

Carolyn G. Goodman, Mayor (At-Large)
Lois Tarkanian, Mayor Pro Tem (Ward 1)
Steven G. Seroka (Ward 2)
Bob Coffin (Ward 3)
Stavros S. Anthony (Ward 4)
Cedric Crear (Ward 5)
Michele Fiore (Ward 6)



City Manager Scott Adams
City Attorney Bradford R. Jerbic
City Clerk LuAnn D. Holmes

City Council Agenda

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

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

March 6, 2019

9:00 AM

A lunch break may be taken at the discretion of the Mayor.

Items listed on the agenda may be taken out of the order presented; 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 LuAnn D. Holmes, City Clerk, at the City Clerk's Office at 495 South Main Street, 2nd Floor or on the City's webpage at www.lasvegasnevada.gov.

The Mayor and City Council welcome your attendance, public comment related to the items on the agenda and citizen participation on items under the jurisdiction of the City Council at this meeting. If you wish to speak, we respectfully ask you to complete and submit a speaker card to the City Clerk. Cards are available online, in the Clerk's Office or at the front of the Chambers as you enter.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2, and are Closed Captioned for our hearing impaired viewers. Please note customers of Centurylink and Cox Communications can view this program in High Definition on Channel 1002. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Council Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV Channel 2 and the web the Wednesday of the meeting at 8:00 PM, and also on Friday at 4:00 AM, Saturday at 7:00 PM, Sunday at 7:00 AM and the following Monday at 5:00 PM.

Note: Cellular phones are to be turned off during the Council Meeting.

ADDENDUM

1. SDR-75117 – ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-75115 - PUBLIC HEARING - APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 6,500 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF TITLE 19.08

DEVELOPMENT STANDARDS AND TITLE 19.12 PARKING STANDARDS on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-75014]. The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

2. ZON-75115 – ABEYANCE ITEM - REZONING - PUBLIC HEARING - APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029), Ward 3 (Coffin) [PRJ-75014]. The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

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
City Council Addendum
Meeting of: March 6, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

DISCUSSION

SUBJECT:

SDR-75117 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-75115 - PUBLIC HEARING - APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 6,500 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF TITLE 19.08 DEVELOPMENT STANDARDS AND TITLE 19.12 PARKING STANDARDS on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-75014]. The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

8

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
4. Backup Submitted from the February 6, 2019 City Council Meeting
5. Backup Submitted at the January 8, 2019 Planning Commission Meeting

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



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Total Fee
Date Received
Received By

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

Project Address (Location) 728 GARCES AVE., LAS VEGAS, NV 89101

Project Name PROFESSIONAL LAW OFFICE **Proposed Use** LAW OFFICE

Assessor's Parcel #(s) 139-810-029 **Ward #** 3-COFFIN

General Plan: Existing MXU Proposed NO CHANGE **Zoning:** Existing R-1 Proposed P-0

Additional Information _____

PROPERTY OWNER DOWNTOWN SANCHEZ LL

Address 3960 HOWARD HUGHES PKWY STE 150 State NV Zip 89169

E-mail ROBERT.TORRES@GMAIL.COM Phone 702.836.3788

APPLICANT SYLVIA ESPARZA LAW

Address 3340 E PEPPER LANE State NV Zip 89120

E-mail SYLVIA@SYLVIAESPARSALAW.COM Phone 702.378.6377

REPRESENTATIVE CARLY MOSSMAN, KORA ARCHITECTURE

Address 9205 W. RUSSELL RD, STE 240 State NV Zip 89148

E-mail CARLY@KORAARCHITECTURE.COM Phone 702.328.4378

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 _____

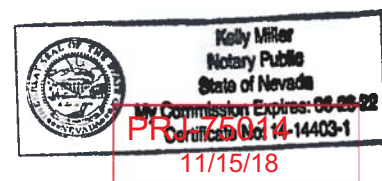
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name DARREN C. PETERSEAL

Subscribed and sworn before me

This 14 day of November, 2018

Notary Public in and for said County and State



ZON-75115 and SDR-75117



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review and Zoning change
 Project Address (Location) 728 Garces Ave, Las Vegas, NV 89101
 Project Name Professional Law Office Proposed Use Office
 Assessor's Parcel #(s) 139-34-810-029 Ward # 3 - BOB COFFIN
 General Plan: existing MXU proposed _____ Zoning: existing R-1 proposed P-O
 Commercial Square Footage 7,000SF Floor Area Ratio _____
 Gross Acres 0.16 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Downtown Sanchez LLC Contact Robert Torres
 Address 3960 Howard Hughes Pkwy #150 Phone: 7028353788 Fax: _____
 City Las Vegas State NV Zip 89169
 E-mail Address robert.torres@colliers.com

APPLICANT Sylvia Esparza Law Contact Sylvia Esparza
 Address 3340 E. Pepper Lane Phone: 7023786377 Fax: _____
 City Las Vegas State NV Zip 89120
 E-mail Address sylvia@sylviaesparzalaw.com

REPRESENTATIVE Kora Architecture Contact Carly Mossman
 Address 8545 W. Warm Springs Rd. Phone: (702) 328-4378 Fax: _____
 City Las Vegas State NV Zip 89113
 E-mail Address carly@koraarchitecture.com

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

Property Owner Signature* [Signature]

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

Print Name MARCEL G. PETERSEN

Subscribed and sworn before me

This 9 day of November, 20 18.

Notary Public in and for said County and State



Kelly Miller
Notary Public
State of Nevada
My Commission Expires: 06-28-22
Certificate No: 14-14403-1

FOR DEPARTMENT USE ONLY

Case # **SDR-75117**

Meeting Date:

Total Fee:

Date Received:*

Received By:

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

728 Garces Lane

Proposed conversion of a single family dwelling into a 6.5 thousand square foot office building.

Proposed Use

Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	6.5	11.03	72
AM Peak Hour			1.56	10
PM Peak Hour			1.49	10

Previous Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.44	9
AM Peak Hour			0.74	1
PM Peak Hour			0.99	1

Net Change

Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.5	11.03	62
AM Peak Hour			1.56	9
PM Peak Hour			1.49	9

Existing traffic on nearby streets:

Bonneville Avenue

Average Daily Traffic (ADT)	3,291
PM Peak Hour (heaviest 60 minutes)	263

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Bonneville Avenue	12,480
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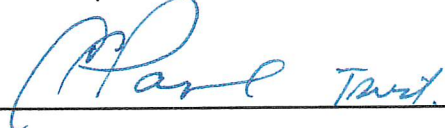
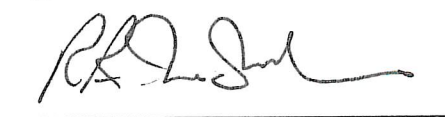
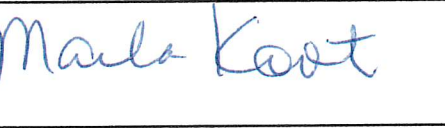
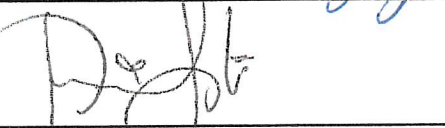
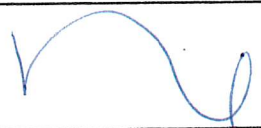
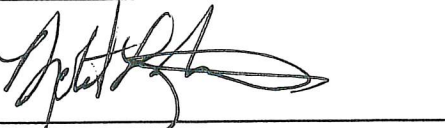
This project will add approximately 62 trips per day on Garces Ave., 8th St., and Bonneville Ave. Currently, Bonneville is at about 26 percent of capacity. With this project, Bonneville is expected to be at about 27 percent of capacity. Counts are not available for Garces and 8th in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 9 additional cars, or about one every six minutes.

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

SDR - 75117

I OPPOSE THE request for a site Development Plan Review for a proposed two-story, 6,500 square foot office building with waivers of Title 19.08 Development Standards and Title 19.12 Parking Standards on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029)

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
CRAIG T. GAMETTE		620 S. 8th St.
CARY GALT DANUE		700 S. 8th St. LV
TROY FOX, CRUSBY & FOX		710 S. 8th St. Las Vegas, NV 89101
Roy M. Mahan		626 S. 8th 724 S. 8th
Ann Salisbury		617 SOUTH EIGHTH Las Vegas 89101
MARLA TOOT		617 S. EIGHTH ST LV NV 89101
m. Gregory		617 S. 8th St. #A LV NV 89107
J. Soto		617 S. 8th St. LV NV 89101
	N. NEWARIC	608 S. 8TH ST LV, NV 89101
Cristina Hines		600 S. 8th St LV NV 89101
Robert Langford		616 S. 8th St. LV NV 89101

Submitted at City Council

Date 2/4/19 Item 60

By: Robert T. Marshall

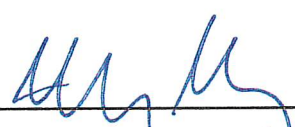
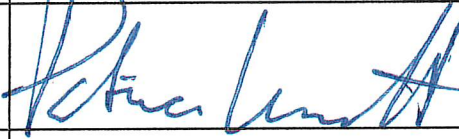
SDR - 75117

I OPPOSE THE request for a site Development Plan Review for a proposed two-story, 6,500 square foot office building with waivers of Title 19.08 Development Standards and Title 19.12 Parking Standards on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029)

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
Allison Jarrell	Allison Jarrell	718 S. 8 th St 89101 ^{LV}
Charles Watson	Charles Watson	702 8 th St 89101
Aousa Mendez	Aousa Mendez	702-218-4383
Chaya Landis	Chaya Landis	702 542 5450
Briank Berman	Briank Berman	721 Gass Ave (NWC 8th Gass- 1 Blk away)
Eric Roy	Eric Roy	703 5 th 8 th Street LV NV
MICHELLE JONES	MICHELLE JONES	703 5 th 8 th St. LV NV 89101
GARY GUYMON	GARY GUYMON	625 S. 8 th Street Las Vegas NV
Thea Sankiewicz for Nomawa Properties LLC	Thea Sankiewicz	528 S. 8th Street Las Vegas, NV 89101
Robert Nersesian	Robert Nersesian	"
Brian D. Shepard	Brian D. Shepard	510 S. 8 th Street Las Vegas, NV 89101

SDR - 75117

I **OPPOSE THE** request for a site Development Plan Review for a proposed two-story, 6,500 square foot office building with waivers of Title 19.08 Development Standards and Title 19.12 Parking Standards on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029)

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
Robert E. Marshall		625 S. Eighth
Lloyd Baker.		500 S. 8th
Bulley L. Kern		601 S. 8 th
Andrew Leavitt		633 S. 7th
Patricia Leavitt		633 S. 7th St.
Laurence Rouse	LAURENCE ROUSE	523 S. 8th St.
JANE GAMETTE		620 So. 8th St.





LLOYD BAKER ATTORNEYS

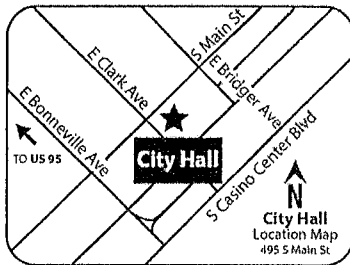
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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSR
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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

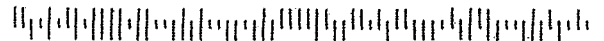
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ZON-75115 & SDR-75117

City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934801005
MARSHALL ROBERT E
625 S 8TH ST
LAS VEGAS NV 89101-7004

67 LRDNP1 65101



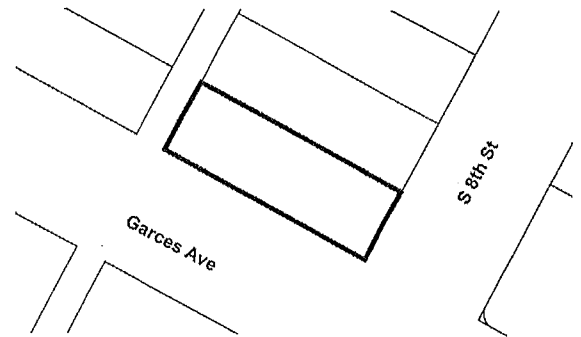
Application Information

ZON-75115 - REZONING - PUBLIC HEARING - APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029), Ward 3 (Coffin) [PRJ-75014]. The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

SDR-75117 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-75115 - PUBLIC HEARING - APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 6,500 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF TITLE 19.08 DEVELOPMENT STANDARDS AND TITLE 19.12 PARKING STANDARDS on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-75014]. The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, go to www.lasvegasnevada.gov or call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	February 6, 2019
Location:	City Council Chambers 495 South Main St, 2 nd Fl. Las Vegas, Nevada
Not to be heard before:	11:00 A.M.

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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

RECEIVED
CITY CLERK

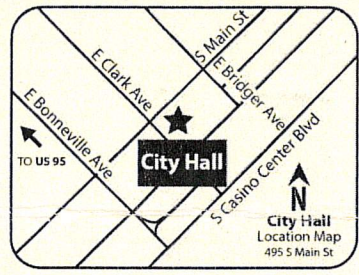
RECEIVED

Return Service Requested
Official Notice of Public Hearing

2019 FEB 26 P 4: 20

FEB 12 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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

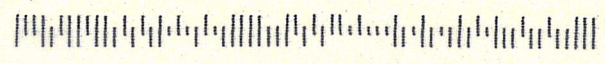
☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: ZON-75115 AND SDR-75117
13934810096
CATRAM L L C
612 S 10TH ST
LAS VEGAS NV 89101-7001

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117
City Council Meeting of 2/6/2019

07 LADFNPI 03101



Submitted after final agenda

Date 2/26/19 Item 1-2
Addendum

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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 JAN 07 2018 Dept of Planning City of Las Vegas	

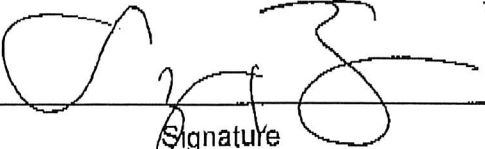
CASE: SDR-75117 [PRJ-75014] - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-75115

SUBJECT: APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JANUARY 8, 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, JANUARY 7, 2019.**


1/7/19

 Signature Date
 Sylvia L. Esparza

 Please Print Name
 Law Office of Sylvia L. Esparza

 Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after Final Agenda

Item #8



AGENDA SUMMARY PAGE
City Council Addendum
Meeting of: March 6, 2019

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

DISCUSSION

SUBJECT:

ZON-75115 – ABEYANCE ITEM - REZONING - PUBLIC HEARING - APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029), Ward 3 (Coffin) [PRJ-75014]. The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

Planning Commission Mtg.

7

City Council Meeting

9

City Council Meeting

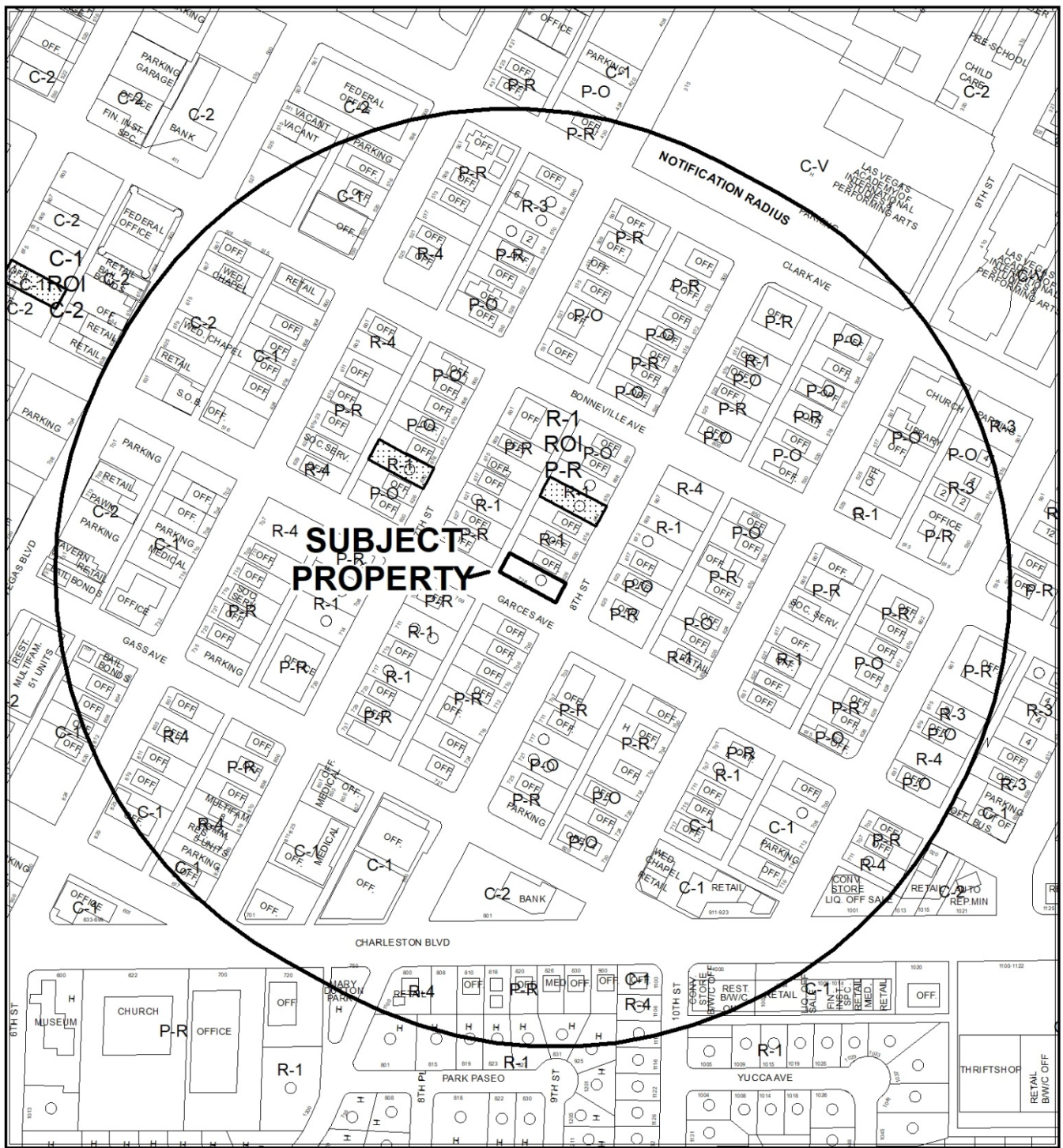
8

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-75115 and SDR-75117 [PRJ-75014]
2. Conditions and Staff Report - ZON-75115 and SDR-75117 [PRJ-75014]
3. Supporting Documentation - ZON-75115 and SDR-75117 [PRJ-75014]
4. Photo(s) - ZON-75115 and SDR-75117 [PRJ-75014]
5. Justification Letter - ZON-75115 and SDR-75117 [PRJ-75014]
6. Support Postcards – ZON-75115 and SDR-75117
7. Backup Submitted from the February 6, 2019 City Council Meeting
8. Submitted after Final Agenda - Protest Postcard for ZON-75115 and SDR-75117 [PRJ-75014]
9. Backup Submitted at the January 8, 2019 Planning Commission Meeting

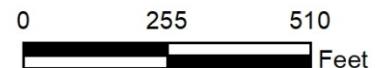


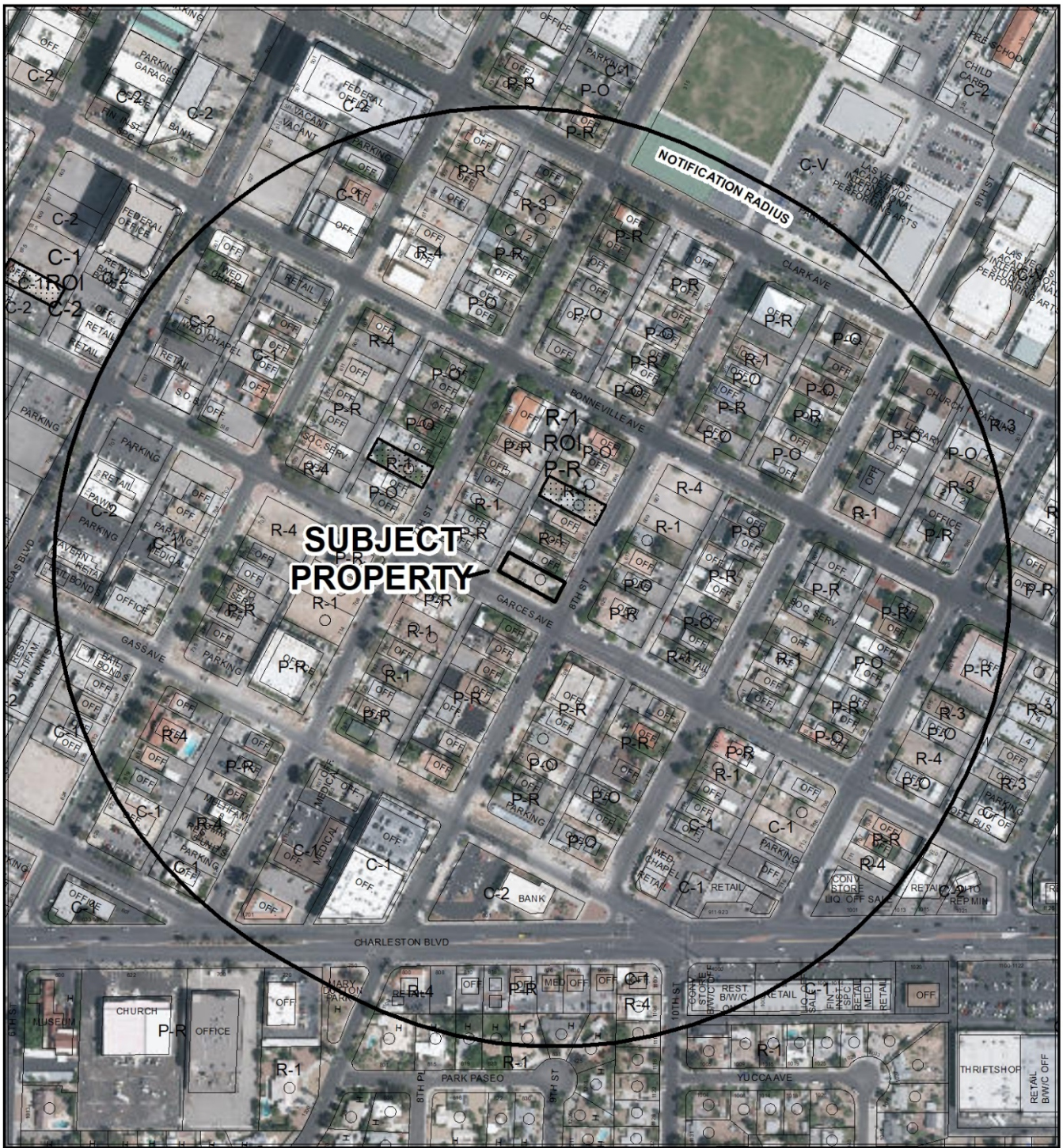
CASE: ZON-75115 AND SDR-75117 (PRJ-75014)

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)



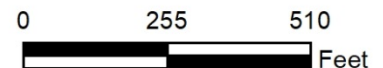


CASE: ZON-75115 AND SDR-75117 (PRJ-75014)

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)



*City of Las Vegas***AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: MARCH 6, 2019

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ZON-75115	Staff recommends APPROVAL.	
SDR-75117	Staff recommends APPROVAL, subject to conditions:	ZON-75115

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 37**NOTICES MAILED** 245 *By City Clerk**PROTESTS** 2**APPROVALS** 7

**** CONDITIONS ****

SDR-75117 CONDITIONS

Planning

1. Approval of a Rezoning (ZON-75115) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/12/18 and building elevations, date stamped 12/11/18, except as amended by conditions herein.
4. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.12.060 is hereby approved, to allow nine parking spaces where 22 spaces are required.
5. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.050 is hereby approved, to allow an eight-foot front yard setback where 20 feet is required, a three-foot side yard setback where five feet is required, and zero-foot rear yard and corner side yard setbacks where 15 feet is required.
6. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.050 is hereby approved, to allow a 50-foot wide lot where 60 feet is required and 100 percent lot coverage where 50 percent is allowed.
7. An Exception from Title 19.08.040 is hereby approved, to allow zero 24-inch box perimeter trees where 11 trees are required.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**Conditions Page Two
March 6, 2019 - City Council Meeting**

10. 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.
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. Dedicate a 10-foot radius on the northwest corner of Garces Avenue and 8th Street prior to the issuance of any permits.
15. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Eighth Street and Garces Avenue adjacent to this site concurrent with on-site development activities. New improvements in the area required to be dedicate shall match improvements constructed by the City on Main Street unless otherwise allowed by the City Engineer. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way. It is the responsibility of the property owner to determine the exact location of the public right-of way and to install the gates appropriately. Any unauthorized installation in the public right of way may be subject to provisions of Title 13.32.080. The proposed ingress gate shall remain open during regular business hours unless otherwise allowed by the City Traffic Engineer.

**Conditions Page Three
March 6, 2019 - City Council Meeting**

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided.
18. 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.
19. Submit a License Agreement for landscaping and private improvements in the Garces Avenue and 8th Street public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
20. 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

The applicant is proposing to demolish an existing single-family dwelling and construct a proposed two-story office building (one floor of office above parking) at 728 Garces Avenue.

ISSUES

- A Rezoning is requested from R-1 (Single Family Residential) to P-O (Professional Office).
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.12.060 is requested to allow nine parking spaces where 22 spaces are required. Staff supports the Waiver request.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.050 is requested to allow an eight-foot front yard setback where 20 feet is required, a three-foot side yard setback where five feet is required, and zero-foot rear yard and corner side yard setbacks where 15 feet is required. Staff supports the Waiver request.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.050 is requested to allow a 50-foot wide lot where 60 feet is required and 94 percent lot coverage where 50 percent is allowed. Staff supports the Waiver request.
- An Exception is requested to allow zero 24-inch box trees in perimeter landscape planters where 11 trees are required. Staff approves the Exception.
- A condition of approval will require a License Agreement with the city for private maintenance of private improvements such as landscaping, signage and the modified concrete entryway within public right-of-way.

ANALYSIS

The site is located within the Downtown Las Vegas Overlay District (DTLV-O) within Area 2. Area 2 standards shall conform to Title 19 development standards; however, any deviation from these standards (including those normally requiring a variance) shall require approval of a Waiver that may be attached to a Site Development Plan Review.

The subject parcel is included in the Vision 2045 Master Plan for Downtown Las Vegas within an area called the Founders District. The Founders District is an area that contains primarily historic residential dwellings, many of which have converted to

**Staff Report Page Two
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professional office space. This transition is expected to continue, as traditional suburban-type residential uses become less suited for an area containing collector streets on each block and an expanding market for higher density mixed-use developments near major transit corridors evolves. One objective of the Founders District is the addition of creative office space along with civic/institutional uses such as a community center. The proposed office development supports this objective. The project is located at the corner of two Major Collectors streets within the radius of a proposed transit hub at Charleston Boulevard and Maryland Parkway. Existing office uses are located at each of the other three corners.

The subject parcel is currently zoned R-1 (Single Family Residential) with an underlying MXU (Mixed Use) General Plan designation, which allows for both residential and commercial zoning districts. As is common within the Founders District, the immediate area consists primarily of single-family dwellings that have been converted to or entirely replaced by professional offices and rezoned to P-R (Professional Office and Parking). Streets in this area are designed for higher capacities than in residential areas. The P-O zoning district still respect the presence of residential uses in the area by limiting building height to 35 feet and requiring maintenance of the residential character of the area. The proposed Rezoning of the subject parcel is therefore appropriate and staff recommends approval.

One policy of the Vision 2045 Master Plan is to take advantage of excess roadway capacity to accommodate complete streets that allow for wider sidewalks and multiple modes of transportation. The applicant is proposing to remove the existing sidewalks and construct detached eight-foot sidewalks with eight-foot amenity zones within the Garces Avenue and 8th Street rights-of-way. Both exceed Title 19 requirements for collector streets. According to the Department of Public Works, neither street is expected to expand its roadway capacity in the near future. The amenity zones are proposed to contain Bay Laurel trees planted 10 feet on center along Garces Avenue and Little Leaf Cordia shrubs along 8th Street. Both are considered “bulletproof” species by the Southern Nevada Regional Planning Coalition Regional Plant List; however, it is recommended but not required that the shrubs be complemented by a suitable drought-tolerant tree species along 8th Street.

Site development is subject to Title 19 requirements for the P-O (Professional Office) zoning district, as well as parking standards. The site is 7,000 square feet in area and 50 feet wide, an artifact of 100-year old subdivision practices in the Downtown area. The size and width of the site limits the placement of the building such that it is proposed at the corner of the site abutting property lines. The proposed offices would be located on the second floor above a parking area at ground level that can accommodate nine, 90 degree parking spaces where the office uses require 22 spaces. A Waiver is requested to allow a 59 percent deviation from the Title 19 standard.

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Waivers are also requested to allow an eight-foot front yard setback, zero-foot corner side and rear yard setbacks and a three-foot side yard setback to accommodate the proposed building. The zero-foot setbacks provide visual form to the street front and hide vehicle parking from view of the street. These are similar to the design standards for Area 1 of the DTLV-O, which require placement of structures at the frontages. This, in addition to the limiting size of the existing parcel, justifies staff support of the requested waivers.

The P-O (Professional Office) zoning district standards also require a minimum lot width of 60 feet and maximum lot coverage of 50 percent. The 60-foot lot width requirement is intended to allow conversions from R-1 (Single Family Residential) zoned properties, which today have a standard minimum lot width of 60 feet. However, when this area was subdivided in 1913, lots were typically 25 feet in width and conveyed in appropriate numbers to accommodate the intended use of the property. The current site is nonconforming to R-1 standards, but must conform to P-O standards as a result of the proposed Rezoning action. The two subject lots will be required to be combined through a future mapping action to create a 50-foot wide lot; however, a Waiver would still be necessary to provide relief from the 60-foot zoning standard. The subject site will not be enlarged as a result of the proposed office project. For these reasons, staff recommends approval of the lot width waiver. The lot coverage currently conforms to R-1 standards and would conform to P-O standards if the existing building were to remain. As all structures will be removed in favor of a new building, a Waiver of lot coverage is required. Due to the small size of the parcel and the proposal's adherence to the objectives of the Downtown Master Plan, the Waiver request is warranted and staff recommends approval.

Onsite perimeter landscaping provided includes Mexican Blue Sage shrubs spaced 10 feet apart along the north property line and a Japanese Boxwood hedge along a portion of the south property line that is approximately two feet in width. As there is not sufficient planting space for 24-inch box trees to adequately grow and the proposed building occupies the remaining landscape buffer area, an Exception must be approved to allow no 24-inch box trees along the north and south property lines where required at the rate of one tree per 30 feet on center. As landscape materials are being provided in the available space onsite, and the proposed amenity zones exceed the normal width, staff approves the Exception. Perimeter landscape buffers would automatically be waived as part of the zero-foot setback waivers where requested, if approved.

Residential adjacency standards do not apply to this site. All adjacent parcels are zoned for commercial uses, and there are no single-family residential parcels directly across a public right-of-way from the subject site.

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The Las Vegas Valley Water District submitted the following comments regarding the site: “This parcel is currently served by LVVWD for domestic only. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow prevention installation per NAC 445A.67195. It should be noted that the current site plan does not provide the required building setback that is necessary to place the above-ground backflow prevention assemblies adjacent to the public right-of-way.” The applicant has mitigated this issue by providing a smaller backflow prevention unit onsite near the southeast corner of the property.

The Rezoning of the subject site to P-O (Professional Office) is appropriate within this area of the Founders District, and the proposed office adheres to the objectives of the Vision 2045 Master Plan for Downtown Las Vegas. Staff therefore recommends approval of the requested Site Development Plan Review, subject to conditions. If denied, another Site Development Plan Review would be required for any proposed commercial development of the site.

FINDINGS (ZON-75115)

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 P-O (Professional Office) zoning district conforms to the existing MXU (Mixed Use) General Plan designation, which allows a range of residential and commercial land use designations, including the O (Office) designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The P-O (Professional Office) zoning district allows allow for low intensity office uses in areas that are predominantly residential but because of traffic and other factors are no longer suitable for the continuation of low density residential uses. These uses are compatible with the P-R (Professional Office and Parking) zoning district on adjacent parcels, which is similar to the P-O District in purpose and permitted uses.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

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The subject property lies at the corner of two Major Collector streets as classified by the city's Master Plan of Streets and Highways. The transition of this area from single family residential uses to light intensity office uses is nearing completion. There are no residential dwellings adjacent to this site. These facts indicate that rezoning of this property to a commercial zoning district is appropriate.

- 4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

Both Garces Avenue and 8th Street are planned 80-foot rights-of-way that are not fully improved; at this time, there is no intention to improve these roadways. Given the relatively small volume of traffic expected to be generated by any project under the proposed zoning district, the current facilities are adequate to meet the needs of the P-O (Professional Office) zoning district.

FINDINGS (SDR-75117)

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

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

The proposed office building is compatible in height and scale to offices on adjacent parcels. Residential dwellings in this area are permitted to a similar height.

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

The proposed office development is consistent with the objectives of the Vision 2045 Downtown Master Plan, which emphasize walkable developments near transit-oriented hubs and creative office design.

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

Access to the site is from a public alley accessed from Garces Avenue. Traffic would exit the site onto 8th Street. The proposed development is expected to have minimal impact on neighborhood traffic.

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

Steel, EIFS, wood and stone veneer are typical exterior materials for office buildings in this area of the city. Landscape materials, which include Bay Laurel trees and Little Leaf Cordia shrubs in the amenity zones, are drought-tolerant and appropriate for aesthetic and screening purposes.

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

The proposed elevations indicate a two-story structure that is at a compatible scale with other offices and residential dwellings in this area.

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

Site development is subject to permit review and inspection, thereby safeguarding the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/12/1913	A final plat map (Wardie Addition to Las Vegas) for subdivision of land generally bounded by Carson Street on the north, 5th Street on the west, Gass Street on the south and 11th Street on the east was recorded.
05/04/60	The Board of City Commissioners denied the applicant's appeal from the denial of the Board of Zoning Adjustment for a Variance (V-0003-60) to allow an office within a single family residence at 728 Garces Avenue. Staff recommended denial.
05/23/73	The Board of City Commissioners approved the applicant's appeal from the denial of the Board of Zoning Adjustment for a request for a Variance (V-0018-73) to allow a carport within two feet of the front property line where 20 feet is required at 728 Garces Avenue. The approval expired 05/23/74; however, the carport was constructed.
01/08/19	The Planning Commission voted (6-0-1) to recommend APPROVAL of ZON-75115 and SDR-75117 [PRJ-75014].

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Most Recent Change of Ownership

06/25/15	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

1939	The existing single family residential dwelling at 728 Garces Avenue was constructed.
10/09/68	A building permit (#44617) was issued for reroofing at 728 Garces Avenue. A final inspection was completed 10/23/68.
09/24/69	A building permit (#49382) was issued for a fireplace at 728 Garces Avenue. A final inspection was completed 11/21/69.
07/05/73	A building permit (#12030) was issued for a carport at 728 Garces Avenue.
11/19/09	A building permit (151696) was issued for a water softener at 728 Garces Avenue. A final inspection was not completed.

Pre-Application Meeting

11/06/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Rezoning and Site Development Plan Review. Because the site is located within Area 2 of the Downtown Las Vegas Overlay District, any requests for variances from Title 19 standards will instead be requests for waivers.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

11/29/18	The site contains a single family residential dwelling, with desert landscaping and two large trees along 8th Street. The existing sidewalk along Garces Avenue is attached, while the sidewalk along 8th Street is detached. A sign indicates the property is for sale.
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Details of Application Request**Site Area**

Net Acres	0.16
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family, Detached	MXU (Mixed Use)	R-1 (Single Family Residential)
North	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
South	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
East	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
West	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
DTLV-O (Downtown Las Vegas Overlay) District (Area 2 – Founders)	N
LW-O (Live/Work Overlay) District	Y
Las Vegas High School Neighborhood District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area (Redevelopment Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	7,000 SF	N/A
Min. Lot Width	60 Feet	50 Feet	N
Min. Setbacks			
• Front	20 Feet	8 Feet	N
• Side	5 Feet	3 Feet	N
• Corner	15 Feet	0 Feet	N
• Rear	15 Feet	0 Feet	N

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Standard	Required/Allowed	Provided	Compliance
Max. Lot Coverage	50 %	94 %	N
Max. Building Height	2 stories/35 Feet	2 stories/35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated with roof	Y
Mech. Equipment	Screened	Parapet screened	Y

Existing Zoning	Permitted Density*	Units Allowed
R-1 (Single Family Residential)	6.70 du/ac	1
Proposed Zoning	Permitted Density	Units Allowed
P-O (Professional Office)	N/A	N/A
General Plan	Permitted Density	Units Allowed
MXU (Mixed Use)	N/A	N/A

*Residential density is limited by the maximum density allowed by the General Plan for the subject site.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N
• East	1 Tree / 30 Linear Feet	2 Trees	0 Trees	N
• West	1 Tree / 30 Linear Feet	2 Trees	0 Trees	N
TOTAL PERIMETER TREES		11 Trees	0 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	0 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		3 Feet	N
• South	15 Feet		0 Feet	N
• East	15 Feet		0 Feet	N
• West	15 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		Not required nor indicated	N/A

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Garces Avenue	Major Collector	Master Plan of Streets and Highways Map	62	N
8th Street	Major Collector	Master Plan of Streets and Highways Map	73	N

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	6,500 SF	1 space per 300 SF GFA	22				
TOTAL SPACES REQUIRED			22		9		N
Regular and Handicap Spaces Required			21	1	8	1	N
Percent Deviation			59%				

Waivers		
Requirement	Request	Staff Recommendation
One parking space per 300 SF of gross floor area for office uses	To allow 9 parking spaces where 22 spaces are required	Approval
20-foot front yard building setback	To allow a zero-foot setback along 8th Street	Approval
15-foot corner side yard building setback	To allow a zero-foot setback along Garces Avenue	Approval
15-foot rear yard building setback	To allow a zero-foot setback along the existing alley	Approval
5-foot side yard building setback	To allow 3-foot side yard setback	Approval
50% lot coverage	To allow 94% lot coverage	Approval
60-foot minimum lot width	To allow a 50-foot lot width	Approval

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<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
24-inch box trees 30 feet on center within perimeter buffers adjacent to commercial uses	To allow zero trees within perimeter landscape buffers where 11 trees are required	Approval



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Total Fee
Date Received
Received By

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

Project Address (Location) 728 GARCES AVE., LAS VEGAS, NV 89101

Project Name PROFESSIONAL LAW OFFICE **Proposed Use** LAW OFFICE

Assessor's Parcel #(s) 139-810-029 **Ward #** 3-COFFIN

General Plan: Existing MXU Proposed NO CHANGE **Zoning:** Existing R-1 Proposed P-0

Additional Information _____

PROPERTY OWNER DOWNTOWN SANCHEZ LL

Address 3960 HOWARD HUGHES PKWY STE 150 State NV Zip 89169

E-mail ROBERT.TORRES@GMAIL.COM Phone 702.836.3788

APPLICANT SYLVIA ESPARZA LAW

Address 3340 E PEPPER LANE State NV Zip 89120

E-mail SYLVIA@SYLVIAESPARSALAW.COM Phone 702.378.6377

REPRESENTATIVE CARLY MOSSMAN, KORA ARCHITECTURE

Address 9205 W. RUSSELL RD, STE 240 State NV Zip 89148

E-mail CARLY@KORAARCHITECTURE.COM Phone 702.328.4378

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 inaccurate, 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 _____

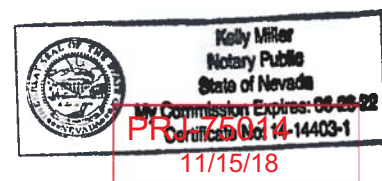
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name DARREN C. PETERSEAL

Subscribed and sworn before me

This 14 day of November, 2018

Notary Public in and for said County and State



ZON-75115 and SDR-75117



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review and Zoning change
Project Address (Location) 728 Garces Ave, Las Vegas, NV 89101
Project Name Professional Law Office Proposed Use Office
Assessor's Parcel #(s) 139-34-810-029 Ward # 3 - BOB COFFIN
General Plan: existing MXU proposed _____ Zoning: existing R-1 proposed P-O
Commercial Square Footage 7,000SF Floor Area Ratio _____
Gross Acres 0.16 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Downtown Sanchez LLC Contact Robert Torres
Address 3960 Howard Hughes Pkwy #150 Phone: 7028353788 Fax: _____
City Las Vegas State NV Zip 89169
E-mail Address robert.torres@colliers.com

APPLICANT Sylvia Esparza Law Contact Sylvia Esparza
Address 3340 E. Pepper Lane Phone: 7023786377 Fax: _____
City Las Vegas State NV Zip 89120
E-mail Address sylvia@sylviaesparzalaw.com

REPRESENTATIVE Kora Architecture Contact Carly Mossman
Address 8545 W. Warm Springs Rd. Phone: (702) 328-4378 Fax: _____
City Las Vegas State NV Zip 89113
E-mail Address carly@koraarchitecture.com

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

Property Owner Signature* [Signature]

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

Print Name MARSH G. PETERSEN

Subscribed and sworn before me

This 9 day of November, 20 18.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # **ZON-75115**

Meeting Date:

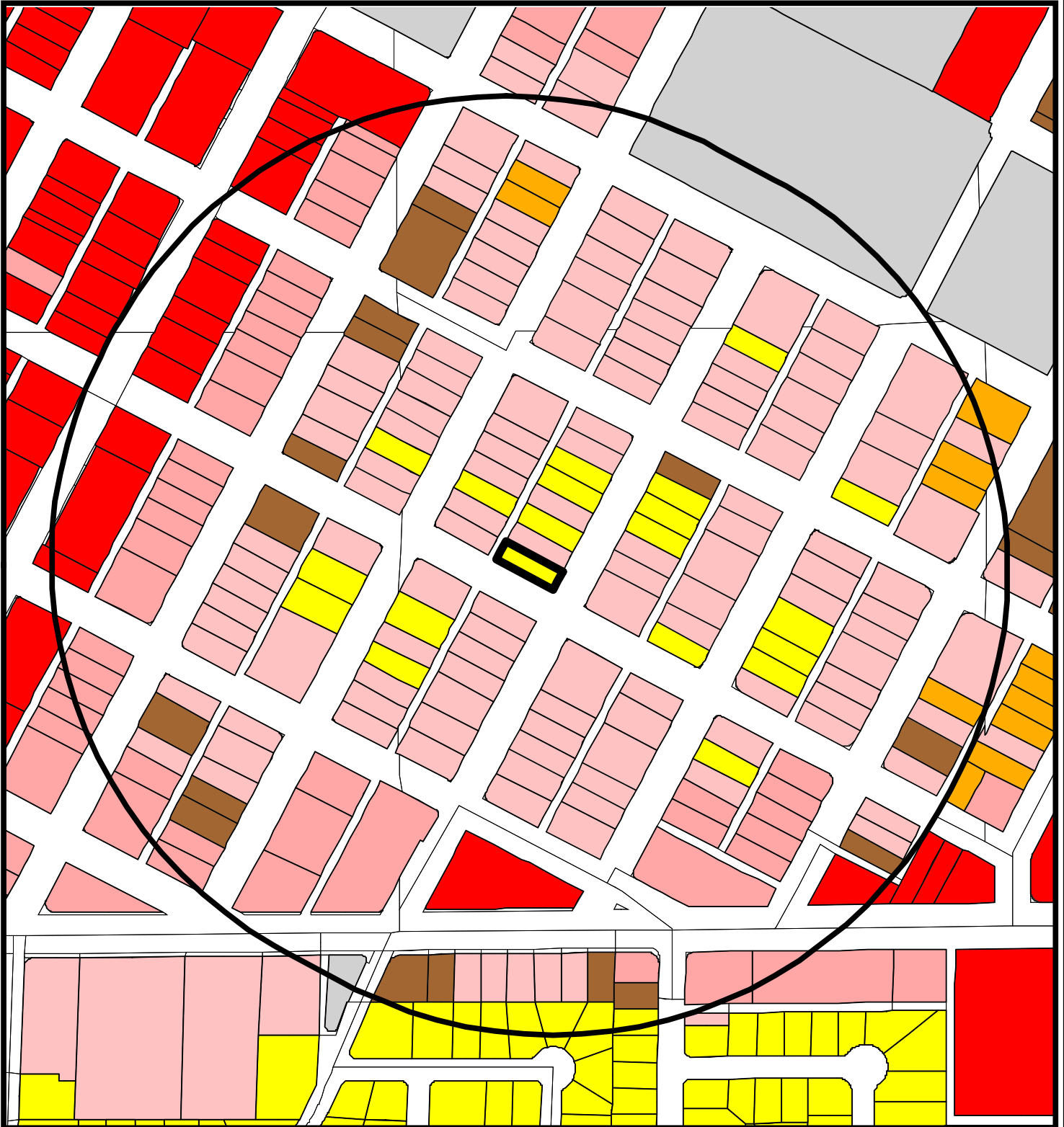
Total Fee:

Date Received:*

Received By:

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

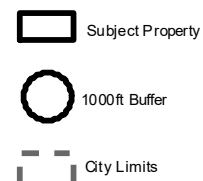
ZON-75115



Zoning

U - (GPA Designation) Undeveloped	R-TH - Single Family Attached	P-R - Professional Offices and Parking	C-M - Commercial/Industrial
R-A - Ranch Acres	R-2 - Medium-Low Density Residential	P-O - Professional Office	M - Industrial
R-E - Residential Estates	R-3 - Medium Density Residential	N-S - Neighborhood Service	C-V - Civic
R-D - Single-Family Residential-Restricted	R-4 - High Density Residential	O - Office	P-C - Planned Community
R-PD - Residential Planned Development	R-5 - Apartment	C-D - Designed Commercial	T-D - Traditional Development
R-1 - Single Family Residential	R-MH - Mobile/Manufactured Home Residence	C-1 - Limited Commercial	PD - Planned Development
R-CL - Single-Family Compact-Lot	R-MHP - Residential Mobile/Manufactured Home Park	C-2 - General Commercial	T-C - Town Center
		C-PB - Planned Business Park	

FROM R-1 TO P-O



GIS maps are normally produced only to meet the need 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, November 26, 2018

ZON-75115 and SDR-75117



KORA LLC
P.O. BOX 1000
8545 W. WASHINGTON RD.
LAS VEGAS, NV 89113

LAW OFFICE
728 GARCES AVE.,
LAS VEGAS, NV 89101

GENERAL NOTES

- 1. PARCEL: 13034810029
- 2. LOT SIZE: 0.16 ACRE
- 3. SECURITY GATE TO BE OPEN
- 4. 95% LOT COVERAGE
- 5. FLOOR AREA RATIO (FAR=1.77)
- 6. WAIVER REQUEST: 100% LOT COVERAGE WHERE 50% IS REQUIRED
- 7. WAIVER REQUEST: ALLOW A 50
- 8. SPRINKLERS REQUIRED UNDER 9,000 SF. PER BC 2018

PARKING CALCULATIONS

TOTAL SQUARE FOOTAGE	6800 SQ FT
PARKING REQUIREMENTS	1 SPACE PER 300 SQ FT
PARKING REQUIRED	22
TOTAL PARKING PROVIDED (WAIVER REQUEST)	9
8 STANDARD SIZE SPACES @ 9'X19' EACH	
1 HANDICAP VAN ACCESSIBLE SPACE PROVIDED	

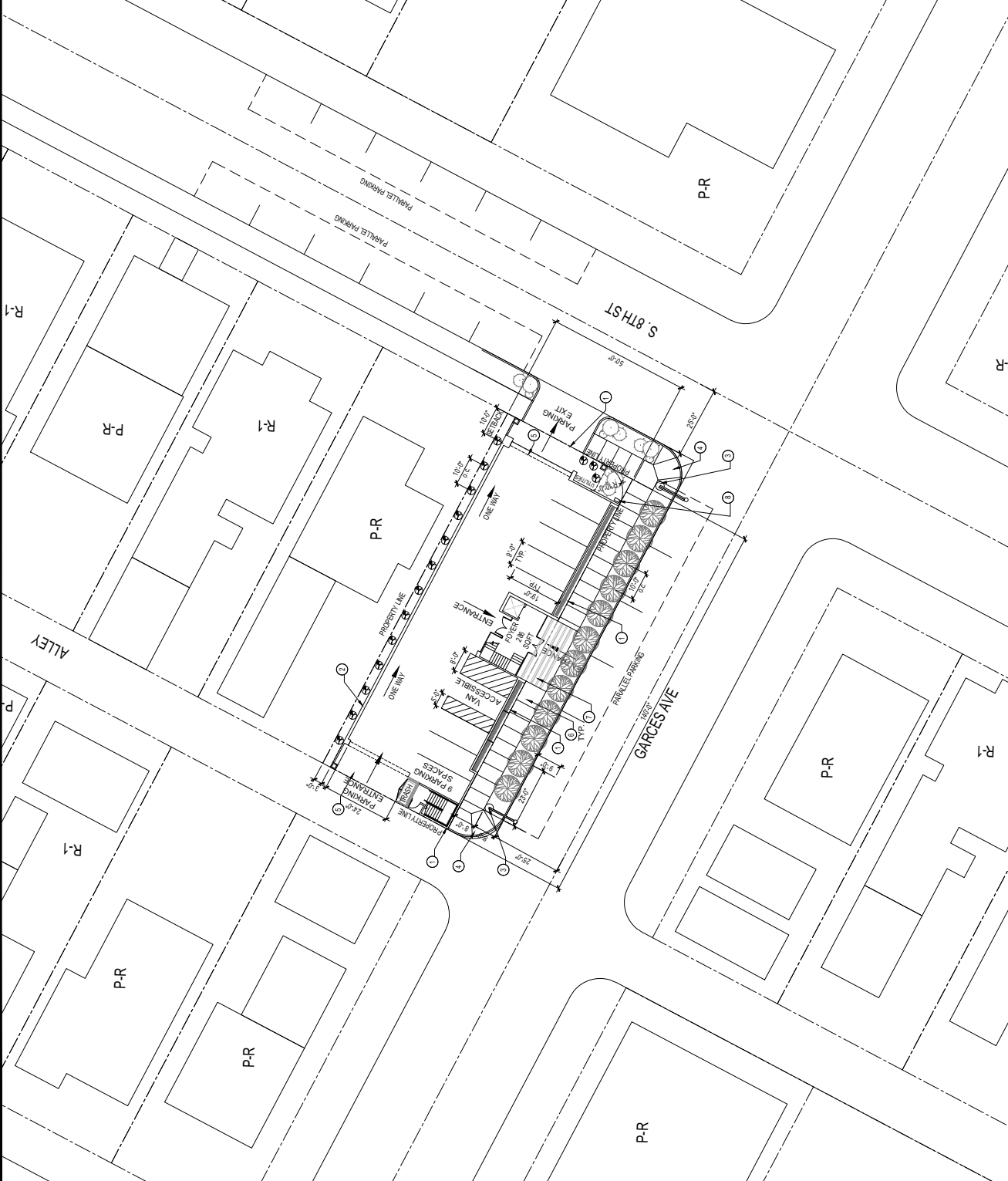
SHEET NOTES

- 1. WAIVER REQUEST: 100% LOT COVERAGE WHERE 50% IS REQUIRED
- 2. WAIVER REQUEST: 100% LOT COVERAGE WHERE 50% IS REQUIRED
- 3. EXISTING STREET LAMP TO REMAIN
- 4. ACCESSIBLE RAMP 1:12
- 5. OVERHEAD ROLLING SECURITY GATE
- 6. SIDEWALK, TYP.
- 7. PAVING PATTERN @ ENTRY
- 8. 2X24 BOX FOR BACKFLOW PREVENTION ASSEMBLY, SIZE AND LOCATION COORDINATED WITH LVVWD. NO SPRINKLERS REQUIRED.

VICINITY MAP



PRJ-750115
12/11/2018
AL00



ZON-75115 and SDR-75117

kora

architecture • interiors • design
www.koraarchitecture.com

KORA LLC
1100 N. LAS VEGAS AVE.
SUITE 1000
LAS VEGAS, NV 89101

LAW OFFICE
728 GARCES AVE.
LAS VEGAS, NV 89101

GENERAL NOTES

1. PARCEL: 13034810029
2. LOT SIZE: 0.16 ACRE
3. SECURITY GATE TO BE OPEN
4. 90% LOT COVERAGE
5. FLOOR AREA RATIO (FAR=1.77)
6. WAIVER REQUEST: 100% LOT COVERAGE WHERE 50% IS REQUIRED
7. WAIVER REQUEST: ALLOW A 50 FOOT WIDE LOT WHERE 60 FEET IS REQUIRED
8. SPRINKLER REQUIREMENT: NO SPRINKLERS REQUIRED UNDER 9,000 SF. PER IBC 2018

PARKING CALCULATIONS

TOTAL SQUARE FOOTAGE	6500 SQFT
PARKING REQUIREMENTS	1 SPACE PER 300 SQFT
PARKING REQUIRED	22
TOTAL PARKING PROVIDED (WAIVER REQUEST)	9
8 STANDARD SIZE SPACES @ 9'x19' EACH	
1 HANDICAP VAN ACCESSIBLE SPACE PROVIDED	

SHEET NOTES

- ① WAIVER REQUEST: 100% LOT COVERAGE WHERE 50% IS REQUIRED
- ② WAIVER REQUEST: 100% LOT COVERAGE WHERE 50% IS REQUIRED
- ③ EXISTING STREET LAMP TO REMAIN
- ④ ACCESSIBLE RAMP 1:12
- ⑤ OVERHEAD ROLLING SECURITY GATE
- ⑥ SIDEWALK TYP.
- ⑦ PAVING PATTERN @ ENTRY
- ⑧ 12X24 BOX FOR BACKFLOW PREVENTION ASSEMBLY, SIZE AND LOCATION COORDINATED WITH LHMWD. NO SPRINKLERS REQUIRED.

VICINITY MAP



SCALE: 1"=1'-0"
0' 4' 8' 16' 32'

DRAWING TITLE:
SITE PLAN
LEVEL 1

SHEET NUMBER:

A1.00

ZON-75115 and SDR-75117

ZON-75115 and SDR-75117

kora

architecture - interiors - design
www.korarchitecture.com

KORA LLC
PHONE: 702.965.4325
8547 W. LAS VEGAS BLVD.
LAS VEGAS, NV SUITE A-4
89113

LAW OFFICE
728 GARCES AVE,
LAS VEGAS, NV 89101

SEAL

DRAWING ISSUE DATE REV BY
SITE DESIGN REVIEW 11/15/2018
REVISION 12/11/2018

SCALE: 1/16"=1'-0"
6" 4" 8" 16" 32"

DRAWING TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

PRJ-2014-121218
A1.01
NORTH

VICINITY MAP



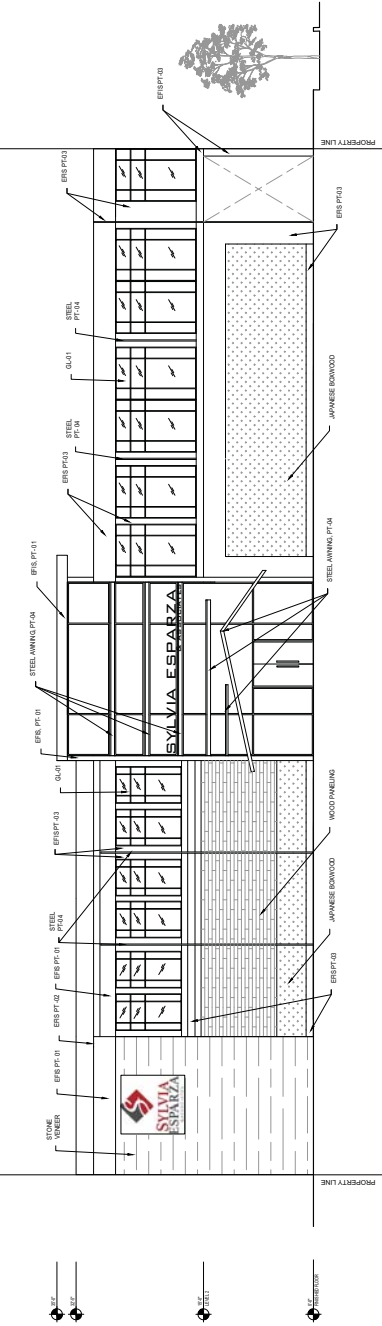
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
	12	BAY LAUREL	LAURUS NOBILIS
	3	LITTLE LEAF CORDIA	CORDIA PARVIFOLIA
	13	MEXICAN BLUE SAGE	SALVIA CHAMAEEDRYOIDES
	2	JAPANESE BOXWOOD	BUXUS MICROPHYLLA "JAPONICA"



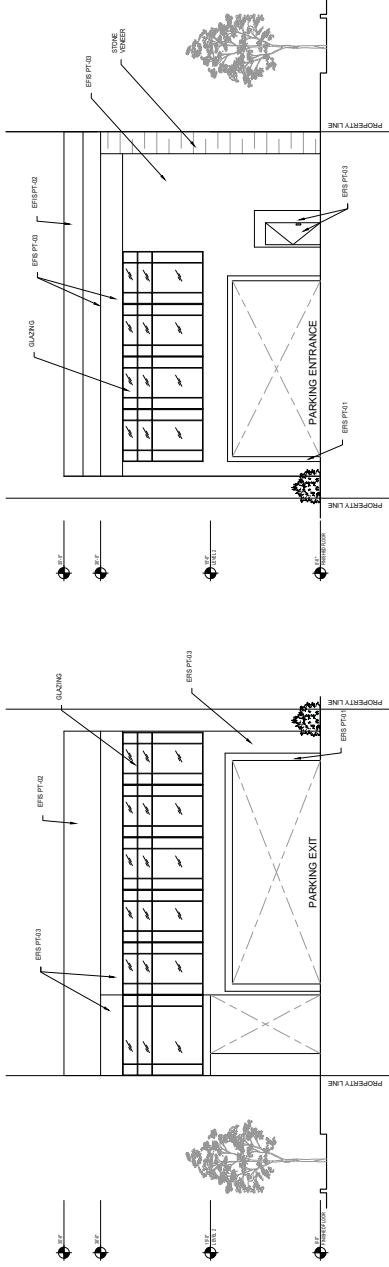
ZON-75115 and SDR-75117

SHEET NOTES:

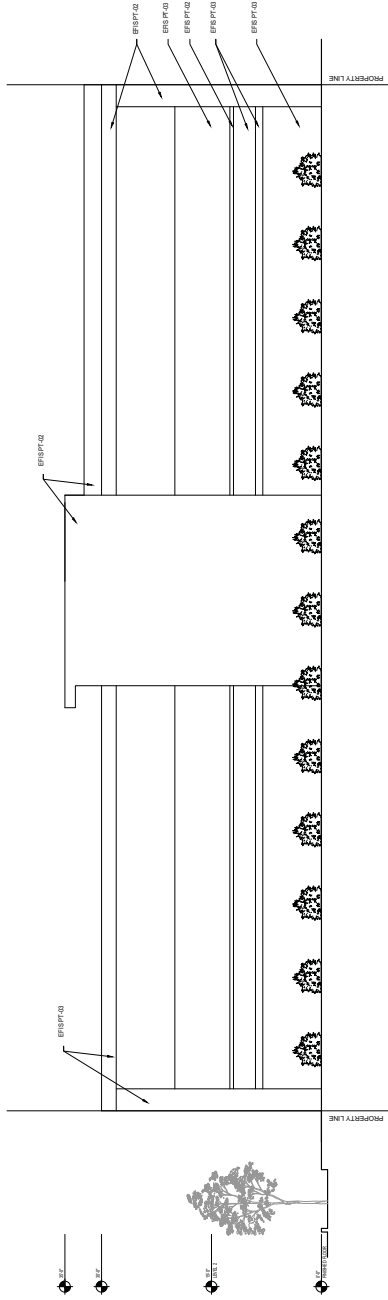
- 1. Parcel: 13034810023
- 2. Lot Size: 0.16 acre



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

WEST EXTERIOR ELEVATION

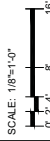


KORA LLC
PHONETIC DESIGN
8545 W. WARM SPRINGS RD.
LAS VEGAS, NV SUITE A-4
89113

LAW OFFICE
728 GARGES AVE,
LAS VEGAS, NV 89101

SEAL:

DRAWING ISSUE	DATE	REV	BY
SITE DESIGN REVIEW	11/15/2018		
REVISION	12/11/2018		



DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

PRJ-75014
12/11/18

A7.00

ZON-75115 and SDR-75117

kora

architecture · interiors · design
www.koraarchitecture.com

KORA LLC
PHONE: 702.365.4325
8545 W. WARM SPRINGS RD.
LAS VEGAS, NV SUITE A-4
89113

LAW OFFICE
728 GARCES AVE.
LAS VEGAS, NV 89101

SEAL

DRAWING ISSUE DATE REV BY

SCALE: 1/8"=1'-0"
0' 2' 4' 8' 16'

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:
PRJ-75014
12/11/18

A7.00

SHEET NOTES:

1. Parcel: 13534810029
2. Lot size: 0.16 acre

PT-01
DUNN EDWARDS
DARK ENGINE



PT-02
DUNN EDWARDS
MAJESTIC GRAY



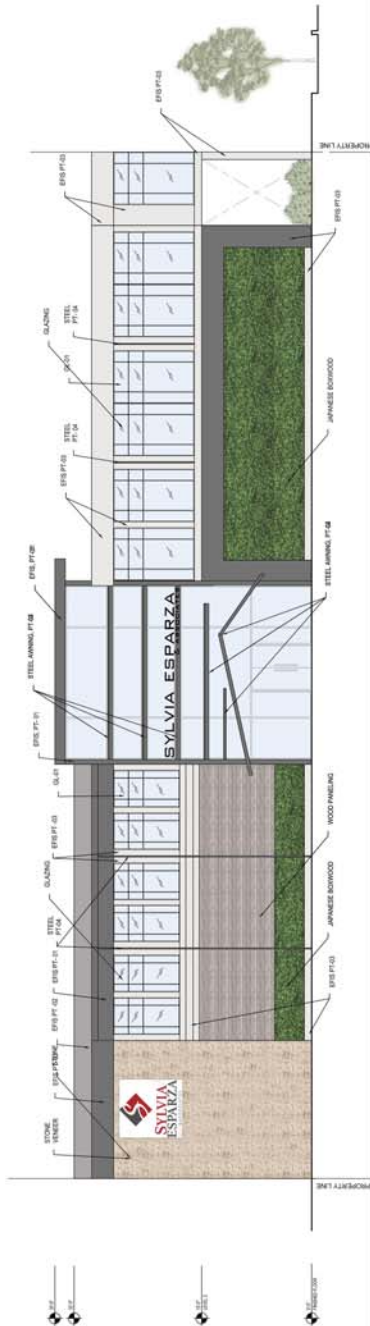
PT-03
DUNN EDWARDS
MINORS DUST



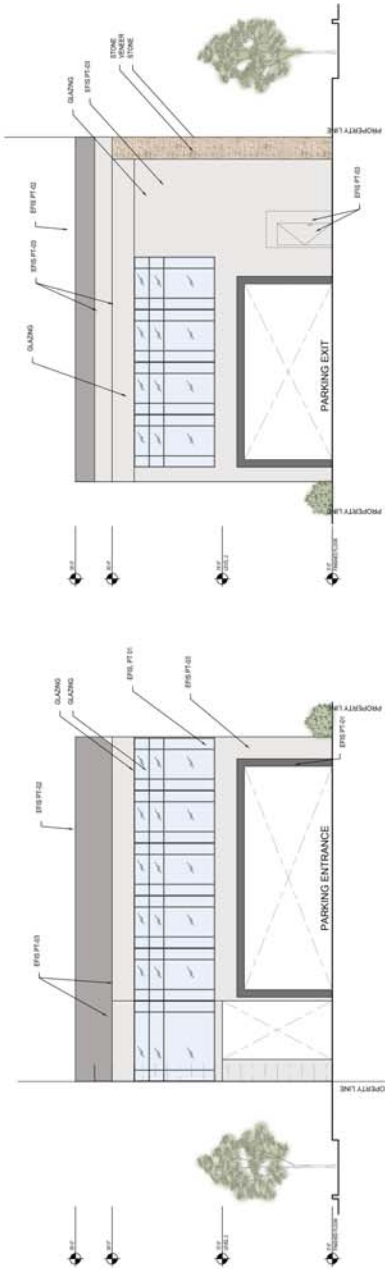
ASH GRAY
EXTERIOR WOOD
PANELING



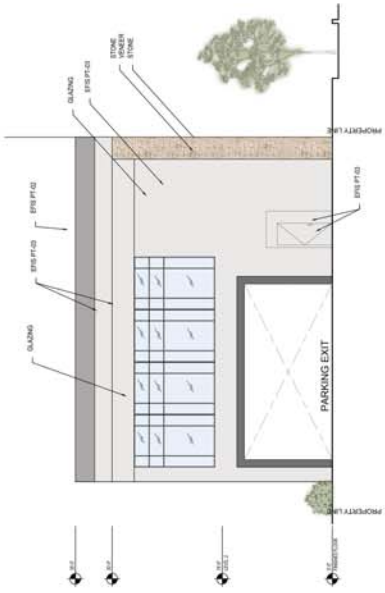
SPLIT FACED
STONE
COTTONWOOD



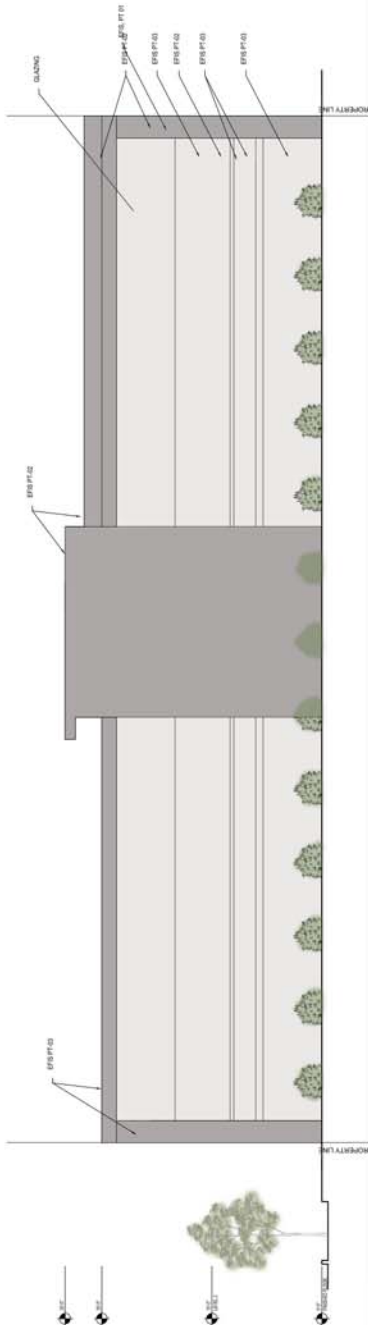
SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

ZON-75115 and SDR-75117

SHEET NOTES:

- 1. Parcel: 13824810029
- 2. Lot size: 0.16 acre

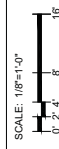


KORA LLC
PHONK L. GARCES
8545 W. WARM SPRINGS RD.
LAS VEGAS, NV SUITE A-4
89113

LAW OFFICE
728 GARCES AVE.
LAS VEGAS, NV 89101

SEAL:

DRAWING ISSUE	DATE	REV	BY
SITE DESIGN REVIEW	11/15/2018		
REVISION	12/11/2018		

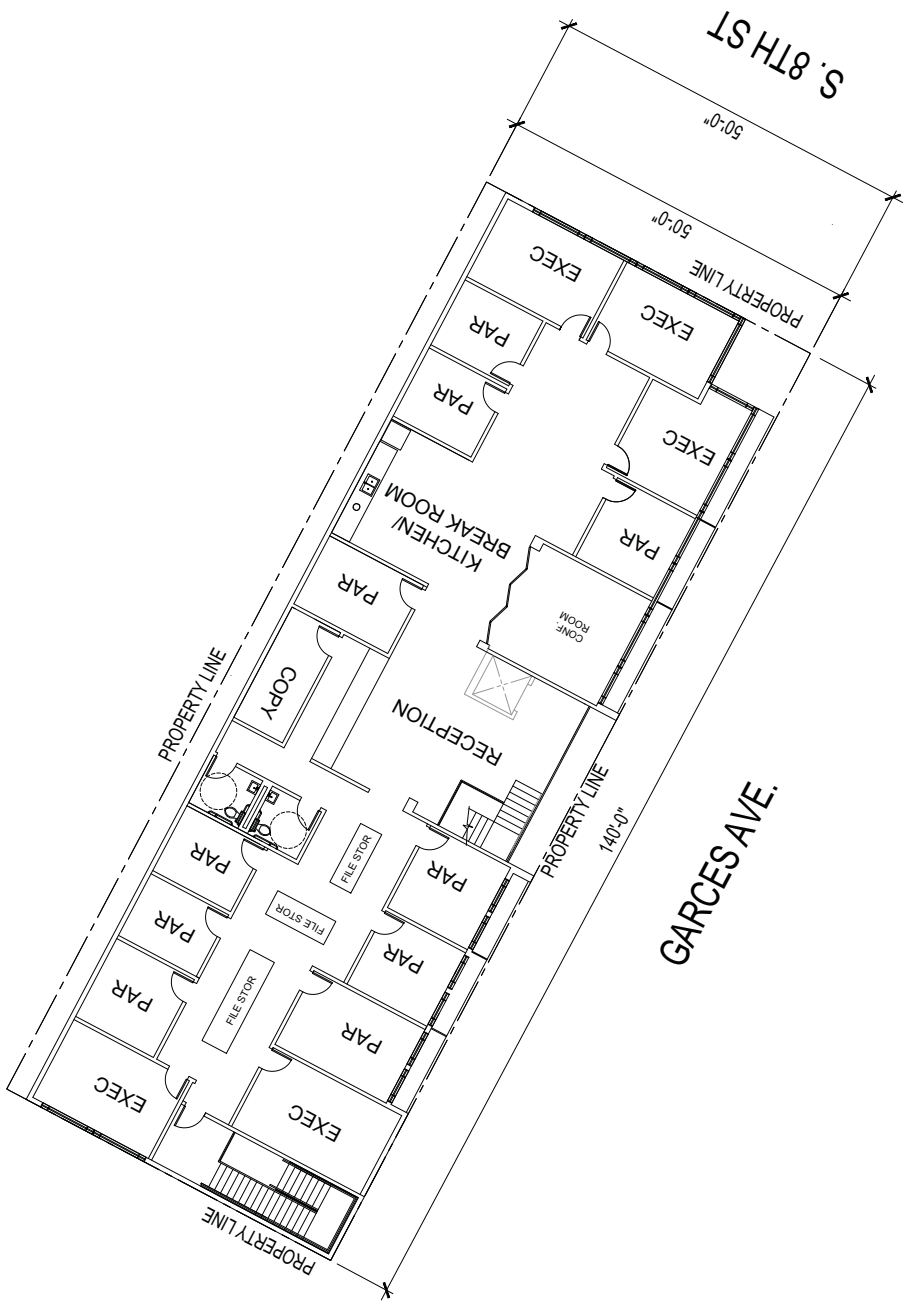
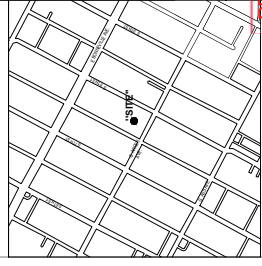


DRAWING TITLE:
FLOOR PLAN LEVEL 2

SHEET NUMBER:
PRJ-75014
12/11/18

A2.00

VICINITY MAP



ZON-75115 and SDR-75117



**ZON-75115 [PRJ-75014] - REZONING RELATED TO SDR-75117 - APPLICANT: SYLVIA ESPARZA LAW - OWNER:
DOWNTOWN SANCHEZ, LLC
728 GARCES AVENUE**

11/29/18



728 Garces Ave. Justification Letter

To:

City of Las Vegas
Planning and Zoning Dept.

From:

Carly Mossman
Kora Architecture

Regarding Property:

Location: 728 Garces Ave
Las Vegas, NV 89101
APN: 13934810029

The purpose of this application is for a zoning change from R-1 Single Family to P-O Professional Office. Many of the surrounding properties have been re-zoned from R-1 to P-O or P-R, therefore the intended re-zoned use is aligned with the context as well as furthering the Downtown Las Vegas Development Plan. The Professional office use is intended to be an attorney's office. The hours of operation will be 8am-5pm Monday- Friday. The building will comprise of one level of parking above grade and one level of offices above parking. Programmatic functions of the building will be professional office to house an established law firm as well as leasable offices for up and coming law professionals, diversifying the and supporting multiple levels of experience in the downtown area. The streetscape will along Garces Ave. will integrate trees and a pedestrian realm promoting walkability in the downtown area. Overall the building design supports a vibrant downtown professional atmosphere.

We are respectfully requesting the following waivers:

Parking Waiver

Parking will be provided at grade level approximately 9 spaces will be provided. A parking waiver is requested. The current requirement for 6,500SF of office at 1 space per 300SF is 22 spaces. The parking area will have security gates that will be open during business hours 8am-5pm and secured at all other times. There will be no direct life safety exiting into the parking area.

728 Garces
November 15, 2018

PRJ-75014
12/11/18

ZON-75115 and SDR-75117



Setback Waiver

Due to the narrow width of the property of 50 ft. setback waivers are requested along the East perimeter from the required 5 feet to 3 feet. Additionally, setback waivers along the North South and West to build to the property line.

Professional Office Lot Width Waiver

Professional Office Zoning requirement for lot width is 60 feet, we are requesting a waiver for 50 feet, due the current lot size.

Landscape Buffer Waiver

In lieu of required setbacks we are proposing a 8 ft landscape buffer adjacent to Garces with an 8 ft. side walk extending to the building. Foliage will be in compliance with jurisdictional approved zoning varietals.

Lot Coverage Waiver

Due to the narrow width of the property of 50 ft. we are requesting a lot coverage waiver from the required 50% coverage to 94% coverage.

Residential Adjacency Waiver

Zone change to P-O will align with context.

Thank you,

Carly Mossman
Principal Founder & CEO
Registered Architect, NCARB
carly@koraarchitecture.com
702.328.4378

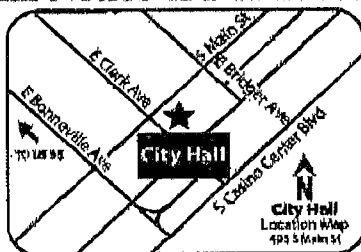
728 Garces
November 15, 2018

PRJ-75014
12/11/18

City of Las Vegas
Office Of The City Clerk
95 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Official Notice of Public Hearing



2019 JAN 28 P 1:46

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I SUPPORT
this Request



I OPPOSE
this Request

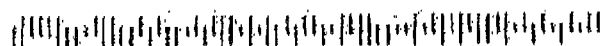
Please use available blank space on card for your comments.

ON-75115 & SDR-75117

City Council Meeting of 2/6/2019

CARD: ZON-75115 AND SDR-75117
13934810019
MCRIMMON S ARCHIE JR
FLEMING PAMELA H
6850 S EASTERN AVE #102
LAS VEGAS NV 89119-0003

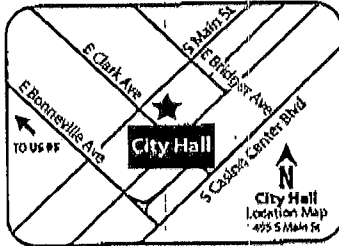
1 1 7 L P R E P A P 1 6 6 1 1 6



City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101



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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-75115 & SDR-75117

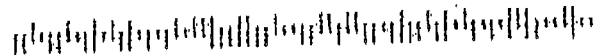
City Council Meeting of 2/6/2019

Case: ZON-75115 & SDR-75117

Mr. Robert Torres
Downtown Sanchez LLC
3960 Howard Hughes Pkwy., Ste. 150
Las Vegas, Nevada 89169

2019 JAN 28 A 11:37
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101 LRP74P1 25169



CITY OF LAS VEGAS**ONE MOTION/ ONE VOTE**

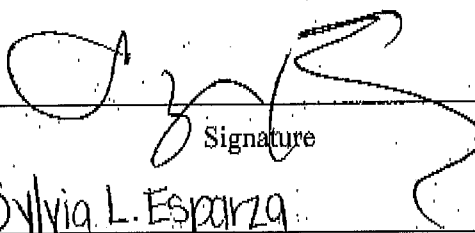
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

**SUBJECT: ZON-75115 - APPLICANT: SYLVIA ESPARZA LAW - OWNER:
DOWNTOWN SANCHEZ, LLC**

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **FEBRUARY 6, 2019 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 **Carman Burney** at (702) 464-7499 or e-mail to cburney@lasvegasnevada.gov. If there is no one present at the City Council 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 City Councilperson 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 **FEBRUARY 5, 2019.**



Signature

2/4/19

Date

Sylvia L. Esparza

Please Print Name

Law Office of Sylvia L. Esparza

Company Name

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

**SUBMITTED AFTER FINAL AGENDA
DATE: 2/4/2019 ITEM: 59-60**

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

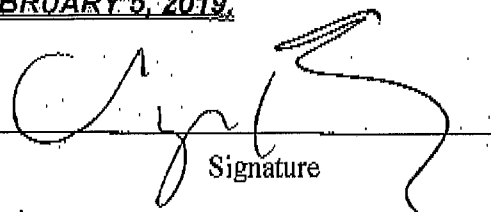
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: SDR-75117 - APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **FEBRUARY 6, 2019 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 **Carman Burney** at (702)464-7499 or e-mail to cburney@lasvegasnevada.gov. If there is no one present at the City Council 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 City Councilperson 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 **FEBRUARY 5, 2019.**


Signature

2/4/19

Date

Sylvia L. Esparza

Please Print Name

Law Office of Sylvia L. Esparza

Company Name

Sincerely,

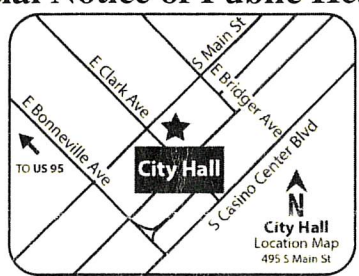
Robert Summerfield, AICP
Director
Department of Planning

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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CA 913
28 JAN '19
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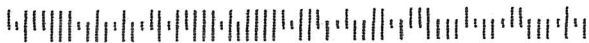
☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117
City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934710045
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOL AVE
NORTH HOLLYWOOD CA 91605

96 LRFNFI 91605

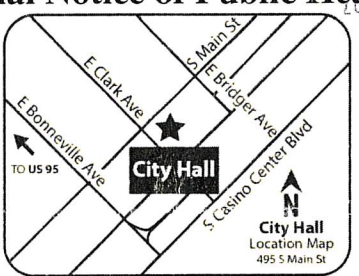


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Office Of The City Clerk
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Las Vegas, Nevada 89101

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

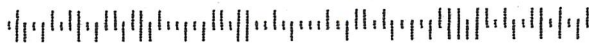
ZON-75115 & SDR-75117
City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934710046
SAKEN JOEL SANFORD TRUST
JOEL SAKEN
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

Submitted after Public Hearing

Date 2/4/19 Item 59-60

96 LRFNFI 91605

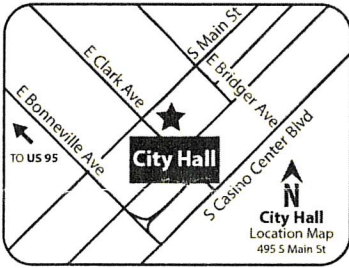


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Office Of The City Clerk
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Las Vegas, Nevada 89101

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Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117
City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

96 LRDFNP1 91605

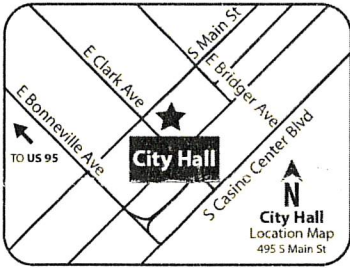


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Las Vegas, Nevada 89101

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Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117
City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934810044
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

96 LRDFNP1 91605



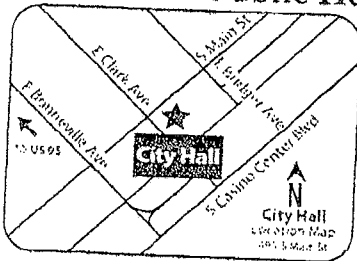
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2019 FEB -5 P 2:30

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

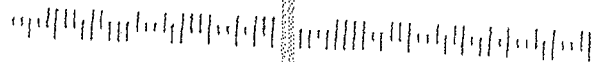
Please use available blank space on card for your comments.

ON-75115 & SDR-75117

City Council Meeting of 2/6/2019

Case: 2019-075115 AND SDR-75117
13934810037
CLARK COUNTY LAW FOUNDATION
725 S 8TH ST
LAS VEGAS NV 89101-7093

67 LACFNF1 69101



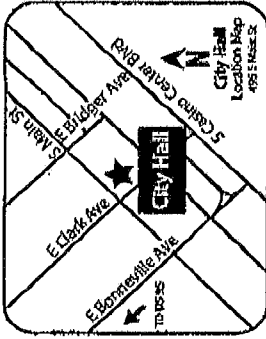
Submit to Office of the City Clerk

Date 2/5/2019 Item 59-60

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117

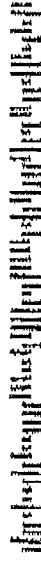
City Council Meeting of 2/6/2019

2019 FEB -5 P 3:46

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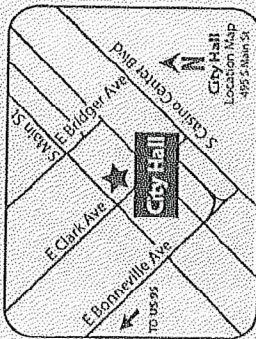
Case# ZON-75115 AND SDR-75117
13934810020
NOMAWA PROPERTIES L L C
528 S 8TH ST
LAS VEGAS NV 89101-7003

87 LRDFNP1 89101



City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117

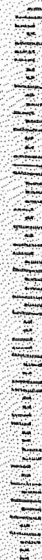
City Council Meeting of 2/6/2019

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2019 JAN 30 P 3:38

13934810029
ZON-75115 AND SDR-75117
DOWNTOWN SANCHEZ LLC
7885 WESTWIND RD
LAS VEGAS NV 89139



113 LADFNPI 69133

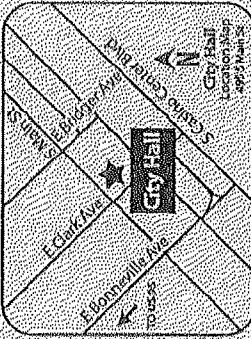
Submitted after final review

Date 1/30/2019

Ref 59-100

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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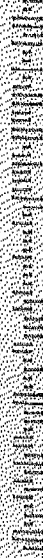
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4805. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117
City Council Meeting of 2/6/2019

113 LEDENPI 88138



13934810018 ZON-75115 AND SDR-75117
DIAMOND DOWNTOWN LLC
7885 WESTWIND RD
LAS VEGAS NV 89139

2019 JAN 30 P 3:45

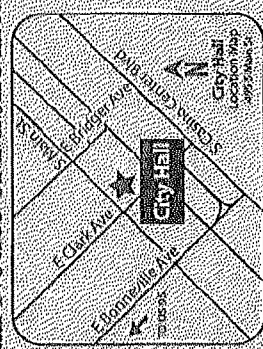
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☒ I SUPPORT this Request
☐ I OPPOSE this Request

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ZON-75115 & SDR-75117
City Council Meeting of 2/6/2019

113 LEDFAP 88135

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2019 JAN 30 P 3:46

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1332410225
Case ZON-75115 AND SDR-75117
DIAMOND ZING L.L.C
7855 WESTWIND RD
LAS VEGAS NV 89139



City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117

City Council Meeting of 2/6/2019

115 LRFNPI 69116

Case: ZON-75115 AND SDR-75117
16203513001
CHARLESTON BAZAR L L C
5395 S POLARIS AVE #100
LAS VEGAS NV 89118-2456

2019 FEB -4 A 6:50

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CITY CLERK

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-75115 & SDR-75117

City Council Meeting of 2/6/2019

115 LRFNPI 69116

Case: ZON-75115 AND SDR-75117
16203512001
CHARLESTON BAZAR L L C
5395 S POLARIS AVE #100
LAS VEGAS NV 89118-2456

Submitted after final agenda

Date

2/4/19

Item

59-60

2019 FEB -4 A 6:50

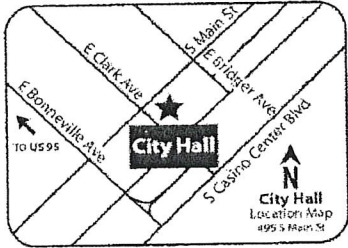
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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

LAS VEGAS
NV 890
30 JAN 19
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2019 FEB -4 A 6:51
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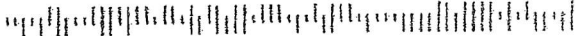
☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.
ZON-75115 & SDR-75117
City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934410217
WOOLDRIDGE LAW L T D
400 SOUTH 7TH ST #400
LAS VEGAS NV 89101

67 LRFDFNP1 89101



City of Las Vegas
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5 South Main Street, 2nd Floor
Las Vegas, Nevada 89101



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2019 FEB -5 P 1:12

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ON-75115 & SDR-75117

City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934810083
KIM FAMILY TRUST
KIM WON SON & HAE SOOK TRS
2101 S WATSON ST
LA HABRA CA 90631-9518

100 LKDFNPA 50531



ty of Las Vegas
Office Of The City Clerk
5 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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CITY CLERK

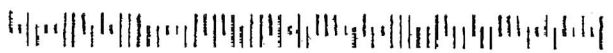
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
ON-75115 & SDR-75117
City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934810092
KIM FAMILY TRUST
KIM WON SON & HAE SOOK TRS
2101 S WATSON ST
LA HABRA CA 90631-9518

100 LRDFNFI 90631



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Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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CITY CLERK

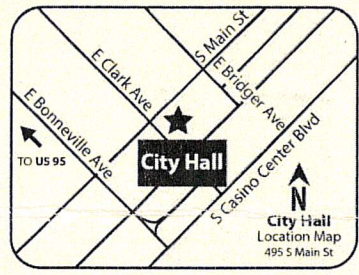
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2019 FEB 26 P 4: 20

FEB 12 2019

Dept of Planning
City of Las Vegas



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

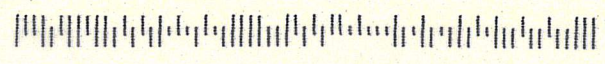
Please use available blank space on card for your comments.

ZON-75115 & SDR-75117

City Council Meeting of 2/6/2019

Case: ZON-75115 AND SDR-75117
13934810096
CATRAM L L C
612 S 10TH ST
LAS VEGAS NV 89101-7001

07 LADFNPI 03101



Submitted after final agenda

Date 2/26/19 Item 1-2
Addendum

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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

JAN 07 2018

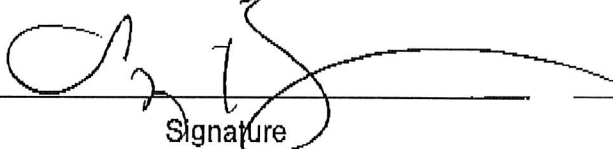
Dept of Planning
City of Las Vegas

CASE: ZON-75115 [PRJ-75014] - REZONING RELATED TO SDR-75117
SUBJECT: APPLICANT: SYLVIA ESPARZA LAW - OWNER: DOWNTOWN SANCHEZ, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JANUARY 8, 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, JANUARY 7, 2019.**



Signature

1/7/19

Date

Sylvia L Esparza

Please Print Name

Law office of Sylvia L Esparza

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after Final Agenda

Item #7

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



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☐

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-75115 and SDR-75117 [PRJ-75014]

Planning Commission Meeting of 1/8/2019

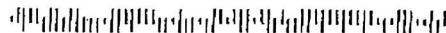
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Dept of Planning
City of Las Vegas

Case: ZON-75115 AND SDR-75117
13934810027
GAMETTE BRAUNDA T
GAMETTE CRAIG T & JANE M
620 S 8TH ST
LAS VEGAS NV 89101-7005

67 JRDQ4P1 89101



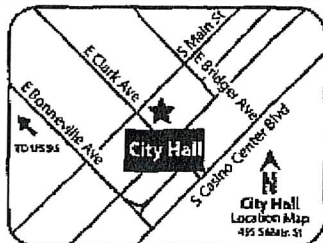
Submitted after Final Agenda

7-8 P

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



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Dept of Planning
City of Las Vegas

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☐

I SUPPORT
this Request



I OPPOSE
this Request

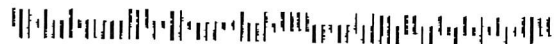
Please use available blank space on card for your comments.

ZON-75115 and SDR-75117 [PRJ-75014]

Planning Commission Meeting of 1/8/2019

Case: ZON-75115 AND SDR-75117
13934801005
MARSHALL ROBERT E
625 S 8TH ST
LAS VEGAS NV 89101-7004

87 JRDCHP1 89101



7P
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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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.

ZON-75115 and SDR-75117 [PRJ-75014]

Planning Commission Meeting of 1/8/2019

Case: ZON-75115 AND SDR-75117
16203512001
CHARLESTON BAZAR L L C
5395 S POLARIS AVE #100
LAS VEGAS NV 89118-2456

115 JRDGNP1 89118



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

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I SUPPORT
this Request



I OPPOSE
this Request

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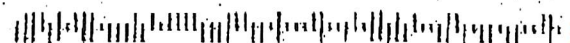
ZON-75115 and SDR-75117 [PRJ-75014]

Planning Commission Meeting of 1/8/2019

Case: ZON-75115 AND SDR-75117
16203513002
CHARLESTON BAZAR L L C
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

Submitted after Final Agenda

115 JRDGNP1 89118



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



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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

ZON-75115 and SDR-75117 [PRJ-75014]

Planning Commission Meeting of 1/8/2019

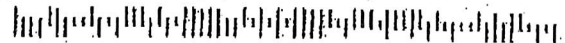
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Dept of Planning
 City of Las Vegas

Case: ZON-75115 AND SDR-75117
 16203513001
 CHARLESTON BAZAR L L C
 5305 S POLARIS AVE #100
 LAS VEGAS NV 89118-2456

115 JAN 07 2018

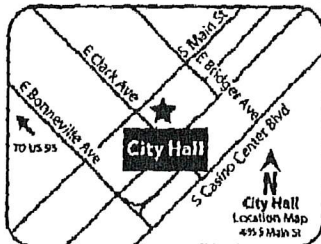


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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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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.
ZON-75115 and SDR-75117 [PRJ-75014]
Planning Commission Meeting of 1/8/2019

Case: ZON-75115 AND SDR-75117
13934810092
KIM FAMILY TRUST
KIM WON SON & HAE SOOK TRS
2101 S WATSON ST
LA HABRA CA 90631-9518

100 JRDGMP1 50531



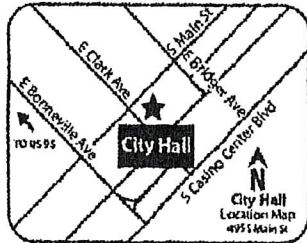
Jan 03 19:12:34p

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



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City of Las Vegas

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I SUPPORT
this Request



I OPPOSE
this Request

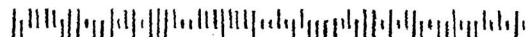
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ZON-75115 and SDR-75117 [PRJ-75014]

Planning Commission Meeting of 1/8/2019

Case: ZON-75115 AND SDR-75117
13834810093
KIM FAMILY TRUST
KIM WON SON & HAE SOOK TRS
2101 S WATSON ST
LA HABRA CA 90631-9518

100 JFDGMP1 90631



2:33p

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



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Dept of Planning
City of Las Vegas

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ZON-75115 and SDR-75117 [PRJ-75014]

Planning Commission Meeting of 1/8/2019

Case: ZON-75115 AND SDR-75117
13934810019
MCRIMMON S ARCHIE JR
FLEMING PAMELA H
6859 S EASTERN AVE #102
LAS VEGAS NV 89119-0003

117 JRDGNP1 89119



Jan 02 2019 2:51PM MCRIMMON FLEMING

7024717580

P.1

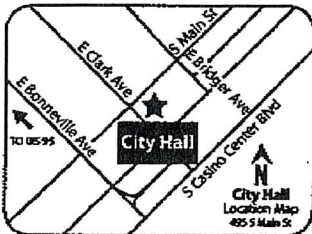
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8A

Dec. 31. 2018 17:07

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



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ZON-75115 and SDR-75117 [PRJ-75014]
Planning Commission Meeting of 1/8/2019

Case: ZON-75115 AND SDR-75117
13934810097
SAINT MAISIE L L C
3540 W SAHARA AVE #632
LAS VEGAS NV 89102

89 JRDGPN1 89102



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