINGS (TMP-77764)

The proposed Tentative Map does not conform to the approved Town Center Development Standards and Title 19, as evidenced by the requested waivers. Therefore, staff recommends denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/28/99	The City Council approved a Petition for Annexation [A-0028-98(A)] of property generally located between Fort Apache Road and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land.
01/17/01	The City Council approved a Petition for Annexation (A-0003-99) for property containing approximately 615 acres generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue. The Planning Commission recommended approval of the request.
07/15/05	A Code Enforcement case (#32535) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 07/26/05.
09/22/11	A Code Enforcement case (#106095) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 11/17/11.
05/04/17	A Code Enforcement case (#178311) for an abandoned car on a vacant lot located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 05/08/17.
09/18/18	A Code Enforcement case (#193099) for semi-trucks parking on a vacant lot located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 10/03/18.
01/22/19	A Code Enforcement case (#195958) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case has not been resolved.
01/29/19	A Code Enforcement case (#196163) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 01/30/19.

Most Recent Change of Ownership	
09/06/19	The United States Department of the Interior – Bureau of Land Management issued a letter to KB Homes which indicated them as the high bidder for the subject site

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
10/14/19	A pre-application meeting was held to discuss submittal requirements for applications related to a proposed Rezoning, Major Modification, Special Use Permit, Petition for Vacation, Site Development Plan Review and Tentative Map for a proposed single-family residential development.

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

Field Check	
10/30/19	During a routine site visit staff observed an undeveloped site with natural desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	10.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF-TC (Public Facilities - Town Center)	T-C (Town Center)
North	Single Family, Detached	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)
South	Single Family, Detached	M-TC (Medium Density Residential – Town Center)	T-C (Town Center)
East	Single Family, Detached	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)
West	Single Family, Detached	MLA (Medium-Low Attached Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)

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

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front (Garage)	N/A	18 Feet	Y*
• Side (Interior)	N/A	5 Feet	Y*
• Side (Corner)	N/A	10 Feet	Y*
• Rear (Living)	N/A	15 Feet	Y*
• Rear (Patio)	N/A	5 Feet	Y*

* Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Existing Special Land Use Designation	*Permitted Density*	*Units Allowed*
PF-TC (Public Facilities – Town Center)	N/A	N/A
Proposed Special Land Use Designation	***Permitted Density***	***Units Allowed***
ML-TC (Medium Low Density Residential – Town Center)	5.6 to 8 du/ac	56 to 80
General Plan	***Permitted Density***	***Units Allowed***
TC (Town Center)	N/A	N/A

Pursuant to Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	N/A	-	4 Trees	Y
• South	N/A	-	5 Trees	Y
• West	N/A	-	19 Trees	Y
TOTAL PERIMETER TREES		**-**	**28 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		4.5 Feet	N*
• South	6 Feet		5 Feet	N*
• West	6 Feet		5 Feet	N*

* The applicant has requested a waiver of Town Center Streetscape development standards to allow the proposed deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway landscaping requirements.

Open Space – Town Center Development Standards							
Total Acreage	***Density***	***Required***			***Provided***		***Compliance***
		Ratio	***Percent***	***Area***	***Percent***	***Area***	
10.00	7.30 du/ac	-	7.00	30,492 SF	12.40	55,757 SF	Y

Pursuant to Town Center Development Standards, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Primary Arterial Street – Grand Teton Drive	100-foot wide right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk; with a Town Center Parkway Trail (14.5-foot); with a six-foot landscape buffer between the sidewalks and perimeter wall	100-foot right-of-way, with a three-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and 4.5-foot landscape buffer	N*

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Residential Collector Street – Tee Pee Lane	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer	N*
Town Center Residential Collector Street – Gilcrease Avenue	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer	N*
Town Center Residential Street – Private Street	37-foot wide right-of-way	40-foot, 35-foot and 30-foot wide right-of-way	N*

* The applicant has requested a waiver of Town Center Streetscape development standards to allow the proposed deviations to the Grand Teton Drive, Tee Pee Lane, Gilcrease Avenue and Private Street roadway alignments.

Pursuant to proposed Site Development Plan Review (SDR-77762), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Detached	73 du	2 spaces per du	146				
TOTAL SPACES REQUIRED			146		146		Y*
Regular and Handicap Spaces Required			146	0	146	0	Y*

* Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center Streetscape development standards requires installation of Town Center Primary Arterial and Residential Collector Street with associated trail alignments	To allow deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway and trail alignments	Approval
Town Center Streetscape development standards indicates, “There shall be a limit of one (1) proposed stub street per 660 feet minimum into any adjacent parcel edge, unless the developer provides a plan for approval by city staff that indicates a reasonable and beneficial street layout can be accommodated on the adjacent parcel.	To allow private stub streets that exceed one per 660 feet (seven stub street terminus are proposed throughout the development which is approximately 1,250 feet long)	Denial

Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center wall height development standard limits retain wall height to four feet on less than 2% slope and six feet on more than 2% slope	To allow an six-foot retaining on less than a 2% slope and ten feet on more than a 2% slope	Denial
Town Center Single Family Residential development standards state, “no street should have a lot perimeter wall separating the right-of-way from private property unless the street is a Town Center Arterial or Primary Arterial.”	To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street.	Denial
Town Center Single Family Residential development standards state, “a combination of a 2’-10” low masonry wall with a 3’-2” wrought iron fence is the required design in residential districts when privacy is not compromised.”	To allow a solid CMU block perimeter screening wall where a combination of a 2’-10” low masonry wall with a 3’-2” wrought iron fence is the required design in residential districts.	Denial
Town Center Single Family Residential development standards state, “subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.”	To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.	Denial

Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center Single Family Residential development standards state, "two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area."	To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area.	Denial
Town Center Single Family Residential development standards indicates gated communities must provide, "minimum of six (6) feet of landscaping is required between the sidewalks and the perimeter walls."	To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.	Denial

Las Vegas Valley Water District (LVVWD) Comments:
This property is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. To comply with LVVWD Service Rules, UDACS and the Fire Code, the number of residential lots and fire department connections requires the development be fed from two different backbone lines of the public water system. To determine the availability of adequate water resources and point(s) of connection to serve this development, a pre-submittal meeting with Planning and Engineering Services is required prior to civil plan submittal.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@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 Scott Bleazard

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.27± ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	73
TOTAL DENSITY:	7.11 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	6
MINIMUM LOT SIZE:	3,402 SF
MAXIMUM LOT SIZE:	4,344 SF
AVERAGE LOT SIZE:	3,563 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.72 A.C. (7%)
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

CONNECTIVITY

(L) LINK:	13
(N) NODE:	7.5
CONNECTIVITY RATIO (LINKS/NODES) =	1.7

0 50 100
SCALE - 1"=50' FEET



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

SITE PLAN

S 20 T 19 S R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

SP
SHEET 1 OF 1

PRJ-77723
10/31/19

j:\kbh1917-000 gilcrease & tee pee\dwg\entitlements\site plan\kbh1917-000 sp.dwg 10/30/2019 2:38 PM Kevin Holt

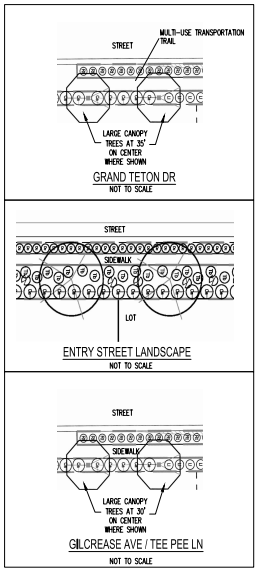


PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.27± ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	73
TOTAL DENSITY:	7.11 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	6
MINIMUM LOT SIZE:	3,402 SF
MAXIMUM LOT SIZE:	4,344 SF
AVERAGE LOT SIZE:	3,563 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.72 A.C. (7%)
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

PLANT MATERIALS LEGEND

Plant Name	Size
Trees	
Chamaerops humilis	15 gal.
Mediterranean Fan Palm	
Chitalpa tashkinensis	36" box
Chitalpa	
Fraxinus velutina 'Rio Grande'	36" box
Fan-Tex-Ash	
Robinia Ambigua	36" box
Purple Robe Locust	
Washingtonia robusta 'Hybrid'	25'
Mexican Fan Palm	
Extra Large Shrubs	
Tecoma alta 'Orange Jubilee'	5 gal.
Orange Jubilee	
Large Shrubs	
Cassia artemisioides 'Silver'	5 gal.
Silver Cassia	
Leucophyllum frutescens compacta	5 gal.
Compact Texas Ranger	
Leucophyllum langmaniae 'Rio Bravo'	5 gal.
Rio Bravo Sage	
Ligustrum japonicum	5 gal.
Japanese Privet	
Small Shrubs/Accents	
Pyracantha koidzumii 'Red Elf'	5 gal.
Dwarf Pyracantha	
Rosmarinus officinalis 'Tuscan Blue'	5 gal.
Tuscan Blue Rosemary	
Salvia greggii	5 gal.
Red Salvia	
Groundcovers	
Acacia redolens	1 gal.
Prostrate Acacia	
Dalea capitata 'Sierra Gold'	1 gal.
Sierra Gold Dalea	
Juniperus horizontalis 'Bar Harbor'	1 gal.
Bar Harbor Juniper	
Lantana montevidensis	1 gal.
Red Trailing Lantana	
Rosmarinus officinalis 'Prostratus'	1 gal.
Trailing Rosemary	
Cactus/Accents	
Agave angustifolia 'variegated'	5 gal
Variegated Agave	
Hesperaloe parviflora	5 gal.
Red Hesperaloe	
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Regal Mist Muhly	



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

LANDSCAPE PLAN

S 20 T 19 S R 60 E

DATE: 10/30/2019

DRAFTER: KDH

DESIGNER: HN

CHECKED: MAK

PROJECT NO. KBH1917-000

LS

SHEET 1 OF 1

PRJ-77723
10/31/19

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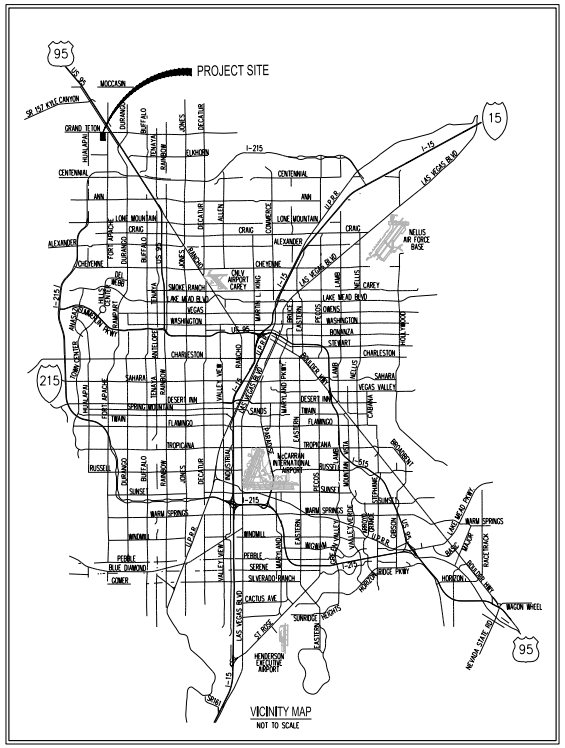
TENTATIVE MAP

FOR

BREMERTON

APN 125-18-501-014

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

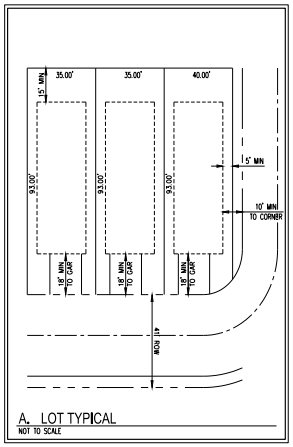


NOTES

1. THERE ARE NO FAULTS OR NO KNOWN FISSURE LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THREE (X) CONNECTIONS TO EXISTING X" WATER MAIN LOCATED IN TEE PEE LANE AND TO EXISTING X" WATER MAIN LOCATED IN GRAND TETON DRIVE.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 24" MAIN LOCATED ALONG GRAND TETON DRIVE AND TO THE EXISTING 8" MAIN LOCATED IN GILCREASE AVENUE.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

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



DEVELOPER INFORMATION

KB HOME
5795 BADURA AVE, SUITE 180
LAS VEGAS NV, 89118
PH (702) 266-8400

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TIM MULROONEY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 10LV90–18NN66

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF GRAND TETON AND TEE PEE
ELEVATION=829.564 METERS (NAVD'88)
ELEVATION=2721.66 US SURVEY FEET (NAVD'88)

BASIS OF BEARING

NORTH 00°04'10" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 114, PAGE 57 OF SURVEYS.

LEGAL DESCRIPTION

THE WEST HALF (W ½) OF THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK CAOUNTY, NEVADA.

PROJECT SUMMARY

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OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

73 UNITS X 250 GPD/UNITS = 18,250 GPD
TOTAL AVERAGE CONTRIBUTION = 18,250 GPD = 0.0183 MGD
TOTAL PEAK FLOW = 0.0183 MGD X 3.085 (PEAK FACTOR) = 0.0565 MGD

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

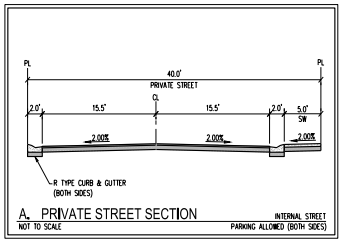
PRIVATE STREET NOTE

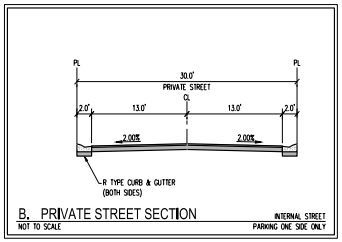
THE REDUCED PRIVATE STREET SECTIONS SHALL COMPLY WITH THE ADOPTED MOU DATED 2/12/2018. THE DEVELOPER UNDERSTANDS THAT ALL SINGLE-FAMILY HOMES SHALL REQUIRE THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS.

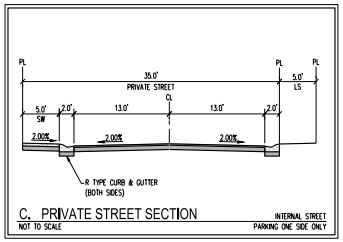
PARKING ANALYSIS (DETACHED)

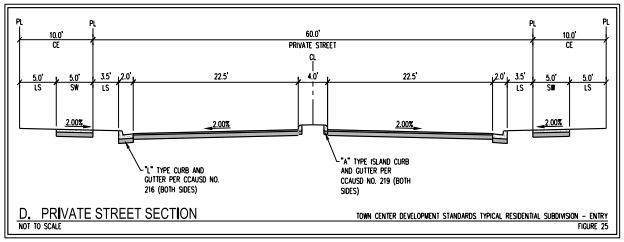
NO OF UNITS	= 73
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 161 SPACES*

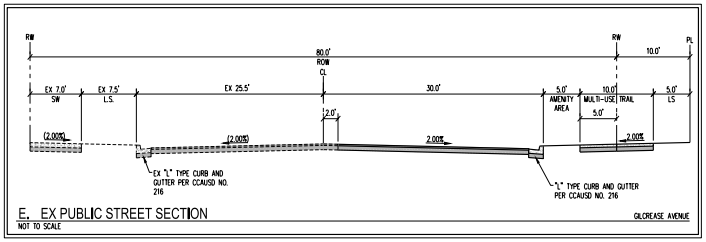
*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

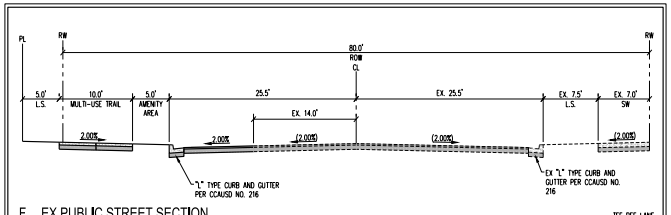


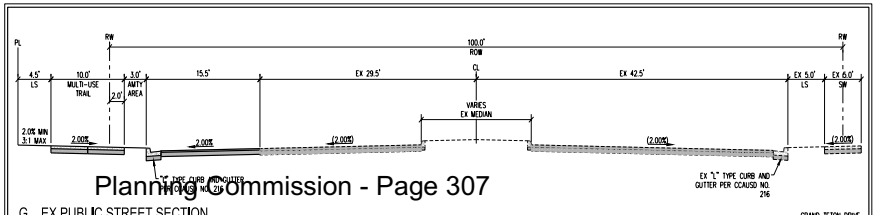












PRJ-77723
10/31/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

LAS VEGAS, NV

kb HOME
BREMERTON
TENTATIVE MAP

S 20
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
No. 22936
CIVIL

TM-1
SHEET 1 OF 3

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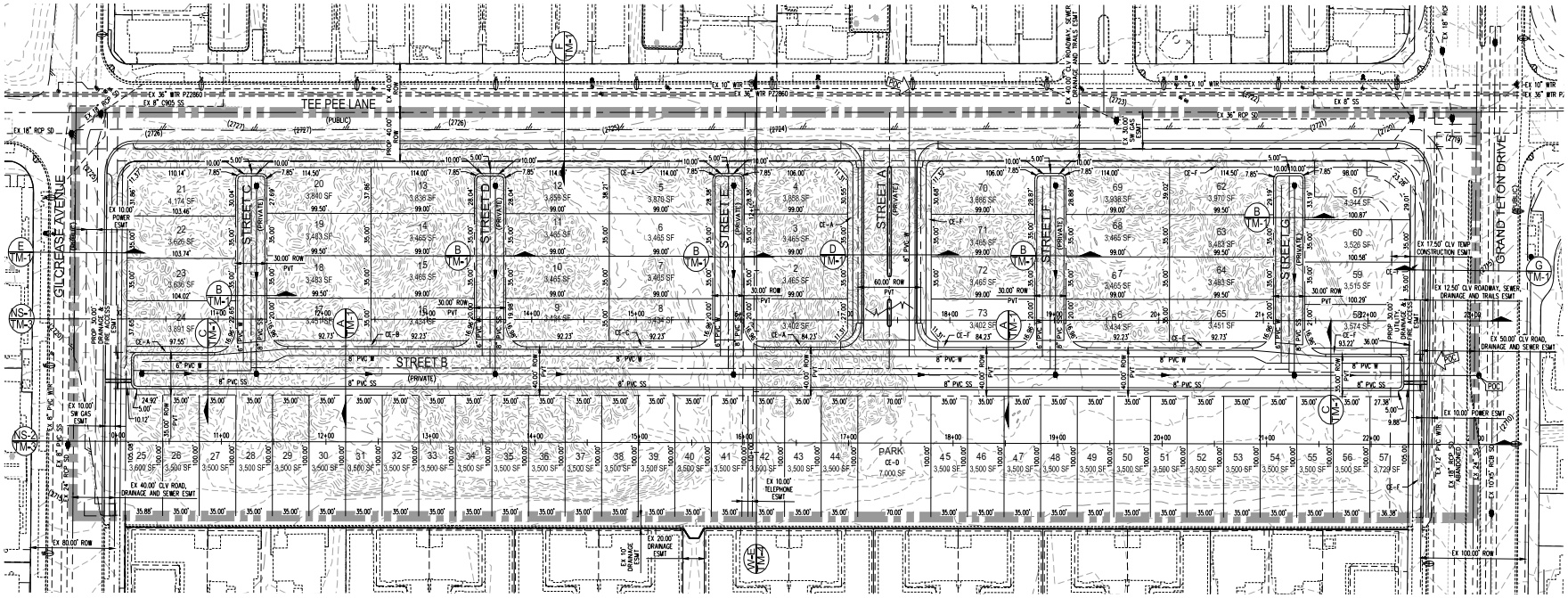
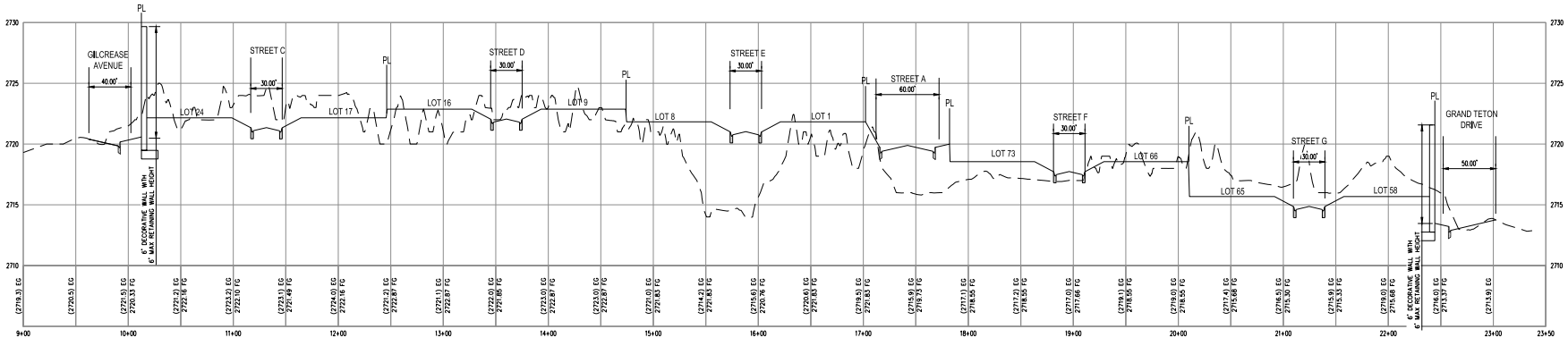
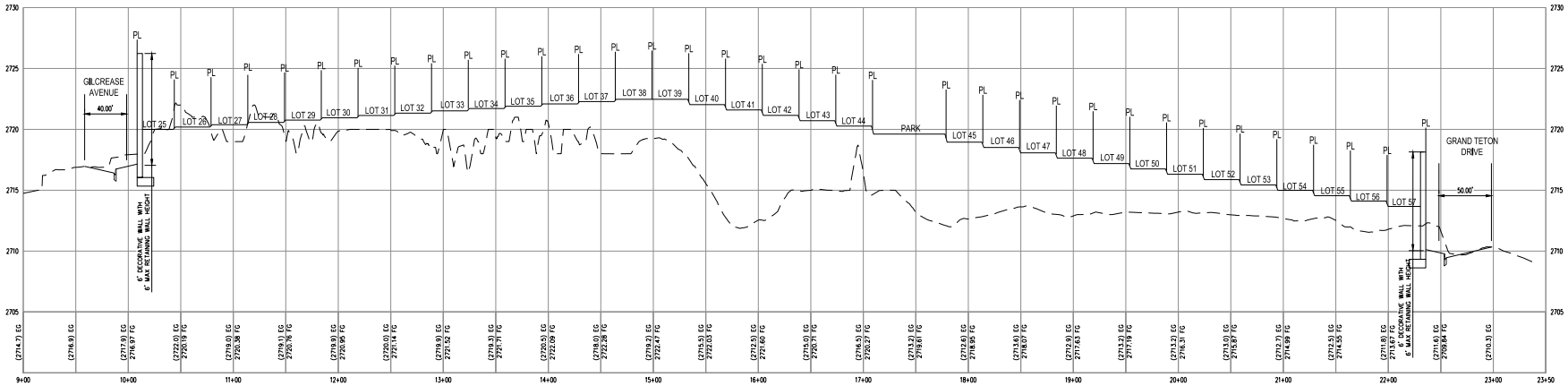

TEE PEE LANE
(PUBLIC)
GLORIEASE AVENUE
(PUBLIC)
GRAND TETON DRIVE
(PUBLIC)
STREET C
(PRIVATE)
STREET D
(PRIVATE)
STREET E
(PRIVATE)
STREET A
(PRIVATE)
STREET F
(PRIVATE)
STREET G
(PRIVATE)
STREET B
(PRIVATE)
PARK
OS-O
7,000 SF
EX 8" CMSS SS
EX 36" WTR PZ2860
EX 10" WTR
EX 8" SS
EX 18" RCP SD
EX 10.00' POWER ESMT
EX 10.00' SW GAS ESMT
EX 40.00' CLV ROAD, DRAINAGE AND SEWER ESMT
EX 10.00' TELEPHONE ESMT
EX 20.00' DRAINAGE ESMT
EX 30.00' CLV ROADWAY, SEWER, DRAINAGE AND TRAILS ESMT
EX 17.50' CLV TEMP. CONSTRUCTION ESMT
EX 12.50' CLV ROADWAY, SEWER, DRAINAGE AND TRAILS ESMT
EX 50.00' CLV ROAD, DRAINAGE AND SEWER ESMT
EX 80.00' ROW
EX 100.00' ROW
PROP DRAINAGE & ACCESS ESMT
PROP 30.00' DRAINAGE & ACCESS ESMT
PROP 40.00' ROW
60.00' ROW
30.00' ROW
40.00' ROW
PVT
6" PVC W
8" PVC W
8" PVC SS
EX 6" PVC W
EX 8" PVC SS
EX 12" PVC W
EX 10" PVC W
EX 8" PVC W
EX 8" HDPE SD ABANDONED
EX 10" RCP SD
EX 24" RCP SD
EX 18" RCP SD
PROP 8" PVC W
PROP 8" PVC SS
PROP 6" PVC W
PROP 6" PVC SS
PROP 8" PVC SD
PROP 10" PVC SD
PROP 12" PVC SD
PROP 15" PVC SD
PROP 18" PVC SD
PROP 24" PVC SD
PROP 30" PVC SD
PROP 36" PVC SD
PROP 42" PVC SD
PROP 48" PVC SD
PROP 54" PVC SD
PROP 60" PVC SD
PROP 72" PVC SD
PROP 84" PVC SD
PROP 96" PVC SD
PROP 108" PVC SD
PROP 120" PVC SD
PROP 132" PVC SD
PROP 144" PVC SD
PROP 156" PVC SD
PROP 168" PVC SD
PROP



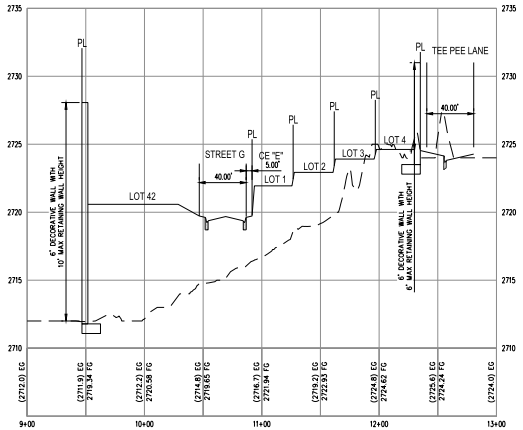
NORTH TO SOUTH 1 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



NORTH TO SOUTH 2 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

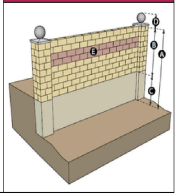


WEST TO EAST (W-E) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

Table 7 - Perimeter and Retaining Walls (see Figure 5)		
Perimeter and Retaining Walls with Slope ≤ 2%		
A.	Maximum Wall Height	16 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	10 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%		
A.	Maximum Wall Height	16 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	10 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%

Figure 5 - Retaining and Perimeter Wall



PRJ-77723
11/25/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP III - CROSS SECTIONS

S 20
T 19 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22936

TM-3
SHEET 3 OF 3

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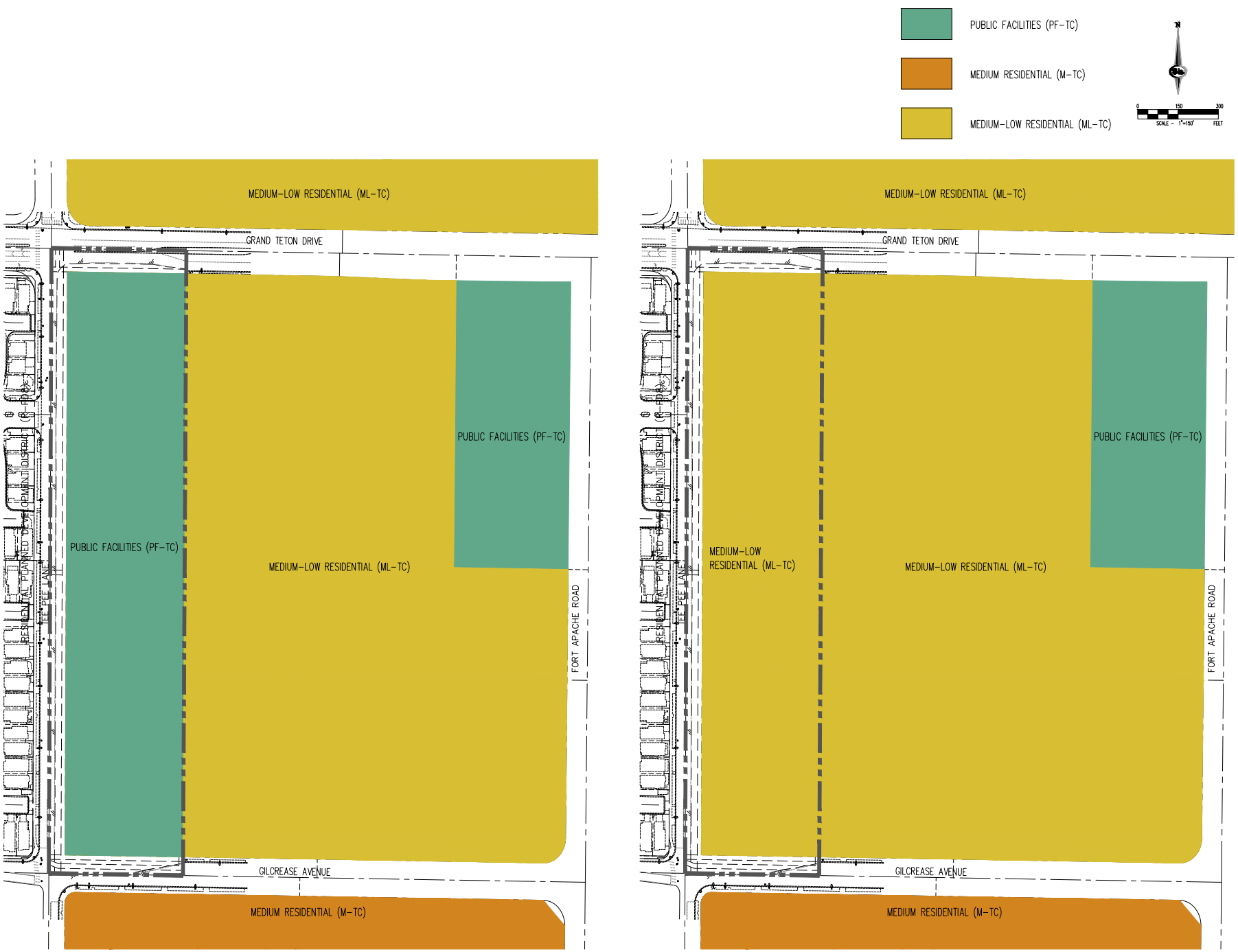

EXISTING LAND USE

PROPOSED LAND USE

PRJ-77723
10/21/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KB HOME

BREMERTON
LAND USE MAP

S 21
T 19
R 60

DATE: 10/02/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

EX-1
SHEET 1 OF 1

KBH1805.000

November 21, 2019

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

RE: Justification Letter for Bremerton Major Modification (MOD), Tentative Map (TMP), Waiver (WVR), Special Use Permit (SUP), Site Development Review (SDR), Zoning (ZON), and Vacation (VAC) (APN 125-18-501-014)

Westwood Professional Services, Inc. on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Major Modification on the subject site.

The subject site is located along the eastern side of Tee Pee Lane, between Grand Teton Drive and Gilcrease Avenue. The Assessor's Parcel Number is 125-18-501-014. The parcel is approximately 10.27+/- acres. The proposed development consists of 73 single family residential lots which results in a gross residential density of 7.11 (du/ac). The project will be developed using Town Center Design Standards.

We are filing a Tentative Map for your review and consideration. The Tentative Map application is being submitted in conjunction with a Rezoning request and a Major Modification to the Town Center Design Guidelines and is consistent with the intent for the planned use area. The request for rezoning is to change from U (Undeveloped) [T-C (Town Center) General Plan Designation] to T-C (Town Center). The purpose of the Major Modification of the Town Center Land Use Plan is to amend the Special Land Use Designation from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center), and to modify Town Center Design Standards as described below.

Project Description

The accompanying site plan includes 73 residential lots on 10.27 acres; which results in a Residential density of 7.11 (du/ac). There is one privately gated entry located along Tee Pee Lane.

Site Design Review

This proposed private community will be a single-family subdivision with approximately 73 home sites of both single-story and two-story products throughout the development consisting with 4 product types and 3 varying elevation options for potential home buyers. House sizes ranges from 1,203 SF to 2,483 SF, with the target buyer being young families, first time home buyers and upgrade homes. All the product type shall conform to the Town Center maximum building height of 35-ft. Below are the minimum setbacks being requested for the subject development.

Single-Family Detached Product
Front (Garage): 18-ft
Rear (Living): 15-ft
Rear (Patio): 5-ft
Side (Interior): 5-ft
Side (Corner): 10-ft

PRJ-77723
11/25/19

Open Space

The requirement for open space on the subject project is 7% based on the density of being in the range of 5.6 to 8 dwelling units per acre [7% of 10.27 acres is 0.72 acres (31,363 square feet)]. The site provides 12.4% of 10.27 acres [1.28 acres (~55,757 square feet)] of open space set aside in a neighborhood park, multi-use trail elements, common lots, amenity zones and landscape buffers along collector streets.

Wall Height – Waiver Request

Standard: LVMC 19.06.100 & Town Center Development Standards for Medium-Low Density Residential Districts allow for a maximum primary wall height of 12 feet for perimeter walls (6 feet retaining and 6 feet of screen wall).

Requested: To allow a maximum primary wall height of 16 feet for perimeter walls (10 feet retaining and 6 feet of screen wall).

Justification: The requested waiver is intended for use along the eastern property boundary on lots adjacent to an existing multi-family development. The increased wall heights allow for the on-site street grades to remaining less than or equal to 5%, as well as, provide an additional sound buffer for the homeowners adjacent the apartments. There is an existing 10' drainage easement and landscape buffer within the development to the east. The additional retaining wall height would also provide minimal scarp grading impact into this drainage easement.

Private Street – Waiver Request

This project proposes to develop approximately half of the site with private drives, which consists of up-to 8 lots served from a single dead-end street (not to exceed the maximum 150' length per CLV Fire Code; IFC 503.2.5). This type of layout and private drive configuration is consistent with that found in the similar existing developments and has proven to be successful and a popular alternative to the standard lot configuration. The private drives for the clusters are currently designed with a dead-end where a hammerhead is required by Title 19. We do not feel the proposed private drives which end in a hammerhead will adversely impact the community or cause a safety or maintenance issue and request a waiver to Title 19 section 19.04.080 allowing this configuration. All other aspects of the private drives shall meet Title 19 requirements.

Gated Community with Private Streets – Special Use Permit

The requirement for gated communities with private streets is a minimum of six (6) feet of landscaping required between the sidewalks and the perimeter walls. The project is in conformance with the Town Center Design Guidelines for trail elements and will provide a continuation of the existing street scape. The site provides seventeen and a half (17.5') feet of a multi-use trail element with four and a half (4.5) feet of landscaping between the sidewalks and the perimeter walls along Grand Teton Drive, keeping in alignment with an existing single-family residential site to the west. The site provides twenty (20') feet of a multi-use trail element with five (5) feet of landscaping between the sidewalks and the perimeter walls along Gilcrease Avenue, keeping in alignment with an existing single-family residential site to the west. The site provides twenty (20') feet of a multi-use trail element with five (5) feet of landscaping between the sidewalks and the perimeter walls along Tee Pee Lane.

Internal Streets

The internal streets will be privately dedicated and privately maintained. This application proposes to a deviation from the Town Center Standard Residential Street standard, by reducing the minimum back of curb to back of curb dimension from 37-ft with L-curb to the following:

PRJ-77723
11/25/19

5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | shg-inc.com | westwoodps.com

Local Streets (Private)

- 35-ft (BC-BC) with R-Curb; parking on both sides; & 5-ft attached sidewalk on one side.
- 30-ft (BC-BC) with R-Curb: parking on one side only; no sidewalk either side.

The reduced private street sections 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 Medium-Low Residential (ML-TC) to the east and north, Medium Residential (M-TC) to the south, and Residential Planned Development District (R-PD8) to the west. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

Vacation

The subject vacation is approximately 560 SF.

- CLV Roadway, Sewer, Drainage and Trails Easement, a portion of (1 location);
  - Established per BLM R/W Grant N-75636/C
- CLV Temporary Construction Easement (1 location);
  - Established per BLM R/W Grant N-75636-01

The vacation of this easement is the result of the establishment of Bremerton. For the location of this vacation refer to Alta/NSPS Land Title Survey – Gilcrease & Tee Pee and their respective establishing documents above.

The limits of this vacation is more specifically described in the attached legal description and exhibit.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,
Westwood Professional Services, Inc.,

Timothy Mulrooney, PE
Director of Land Development

Cc:
Mark Bangan, KB Homes
Paul Chao, KB Homes

PRJ-77723
11/25/19

5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | shg-inc.com | westwoodps.com



ZON-77758 [PRJ-77723] - REZONING RELATED TO MOD-77759, SUP-77761, VAC-77763, SDR-77762 AND TMP-77764 - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

10/30/2019



ZON-77758 [PRJ-77723] - REZONING RELATED TO MOD-77759, SUP-77761, VAC-77763, SDR-77762 AND TMP-77764 - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

10/30/2019



ZON-77758 [PRJ-77723] - REZONING RELATED TO MOD-77759, SUP-77761, VAC-77763, SDR-77762 AND TMP-77764 - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA
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10/30/2019



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10/30/2019



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10/30/2019



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10/30/2019



ZON-77758 [PRJ-77723] - REZONING RELATED TO MOD-77759, SUP-77761, VAC-77763, SDR-77762 AND TMP-77764 - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

10/30/2019

Westwood

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

Main (702) 284-5300

westwoodps.com
(888) 937-5150

KBH1917.000

December 5, 2019

Jonathan Boyles
Senior Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr., 3rd Floor
Las Vegas, NV 89101

RE: Hearing Hold Letter for Bremerton
ZON-77758/MOD-77759/VAR-77760/SUP-77761/SDR-77762/VAC-77763/TMP-77764

Dear Jonathan:

On behalf of the applicant, KB Home, we respectfully submit this letter to request a hold in the hearing for the above named applications.

We request that the hearing dates be delayed. This will reschedule the Planning Commission from December 10, 2019 to January 14, 2020 and the City Council meeting to the next cycle. We have not received the 2020 hearing dates yet.

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

Very truly yours,
Slater Hanifan Group

Roxanne Leigh
Project Coordinator II

DEPT. OF PLANNING
RECEIVED 12.05.19
[PRJ-77723]

Submitted after final agenda
Planning Commission - Page 321
Date 12/10/19 Item **Items 13-18**

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

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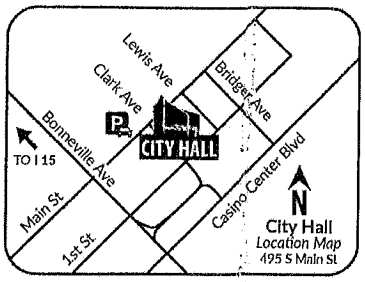
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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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

PRJ-77723
12518616011
GONG WENDY A
9303 GILCREASE AVE # 1205
LAS VEGAS NV 89149-6113

Please use available blank space on card for your comments.
ZON-77758 and MOD-77759 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

We need a park in the area, not new housing.

31 JRDFNP1 89149

Submitted after final agenda
Date 12/10/19 Item 13P 14P

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

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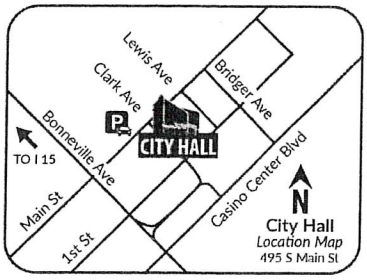

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77758 and MOD-77759 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510035
MUCHO FAMILY TRUST
MUCHO RAMON J JR & ELENITA A TRS
593 VIA LA PALOMA
CHULA VISTA CA 91910-7948

36 JRDFMP1 9190

13A
14A

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

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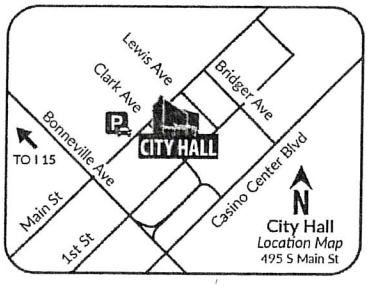
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77758 and MOD-77759 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510044
BRAND JOHN
7813 MONTOUR FALLS ST
LAS VEGAS NV 89149-0117

31 JADFNP1 89149

13A
14A

Nora Lares

From: noreply@formstack.com
Sent: Thursday, December 5, 2019 3:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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DEC 09 2019
Dept of Planning
City of Las Vegas

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 12/05/19 3:24 PM

Meeting Date:	Tuesday, December 10, 2019
Project Number:	77723
Position:	I OPPOSE the project and all related applications.
Name:	Kevin Buckley
Residential or Business Address:	8005 Caspian Moon Dr. Las Vegas, NV 89166
Comments:	ZON-77758 and MOD-77759 I oppose changing the zoning from public facilities to residential. Put in a park or library or community center or fire station. SDR-77762 I oppose the request for a waiver of Town Center Streetscape, wall height, and single family residential development standards. Don't reduce the neighborhood standards! SUP-77761 I oppose the waiver to allow one gated entrance where 2 are required. In the event that one gate becomes inoperable, this would cause problems for emergency vehicles that might need to enter and for the residents. TMP-77764 I oppose the waiver to allow private stub streets. Many houses are already too close! There should also be a minimum yard requirement in single family residences that allows some type of ratio for home square footage to yard square footage, such as 2:1.

13-18 P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, December 5, 2019 8:21 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 12/05/19 8:21 AM

Meeting Date:	Tuesday, December 10, 2019
Project Number:	77723
Position:	I OPPOSE the project and all related applications.
Name:	Gregory Weinstein
Residential or Business Address:	9303 Gilcrease Ave Unit 2200 Las Vegas, NV 89149
Phone:	(702) 806-1757
Email:	gweinstein@gmail.com

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

13-18P

Nora Lares

From:	noreply@formstack.com
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To:	Planning Comments
Subject:	Planning Application Comments Form

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City of Las Vegas

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 12/05/19 8:19 AM

Meeting Date:	Tuesday, December 10, 2019
Project Number:	77723
Position:	I OPPOSE the project and all related applications.
Name:	Jana Buckley
Residential or Business Address:	6185 Golden Arowana Way Las Vegas, NV 89149
Phone:	(702) 438-7438
Email:	janadbuckley@gmail.com
Comments:	Please consider the following oppositions as a whole picture on how the changes could affect people's safety along with current residents' choices when they chose to live in the area. The Town Center guidelines were put in place for a reason and that reason is not obsolete. MOD-77759 to ZON-77758 If it was earmarked for Public Facilities, then there is

13-18P
Pg 1 of 2

a reason for it. More residential housing is not a reason to take away a park, fire station or any other resource to support the already present residents.

SDR-77762 related to ZON-77758, MOD-77759, SUP-77761 and VAC-77763 To waiver the streetscape, wall height, and residential development standards set by Town Center for one builder then affects all residents around the area for where they chose to live for safety (wall height), home value, and aesthetics.

RECEIVED
DEC 0 9 2019
Dept of Planning
City of Las Vegas

TMP-77764 to ZON-77758, MOD-77759, SUP-77761, VAC-77763, and SDR-77762 Increasing the stub streets may allow for more homes per acre, but it decreases the space each family has to just be themselves. This inverse affect takes away privacy and puts more people at risk if there is a fire! If one house has a fire, many others are in danger fast as that is how fires travel - fast.

SUP-77761 to ZON-77758 and MOD-77759 Reducing the number of entrances to a community could be putting multiple homes in jeopardy if there were a fire, limiting the fire departments ability to get to the home in question in a timely manner, especially if the homes are closer together.

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13-18
Pg 2of2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
14

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

SUBJECT:
MOD-77759 - MAJOR MODIFICATION RELATED TO ZON-77758 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: PF-TC (PUBLIC FACILITIES - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

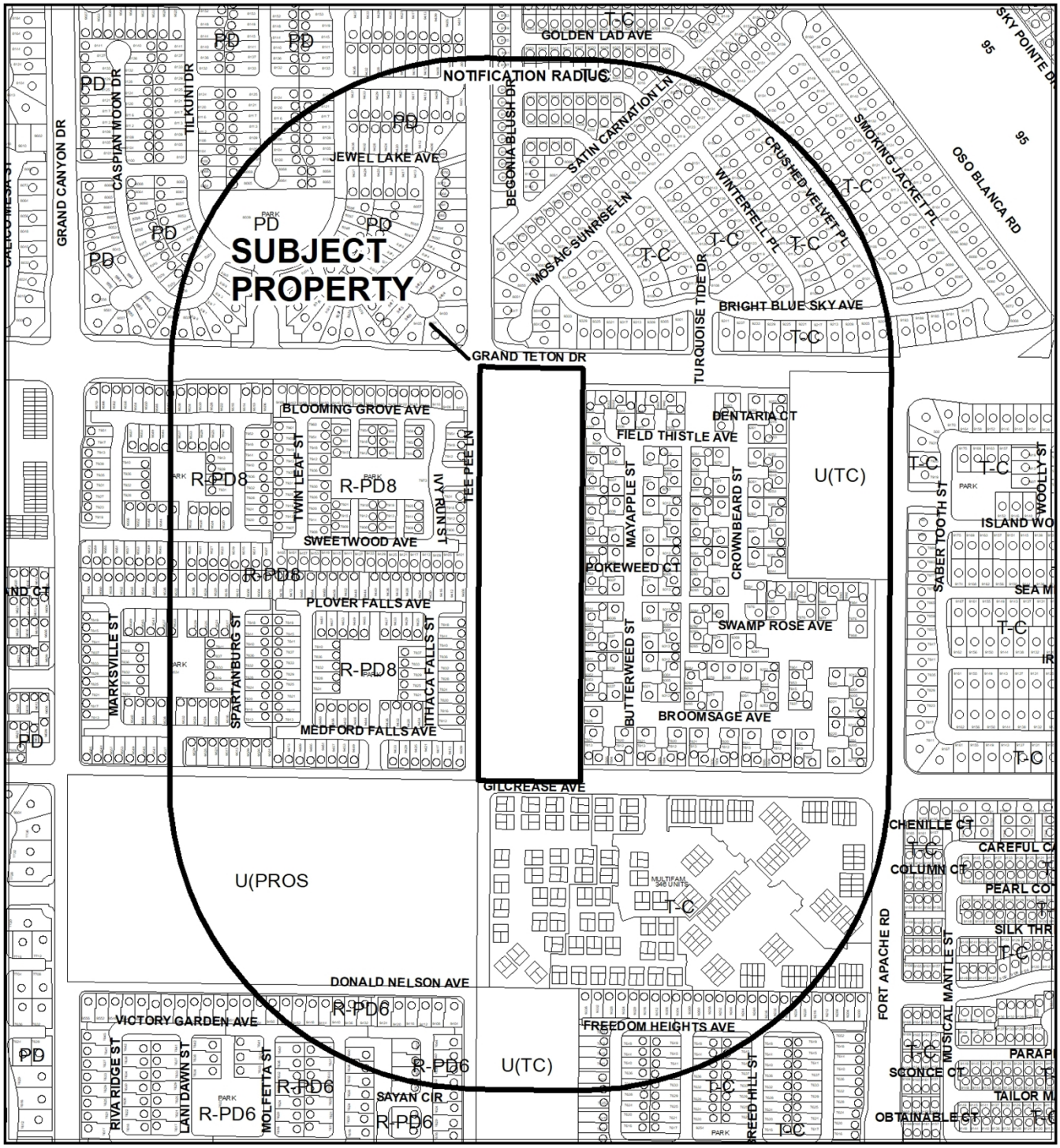
C.C.: 02/05/2020

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation
5. School Development Tracking Form Submitted by Clark County School District for MOD-77759 and TMP-77764 [PRJ-77723]

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

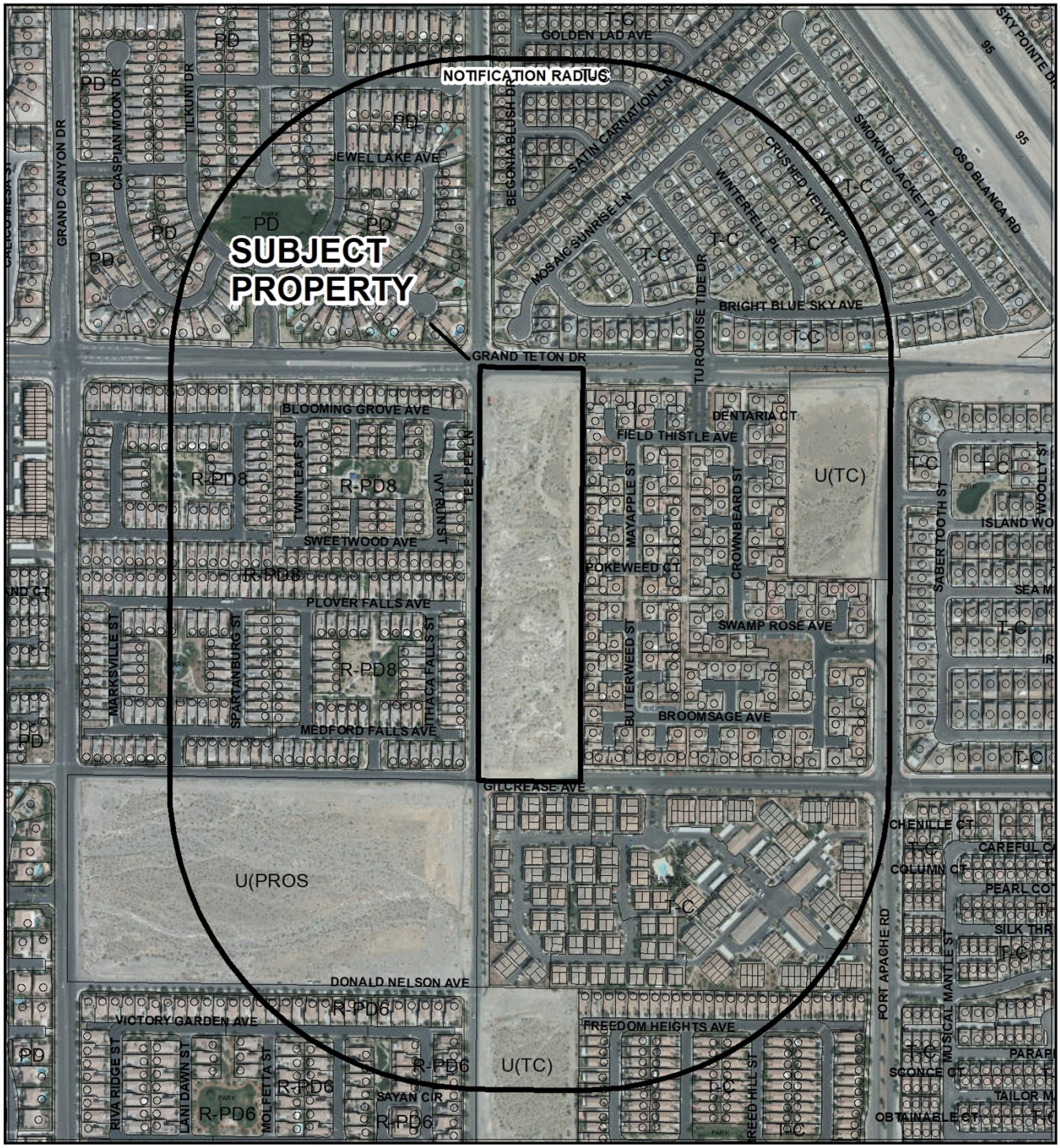


CASE: **MOD-77759 (PRJ-77723)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PF-TC (PUBLIC FACILITIES - TOWN CENTER)

PROPOSED ZONING OF SUBJECT PROPERTY: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER)



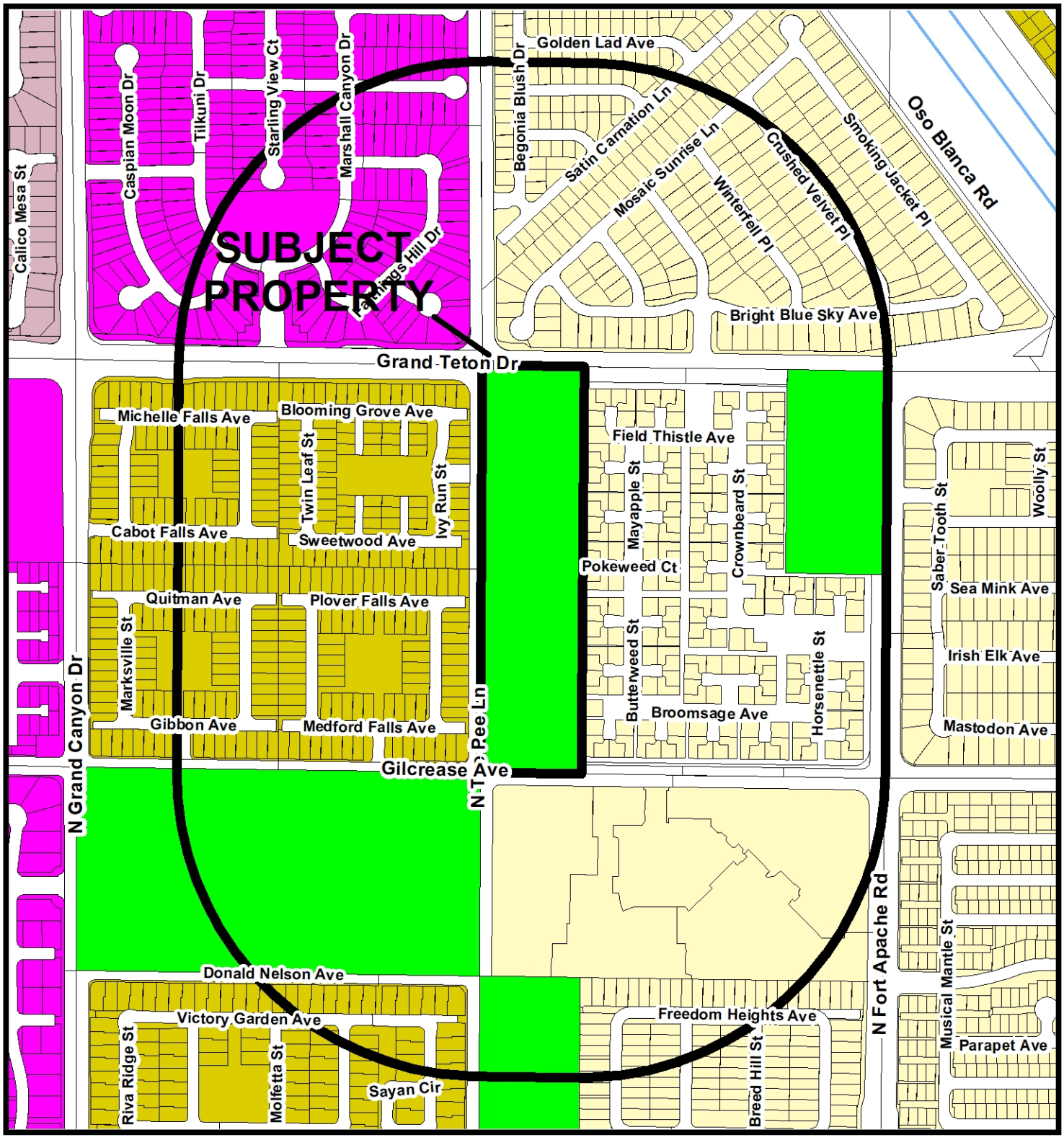
CASE: **MOD-77759 (PRJ-77723)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PF-TC (PUBLIC FACILITIES - TOWN CENTER)

PROPOSED ZONING OF SUBJECT PROPERTY: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER)

MOD-77759



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 PF-TC TO ML-TC

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, October 21, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@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 Scott Bleazard

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.27± ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	73
TOTAL DENSITY:	7.11 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	6
MINIMUM LOT SIZE:	3,402 SF
MAXIMUM LOT SIZE:	4,344 SF
AVERAGE LOT SIZE:	3,563 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.72 A.C. (7%)
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

CONNECTIVITY

(L) LINK:	13
(N) NODE:	7.5
CONNECTIVITY RATIO (LINKS/NODES) =	1.7

0 50 100
SCALE - 1"=50' FEET



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

SITE PLAN

S 20 T 19 S R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

SP
SHEET 1 OF 1

PRJ-77723
10/31/19

j:\kbh1917-000 gilcrease & tee pee\dwg\entitlements\site plan\kbh1917-000 sp.dwg 10/30/2019 2:38 PM Kevin Holt



PROJECT SUMMARY

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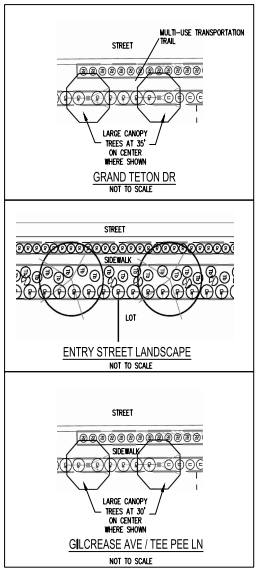
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

PLANT MATERIALS LEGEND

Plant Name	Size
Trees	
Chamaerops humilis	15 gal.
Mediterranean Fan Palm	
Chitalpa tashkinensis	36" box
Chitalpa	
Fraxinus velutina 'Rio Grande'	36" box
Fan-Tex-Ash	
Robinia Ambigua	36" box
Purple Robe Locust	
Washingtonia robusta 'Hybrid'	25'
Mexican Fan Palm	
Extra Large Shrubs	
Tecoma alta 'Orange Jubilee'	5 gal.
Orange Jubilee	
Large Shrubs	
Cassia artemisioides 'Silver'	5 gal.
Silver Cassia	
Leucophyllum frutescens compacta	5 gal.
Compact Texas Ranger	
Leucophyllum langmaniae 'Rio Bravo'	5 gal.
Rio Bravo Sage	
Ligustrum japonicum	5 gal.
Japanese Privet	
Small Shrubs/Accents	
Pyracantha koidzumii 'Red Elf'	5 gal.
Dwarf Pyracantha	
Rosmarinus officinalis 'Tuscan Blue'	5 gal.
Tuscan Blue Rosemary	
Salvia greggii	5 gal.
Red Salvia	
Groundcovers	
Acacia redolens	1 gal.
Prostrate Acacia	
Dalea capitata 'Sierra Gold'	1 gal.
Sierra Gold Dalea	
Juniperus horizontalis 'Bar Harbor'	1 gal.
Bar Harbor Juniper	
Lantana montevidensis	1 gal.
Red Trailing Lantana	
Rosmarinus officinalis 'Prostratus'	1 gal.
Trailing Rosemary	
Cactus/Accents	
Agave angustifolia 'variegated'	5 gal
Variegated Agave	
Hesperaloe parviflora	5 gal.
Red Hesperaloe	
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Regal Mist Muhly	



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

LANDSCAPE PLAN

S 20 T 19 S R 60 E

DATE: 10/30/2019

DRAFTER: KDH

DESIGNER: HN

CHECKED: MAK

PROJECT NO.
KBH1917-000

LS
SHEET 1 OF 1

PRJ-77723
10/31/19

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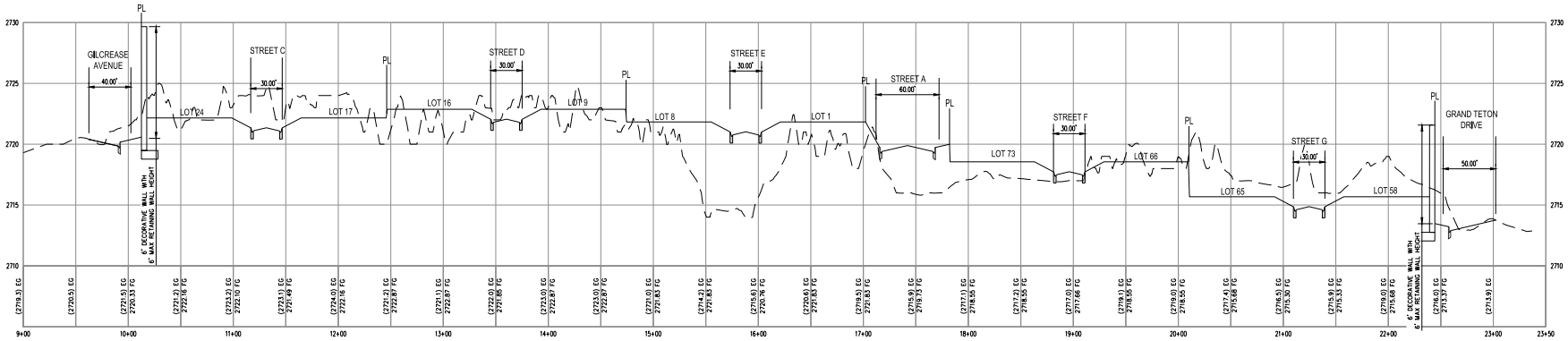
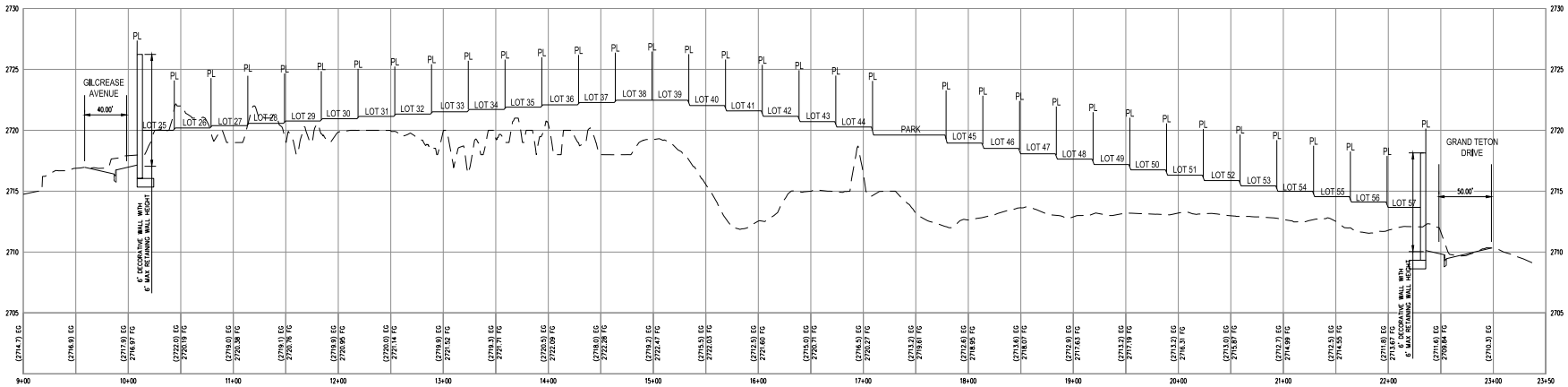


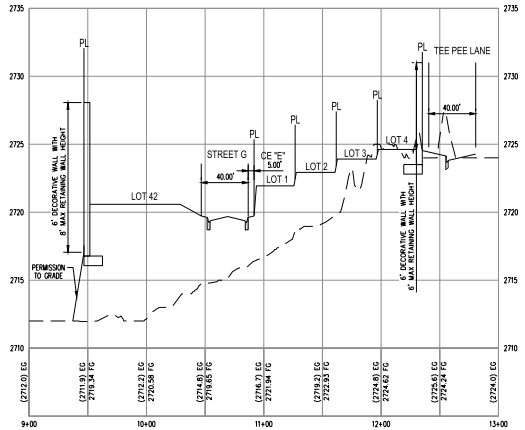
NORTH TO SOUTH 1 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



NORTH TO SOUTH 2 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

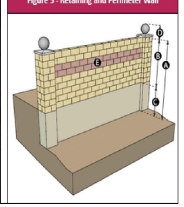


WEST TO EAST (W-E) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

Table 7 - Perimeter and Retaining Walls (see Figure 5)		
Perimeter and Retaining Walls with Slope ≤ 2%		
A.	Maximum Wall Height	14 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	8 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%		
A.	Maximum Wall Height	14 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	8 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%

Figure 5 - Retaining and Perimeter Wall



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP III - CROSS SECTIONS

S 20 T 19 S R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO. KBH1917-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22938

TM-3
SHEET 3 OF 3

PRJ-77723
10/31/19

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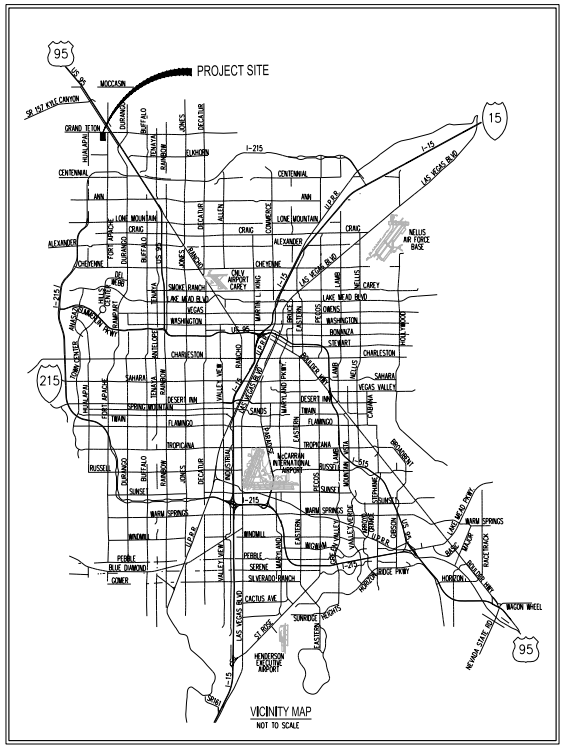
TENTATIVE MAP

FOR

BREMERTON

APN 125-18-501-014

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

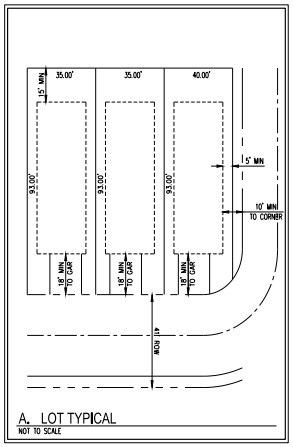


NOTES

1. THERE ARE NO FAULTS OR NO KNOWN FISSURE LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THREE (X) CONNECTIONS TO EXISTING X" WATER MAIN LOCATED IN TEE PEE LANE AND TO EXISTING X" WATER MAIN LOCATED IN GRAND TETON DRIVE.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 24" MAIN LOCATED ALONG GRAND TETON DRIVE AND TO THE EXISTING 8" MAIN LOCATED IN GILCREASE AVENUE.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

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



DEVELOPER INFORMATION

KB HOME
5795 BADURA AVE, SUITE 180
LAS VEGAS NV, 89118
PH (702) 266-8400

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TIM MULROONEY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 10LV90-18NN66

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF GRAND TETON AND TEE PEE
ELEVATION=829.564 METERS (NAVD'88)
ELEVATION=2721.66 US SURVEY FEET (NAVD'88)

BASIS OF BEARING

NORTH 00°04'10" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 114, PAGE 57 OF SURVEYS.

LEGAL DESCRIPTION

THE WEST HALF (W ½) OF THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK CAOUNTY, NEVADA.

PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.278 ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	73
TOTAL DENSITY:	7.11 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	6
MINIMUM LOT SIZE:	3,402 SF
MAXIMUM LOT SIZE:	4,344 SF
AVERAGE LOT SIZE:	3,563 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.72 A.C. (7%)
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

73 UNITS X 250 GPD/UNITS = 18,250 GPD
TOTAL AVERAGE CONTRIBUTION = 18,250 GPD = 0.0183 MGD
TOTAL PEAK FLOW = 0.0183 MGD X 3.085 (PEAK FACTOR) = 0.0565 MGD

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

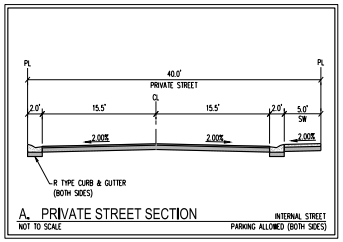
PRIVATE STREET NOTE

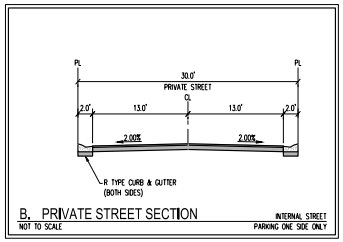
THE REDUCED PRIVATE STREET SECTIONS SHALL COMPLY WITH THE ADOPTED MOU DATED 2/12/2018. THE DEVELOPER UNDERSTANDS THAT ALL SINGLE-FAMILY HOMES SHALL REQUIRE THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS.

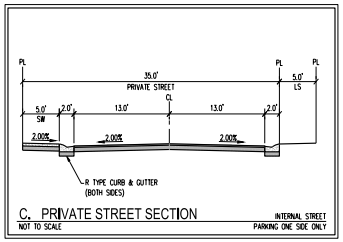
PARKING ANALYSIS (DETACHED)

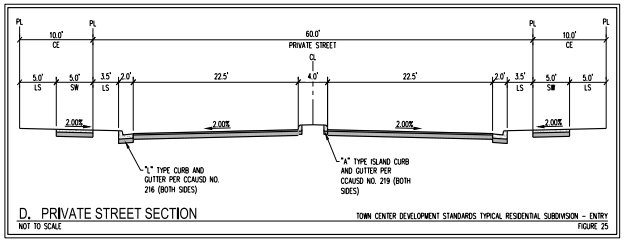
NO OF UNITS	= 73
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 161 SPACES*

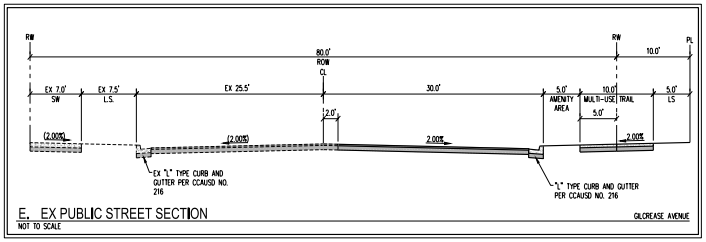
*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

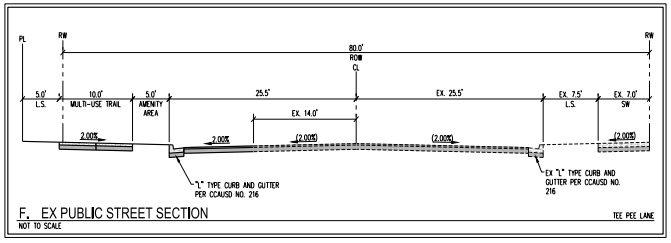


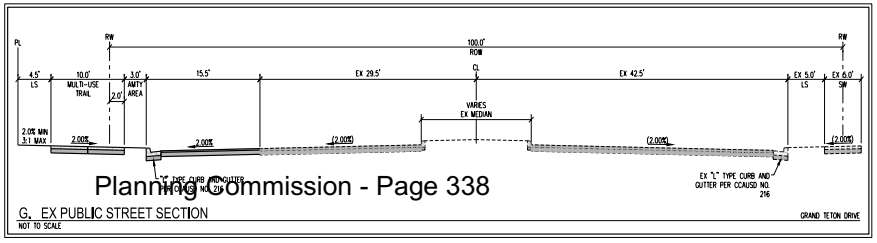












PRJ-77723
10/31/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

kb HOME
BREMERTON
TENTATIVE MAP
LAS VEGAS, NV
S 20 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
No. 22936
CIVIL

TM-1
SHEET 1 OF 3

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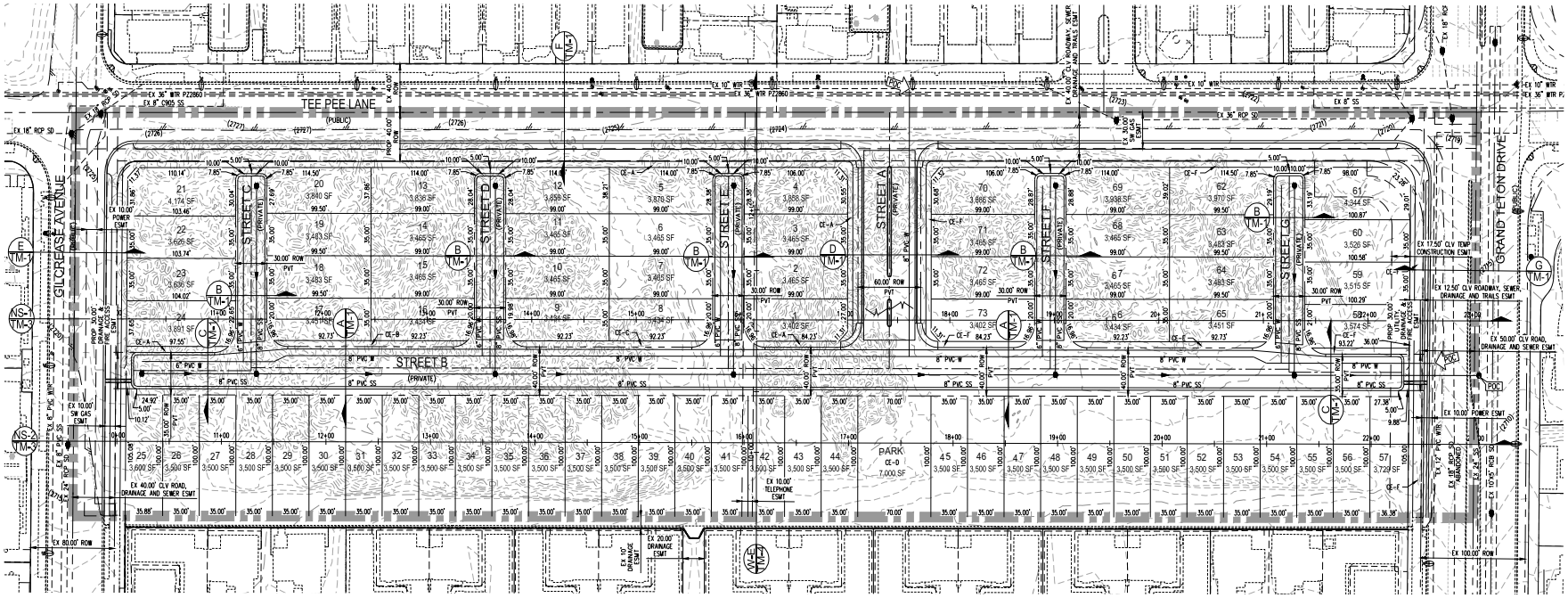

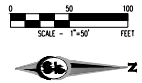

LEGEND

- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE & ARROW
- EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- SEWER MANHOLE
- SEWER FLOW DIRECTION
- FIRE HYDRANT
- WATER POINT OF CONNECTION
- SEWER POINT OF CONNECTION
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- SIGHT VISIBILITY ZONE
- WROUGHT IRON FENCE
- RETAINING WALL
- DECORATIVE PERIMETER WALL
- DECORATIVE PERIMETER RETAINING WALL

SLATER HANIFAN GROUP
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LAS VEGAS, NV

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BREMERTON

TENTATIVE MAP II

S 20 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22936

TM-2
SHEET 2 OF 3

PRJ-77723
10/31/19

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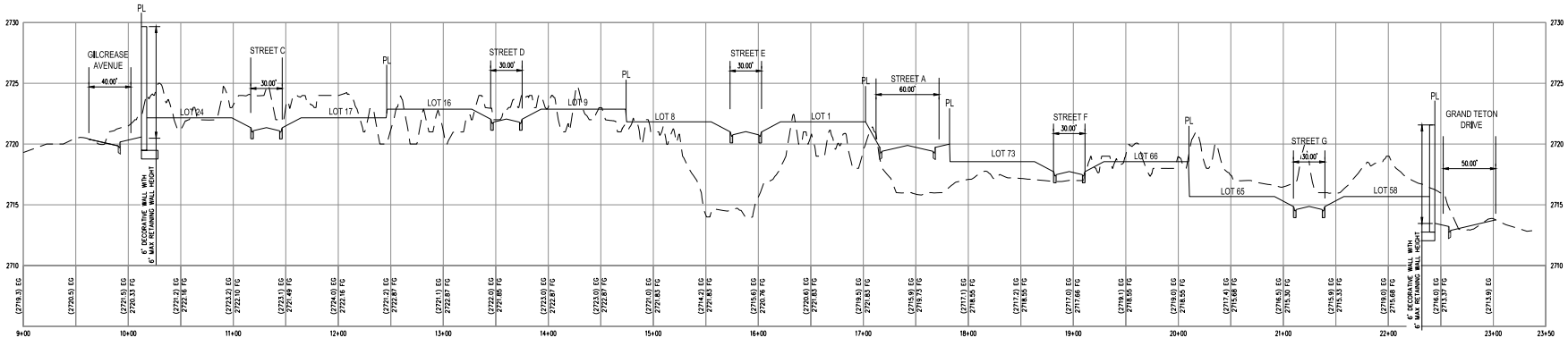
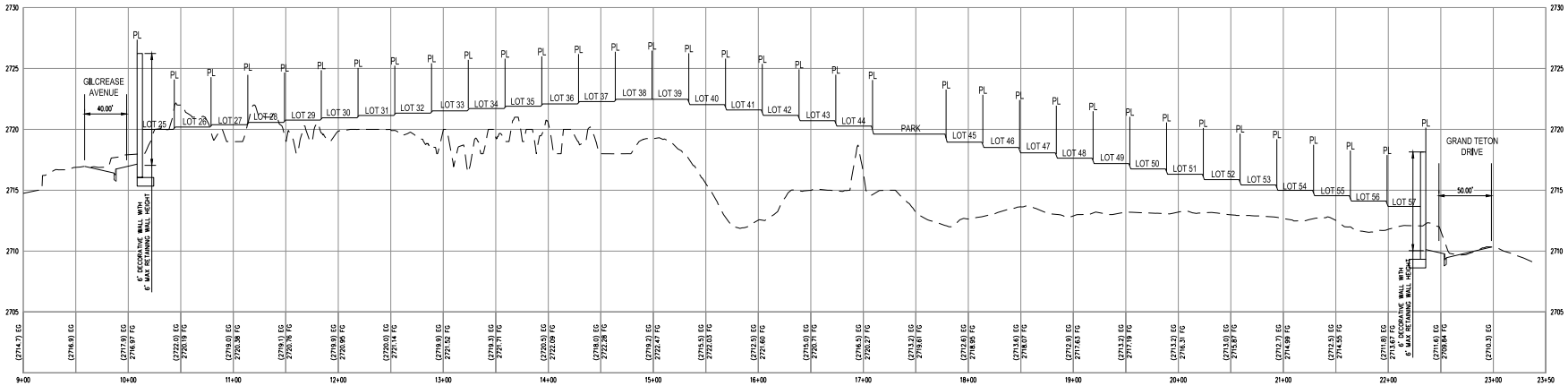


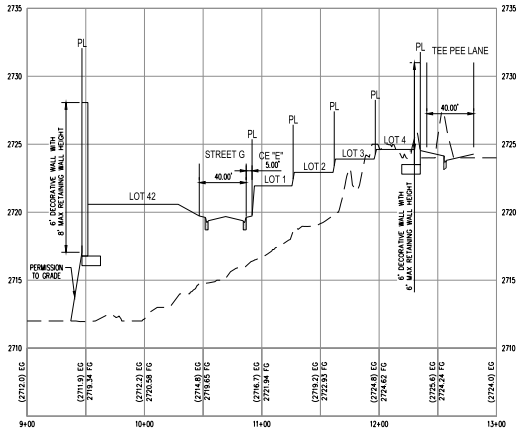
NORTH TO SOUTH 1 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



NORTH TO SOUTH 2 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



WEST TO EAST (W-E) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

Table 7 - Perimeter and Retaining Walls (see Figure 5)		
Perimeter and Retaining Walls with Slope ≤ 2%		
A.	Maximum Wall Height	14 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
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E.	Contrasting Material	20%
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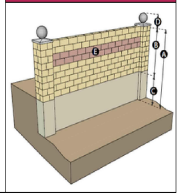
Figure 5 - Retaining and Perimeter Wall



Planning Commission - Page 340

PRJ-77723
10/31/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP III - CROSS SECTIONS

S 20
T 19 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22936

TM-3
SHEET 3 OF 3

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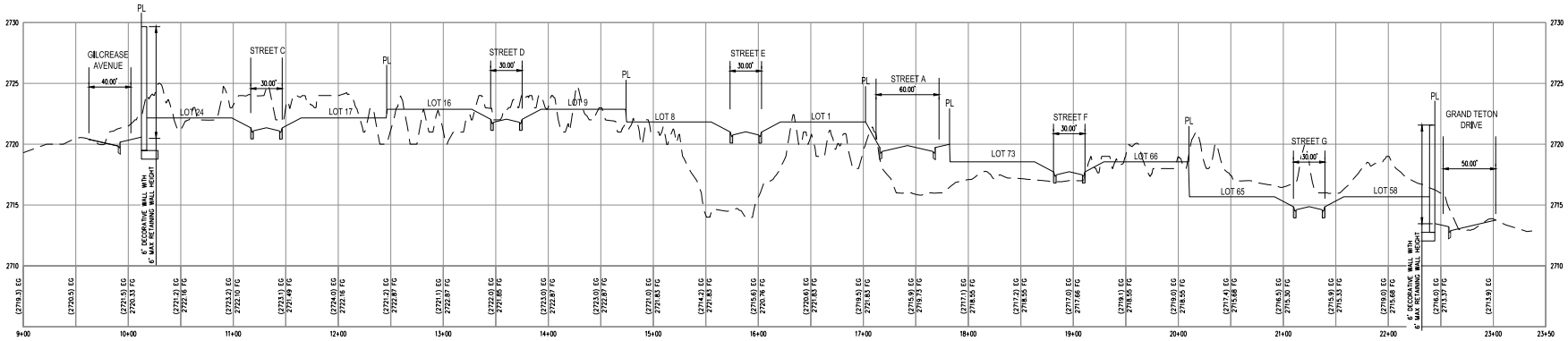

NORTH TO SOUTH 1 (N-S) - SECTION VIEW

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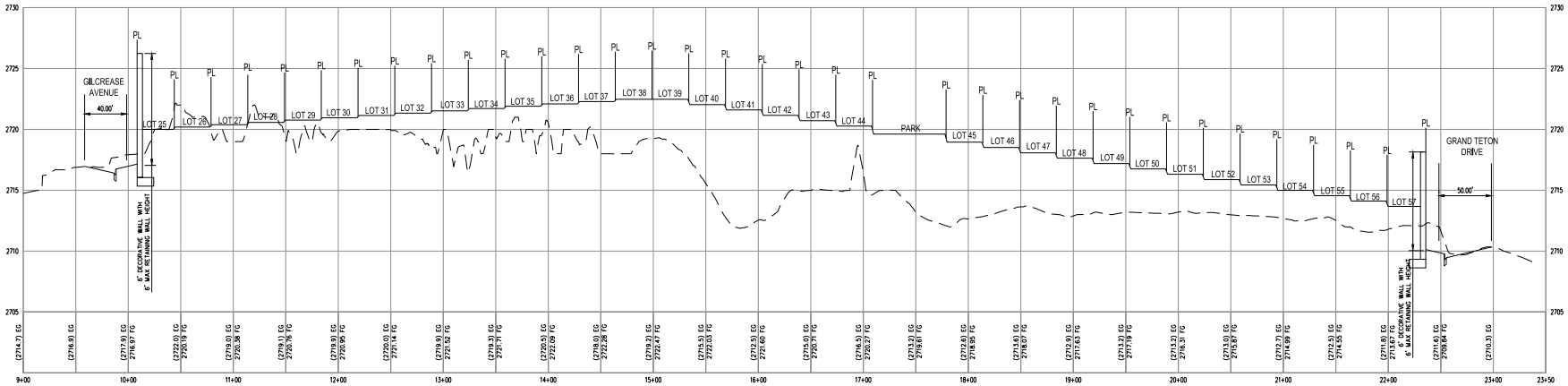
VERT: 1" = 5'



NORTH TO SOUTH 2 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

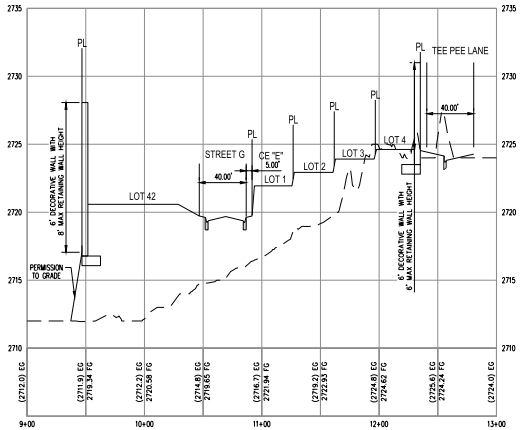


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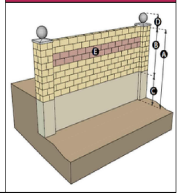
Figure 5 - Retaining and Perimeter Wall



Planning Commission - Page 341

PRJ-77723
10/31/19

SLATER HANIFAN GROUP
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5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP III - CROSS SECTIONS

S 20
T 19 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22936

TM-3
SHEET 3 OF 3

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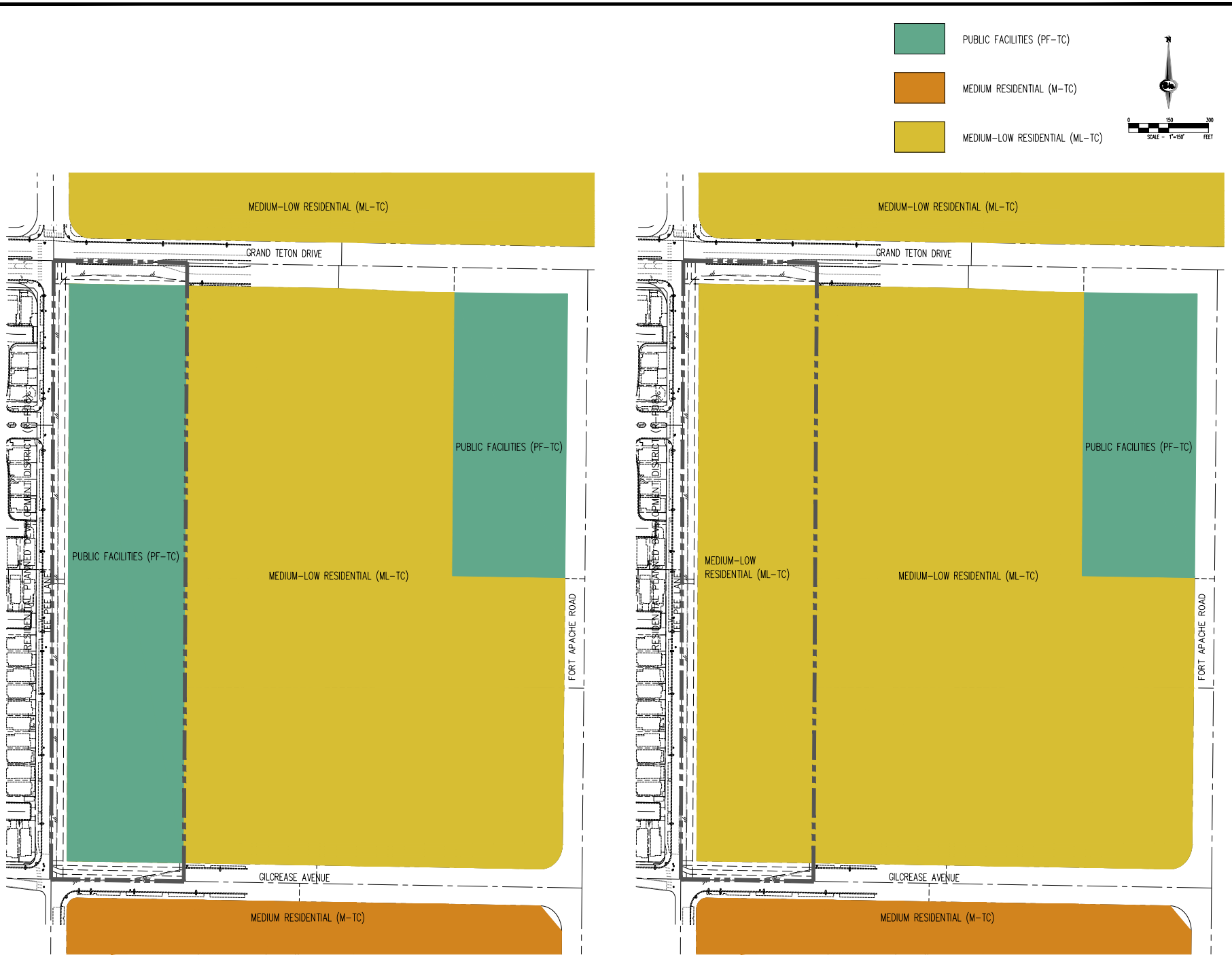


EXISTING LAND USE

PROPOSED LAND USE

PRJ-77723
10/21/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KB HOME

BREMERTON
LAND USE MAP

S 21
T 19
R 60

DATE: 10/02/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

EX-1
SHEET 1 OF 1

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

School Development Tracking Form

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

Date Filed 11/05/2019 **Application Number** MOD-77759 & TMP-77764 **Entity** LV

Company Name KB Home

Contact Name

Contact Mailing Address

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

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

Project Name Bremerton

Project Description 73 single family lots

APN's 125-18-501-014

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	73	x 0.196 =	14	x 0.101 =	7	x 0.137 =	10
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			14		7		10

(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
Sandra Thompson ES	7351 N Campbell Rd	K-5	727	623	10/07/19
Edmundo Escobedo MS	9501 Echelon Point Dr	6-8	1,594	1,078	10/07/19
Arbor View HS	7500 Whispering Sands Dr	9-12	2,539	3,298	10/07/19

*** CCSD Comments** Arbor View HS is over capacity for the 2019-20 school year. It is 129.89% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
15

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

SUBJECT:
SUP-77761 - SPECIAL USE PERMIT RELATED TO ZON-77758 AND MOD-77759 -PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Special Use Permit FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS WITH A WAIVER TO ALLOW ONE GATED ENTRANCE WHERE TWO ENTRANCES ARE REQUIRED at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

C.C.: 02/05/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@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 Scott Bleazard

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

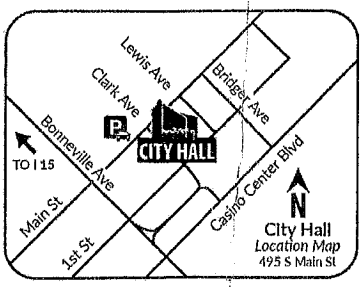
Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 03 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

PRJ-77723
12518616011
GONG WENDY A
9303 GILCREASE AVE # 1205
LAS VEGAS NV 89149-6113

Please use available blank space on card for your comments.
SUP-77761 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

new road & new park in the area, not new housing

Submitted after final agenda
Date 12/10/19 Item 15P

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

PRSRT
FIRST CLASS MAIL
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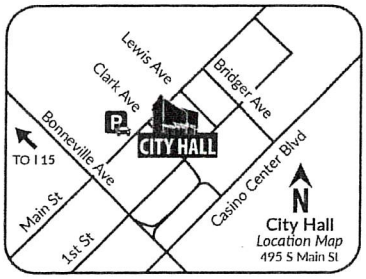

RECEIVED
DEC 0 5 2019
Dept of Planning
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77761 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510035
MUCHO FAMILY TRUST
MUCHO RAMON J JR & ELENITA A TRS
593 VIA LA PALOMA
CHULA VISTA CA 91910-7948

36 JRDFNP1 91910

ISA

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

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

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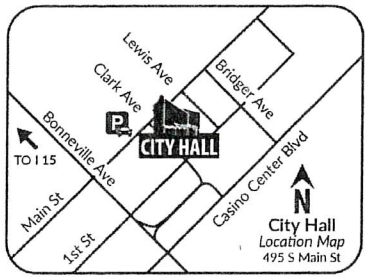

RECEIVED
DEC 09 2019
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77761 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510044
BRAND JOHN
7813 MONTOUR FALLS ST
LAS VEGAS NV 89149-0117

ISA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
16

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

SUBJECT:
VAC-77763 - VACATION RELATED TO ZON-77758, MOD-77759, SUP-77761 AND SDR-77762 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate City of Las Vegas right-of-way, sewer, drainage, construction and trail easements at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

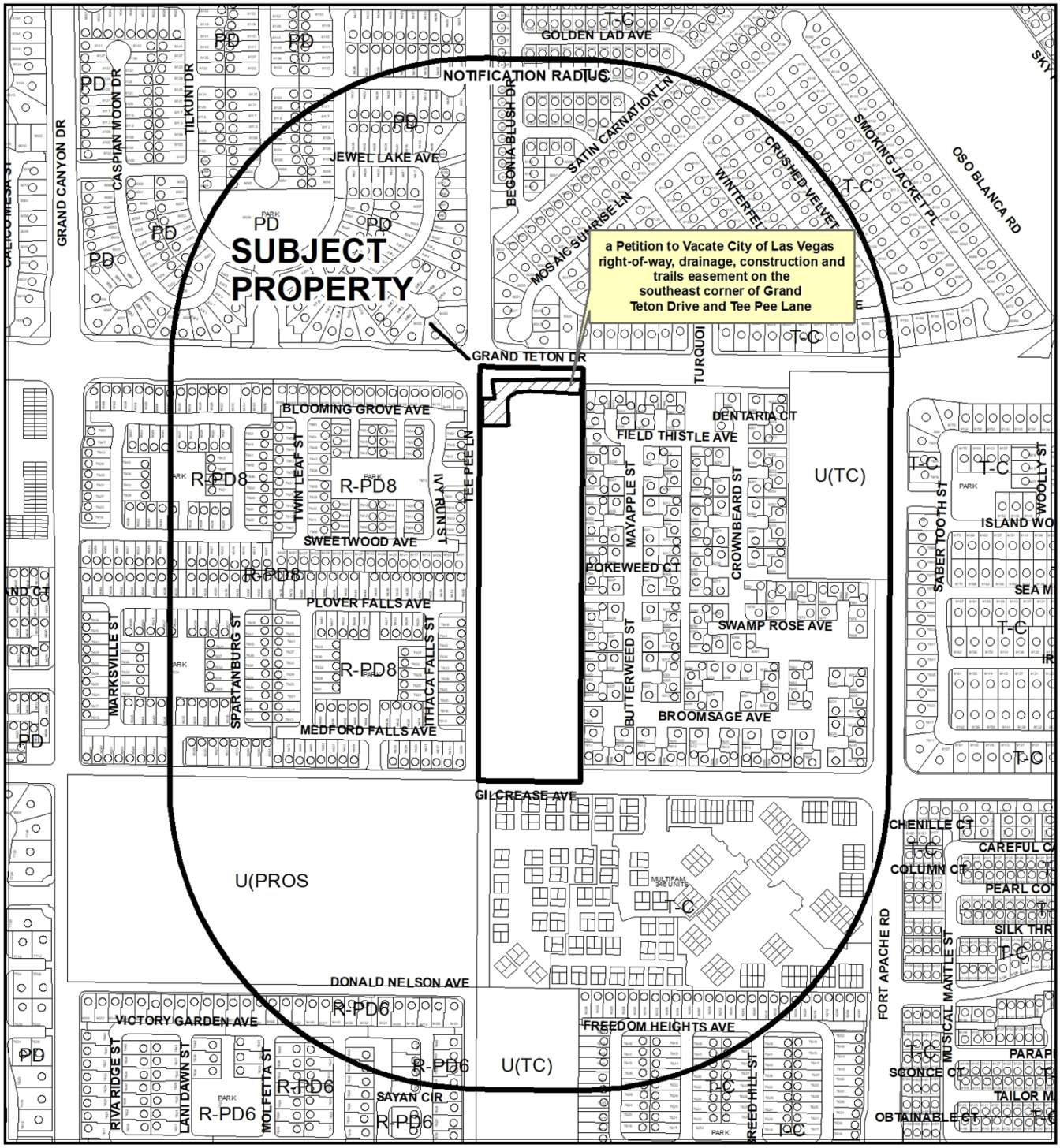
C.C.: 02/05/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

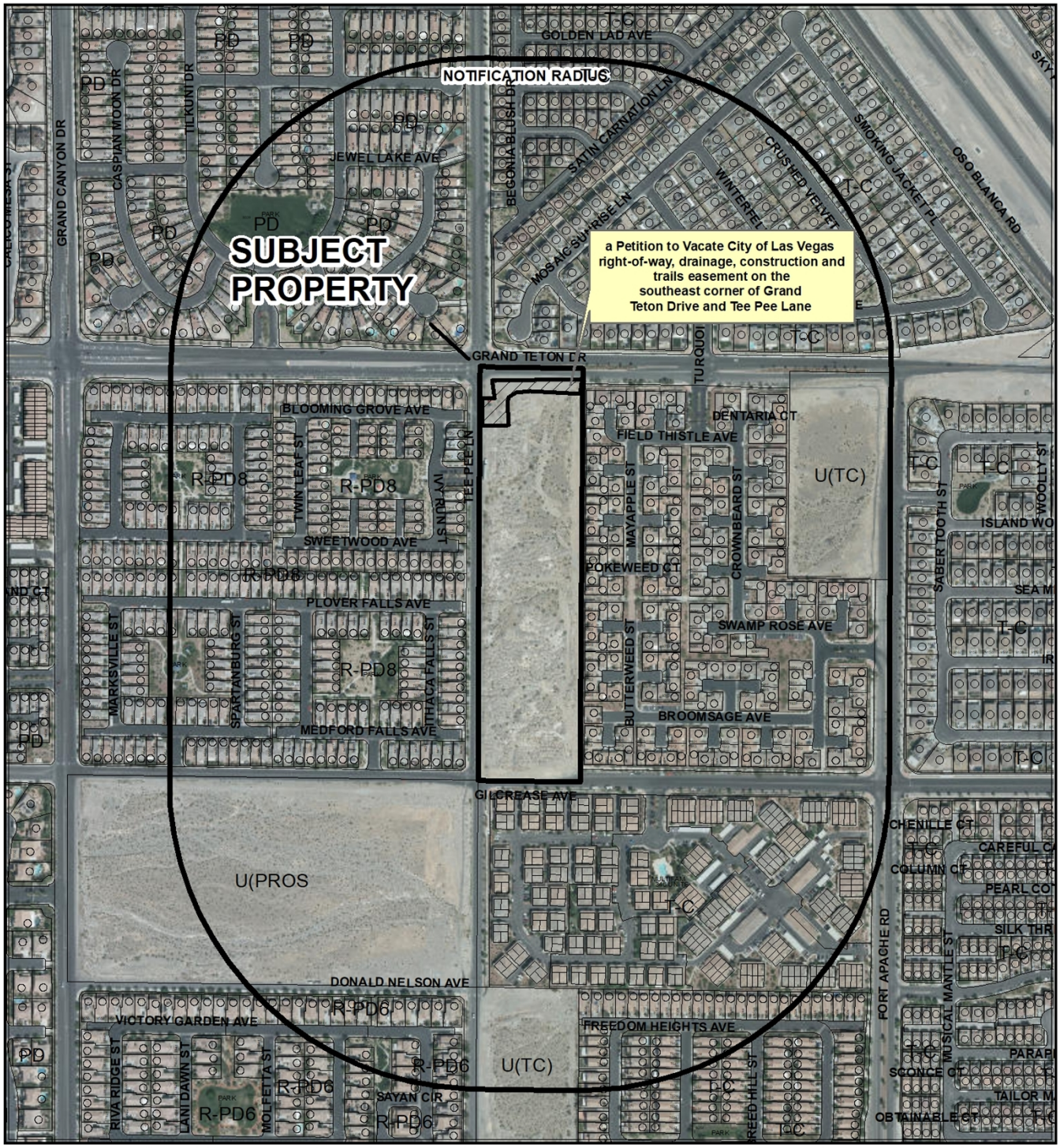
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **VAC-77763 (PRJ-77723)**

0 370 740 Feet

N



CASE: **VAC-77763 (PRJ-77723)**

0 370 740 Feet

N

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

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Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

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Print Name Scott Bleazard

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Southern Nevada District
Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, NV 89130
http://www.blm.gov/nevada

In Reply Refer to:
N-96827
2700 (NVS01000)

SEP 0 6 2019

CERTIFIED MAIL 9489 0090 0027 6140 1927 31

NOTICE

KB Home Las Vegas, Inc. :
Attn: Scott Bleazard : Competitive Sale
5795 Badura Ave, Suite 150 :
Las Vegas, Nevada 89118 :

HIGH BIDDER DECLARED

Pursuant to published notice, a competitive public sale was held on August 29, 2019, for the following described parcel of public lands:

Mount Diablo Meridian, Nevada
T. 19 S., R. 60 E.,
sec. 18, W1/2NW1/4NE1/4NE1/4 and W1/2SW1/4NE1/4NE1/4.

Consisting of 10.00 acres.

Your bid in the amount of $4,760,000.00 for parcel number N-96827 is hereby declared the high bid.

The following is a description of the financial details of this transaction:

High Bid amount on August 29, 2019	$ 4,760,000.00
YOUR TOTAL	$ 4,760,000.00
20% Deposit paid on August 29, 2019	$ 960,000.00
FINAL PAYMENT due by 4:30 p.m. PST on February 25, 2020	**$ 3,800,000.00**

PRJ-77723
10/21/19

Final payment must be submitted within 180 days from the date of the sale. Failure to submit the final payment on or before February 25, 2020, between the hours of 8:00 a.m. and 4:30 p.m. shall result in cancellation of that specific sale parcel. Failure to submit the final payment on or before February 25, 2020, also results in forfeiture of the entire 20% deposit under 43 CFR 2711.3-1-(d). **There are no exceptions.**

Final payment must be submitted in the form of a certified check, U.S. Postal money order, bank draft or cashier's check made payable to "Department of the Interior – Bureau of Land Management". Personal checks will not be accepted for the final payment. If you wish to make your final payment through a wire transfer, arrangements for Fedwire payments to the BLM should be made a minimum of two weeks prior to the proposed closing date.

No land may be sold by the BLM to anyone who is not a citizen of the United States, or, in the case of a corporation, is not subject to the laws of any state or of the United States (43 CFR 2711.2). Please provide proof of citizenship and/or corporate documents within 30 days from receipt of this high-bidder letter to any member of the BLM-Las Vegas Field Office land sales team or to a BLM Law Enforcement officer.

A completed Certificate of Eligibility form is required from all high-bidders. All name changes must be received on a Certificate of Eligibility form by September 27, 2019. There will be No Exceptions to this date. The patent will be issued to the name provided on the latest Certificate of Eligibility form on file.

It is not a requirement to go through escrow; it is an option. Should you choose to utilize a Title Company or Escrow service, please read and follow the attached escrow instructions carefully.

If you decide to begin the process for local land use permitting and zoning, you should provide the City and/or County with a copy of this letter as our acknowledgement of your action. As a requirement, **there must not be any surface disturbance on the parcel until after the patent has been issued.**

For Your Information:
This parcel of land may support habitat for the Mojave Desert Tortoise (Gopherus agassizii), a federally threatened species. The Bureau of Land Management recommends that the tortoises be removed in coordination with the U.S. Fish and Wildlife Service (Service) prior to development. You can contact the Service at: U.S. Fish and Wildlife Service, Southern Nevada Field Office, 4701 N. Torrey Pines Dr., Las Vegas, Nevada 89130 or at (702) 515-5230.

If you have any questions, please feel free to contact Jayangi Ayesha Gamage, Realty Specialist, at the Las Vegas Field Office by email at jgamage@blm.gov or by phone at (702) 515-5189.

April Rabuck
Assistant Field Manager
Division of Lands

Enclosure

PRJ-77723
10/21/19

Escrow Instructions for N-XXXXX

You must notify this office in writing 30 days prior to your proposed closing date. **No exceptions will be made.** Please provide the name and address of the Title or Escrow Company, the name of the escrow officer, telephone and fax numbers, and your escrow account number. The final payment amount must be submitted into escrow before close of business on *(180th day)*. Failure to submit final payment before such time into escrow shall result in cancellation of the sale and forfeiture of your 20% deposit. To meet the BLM's terms and conditions of your escrow account, **this Escrow Instruction sheet must be signed and returned** to the Bureau of Land Management, LVFO, 30 days before close of business on *(180th day)*. Failure to submit the original, signed, Escrow Instruction sheet will cancel prior escrow arrangements with BLM. Faxed copies will not be accepted. **No exceptions**.

The following instructions are prepared for use in processing a land patent through escrow to (patentee name). The patentee, (patentee name), requests and will pay for services for title to subject lands to be transferred through escrow closing procedures with (Title Company).

Instructions and requirements for title transfer of subject lands are listed in order below:

These instructions have recently been changed. Please read them carefully.

1. *(Patentee name)* will deposit with *(Title Company)* using a guaranteed form of remittance such as cash, cashiers check, money order, or bank draft payable to the U.S. Department of the Interior, Bureau of Land Management, in the amount of *($ balance owed)*, the final payment. This payment is required as a condition for patent submittal to escrow. *(Title Company)* in return shall notify the BLM, Las Vegas Field Office, by phone **and** in writing acknowledging receipt of payment. The information may be faxed to the BLM at (702) 515-5010 and followed by sending the original document(s) to BLM via postal service or courier. The final payment must be made to the escrow account on or before 180 days from the auction date. Failure to pay the full price on or before the 180th day to either the BLM or an escrow company disqualifies the bid and the bidder forfeits their entire bid deposit to the BLM.

2. Evidence of payment must occur on or before *(180th day)*, at the BLM-Las Vegas Field Office. The BLM will then provide the patent and *Acknowledgment of Delivery* to *(Title Company)* within two weeks upon evidence of payment received. The patent will have the subject lands legally described and will disclose all valid interests vested in the United States subject to the rights, easements and reservations in compliance with existing statutes.

3. The Escrow Company will deliver the patent and the BLM transmittal letter to *(patentee name)*. The escrow company will deliver the check to the Bureau of Land Management, Las Vegas Field Office, 4701 N. Torrey Pines Drive, Las Vegas, Nevada 89130, along with the completed *Acknowledgment of Delivery*. Delivery of the check must occur within three (3) business days following receipt of patent.

DRAFT

PRJ-77723
10/21/19

We, the undersigned, approve of these instructions and agree that they will remain in effect until the actions described herein are accomplished and the escrow is closed, or until *(3 days after 180th day)*, whichever occurs first.

If you have any questions, please feel free to contact Joe Fields, Realty Specialist at the Las Vegas Field Office by email at jfields@blm.gov or by phone at (702) 515-5194.

SAMPLE

_____ _____

Name Date
Assistant Field Manager
Division of Lands

Patentee(s)

_____ _____

Signature Date

_____ _____

Signature Date

Title Company Name

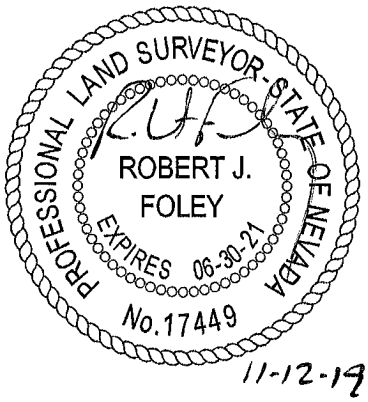
_____ _____

Signature Date

PRJ-77723
10/21/19

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146



File: 08019.0007\lgl_vac_Rd Sew Trail Esmnt_N-75636-C.doc
By: RF
Date: October 23, 2019

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF GRANT TETON DRIVE AND EAST OF TEE PEE LANE FOR THE VACATION OF A PORTION OF A ROADWAY, SANITARY SEWER, DRAINAGE, & TRAILS EASEMENT.

LEGAL DESCRIPTION
BLM RIGHT-OF-WAY GRANT N-75636/C

A PORTION OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 95.02 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 62.50 FEET TO THE **POINT OF BEGINNING**;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°12'26" EAST CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET; THENCE NORTH 89°21'14" WEST, 7.00 FEET; THENCE NORTH 00°38'46" EAST, 23.74 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH 63°16'11" WEST, HAVING A RADIUS OF 54.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24°41'52", AN ARC LENGTH OF 23.28 FEET; THENCE SOUTH 88°47'34" EAST, 34.55 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

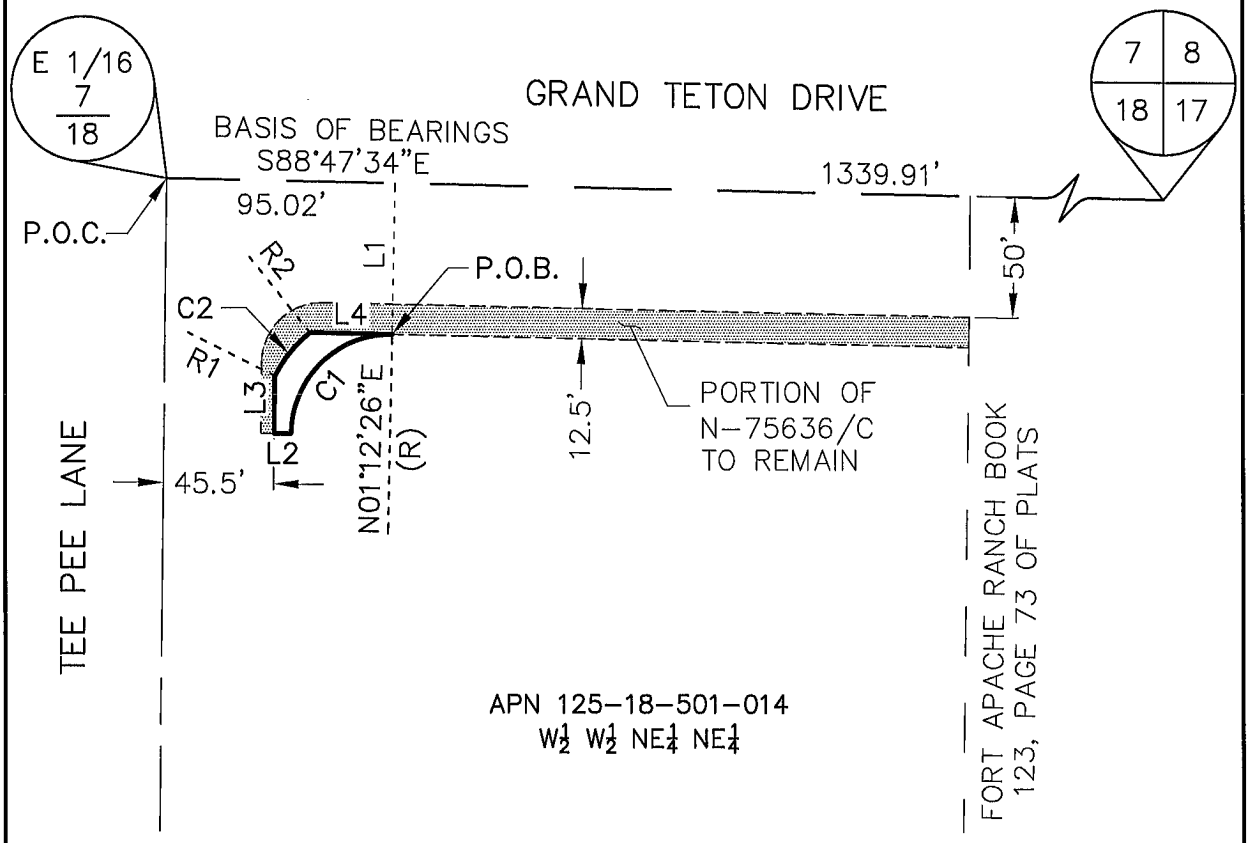
CONTAINING 560 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

SOUTH 88°47'34" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN FILE 197, PAGE 99 OF SURVEYS AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

PRJ-77723
11/20/19

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°12'26"W	62.50'
L2	N89°21'14"W	7.00'
L3	N00°38'46"E	23.74'
L4	S88°47'34"E	34.55'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°33'40"	41.50'	65.59'	41.91'
C2	24°41'52"	54.00'	23.28'	11.82'

RADIAL TABLE	
LINE	BEARING
R1	N63°16'11"W
R2	N38°34'18"W

NORTH
SCALE: 1"=80'

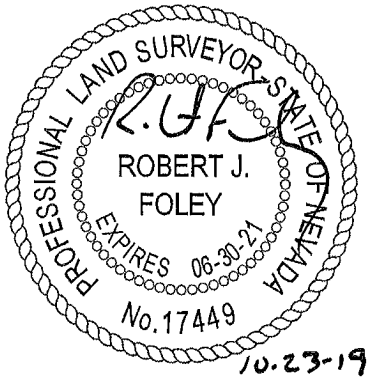
TRI-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

Page 2 of 2
08019.0007\Igl_vac_Rd Sew Trail Esmnt_N-75636-C.dwg

PRJ-77723
11/20/19

A.P.N. 125-18-501-014
Owner: KB Home NV Acquisition, LLC, a Delaware Limited Liability Company

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08019.0007\lgl_vac_Temp Const Esmnt_N-75636-01.doc
By: RF
Date: October 22, 2019

EXPLANATION
THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF GRANT TETON DRIVE AND EAST OF TEE PEE LANE FOR THE VACATION OF A TEMPORARY SHORT TERM CONSTRUCTION AND STAGING AREA EASEMENT.

LEGAL DESCRIPTION
BLM RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT N-75636-01

A PORTION OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 95.02 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 62.50 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 88°47'34" EAST, 240.49 FEET TO A POINT ON THE WESTERLY LINE OF "FORT APACHE RANCH, A COMMON INTEREST COMMUNITY" ON FILE IN BOOK 123, PAGE 73 OF PLATS AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG SAID WESTERLY LINE SOUTH 00°43'56" WEST 17.50 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 88°47'34" WEST, 240.64 FEET; THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 37.93 FEET; THENCE SOUTH 00°38'46" WEST, 50.00 FEET; THENCE NORTH 89°21'14" WEST, 30.00 FEET; THENCE NORTH 00°38'46" EAST, 50.00 FEET; THENCE SOUTH 89°21'14" EAST, 12.50 FEET; THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°21'14" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 6,616 SQUARE FEET, MORE OR LESS

PRJ-77723
10/24/19

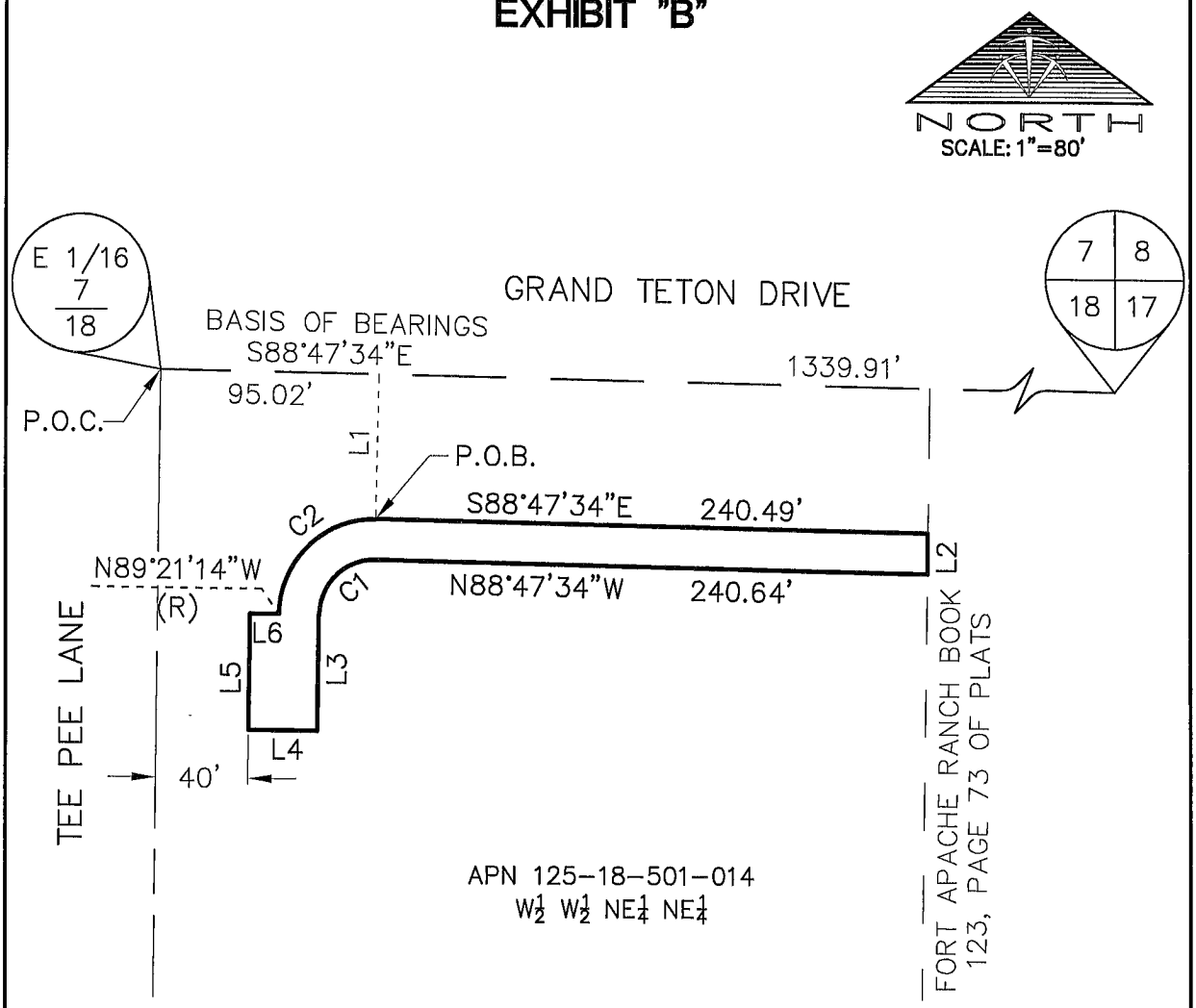
BASIS OF BEARINGS

SOUTH 88°47'34" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN FILE 197, PAGE 99 OF SURVEYS AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

END OF DESCRIPTION

PRJ-77723
10/24/19

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°12'26"W	62.50'
L2	S00°43'56"W	17.50'
L3	S00°38'46"W	50.00'
L4	N89°21'14"W	30.00'
L5	N00°38'46"E	50.00'
L6	S89°21'14"E	12.50'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°33'40"	24.00'	37.93'	24.24'
C2	90°33'40"	41.50'	65.59'	41.91'

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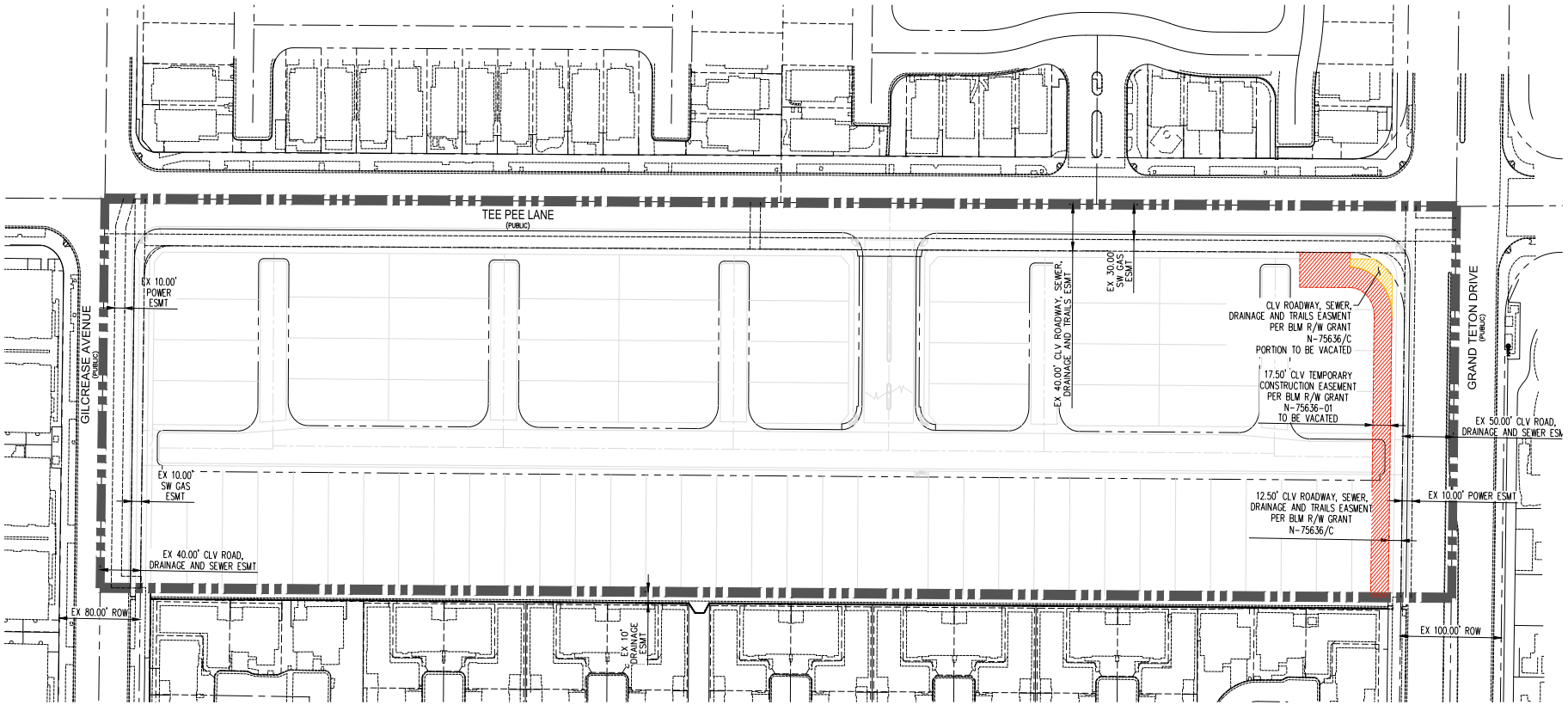
TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

PRJ-77723
10/24/19



SLATER HANIFAN GROUP
• Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KBHOME

BREMERTON

PUBLIC VACATIONS EXHIBIT

S 21
T 20
R 60

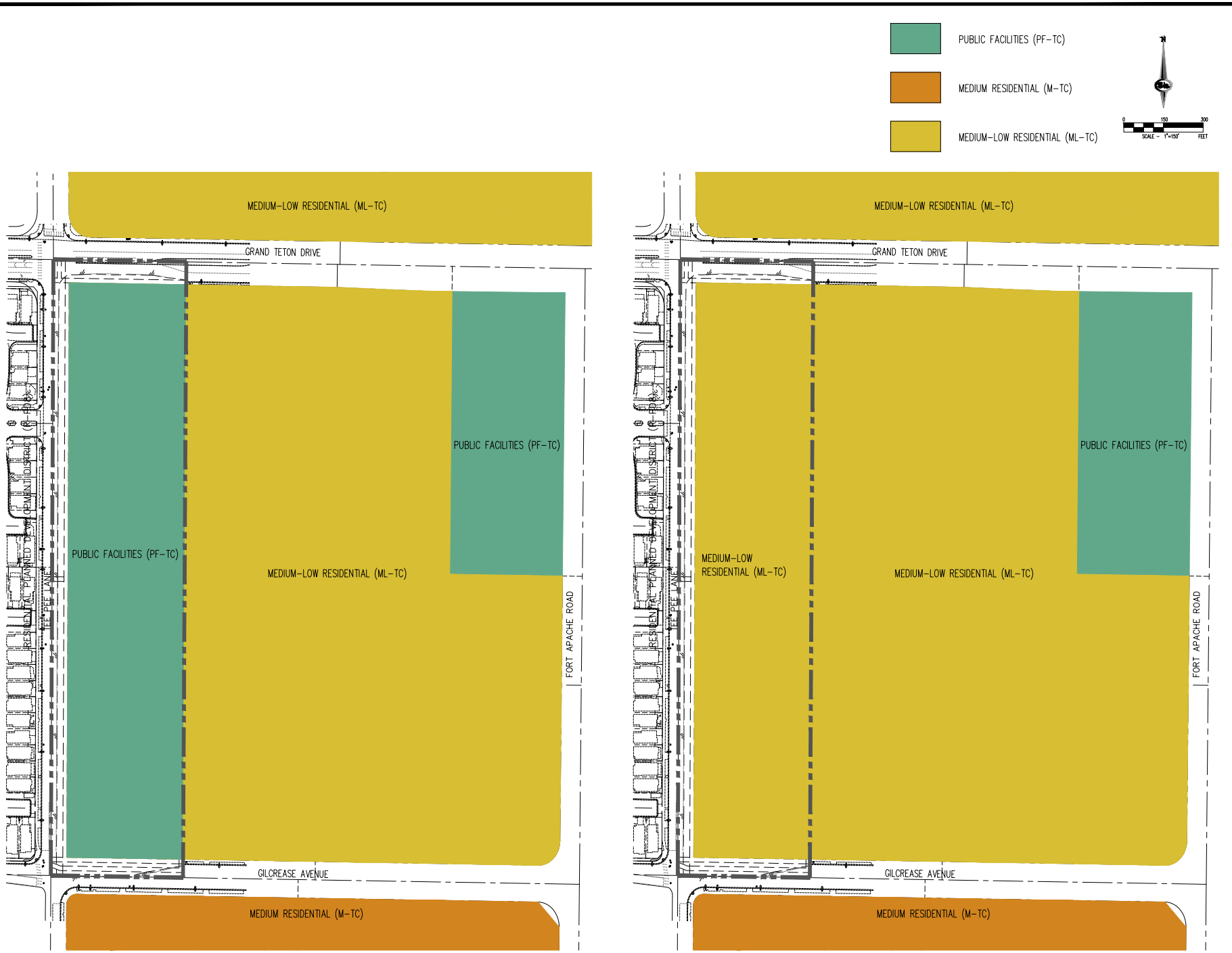
DATE: 10/23/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

PRJ-77723
11/20/19

EX-1
SHEET 1 OF 1

k:\kbh1917-000 gilcrease & tee pee\dwg\entitlements\kbh1917-000 vacation exhibit.dwg 11/13/2019 11:10 AM Mark Key



PRJ-77723
10/21/19

SLATER HANIFAN GROUP
a Watwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KB HOME

BREMERTON

LAND USE MAP

S 21
T 19
R 60

DATE: 10/02/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

EX-1
SHEET 1 OF 1

J:\KBH1917-000 Bremerton & Iron Mtn\Entitlements\KBH1917-000 land use map.dwg 10/18/2019 11:43 AM Kevin Hori

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R. [illegible] 07/11/2019

Form 2800-14
(August 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT

Issuing Office
Las Vegas Field Office
Serial Number
N-75636/C

1. A (right-of-way) is hereby granted pursuant to:

a. [X] Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1761);

b. [ ] Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

c. [ ] Other (describe)_____.

2. Nature of Interest:

a. By this instrument, the holder, City of Las Vegas, a political subdivision of the State of Nevada, receives a right to construct, operate, maintain, and terminate a right-of-way for roadway, sanitary sewer, drainage, trails and related facilities on public lands (or Federal land for MLA Rights-of-Way) described as follows:

Mount Diablo Meridian, Nevada
T. 19 S., R. 60 E.,
Sec. 18, E1/2NE1/4NE1/4NE1/4, W1/2NW1/4NE1/4NE1/4
and W1/2SW1/4NE1/4NE1/4.

b. The right-of-way or permit area granted herein is 12 to 27 feet wide, 1,175 feet in length, and contains 0.44 acres, more or less. If a site type facility, the facility contains N/A acres.

c. This instrument shall be granted in perpetuity, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

d. This instrument [ ] may [ ] may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE

e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

(Continued on page 2)

PRJ-77723
10/24/19

3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. NOT APPLICABLE

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.

b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.

c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.

d. The legal, stipulations, Biological Opinions, maps, or designs set forth in Exhibits A, B C and D dated_____, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.

e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.

f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

_____	_____
(Signature of Holder)	Boris Poff Acting Assistant Field Manager Division of Lands
_____	_____
(Title)	(Title)
_____	_____
(Date)	(Effective Date of Grant)

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-006
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND FORT APACHE ROAD, BEING A PORTION OF APN 125-18-501-006, FOR RIGHT-OF-WAY ACQUISITION PURPOSE.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND FORT APACHE ROAD SAME BEING THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 00°59'26" WEST, 103.61 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°00'34" WEST, 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF FORT APACHE ROAD ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT OF WAY OF FORT APACHE ROAD SOUTH 00°59'26" WEST, 566.03 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF FORT APACHE RANCH COMMON INTEREST COMMUNITY AS SHOWN ON THAT CERTAIN MAP BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF FORT APACHE ROAD AND ALONG SAID NORTHERLY BOUNDARY LINE, NORTH 88°47'48" WEST, 12.50 FEET;

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE NORTH 00°59'26" EAST, 556.46 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 36.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 57.20 FEET;

THENCE NORTH 89°47'34" WEST, 193.95 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 122.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 12°10'38", AN ARC LENGTH OF 26.04 FEET TO A POINT OF REVERSE CURVATURE;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 13°23'04" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 77.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°06'32", AN ARC LENGTH OF 16.38 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF FORT APACHE RANCH COMMON INTEREST COMMUNITY AS SHOWN ON THAT CERTAIN MAP BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID WESTERLY BOUNDARY LINE OF SAID EAST HALF (E 1/2) NORTH00°54'16" EAST, 22.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GRAND TETON DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE SOUTH 88°47'34" EAST, 231.13 FEET;

PRJ-77723
10/24/19

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DESIGN GROUP

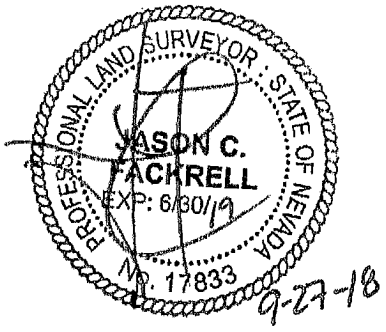
6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 84.62 FEET TO THE **POINT OF BEGINNING;**

CONTAINING 14,678 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

JASON C. FACKRELL, PLS
NEVADA LICENSE NO. 17833

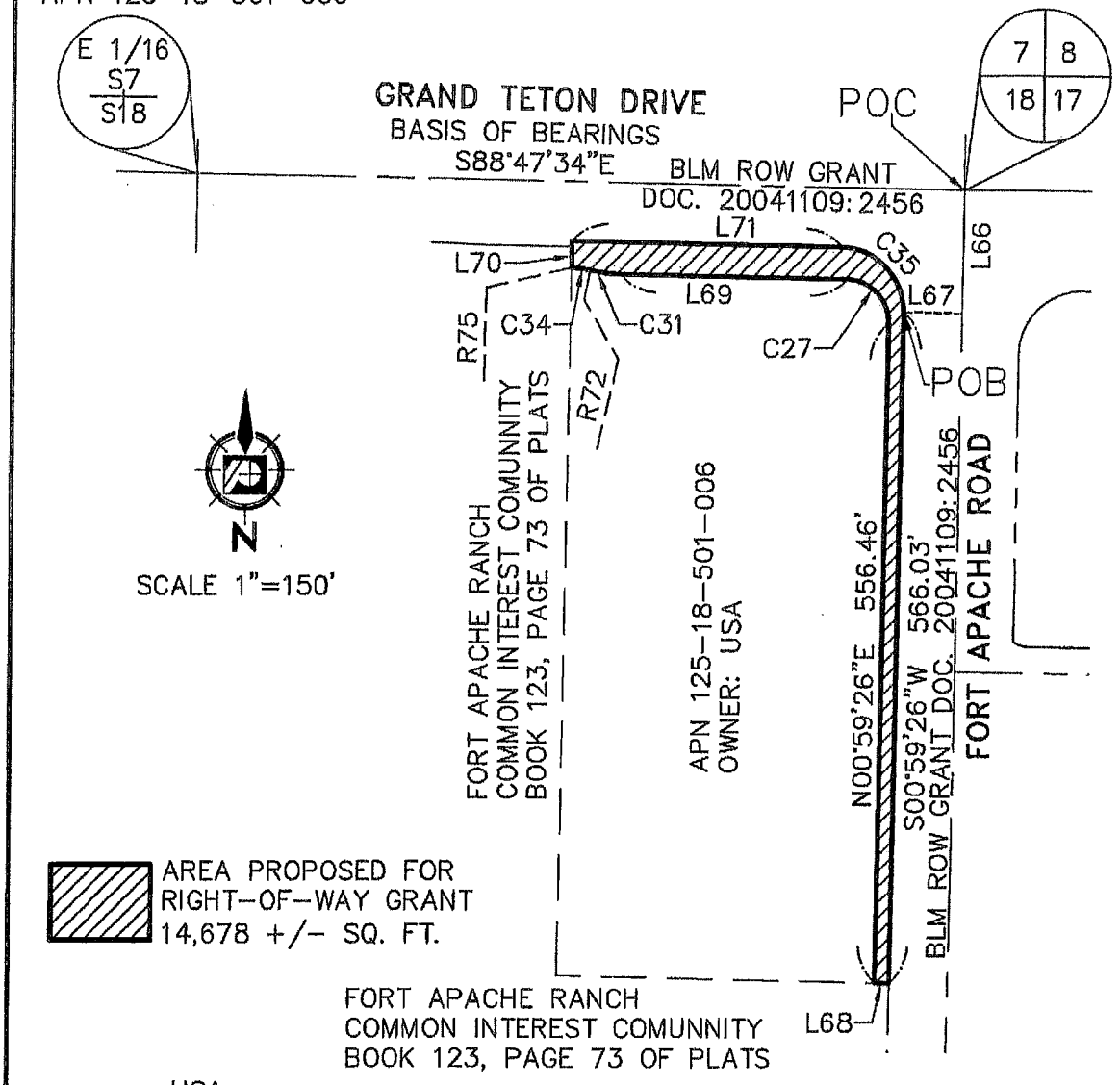


G:\17109 Grand Teton Overpass\H07149\Survey Drawings\Legal Description\125-18-501-014_LVACQN_02_REVISED 09-11-2018.docm

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006



OWNER USA
PARCEL NO. 125-18-501-006
SECTION, TOWNSHIP, RANGE SECTION 18, T. 19 S., R. 60 E.
TOTAL AREA OF PARCEL 5.0 ACRES
AREA OF PROPOSED R/W GRANT 14,678 SQ. FT.
REFERENCE: 9999999:99999 LVACQN_02

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON
AREA PROPOSED FOR
RIGHT-OF-WAY GRANT

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. / VERT. 1"=150'
WO#:	17109
DRAWN BY:	RRH
DATE:	09/11/2018
SHEET	4 OF 5

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006

RADIAL LINE TABLE	
NO.	BEARING
R72	N13°23'04"E
R75	N1°16'32"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L66	S0°59'26"W	103.61'
L67	N89°00'34"W	50.00'
L68	N88°47'48"W	12.50'
L69	N88°47'34"W	193.95'
L70	N0°54'16"E	22.50'
L71	S88°47'34"E	231.13'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C27	36.50'	89°47'00"	57.20'	36.36'
C31	122.50'	12°10'38"	26.04'	13.07'
C34	77.50'	12°06'32"	16.38'	8.22'
C35	54.00'	89°47'00"	84.62'	53.80'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
AREA FOR PROPOSED
RIGHT-OF-WAY GRANT

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N\A VERT.
WO#:	LV17109
DRAWN BY:	RDJ
DATE:	07/09/2018
SHEET	5 OF 5

PRJ-77723
10/24/19

LVACQN_2_REVISED_09-11-2018

Point of Beginning : North: 677757.4229' East: 215647.5530'

Segment #1 : Line

Course: S00° 59' 26.00"W Length: 566.027'
North: 677191.4807' East: 215637.7677'

Segment #2 : Line

Course: N88° 47' 47.83"W Length: 12.500'
North: 677191.7432' East: 215625.2704'

Segment #3 : Line

Course: N00° 59' 26.00"E Length: 556.461'
North: 677748.1215' East: 215634.8903'

Segment #4 : Curve

Length: 57.196' Radius: 36.500'
Delta: 089°47'00" Tangent: 36.362'
Chord: 51.521' Course: N43° 54' 04.00"W
Course In: N89° 00' 34.00"W Course Out: N01° 12' 26.00"E
RP North: 677748.7525' East: 215598.3958'
End North: 677785.2444' East: 215599.1648'

Segment #5 : Line

Course: N88° 47' 34.00"W Length: 193.948'
North: 677789.3306' East: 215405.2596'

Segment #6 : Curve

Length: 26.035' Radius: 122.500'
Delta: 012°10'38" Tangent: 13.067'
Chord: 25.986' Course: N82° 42' 15.08"W
Course In: N01° 12' 26.00"E Course Out: S13° 23' 03.83"W
RP North: 677911.8034' East: 215407.8405'
End North: 677792.6306' East: 215379.4838'

Segment #7 : Curve

Length: 16.379' Radius: 77.500'
Delta: 012°06'32" Tangent: 8.220'
Chord: 16.348' Course: N82° 40' 12.00"W
Course In: S13° 23' 03.83"W Course Out: N01° 16' 32.17"E
RP North: 677717.2356' East: 215361.5439'
End North: 677794.7164' East: 215363.2691'

Segment #8 : Line

Course: N00° 54' 15.84"E Length: 22.500'
North: 677817.2139' East: 215363.6243'

Segment #9 : Line

PRJ-77723
10/24/19

Course: S88° 47' 34.00"E Length: 231.126'
North: 677812.3445' East: 215594.6988'

Segment #10 : Curve

Length: 84.619' Radius: 54.000'
Delta: 089°47'00" Tangent: 53.796'
Chord: 76.223' Course: S43° 54' 04.00"E
Course In: S01° 12' 26.00"W Course Out: S89° 00' 34.00"E
RP North: 677758.3565' East: 215593.5611'
End North: 677757.4229' East: 215647.5530'

Perimeter: 1766.791' Area: 14678.48 Sq. Ft.

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-014
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHEASTERLY OF GRAND TETON DRIVE AND TEE PEE LANE, BEING A PORTION OF APN 125-18-501-014, FOR AREA PROPOSED FOR RIGHT-OF-WAY GRANT.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 65.74 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE ALSO BEING THE **POINT OF BEGINNING;**

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF GRAND TETON DRIVE SOUTH 88°47'34" EAST, 269.67 FEET TO THE WESTERLY BOUNDARY LINE OF THAT CERTAIN PLAT OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; ;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY OF GRAND TETON DRIVE AND ALONG SAID WESTERLY BOUNDARY LINE SOUTH 00°43'56" WEST, 12.50 FEET;

THENCE DEPARTING WESTERLY BOUNDARY LINE SAID WESTERLY BOUNDARY LINE NORTH 88°47'34" WEST, 240.49 FEET;

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET;

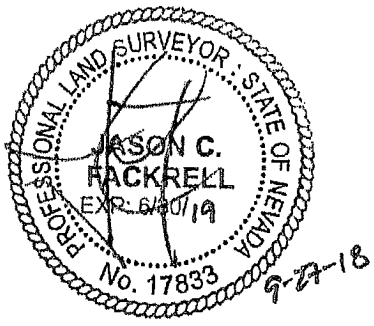
THENCE NORTH 89°21'14" WEST, 12.50 FEET TO THE EASTERLY RIGHT OF WAY OF TEE PEE LANE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY OF TEE PEE LANE NORTH 00°38'46" EAST, 29.29 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY OF TEE PEE LANE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 39.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE SAME POINT BEING THE **POINT OF BEGINNING.**

CONTAINING 4,452 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



JASON C. FACKRELL, PLS
NEVADA LICENSE NO. 17833

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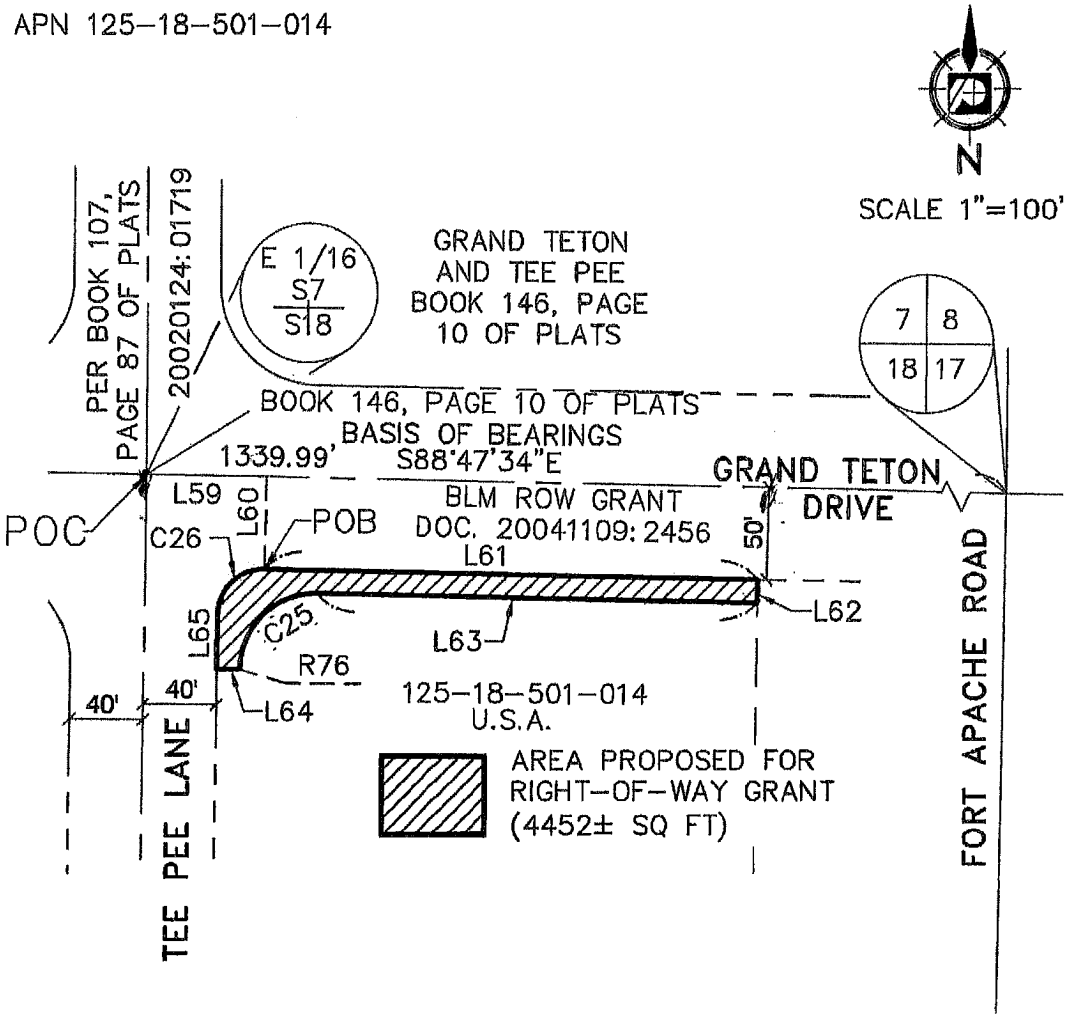
PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014



OWNER USA
PARCEL NO. 125-18-501-014
SECTION, TOWNSHIP, RANGE SECTION 18, T. 19 S., R. 60 E.
TOTAL AREA OF PARCEL 10 ACRES +/-
AREA OF PROPOSED R/W GRANT 4,452 SQ. FT.
REFERENCE: 9999999:99999 LVACQN_01

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
AREA PROPOSED FOR
RIGHT-OF-WAY GRANT

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. 1"=150'
	VERT.
WO#:	17109
DRAWN BY:	RRH
DATE:	09/11/2018
SHEET	3 OF 4

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014

RADIAL LINE TABLE	
NO.	BEARING
R76	N89°21'14"W

LINE TABLE		
Line #	Length	Direction
L59	65.74	S88°47'34"E
L60	50.00	S1°12'26"W
L61	269.67	S88°47'34"E
L62	12.50	S0°43'56"W
L63	240.49	N88°47'34"W
L64	12.50	N89°21'14"W
L65	29.29	N0°38'46"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C25	41.50'	90°33'40"	65.59'	41.91'
C26	25.00'	90°33'40"	39.51'	25.25'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
AREA PROPOSED FOR
RIGHT-OF-WAY GRANT

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. 1"=100' VERT.
WO#:	LV17109-100-C
DRAWN BY:	RRH
DATE:	09/11/2018
SHEET	4 OF 4

PRJ-77723
10/24/19

By [illegible] 07/09/2019

Form 2800-14
(August 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT

Issuing Office
Las Vegas Field Office
Serial Number
N-75636-01

1. A (right-of-way) is hereby granted pursuant to:

   a. [X] Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1761);

   b. [ ] Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

   c. [ ] Other (describe)_____.

2. Nature of Interest:

   a. By this instrument, the holder, City of Las Vegas, a political subdivision of the State of Nevada, receives a right to construct, operate, maintain, and terminate a right-of-way for roadway, sanitary sewer, drainage, trails and related facilities on public lands (or Federal land for MLA Rights-of-Way) described as follows:

   Mount Diablo Meridian, Nevada
   T. 19 S., R. 60 E.,
   Sec. 18, E1/2NE1/4NE1/4NE1/4, W1/2NW1/4NE1/4NE1/4
   and W1/2SW1/4NE1/4NE1/4.

   This is a temporary short-term construction and staging area. A map showing the location of the right-of0way is on file with the Bureau of Land Management, Las Vegas Field office, in casefile N-75636-01.

   b. The right-of-way or permit area granted herein is 17 to 30 feet wide, 1,169 feet in length, and contains 0.46 acres, more or less. If a site type facility, the facility contains N/A acres.

   c. This instrument shall terminate on August 7, 2023, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

   d. This instrument [X] may [ ] may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE

   e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

(Continued on page 2)

PRJ-77723
10/24/19

3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. NOT APPLICABLE

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.

b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.

c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.

d. The legal, stipulations, Biological Opinions, maps, or designs set forth in Exhibits A, B C and D dated_____, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.

e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.

f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

_____	_____
(Signature of Holder)	Boris Poff Acting Assistant Field Manager Division of Lands
_____	_____
(Title)	(Title)
_____	_____
(Date)	(Effective Date of Grant)

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-006
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND FORT APACHE ROAD, BEING A PORTION OF APN 125-18-501-006, FOR SHORT-TERM RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND FORT APACHE ROAD SAME BEING THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 00°59'26" WEST, 113.13 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°00'34" WEST, 62.50 FEET, BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°59'26" WEST, 556.46 FEET TO THE A POINT ON THE NORTH LINE OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID NORTH LINE, NORTH 88°47'48" WEST, 17.50 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°59'26" EAST, 556.42 FEET;

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DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 37.61 FEET;

THENCE NORTH 88°47'34" WEST, 230.95 FEET TO A POINT ON THE EASTERLY LINE OF FORT APACHE RANCH COMMON INTEREST COMMUNITY AS SHOWN ON THAT CERTAIN MAP BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°54'16" EAST, 17.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°16'32" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 77.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°06'32", AN ARC LENGTH OF 16.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 13°23'04" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 122.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 12°10'38", AN ARC LENGTH OF 26.04 FEET;

THENCE SOUTH 88°47'34" EAST, 193.95 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 36.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 57.20 FEET TO THE **POINT OF BEGINNING**;

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

CONTAINING 13,487 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

JASON C. FACKRELL PLS
NEVADA LICENSE NO. 17833

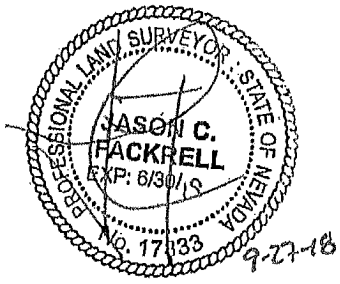
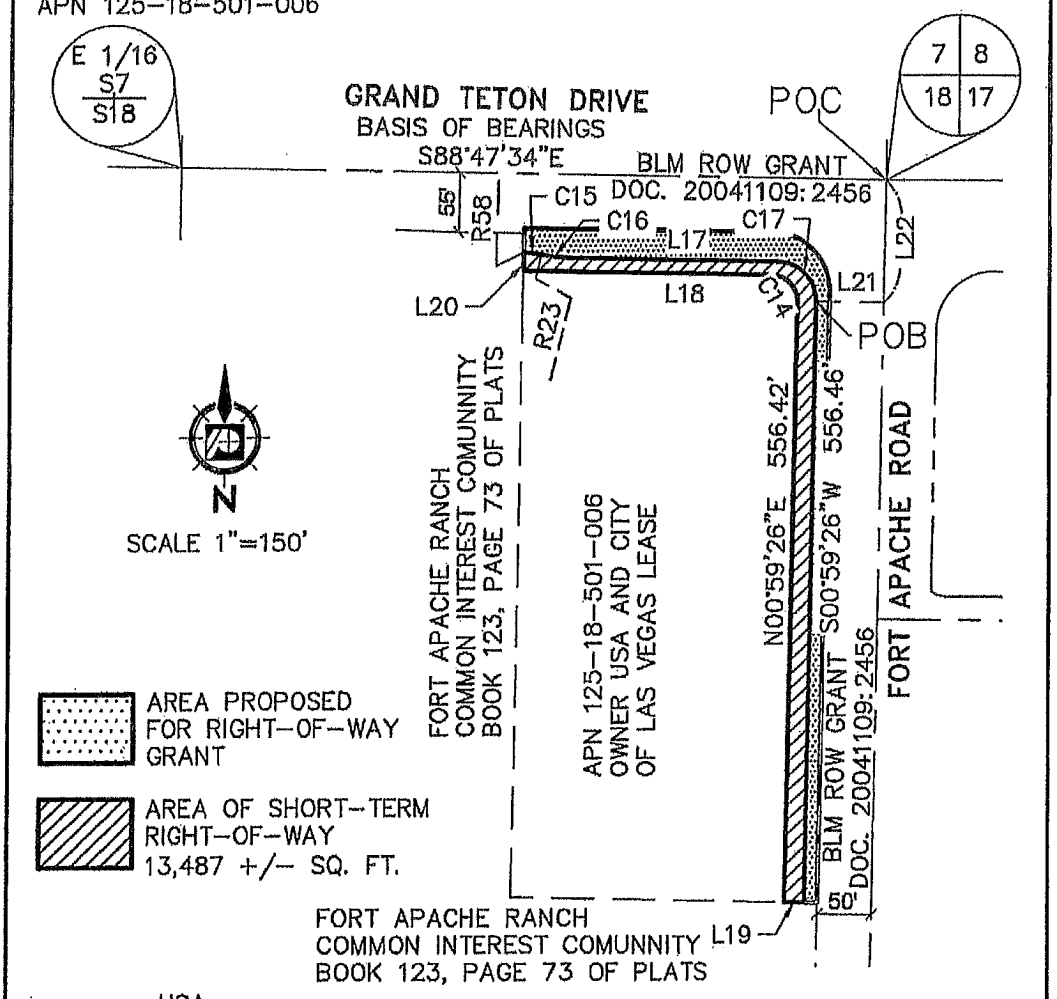


EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006



OWNER USA
PARCEL NO. 128-18-501-006
SECTION, TOWNSHIP, RANGE SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST
TOTAL AREA OF PARCEL 5.0 ACRES
AREA OF S-T ROW 13,487 SQ. FT.
REFERENCE: 99999999:99999 TCE_01

POGGEMEYER DESIGN GROUP 6960 Smoke Ranch Road Suite 110 Las Vegas, Nevada 89128 p) 702.255.8100	GRAND TETON DRIVE SHORT-TERM RIGHT-OF-WAY DEPARTMENT OF PUBLIC WORKS CITY OF LAS VEGAS	SCALE HORZ. 1"=150' VERT. WO#: 17109 DRAWN BY: RRH DATE: 09/11/2018 SHEET 4 OF 5

Exhibit D
N-75636 &
N-75636-01
Page 5 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S88°47'34"E	193.95'
L18	N88°47'34"W	230.95'
L19	N88°47'48"W	17.50'
L20	N0°54'16"E	17.00'
L21	N89°00'34"W	62.50'
L22	S0°59'26"W	113.13'

RADIAL LINE TABLE	
NO.	BEARING
R23	S13°23'04"W
R58	N1°16'32"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C14	24.00'	89°47'00"	37.61'	23.91'
C15	77.50'	12°06'32"	16.38'	8.22'
C16	122.50'	12°10'38"	26.04'	13.07'
C17	36.50'	89°47'00"	57.20'	36.36'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N\A VERT.
WO#:	LV17109
DRAWN BY:	RDJ
DATE:	07/09/2018
SHEET	5 OF 5

PRJ-77723
10/24/19

TCE_01

Point of Beginning : North: 683729.1170' East: 241562.6564'

Segment #1 : Line

Course: S00° 59' 26.00"W Length: 556.461'
North: 683172.7388' East: 241553.0366'

Segment #2 : Line

Course: N88° 47' 47.83"W Length: 17.500'
North: 683173.1063' East: 241535.5403'

Segment #3 : Line

Course: N00° 59' 26.00"E Length: 556.415'
North: 683729.4384' East: 241545.1594'

Segment #4 : Curve

Length: 37.608' Radius: 24.000'
Delta: 089°47'00" Tangent: 23.909'
Chord: 33.877' Course: N43° 54' 04.00"W
Course In: N89° 00' 34.00"W Course Out: N01° 12' 26.00"E
RP North: 683729.8533' East: 241521.1630'
End North: 683753.8480' East: 241521.6686'

Segment #5 : Line

Course: N88° 47' 34.00"W Length: 230.953'
North: 683758.7138' East: 241290.7669'

Segment #6 : Line

Course: N00° 54' 15.84"E Length: 17.000'
North: 683775.7119' East: 241291.0353'

Segment #7 : Curve

Length: 16.379' Radius: 77.500'
Delta: 012°06'32" Tangent: 8.220'
Chord: 16.348' Course: S82° 40' 12.00"E
Course In: S01° 16' 32.17"W Course Out: N13° 23' 03.83"E
RP North: 683698.2311' East: 241289.3100'
End North: 683773.6261' East: 241307.2499'

Segment #8 : Curve

Length: 26.035' Radius: 122.500'
Delta: 012°10'38" Tangent: 13.067'
Chord: 25.986' Course: S82° 42' 15.08"E
Course In: N13° 23' 03.83"E Course Out: S01° 12' 26.00"W
RP North: 683892.7989' East: 241335.6066'
End North: 683770.3261' East: 241333.0257'

Segment #9 : Line

PRJ-77723
10/24/19

TCE_01

Course: S88° 47' 34.00"E Length: 193.948'
North: 683766.2399' East: 241526.9309'

Segment #10 : Curve

Length: 57.196' Radius: 36.500'
Delta: 089°47'00" Tangent: 36.362'
Chord: 51.521' Course: S43° 54' 04.00"E
Course In: S01° 12' 26.00"W Course Out: S89° 00' 34.00"E
RP North: 683729.7480' East: 241526.1619'
End North: 683729.1170' East: 241562.6564'

Perimeter: 1709.496' Area: 13486.72 Sq. Ft.

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-014
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHEASTERLY OF GRAND TETON DRIVE AND TEE PEE LANE, BEING A PORTION OF APN 125-18-501-014, FOR SHORT-TERM RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 95.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 62.50 FEET TO THE **POINT OF BEGINNING;**

THENCE SOUTH 88°47'34" EAST, 240.49 FEET TO A POINT ON THE WESTERLY LINE OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;;

THENCE ALONG SAID WESTERLY LINE, LANE SOUTH 00°43'56" WEST, 17.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 88°47'34" WEST, 240.64 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 37.93 FEET;

POGGEMEYER
DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE SOUTH 00°38'46" WEST, 50.00 FEET;

THENCE NORTH 89°21'14" WEST, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TEE PEE LANE;

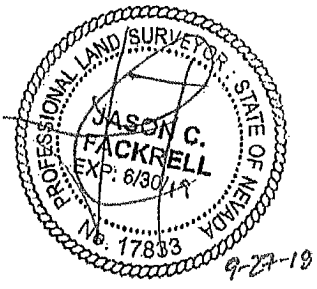
THENCE ALONG SAID EASTERLY RIGHT-OF-LINE NORTH 00°38'46" EAST, 50.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-LINE SOUTH 89°21'14" EAST, 12.50;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°21'14" WEST CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 6,616 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



JASON C. FACKRELL, PLS
NEVADA LICENSE NO. 17833

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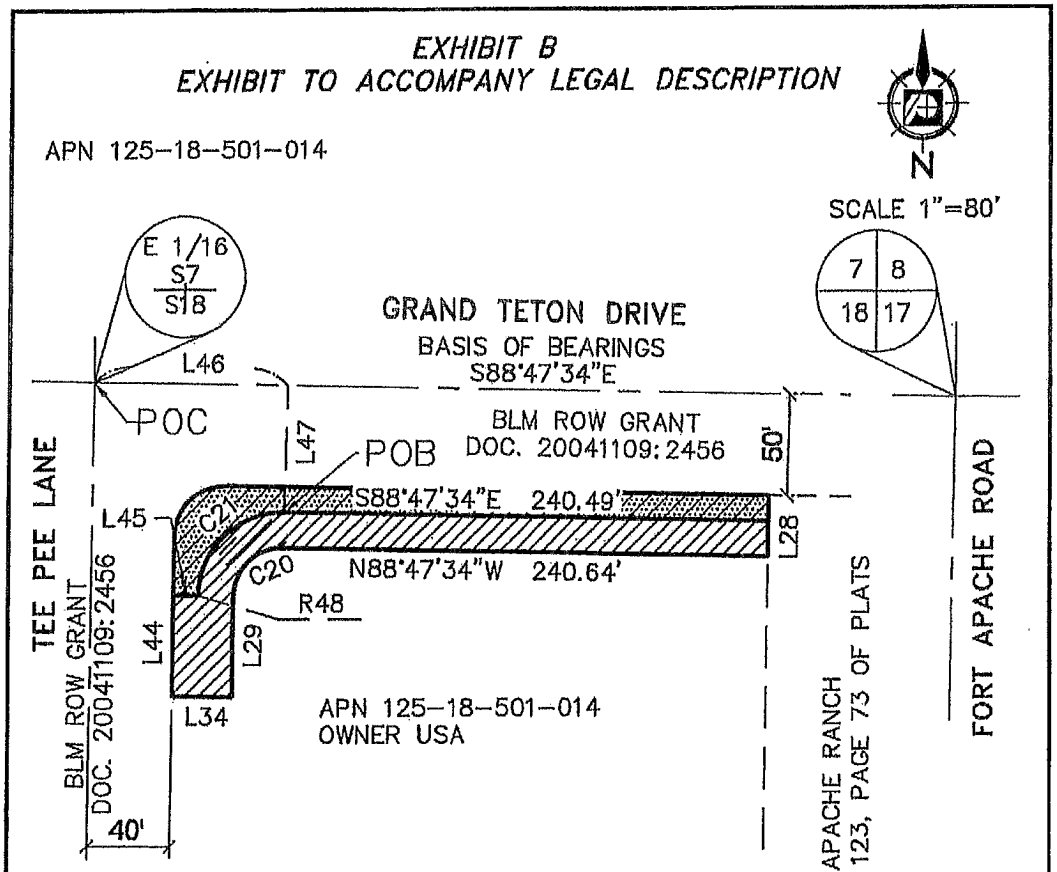
Exhibit D
N-75636 &
N-75636-01
Page 10 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014



AREA PROPOSED FOR RIGHT-OF-WAY GRANT

AREA OF SHORT-TERM RIGHT-OF-WAY 6,616 +/- SQ. FT.

OWNER USA
PARCEL NO. 128-18-501-014
SECTION, TOWNSHIP, RANGE SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST
TOTAL AREA OF PARCEL 10.0 ACRES
AREA OF S-T ROW 6,616 SQ. FT.
REFERENCE: 99999999:99999 TCE_02

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. 1"=80'
	VERT.
WO#:	17109
DRAWN BY:	RRH
DATE:	09/10/2018
SHEET	3 OF 4

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	S0°43'56"W	17.50'
L29	S0°38'46"W	50.00'
L34	N89°21'14"W	30.00'
L44	N0°38'46"E	50.00'
L45	S89°21'14"E	12.50'
L46	S88°47'34"E	95.02'
L47	S1°12'26"W	62.50'

RADIAL LINE TABLE	
NO.	BEARING
R48	N89°21'14"W

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C20	24.00'	90°33'40"	37.93'	24.24'
C21	41.50'	90°33'40"	65.59'	41.91'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N\A VERT.
WO#:	LV17109
DRAWN BY:	RRH
DATE:	07/10/2018
SHEET	4 OF 4

PRJ-77723
10/24/19

DIAMOND SURVEYING, INC.
Land Survey Consulting

APRIL 20, 2004
APN# 125-18-501-014
APN# 125-18-501-006

EXPLANATION: THIS LEGAL DESCRIBES A TRACT OF LAND GENERALLY LYING ALONG THE TEE PEE LANE AND GILCREASE AVENUE ALIGNMENTS, NORTHERLY AND EASTERLY OF THE INTERSECTION OF TEE PEE LANE AND GILCREASE AVENUE AND ALONG THE FORT APACHE ROAD ALIGNMENT, SOUTHERLY OF GRAND TETON DRIVE, FOR ROAD RIGHT-OF-WAY, SANITARY SEWER AND DRAINAGE PURPOSES.

LEGAL DESCRIPTION:

THE WEST 40.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 50.00 FEET OF SAID WEST 40.00 FEET.

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE NORTHWESTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2), BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE WEST HALF (W 1/2) AND BOUNDED ON THE SOUTHEAST BY THE ARC OF A CIRCLE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2) AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE WEST HALF (W 1/2).

AND

THE WEST AND SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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PRJ-77723
10/24/19

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE SOUTHWESTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2), BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) AND BOUNDED ON THE NORTHEAST BY THE ARC OF A CIRCLE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2) AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH 40.00 FEET OF THE WEST HALF (W 1/2).

AND

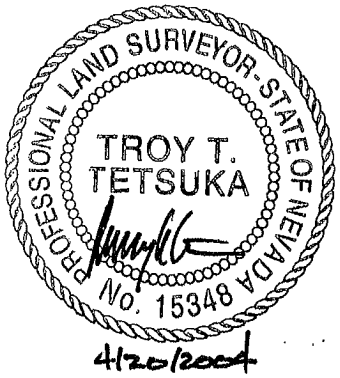
THE EAST 50.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 50.00 FEET OF SAID EAST 50.00 FEET.

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE NORTHEASTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE EAST BY THE WEST LINE OF SAID EAST 50.00 FEET OF THE EAST HALF (E 1/2), BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE EAST HALF (E 1/2) AND BOUNDED ON THE SOUTHWEST BY THE ARC OF A CIRCLE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 54.00 FEET, SAID ARC BEING TANGENT TO THE WEST LINE OF SAID EAST 50.00 FEET OF THE EAST HALF (E 1/2) AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE EAST HALF (E 1/2).

CONTAINS 95,215 SQUARE FEET OR 2.186 ACRES (MORE OR LESS).

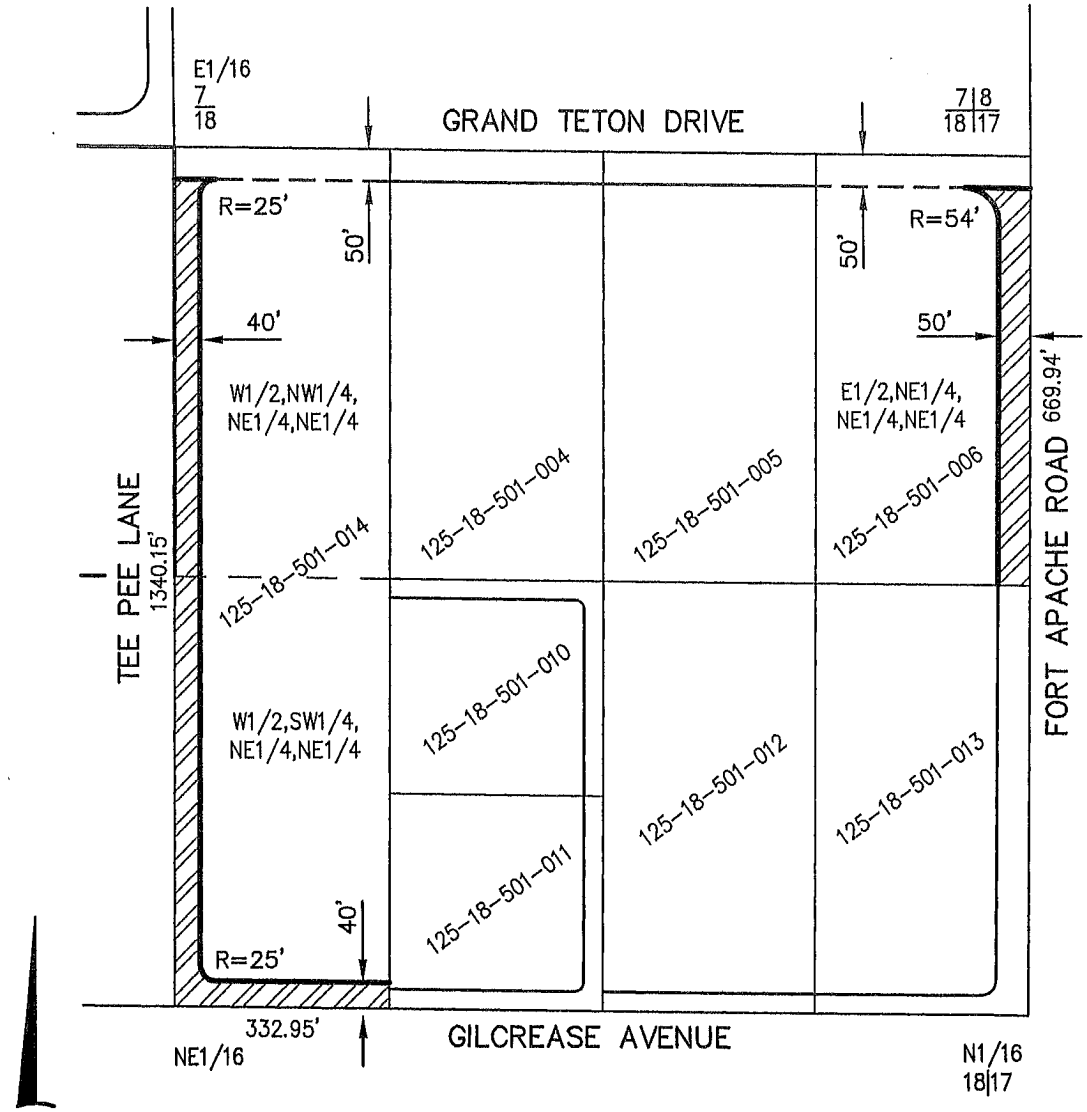
TROY T. TETSUKA, PLS
NEVADA LICENSE NO. 15348
EXPIRES: JUNE 30, 2004



PRJ-77723
10/24/19

EXHIBIT MAP

FOR A TRACT OF LAND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APRIL 20, 2004



LEGEND

95,215 SQUARE FEET
2.186 ACRES

North

SCALE: 1"=300'

SHEET 1 OF 1 JOB NO.: SHG1018

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
702.284.5390 FAX: 702.284.5391

PRJ-77723
10/24/19

By 02/05/2019

Form 2800-14
(August 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT

Issuing Office
Las Vegas Field Office
Serial Number
N-75636-01

1. A (right-of-way) is hereby granted pursuant to:

   a. [X] Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1761);

   b. [ ] Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

   c. [ ] Other (describe)_____.

2. Nature of Interest:

   a. By this instrument, the holder, City of Las Vegas, a political subdivision of the State of Nevada, receives a right to construct, operate, maintain, and terminate a right-of-way for roadway, sanitary sewer, drainage, trails and related facilities on public lands (or Federal land for MLA Rights-of-Way) described as follows:

Mount Diablo Meridian, Nevada
T. 19 S., R. 60 E.,
Sec. 18, E1/2NE1/4NE1/4NE1/4, W1/2NW1/4NE1/4NE1/4
and W1/2SW1/4NE1/4NE1/4.

This is a temporary short-term construction and staging area. A map showing the location of the right-of0way is on file with the Bureau of Land Management, Las Vegas Field office, in casefile N-75636-01.

b. The right-of-way or permit area granted herein is 17 to 30 feet wide, 1,169 feet in length, and contains 0.46 acres, more or less. If a site type facility, the facility contains N/A acres.

c. This instrument shall terminate on August 7, 2023, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

d. This instrument [X] may [ ] may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE

e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

(Continued on page 2)

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3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. NOT APPLICABLE

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.

b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.

c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.

d. The legal, stipulations, Biological Opinions, maps, or designs set forth in Exhibits A, B C and D dated_____, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.

e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.

f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

_____	_____
(Signature of Holder)	Boris Poff Acting Assistant Field Manager Division of Lands
_____	_____
(Title)	(Title)
_____	_____
(Date)	(Effective Date of Grant)

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-8204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-006
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND FORT APACHE ROAD, BEING A PORTION OF APN 125-18-501-006, FOR SHORT-TERM RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND FORT APACHE ROAD SAME BEING THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 00°59'26" WEST, 113.13 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°00'34" WEST, 62.50 FEET, BEING THE **POINT OF BEGINNING;**

THENCE SOUTH 00°59'26" WEST, 556.46 FEET TO THE A POINT ON THE NORTH LINE OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 129, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID NORTH LINE, NORTH 88°47'48" WEST, 17.50 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°59'26" EAST, 556.42 FEET;

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DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 37.61 FEET;

THENCE NORTH 88°47'34" WEST, 230.95 FEET TO A POINT ON THE EASTERLY LINE OF FORT APACHE RANCH COMMON INTEREST COMMUNITY AS SHOWN ON THAT CERTAIN MAP BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°54'16" EAST, 17.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°16'32" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 77.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°06'32", AN ARC LENGTH OF 16.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 13°23'04" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 122.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 12°10'38", AN ARC LENGTH OF 26.04 FEET;

THENCE SOUTH 88°47'34" EAST, 193.95 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 36.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 57.20 FEET TO THE **POINT OF BEGINNING**;

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CONTAINING 13,487 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

JASON C. FACKRELL PLS
NEVADA LICENSE NO. 17633

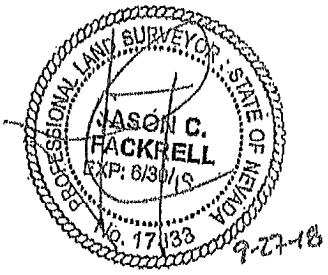
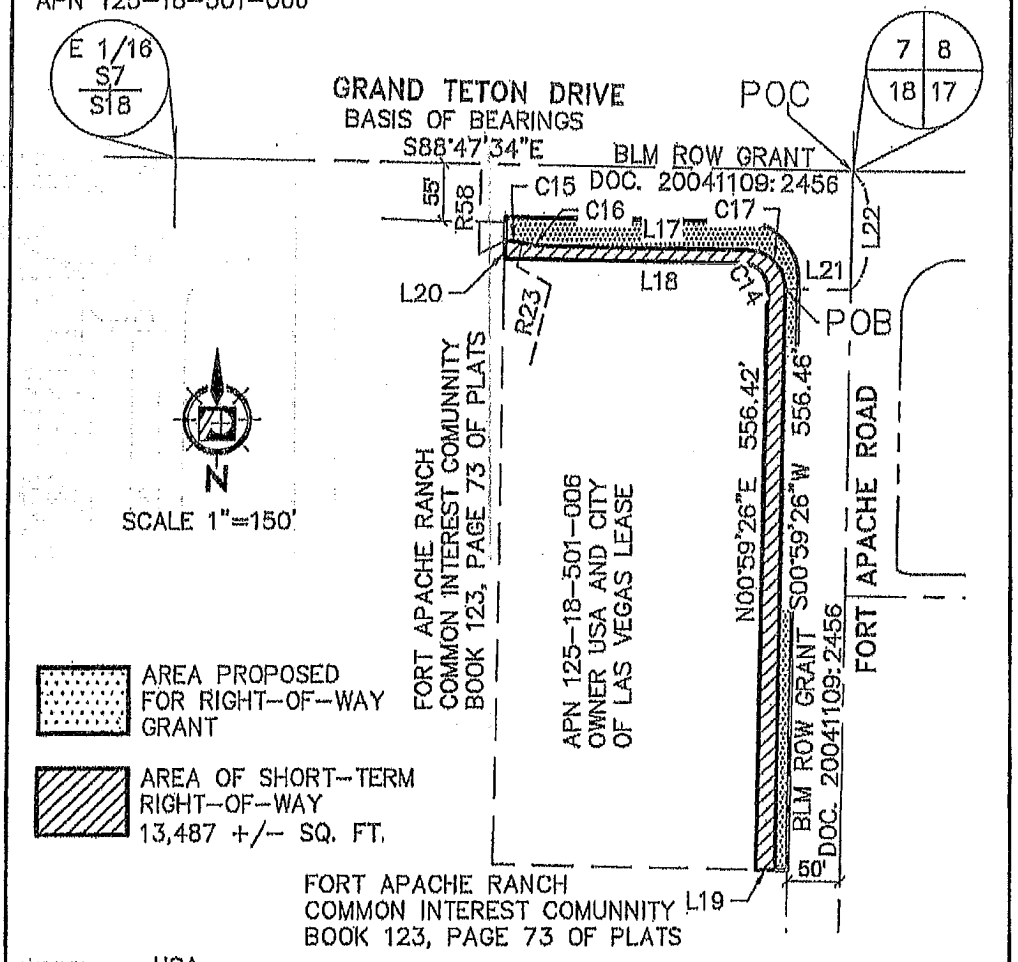


EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006



OWNER USA
PARCEL NO. 128-18-501-006
SECTION, TOWNSHIP, RANGE SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST
TOTAL AREA OF PARCEL 5.0 ACRES
AREA OF S-T ROW 13,487 SQ. FT.
REFERENCE: 99999999:99999 TCE_01

POGGEMEYER DESIGN GROUP
6980 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. 1"=150'
	VERT.
WO#:	17109
DRAWN BY:	RRH
DATE:	09/11/2018
SHEET	4 OF 5

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S88°47'34"E	193.95'
L18	N88°47'34"W	230.95'
L19	N88°47'48"W	17.50'
L20	N0°54'16"E	17.00'
L21	N89°00'34"W	62.50'
L22	S0°59'26"W	113.13'

RADIAL LINE TABLE	
NO.	BEARING
R23	S13°23'04"W
R58	N1°16'32"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C14	24.00'	89°47'00"	37.61'	23.91'
C15	77.50'	12°06'32"	16.38'	8.22'
C16	122.50'	12°10'38"	26.04'	13.07'
C17	36.50'	89°47'00"	57.20'	36.36'

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Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N.A VERT.
WO#:	LV17109
DRAWN BY:	RDJ
DATE:	07/09/2018
SHEET	5 OF 5

PRJ-77723
10/24/19

TCE_01

Point of Beginning : North: 683729.1170' East: 241562.6564'

Segment #1 : Line

Course: S00° 59' 26.00"W Length: 556.461'
North: 683172.7388' East: 241553.0366'

Segment #2 : Line

Course: N88° 47' 47.83"W Length: 17.500'
North: 683173.1063' East: 241535.5403'

Segment #3 : Line

Course: N00° 59' 26.00"E Length: 556.415'
North: 683729.4384' East: 241545.1594'

Segment #4 : Curve

Length: 37.608' Radius: 24.000'
Delta: 089°47'00" Tangent: 23.909'
Chord: 33.877' Course: N43° 54' 04.00"W
Course In: N89° 00' 34.00"W Course Out: N01° 12' 26.00"E
RP North: 683729.8533' East: 241521.1630'
End North: 683753.8480' East: 241521.6686'

Segment #5 : Line

Course: N88° 47' 34.00"W Length: 230.953'
North: 683758.7138' East: 241290.7669'

Segment #6 : Line

Course: N00° 54' 15.84"E Length: 17.000'
North: 683775.7119' East: 241291.0353'

Segment #7 : Curve

Length: 16.379' Radius: 77.500'
Delta: 012°06'32" Tangent: 8.220'
Chord: 16.348' Course: S82° 40' 12.00"E
Course In: S01° 16' 32.17"W Course Out: N13° 23' 03.83"E
RP North: 683698.2311' East: 241289.3100'
End North: 683773.6261' East: 241307.2499'

Segment #8 : Curve

Length: 26.035' Radius: 122.500'
Delta: 012°10'38" Tangent: 13.067'
Chord: 25.986' Course: S82° 42' 15.08"E
Course In: N13° 23' 03.83"E Course Out: S01° 12' 26.00"W
RP North: 683892.7989' East: 241335.6066'
End North: 683770.3261' East: 241333.0257'

Segment #9 : Line

PRJ-77723
10/24/19

TCE_01

Course: S88° 47' 34.00"E Length: 193.948'
North: 683766.2399' East: 241526.9309'

Segment #10 : Curve

Length: 57.196' Radius: 36.500'
Delta: 089°47'00" Tangent: 36.362'
Chord: 51.521' Course: S43° 54' 04.00"E
Course In: S01° 12' 26.00"W Course Out: S89° 00' 34.00"E
RP North: 683729.7480' East: 241526.1619'
End North: 683729.1170' East: 241562.6564'

Perimeter: 1709.496' Area: 13486.72 Sq. Ft.

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-8204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-014
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHEASTERLY OF GRAND TETON DRIVE AND TEE PEE LANE, BEING A PORTION OF APN 125-18-501-014, FOR SHORT-TERM RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 95.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 62.50 FEET TO THE **POINT OF BEGINNING;**

THENCE SOUTH 88°47'34" EAST, 240.49 FEET TO A POINT ON THE WESTERLY LINE OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;;

THENCE ALONG SAID WESTERLY LINE, LANE SOUTH 00°43'56" WEST, 17.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 88°47'34" WEST, 240.64 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 37.93 FEET;

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THENCE SOUTH 00°38'46" WEST, 50.00 FEET;

THENCE NORTH 89°21'14" WEST, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TEE PEE LANE;

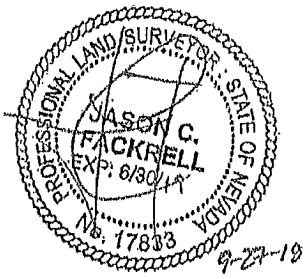
THENCE ALONG SAID EASTERLY RIGHT-OF-LINE NORTH 00°38'46" EAST, 50.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-LINE SOUTH 89°21'14" EAST, 12.50;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°21'14" WEST CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET TO THE **POINT OF BEGINNING;**

CONTAINING 6,616 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



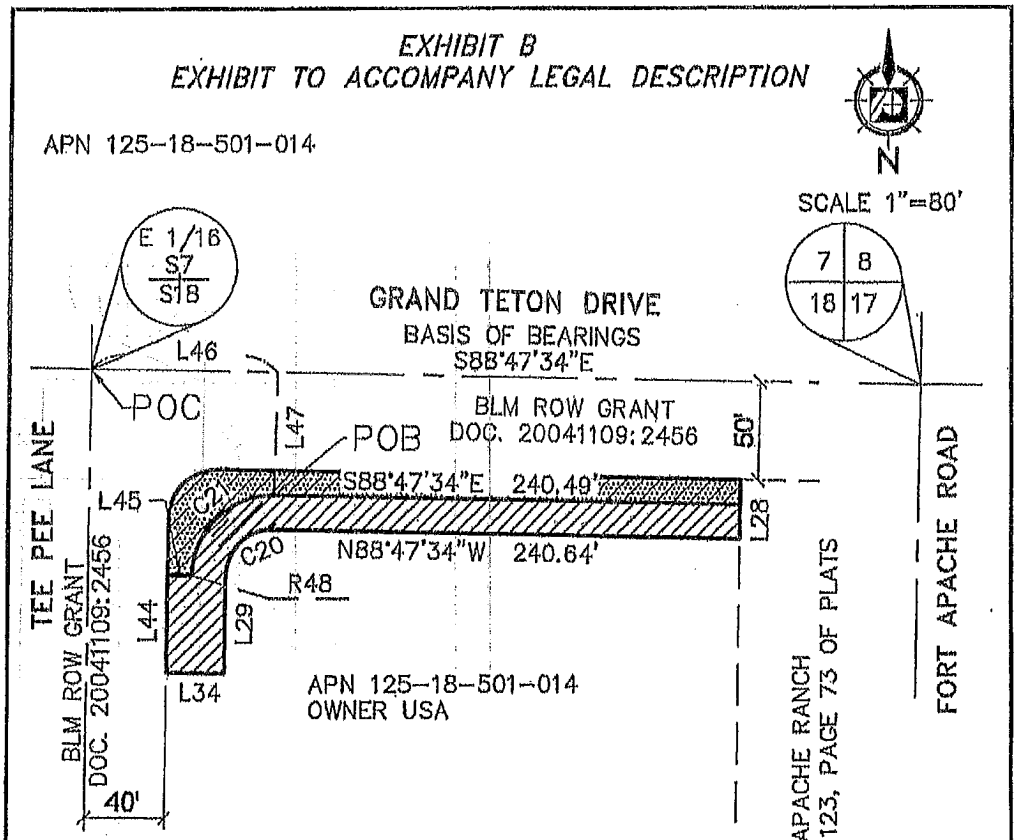
JASON C. FACKRELL, PLS
NEVADA LICENSE NO. 17833

G:\17109 Grand Teton Overpass\H07149\Survey Drawings\Legal Description\125-18-501-014_TCE_02.docm

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014



AREA PROPOSED FOR RIGHT-OF-WAY GRANT

AREA OF SHORT-TERM RIGHT-OF-WAY 6,616 +/- SQ. FT.

OWNER USA
PARCEL NO. 128-18-501-014
SECTION, TOWNSHIP, RANGE SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST
TOTAL AREA OF PARCEL 10.0 ACRES
AREA OF S-T ROW 6,616 SQ. FT.
REFERENCE: 99999999:99999 TCE_02

POGGEMEYER DESIGN GROUP 6960 Smoke Ranch Road Suite 110 Las Vegas, Nevada 89128 p) 702.255.8100	GRAND TETON DRIVE SHORT-TERM RIGHT-OF-WAY DEPARTMENT OF PUBLIC WORKS CITY OF LAS VEGAS	SCALE HORZ. 1"=80' VERT. WO#: 17109 DRAWN BY: RRH DATE: 09/10/2018 SHEET 3 OF 4

Exhibit D
N-75636 &
N-75636-01
Page 11 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	S0°43'56"W	17.50'
L29	S0°38'46"W	50.00'
L34	N89°21'14"W	30.00'
L44	N0°38'46"E	50.00'
L45	S89°21'14"E	12.50'
L46	S88°47'34"E	95.02'
L47	S1°12'26"W	62.50'

RADIAL LINE TABLE	
NO.	BEARING
R48	N89°21'14"W

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C20	24.00'	90°33'40"	37.93'	24.24'
C21	41.50'	90°33'40"	65.59'	41.91'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N\A VERT.
WO#:	LV17109
DRAWN BY:	RRH
DATE:	07/10/2018
SHEET	4 OF 4

PRJ-77723
10/24/19

DIAMOND SURVEYING, INC.
Land Survey Consulting

APRIL 20, 2004
APN# 125-18-501-014
APN# 125-18-501-006

EXPLANATION: THIS LEGAL DESCRIBES A TRACT OF LAND GENERALLY LYING ALONG THE TEE PEE LANE AND GILCREASE AVENUE ALIGNMENTS, NORTHERLY AND EASTERLY OF THE INTERSECTION OF TEE PEE LANE AND GILCREASE AVENUE AND ALONG THE FORT APACHE ROAD ALIGNMENT, SOUTHERLY OF GRAND TETON DRIVE, FOR ROAD RIGHT-OF-WAY, SANITARY SEWER AND DRAINAGE PURPOSES.

LEGAL DESCRIPTION:

THE WEST 40.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 50.00 FEET OF SAID WEST 40.00 FEET.

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE NORTHWESTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2), BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE WEST HALF (W 1/2) AND BOUNDED ON THE SOUTHEAST BY THE ARC OF A CIRCLE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2) AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE WEST HALF (W 1/2).

AND

THE WEST AND SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

5740 S. Arville Street, Suite 216 • Las Vegas, NV 89118 • Phone: 702.284.5390 • Fax: 702.284.5391

PRJ-77723
10/24/19

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE SOUTHWESTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2), BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) AND BOUNDED ON THE NORTHEAST BY THE ARC OF A CIRCLE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2) AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH 40.00 FEET OF THE WEST HALF (W 1/2).

AND

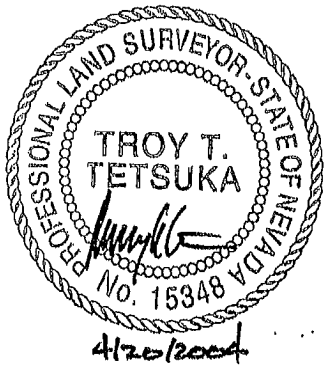
THE EAST 50.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 50.00 FEET OF SAID EAST 50.00 FEET.

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE NORTHEASTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE EAST BY THE WEST LINE OF SAID EAST 50.00 FEET OF THE EAST HALF (E 1/2), BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE EAST HALF (E 1/2) AND BOUNDED ON THE SOUTHWEST BY THE ARC OF A CIRCLE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 54.00 FEET, SAID ARC BEING TANGENT TO THE WEST LINE OF SAID EAST 50.00 FEET OF THE EAST HALF (E 1/2) AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE EAST HALF (E 1/2).

CONTAINS 95,215 SQUARE FEET OR 2.186 ACRES (MORE OR LESS).

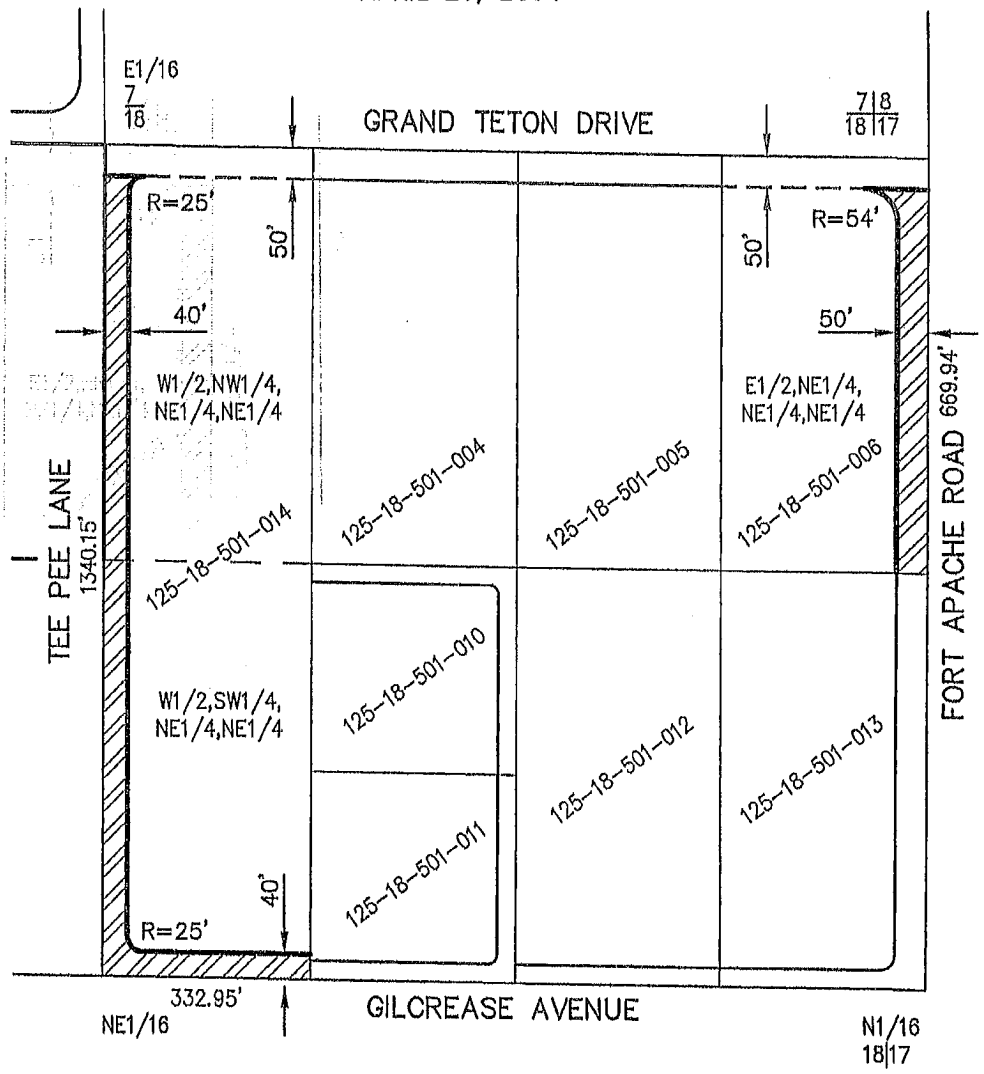
TROY T. TETSUKA, PLS
NEVADA LICENSE NO. 15348
EXPIRES: JUNE 30, 2004



PRJ-77723
10/24/19

EXHIBIT MAP

FOR A TRACT OF LAND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APRIL 20, 2004



LEGEND

95,215 SQUARE FEET
2.186 ACRES

North

SCALE: 1"=300'

SHEET 1 OF 1 JOB NO.: SHG1018

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
702.284.5390 FAX: 702.284.5391

PRJ-77723
10/24/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
17

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

SUBJECT:
SDR-77762 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77758, MOD-77759, SUP-77761 AND VAC-77763 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETSCAPE, WALL HEIGHT AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

C.C.: 02/05/2020

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:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@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 Scott Bleazard

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

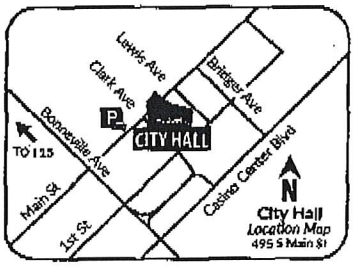
Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

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 0 9 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518513013
COLCLASURE TYSON
9329 FIELD THISTLE AVE
LAS VEGAS NV 89149-1625

Submitted after final agenda

Date 12/10/19 Item 17P

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

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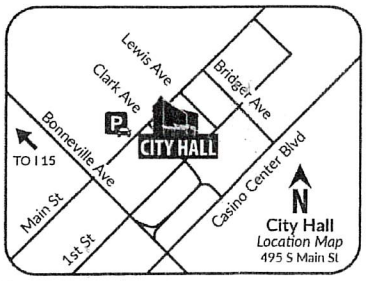
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 03 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518616011
GONG WENDY A
9303 GILCREASE AVE # 1205
LAS VEGAS NV 89149-6113

We need a park in the area, not new housing

31 JRDFMP1 89149

17P

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

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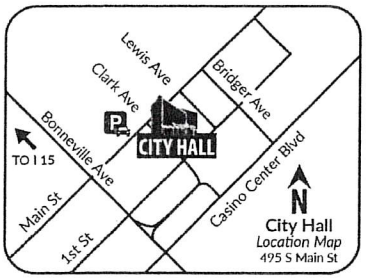
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 09 2019
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510044
BRAND JOHN
7813 MONTOUR FALLS ST
LAS VEGAS NV 89149-0117

31 JRDFMP1 89149

17A

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

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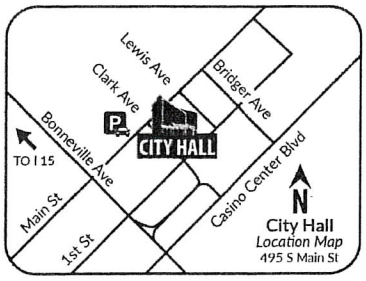
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 05 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510035
MUCHO FAMILY TRUST
MUCHO RAMON J JR & ELENITA A TRS
593 VIA LA PALOMA
CHULA VISTA CA 91910-7948

3B JRDFNP1 9190

17A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
18

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

SUBJECT:
TMP-77764 - TENTATIVE MAP RELATED TO ZON-77758, MOD-77759, SUP-77761, VAC-77763 AND SDR-77762 - BREMERTON - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW PRIVATE STUB STREETS THAT EXCEED ONE PER 660 FEET on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

C.C.: 02/05/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@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 Scott Bleazard

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- ☑ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ N/A 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-77723
10/21/19

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: Roger Bailey

Date: 10/14/19

PRJ-77723
10/21/19

Updated 7/26/2012

DEPARTMENT OF PLANNING

DATE: 10/14/2019

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

RE: **PROJECT NAME** Bremerton
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

KB Home (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact _____ at (_____)-_____-_____. Thank you.

Sincerely,

(Signature)

Scott Blazard
(Print)

Subscribed and sworn before me

This 18th day of October, 2019

Marie Vozikis
Notary Public in and for said County and State

PRJ-77723
10/21/19

MARIE VOZIKIS
Notary Public-State of Nevada
APPT. NO. 17-1519-1
My Appt. Expires 01-30-2021

TMP 77764
KB Homes

SEC Grand Teton Drive & Tee Pee Lane

Proposed 73 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]	73	9.44	**689**
AM Peak Hour			0.74	**54**
PM Peak Hour			0.99	**72**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Tee Pee Lane

Average Daily Traffic (ADT)	880
PM Peak Hour	70

(heaviest 60 minutes)

Grand Teton Drive

Average Daily Traffic (ADT)	4,300
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Tee Pee Lane	15,600
Grand Teton Drive	16,380

This project will add approximately 689 trips per day on Tee Pee Ln. and Grand Teton Dr. Currently, Tee Pee is at about 6 percent of capacity and Grand Teton is at about 26 percent of capacity. With this project, Tee Pee is expected to be at about 10 percent of capacity and Grand Teton to be at about 30 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 72 additional cars, or about five every four minutes.

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

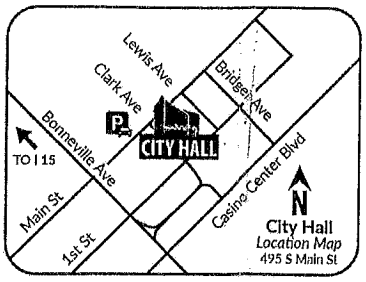
Submitted after final agenda

 Date 12/10/19 Item **Item 18**

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

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

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77764 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518616011
GONG WENDY A
9303 GILCREASE AVE # 1205
LAS VEGAS NV 89149-6113

We need a park in the area, not new housing

18P

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

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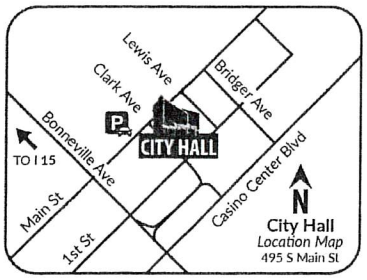

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77764 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510035
MUCHO FAMILY TRUST
MUCHO RAMON J JR & ELENITA A TRS
593 VIA LA PALOMA
CHULA VISTA CA 91910-7948

36 JRDFNP1 91910

18A

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

PRSRT
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Las Vegas, NV
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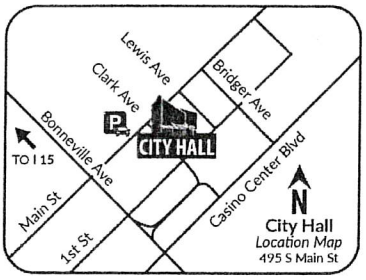

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DEC 09 2019
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77764 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510044
BRAND JOHN
7813 MONTOUR FALLS ST
LAS VEGAS NV 89149-0117

18A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
19

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

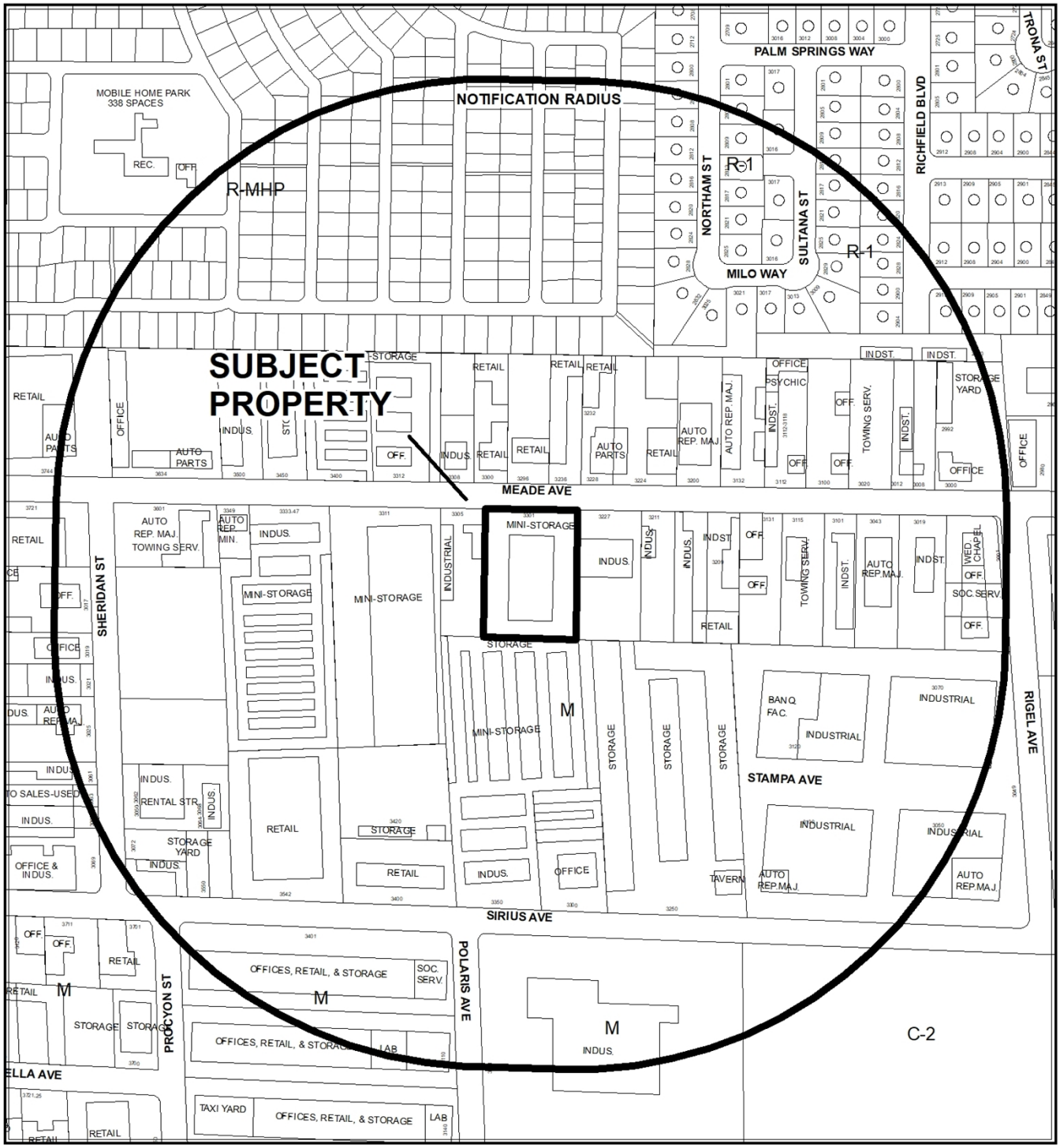
SUBJECT:
VAR-77775 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW ZERO-FOOT SIDE YARD SETBACKS WHERE 10 FEET IS REQUIRED on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441]. Staff recommends DENIAL.

C.C.: 02/05/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77775 and SDR-77776 [PRJ-77441]
2. Conditions and Staff Report - VAR-77775 and SDR-77776 [PRJ-77441]
3. Supporting Documentation - VAR-77775 and SDR-77776 [PRJ-77441]
4. Photo(s) - VAR-77775 and SDR-77776 [PRJ-77441]
5. Justification Letter - VAR-77775 and SDR-77776 [PRJ-77441]
6. Support Postcard for VAR-77775 and SDR-77776 [PRJ-77441]



0 265 530 Feet

CASE: **VAR-77775, SDR-77776 (PRJ-77441)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: **VAR-77775, SDR-77776 (PRJ-77441)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77775	Staff recommends DENIAL, if approved subject to conditions:	
SDR-77776	Staff recommends DENIAL, if approved subject to conditions:	VAR-77775

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 99 - VAR-7775 and SDR-77776 [PRJ-77441]

PROTESTS 0 - VAR-7775 and SDR-77776 [PRJ-77441]

APPROVALS 1 - VAR-7775 and SDR-77776 [PRJ-77441]

CS

** CONDITIONS **

VAR-77775 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77776) shall be required, if approved.

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

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

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

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

SDR-77776 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77775) 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. If Site Development Plan Review (SDR-77776) is approved, Site Development Plan Review (SDR-75333) shall be expunged.

4. All development shall be in conformance with the site plan and landscape plan, date stamped 10/22/19 and building elevations, date stamped 11/12/19, except as amended by conditions herein.

5. A Waiver from Title 19.08.100 is hereby approved, to allow a zero-foot perimeter landscape buffer along the west, south and east property lines where eight feet is required.

6. The applicant shall record an off-site parking agreement (including APNs 162-08-303-021 and 030) that meets the requirements of Title 19.18.030(D)(4)(a) prior to the issuance of any building permits.

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

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

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

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

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

Public Works

12. Construct all incomplete half street improvements (sidewalk) on Meade Avenue adjacent to this site concurrent with the development of this site. The sidewalk path along Meade Avenue must comply with Americans with Disabilities Act (ADA) guidelines.

13. Prior to submittal of any construction drawings, contact the Clark County Water Reclamation District (CCWRD) to process an interlocal agreement for sewer connection.

14. Prior to the issuance of any permits, provide proof of sewer connection fees paid to the CCWRD.

15. Prior to the submittal of any construction drawings, a site gating plan shall be approved by the City Traffic Engineer.

16. 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 Site Development Plan Review request for a proposed 119-unit Mini-Storage Facility, including 33 recreational vehicle parking spaces with waivers of landscape requirements at 3301 Meade Avenue.

ISSUES

- Variance (VAR-77775) is requested to allow zero-foot side yard setbacks where 10 feet is required. Staff does not support the request.
- A Waiver of Title 19.08.100 has been requested to allow a zero-foot perimeter landscape buffer along the interior property lot lines where eight feet is required. Staff does not support the request.
- The applicant has indicated they will operate the proposed 119-unit Mini-Storage Facility with an existing 502-unit Mini-Storage Facility located directly adjacent to the subject site on APNs 162-08-303-021 and 030.
- The applicant shall record an off-site parking agreement (including APNs 162-08-303-021 and 030), which meets the requirements of Title 19.18.030(D)(4)(a) prior to the issuance of any building permits.
- A Condition of Approval has been added that previously approved Site Development Plan Review (SDR-75333) will be expunged if the subject requested entitlements are approved.

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan with a land use designation of LI/R (Light Industry/Research) and zoning designation of M (Industrial), which allows a Mini-Storage Facility as a conditional land use. The subject site was previously developed as a Mini-Storage Facility per approved Plot Plan Review and Special Use Permit (U-0034-88). However, the subject site is currently undeveloped, as the previous structure has been demolished per an approved building permit (#C18-00534).

The applicant has proposed Site Development Plan Review (SDR-77776) to develop the subject site with a 19,425 square-foot Mini-Storage Facility, including 33 recreational vehicle parking spaces with waivers to allow zero-foot landscape buffers along the west, south and east property lines where eight feet is required. The applicant also requests Variance (VAR-77775) to allow zero-foot side yard setbacks where 10 feet is required. Staff does not support the request. The City Council previously approved Site Development Plan Review (SDR-75333) on April 3, 2019 to allow a proposed 302-unit, 39,400 square-foot Mini-Storage Facility with Waivers of landscaping requirements at the subject site. This entitlement will be expunged as a condition of approval if Site Development Plan Review (SDR-77776) is approved.

The Mini-Storage Facility use is defined as "a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment," and is a conditional use in the M (Industrial) zoning district.

The Conditional Use Regulations for this use include:

Condition 1: No more than one manager's security residence shall be permitted.

This regulation is not applicable at this time, as no security residence has been proposed on the submitted floor plan.

Condition 2: All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.

All storage will be within the enclosed mini-storage facility structure and outdoor recreational vehicle parking spaces, which are screened from the Meade Avenue right-of-way by proposed landscaping.

Condition 3: The following activities are prohibited on or from the premises of a mini-storage facility:

a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
b. The retail sale of stored items;
c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
e. The production, fabrication or assembly of products.

The proposed Mini-Storage Facility is subject to inspections by both Code Enforcement and Licensing Enforcement, ensuring these prohibited activities do not occur on site.

Condition 4: The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.

The rental of single unit trucks and small utility trailers is not part of this proposal and not applicable at this time.

Condition 5: Truck and trailer storage shall be screened from streets and adjacent properties.

The rental of single unit trucks and small utility trailers is not part of this proposal and not applicable at this time.

Condition 6: When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

The subject site has a General Plan land use designation of LI/R (Light Industry/Research) and zoning designation of M (Industrial), and is not adjacent to a residential use. This regulation is not applicable.

Per Title 19.18.030(D)(4)(a) parking requirements may be met by locating the required parking spaces on a separate parcel from the lot on which the principal use is located. Off-site parking may be approved only if:

i. The parcels containing the use and the off-site parking are under common ownership;
ii. The parcel to be used for parking is located not more than three hundred feet from the building or use it is intended to serve;
iii. The parcel to be used for parking is not separated or divided from the building or use it is intended to serve by a freeway, expressway, highway or primary thoroughfare;
iv. The applicant satisfies the Director that the use of the off-site parcel for parking will not be detrimental to public safety; and

v. The owner of the parcels executes an agreement or similar document, satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking use. The document must contain the legal description of both the off-site parcel and the parcel where the principal use is located and must be of sufficient duration to ensure the continued use of the off-site parcel for parking. In order to provide record notice of the existence of the off-site parking arrangement, the City may record the document in the office of the County Recorder, or require the applicant to do so.

Per the submitted site plan, a portion of the required parking will be provided off-site on the southern perimeter of APNs 162-08-303-021 and 030, which is currently under the same ownership as the subject site and is located directly adjacent to the subject site. Prior to the issuance of any building permits, the applicant shall record an off-site parking agreement that meets the requirements of Title 19.18.030(D)(4)(a); a condition of approval has been added to address this issue.

The Las Vegas Valley Water District (LVVWD) has commented that this property is currently served for domestic service only. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability.

While the proposed use is appropriate for the subject site and surrounding area, the development site design fails to meet the minimum Title 19 development standard requirements regarding landscaping and setbacks. Therefore, staff recommends denial. If approved, it is subject to conditions.

FINDINGS (VAR-77775)

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

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

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation

would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a development that does not meet Title 19 setback development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-77776)

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

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

   Staff has determined that the proposed Mini-Storage Facility use is compatible with the surrounding M (Industrial) zoned properties, however it fails to meet the minimum Title 19 development standards regarding landscaping and setbacks.

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 Variance (VAR-77775) to allow zero-foot side yard setbacks where 10 feet is required and Waivers of Title 19.08.100 landscaping development standards to allow a zero-foot perimeter landscape buffer along the west, south and east property lines where eight feet is required. Staff does not support the requests.

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

   Access to the site will be provided by Meade Avenue, a 60-foot wide Local Street according to the Title 13 and is sufficient in size to carry the amount of traffic this proposed development will generate.

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

The proposed building and landscape materials are appropriate for this Industrial area of the City. Staff does not support the Waiver request of interior landscape buffer requirements.

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

The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and industrial uses and the desert environment.

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

The proposed commercial development will be subject to inspections by City staff in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
04/20/88	The City Council approved a request for a Special Use Permit (U-0034-88) to allow the expansion of an existing commercial storage (mini-storage) facility on a property located at 3300-3350 Sirius Avenue and 3301 Meade Avenue. The Board of Zoning Adjustment and staff recommended approval.
06/20/90	The City Council approved a request for an Extension of Time (U-0034-88) to allow the expansion of an existing commercial storage (mini-storage) facility on a property located at 3300-3350 Sirius Avenue and 3301 Meade Avenue. The Board of Zoning Adjustment and staff recommended approval.
04/03/19	The City Council approved Site Development Plan Review (SDR-75333) to allow a proposed 302-unit, 39,400 square-foot Mini-Storage Facility with a Waiver to allow a zero-foot perimeter landscape buffer along the west, south and east property lines where eight feet is required and a 10-foot perimeter landscape buffer along the north property line where 15 feet is required at 3301 Meade Avenue. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
08/29/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/01/51	A business license (W07-00014) was issued for a storage at 3350 Sirius Avenue. The permit was marked out of business on 12/01/17.
05/14/69	A building permit (#47706) was issued for a 20,000 square-foot commercial building at 3301 Meade Avenue. The permit was finalized on 01/05/70.
11/17/83	A building permit (#4318) was issued for interior remodel at 3301 Meade Avenue. The permit was finalized on 01/08/85.
07/08/88	A building permit (#2403) was issued for interior remodel (Store-N-Lock) at 3301 Meade Avenue. The permit was finalized on 09/02/88
02/08/18	A building permit (C18-00534) was issued for a demolition of the existing 20,000 square-foot commercial building at 3301 Meade Avenue.
09/06/17	A business license (G65-06228) was issued for a storage facility at 3350 Sirius Avenue. The license is currently active.

Pre-Application Meeting	
09/11/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Mini-Storage use development.

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

Field Check	
10/30/19	Staff conducted a routine field check and found a vacant site, with a chain link fence with razor wire located on the north perimeter of the subject site.

Details of Application Request	
Site Area	
Net Acres	1.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail Store, Other Than Listed	LI/R (Light Industry/Research)	M (Industrial)
South	Mini-Storage Facility	LI/R (Light Industry/Research)	M (Industrial)
East	General Retail Store, Other Than Listed	LI/R (Light Industry/Research)	M (Industrial)
West	Office, Other than Listed	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***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

CS

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	64,904 SF	Y
Min. Lot Width	100 Feet	215 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side (West)	10 Feet	0 Feet	N*
• Side (East)	10 Feet	0 Feet	N*
• Rear	0 Feet	0 Feet	Y
Max. Building Height	NA	Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

*The applicant has requested a Variance (VAR-77775) to allow reduced side yard setbacks.

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	10 Trees	10 Trees	Y
• South	1 Tree / 20 Linear Feet	10 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	16 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	16 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**52 Trees**	**10 Trees**	**N***
Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		0 Feet	N*
• East	8 Feet		0 Feet	N*
• West	8 Feet		0 Feet	N*

*The applicant has requested a Waiver to allow zero-foot landscape buffers along the south, east and west property lines, where eight feet is the minimum required.

CS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Meade Avenue	Local Street	Title 13	60	Y
Sirius Avenue	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility (Proposed)	119 Units	1/50 units, plus 5 spaces	8				
Mini-Storage Facility (Existing)	538 Units	1/50 units, plus 5 spaces	16				
Office, other than listed (Existing)	6,170 SF	1/300 SF	21				
TOTAL SPACES REQUIRED			45		51		Y*
Regular and Handicap Spaces Required			43	2	49	2	Y*

* The applicant shall record an off-site parking agreement (including APNs 162-08-303-021 and 030), which meets the requirements of Title 19.18.030(D)(4)(a) prior to the issuance of any building permits.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide eight-foot landscape buffer along the interior lot lines.	To allow zero-foot landscape buffers along the west, south and east property lines.	Denial

CS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) DREAPP2019-010365

Project Address (Location) 3301 MEADE AVE.

Project Name STORAMERICA SELF STORAGE **Proposed Use** MINI STORAGE & RV

Assessor's Parcel #(s) 16208303006 **Ward #**

General Plan: Existing L/R Proposed N/A **Zoning:** Existing M Proposed N/A

Additional Information CONSTRUCT 2 STORAGE BUILDINGS TOTALLING 19,475SF PLUS 34 COVERED RV PARKING SPACES, EXISTING 20,000 SF CONDEMNED BUILDING IS BEING REMOVED.

Property Owner NSA PROPERTY HOLDING, LLC Contact JOHN MINAR
Address 2042 BUSINESS CTR. DR., SUITE 100 City IRVINE State CA Zip 92612
E-mail JOHN@GUARDIANSC.COM Phone 949-833-1134

Applicant NSA PROPERTY HOLDINGS, LLC Contact JOHN MINAR
Address 2042 BUSINESS CTR DR, SUITE 100 City IRVINE State CA Zip 92619
E-mail JOHN@GUARDIANSC.COM Phone 949-833-1134

Representative J. CRAIG MANN ARCHITECT Contact J. CRAIG MANN
Address 1931 NEWPORT BLVD, SUITE D City COSTA MESA State CA Zip 92627
E-mail JCRAIGM@GMAIL.COM Phone 714-543-8352
CELL 714-305-9619

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

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

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

Partner(s) _____

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

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

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

Print Name JOHN MINAR

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____
Notary Public in and for said County and State

PRJ-77441
10/22/19

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 ORANGE)

On SEPT. 20TH, 2019, before me, WILLIAM MATTHEW BRAUN,
A Notary Public, personally appeared JOHN MINAR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

(Affix Seal)

WILLIAM MATTHEW BRAUN
Commission # 2139732
Notary Public - California
Orange County
My Comm. Expires Jan 9, 2020

PRJ-77441
10/22/19

October 11, 2019

J. Craig Mann
ARCHITECT
Interiors
Planning
Architecture

1931 Newport Blvd.
Suite M
P.O. Box 12349
Costa Mesa,
California
92627

TEL: 714/540-8282
FAX: 714/540-0208
jcraigm@gmail.com

Mr. Courey Stewart
City of Las Vegas Planning & Zoning
333 N. Rancho Drive, Third Floor
Las Vegas, NV 89106

Re: Justification Letter (PRJ 77441)

Mr. Stewart:

This letter is in regards to a proposed 2 one-story buildings of 12,375 SF and 7,050 SF plus RV covered parking in the middle of the site at 3301 Meade Avenue which is currently a vacant 1.4 acre lot zoned M (Industrial District), and a part of an existing storage facility. The site previously had a 2-story self storage building that previous owners had allowed to fall into various stages of dilapidations. The project is located within the City of Las Vegas and, as such, will conform to the standards of the Unified Development Code of the City of Las Vegas, commonly referred to as "Title 19".

The project aims to assist in revitalizing the area by inserting a known brand with an established customer base onto a currently vacant lot. The new buildings will help satisfy a community need as the adjacent self-storage facility has a very high occupancy rate. By occupying a currently vacant site, the project helps in increasing safety and reducing blight.

The setbacks required per 19.08.100 M (Industrial) District require a 10'-0" front setback but we are providing 15'-0", 10'-0" side yard setbacks (footnote 1 allows for parking if areas are completely screened from residential view) – (there is no residential in the near vicinity-comply), and we are requesting a variance of 0'-0" side yard setback.

The landscaping per Table 4 (19.08.100G) requires a 15'-0" front landscape buffer (footnote 1 states: "When building setbacks are less restrictive, the setbacks shall prevail), which we show as compliant. The setback is states at 10'-0" which thus prevails. We request a zero-foot landscape buffer for the east and west property lines. Having landscaped buffers in these conditions in this type of facility only lead to security risks and places for debris to collect.

Mr. Courey Stewart
Page Two

The parking layout is in accordance with Title 19 requirements (10.12.070). This requires 1 space per 50 storage units plus 1 space per each 50 RV parking space, spread throughout the development plus 5 spaces on the exterior side of the security fence for customers coming to the main office on Sirius Avenue. Parking for the new site is 3 spaces plus 48 spaces on the existing site. See the project data.

This particular parcel of property is owner and operated by the same owner as the adjacent property to the south (3310 Sirius Avenue APN=162-08-303-021). The interior layout is provided with 24—0" drive aisles which are generally accepted to allow for the RV entering and leaving their space. The RV spaces will have canopies.

We hope this letter serves as a brief introduction to the project illustrating its compliance with zoning requirements and demonstrates why the project would be beneficial for this property the greater Las Vegas community.

Sincerely,

J. Craig Mann Architect
1931 Newport Blvd.
Costa Mesa, CA 92627

NATIONAL STORAGE AFFILIATES

October 10, 2019

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

Whom It May Concern:

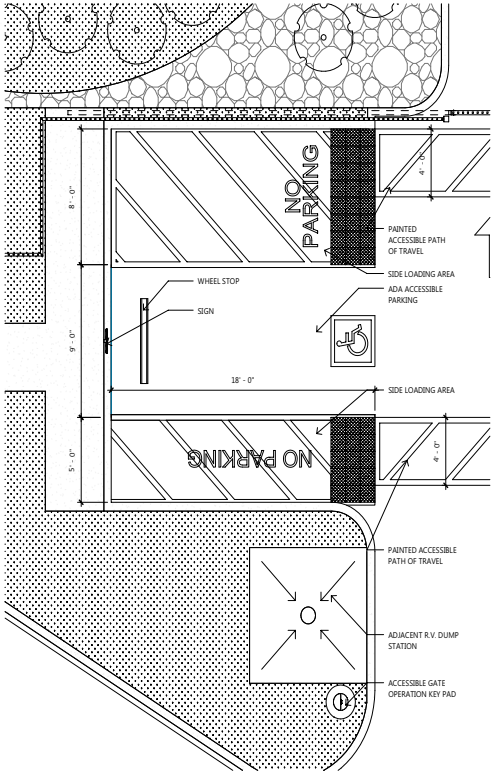
Please be advised that John Miner is hereby authorized to conduct any/all transactions with the Las Vegas Department of Planning for the permits and application at the following project:

StorAmerica Self Storage
3301 Meade Avenue
Las Vegas, NV 89102-7803
Case: PREAPP2019-010365

Regards,

Tamara D. Fischer
President and CFO

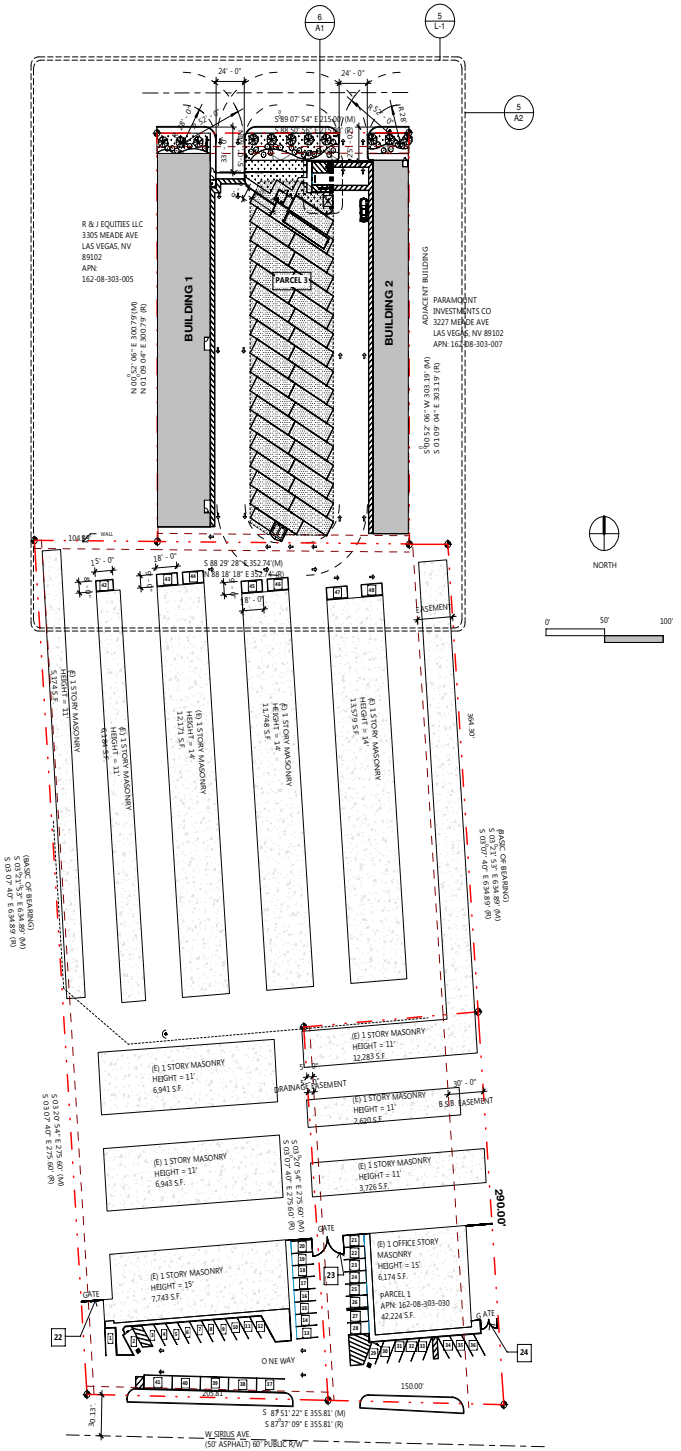
8400 EAST PRENTICE AVENUE, 9TH FLOOR, GREENWOOD VILLAGE, CO 80111
Phone: 720.630.2600 – Fax: 720.630.2626



SITE PLAN PARKING

SITE PLAN - PARKING
1/4" = 1'-0"

6



Planning Commission - Page 447

SITE PLAN

SITE PLAN
1" = 50'-0"

5

1. PROPOSED PARKING
2. ACCESSIBLE PARKING STALLS AND ACCESSIBLE LOADING
3. 4'-0" W. MIN. ACCESSIBLE PATH OF TRAVEL AND RAMP. SEE ACCESSIBLE NOTES
4. LANDSCAPE GROUND COVER.
5. TRASH AREA ENCLOSURE WITH METAL STANDING SEAM ROOF
6. PAINTED DIRECTIONAL ARROW
7. 7'-0" H. WROUGHT IRON FENCE
8. 3'-0"W. x 7'-0" H. W.I. SWINGING GATE.
9. BOLLARD TYPE KEYPADS W/ HIGH AND LOW PAD.
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18. ASPHALT PAVEMENT
19. R.V. DUMP STATION
20. ACCESSIBLE RESTROOM
21. FIRE RISER ROOM
22. EXISTING WROUGHT IRON GATE
23. EXISTING CHAINLINK FENCE
24. EXISTING METAL PANEL GATE

SITE PLAN NOTES 4

SCOPE OF WORK:
PROPOSE NEW SELF-STORAGE FACILITY.

ZONING:
PARCEL 3
APN: 162-08-303-006
SITE AREA: 64,927 S.F. (1.49 ACRES)

OCCUPANCY: S-1:

BLDG. COVERAGE:	19,425	SF	(29.92%)
LANDSCAPE	4,122	SF	(6.35%)
PAVING	41,380	SF	(63.73%)

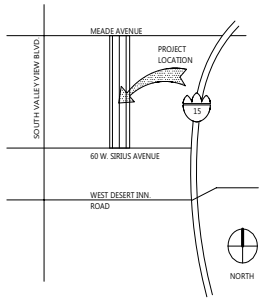
PROPOSED BUILDING 1.....12,375 S.F.
PROPOSED BUILDING 2.....7,050 S.F.

TOTAL PROPOSED UNITS.....86 NEW STORAGE UNITS.
TOTAL R.V. PARKING SPACES.....33 SPACES
PARKING REQUIRED:
1 SPACE PER 50 UNITS
1 SPACE PER 50 R.V. SPACES
REQUIRED 3 SPACES
PROVIDED 2 SPACES (9' x 20') PLUS 1 ACCESSIBLE STALL

PARCEL 1 & 2 PARKING:
OFFICE (PARCEL 1).....6,170 S.F. (1 SPACE PER 300 S.F.) = 21 SPACES REQUIRED
STORAGE (PARCEL 1&2)....538 UNITS, (1 SPACE PER 50 UNITS) = 11 SPACES REQUIRED
TOTAL REQUIRED: 32 SPACES

SPACE PROVIDED: 48 SPACES + 3 PROPOSED SPACES = 51 SPACES

PROJECT DATA 3



VICINITY MAP N.T.S. 2

A-1	SITE PLAN
A-2	ENLARGED SITE
A-3	FLOOR PLAN
A-4	ROOF PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS
L-1	LANDSCAPE PLAN

SHEET INDEX 1A

DEPT. STAMP 1

J. Craig Mann
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CLIENT
NSA PROPERTY HOLDINGS, LLC

GUARDIAN STORAGE CENTERS, LLC
2042 BUSSINESS CENTER DRIVE
SUITE 100
IRVINE, CA 92612
PHONE: 949-833-1134

PROJECT TITLE
STOR AMERICA SELF-STORAGE

3430 SIRIUS AVENUE
LAS VEGAS, NV 89102

SHEET TITLE
SITE PLAN

PREAPP2019-010365

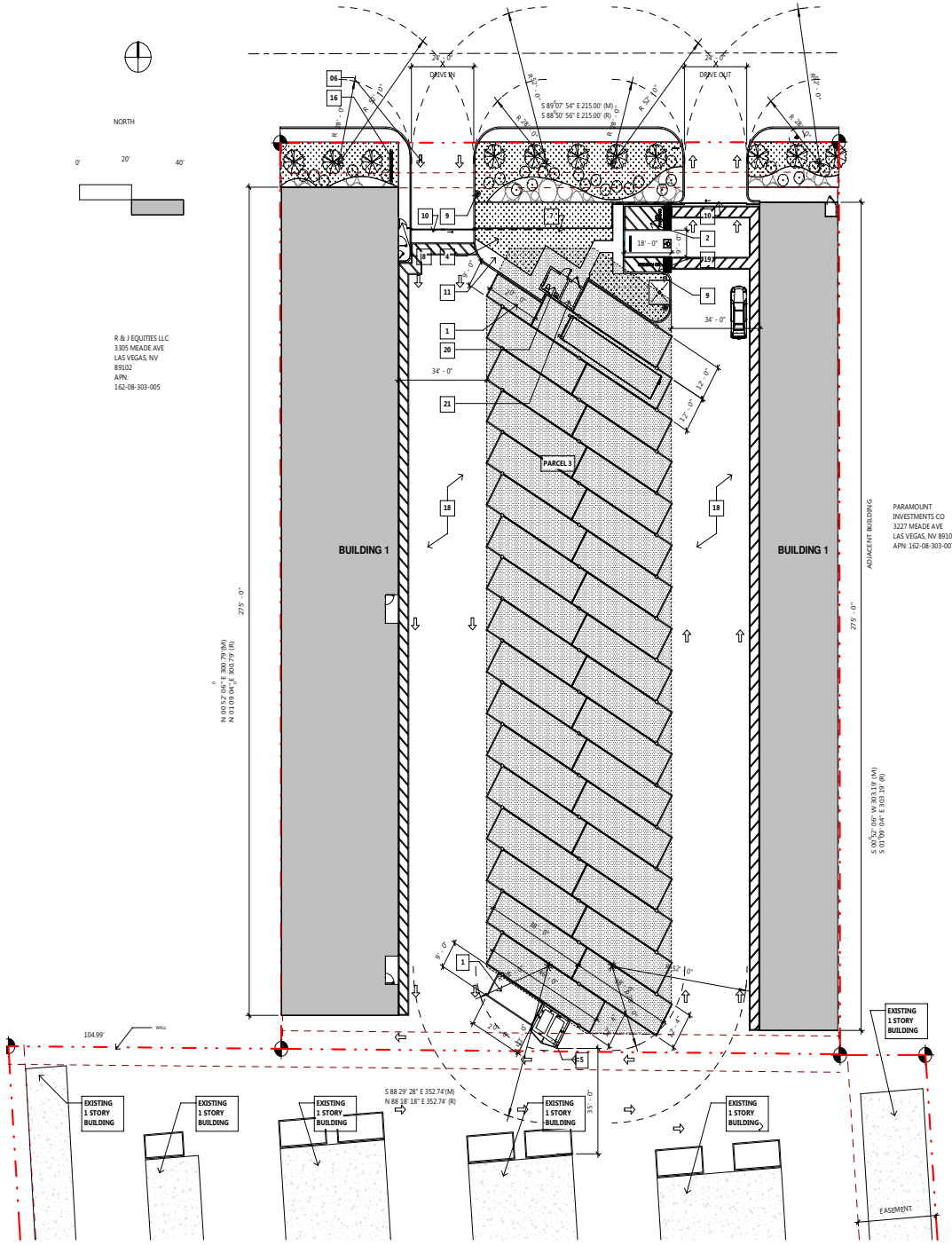
SIGN BY

DELTA	REVISION	DATE
	PLANNING DEPT.	10/16/2019
	CORRECTION #1	10/22/2019

DATE: 09/23/19
JOB NUMBER 19-836

PRJ-77441
10/22/19

A1



Planning Commission - Page 448

SITE PLAN

SITE PLAN-ENLARGED LANDSCAPE
1" = 20'-0"

CONCEPT PLANT SCHEDULE
PRELIMINARY PLANTING

STREET FRONTAGE TREE	11	
LAGUNARIA PATERSONI/ PRIMROSE TREE		24" BOX
PINUS ELDARICA / AFGHAN PINE		5-GAL
QUERCUS ILEX / HOLLY OAK		5-GAL
LARGE ACCENT SHRUB		
DASYLIRION WHEELERI / GREY DESERT SPOON		5-GAL
ECHIUM FASTUOSUM / PRIDE OF MADEIRA		5-GAL
SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE		5-GAL
GROUNDCOVER		
ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW		1-GAL
APTENIA CORDIFOLIA 'RED APPLE' / RED APPLE ICE PLANT		FLATS
BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH		1-GAL
DALEA GREGGII / TRAILING INDIGO BUSH		1-GAL
LONICERA JAPONICA ' HALLIANA' / HALLS HONEYSUCKLE FLOWERING		FLATS
RIVER ROCK MULCH		

5 LANDSCAPE LEGEND 1

PRJ-77441
10/22/19

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IRVINE, CA 92612
PHONE: 949-833-1134

PROJECT TITLE
STOR AMERICA SELF-STORAGE

3430 SIRIUS AVENUE
LAS VEGAS, NV 89102

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

PREAPP2019-010365

SIGN BY

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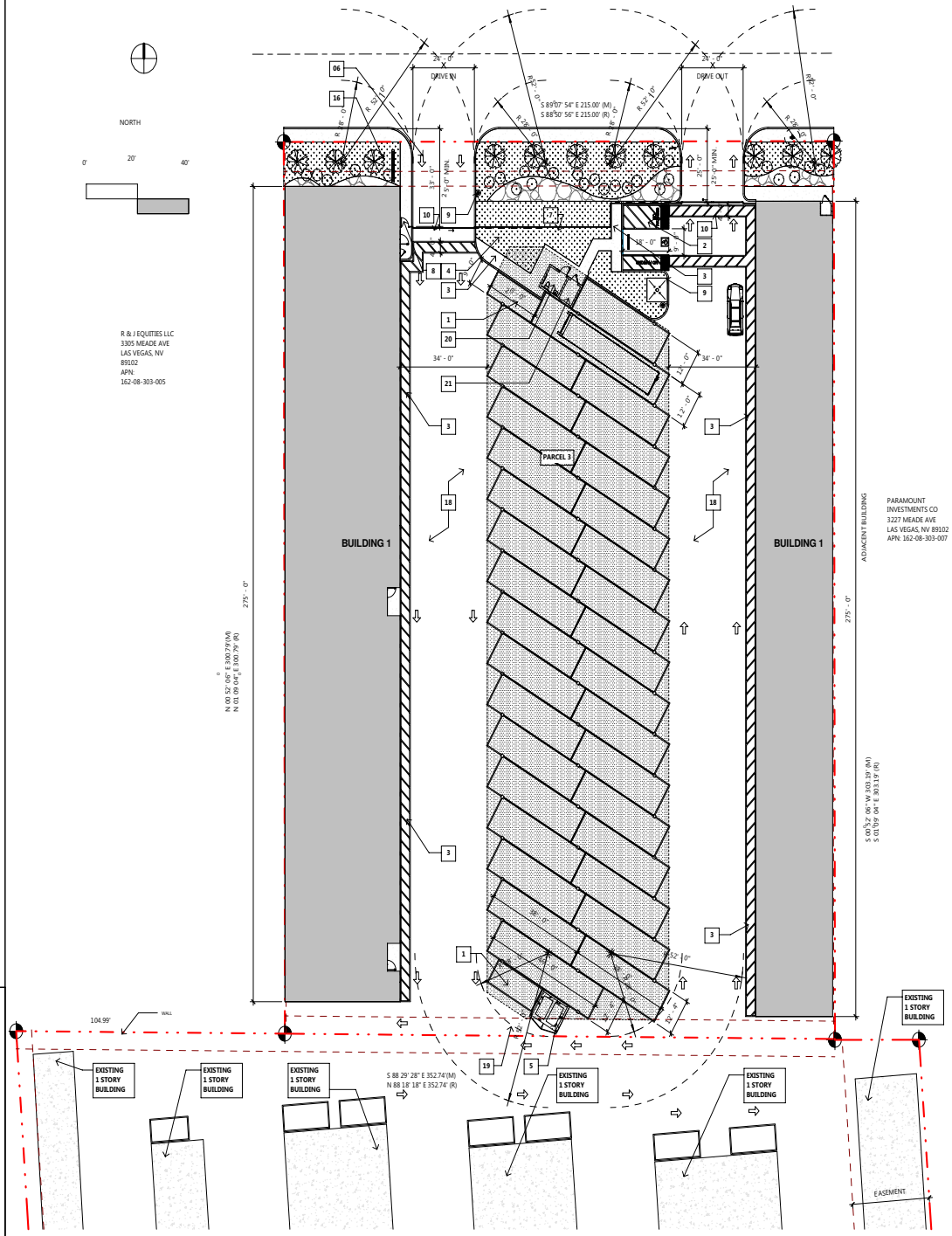
	PLANNING DEPT.	10/16/2019
	CORRECTION #1	10/22/2019

DATE: 09/23/19
JOB NUMBER 19-836

L-1



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SITE PLAN NOTES 4

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PROPOSE NEW SELF-STORAGE FACILITY.

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PARCEL 3
APN: 162-08-303-006
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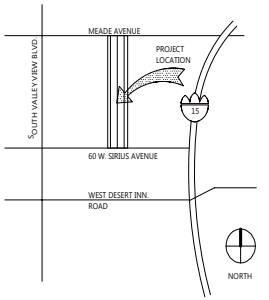

VICINITY MAP N.T.S. 2

DISABLED ACCESS NOTES

1. THE MAX. SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE, IN ANY DIRECTION,IS <1/4" PER FT. (2.0%). THE MAX. SLOPE AT THE PASSENGER LOADING ZONE IS TO BE <2%.
2. WALKS ALONG AN ACCESSIBLE ROUTE OF TRAVEL ARE REQUIRED TO BE >48" MIN. IN WIDTH AND HAVE RESISTANT SLIP SURFACES.
3. THE MAX. PERMITED CROSS SLOPE SHALL BE <1/4".
4. ABRUPT LEVEL CHANGES WILL BE <1/2" ALONG ANY ACCESSIBLE ROUTE OF TRAVEL. WHEN CHANGES OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF <1:2. LEVEL CHANGES OF <1/4" MAY BE VERTICAL.
5. A 60" x 60" LEVEL AREA IS PROVIDED AT AREAS WHERE A DOOR (OR GATE) SWINGS TOWARD THE WALK IN THE ACCESSIBLE ROUTE OF TRAVEL. THE WALK SHALL EXTEND >24" BEYOND THE STRIKE EDGE OF ANY DOOR (OR GATE) THAT SWINGS TOWARD THE WALK.
6. >80" HEADROOM SHALL BE PROVIDED FROM ALL WALKWAY SURFACES TO OBSTRUCTIONS.
7. ANY PATH OF TRAVEL WITH A SLOPE >1:20 (5%) MUST COMPLY WITH PEDESTRIAN RAMP REQUIREMENTS.
8. ALLOWABLE SLOPE FOR AN ACCESSIBLE RAMP IS <1:12 (8.33%).
9. THE ALLOWABLE CROSS SLOPE AT PEDESTRIAN RAMPS SHALL BE <1/4" PER FOOT (2%).
10. RAMP SURFACES SHALL BE SLIP RESISTANT.
11. RAMPS SHALL HAVE A MIN. WIDTH OF 48" & SHALL NOT ENCROACH INTO ACCESSIBLE PARKING SPACE(S).
12. INSTALL H/C SYMBOLS AT ALL H/C ACCESSIBLE ENTRY DOORS
13. H/C PATH OF TRAVEL TO PUBLIC R.O.W. SHALL HAVE ONE FOOT-CANDLE MIN. LIGHTING.
14. ACCESSIBLE PATH OF TRAVEL SLOPE SHALL NOT EXCEED 5% IN TRAVEL DIRECTION AND 2% CROSS SLOPE.

ACCESSIBLE NOTES 16

FLOOR PLAN

SITE PLAN-ENLARGED
1" = 20'-0" 5

DEPT. STAMP 1

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STUDIOM.JCMA@GMAIL.COM

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CLIENT
NSA PROPERTY HOLDINGS, LLC

GUARDIAN STORAGE CENTERS, LLC
2042 BUSSINESS CENTER DRIVE
SUITE 100
IRVINE, CA 92612
PHONE: 949-833-1134

PROJECT TITLE
STOR AMERICA SELF-STORAGE

3430 SIRIUS AVENUE
LAS VEGAS, NV 89102

SHEET TITLE
ENLARGED SITE

PREAPP2019-010365

SIGN BY
J. CRAIG MANN ARCHITECT No. 8148 STATE OF NEVADA

DELTA	REVISION	DATE
	PLANNING DEPT.	10/16/2019
	CORRECTION #1	10/22/2019

DATE: 09/23/19
JOB NUMBER 19-836

PRJ-77441
10/22/19

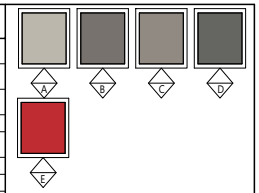
A2

#	FINISH MATERIAL
1	CMU WALL PRECISION (PAINTED)
2	CMU WALL SPLIT FACE-BAND (PAINTED)
3	SMOOTH METAL PANEL-VERTICAL
4	METAL WALL CAP. PAINTED.
5	ROLL-UP DOOR
6	SWINGING DOOR
7	R.V. METAL CANOPY. (POWDER COATED OR PAINTED)
8	R.V. METAL CANOPY (POWEDER COATED OR PAINTED)
9	W.I. FENCE AND GATE

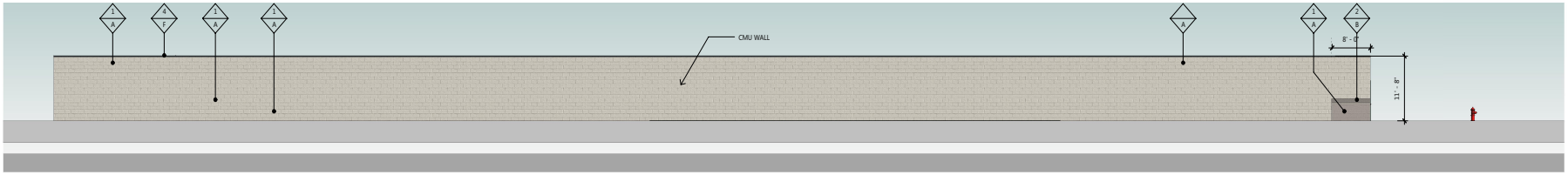
#	FINISH MATERIAL COLOR
10	METAL STANDING SEAM ROOF

NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASEAL ME12 CLEAR MASONRY SEALER AND NONSACRAFICIAL GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS.

#	FINISH MATERIAL COLOR
A	PAINTED SHERWIN WILLIAMS MINDFUL GRAY, SW 7016 (244-C2)
B	CMU SPLIT FACE- PAINTED SHERWIN WILLIAMS GAUNTLET GRAY 7019 (244-C6)
C	CMU SMOOTH- PAINTED SHERWIN WILLIAMS DOVETAIL SW 7018 (244-C5)
D	METAL PANEL- AEP SPAN COOL ZINC GRAY
E	DOOR-PAINTED PATRIOT RED SHERWIN WILLIAMS PATRIOT RED SW 6868 (101-C6) INT. W/ SAFETY YELLOW.
F	TO MATCH ADJACENT WALL
G	BLACK
H	TO MATCH ADJACENT EXISTING ROOF

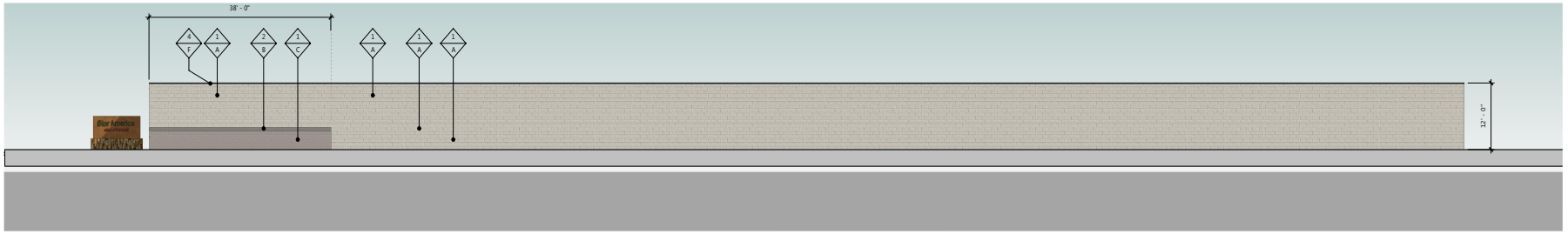


FINISH MATERIAL COLOR SAMPLES



ELEVATION

BUILDING 2 EAST
3/32" = 1'-0"
4



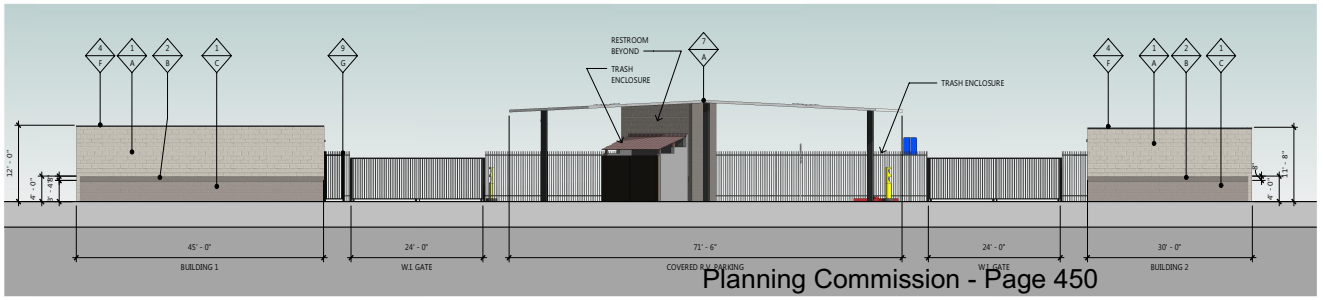
ELEVATION

BUILDING 1 WEST
3/32" = 1'-0"
3



ELEVATION

BUILDING 1 NORTH
3/32" = 1'-0"
2



ELEVATION

BUILDING 1 SOUTH
3/32" = 1'-0"
5

PRJ-77441
11/12/19

DEPT. STAMP 1

J. Craig Mann
ARCHITECT
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SUITE 100
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PHONE: 949-833-1134

PROJECT TITLE

STOR AMERICA SELF-STORAGE

3430 SIRIUS AVENUE
LAS VEGAS, NV 89102

SHEET TITLE

ELEVATIONS

PREAPP2019-010365

SIGN BY

J. CRAIGMANN REGISTERED No. 8149 ARCHITECT STATE OF NEVADA

DELTA	REVISION	DATE
	PLANNING DEPT.	10/16/2019
	CORRECTION #1	10/24/2019
	REVISION	10/29/2019

DATE: 09/23/19
JOB NUMBER 19-836

A5

#	FINISH MATERIAL
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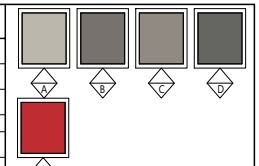
4	METAL WALL CAP. PAINTED.
5	ROLL-UP DOOR
6	SWINGING DOOR
7	R.V. METAL CANOPY. (POWDER COATED OR PAINTED)
8	R.V. METAL CANOPY (POWEDER COATED OR PAINTED)
9	W.I. FENCE AND GATE

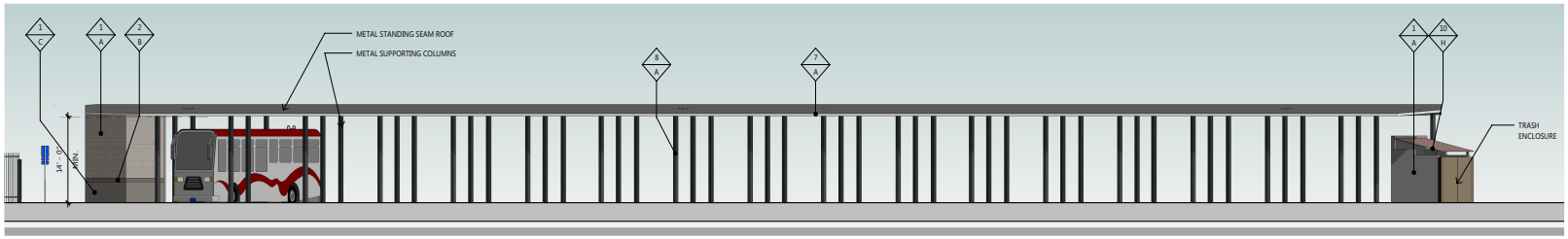
#	FINISH MATERIAL COLOR
10	METAL STANDING SEAM ROOF

NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASEAL ME12 CLEAR MASONRY SEALER AND NONGASCRETE GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS.

#	FINISH MATERIAL COLOR
A	PAINTED SHERWIN WILLIAMS MINDFUL GRAY, SW 7016 (244-C2)
B	CMU SPLIT FACE- PAINTED SHERWIN WILLIAMS GAUNTLET GRAY 7019 (244-C6)
C	CMU SMOOTH- PAINTED SHERWIN WILLIAMS DOVETAIL SW 7018 (244-C5)
D	METAL PANEL- AEP SPAN COOL ZINC GRAY
E	DOOR-PAINTED PATRIOT RED SHERWIN WILLIAMS PATRIOT RED SW 6868 (101-C6) INT. W/ SAFETY YELLOW.
F	TO MATCH ADJACENT WALL
G	BLACK
H	TO MATCH ADJACENT EXISTING ROOF

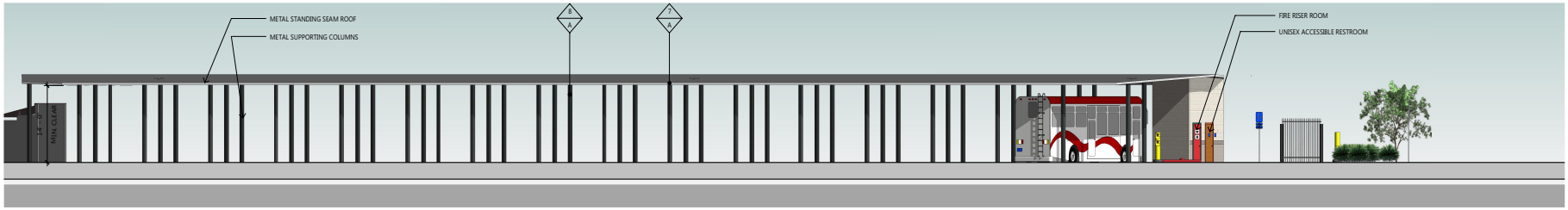


FINISH MATERIAL COLOR SAMPLES



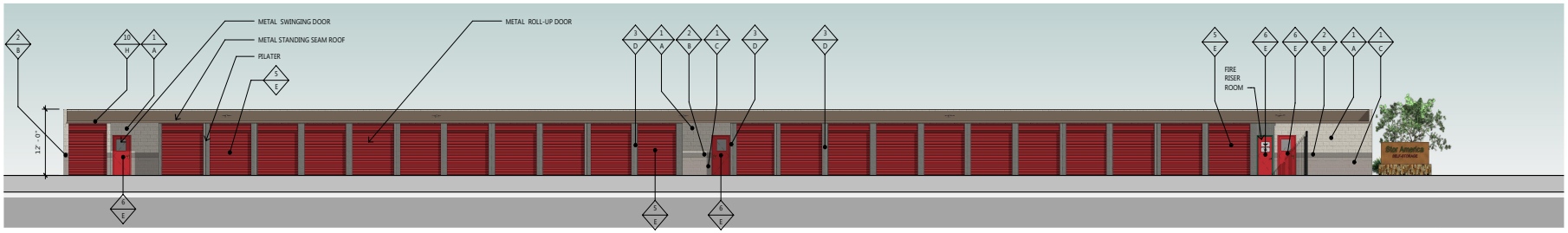
R.V. COVERED

R.V. COVERED WEST
3/32" = 1'-0" 4



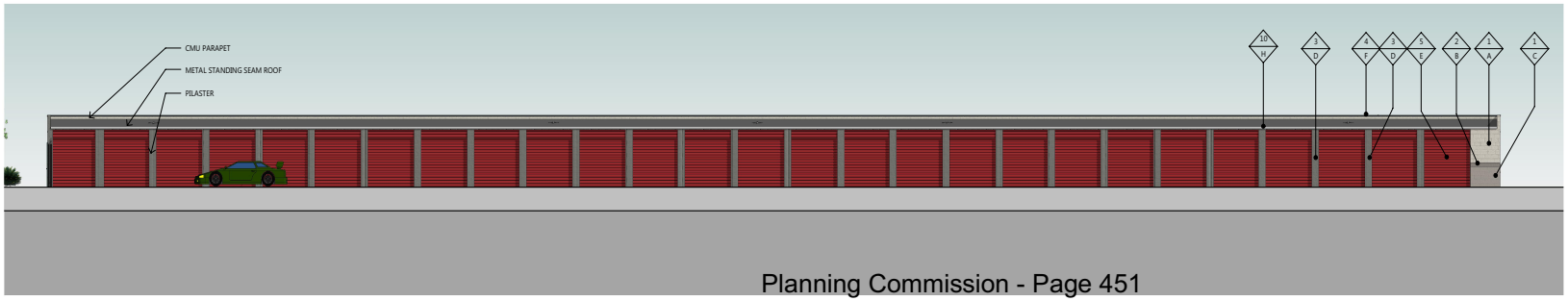
R.V. COVERED

R.V. COVERED-EAST
3/32" = 1'-0" 3



BUILDING 1 EAST ELEVATION

BUILDING 1-EAST
3/32" = 1'-0" 2



BUILDING 2 WEST ELEVATION

BUILDING 2-WEST
3/32" = 1'-0" 5

DEPT. STAMP 1

PRJ-77441
11/12/19

J. Craig Mann
ARCHITECT
ARCHITECTURE . PLANNING . INTERIOR

1931 NEWPORT BLVD.
SUITE M.
COSTA MESA, CA 92626
JCRAIGM@GMAIL.COM
STUDIOM.JCMA@GMAIL.COM

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CLIENT

NSA PROPERTY HOLDINGS, LLC

GUARDIAN STORAGE CENTERS, LLC
2042 BUSSINESS CENTER DRIVE
SUITE 100
IRVINE, CA 92612
PHONE: 949-833-1134

PROJECT TITLE

STOR AMERICA SELF-STORAGE

3430 SIRIUS AVENUE
LAS VEGAS, NV 89102

SHEET TITLE

ELEVATIONS

PREAPP2019-010365

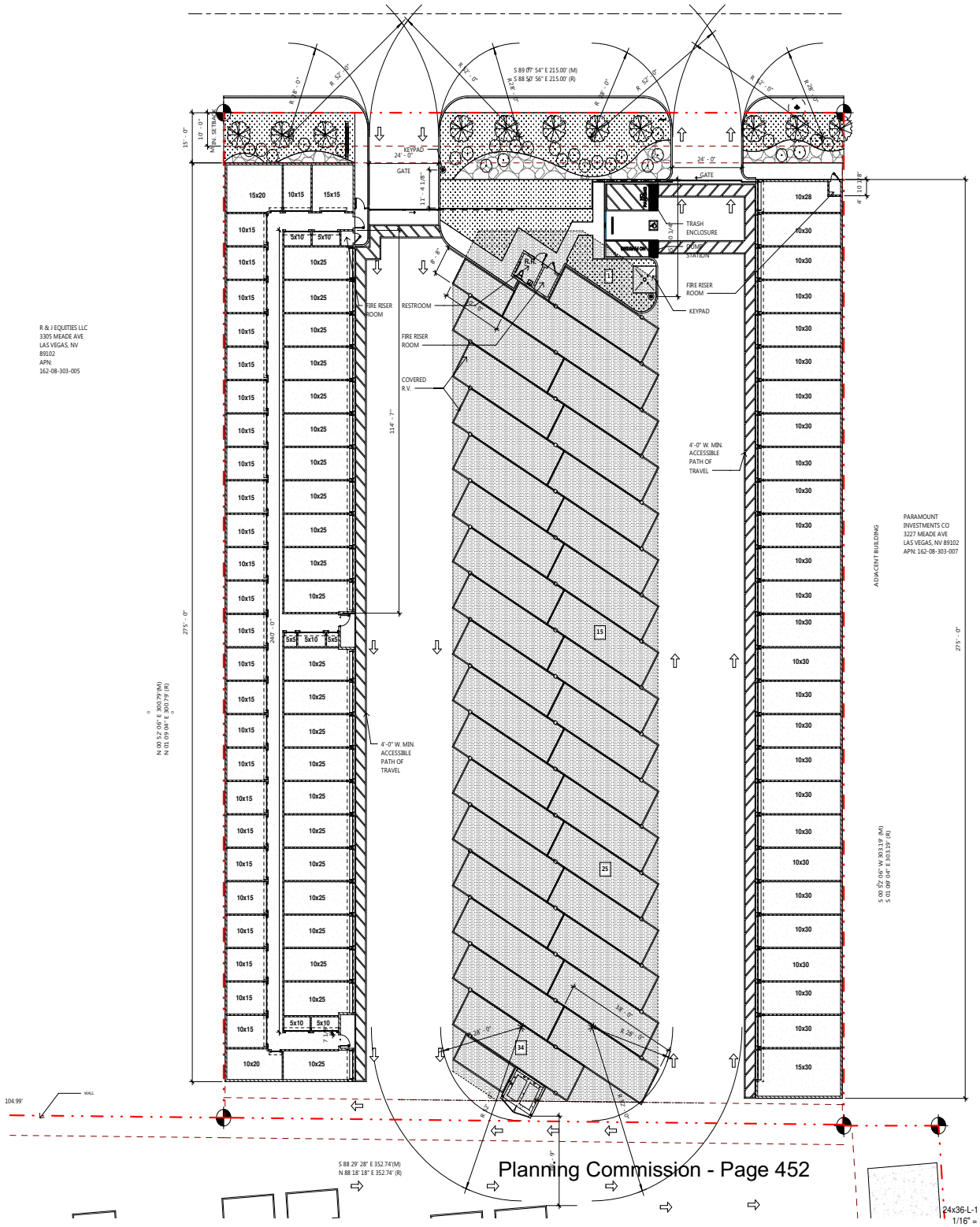
SIGN BY

J. CRAIG MANN
REGISTERED
No. 8149
ARCHITECT
STATE OF NEVADA

DELTA	REVISION	DATE
	PLANNING DEPT.	10/16/2019
	CORRECTION #1	10/24/2019
	REVISION	10/29/2019

DATE: 09/23/19
JOB NUMBER 19-836

A6



Planning Commission - Page 452

FLOOR PLAN

24x36-L-1 F.F.
1/16" = 1'-0"

5

DEPT. STAMP | 1

PRJ-77441
10/22/19

J. Craig Mann
ARCHITECT
ARCHITECTURE . PLANNING . INTERIOR

1931 NEWPORT BLVD.
SUITE M
COSTA MESA, CA 92626
JCRAIGM@GMAIL.COM
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CLIENT

NSA PROPERTY HOLDINGS, LLC

GUARDIAN STORAGE CENTERS, LLC
2042 BUSSINESS CENTER DRIVE
SUITE 100
IRVINE, CA 92612
PHONE: 949-833-1134

PROJECT TITLE

STOR AMERICA SELF-STORAGE

3430 SIRIUS AVENUE
LAS VEGAS, NV 89102

SHEET TITLE

FLOOR PLAN

PREAPP2019-010365

SIGN BY

J. CRAIG MANN
REGISTERED ARCHITECT
No. 8148
STATE OF NEVADA

DELTA	REVISION	DATE
	PLANNING DEPT.	10/16/2019
	CORRECTION #1	10/22/2019

DATE: 09/23/19
JOB NUMBER 19-836

A3



VAR-77775 [PRJ-77441] - VARIANCE RELATED TO SDR-77776 - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC

3301 MEADE AVENUE

10/30/2019



VAR-77775 [PRJ-77441] - VARIANCE RELATED TO SDR-77776 - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC

3301 MEADE AVENUE

10/30/2019

J. Craig Mann
ARCHITECT

Interiors
Planning
Architecture

October 11, 2019

Mr. Courey Stewart
City of Las Vegas Planning & Zoning
333 N. Rancho Drive, Third Floor
Las Vegas, NV 89106

Re: Justification Letter (PRJ 77441)

Mr. Stewart:

This letter is in regards to a proposed 2 one-story buildings of 12,375 SF and 7,050 SF plus RV covered parking in the middle of the site at 3301 Meade Avenue which is currently a vacant 1.4 acre lot zoned M (Industrial District), and a part of an existing storage facility. The site previously had a 2-story self storage building that previous owners had allowed to fall into various stages of dilapidation. The project is located within the City of Las Vegas and, as such, will conform to the standards of the Unified Development Code of the City of Las Vegas, commonly referred to as "Title 19".

The project aims to assist in revitalizing the area by inserting a known brand with an established customer base onto a currently vacant lot. The new buildings will help satisfy a community need as the adjacent self-storage facility has a very high occupancy rate. By occupying a currently vacant site, the project helps in increasing safety and reducing blight.

The setbacks required per 19.08.100 M (Industrial) District require a 10'-0" front setback but we are providing 15'-0", 10'-0" side yard setbacks (footnote 1 allows for parking if areas are completely screened from residential view) – (there is no residential in the near vicinity-comply), and we are requesting a variance of 0'-0" side yard setback.

The landscaping per Table 4 (19.08.100M) requires a 15'-0" front landscape buffer (footnote 1 states. "When building setbacks are less restrictive, the setbacks shall prevail), which we show as compliant. The setback is states at 10'-0" which thus prevails. We request a zero-foot landscape buffer for the east and west property lines. Having landscaped buffers in these conditions in this type of facility only lead to security risks and places for debris to collect.

1931 Newport Blvd.
Suite M
P.O. Box 12349
Costa Mesa,
California
92627

TEL 714/543-8352
FAX 714/543-0209

jcraigm@gmail.com

PRJ-77441
10/22/19

J. Craig Mann
ARCHITECT

The parking layout is in accordance with Title 19 requirements (10.12.070). This requires 1 space per 50 storage units plus 1 space per each 50 RV parking space, spread throughout the development plus 5 spaces on the exterior side of the security fence for customers coming to the main office on Sirius Avenue. Parking for the new site is 3 spaces plus 48 spaces on the existing site. See the project data.

This particular parcel of property is owner and operated by the same owner as the adjacent property to the south (3310 Sirius Avenue APN-162-08-303-021). The interior layout is provided with 34—0" drive aisles which are generally accepted to allow for the RV entering and leaving their space. The RV spaces will have canopies.

We hope this letter serves as a brief introduction to the project illustrating its compliance with zoning requirements and demonstrates why the project would be beneficial for this property the greater Las Vegas community.

Sincerely,

J. Craig Mann.

J. Craig Mann Architect
1931 Newport Blvd.
Costa Mesa, CA 922627

PRJ-77441
10/22/19

NATIONAL STORAGE AFFILIATES

October 10, 2019

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

Whom It May Concern:

Please be advised that John Minar is hereby authorized to conduct any/all transactions with the Las Vegas Department of Planning for the permits and application at the following project:

StorAmerica Self Storage
3301 Meade Avenue
Las Vegas, NV 89102-7803
Case: PREAPP2019-010365

Regards,

Tamara D. Fischer
President and CFO

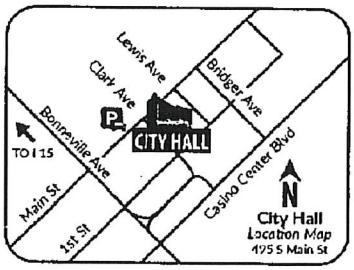
8400 EAST PRENTICE AVENUE, 9TH FLOOR, GREENWOOD VILLAGE, CO 80111
Phone 720.630.2600 – Fax 720.630.2626

PRJ-77441
10/22/19

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

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77775 and SDR-77776 [PRJ-77441]
Planning Commission Meeting of **12/10/2019**

RECEIVED
DEC 0 3 2019
Dept of Planning
City of Las Vegas

PRJ-77441
16208301017
MARTIN ROBERT E & KAYE
1500 MARBELLA RIDGE CT
LAS VEGAS NV 89117

19-20A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
20

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

SUBJECT:
SDR-77776 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77775 - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 119-UNIT, 19,425 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441]. Staff recommends DENIAL.

C.C.: 02/05/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) DR EAPP 2019-010365

Project Address (Location) 3301 MEADE AVE.

Project Name STORAMERICA SELF STORAGE **Proposed Use** MINI STORAGE & RV

Assessor's Parcel #(s) 162083003006 **Ward #**

General Plan: Existing L/R Proposed N/A **Zoning:** Existing M Proposed N/A

Additional Information CONSTRUCT 2 STORAGE BUILDINGS TOTALLING 19,475SF PLUS 34 COVERED RV PARKING SPACES, EXISTING 20,000 SF CONDEMNED BUILDING IS BEING REMOVED.

Property Owner NSA PROPERTY HOLDING, LLC Contact JOHN MINAR
Address 2042 BUSINESS CTR. DR., SUITE 100 City IRVINE State CA Zip 92612
E-mail JOHN@GUARDIANSC.COM Phone 949-833-1134

Applicant NSA PROPERTY HOLDINGS, LLC Contact JOHN MINAR
Address 2042 BUSINESS CTR DR, SUITE 100 City IRVINE State CA Zip 92619
E-mail JOHN@GUARDIANSC.COM Phone 949-833-1134

Representative J. CRAIG MANN ARCHITECT Contact J. CRAIG MANN
Address 1931 NEWPORT BLVD, SUITE D City COSTA MESA State CA Zip 92627
E-mail JCRAIGM@GMAIL.COM Phone 714-543-8352
CELL 714-305-9619

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

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

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

Partner(s) _____

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

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

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

Print Name JOHN MINAR

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____
Notary Public in and for said County and State

PRJ-77441
10/22/19

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 ORANGE)

On SEPT. 20TH, 2019, before me, WILLIAM MATTHEW BRAUN,
A Notary Public, personally appeared JOHN MINAR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

(Affix Seal)

WILLIAM MATTHEW BRAUN
Commission # 2139732
Notary Public - California
Orange County
My Comm. Expires Jan 9, 2020

PRJ-77441
10/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
21

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

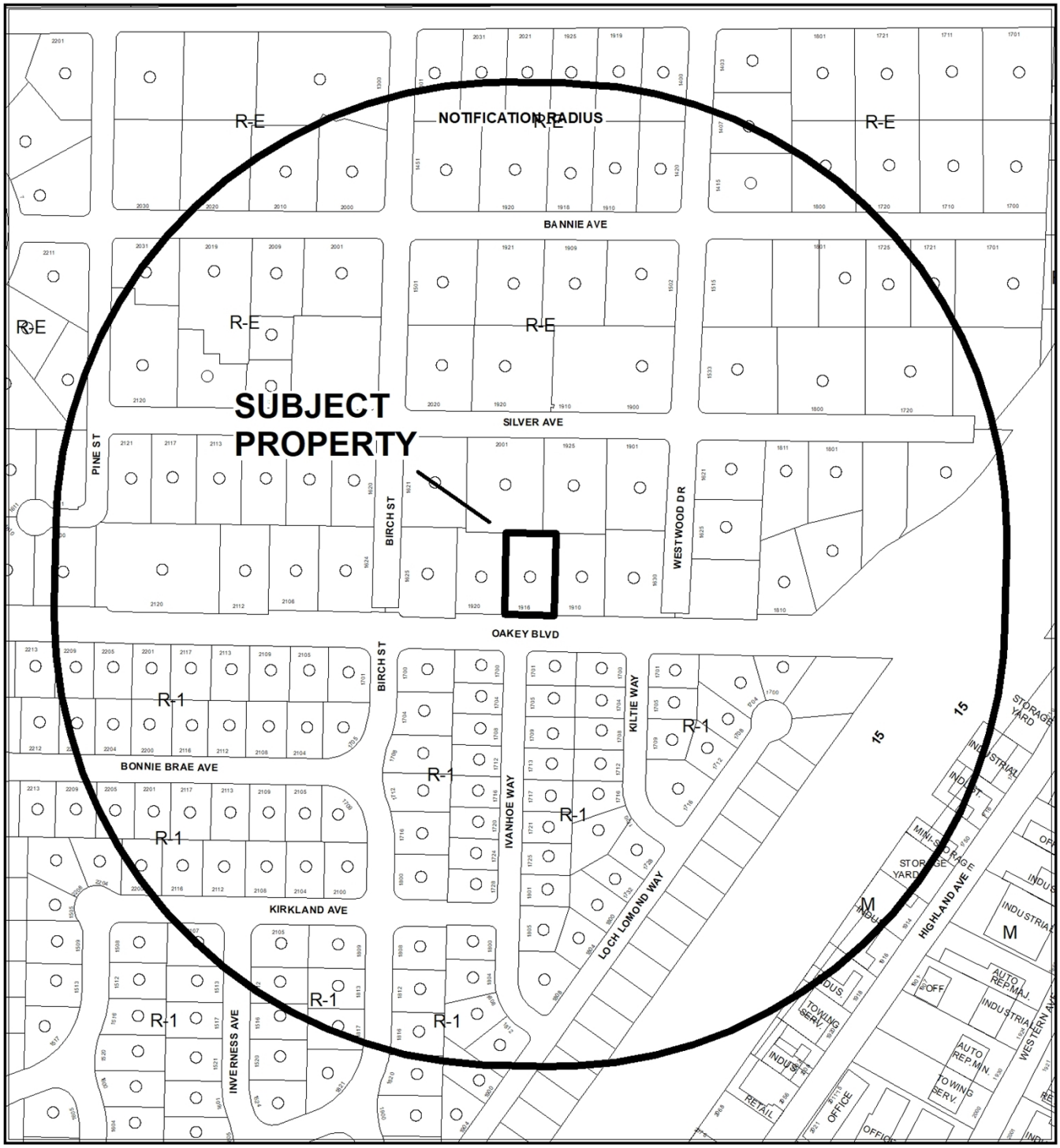
SUBJECT:
VAR-77766 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD FOSTER - For possible action on a request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.46 acres at 1916 West Oakey Boulevard (APN 162-04-210-089), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77716]. Staff recommends DENIAL.

May go to City Council on: 02/05/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda - Supplemental Staff Report - Related Relevant City Actions and Protest Postcard



CASE: **VAR-77766 (PRJ-77716)**

RADIUS: 1000 FEET

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



CASE: **VAR-77766 (PRJ-77716)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RICHARD FOSTER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77766	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 170

PROTESTS 0

APPROVALS 6

SP

**** CONDITIONS ****

VAR-77766 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 seven-foot tall wall within the front yard setback at 1916 West Oakey Boulevard.

ISSUES

- The existing seven-foot solid block wall does not comply with Title 19.06.060 development standards. Walls located within the front yard setback area may have a maximum height of five feet with a two-foot solid base.

ANALYSIS

The subject site is located in R-E (Residence Estates) zoning district, which allows for the development of low density, large-lot single-family detached residential homes. Pursuant to Title 19.06.060, walls within the front yard setback area may have a maximum height of five feet with a two-foot solid base. The existing wall at the subject site is constructed with solid CMU block, and measures seven-feet tall.

According to the Justification Letter, date stamped 11/04/19. The applicant constructed this wall due to security concerns, citing five criminal instances experienced at his home and in the surrounding neighborhood. The applicant also mentioned installing convex mirrors “to increase the visibility of pedestrians and cyclists as they cross [the] driveway along Oakey Boulevard”. This proposal is not compliant with Title 19.06.060 development standards, and was erected without obtaining building permits. Additionally, there are height and safety concerns from impeded vision. Therefore, staff recommends denial of this request for a Variance.

FINDINGS (VAR-77766)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by erecting a wall that does not comply with Title 19.06.060 development standards and without obtaining building permits. Alternative height and design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/21/17	A Code Enforcement case (#174902) was opened for an unlicensed Short Term Rental at 1916 West Oakey Boulevard. The case was resolved on 08/22/17.
05/09/17	The Planning Commission denied a request for a Special Use Permit (SUP-69640) for a Short Term Rental at 1916 West Oakey Boulevard. Staff recommended denial of the request.
06/13/18	A Code Enforcement case (#190372) was opened for an uncovered construction site at 1916 West Oakey Boulevard. The case was resolved on 01/14/19.
01/17/19	A Code Enforcement case (#195914) was opened for an unlicensed Short Term Rental at 1916 West Oakey Boulevard. The case was resolved on 01/17/19.

Most Recent Change of Ownership	
08/30/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/22/18	A building permit (R18-02106) was issued for a block wall at 1916 West Oakey Boulevard. The permit was finalized on 05/02/18.
03/05/18	A Building Permit (R18-00602) was issued for a 1,795 sf addition to 1916 West Oakey Boulevard. The permit has not been finalized.
08/08/19	A Building Permit (R19-11865) was issued to add two courses to an existing wall at 1916 West Oakey Boulevard. The permit was denied by the Department of Planning due to non-compliance with Title 19.06.060 standards.

Pre-Application Meeting	
10/15/19	A pre-application conference was held to discuss Variance submittal requirements.

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

Field Check	
10/30/19	During a routine field inspection, staff observed a walled residence along Oakey Boulevard, which was in line with adjacent perimeter walls. This area, and the adjacent walls, were referred to Code Enforcement.

Details of Application Request	
Site Area	
Gross Acres	0.46

	Land Use Per Title 19.12	***General Plan***	***Zoning District***
Subject Property	Single Family, Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached Dwelling	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***
A-O (Airport Overlay) District – 200 Feet	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oakey Boulevard	Collector Street	Master Plan of Streets and Highways	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) VARIANCE

Project Address (Location) 1916 W. OAKEY BLVD

Project Name FRONT WALL **Proposed Use**

Assessor's Parcel #(s) 162-04-210-089 **Ward #**

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

Additional Information

Property Owner RICHARD FOSTER Contact

Address 1916 W. OAKEY BLVD City LAS VEGAS State NV Zip 89102

E-mail rfoster726@gmail.com Phone (860) 534-0501

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 Richard Foster

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

Print Name RICHARD FOSTER

Subscribed and sworn before me

This 21ST day of OCT 20 19

Notary Public in and for said County and State

T. CASINO
Notary Public, State of Nevada
Appointment No. 04-92506-1
My Appt. Expires Jul 4, 2020

PRJ-77716
10/28/19

North Property Line/Wall (88ft)



HOUSE

West Property Line/Wall (180ft)

East Property Line/Wall (180ft)

67ft

DRIVEWAY

Front Wall Height - West: 6'5"

South Property Line/Wall (88ft)

Front Wall Height - East: 6'10"

10/21/19



OAKEY BLVD

PRJ-77716
10/21/19



VAR-77766 [PRJ-77716] - VARIANCE - APPLICANT/OWNER: RICHARD FOSTER
1916 WEST OAKEY BOULEVARD

10/30/2019



VAR-77766 [PRJ-77716] - VARIANCE - APPLICANT/OWNER: RICHARD FOSTER
1916 WEST OAKEY BOULEVARD

10/30/2019



VAR-77766 [PRJ-77716] - VARIANCE - APPLICANT/OWNER: RICHARD FOSTER
1916 WEST OAKEY BOULEVARD

10/30/2019

Justification Letter

October 8th, 2019

To Whom it May Concern,

I have a home at 1916 West Oakey Blvd. I would like to exceed the solid wall height limit on the front wall of my property along Oakey Blvd. I would like to do so for security reasons. We moved into the home 2 years ago. In that brief time we have experienced the following:

1) A break-in (within the first two months we were here).
2) Our immediate neighbor to the West had a knife wielding addict refuse to leave his home until the police finally forcibly removed the addict.
3) Three of the four lights in the front of our home have been vandalized.
4) At least 15 instances of vagrants/homeless/addicts trespassing on our property. In several instances the trespassers continued on over our back wall to delve farther into Scotch 80s.
5) Two months ago Mayor Goodman's home (who lives two blocks behind us) was robbed.

I've been told the major concern and reason for not allowing higher solid walls is to increase the visibility of pedestrians and cyclists as they cross our driveway along Oakey Blvd. To that end we can easily install convex mirrors on either side of our driveway to allow us full visibility.

Sincerely,

Richard Foster
rfoster726@gmail.com

PRJ-77716
11/04/19

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

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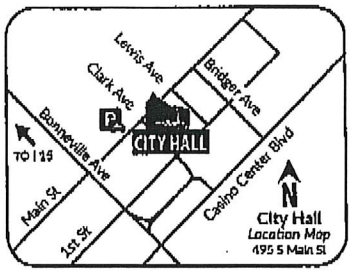
Return Service Requested
Official Notice of Public Hearing



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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.

VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210024
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102

21A

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

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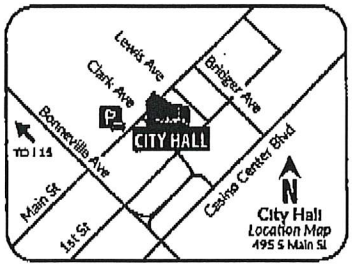

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VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210026
ARLT FAMILY TRUST
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

CX2

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

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VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210055
ARLT FAMILY TRUST
ARLT MICHAEL & LINDA DARLENE TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

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

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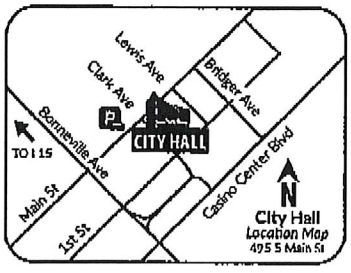

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VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210113
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A (x2)

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

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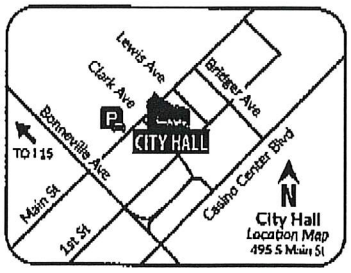

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-77766 [PRJ-77716]
Planning Commission Meeting of 12/10/2019

PRJ-77716
16204210054
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

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

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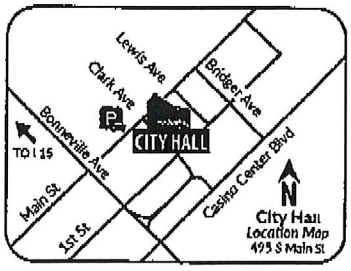

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77766 [PRJ-77716]
Planning Commission Meeting of 12/10/2019

PRJ-77716
16204210112
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A
(x2)

Supplemental Staff Report - Page One
December 10, 2019 - Planning Commission Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
07/24/19	A Code Enforcement case (CE19-01375) was opened for an additional 2 feet of height added to front wall without permits at 1916 West Oakey Boulevard. The case is still open.

Submitted after final agenda
Date 12/10/19 Item **Item 21**

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

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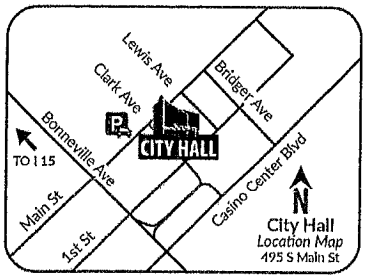

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DEC 03 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77766 [PRJ-77716]

Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204310021
MANIS MAURICE & SIMONE
2104 KIRKLAND AVE
LAS VEGAS NV 89102-4436

21P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
22

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

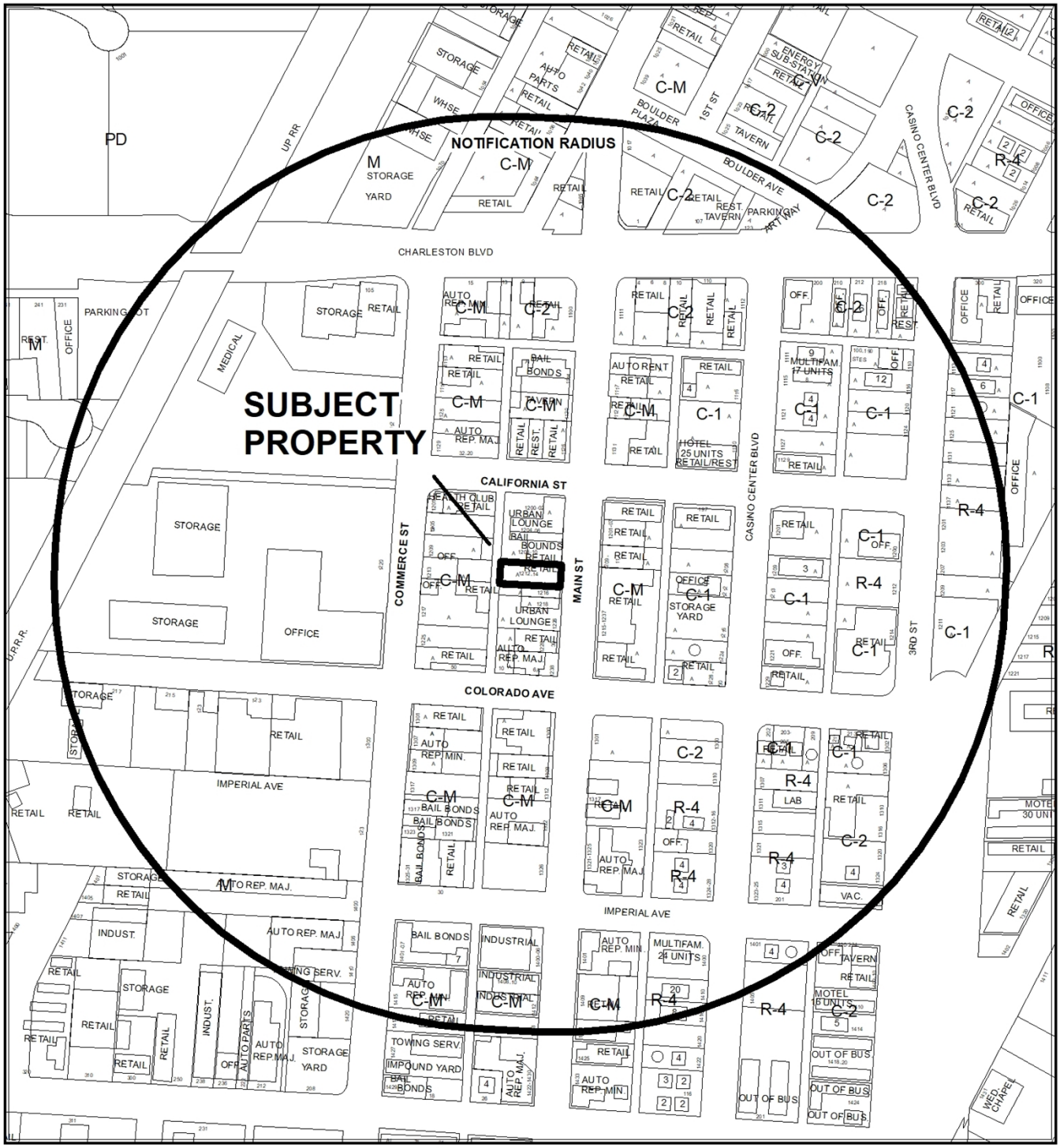
SUBJECT:
WVR-77741 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC - For possible action on a request for a Waiver of the Appendix F Interim Downtown Las Vegas Development Standards TO ALLOW UTILITY EQUIPMENT WITHIN THE PUBLIC RIGHT-OF-WAY at 1212 and 1214 South Main Street (APN 162-03-110-101), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77739]. 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.	7
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

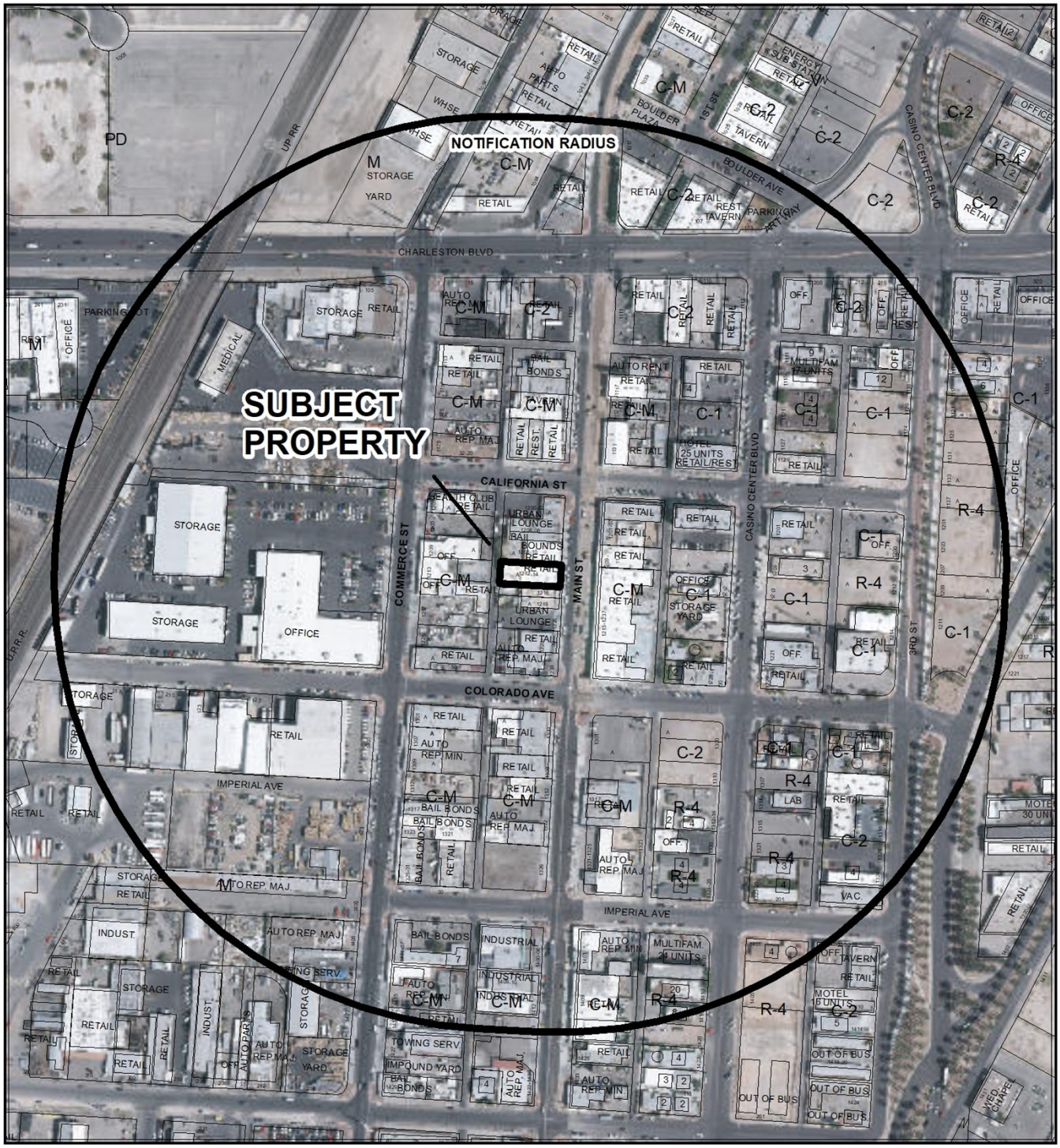
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda - Support Postcard



CASE: **WVR-77741 (PRJ-77739)**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **WVR-77741 (PRJ-77739)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-77741	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 160

PROTESTS 0

APPROVALS 6

SP

**** CONDITIONS ****

WVR-77741 CONDITIONS

Planning

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

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

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

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

Public Works

5. Unless otherwise allowed by the Department of Public Works, install the Reduced Pressure Detector Assembly (RPDA) and the reduced pressure principle assembly (RPPA) with three bollards just inside the alley. The applicant shall install the slim design of the RPDA and maintain a minimum of 14-feet of clearance.

6. Submit a License Agreement for landscaping and private improvements in public rights of way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Waiver of the Appendix F, Interim Downtown Las Vegas Development Standards to install a Reduced Pressure Detector Assembly (RPDA) and a reduced pressure principle assembly (RPPA) for fire sprinklers in the alley located between 50 West Colorado Avenue and 10 West Colorado Avenue.

ISSUES

- Appendix F, Interim Downtown Las Vegas Development Standards requires all utility vaults to be located underground and/or incorporated within the building footprint. Utility vaults are not to be located along the street frontage of the project.

ANALYSIS

The applicant is currently in the process of designing the renovation of the subject site in order to house up to five separate suites to include food and beverage, retail, and a tavern. As stated in the justification letter date stamped 10/16/19, the utilities were originally designed to be located along the alley, but when the applicant met with the Las Vegas Valley Water District (LVVWD) they indicated the water mains were not in the alley and they would not accept a design that extended the water main to the alley. The LVVWD is requiring the utility adjacent to their mains in Colorado or Commerce, which would place the backflow device on the sidewalk at the back of curb.

FINDINGS (WVR-77741)

Staff is not able to support utility placement in direct conflict with Appendix F, Interim Downtown Las Vegas Development Standards and is recommending denial of the request. If approved, staff has added conditions of approval to allow placement within the alley.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
08/14/18	The Planning Commission approved a request for a Special Use Permit (SUP73847) for a 2,348 square-foot Tavern-Limited Establishment use at 1212 South Main Street. Staff recommended approval.
02/26/19	The Planning Commission approved a request for a Special Use Permit (SUP73847) for a 3,529 square-foot Tavern-Limited Establishment use at 1214 South Main Street. Staff recommended approval.

Most Recent Change of Ownership	
08/31/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1951	Building constructed.
01/30/95	A business license (G50-02947) was issued for new furniture sales at 1214 South Main Street. The license went inactive on 12/07/15.
04/07/16	A business license (G64-01914) was issued for new furniture sales at 1214 South Main Street. The license went inactive on 11/30/16.

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

Field Check	
10/30/19	On a routine field inspection, staff observed two tenant spaces under construction.

Details of Application Request	
Site Area	
Gross Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Commercial	C (Commercial)	C-M (Commercial/Industrial)
North	General Commercial	C (Commercial)	C-M (Commercial/Industrial)
South	Secondhand Dealer	C (Commercial)	C-M (Commercial/Industrial)
East	Tavern-Limited	C (Commercial)	C-M (Commercial/Industrial)
	Tattoo Parlor		
	General Retail		
West	General Commercial	LI/R (Light Industrial/Research)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District - Area 1 (18b Arts District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways	80	Y

Las Vegas Valley Water District (LVVWD) Comments:
This property is currently served for domestic service, however does not have backflow prevention per NAC445A.67195 and will be required to be installed with this project. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. To determine the availability of adequate water resources and point(s) of connection to serve this development, a pre-submittal meeting with Planning and Engineering Services is required prior to civil plan submittal.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1212 & 1214 S. Main Street

Project Name Good Pie & Main St Provisions Restaurant - RPDA & RPPA Location **Proposed Use** Tavern w Restaurant

Assessor's Parcel #(s) 162-03-110-101 **Ward #**

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

Additional Information We are requesting to locate our RPDA and RPPA in the Public Amenity Zone. We had a previous agreement to locate our utilities on private property at 1208 S. Main. However, the land owner changed their mind and we have no other location.

Property Owner Silver Cloud Properties LLC Contact Josh Abelson
Address 2330 Industrial Road City Las Vegas State NV Zip 89102
E-mail Josh@theindustrialvegas.com Phone 702-

Applicant Robert Gurdison Contact Robert Gurdison
Address 100 N City Parkway, Suite 1700 City Las Vegas State NV Zip 89106
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 89106
E-mail rgurdison@molaskyventures.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 consistancy with the Zoning Ordinance.

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

Print Name Chase Herschman

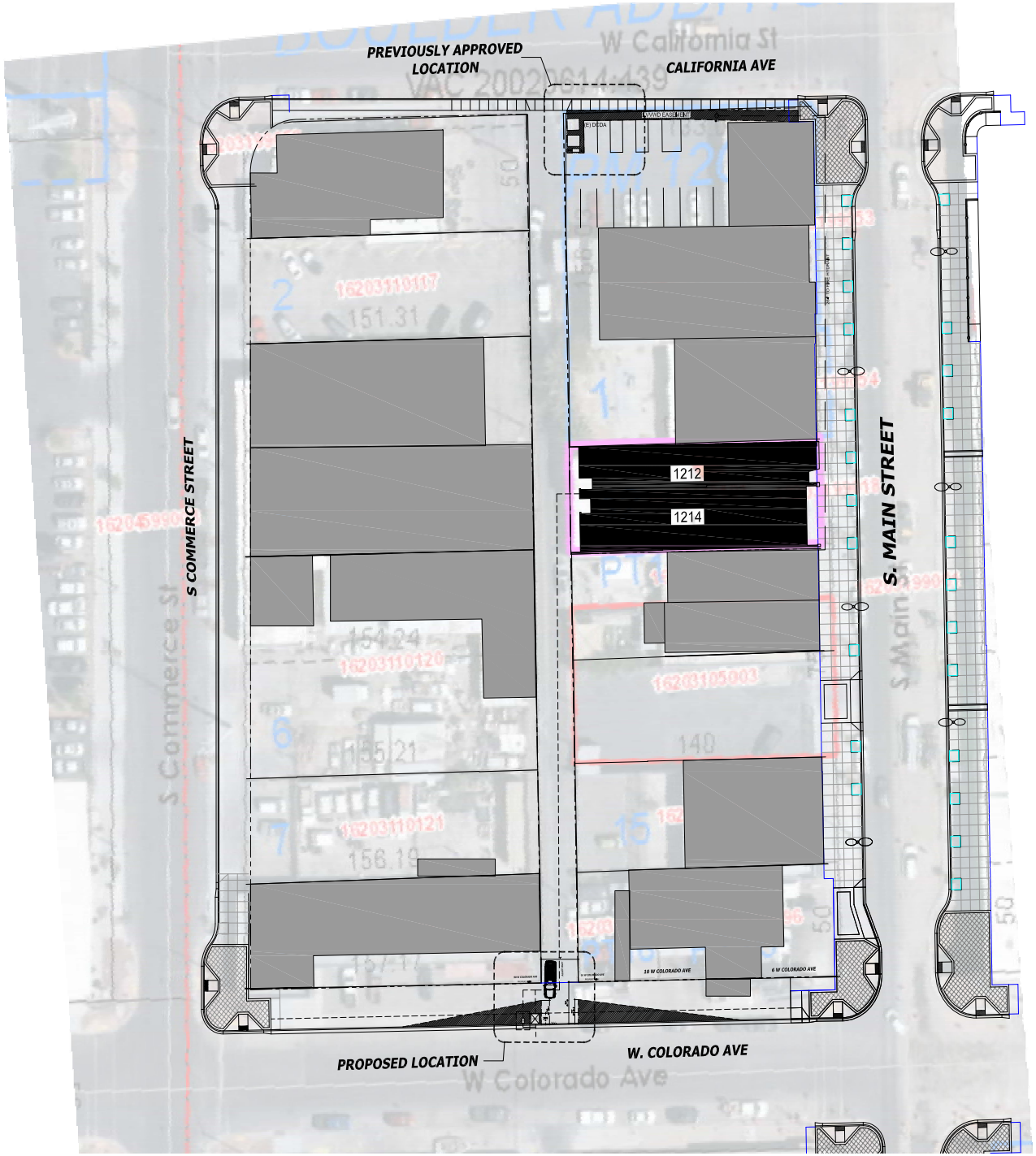
Subscribed and sworn before me
This 12th day of November, 20 19

Notary Public in and for said County and State

ALEJANDRA BANUELOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-3137-1
My App. Expires June 21, 2022

RPJ-17739
11/12/19

State of Nevada
County of Clark



1 OVERALL SITE PLAN
SCALE: 3/16"=1'-0"

NORTH

ROB GURDISON ARCHITECT
Architecture + Interiors
100N. 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.

OVERALL SITE PLAN

GOOD PIE
1212 S. MAIN STREET

AND

MAIN ST. PROVISIONS
1214 S. MAIN STREET

LAS VEGAS, NEVADA 89104
APN# 162-03-110-101

REV.	DESCRIPTION	DATE

PROJECT #:19001
24x36 SHEET
DATE: 06-29-2019
SHEET NUMBER:

PRJ-77739
10/16/19

SP1.00

ROB GURDISON ARCHITECT
Architecture + Interiors
100N. City Parkway Las Vegas, Nevada Ph.702-768-7779

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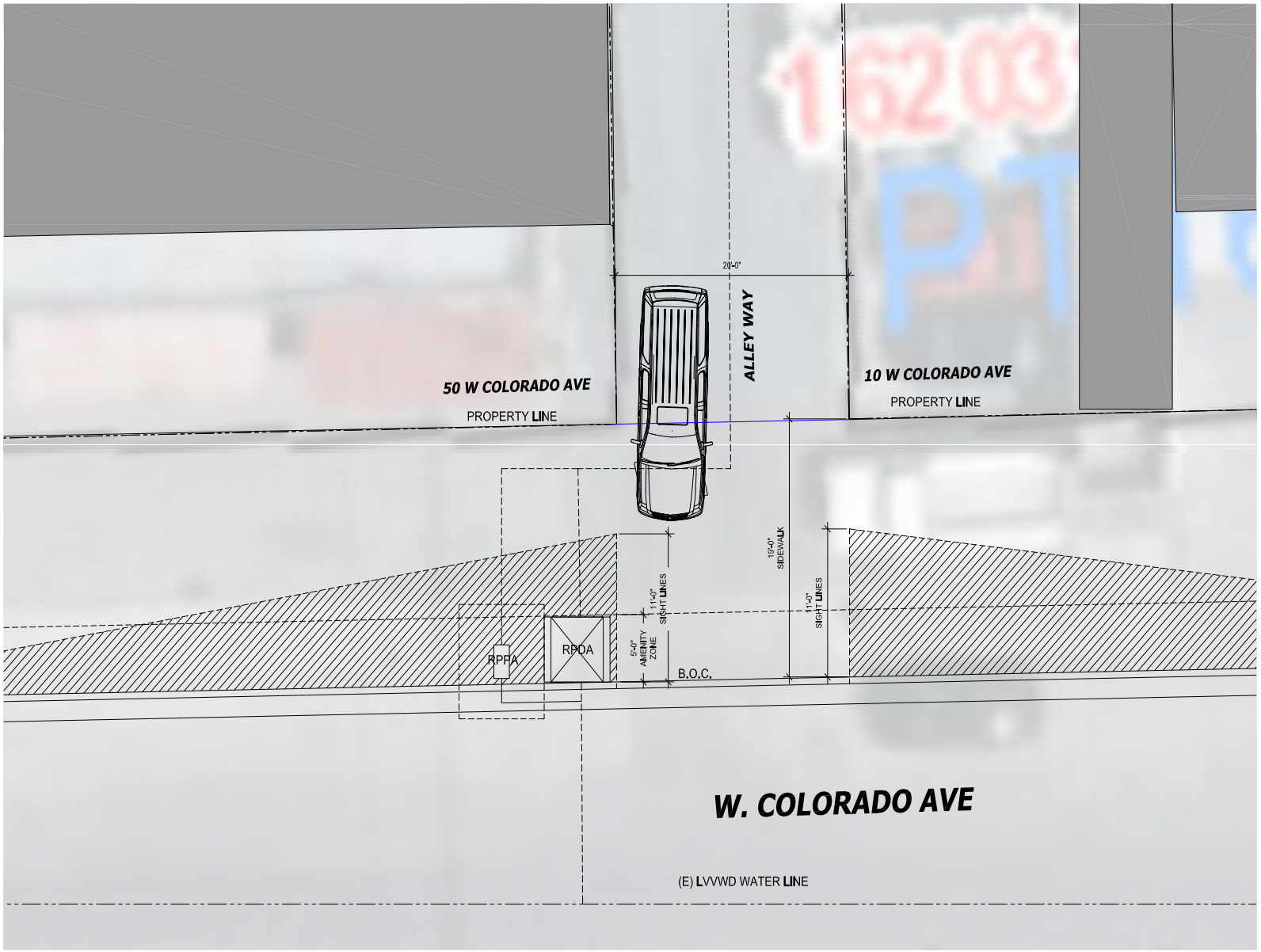


1 ENLARGED SITE PLAN
SCALE: 3/16"=1'-0"

NORTH

ENLARGED SITE PLAN

GOOD PIE
1212 S. MAIN STREET

AND

MAIN ST. PROVISIONS
1214 S. MAIN STREET

LAS VEGAS, NEVADA 89104
APN# 162-03-110-101

REV.	DESCRIPTION	DATE

PROJECT #:19001
24x36 SHEET
DATE: 06-29-2019
SHEET NUMBER:

PRJ-77739
10/16/19

SP1.01

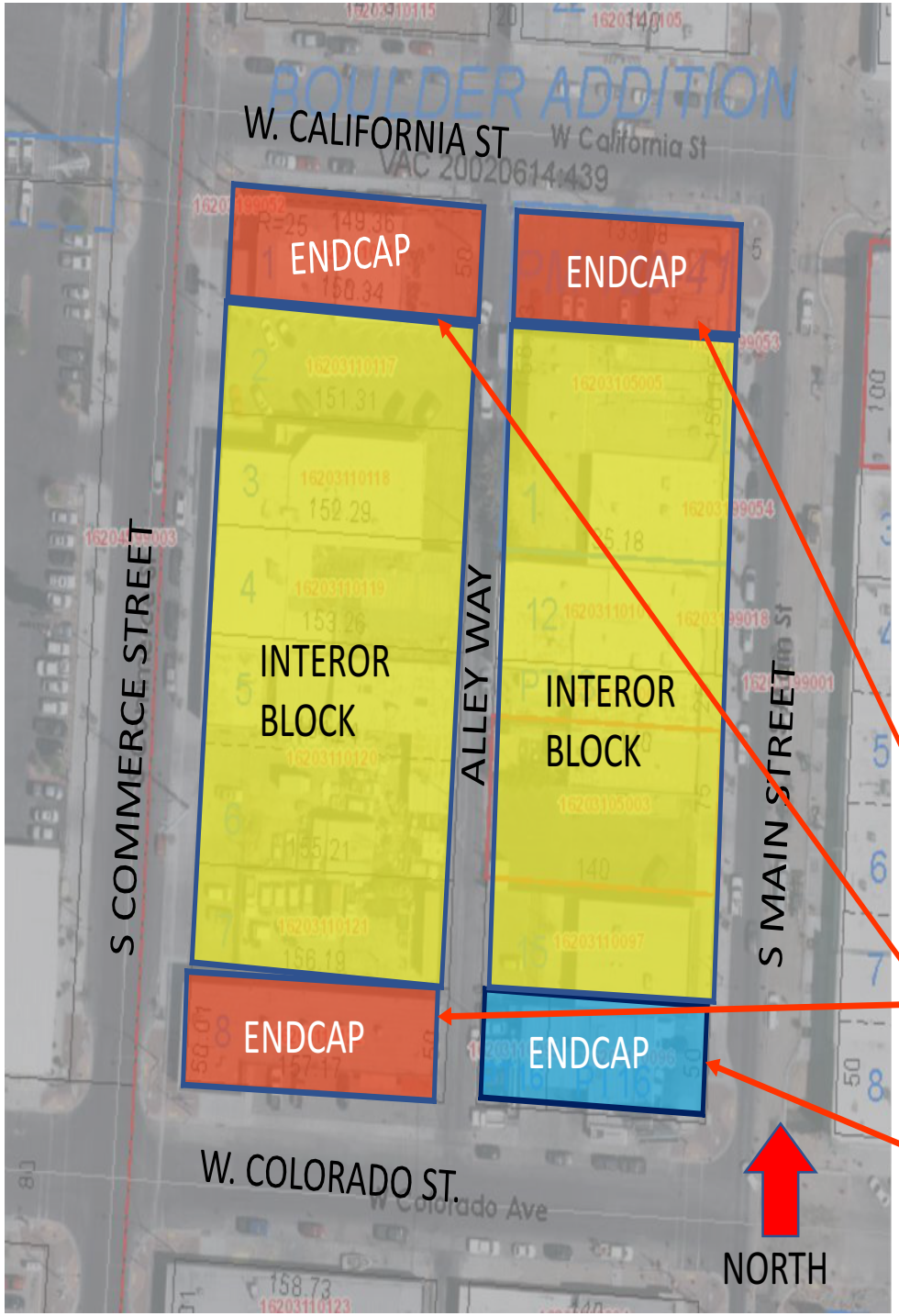
LVVWD Easements for Back Flow Preventors

Good Pie (1212 S. Main Street) & Main Street Provisions (1214 S. Main Street)

REVISED 10.10.2019

PRJ-77739
10/16/19

Molasky Ventures



1. APPROXIMATELY 20 YEARS AGO CLV MANDATED THAT LVVWD DECOMISSION WATER LINES RUNNING NORTH/SOUTH IN THE DOWNTOWN ALLEY WAYS. CONSEQUENTLY, LIMITING LOCATION OF BACK FLOW PREVENTORS TO THE EAST/WEST RUNNING STREETS.

2. AROUND 2015, CLV ENFORCED A ZONING REQUIREMENT TO HAVE ALL UTILITIES LOCATED ON-SITE, ON PRIVATE PROPERTY.
THIS RESULTS IN ENCAP PROPERTIES BEARING THE EASEMENTS FOR ALL INTERIOR BLOCK PROPERTY UTILITIES.

3. FURTHERMORE, LVVWD DOES NOT ALLOW RPDA'S OR RPPA'S TO BE ACCESSED ON-SITE FROM THE PUBLIC ALLEY WAY. LVVWD REQUIRES THEIR UTILITY ACCESS FROM THE PUBLIC STREET. IT IS ALSO NOT PERMISSABLE TO HAVE UNDERGROUND VAULTS FOR SAID UTILITIES. THEREFORE, THE ENCAP PROPERTIES ARE THE ONLY OPTION FOR ANY ABOVE GROUND UTILITIES.

4. OUR CURRENT PROJECT IS RUNNING INTO A PROBLEM WHERE THE ENDCAP PROPERTY OWNER, WHO HAS PREVIOUSLY AGREED TO HOST OUR RPPA AND RPDA HAS CHANGED THEIR MIND AND IS NOW FORBIDDING LVVWD's REQUEST FOR A NEW UTILITY EASEMENT.

5. ADDITIONALLY, THIS SAME ENCAP PROPERTY OWNER DOES NOT WANT THIS HARDSHIP ON ANY OF HIS OTHER ENDCAP PROPERTIES (IN RED).

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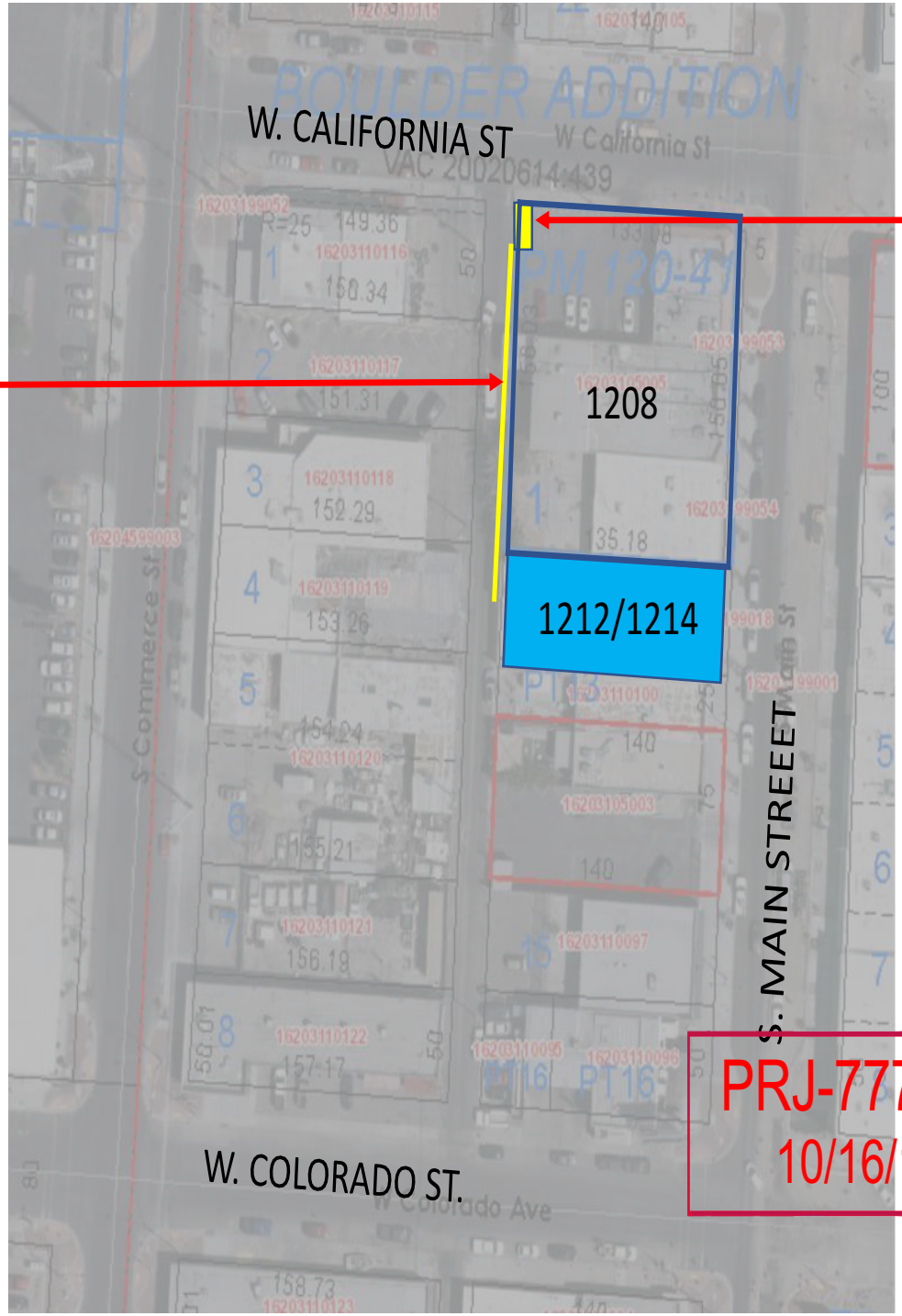
6. WE HAVE BEEN TRYING TO GET A RESPONSE FROM THE ENCAP PROPERTY OWNER IN BLUE WITH NO LUCK AND MUCH RESISTANCE FROM THE TENANTS TO LOCATE OUR UTILITIES IN ONE OF THEIR PARKING SPACES.

Good Pie (1212 S. Main Street) & Main Street Provisions (1214 S. Main Street)

PROBLEM STATEMENT



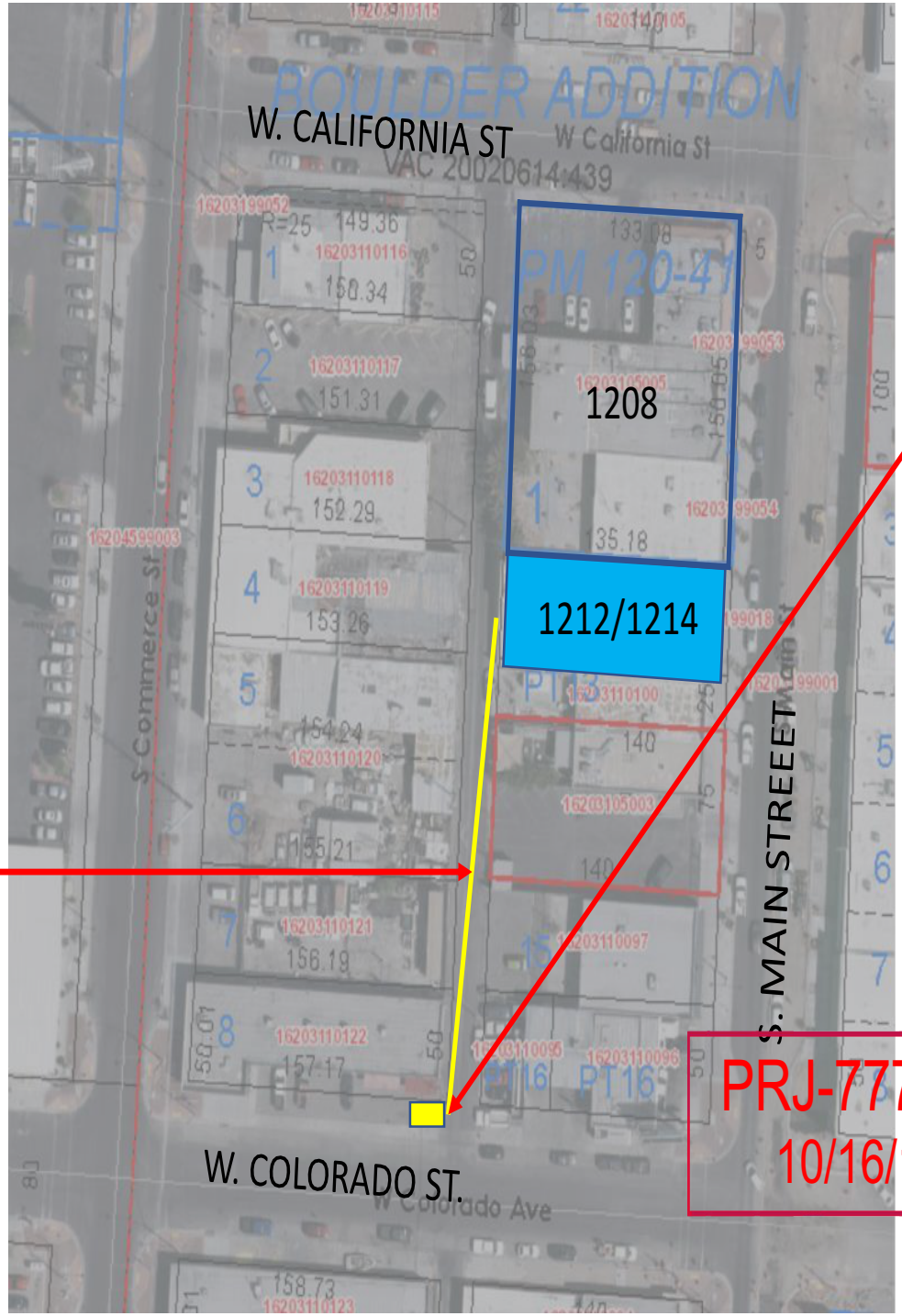
WE CURRENTLY HAVE NO OTHER LIKELY OPTION TO LOCATE THE RPDA & RPPA ON-SITE.

APPROXIMATELY 175'-0' 2" DOMESTIC AND 6" FIRE WATER LINE TRENCHED TO 1212 & 1214 S. MAIN.

CONSTRUCTION ACTIVITIES HAVE STARTED ON THE T.I. AND LVVWD AWAITING RESOLUTION TO UTILITY LOCATION. C19-03371 & C19-03784.

Good Pie (1212 S. Main Street) & Main Street Provisions (1214 S. Main Street)

CURRENT STATUS



REQUEST

WE ARE REQUESTING TO LOCATE THESE UTILITIES OFF-SITE ALONG W. COLORADO AVE VS. W. CALIFORNIA ST. THERE IS APPROXIMATELY 15'-17' OF DISTANCE BETWEEN THE PROPERTY LINE AND THE BACK OF CURB. THERE ARE ALREADY A BANK OF LVVWD METERS IN THIS LOCATION.

APPROXIMATELY 230'-0'
2" DOMESTIC AND 6" FIRE WATER LINE TRENCHED TO 1212 & 1214 S. MAIN.

PRJ-77739
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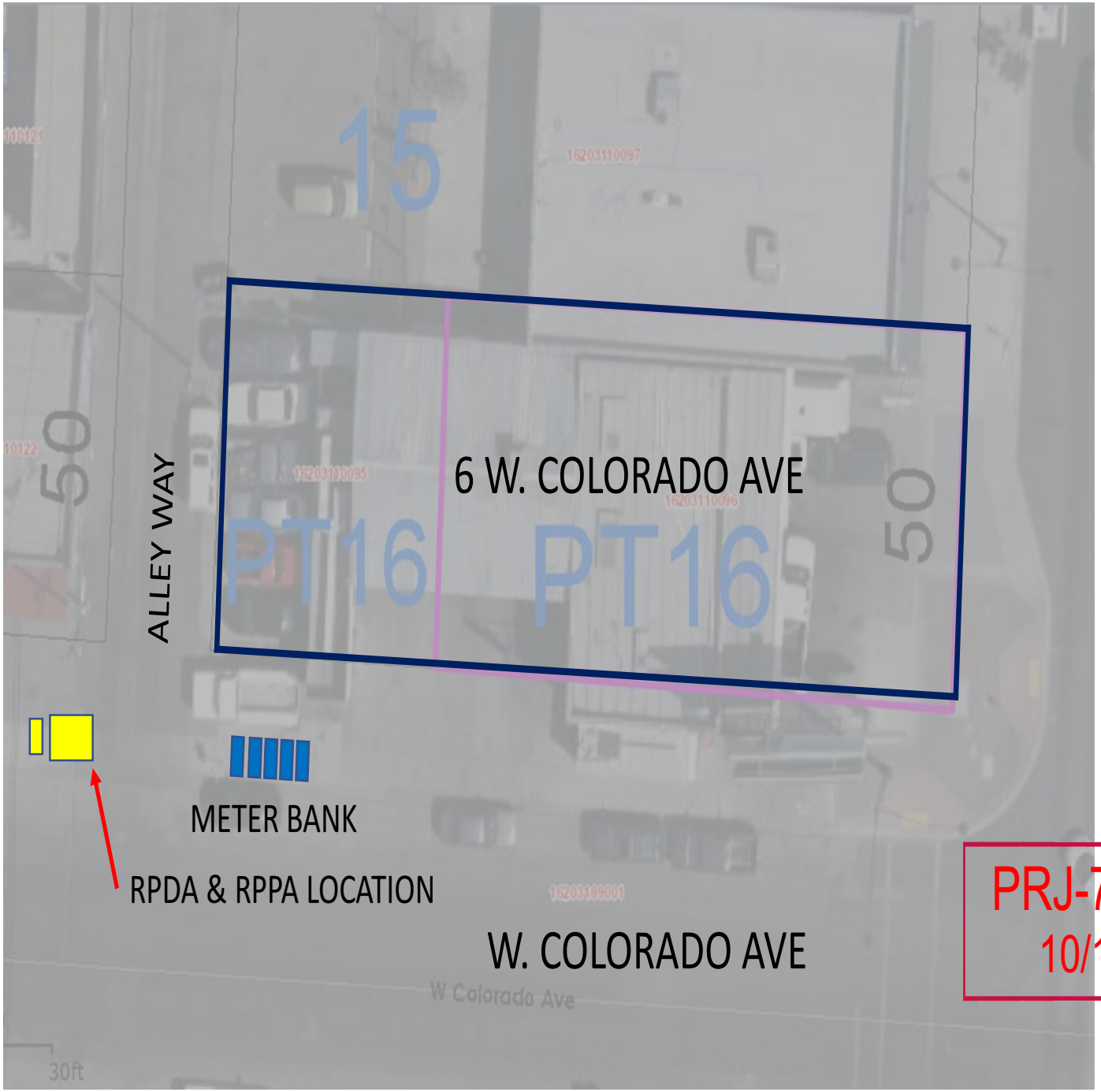
Good Pie (1212 S. Main Street) & Main Street Provisions (1214 S. Main Street)

PROPOSED SOLUTION



APPROVALS

1. LVVWD APPROVED THIS OPTION BASED ON HAVING AN EXISTING EASEMENT HERE AND ADEQUATE WATER PRESSURES, PENDING CLV APPROVAL.

2. THE SURVEYOR AND CIVIL BELIEVE THIS IS A VIABLE SOLUTION WITHOUT MUCH CHANGE IN THE SYSTEM PIPE SIZES.

3. THE SPRINKLER ENGINEER HAS NO ISSUE WITH THIS LOCATION.

4. CLV FIRE HAS APPROVED OUR EXISTING WITHOUT A REQUIREMENT OF A FIRE HYDRANT AND AN FDC FACING MAIN STEET. THEREFORE, ARE NOT RESTRICTED BY THE ADDITIONAL 60' OF PIPE LENGTH.

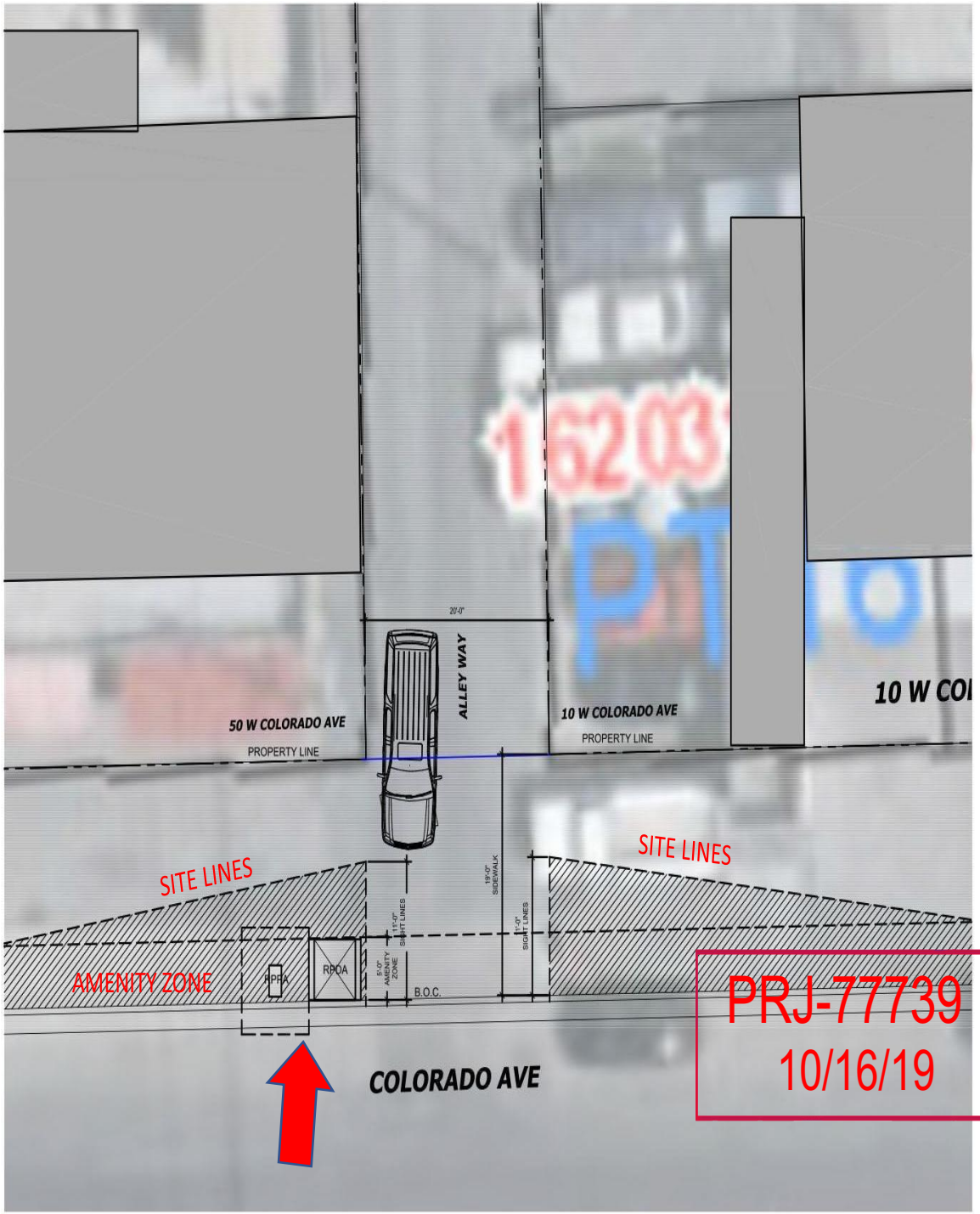
PRJ-77739
10/16/19

ENLARGED SITE PLAN

PROPOSED SOLUTION



Good Pie (1212 S. Main Street) & Main Street Provisions (1214 S. Main Street)

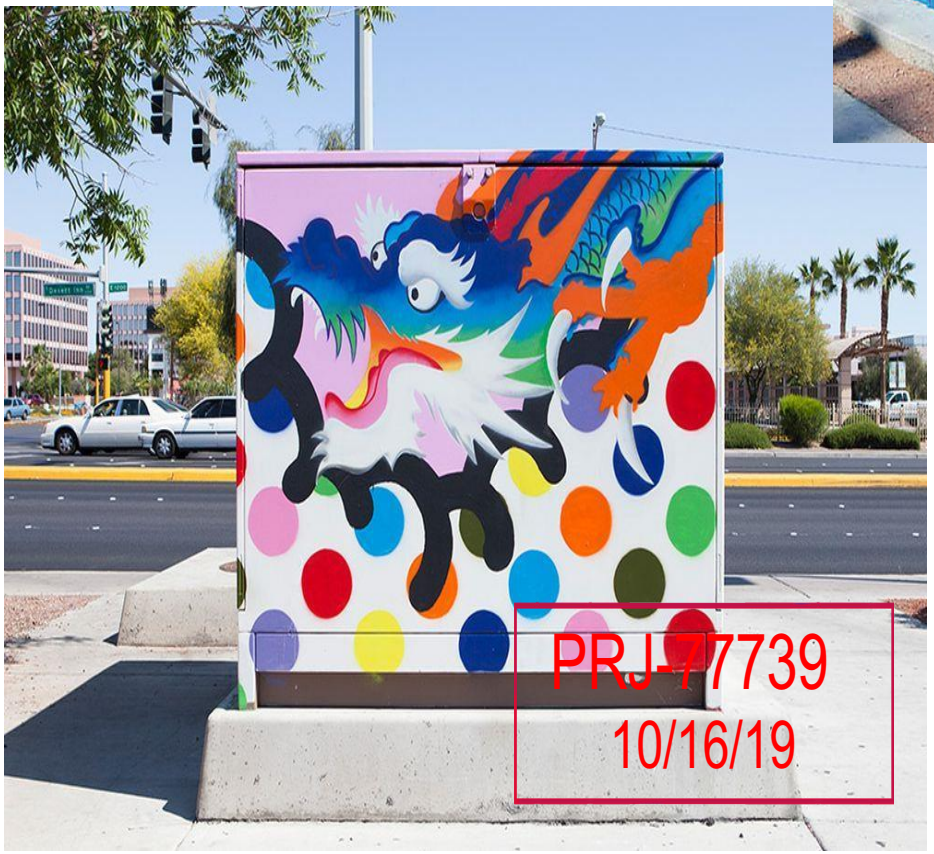


Good Pie (1212 S. Main Street) & Main Street Provisions (1214 S. Main Street)

UTILTY BOX AS URBANART









Good Pie (1212 S. Main Street) & Main Street Provisions (1214 S. Main Street)

SIMILAR BACK FLOW PREVENTOR

Application
Designed for installation on water lines in fire protection systems to protect against both backsiphonage and backpressure of polluted water into the potable water supply. Model 350DA shall provide protection where a potential health hazard does not exist. Incorporates metered by-pass to detect leaks and unauthorized water use.

Standards Compliance
(Sizes 2 1/2" - 10" Horiz. & Vert.)
(12" Horizontal Only)
- ASSE® Listed 1048 (Sizes 2 1/2" thru 12")
- CSA® Certified B64.5 (Sizes 2 1/2" thru 8", & 12")
- AWWA Compliant C510 (Sizes 2 1/2" thru 12"), and C550
- UL® Classified (Sizes 2 1/2" thru 12")
- C-UL® Classified (Sizes 2 1/2" thru 12")
- FM® Approved (Sizes 2 1/2" thru 10")
- NYC MEA 147-99-M Vol 4 (2-1/2" - 10)
- Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California (Sizes 2 1/2" thru 12")
- Meets the requirements of NSF/ANSI 61*

*(0.25% MAX. WEIGHTED AVERAGE LEAD CONTENT)

By-Pass Backflow Assembly 3/4" Model 950XLD

Materials

Main valve body	Ductile Iron ASTM A 536
Access covers	Ductile Iron ASTM A 536
Coatings	NSF Approved fusion epoxy finish
Internals	Stainless steel, 300 Series NORYL™
Fasteners	Stainless Steel, 300 Series
Elastomers	EPDM (FDA approved) Buna Nitrile (FDA approved)
Polymers	NORYL™
Springs	Stainless Steel, 300 Series

Features
Sizes: 2 1/2", 3", 4", 6", 8", 10", 12"

Maximum working water pressure	175 PSI
Maximum working water temperature	140°F
Hydrostatic test pressure	350 PSI
End connections (Grooved for steel)	AWWA C606
(Flanged)	ANSI B16.1 Class 125

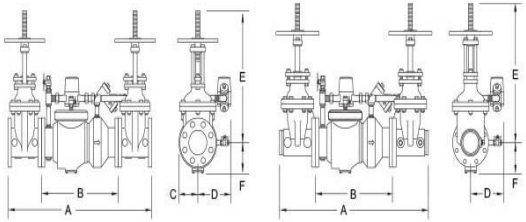


NSF/ANSI 61

Options
(Suffixes can be combined)
- ☐ - with OS & Y gate valves (standard)
- ☐ L - less shut-off valves (flanged body connections)
- ☐ LM - less water meter
  - with remote reading meter
  - with gallon meter (standard)
- ☐ CFM - with cu ft meter
- ☐ CMM - with cu meter meter
- ☐ G - with groove end gate valves
- ☐ FG - with flanged inlet connection and grooved outlet connection
- ☐ PI - with Post Indicator Gate Valve
- ☐ GF - with flanged inlet connection and grooved outlet connection
- ☐ BG - with grooved end butterfly valves with integral monitor switches (2 1/2" - 10")
- ☐ -509 - with AWWA C509 gate valves

Accessories
- ☐ Repair kit (rubber only)
- ☐ Thermal expansion tank (Model XT)
- ☐ OS & Y Gate valve tamper switch (OSY-40)

Attention:
Model 350DA (flange body) and Model 350ADA (grooved body) have different lay lengths.

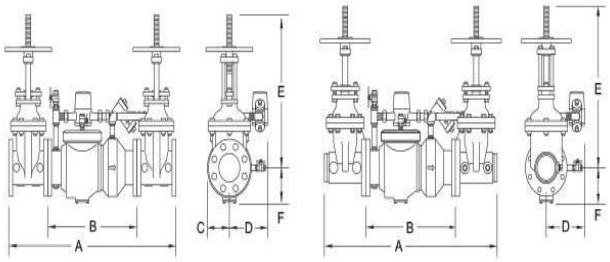


MODEL 350DAG SHOWN ABOVE

Dimensions & Weights (do not include pkg.)

Sizes: 2 1/2", 3", 4", 6", 8", 10", 12"

Maximum working water pressure	175 PSI
Maximum working water temperature	140°F
Hydrostatic test pressure	350 PSI
End connections (Grooved for steel)	AWWA C606
(Flanged)	ANSI B16.1 Class 125



MODEL 350DAG SHOWN ABOVE

Dimensions & Weights (do not include pkg.)

MODEL 350DA SIZE		DIMENSION (approximate)																		WEIGHT							
		A		A WITH BUTTERFLY VALVES		B LESS GATE VALVES		C		D		E OS&Y OPEN		E OS&Y CLOSED		E WITH BUTTERFLY VALVES		F		LESS SHUTOFF VALVES		OS&Y GATE VALVES FLANGED		OS&Y GATE VALVES GROOVED		BUTTERFLY VALVES GROOVED	
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs.	kg	lbs.	kg	lbs.	kg	lbs.	kg
2 1/2	65	31	787	28	711	15 7/8	403	3 3/4	95	9	229	17 3/4	451	15 3/8	391	8 1/4	210	3 1/2	89	68	31	178	81	160	73	140	64
3	80	32	813	28 1/2	724	15 7/8	403	3 3/4	95	9	229	20 1/4	514	17	432	8 1/2	216	3 1/2	89	68	31	198	90	150	68	120	54
4	100	37 5/8	956	32 8/9	835	19 1/2	495	4 1/2	114	9	229	22 1/2	572	18 1/4	464	9	229	6	152	106	48	296	134	282	128	190	86
6	150	44 3/4	1137	37 5/8	956	23 1/2	597	6	152	10 1/2	267	30 1/2	775	24 1/4	616	10 1/4	260	7	178	180	82	480	218	454	206	298	135
8	200	60 3/4	1543	53 7/8	1369	37 3/4	959	10	254	12	305	37	940	28 1/2	724	12	305	8 1/2	216	374	170	850	386	802	364	548	249
10	250	63 3/4	1619	57 7/8	1470	37 3/4	959	10	254	12	305	45 5/8	1159	34 3/4	883	13	330	8 1/2	216	404	183	1222	554	1156	524	792	359
12	300	66 1/4	1683	n/a	n/a	38	965	10	254	12	305	53	1346	40 1/2	1029	n/a	n/a	8 7/8	226	463	210	1623	736	n/a	n/a	n/a	n/a

PRJ-77739
10/16/19

Good Pie (1212 S. Main Street) & Main Street Provisions (1214 S. Main Street)



WVR-77741 [PRJ-77739] - WAIVER - APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC
1916 WEST OAKEY BOULEVARD

10/30/2019

MOLASKY VENTURES LLC

Rob Gurdison Architect

October 15, 2019

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

RE: Good Pie & Main St Provisions – 1212 & 1214 S. MAIN STREET – SPECIAL USE PERMIT PREAPP2019 - 011452

Dear Planning Department,

We are requesting to relocate a previously approved RPDA & RPPA utility for fire sprinklers and upgraded domestic water from 1208 S. Main Street to an Amenity Zone in Public Way located between 50 W. Colorado Ave and 10 W. Colorado Avenue. We have had 3 separate meetings with the owner of 1208 S. Main Street with previous approvals to locate our RPDA & RPPA utility and easements just after our SUP 73847 was approved around August 2, 2018. Since then we have moved forward with Building Permits C19-03371 and C19-03784. We have had several meetings with LVVWD where and how to locate our water utilities at 1208 S. Main. However, when LVVWD asked to have the property owner at 1208 S. Main St sign their Construction Agreement around 9/30/2019, the owner suddenly changed their mind and does not want any of these utilities located on any of his properties. I have researched other properties on our block that comply with both City of Las Vegas Public Works and LVVWD, to find that the same property owner owns 3 out of the 4 possible locations. The 4th location property owner and tenants at 6 & 10 W. Colorado have expressed strong disinterest in siting our RPDA & RPPA on their property.

My understanding of the origin of our constraint stems from a mandate from the City of Las Vegas to have the Las Vegas Valley Water District abandon/ remove utility use running through the North / South alley ways, limiting public water access to the East/ West Streets such as California St and Colorado. Furthermore, around 2015 CLV has mandated that all above ground utilities be located on private property and screened from site. Since LVVWD follows the State of Nevada code requirements for back flow prevention, RPDA's or RPPA's cannot be located in a vault underground and out of site. Consequently, developers who want to improve their interior block properties would need to rely on other outside corner or "end cap" properties owners to be burdened with their utility easements.

100 N. City Parkway, Las Vegas, NV 89106 702-768-7779 rgurdison@molaskyventures.com

PRJ-77739
10/16/19

I have studied the downtown blocks and have found that many other business will be facing our similar problem, should they choose to improve their properties with fire sprinklers or upgraded utility services. We do see a possible solution to this problem by allowing a consistent standard of locating utility easements clustered together in a City of Las Vegas Amenity zone, right or left of each alley way. These boxes could give opportunity for property owners to commission artists to paint these utility boxes as an identifier of district or neighborhood.

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

Sincerely,



Robert Gurdison, AIA, NCARB

Directing Project Architect

100 N. City Parkway, Las Vegas, NV 89106 702-768-7779 rgurdison@molaskyventures.com

PRJ-77739
10/16/19

01/01/2006 12:48 17022433735 ---- PAGE 01/02

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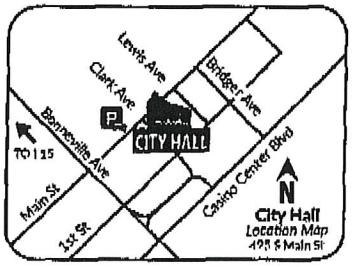

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PRJ-77739
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR # 103
LAS VEGAS NV 89128-8433

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
WVR-77741 [PRJ-77739]
Planning Commission Meeting of **12/10/2019**

22A

16094828164 From: GARY Creagh
2019-12-02 18:54:37 (GMT)
To: City of Las Vegas Page 1 of 8

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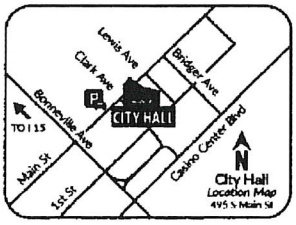

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WVR-77741 [PRJ-77739]
Planning Commission Meeting of **12/10/2019**

PRJ-77739
16203210019
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

22A

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2019-12-02 18:54:37 (GMT)
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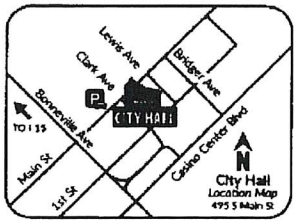

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WVR-77741 [PRJ-77739]
Planning Commission Meeting of **12/10/2019**

PRJ-77739
16203101002
STICKY 2 L L C
3726 LAS VEGAS BLVD S # 1706
LAS VEGAS NV 89158-4364

101 JRDFNP1 89156

22A

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2019-12-02 18:54:37 (GMT)
To: City of Las Vegas Page 6 of 8

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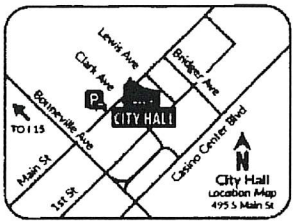

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WVR-77741 [PRJ-77739]
Planning Commission Meeting of **12/10/2019**

PRJ-77739
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

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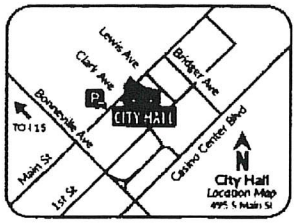

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CREAGH GARY JR
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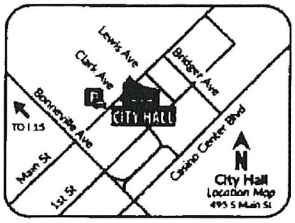

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
WVR-77741 [PRJ-77739]
Planning Commission Meeting of **12/10/2019**

PRJ-77739
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

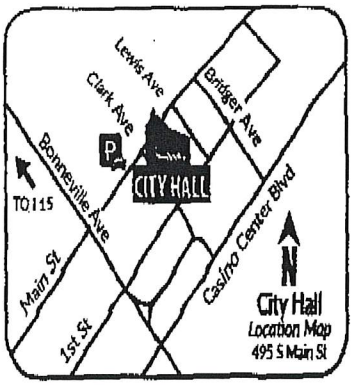
22A

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 0 9 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-77741 [PRJ-77739]

Planning Commission Meeting of **12/10/2019**

PRJ-77739
16203110083
MAIN STREET LAS VEGAS L L C
3395 S JONES BLVD # 202
LAS VEGAS NV 89146-6729

ST JRDFMP1 89146

Submitted after final agenda
Date 12/10/19 Item 22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
23

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

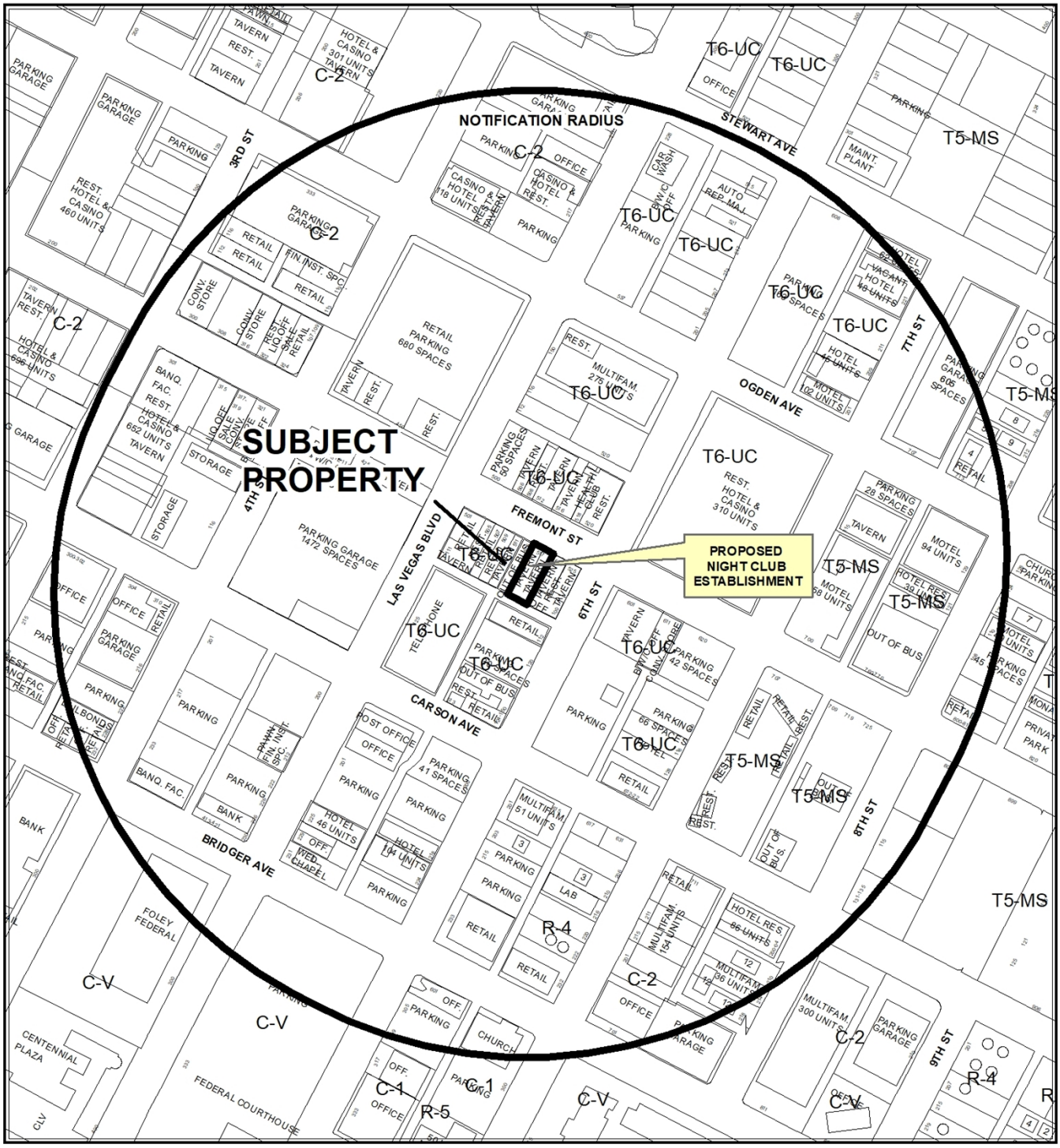
SUBJECT:
SUP-77832 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,000 SQUARE-FOOT NIGHTCLUB USE WITH A 2,063 SQUARE-FOOT OUTDOOR SEATING AREA at 517 Fremont Street, Suites #110 and #150 (APN 139-34-611-016), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz) [PRJ-77831]. 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. Protest Postcard
8. Submitted after Final Agenda - Support Postcards



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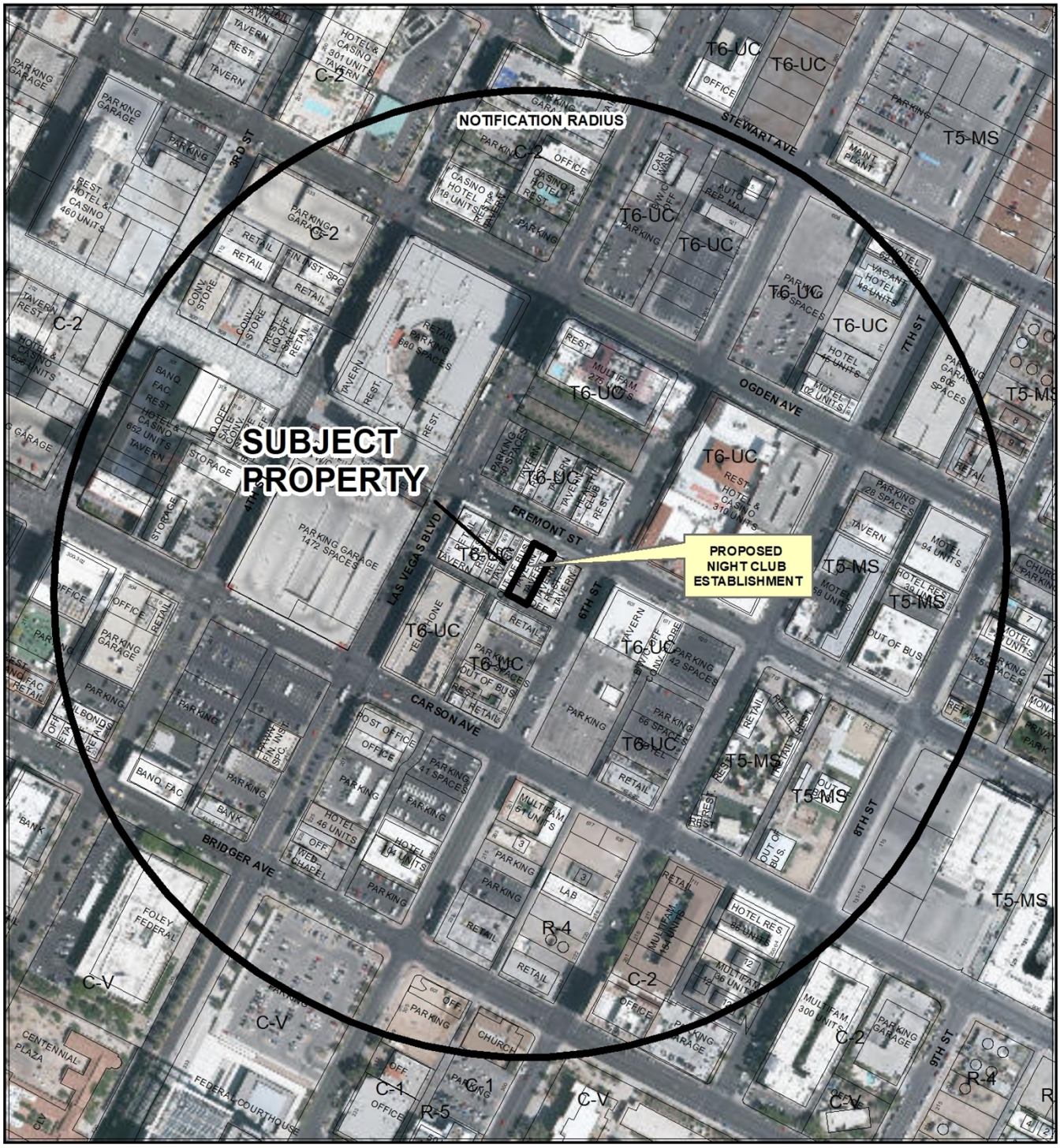
CASE: **SUP-77832 (PRJ77831)**

RADIUS: 1000 FEET

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

N



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CASE: **SUP-77832 (PRJ77831)**

RADIUS: 1000 FEET

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

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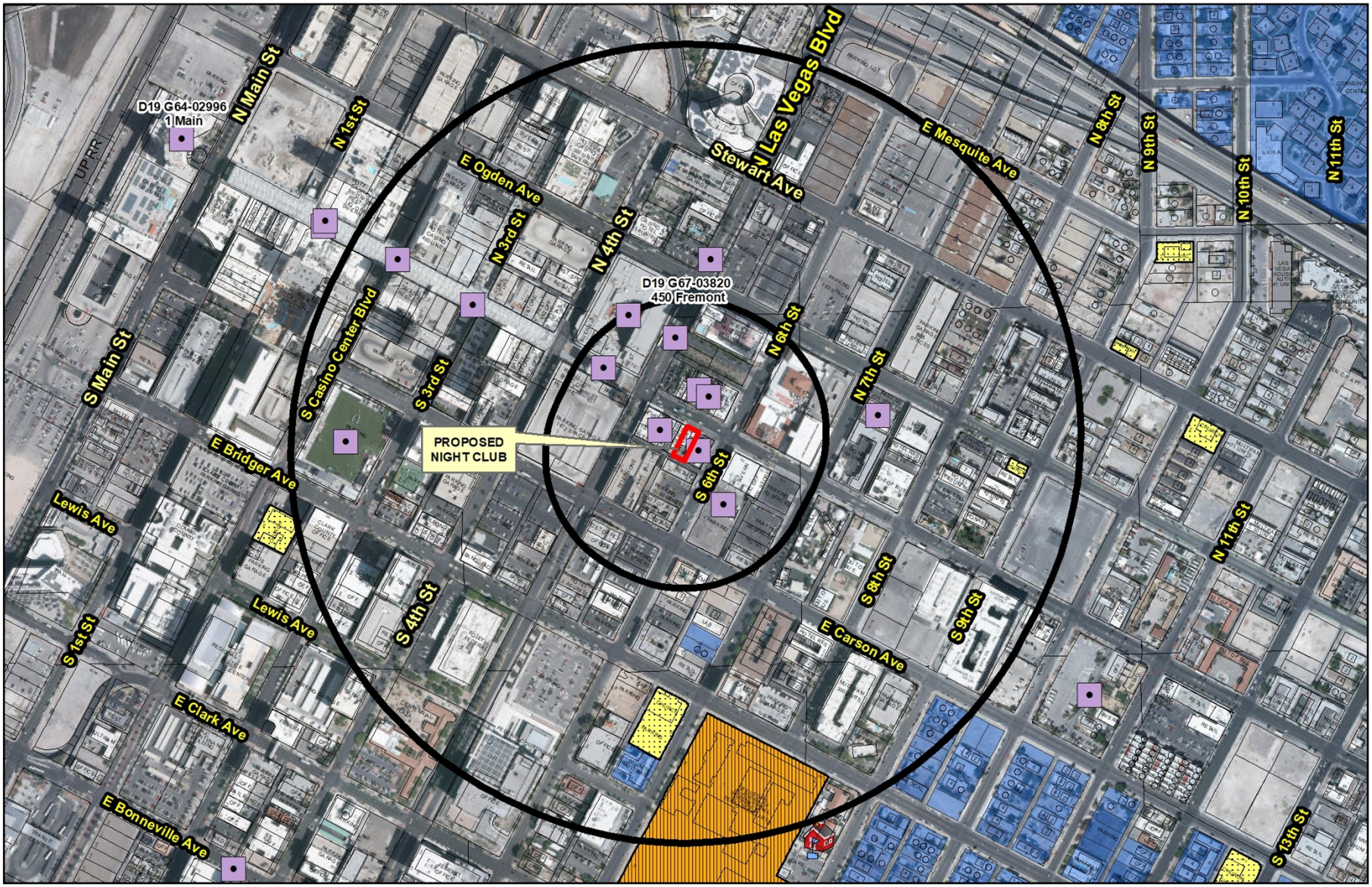


SUP-77832 (PRJ-77831)

Night Club Establishment

Business Licenses

- Nightclub

Protected Uses

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

- Subject Property
- 400' & 1000' Buffer

N

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

Date: Thursday, November 7, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: T-BREO II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77832	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 419

PROTESTS 1

APPROVALS 0

**** CONDITIONS ****

SUP-77832 CONDITIONS

Planning

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

2. In the event that this establishment transitions to two operators, a new Special Use Permit will be required.

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 8,000 square-foot ancillary Nightclub use with 2,063 square feet of outdoor seating at 517 Fremont Street, Suites #110 and #150.

ISSUES

- A Nightclub use is Conditional use in T6 Urban Core (T6 UC) Nightclub. This proposal is 930 feet from a school, which does not meet the distance separation requirement of 1500 feet. Therefore, a Special Use Permit is required.

ANALYSIS

A Nightclub use is described in Title 19.12 as: “An indoor or outdoor drinking, dancing, or entertainment establishment that conducts its primary business after dark, has a dance floor or open area free of tables and chairs that would allow dancing or assembly occupancies, and has sound equipment to allow live or recorded music played for the purpose of dancing”. The proposal is for an 8,000 square foot ancillary Nightclub use with 2,063 square feet of outdoor seating at 517 Fremont Street, Suites #110 and #150. This proposed use will be partnered with a Tavern-Limited Establishment use, with the building providing multiple bars and areas of assembly for dancing.

The subject site is located within the Downtown Entertainment Overlay, Fremont East District and the Las Vegas Redevelopment Area. This Nightclub use will be used in conjunction with a Tavern-Limited Establishment, established by a Special Use Permit (SUP-77538) approved on 11/12/19. The distance separation requirement for a Conditional Nightclub use requires 1500 feet from a church, synagogue, school, individual care center licensed for more than 12 children or City park. The proposed site is located 930 feet from a school, which does not meet the requirement. Therefore, this proposal requires a Special Use Permit.

Staff has concluded that this proposal is in keeping with the intent of the Downtown Entertainment Overlay, and therefore recommends approval.

The Minimum Conditional Use Requirements for this use include:

1. Because the primary operations of a nightclub often include preparing and serving alcoholic beverages for immediate on-premises consumption and the provision of live entertainment, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a nightclub and other uses that should be protected from the impacts associated with a nightclub. Therefore, except as otherwise provided below, no nightclub may be located within 1500 feet of a church, synagogue, school, individual care center licensed for more than 12 children or City park.

   The subject site does not comply with the distance separation requirement, and therefore the applicant is requesting a Special Use Permit (SUP-77832).

2. A person that desires to operate a nightclub shall obtain both a nightclub land use entitlement as well as any necessary land use entitlement for the service of alcohol for on-premises consumption. A person lawfully operating a nightclub as defined by this section and LVMC 6.39, prior to December 1, 2014, is not required to obtain a special use permit for the continued operation of such nightclub use. Real property entitled for a nightclub pursuant to this Code shall have no specific spacing requirements between other nightclubs. However, as the nightclub entitlement is a separate and distinct from any land use entitlement permitting the service of alcohol for on-premises consumption, this provision shall not act to waive or otherwise diminish the specific spacing requirements between uses entitled for the service of alcohol for on-premise consumption.

   This subject site was approved for a Tavern-Limited Establishment use on 11/12/19 via a Special Use Permit (SUP-77538).

3. The distance separation referred to in Requirement 1 above and Requirement 7 below shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed nightclub which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed nightclub. The distance shall be measured in a straight line without regard to intervening obstacles.

4. For the purpose of Requirement 3, and for that purpose only:
    a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
    b. The “property line” of a nightclub refers to:
        i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
        ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
            1. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
            2. The proposed nightclub will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed nightclub will be located;
            3. All parking spaces required by this Section 19.12.070 for the nightclub will be located on the same parcel as the use; and
            4. The owners of all parcels within the commercial subdivision, including the owner of the nightclub parcel, sign an agreement, satisfactory to the City Attorney that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

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

    This proposed establishment does not have a non-restricted gaming license in connection with a hotel having 200 or more guest rooms.

6. The use shall conform to, and is subject to, the provisions of LVMC Chapter 6.50.

7. Except as otherwise provided in Requirement 8 below, no nightclub may be located within 500 feet of any single-family dwelling.

   This requirement is not applicable to subject site; see Requirement 9.

8. The distance separation requirement set forth in Requirement 7 does not apply to:
   a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
   b. A nightclub located within the boundaries of the Downtown Entertainment Overlay District or within the boundaries of the Pedestrian Mall as defined by LVMC Chapter 11.68.
   c. A nightclub that meets all the following criteria:
      i. Is located on a parcel that is adjacent to Las Vegas Boulevard between Charleston Boulevard and Fremont Street;
      ii. Is located on a parcel with a minimum net site area of 0.25 acres; and
      iii. Is located within a building that has a minimum of 5000 square feet of gross floor area dedicated to the nightclub use.
   d. A nightclub operated in conjunction with an establishment that has a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

The subject site is located within the Downtown Entertainment Overlay.

9. Alcohol service, if any, is permitted only in conjunction with the following Title 6 alcoholic beverage licenses: Beer and Wine Room, Tavern, Tavern-Limited, Tavern-Restricted, General On-Sale and Urban Lounge.

Alcohol service is permitted for this proposed use, in conjunction with a Tavern-Limited alcoholic beverage license.

FINDINGS (SUP-77832)

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 Nightclub use will be located in the Fremont East District of the Downtown Las Vegas Overlay. 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 be physically accommodate the proposed Nightclub use and is in close proximity to 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 Nightclub use is located on Fremont Street which is classified as an 80-foot Collector Street, as defined by the Master Plan of Streets and Highways. This is sufficient for 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 Nightclub use will not compromise the public health, safety and general welfare of the public. Additionally, this establishment will be subject to licensing restrictions and regular inspections.

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

The subject site does not comply with the distance separation requirement. Therefore, the applicant is requesting a Special Use Permit (SUP-77832).

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
10/01/08	The City Council approved a Special Use Permit (SUP-29006) for a Tavern-Limited Establishment at 517 Fremont Street, Suite 110. The Planning Commission and Staff recommended approval.
12/15/04	The City Council approved a Special Use Permit (SUP-5386) for a Tavern-Limited Establishment at 517 Fremont Street, Suite 150. The Planning Commission and Staff recommended approval.
12/03/14	The Department of Planning approved a Minor Amendment (SUP-56868) to SUP-5386 to add 243 square feet of outdoor seating area to an existing Tavern-Limited Establishment a 517 Fremont Street, Suite 150.
12/03/14	The Department of Planning approved a Conditional Use Verification (CUV-66436) for Open Air Vending at 517 Fremont Street.
10/16/19	The City Council approved a Rezoning (ZON-76747) from C-2 (General Commercial to T-5 MS (T-5 Main Street). The Planning Commission and staff recommended approval.
11/12/19	The Planning Commission approved a Site Development Plan Review (SDR-77539) and Special Use Permit (SUP-77538) to allow a Tavern-Limited Establishment, including a new roof deck and rear patio area, at 517 Fremont Street, Suites #110 and #150. Staff recommended approval.

Most Recent Change of Ownership	
01/06/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/12/05	A Business License (L38-00002) was issued for a Tavern Limited Establishment at 517 Fremont Street, Suite #150. It expired 10/01/14.
10/20/05	A Business License (C05-02429) was issued for a Tobacco Dealer at 517 Fremont Street, Suite #150. It expired 10/01/14.
10/03/08	A Business License (L38-00005) was issued for a Tavern Limited Establishment at 517 Fremont Street, Suite #110. The license is still active, and expires 10/01/19.
08/25/14	A Business License (G62-06791) was issued for a Nightclub/Retail Sales at 517 Fremont Street, Suite #150. The business became inactive 04/08/19.
08/25/14	A Business License (P62-00188) was issued for a Tavern Limited Establishment at 517 Fremont Street, Suite #150. The license expired 04/01/15.

Related Building Permits/Business Licenses	
08/25/14	A Business License (G62-06792) was issued for Tobacco Sales at 517 Fremont Street, Suite #150. The business because inactive 04/08/19.
04/08/19	A Business License (P66-00193) was denied for a Tavern Limited Establishment by City Council, due to suitability and licensing concerns, at 517 Fremont Street, Suite #150.
06/27/19	Business Licenses (P67-00178) was issued for a Tavern Limited Establishment at 517 Fremont Street, Suite #110. The license is still active and expires on 09/27/19.
07/08/19	A Business License (G67-04838) was issued for Retail Sales at 517 Fremont Street, Suite #110. The license is still active, and expires 01/01/20.
08/15/19	A Business License (P67-00236) is in review for a Tavern Limited Establishment at 517 Fremont Street, Suite #150.

Pre-Application Meeting	
09/17/19	A pre-application conference was held to discuss submittal requirements for a Special Use Permit.

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

Field Check	
9/29/19	During a routine field inspection, Planning staff observed two vacant commercial tenant spaces.

Details of Application Request	
Site Area	
Gross Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Tavern-Limited Establishment	C (Commercial)	C-2 (General Commercial)
North	Tavern Establishment & Nightclub	C (Commercial)	C-2 (General Commercial)
South	Restaurant	C (Commercial)	C-2 (General Commercial)
East	Restaurant with Service Bar	C (Commercial)	C-2 (General Commercial)
West	Tavern Establishment	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Fremont East)	Y
DE-O (Downtown Entertainment Overlay) District	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	NA
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	NA
Project of Significant Impact (Development Impact Notification Assessment)	NA
Project of Regional Significance	NA

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Fremont Street	Collector	Master Planned of Streets and Highways	80	Y

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

Parking Requirement - Downtown							
Use	***Gross Floor Area***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern Establishment Use	10,063 SF [2,063 SF of outdoor area and 8,000 remaining floor area]	1:50 SF of public seating and waiting area, plus 1:200 SF of the total remaining gross floor area	143				
TOTAL SPACES REQUIRED			143		0		Y*
Regular and Handicap Spaces Required			138	5	0	0	Y*

*Proposal is for an ancillary Nightclub use with an existing permitted Tavern-Limited Establishment (SUP-77538).

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) 517 Fremont Street, Las Vegas, Nevada 89101

Project Name Cheap Shot / We All Scream **Proposed Use** Tavern

Assessor's Parcel #(s) 139-34-611-016 **Ward #** 3

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

Additional Information

Property Owner T-BREO II LLC Contact Ivy Greenberg
Address 1500 Broadway, 24th Floor City New York State NY Zip 10036
E-mail lGreenberg@tamares-us.com Phone 212-302-3144

Applicant T-BREO II LLC Contact Ryan Doherty
Address 1500 Broadway, 24th Floor City New York State NY Zip 10036
E-mail ryan@cornerbarmgmt.com Phone

Representative kwdg Contact Brian C Wolfe
Address 6585 Escondido Street, Suite D City Las Vegas State NV Zip 89119
E-mail bwolfe@kwdg.net Phone 702-461-3798

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.

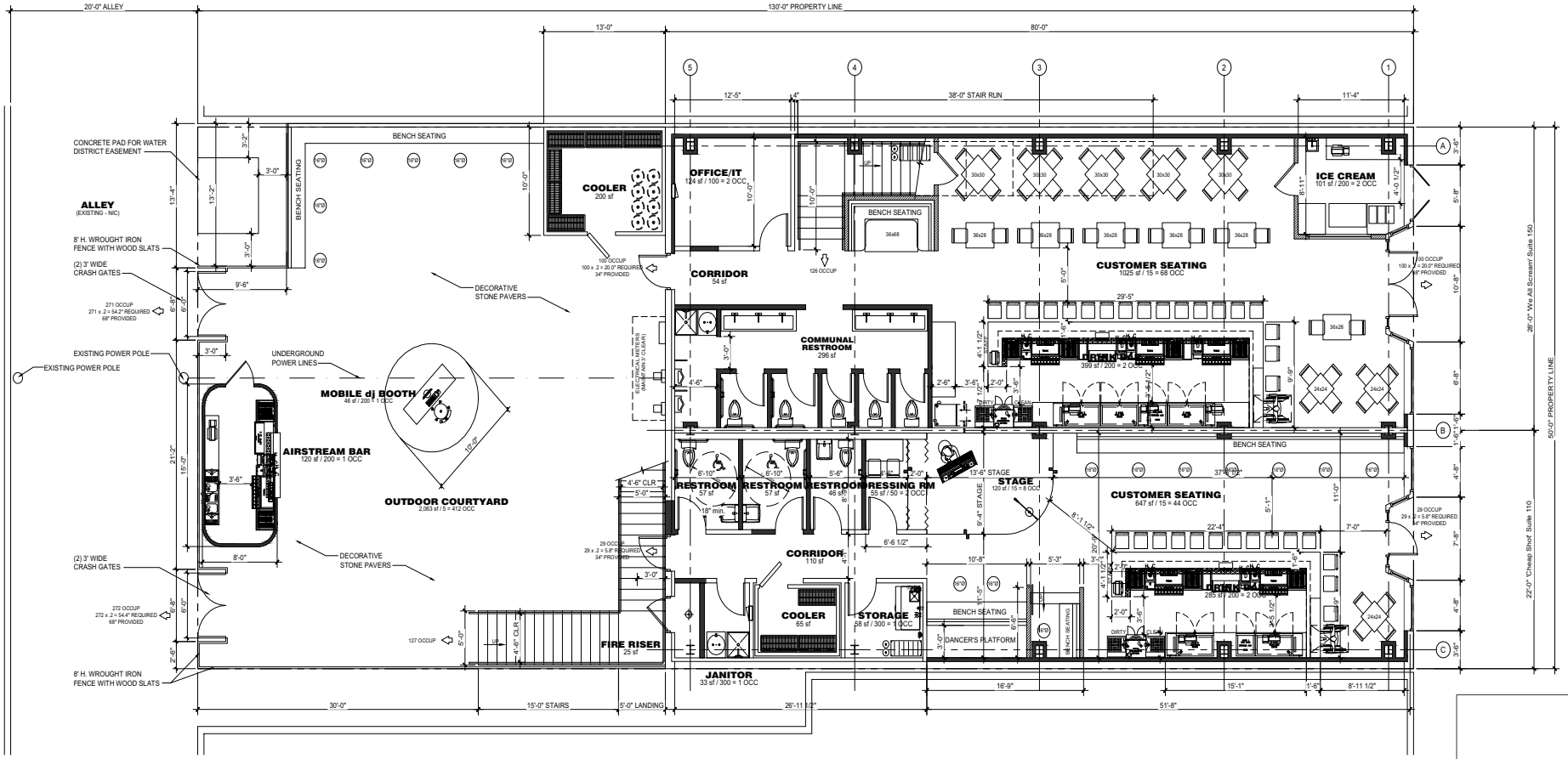
Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Ivy Greenberg, CFO

Subscribed and sworn before me
This 20th day of August, 20 19
New York, N.Y.
Notary Public in and for said County and State

TANYA E HOOPER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6293257
Qualified in New York County
My Commission Expires 06-03-2021

PRJ-77469
09/23/19



SITE PLAN & FLOOR PLAN

3/16" = 1'-0"

NORTH

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PRJ-77469
09/23/19

kwdg
Architecture
Design Build
Construction Consulting
www.kwdg.net
6585 Escondido Street, Suite D
Las Vegas, Nevada 89119
VICTOR KNIGHT (702) 524-8314 vknight@kwdg.net
BRIAN WOLFE (702) 461-3798 bwolfe@kwdg.net

seal:

consultant:

Cheap Shot / We All Scream

Tenant Improvement
517 Fremont Street
Las Vegas, Nevada 89101

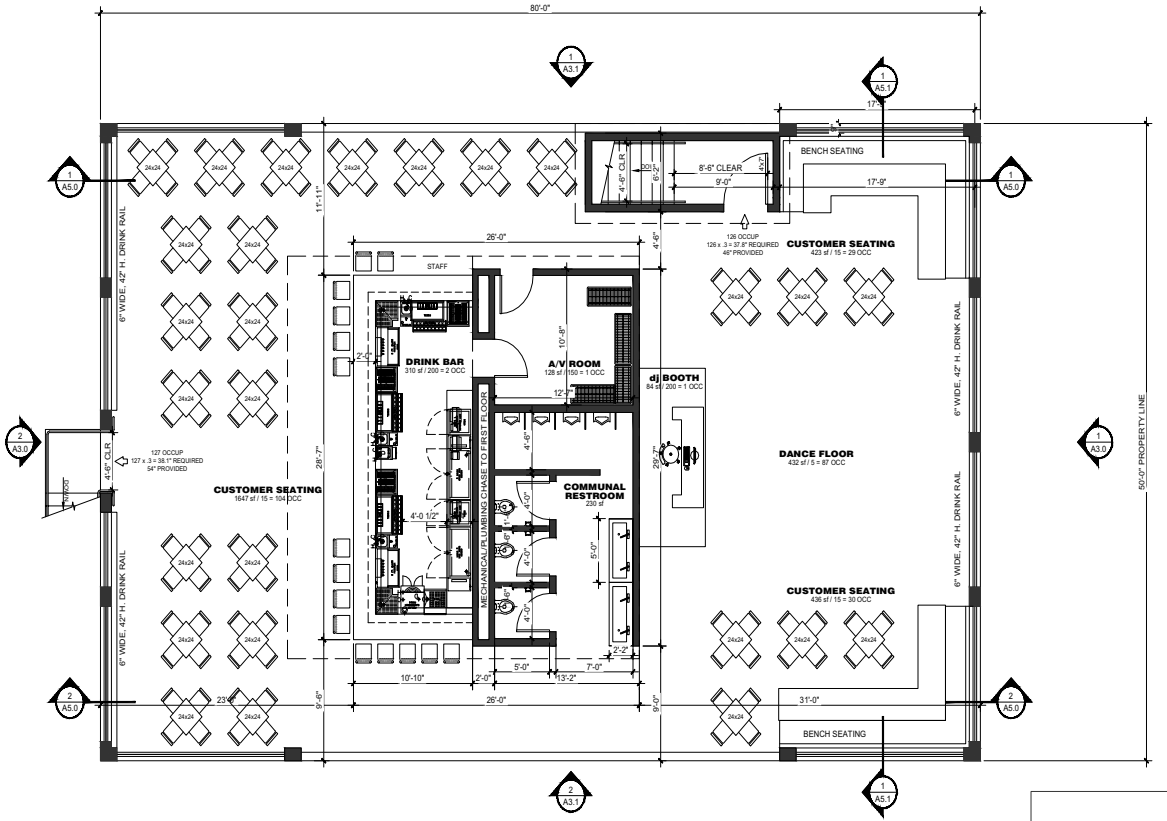
SITE PLAN & FLOOR PLAN

LAND USE SUBMITTAL
23 SEPT 2019

REVISIONS

kwdg JOB NO: 19-046

SHEET NUMBER
A1.0



Planning Commission - Page 532

ROOF DECK FLOOR PLAN

3/16" = 1'-0"

NORTH

PRJ-77469
09/23/19

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Tenant Improvement
517 Fremont Street
Las Vegas, Nevada 89101

ROOF DECK FLOOR PLAN

LAND USE SUBMITTAL
23 SEPT 2019

REVISIONS

kwdg JOB NO: 19-046

SHEET NUMBER
A1.1

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SUP-77832 [PRJ-77831] - SPECIAL USE PERMIT - APPLICANT/OWNER: T-BREO II, LLC
517 FREMONT STREET, SUITES #110 AND #150

09/26/2019



SUP-77832 [PRJ-77831] - SPECIAL USE PERMIT - APPLICANT/OWNER: T-BREO II, LLC
517 FREMONT STREET, SUITES #110 AND #150

09/26/2019

JUSTIFICATION LETTER

September 23, 2019

City of Las Vegas
Planning and Zoning
333 N. Rancho Drive
Las Vegas, Nevada 89106
(702) 229-6251

PROJECT: Cheap Shot / We All Scream
517 E. Fremont Street
Las Vegas, Nevada 89101
APN#139-34-611-016
Zoning: C-2 General Commercial

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review.

Request

This application is submitted for a Tavern Establishment with approval of a Special Use Permit for a Night Club use as Accessory to Tavern as well as a Site Development Plan Review to entitle a rear yard and rooftop at this location.

Project Description

- This project consists of an existing one-story 4,000sf structure that will be fully remodeled with a 2,063 sf rear yard and a 4,000 sf roof deck addition.
- The exterior will be refreshed with the addition of new signage and painting the existing building.
- This facility will have two entrances with two distinct themes for each area. The theme inside the east entrance will be a Theater Room and Playhouse. A Parisian style decor with live entertainment featuring two shows per night, seven nights a week.
- The theme inside the west entrance intertwines classic, 1950's ice cream parlor with full service nonsensical flavored ice cream, cocktail bar and beer garden. The Old Fashion Parlor environment will have brass and dark hardwoods with the structural and architectural detail of a classic drug store.
- A Security Plan is currently being developed by the owner.
- An Alcohol Control Plan for Minors is currently being developed by the owner.
- Less than 24 Special Event Permits per year will be requested at this location.

PRJ-77469
09/23/19

Intent

- To refresh the existing facility inside and out.
- To add a roof deck for enhanced customer experience.
- This space previously served alcohol.
- One Operator/Management Company will operate the two venues.

Very truly yours,

Brian C. Wolfe

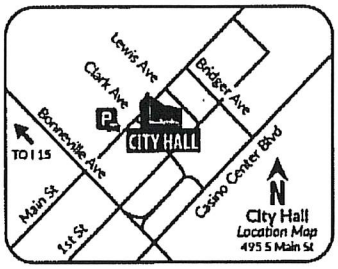
Brian C. Wolfe
(702) 461-3798
bwolfe@kwdg.net

PRJ-77469
09/23/19

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77832 [PRJ-77469]

Planning Commission Meeting of **12/10/2019**

RECEIVED
DEC 0 3 2019
Dept of Planning
City of Las Vegas

PRJ-77831
13934510026
THREE TWENTY TWO L L C
5151 PROCYON ST # 108
LAS VEGAS NV 89118-1713

115 JRDFNP1 69119

23P

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

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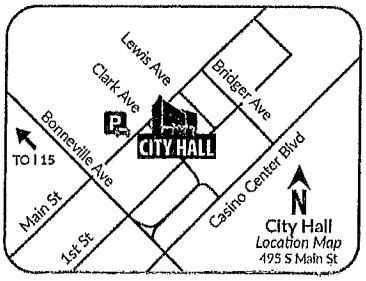

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77832 [PRJ-77469]

Planning Commission Meeting of **12/10/2019**

PRJ-77831
13934613111
JEALT-OG L L C
C/O J E ANDREWS
8022 S RAINBOW BLVD # 343
LAS VEGAS NV 89139

Submitted after final agenda
Date 12/10/19 Item 23A

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

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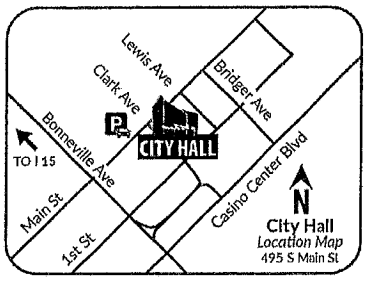
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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DEC 05 2019
Dept of Planning
City of Las Vegas

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

Please use available blank space on card for your comments.

SUP-77832 [PRJ-77469]
Planning Commission Meeting of **12/10/2019**

PRJ-77831
13934613114
JEALT- OG L L C
C/O J E ANDREWS
8022 S RAINBOW BLVD # 343
LAS VEGAS NV 89139

23A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
24

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

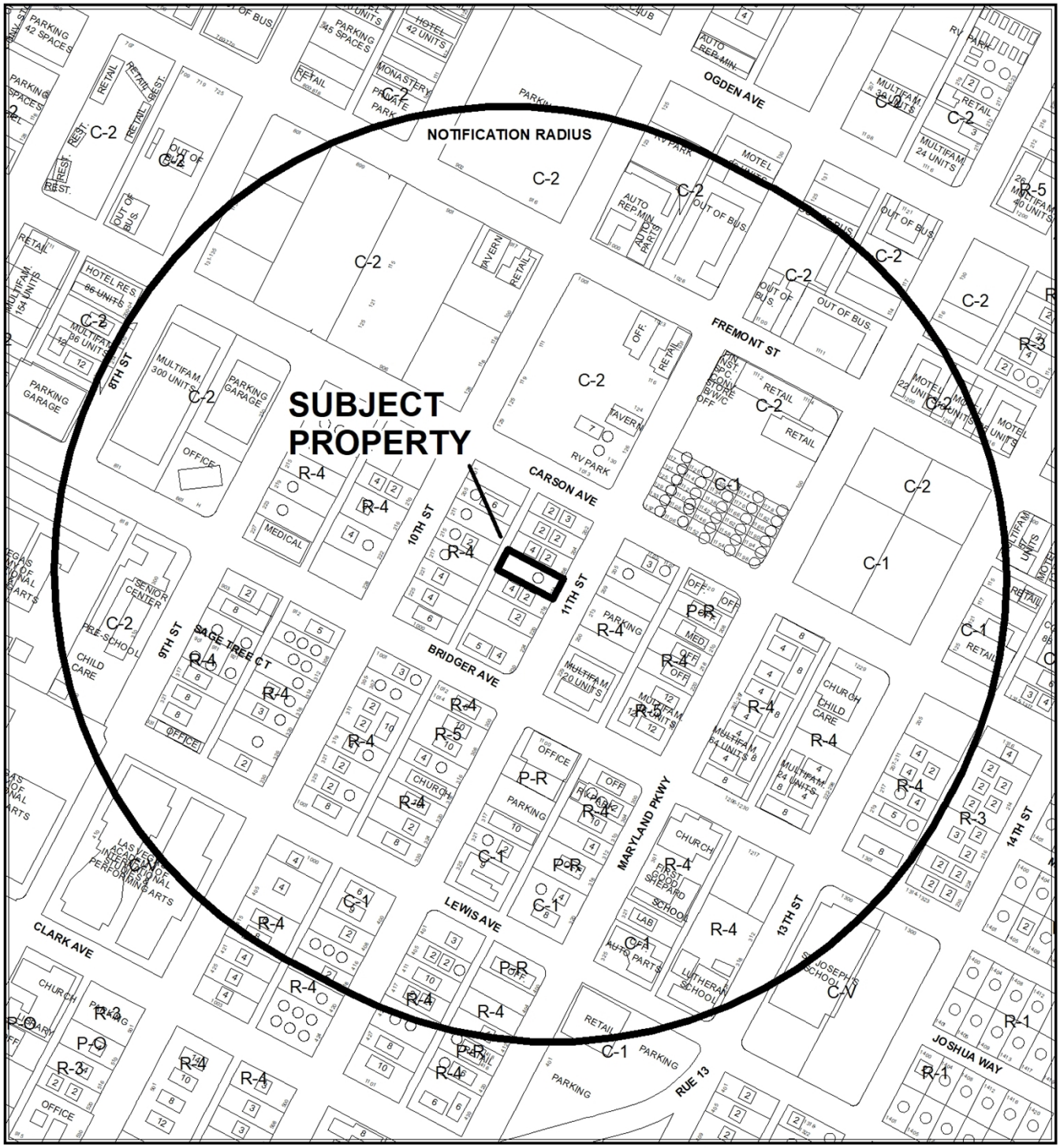
SUBJECT:
SDR-77756 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 214 S 11TH ST, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED, 12 PARKING SPACES WHERE 26 ARE REQUIRED AND A REDUCTION IN LANDSCAPE BUFFER REQUIREMENTS on 0.17 acres at 214 South 11th Street (APN 139-34-712-086), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-77717]. 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. School Development Tracking Form Submitted by Clark County School District
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
8. Submitted after Final Agenda - Support Postcard



0 260 520 Feet

CASE: **SDR-77756 (PRJ-77717)**

RADIUS: 1000 FEET

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

N



0 260 520 Feet

CASE: **SDR-77756 (PRJ-77717)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 214 S 11TH ST, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77756	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 191

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SDR-77756 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 11/12/19, except as amended by conditions herein.

3. A Waiver from Title 19.06.120 is hereby approved, to allow zero-foot side yard setbacks along a portion of the side yard property lines where five feet is required.

4. A Waiver from Title 19.06.120 is hereby approved, to allow zero-foot landscape buffers along a portion of the interior lot lines where six feet is required.

5. A Waiver from Title 19.12.070 is hereby approved, to allow 12 parking spaces where 26 are required.

6. An Exception from Title 19.08.040 is hereby approved, to allow zero 24-inch box perimeter landscape buffer trees where one 24-inch box tree per every 20 linear feet is required.

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

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

9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

10. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.

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

12. A 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. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on 11th Street adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

17. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of streetlights. 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.

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 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 for a proposed 18-unit Multi-Family Residential development at 214 South 11th Street.

ISSUES

- A Waiver is requested to allow zero-foot side yard setbacks along a portion of the side yard property lines where five feet is required. Staff supports the request.
- A Waiver is requested to allow zero-foot landscape buffer widths along a portion of the interior lot lines where six feet is required. Staff supports the request.
- A Waiver is requested to allow 12 parking spaces where 26 are required. Staff supports the request.

ANALYSIS

The subject property is zoned R-4 (High Density Residential) with a MXU (Mixed Use) land use designation and is subject to Title 19 development standards. The site is also located within Area 2 (Founders District) of Appendix F Interim Downtown Las Vegas Masterplan Area. The applicant proposes to develop the site with a three story, 18-unit Multi-Family Residential development. The proposed use is permitted in the R-4 (High Density Residential) zoning district.

The submitted elevation plans depict a three story, 40-foot tall building featuring façade materials such as stucco and James Hardie lap siding with neutral color tones. While the majority of the principal building will adhere to the required five-foot side yard setback requirements, upper level balconies are depicted on the east elevation which will overhang into the required side yard setback area. A fire riser room is also proposed to be located within the required side yard setback area. The trash enclosure is located at the rear of the site and will be accessed from the alley.

The applicant has requested a Waiver to allow 12 parking spaces where 26 are required. Per the submitted justification letter, alternative options are readily accessible as an alternative including public transportation and rideshare businesses. Staff supports the Waiver request. The proposed parking will not be visible from the street. Parking is provided in the rear of the subject lot, accessible from the alley and underground parking is provided which can be accessed from 11th Street.

The proposed development is consistent with Policy 2.1.5 of the Las Vegas Master Plan 2020 which states, "that neighborhoods be encouraged to revitalize through a variety of incentives, which may include accessory apartments and relaxation of setback requirements where offset with enhanced landscaping in areas deemed appropriate". While setback and landscaping Waivers and Exceptions are requested regarding required landscaping along the interior property lines, the applicant has proposed additional landscaping in the front yard area and within the right-of-way adjacent to 11th Street, which will be an aesthetic improvement to the neighborhood.

Although the requested Site Development Plan Review (SDR-77756) for a Multi-Family Residential use development includes Waivers and Exception requests, the proposal is compatible with the existing development in the surrounding area and the overall vision of the Founders District which encourages corridor redevelopment that include mixed use residential, creative office space over ground floor retail, and community oriented amenity spaces. Therefore, staff recommends approval, subject to conditions.

FINDINGS (SDR-77756)

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 Multi-Family Residential development is compatible the existing residential development in the area.

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

   The proposed development conforms to the MXU (Mixed Use) General Plan designation, but does not meet the minimum parking requirements of Title 19. Waivers are requested in regards to parking, landscaping and setbacks. Staffs finds the request will have minimal negative impact and recommend approval.

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

   The site can be accessed from the front on 11th Street, a Major Collector street that is only 47 feet wide at this time, and from the rear by 20-foot wide public alley. Access will not negatively affect neighborhood traffic.

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

   The proposed building and landscape materials are appropriate for the area and for the City.

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

   The submitted building elevations are aesthetically pleasing and harmonious and compatible with other multi-family and detached single-family buildings in this area.

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

   Development of the site is subject to permit review and inspection, as well as licensing review for apartment rental. These measures will ensure protection of the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/04/53	The Board of City Commissioners approved a request for a Rezoning (Z-0007-53) from R-1, R-2 and R-3 to R-4 of property generally located between 9th and 14th Streets between Fremont Street and Bonneville Avenue. The Regional Planning Commission recommended approval.

Most Recent Change of Ownership	
03/15/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses on file.

Pre-Application Meeting	
10/15/19	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	
10/30/19	Staff conducted a routine field check and found an existing Multi-Family development. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
South	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
West	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Founders District)	N*
LW-O (Live/Work Overlay) District	Y

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

*The applicant has requested Waivers regarding parking, setback and landscaping requirements. Staff supports the requests.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.120, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	7,000 SF	7,405 SF	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	0 Feet	N*
• Rear	20 Feet	22 Feet	Y
Min. Distance Between Buildings	10 Feet	NA	NA
Max. Building Height	NA	40 Feet	NA
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

*The applicant has a requested a Waiver to allow a reduced side yard setback.

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	2 Trees	1 Trees	N*
• West	1 Tree / 20 Linear Feet	2 Trees	0 Trees	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**14 Trees**	**1 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		0 Feet	N**
• South	10 Feet		10 Feet	Y
• East	6 Feet		0 Feet	N**
• West	6 Feet		0 Feet	N**

*Exceptions are requested to allow a reduction in required trees.
**Waivers are requested to allow a reduction in required landscape buffers.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
11th Street	Collector	Master Plan of Streets and Highways Map	47	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 Residential	18 One-Bedroom Units	1.25 spaces per unit	23				
Multi-Family Residential	Guest Space	1 space per 6 units	3				
TOTAL SPACES REQUIRED			26		12		N*
Regular and Handicap Spaces Required			24	2	11	1	N*
Percent Deviation			54%				

*A Waiver is requested to allow a reduction in parking requirements.

CS

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide six-foot landscape buffers along interior property lines.	To allow a zero-foot landscape buffer widths along portions the east and west property lines.	Approval
Provide five-foot side yard setbacks.	To allow a zero-foot side yard setbacks along portions of the side yard property lines.	Approval
Provide 26 parking spaces.	To allow 12 parking spaces.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide one 24-inch box tree per 20 linear feet in all landscape buffer areas	Provide zero 24-inch box trees in required landscape buffer areas.	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) 214 S. 11th Street

Project Name 214 S. 11th Street Apartments **Proposed Use** Apartments

Assessor's Parcel #(s) 139-34-712-086 **Ward #** _____

General Plan: Existing no change Proposed no change **Zoning:** Existing R-4 Proposed no change

Additional Information _____

Property Owner 214 S. 11th Street LLC Contact Michael Coxen

Address 11338 Belmont Lake Dr. #102 City Las Vegas State NV Zip 89135

E-mail Michael@michaelcoxen.com Phone 702-339-8891

Applicant Same as above Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Aptus Contact Kristen G. Goodell

Address 241 W. Charleston City Las Vegas State NV Zip 89102

E-mail kristen@aptusgroup.com Phone 702.839.1200

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name Michael Coxen

Subscribed and sworn before me

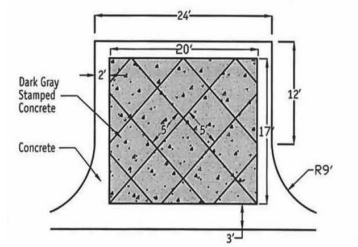
This 9th day of October, 20 19

_____

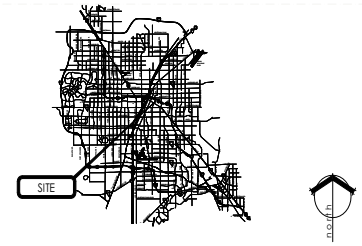
Notary Public in and for said County and State

EIDI DAVIS
Notary Public, State of Nevada
Appointment No. 18-1428-1
My Appt. Expires Aug 23, 2021

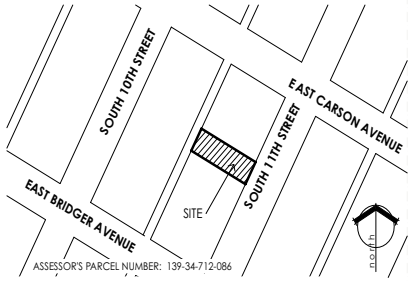
PRJ-77717
10/21/19



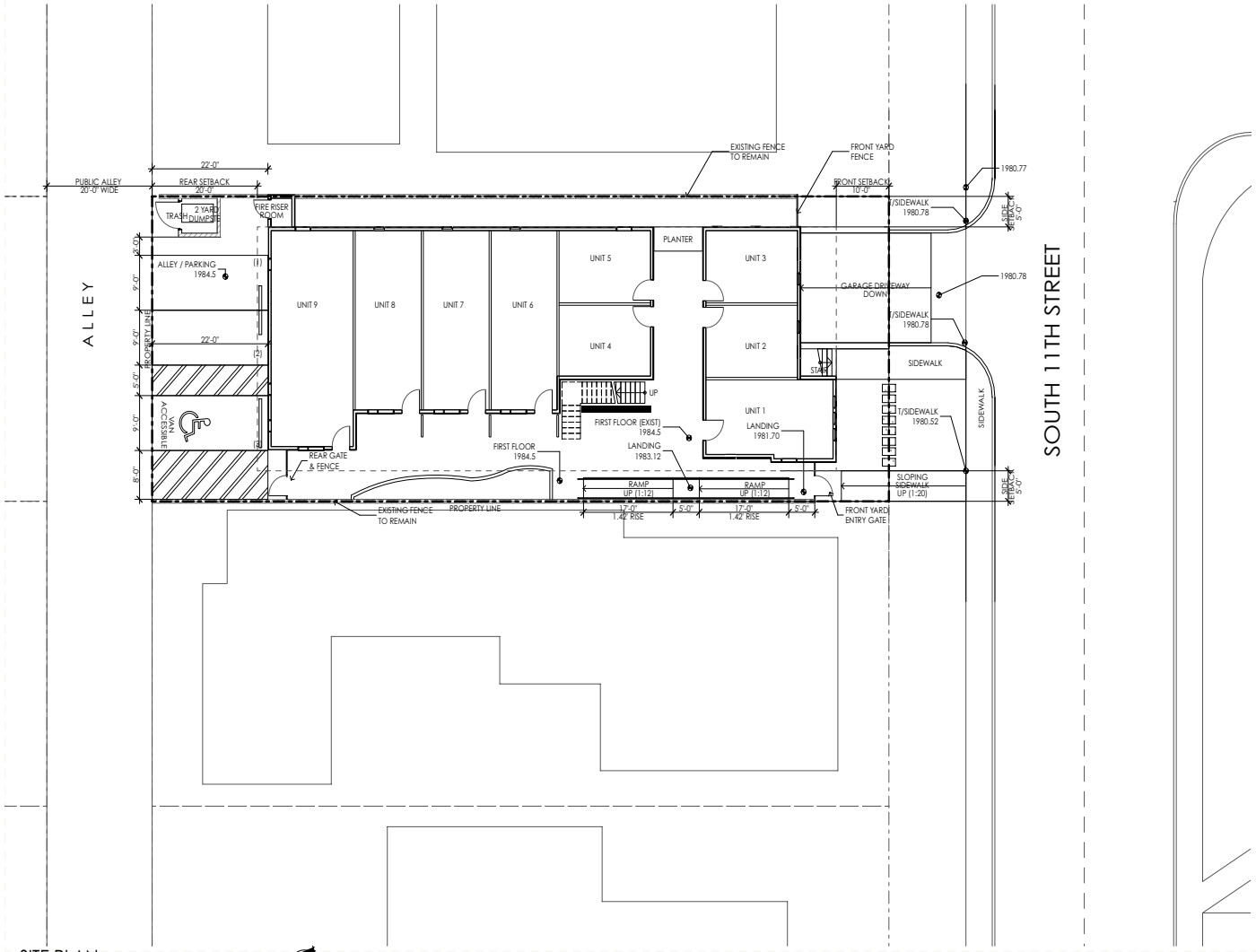
RADIUS DRIVEWAY / ALLEY STANDARD



VICINITY MAP



LOCATION MAP



SITE PLAN

SCALE: 1" = 10'

Site and Project Information

SITE DATA

PARCEL NUMBER	139-34-712-086
JURISDICTION	CITY OF LAS VEGAS
EXISTING ZONING PROPOSED ZONING	R-4 (NO CHANGE)
PROPOSED USE	RESIDENTIAL
SITE AREA	7,000 SF 0.17 GROSS ACRES

SETBACKS - (BUILDING)	REQ'D	PROVIDED
FRONT	10'-0"	10'-0"
INTERIOR SIDE	5'-0"	5'-0"
REAR	20'-0"	20'-0"

MAX HEIGHT	UNLIMITED
ACTUAL HEIGHT	40'-0"
LOT COVERAGE ALLOWED	UNLIMITED

BUILDING INFORMATION

CODE	2018 International Building Code
CONSTRUCTION TYPE	Type VB
OCCUPANCY	R-2 (APARTMENTS)
FIRE SPRINKLERS PROVIDED	YES

BUILDING AREAS	RESIDENTIAL
BASEMENT	0
FIRST FLOOR	3,100 SF
SECOND FLOOR	3,100 SF
THIRD FLOOR	1,700 SF
TOTAL AREA:	**7,900 SF**
TOTAL UNITS:	**18**

PARKING AREA

REQUIRED PARKING

RESIDENTIAL - STUDIOS AND ONE BEDROOMS:	
RESIDENT PARKING: 1.25 SPACES PER UNIT; 18 X 1.25 =	23
GUEST PARKING: 1 PER 6 UNITS; 18 / 6 =	3
TOTAL REQUIRED PARKING	26
STANDARD PARKING SPACES PROVIDED	11
HANDICAPPED SPACES PROVIDED	1
TOTAL PARKING	12

214 South 11th Street

Site Development Review

214 South 11th Street

Las Vegas, Nevada, 89101

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241 W. Charleston Blvd.
Suite 145
Las Vegas, Nevada 89102
P 702.839.1200
F 702.839.1213

City of Las Vegas Site Development Review 10.21.19
City of Las Vegas Site Development Review- Revisions 11.12.19

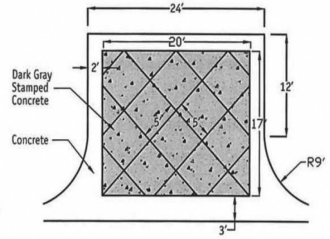
PRJ-77717
11/12/19

SITE PLAN

SDR100

119.026 214 South 11th Street

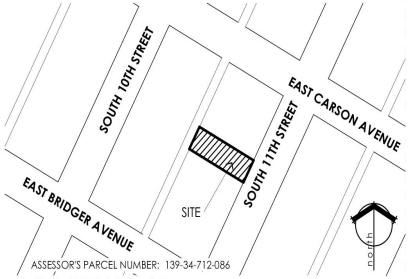
/Volumes/ShareSync/Projects-Sync/119.026 214 S 11th Street - ANYA apartments/5.00 Drawings/5.01 Active Model File/119.026 214 South 11th Street_schemeC update 111119.pln; 11/12/19; 9:39 AM; Sophie Kippstein



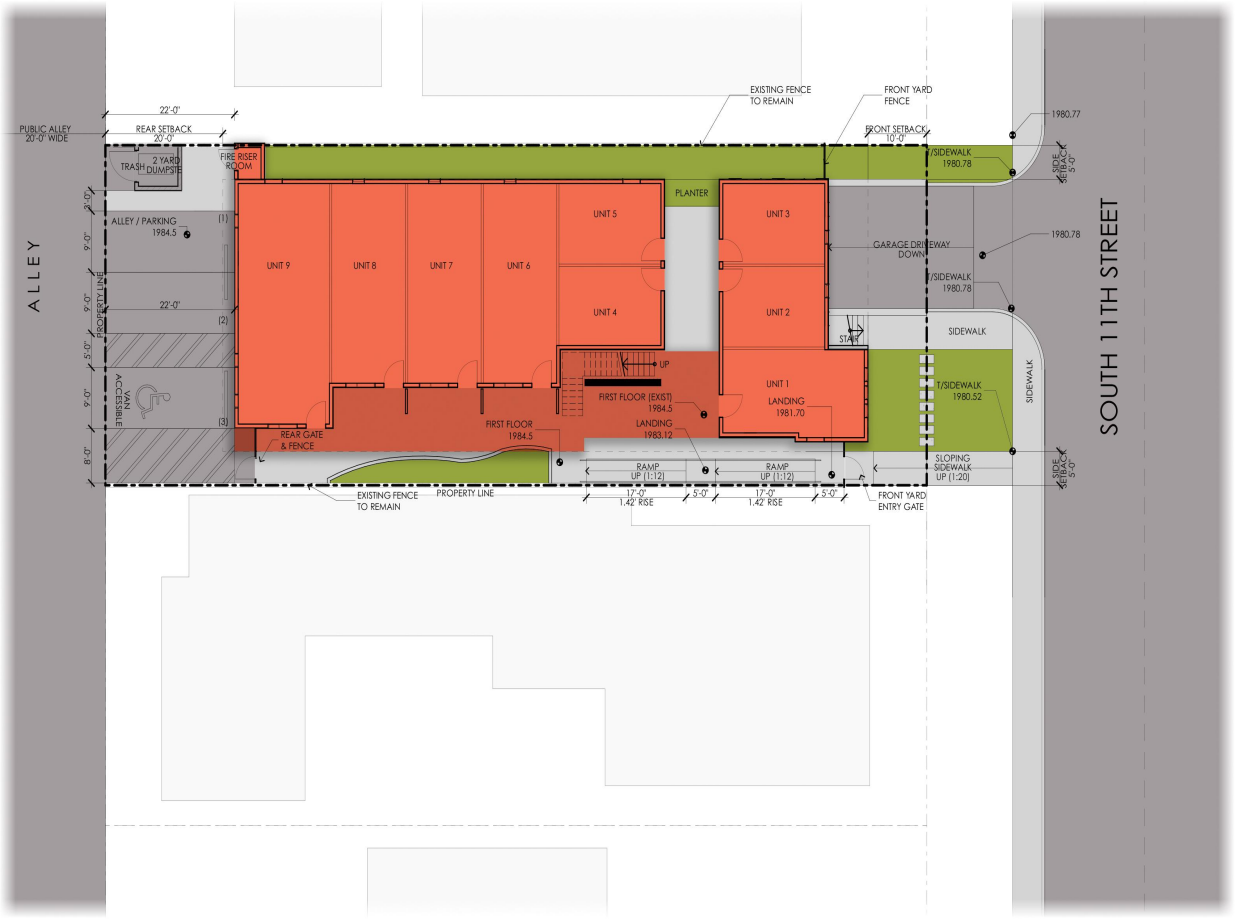
RADIUS DRIVEWAY / ALLEY STANDARD



VICINITY MAP



LOCATION MAP



SITE PLAN

SCALE: 1" = 10'

Site and Project Information

SITE DATA

PARCEL NUMBER	139-34-712-086
JURISDICTION	CITY OF LAS VEGAS
EXISTING ZONING PROPOSED ZONING	R-4 (NO CHANGE)
PROPOSED USE	RESIDENTIAL
SITE AREA	7,000 SF 0.17 GROSS ACRES

SETBACKS - (BUILDING)	REQ'D	PROVIDED
FRONT	10'-0"	10'-0"
INTERIOR SIDE	5'-0"	5'-0"
REAR	20'-0"	20'-0"

MAX HEIGHT ACTUAL HEIGHT	UNLIMITED 40'-0"
LOT COVERAGE ALLOWED	UNLIMITED

BUILDING INFORMATION

CODE	2018 International Building Code
CONSTRUCTION TYPE	Type VB
OCCUPANCY	R-2 (APARTMENTS)
FIRE SPRINKLERS PROVIDED	YES

BUILDING AREAS	RESIDENTIAL
BASEMENT	0
FIRST FLOOR	3,100 SF
SECOND FLOOR	3,100 SF
THIRD FLOOR	1,700 SF
TOTAL AREA:	**7,900 SF**
TOTAL UNITS:	**18**

PARKING AREA

REQUIRED PARKING

RESIDENTIAL - STUDIOS AND ONE BEDROOMS:	
RESIDENT PARKING: 1.25 SPACES PER UNIT; 18 X 1.25 =	23
GUEST PARKING: 1 PER 6 UNITS; 18 / 6 =	3
TOTAL REQUIRED PARKING	26
STANDARD PARKING SPACES PROVIDED	11
HANDICAPPED SPACES PROVIDED	1
TOTAL PARKING	12

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Site Development Review

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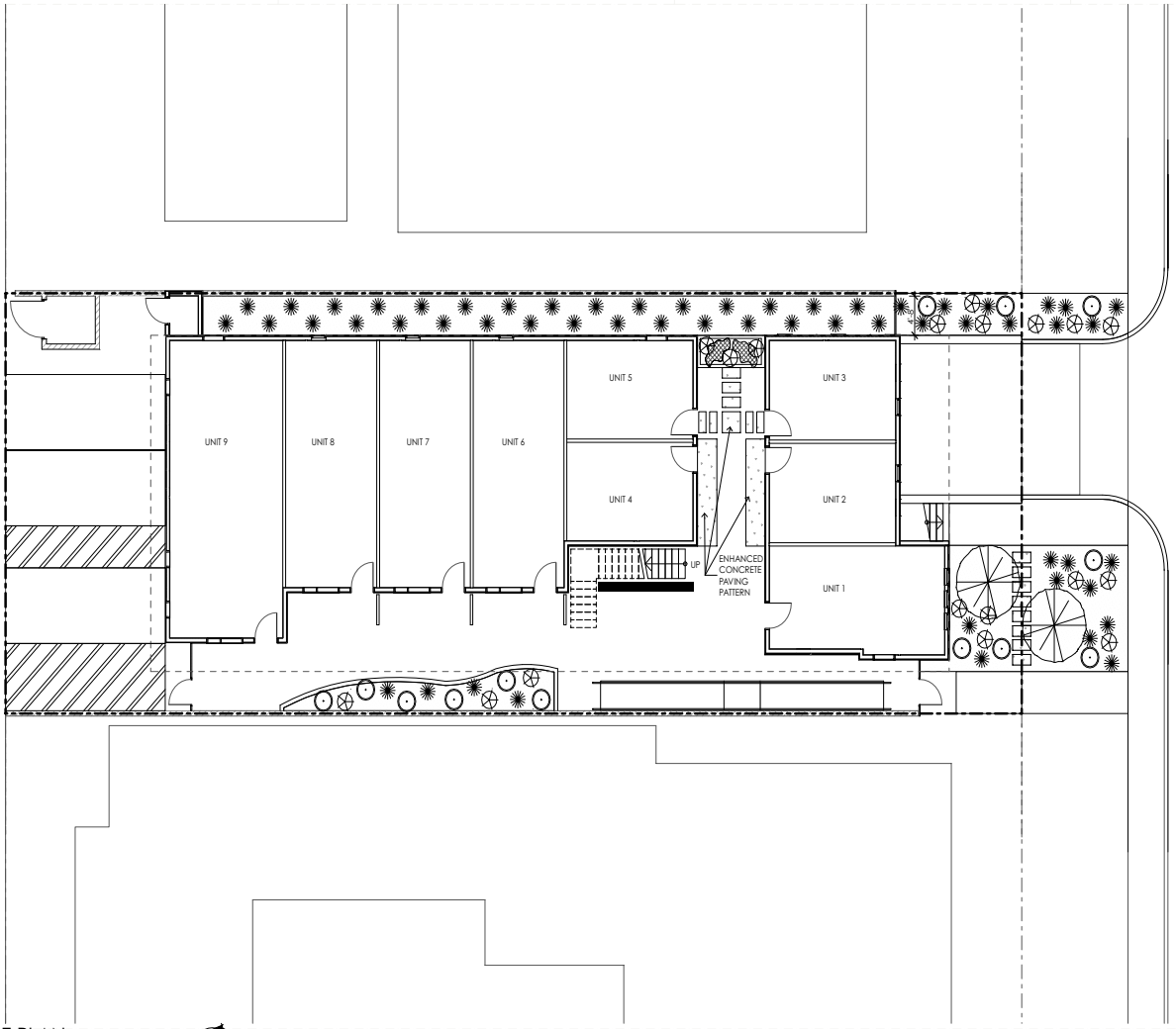
SITE PLAN

SDR100



PLANT SCHEDULE

TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	BLUE PALO VERDE	cercidium floridum	12'-0"
SHRUBS			
	RED YUCCA	hesperaloe parviflora	5 gal
	ACACIA DEDOLENS	-	5 gal
GROUND COVER			
	MIX OF MOREA IRIS, BUTTERFLY IRIS, PENSTEMON, AND PURPLE LANTANA		
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP
	1/4" MINUS GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

NOTE:
IRRIGATION PLANS TO BE BY SUB-CONTRACTOR

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
NORTH	6'-0"	0'-0"
SOUTH	10'-0"	25'-0"
EAST	10'-0"	0'-0"
WEST	10'-0"	4'-8"

LANDSCAPE PLAN

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

214 South 11th Street

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LANDSCAPE PLAN

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PLANT SCHEDULE

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	BLUE PALO VERDE	cercidium floridum	12'-0"

SHRUBS

	RED YUCCA	hesperaloe parviflora	5 gal
	ACACIA DEDOLENS	-	5 gal

GROUND COVER

	MIX OF MOREA IRIS, BUTTERFLY IRIS, PENSTEMON, AND PURPLE LANTANA		
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal

ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP
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NOTE:
IRRIGATION PLANS TO BE BY SUB-CONTRACTOR

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
NORTH	6'-0"	0'-0"
SOUTH	10'-0"	25'-0"
EAST	10'-0"	0'-0"
WEST	10'-0"	4'-8"

LANDSCAPE PLAN

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

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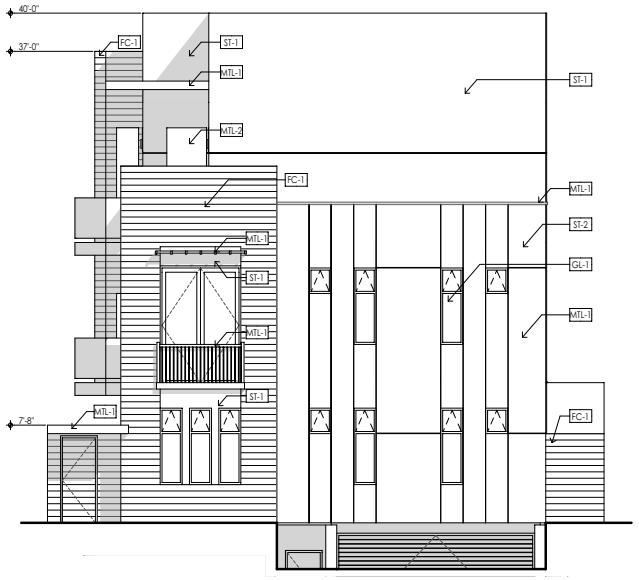
LANDSCAPE PLAN
SDR 101

119.026 214 South 11th Street



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SYSTEMS:

ST-1 STUCCO, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636

ST-2 SMOOTH FINISHED STUCCO, PAINT TO MATCH SHERWIN WILLIAMS SOFTWARE SW7074

FC-1 JAMES HARDIE LAP SIDING, COLOR: TIMBER BARK

MTL-1 METAL, POWDER-COATED TO MATCH SHERWIN WILLIAMS WEB GRAY SW7075

CMU-1 CMU, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636

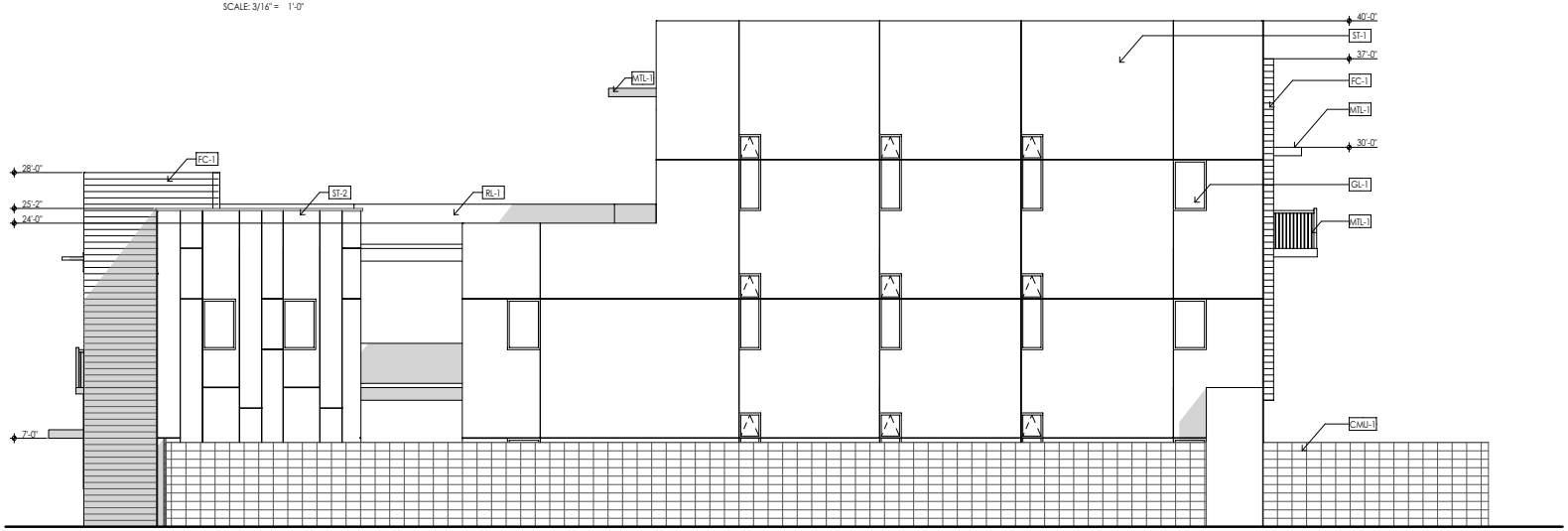
GLAZING:

GL-1 VINYL WINDOW W/ INTEGRAL COLOR, INSULATED CLEAR GLAZING

RAILING SYSTEM:

RL-1 METAL RAILING W/ WOOD TRIM INSETS

END



WEST ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

City of Las Vegas Site Development Review 10.21.19

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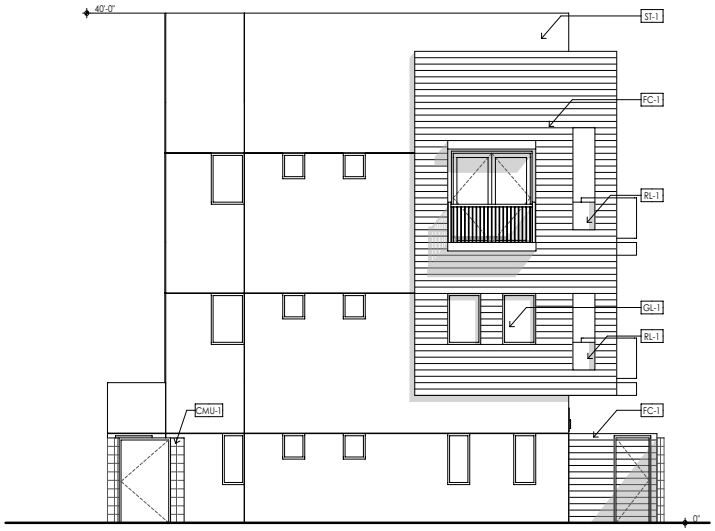
11/12/19

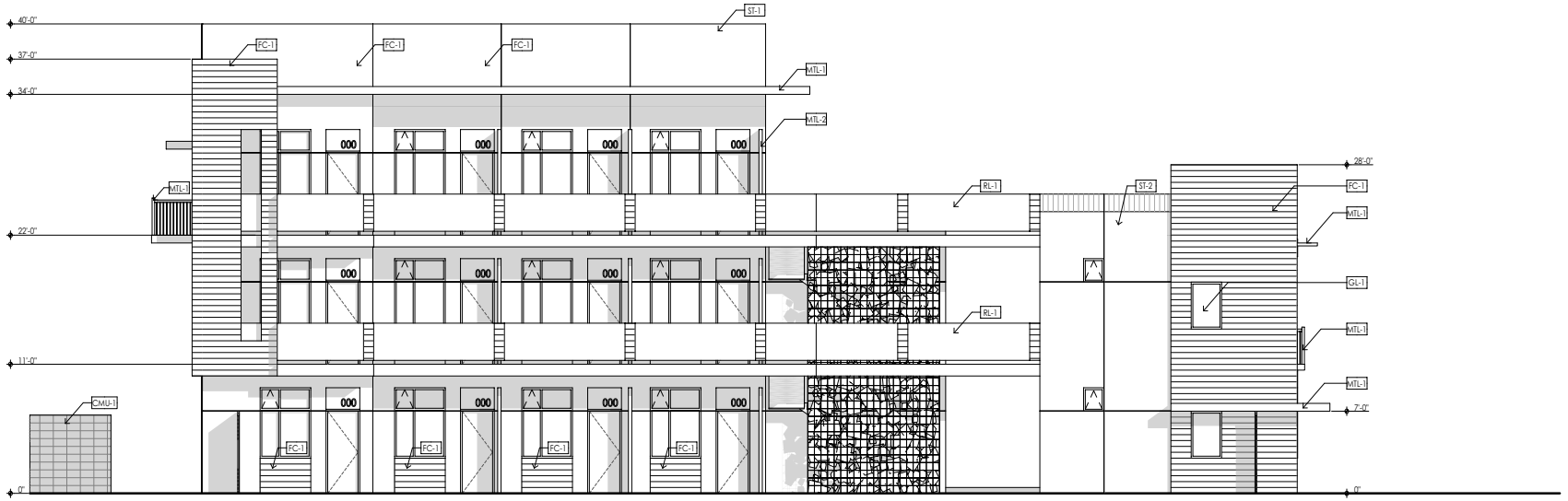
SDR105

119.026 214 South 11th Street



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SYSTEMS:

ST-1 STUCCO, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636

ST-2 SMOOTH FINISHED STUCCO, PAINT TO MATCH SHERWIN WILLIAMS SOFTWARE SW7074

FC-1 JAMES HARDIE LAP SIDING, COLOR: TIMBER BARK

MTL-1 METAL, POWDER-COATED TO MATCH SHERWIN WILLIAMS WEB GRAY SW7075

CMU-1 CMU, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636

GLAZING:

GL-1 VINYL WINDOW W/ INTEGRAL COLOR, INSULATED CLEAR GLAZING

RAILING SYSTEM:

RL-1 METAL RAILING W/ WOOD TRIM INSETS

END

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SOUTH ELEVATION

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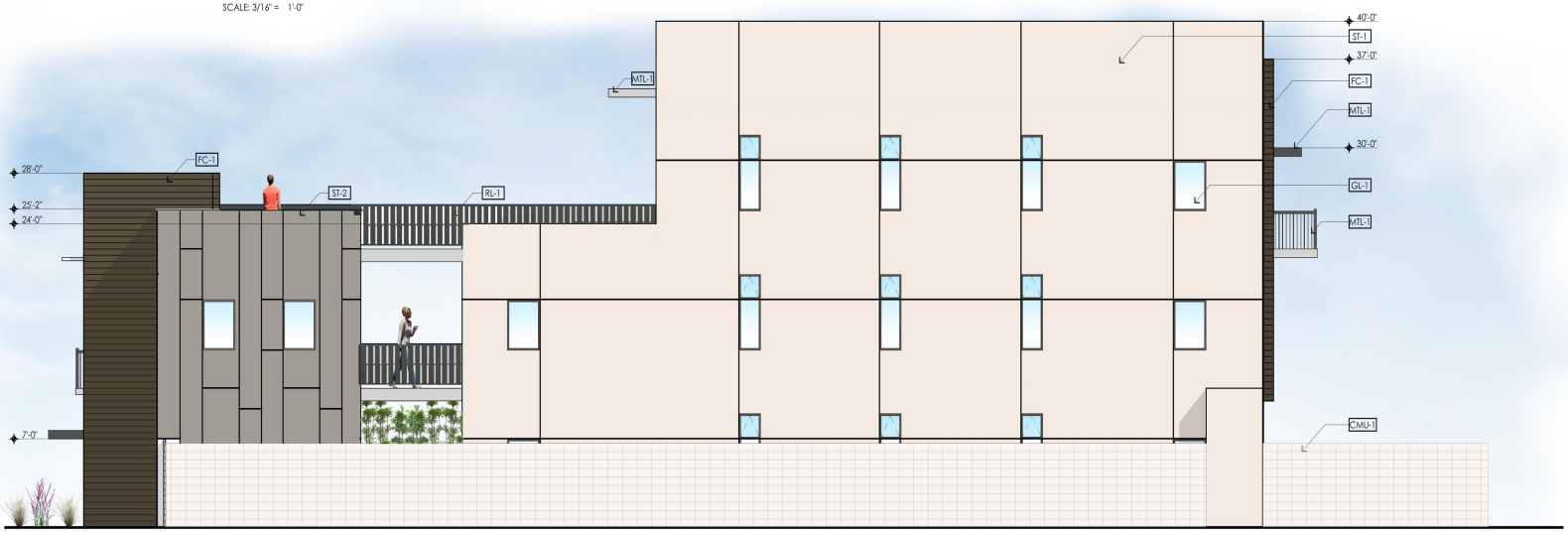

WEST ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SYSTEMS:

ST-1 STUCCO, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636

ST-2 SMOOTH FINISHED STUCCO, PAINT TO MATCH SHERWIN WILLIAMS SOFTWARE SW7074

FC-1 JAMES HARDIE LAP SIDING, COLOR: TIMBER BARK

MTL-1 METAL, POWDER-COATED TO MATCH SHERWIN WILLIAMS WEB GRAY SW7075

CMU-1 CMU, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636

GLAZING:

GL-1 VINYL WINDOW W/ INTEGRAL COLOR, INSULATED CLEAR GLAZING

RAILING SYSTEM:

RL-1 METAL RAILING W/ WOOD TRIM INSETS

END

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City of Las Vegas Site Development Review 10.21.19

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EXTERIOR ELEVATIONS

SDR105

119.026 214 South 11th Street



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SYSTEMS:

ST-1	STUCCO, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636
ST-2	SMOOTH FINISHED STUCCO, PAINT TO MATCH SHERWIN WILLIAMS SOFTWARE SW7074
FC-1	JAMES HARDIE LAP SIDING, COLOR: TIMBER BARK
MTL-1	METAL, POWDER-COATED TO MATCH SHERWIN WILLIAMS WEB GRAY SW7075
CMU-1	CMU, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636

GLAZING:

GL-1	VINYL WINDOW W/ INTEGRAL COLOR, INSULATED CLEAR GLAZING

RAILING SYSTEM:

RL-1	METAL RAILING W/ WOOD TRIM INSETS

END



EAST ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

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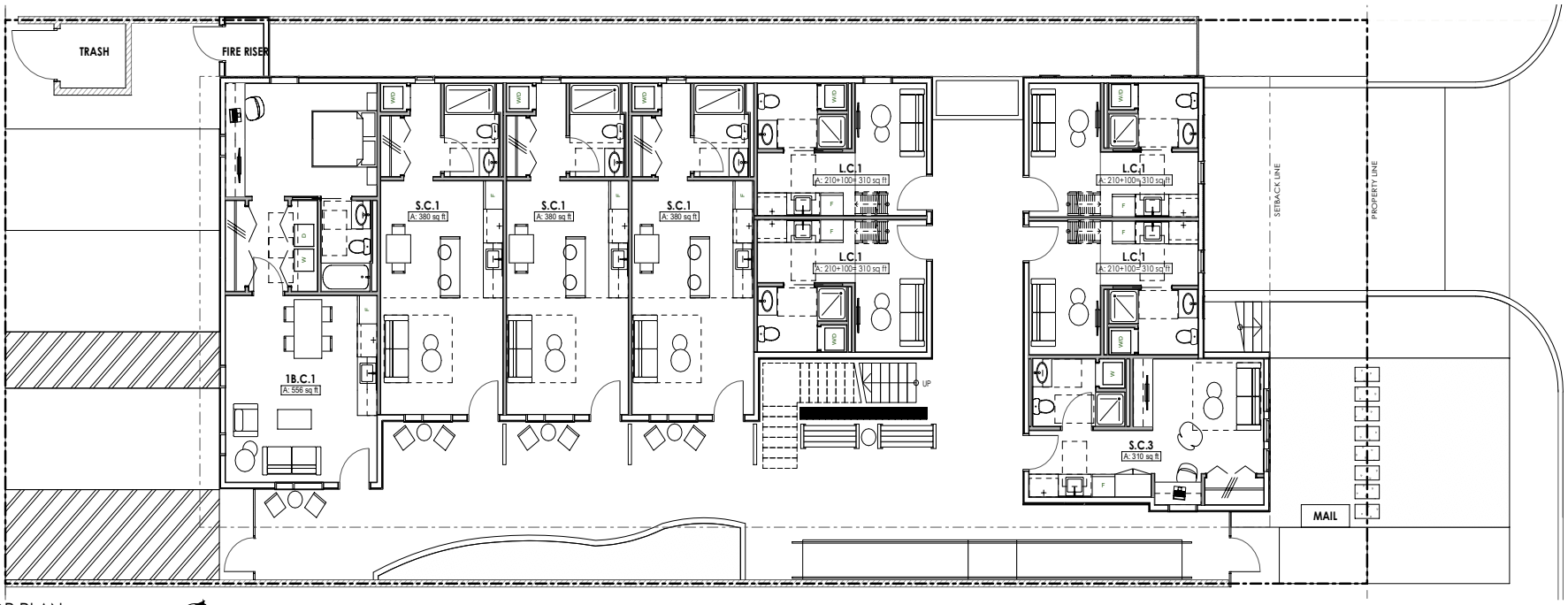
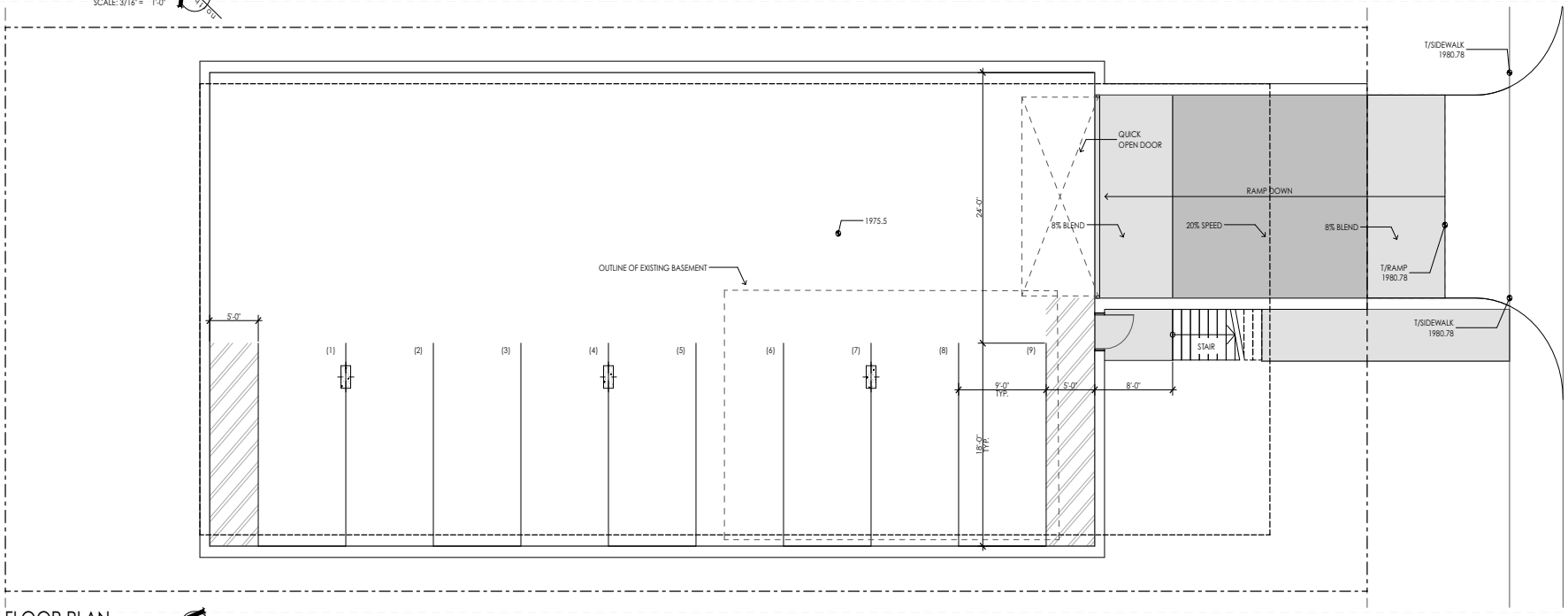


FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

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Site Development Review

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BASEMENT & FIRST FLOOR PLAN

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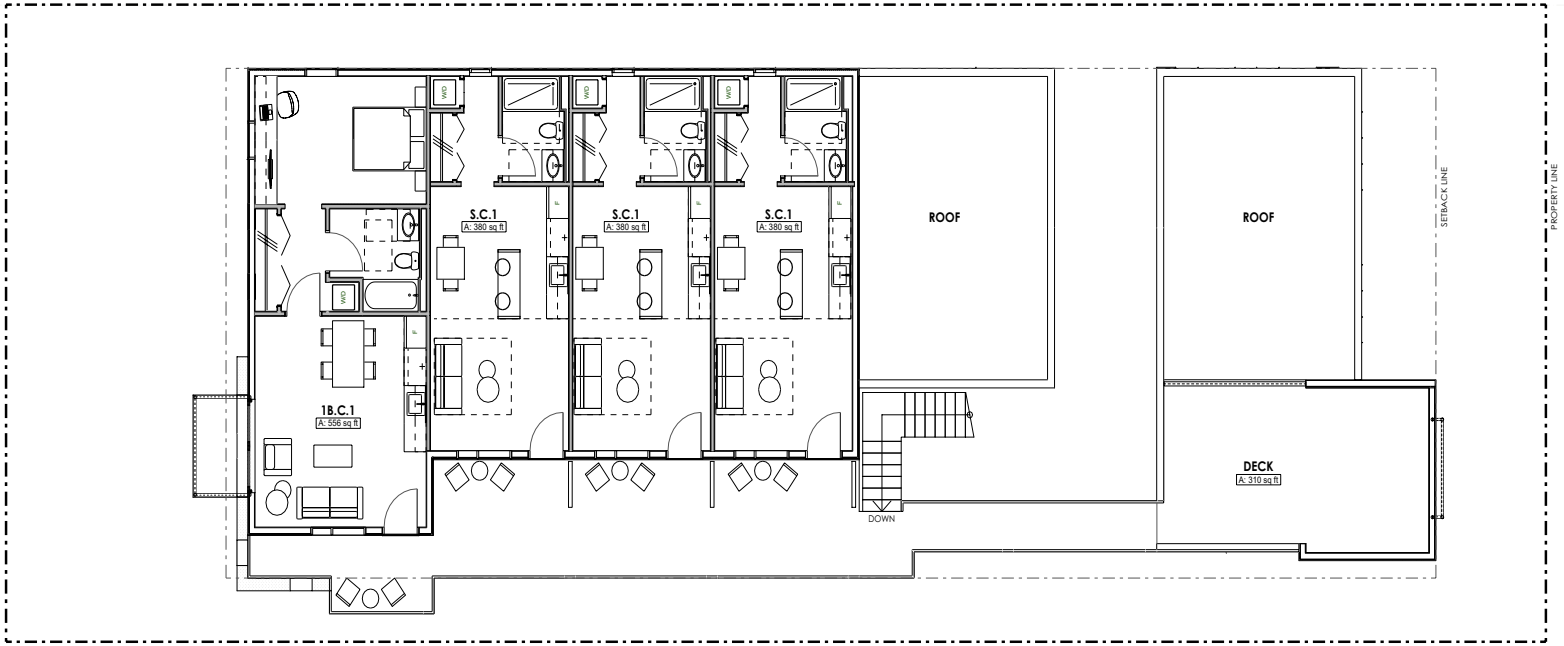
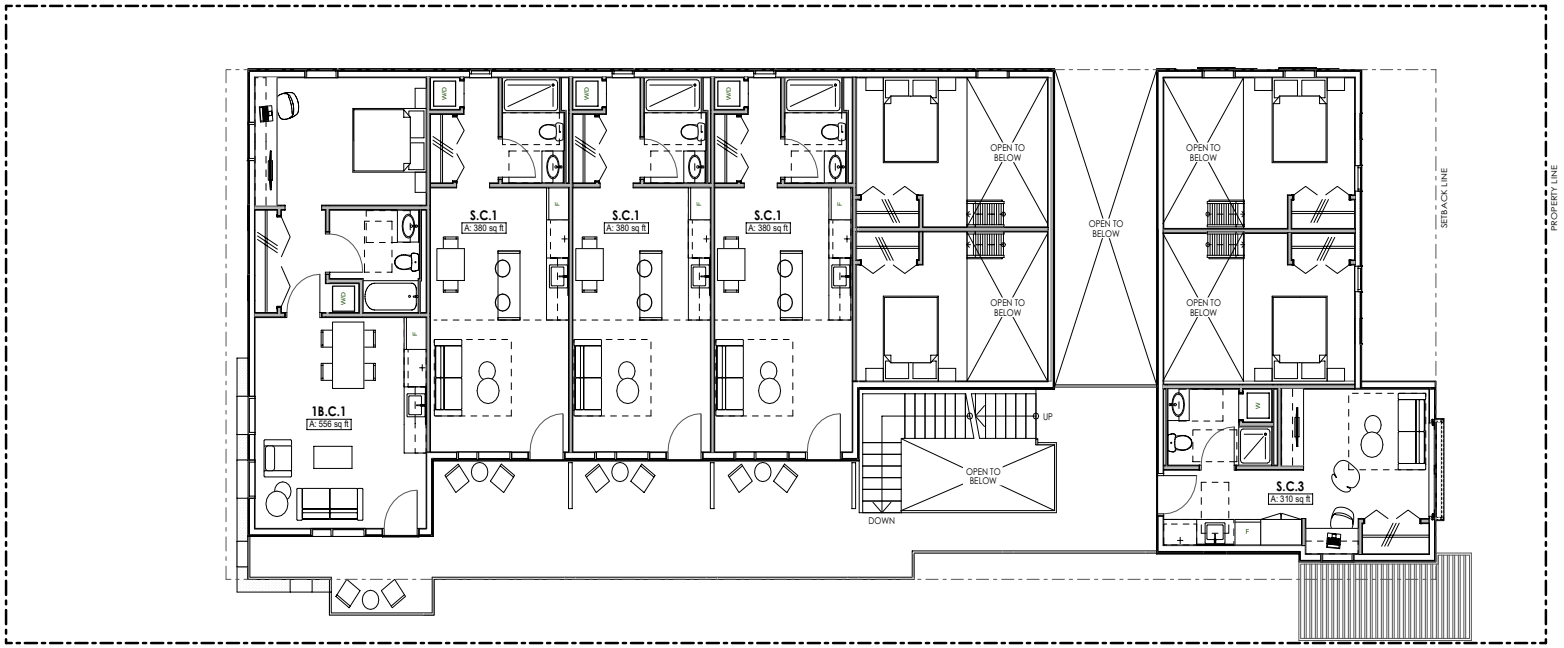


THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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Site Development Review

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SECOND & THIRD FLOOR PLAN

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SDR103

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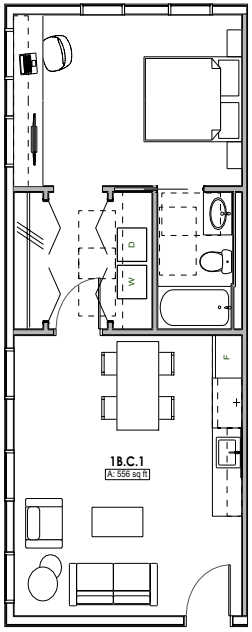
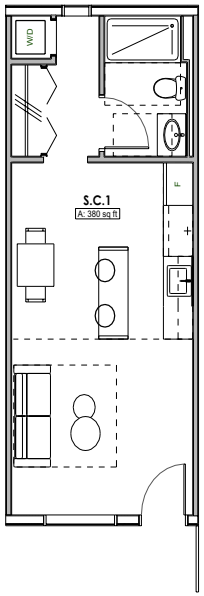


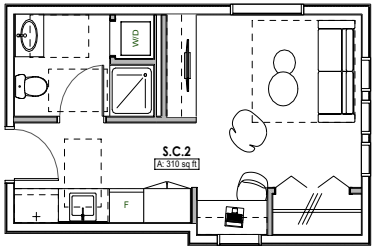
1-BEDROOM C.1

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



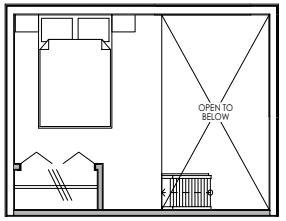
STUDIO C.1

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



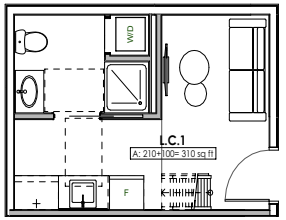
STUDIO C.2

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



LOFT - UPSTAIRS

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



LOFT C.1

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

	SQUARE FOOTAGE	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL	TOTAL SF
1 - BEDROOM C.1	556	1	1	1	3	1668
STUDIO C.1	380	3	3	3	9	3420
STUDIO C.2	310	1	1	---	2	620
LOFT C.1	310	4	---	---	4	1240
TOTAL UNITS					18	**6948**

PARKING - REAR					4
PARKING - GARAGE					9
TOTAL PARKING					13

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ST-1: STUCCO, PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636



ST-2: SMOOTH STUCCO, PAINT TO MATCH SHERWIN WILLIAMS SOFTWARE SW7074



FC-1: JAMES HARDIE LAP SIDING COLOR: TIMBER BARK



MTL-1: POWDER-COATED TO MATCH SHERWIN WILLIAMS WEB GRAY SW7075



CMU-1: STACKED CEMENT BLOCK PAINT TO MATCH SHERWIN WILLIAMS ORIGAMI WHITE SW7636



GL-1 VINYL WINDOW W/ INTEGRAL COLOR, INSULATED CLEAR GLAZING



RL-1 METAL RAILING WITH WOOD TRIM INSETS

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214 South 11th Street

Site Development Review

214 South 11th Street
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10.21.19



SDR-77756 [PRJ-77717] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: 214 S 11TH ST, LLC
214 SOUTH 11TH STREET

10/30/2019



SDR-77756 [PRJ-77717] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: 214 S 11TH ST, LLC
214 SOUTH 11TH STREET

10/30/2019

aptus

October 21, 2019
November 12, 2019 revised

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

RE: Justification Letter for Site Development Review
APN: 139-34-712-086

To Whom It May Concern:

We respectfully submit this application for a Site Development Review with associated waivers for a residential project located at 214 South 11th Street. All of the parking for the project will be on site. This 0.17 acre parcel is currently zoned R-4.

The applicant is proposing to construct a residential project with 18 apartments. The overall height of the structure is planned to be 3 stories and approximately 40 feet.

The residential entrance will be on the side of the building via a walkway alongside the building, extending from the public sidewalk to the alley. Parking will be provided at the rear of the site, accessed from the alley, and not visible from the street, and in a basement access from 11th Street. A small trash enclosure will be provided at the rear of the site, accessed from the alley.

The residential units will be fully furnished studio and one-bedroom micro-type units. The market for these units is for the millennial generation. With the proximity to downtown location of the apartments, the goal is to promote walkability and enhance the urban fabric and to decrease the use and need of a vehicle. Between the accessible and thriving bus system downtown and the growing rideshare businesses, the developer feels that the parking provided for the residences is sufficient given the multiple alternative transportation options. Additionally, soon to be adopted is the form based zoning code, which would allow for a 60% reduction in Zone 3. Therefore, where 26 parking spaces are currently required, 11 would be required. We are proposing to provide 12 spaces.

Waivers requested are as follows:

1) Allow 12 parking spaces where 26 are currently required.
2) Allow landscape buffers per plan where 10' and 6' buffers are required.
3) Allow the fire riser to be within the required 5' setback.
4) Allow balconies to overhang the setback lines on the north side by 5', the south side by 3' and the west side by 3'.

PRJ-77717
11/12/19

The owner desires to provide much needed and obtainable rental housing near the downtown area of the city. This residential development will be an asset to the City of Las Vegas by helping to spur additional revitalization and reinforcing redevelopment in an area that has already begun a transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring much-needed high quality product near downtown and to Las Vegas residents.

Respectfully Submitted,

Kristen G. Goodell, AIA
Aptus

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11/12/19
Planning Commission - Page 570

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

School Development Tracking Form

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

Date Filed 11/05/2019 **Application Number** SDR-77756 **Entity** LV

Company Name 214 S. 11th St.

Contact Name

Contact Mailing Address

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

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

Project Name 214 S 11th St.

Project Description 18 Multi-family Units

APN's 139-34-712-086

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2)	18	x 0.140 = 2	x 0.058 = 1	x 0.064 = 1
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
Howard Hollingsworth ES	1776 E Ogden Ave	K-5	717	548	10/07/19
John C Fremont MS	1100 E. St. Louis Ave	6-8	1,301	825	10/07/19
Rancho HS	1900 Searles Ave	9-12	2,418	3,312	10/07/19

*** CCSD Comments** Rancho HS is over capacity for the 2019-20 school year. It is 136.97% of program capacity.

☐ Approved ☐ Disapproved

SDR 77756
214 S 11th St, LLC

214 S 11th Street

Proposed 18 unit multi-family building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	18	5.44	**98**
AM Peak Hour			0.36	**6**
PM Peak Hour			0.44	**8**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Carson Avenue	
Average Daily Traffic (ADT)	1,434
PM Peak Hour	115

(heaviest 60 minutes)

Bridger Avenue	
Average Daily Traffic (ADT)	1,824
PM Peak Hour	146

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Carson Avenue	15,600
Bridger Avenue	15,600

This project will add approximately 98 trips per day on 11th St., Carson Ave. and Bridger Ave. Currently, Carson is at about 9 percent of capacity and Bridger is at about 12 percent of capacity. With this project, Carson is expected to be at about 10 percent of capacity and Bridger is expected to be at about 12 percent of capacity. Counts are not available for 11th, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 8 additional peak hour trips, or about two every fifteen minutes.

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

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

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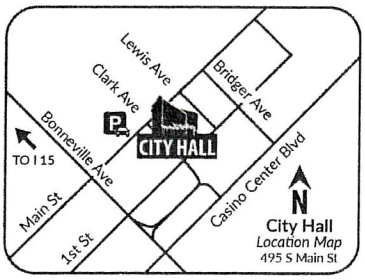
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77756 [PRJ-77717]
Planning Commission Meeting of **12/10/2019**

PRJ-77717
13935310037
JEALT-VL L L C
C/O J ANDREWS MGR
8022 S RAINBOW BLVD # 343
LAS VEGAS NV 89139

1 1 3 JRDFNP1 89139

Submitted after final agenda
Date 12/10/19 Item 24A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
25

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

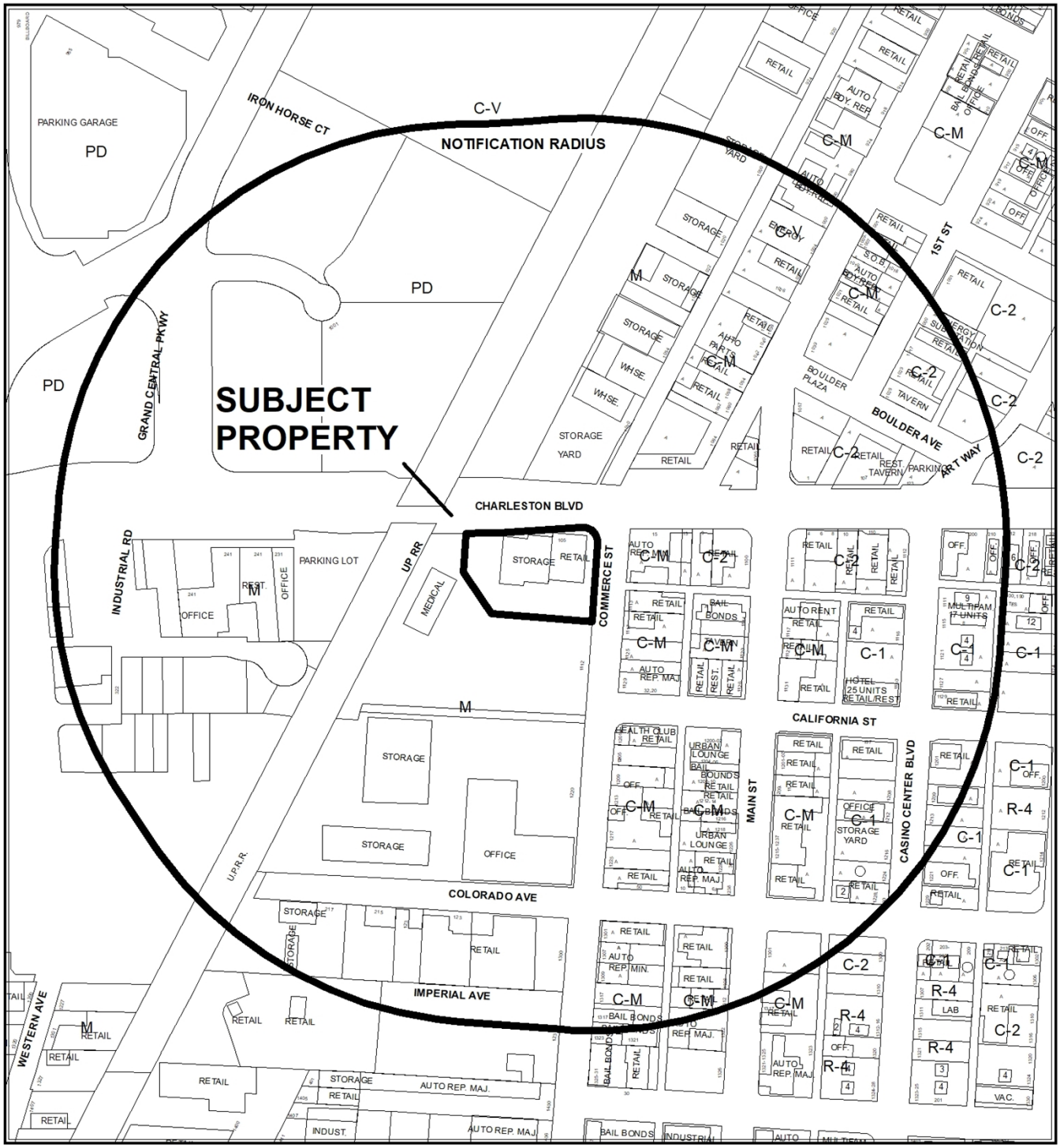
SUBJECT:
SDR-77783- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ARTISTIC IRON WORKS - OWNER: KAREN M BAILEY AND THOMAS PRATO 2003 LIVING TRUST - For possible action on a request for a Major Amendment to approved Site Development Plan Review (SDR-5835) FOR AN EXISTING OUTDOOR PLAZA WITH A WAIVER OF REQUIRED PERIMETER LANDSCAPE STANDARDS on 1.47 acres at 105 West Charleston Boulevard (APN 162-04-506-008), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77416]. 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.	6
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda - Supplemental Staff Report - Related Relevant City Actions and Support Postcard



CASE: **SDR-77783 (PRJ-77416)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SDR-77783 (PRJ-77416)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ARTISTIC IRON WORKS - OWNER: KAREN M BAILEY AND THOMAS PRATO 2003 LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77783	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 118

PROTESTS 0

APPROVALS 5

SP

**** CONDITIONS ****

SDR-77783 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 10/23/19, except as amended by conditions herein.

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

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

5. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

Public Works

8. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Additionally, Public Right-of-Way Guidelines (PROWAG) shall be maintained within the public right-of-way. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

9. No structures shall be allowed within the existing public sewer easement across this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to approved Site Development Plan Review (SDR-5835) for an existing outdoor plaza with a waiver of required perimeter landscape standards on 1.47 acres at 105 West Charleston Boulevard.

ISSUES

- A Site Development Plan Review is required to entitle the existing perimeter landscape area located on the north and east perimeter of the building as an outdoor plaza, to display items that may be purchased at the subject site.
- A Waiver is requested to replace the required perimeter landscape standards with outdoor plaza space, for the purpose of displaying retail items.

ANALYSIS

The subject site is currently developed with an existing commercial development at 150 West Charleston Boulevard. It is located in the M (Industrial) zone within the Downtown Las Vegas Overlay (Design District). The applicant has proposed a Waiver to Title 19.08.100 development standards to allow a zero-foot wide landscape buffer along the north perimeter where 15 feet is required. This request is an amendment to a previously approved Site Development Plan Review (SDR-5835), which approved eleven 24-inch Box Model Pine trees as well as 5-gallon Deergrass plants in groups of four at the base of every tree along the north perimeter. The current proposal involves the removal of previously approved plant material. The applicant proposes to convert the landscape buffer areas along the north, east and south perimeters of the site into an existing outdoor plaza to display items for sale.

The subject site is also located within Downtown Las Vegas, but does not meet the directives and intent laid out in the downtown Master Plan. According to the Vision 2045 Downtown Las Vegas Master Plan, a Greener Downtown is one of the top “Big Ideas” focused on in the plan. One directive is to “extend the urban forest to beautify streets, shade pedestrians, lower the ambient temperature, and reduce the heat island effect”. The proposal to develop the site’s perimeter areas and to waive the landscape buffer requirements are in direct opposition to the Vision 2045 Downtown Las Vegas Master Plan. Therefore, staff has recommended denial for this Site Development Plan Review.

FINDINGS (SDR-77783)

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

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

   Staff has determined the requested waiver is not compatible with surrounding development in the area, and will have a negative impact to the adjacent commercial developments and roadways.

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

   The requested waiver is not compatible with the previously approved Site Development Plan Review (SDR-5835), nor with surrounding development in the area, as landscaping within the perimeter buffers are required for Complete Streets and development standards outlined in Title 19.

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

   Access to the site is provided from a 60-foot Collector, as designated by the Master Plan of Streets and Highways. The street is sufficient in size to accommodate the needs of the proposed use.

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

   The existing commercial development is appropriate for the area, but the requested removal of the perimeter landscape buffer is not in keeping with the Downtown Las Vegas Master Plan. According to the Vision 2045 Downtown Las Vegas Master Plan, a Greener Downtown is one of the top “Big Ideas” focused on in the plan. One directive is to “extend the urban forest to beautify streets, shade pedestrians, lower the ambient temperature, and reduce the heat island effect”. Additionally, this subject site sits at the intersection of two priority on-street urban trails.

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 removal of required landscaping is not harmonious or compatible with the development in the area.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/16/05	The City Council approved a request for a Site Development Plan Review (SDR-5835) for 1,710 square feet of proposed paint booths associated with an existing Manufacturing/Warehouse Facility and Waivers of perimeter, foundation, and parking lot landscaping requirements adjacent to the southwest corner of Charleston Boulevard and Commerce Street. The Planning Commission and Staff recommended approval of the request.
06/20/07	The City Council approved a request for a General Plan Amendment (GPA-20227) to Amend a portion of the Southeast Sector Plan of the General Plan from: C (Commercial) and LI/R (Light Industrial/Research) to: MXU (Mixed Used) on approximately 73.5 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming and east of UPRR right-of-way. Note: A portion of these parcels east of commerce to the south side of Colorado are to be removed from the 18b Las Vegas Arts District and added to the downtown south district. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-21165) from: C-M (Commercial/Industrial), M (Industrial) and C-2 (General Commercial) to: C-2 (General Commercial) for a proposed mixed-use development at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-21166) to expand the Gaming Enterprise District for a proposed Mixed-Use development at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21168) for a proposed Private Sports Arena at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and Staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
	The City Council approved a request for a Special Use Permit (SUP-21171) for a proposed High Rise Mixed-Use Development in the Airport Overlay District at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21172) for a proposed Gaming Establishment, Non-Restricted Use at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-21175) for a Multi-Phase Mixed Use Development including a 3,000 Condominium Units, 6,000 Hotel Rooms, a Private Sports Arena, street level Retail, Office and Exhibition space, and a Casino at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and Staff recommended approval of the request.

Most Recent Change of Ownership	
12/17/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/16/03	A Code Enforcement case (#1637) was processed for trash and debris in dumpster area used by vagrants at 105 West Charleston Boulevard. The case was resolved on 08/01/03.
12/16/03	A Code Enforcement case (#7725) was processed for trash and debris on the west side of this property, two republic services containers overflowing at 105 West Charleston Boulevard. The case was resolved on 02/04/04.
01/14/09	A Code Enforcement case (#73735) was processed for graffiti on the side of the building at 105 West Charleston Boulevard. The case was resolved on 02/02/09.
12/15/10	A Code Enforcement case (#96808) was processed for numerous signs along Charleston Boulevard at 105 West Charleston Boulevard. The case was resolved on 05/09/11.
09/04/12	A Code Enforcement case (#119164) was processed for illegal signage at 105 West Charleston Boulevard. The case was resolved on 12/27/12.
10/08/12	A building permit (#219155) was issued for tenant improvements to install new powder coat batch ovens at 105 West Charleston Boulevard. The permit was finalized on 12/27/12.

Related Building Permits/Business Licenses	
03/17/16	A Code Enforcement case (#164510) was processed for graffiti on the adjacent railroad pedestrian undercrossing at 105 West Charleston Boulevard. The case was resolved on 03/22/16.
03/23/16	A Code Enforcement case (#164757) was processed for illegal banner signage at 105 West Charleston Boulevard. The case was resolved 11/04/18.
03/16/17	A Code Enforcement case (#176111) was issued for an LED sign with motion at 105 West Charleston Boulevard. The case was resolved 04/04/17.
09/21/17	A Code Enforcement case (#182797) was issued for an LED sign with motion at 105 West Charleston Boulevard. The case was resolved 10/10/17.
05/16/18	A Code Enforcement case (#189303) was issued for an LED sign with motion at 105 West Charleston Boulevard. The case was resolved 06/01/18.
08/15/18	A Code Enforcement case (#192036) was issued for an LED sign with motion at 105 West Charleston Boulevard. The case has not been resolved.

Pre-Application Meeting	
09/10/19	A pre-application conference was held to discuss submittal requirements for a Site Development Plan Review.

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

Field Check	
10/30/19	A routine field inspection showed an existing commercial development, with a perimeter area populated by metal sculptures.

Details of Application Request	
Site Area	
Gross Acres	1.46

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	General Retail/ Warehouse	LI/R (Light Industrial/Research)	M (Industrial) Zone
North	Storage Yard	LI/R (Light Industrial/Research)	M (Industrial) Zone
South	Storage	LI/R (Light Industrial/Research)	M (Industrial) Zone
East	Retail	C (Commercial)	C-M (Commercial/Industrial) Zone
West	Parking Lot	MXU (Mixed Use)	M (Industrial) Zone

Master and Neighborhood Plan Areas	***Compliance***
Downtown Vision 2045 Master Plan	N
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Design District)	N*
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A

* The removal of landscaping in the landscape buffer is not compatible with the area, nor the previously approved Site Development Plan Review (SDR-5835)

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.100, the following standards apply:

Landscaping and Open Space Standards			
LANDSCAPE BUFFER WIDTHS			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Zone Width • North	15 Feet	0 Feet	N*

* The removal of landscaping in the landscape buffer is not compatible with the area, nor the previously approved Site Development Plan Review (SDR-5835)

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Commerce Street	Collector	Master Plan of Streets and Highways	60	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
11 12-inch Box Model Pine Trees, and 4 5-gallon Deergrass Plants at the base of every tree	Removal of all plant material adjacent to Right-of-Way along the North perimeter	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) _____

Project Address (Location) 105 W. Charleston Blvd Las Vegas, NV 89102

Project Name Artistic Iron work **Proposed Use** _____

Assessor's Parcel #(s) 162045060008 **Ward #** 3-Diaz

General Plan: Existing LI/R Proposed No change **Zoning:** Existing Industrial Proposed No change

Additional Information Requesting an outdoor Plaza to display our Artwork on the corner of Charleston & Commerce

Property Owner Bailey KM & Prato T 2003 Liv Tr **Contact** Tom Prato
Address 105 W. Charleston Blvd City LV State NV Zip 89102
E-mail Tom@artisticiron.com Phone 702-387-8688

Applicant Artistic Iron Works **Contact** Jacque@artisticiron.com
Address 105 W. Charleston Blvd City LV State NV Zip 89102
E-mail Jacque@ artisticiron works Phone 702-244-0794

Representative Jacquelynn Bondeau **Contact** Jacque@artisticiron.com
Address 105 W. Charleston Blvd City LV State NV Zip 89102
E-mail Jacque@ artisticiron.com Phone 702-244-0794

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

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

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

Partner(s) _____

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

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

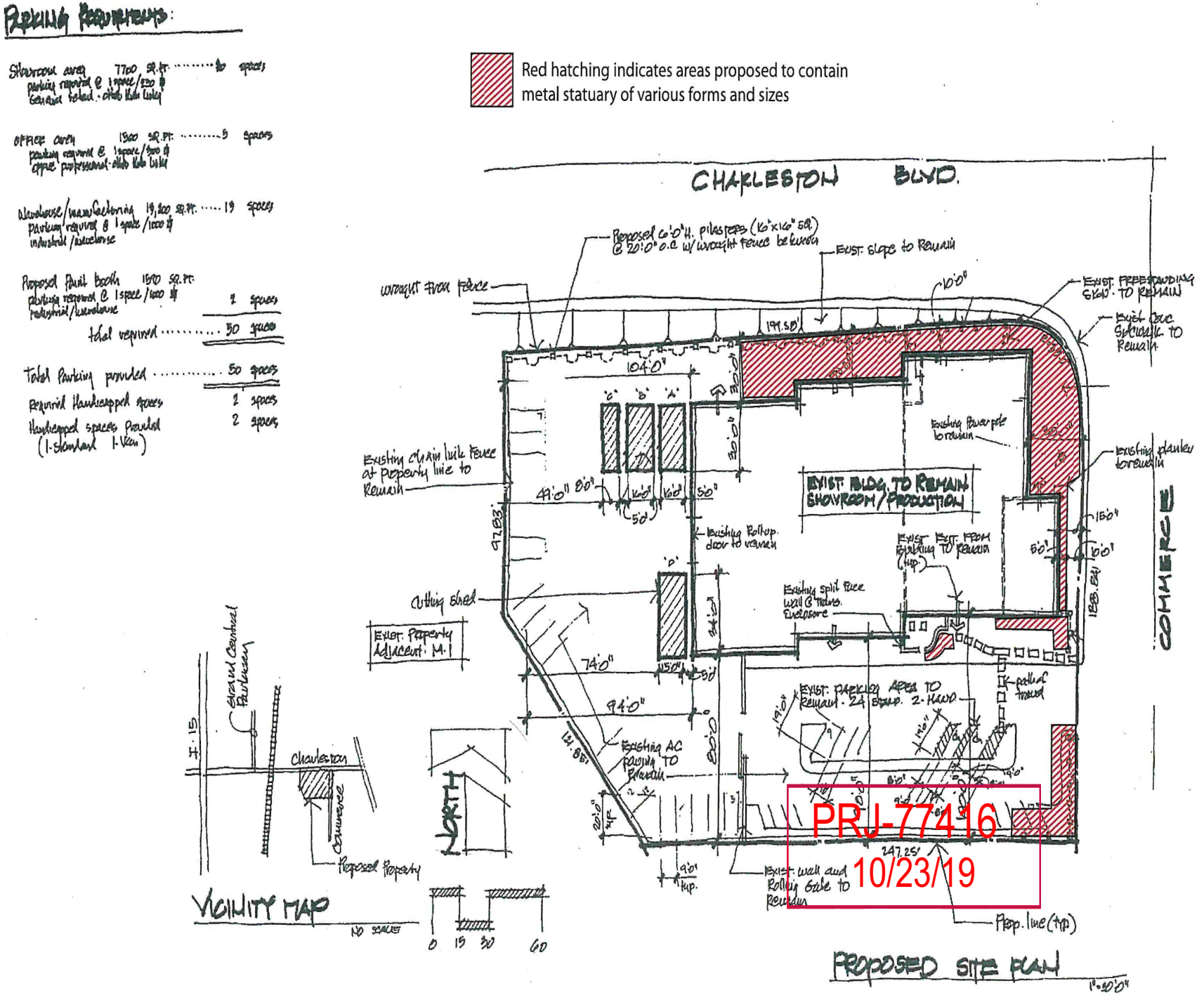
Print Name Thomas Prato

Subscribed and sworn before me
This 12th day of September, 20 19

_____
Notary Public in and for said County and State

TINA SPRUELL
Notary Public, State of Nevada
Appointment No. 16-2779-1
My Appt. Expires June 3, 2020

PRJ-77416
11/12/19



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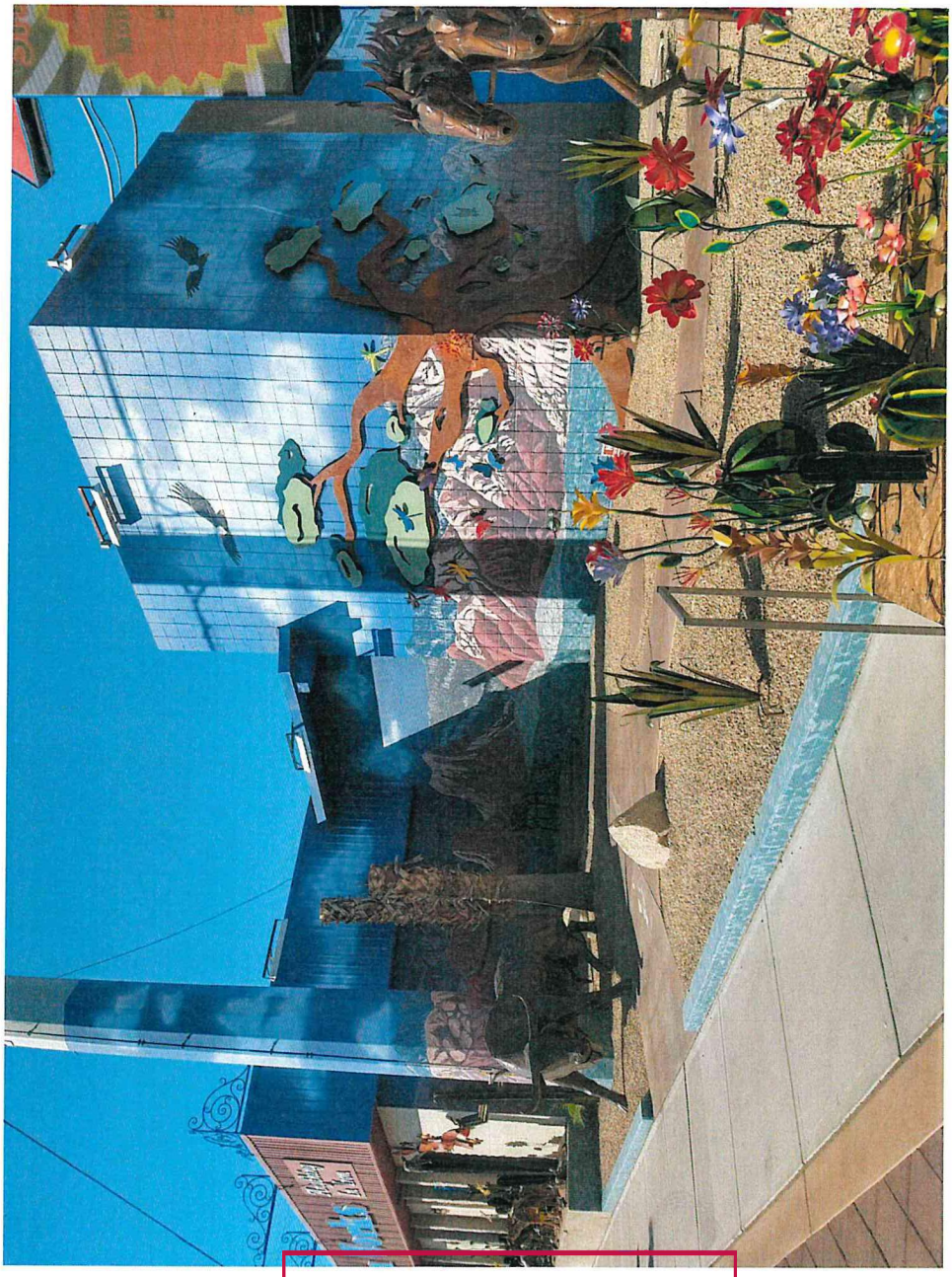

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PRJ-77416
10/23/19



SDR-77783 [PRJ-77416] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ARTISTIC IRON WORKS - OWNER: KAREN M BAILEY AND THOMAS PRATO 2003 LIVING TRUST

105 WEST CHARLESTON BOULEVARD

10/30/2019



SDR-77783 [PRJ-77416] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ARTISTIC IRON WORKS - OWNER: KAREN M BAILEY AND THOMAS PRATO 2003 LIVING TRUST

105 WEST CHARLESTON BOULEVARD

10/30/2019

Artistic IRON WORKS
Serving The Las Vegas Valley Since 1971

We Create It
&
We Coat It

Artistic POWDER WORKS
YOUR PREMIER POWDER COATING COMPANY

Veteran Owned

105 W. Charleston Blvd. Las Vegas, NV 89102 • License #0031909A
(702) 387-8688 Fax (702) 387-8942 • www.ArtisticIron.com email: contact@ArtisticIron.com

American Made

Justification Letter

Parcel # 162-04-506-0087
Artistic Iron Works
105 W. Charleston
Las Vegas, Nevada 89102

Artistic Iron Works Inc. is an ornamental iron manufacturing facility, located at 105 W. Charleston Las Vegas, Nevada 89102 on the corner of Charleston and Commerce. Artistic Iron Works has been at this location for 11 years.

Artistic Iron Works would like to remove all shrubbery and plants located on the northeast side of property at the corner of commerce and Charleston. Doing this would be beneficial to the environment as we would be conserving water, less maintenance and overall aesthetics.

We have decided to replace with fake plants such as: Cactus, Flowers, Shrubbery. We will also be including Horses, Birds, Indians and even a state couch! We feel that adding these items will really bring our heritage to the Heart of the arts district. After all, Las Vegas is the Best in the West and we are proud of our roots!

We believe the added features have already added positive attention to the Las Vegas Arts District and have also helped with the entrance corridor to the properties and businesses south of our location. We would like to keep the statues and such in the area set aside on the property as displayed.

We Love Our City! We are so excited to see the changes being made in this area and believe we can add to the beauty and curb appeal that this area has lacked for so many years.

Thank You,

David Spruell
General Manager

PRJ-77416
11/12/19

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

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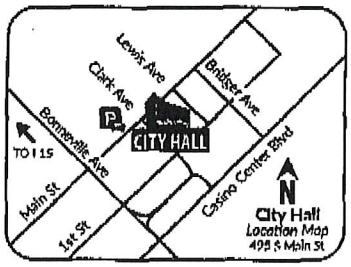

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77783 [PRJ-77415]
Planning Commission Meeting of **12/10/2019**

RECEIVED
DEC 0 3 2019
Dept of Planning
City of Las Vegas

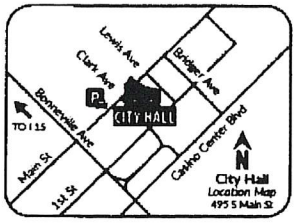
PRJ-77416
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR # 103
LAS VEGAS NV 89128-8433

25A

16094828164 From: GARY Creagh
2019-12-02 18:54:37 (GMT)
To: City of Las Vegas Page 3 of 8

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



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SDR-77783 [PRJ-77415]
Planning Commission Meeting of **12/10/2019**

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City of Las Vegas

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25A

16094828164 From: GARY Creagh
2019-12-02 18:54:37 (GMT)
To: City of Las Vegas Page 4 of 8

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

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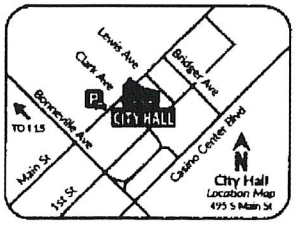

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77783 [PRJ-77415]
Planning Commission Meeting of **12/10/2019**

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Dept of Planning
City of Las Vegas

PRJ-77416
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

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16094828164 From: GARY Creagh
2019-12-02 18:54:37 (GMT)
To: City of Las Vegas Page 5 of 8

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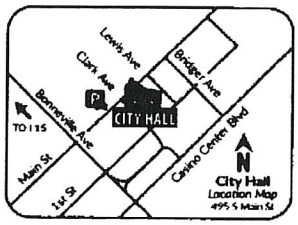

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City of Las Vegas

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

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SDR-77783 [PRJ-77415]
Planning Commission Meeting of **12/10/2019**

PRJ-77416
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

101 JRDFNP1 89158

25A

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

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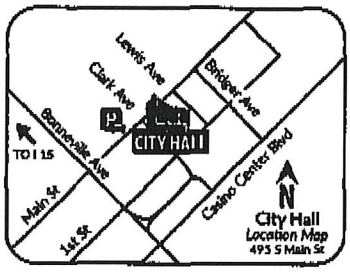

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77783 [PRJ-77415]

Planning Commission Meeting of 12/10/2019

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DEC 0 3 2019
Dept of Planning
City of Las Vegas

PRJ-77416
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BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

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Supplemental Staff Report - Page One
December 10, 2019 - Planning Commission Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
08/28/18	A Code Enforcement case (AZ1-3B2I) was opened for dead and removed landscape materials within the landscape buffer area at 105 West Charleston Boulevard. The case is still open.

Submitted after final agenda
Date 12/10/19 Item 25

City of Las Vegas

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

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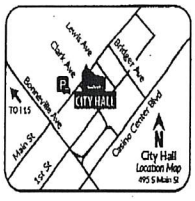

See second fax sheet

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I SUPPORT

I OPPOSE

PRJ-77416
16203110083
MAIN STREET LAS VEGAS L L C
3395 S JONES BLVD # 202

LAS VEGAS NV 891

RECEIVED
DEC 09 2019
Dept of Planning
City of Las Vegas

To whom it may concern:

This letter is in regards to the City of Las Vegas Planning Site Development Review SDR-77783 amendment to SDR-5835 and PRJ -77416 owner Karen M Bailey and Thomas Prato 2003 Living Trust and APN 162-04-506-008 which is up for public hearing 12/10/2019.

If this is in regards to the statuary that Artistic Iron already has on display and for sale on the north and east portions of their outdoor patio area, then my company would like to support the continuation of their display and sale of their various metal outdoor wares. **Vote "I SUPPORT"**

We have heard that the council has recommended to not allow the amendment in favor of forcing Artistic Iron to remove the items and replace them with "desert landscaping". This would be a mistake. Desert landscaping is nice but it would be less attractive and interesting than the already existing metal sculptures in place on the corner of Charleston and Commerce. The outdoor items Artistic Iron has on display on the north and eastern sides of their building have been photographed so extensively by visitors and locals that there are now two registered Pokemon Go Stops (Pokestops) at that site. Getting even one Pokestop is no mean feat. This means the site mush have a cool story, be a place of history, have educational value, be an interesting piece of art or unique architecture among other requirements. It must have enough existing photos in the international Ingress database to qualify. That is quite a significant number of international photographers uploading their photos of the Artistic Iron art work.

Besides already being a place of interest for the photographers, the corner is also a beautifully laid out desert sculpture garden. Many of the items on display, such as cacti and roadrunners, are exactly like the items the City has chosen to display in neighborhoods where they've chosen to enforce desert landscaping rules.

My company, a stakeholder in the Arts District for over 30 years, asks that you allow the iron works statutes to remain as they are, continuing to delight drivers and visitors to the Arts District.

Thank you.

Becky Miller
VP 18b Las Vegas Arts District and
Manager of Main Street Las Vegas, LLC
design@beckymiller.com

Submitted after final agenda
Date 12/10/19 Item 25A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
26

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
DIR-77790 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on a report on the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends APPROVAL.

C.C.: 02/05/2020

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Submitted after Final Agenda - Strike Request Email by Staff

Nora Lares

Subject: FW: Master Plan Update - 12.10.19 PC

Importance: High

From: Marco Velotta <mvelotta@LasVegasNevada.GOV>
Sent: Wednesday, December 4, 2019 9:27 AM
To: Nora Lares <nlares@LasVegasNevada.GOV>; Carman Burney <cburney@LasVegasNevada.GOV>
Cc: Robert Summerfield <rsummerfield@LasVegasNevada.GOV>; Michael Howe <mphowe@LasVegasNevada.GOV>; Eric McCammond <emccammond@LasVegasNevada.GOV>
Subject: RE: Master Plan Update - 12.10.19 PC
Importance: High

Good morning,

To better align an update with SmithGroup's visit and the 2020 Strategic Planning session, we would like to strike DIR-77790 from the 12.10.19 PC agenda.

Thank you,

Marco N. Velotta, MS, AICP, LEED Green Assoc.
Planning Department | Long Range Planning
Office of Sustainability
333 N. Rancho Dr, Las Vegas, NV 89106
702.229.4173

lasvegasnevada.gov

DEPT. OF PLANNING
RECEIVED 12.04.19
DIR-77790

Submitted after final agenda

Date 12/10/19 Item Item 26

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
27

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

SUBJECT:
TXT-77913 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Titles 19.12 and 19.18 related to the Beer/Wine/Cooler On- and Off-Sale Establishment use and LVMC Title 6.50 related to the Ancillary Winery license and fees, and to provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-77913	Staff has NO RECOMMENDATION.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED News Paper Notification Only

APPROVALS 0

PROTESTS 0

SG

** PROPOSED AMENDMENTS **

1. Title 19.12.070 is hereby amended by amending the description for the use "Beer/Wine/Cooler On- and Off-Sale Establishment" to read as follows:
Beer/Wine/Cooler On- and Off-Sale Establishment
Description: An establishment:
   1. Whose license to sell alcoholic beverages is generally limited to:
      a. The sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the business is conducted; and
      b. The sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the business is conducted; and
   2. That is operated in connection with one of the following:
      a. Restaurant
      b. Grocery Store;
      c. General Retail store
      d. Convenience store in which 30 or more people may be served with meals at any time at tables or stools;
      e. Beer wine room with an ancillary brew pub, if in accordance with LVMC 6.50.085; ~~or~~
      f. Beer wine room that holds a Nevada license as a brew pub, in accordance with LVMC 6.50.050(B)(7); or
      g. Ancillary Winery that holds a Nevada license as a Winery, in accordance with LVMC 6.50.075.

2. Title 19.18.020 is hereby amended by amending the definition of the use "Beer/Wine/Cooler On- and Off-Sale Establishment" to read as follows:
Beer/Wine/Cooler On- and Off-Sale Establishment: An establishment:
   1. Whose license to sell alcoholic beverages is generally limited to:
      a. The sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the business is conducted; and
      b. The sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the business is conducted; and
   2. That is operated in connection with one of the following:
      a. Restaurant
      b. Grocery Store;
      c. General Retail store

d. Convenience store in which 30 or more people may be served with meals at any time at tables or stools;
e. Beer wine room with an ancillary brew pub, if in accordance with LVMC 6.50.085; ~~or~~
f. Beer wine room that holds a Nevada license as a brew pub, in accordance with LVMC 6.50.050(B)(7); or
g. Ancillary Winery that holds a Nevada license as a Winery, in accordance with LVMC 6.50.075.

3. Title 6.50 is hereby amended by adding thereto a new section, designated as Section 90, reading as follows:

6.50.075 – Ancillary winery alcoholic beverage.

(A) An ancillary winery alcoholic beverage license authorizes the manufacture and sale of wine beverages at an establishment provided that the owner or operator of such establishment maintains in a primary capacity, at the same location, one of the following licenses:

(1) A tavern alcoholic beverage license pursuant to LVMC 6.50.240;

(2) A tavern-limited alcoholic beverage license pursuant to LVMC 6.50.250;

(3) A beer/wine room alcoholic beverage license pursuant to LVMC 6.50.080;

(4) An urban lounge alcoholic beverage license pursuant to LVMC 6.50.255; or

(5) A tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.250.

(B) An ancillary winery alcoholic beverage license shall only be issued subject to the following conditions:

(1) The manufacture and sale of the wine alcoholic beverages produced at the location shall comply with all relevant State and Federal laws regarding the manufacture and sale of wine products;

(2) The manufacture and sale of wine may only occur as an ancillary activity to the activities permitted by the primary license; and

(3) Prior to issuance of the ancillary winery alcoholic beverage license by the City, the applicant shall present proof of State licensure of the establishment as a Winery.

(C) Notwithstanding any provision of this Chapter that might otherwise prohibit or limit the activity, an establishment with a winery alcoholic beverage license may, pursuant to NRS 597.240:

(1) Serve to consumers, for on-premise consumption, blended or aged by the winery at the licensed establishment; and

(2) Sell to consumers, for off-sale consumption, wine produced, blended or aged by the winery at the licensed establishment.

4. Title 6.50.360 is hereby amended to read as follows:

6.50.360 - License fees.

Each licensee shall pay to the Department in advance, the semiannual license fees set forth in the following schedule:

License Category	Semiannual License Fee (Dollars)
Alcoholic beverage caterer	$500.00
Ancillary	500.00 per category authorized or 1% of gross sales, whichever is greater
Ancillary brew pub	500.00 or 1% of sales to licensed wholesale dealers, whichever is greater
Ancillary craft distillery	500.00 or 1% of gross sales, whichever is greater
Ancillary lounge bar	1,200.00
Ancillary Winery	500.00 or 1% of sales gross sales, whichever is greater
Banquet or event establishment	500.00
Beer and wine room	700.00
Plus: fee for each additional bar	400.00
Beer/wine/cooler on-sale	300.00
Beer/wine/cooler off-sale	300.00
General on-sale	1,200.00
Plus: fee for each additional bar	900.00
General on-sale (beer and wine)	500.00

License Category	Semiannual License Fee (Dollars)
Liquor manufacturer	1,000.00
Nonprofit club general on-sale	200.00
Package	750.00
Permanent trade show facility	2,400.00

Each time-limited special event general licensee shall pay the following license fee for each day (or for each event, in the case of a multi-day event): One hundred dollars, plus seventy-five dollars for each additional bar.
Each time-limited special event beer/wine/cooler licensee shall pay the following license fee for each day (or for each event, in the case of a multi-day event): Fifty dollars, plus twenty-five dollars for each additional bar.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19.12.070 regarding the description for, and 19.18.020 regarding the definition of, the Beer/Wine/Cooler On- and Off Sale Establishment use to include Ancillary Winery as an allowable license type. This request would also amend LVMC 6.50 to add a new section 6.50.090 Alcoholic beverage license – Ancillary Craft Distillery, as well as associated fees to the table in section 6.50.360.

ANALYSIS

This amendment would allow an Ancillary Winery license as an allowable licensing option for the Beer/Wine/Cooler On- and Off Sale Establishment use. Ancillary Wineries have recently been approved through NRS 597.240, and this amendment provides a means for local wineries to sell their wares to the general public in limited quantities pursuant to the NRS allowance. This is similar to the Ancillary Craft Distillery and Brew Pub uses that have been added to the municipal codes in the past year. No other requirements for the use, including applicable zoning districts, distance separation requirements and waiver provisions, have been changed. Staff has no recommendation.

FINDINGS

This amendment will allow Ancillary Wineries to be licensed and operate pursuant to NRS 597 when approved via a Special Use Permit for a Beer/Wine/Cooler On- and Off Sale Establishment.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: December 10, 2019

Agenda Item No.:
28

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.